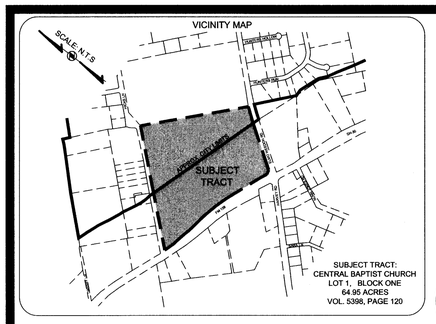
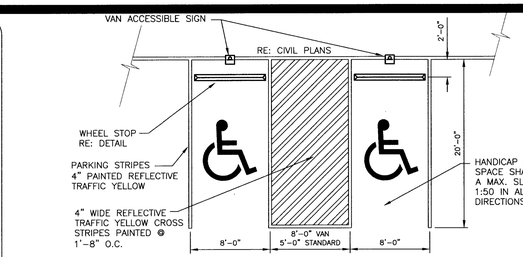
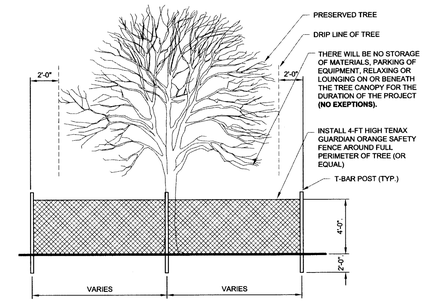




LANDSCAPE REQUIREMENTS	
PROJECT AREA	64.95 ACRES (2,829,222 SF)
* DEVELOPED AREA	138,781 SF
LANDSCAPE AREA REQUIRED (AREA EQUAL TO 15% OF DEVELOPED AREA)	20,818 SF

ITEM	QUANTITY EACH	SF CREDIT	SF CREDIT AWARDED
CANOPY TREE (LIVE OAK) 1.5" TO 3" SIZE	30	200	6000
CANOPY TREE (LIVE OAK) 3" OR LARGER	16	350	5600
SHRUB (5 GALLON) INDIAN HAWTHORN	142	10	1420
CRAPE MYRTLE (1.25" AND LARGER)	52	150	7800
GRAND TOTAL = 20,820 PTS.			



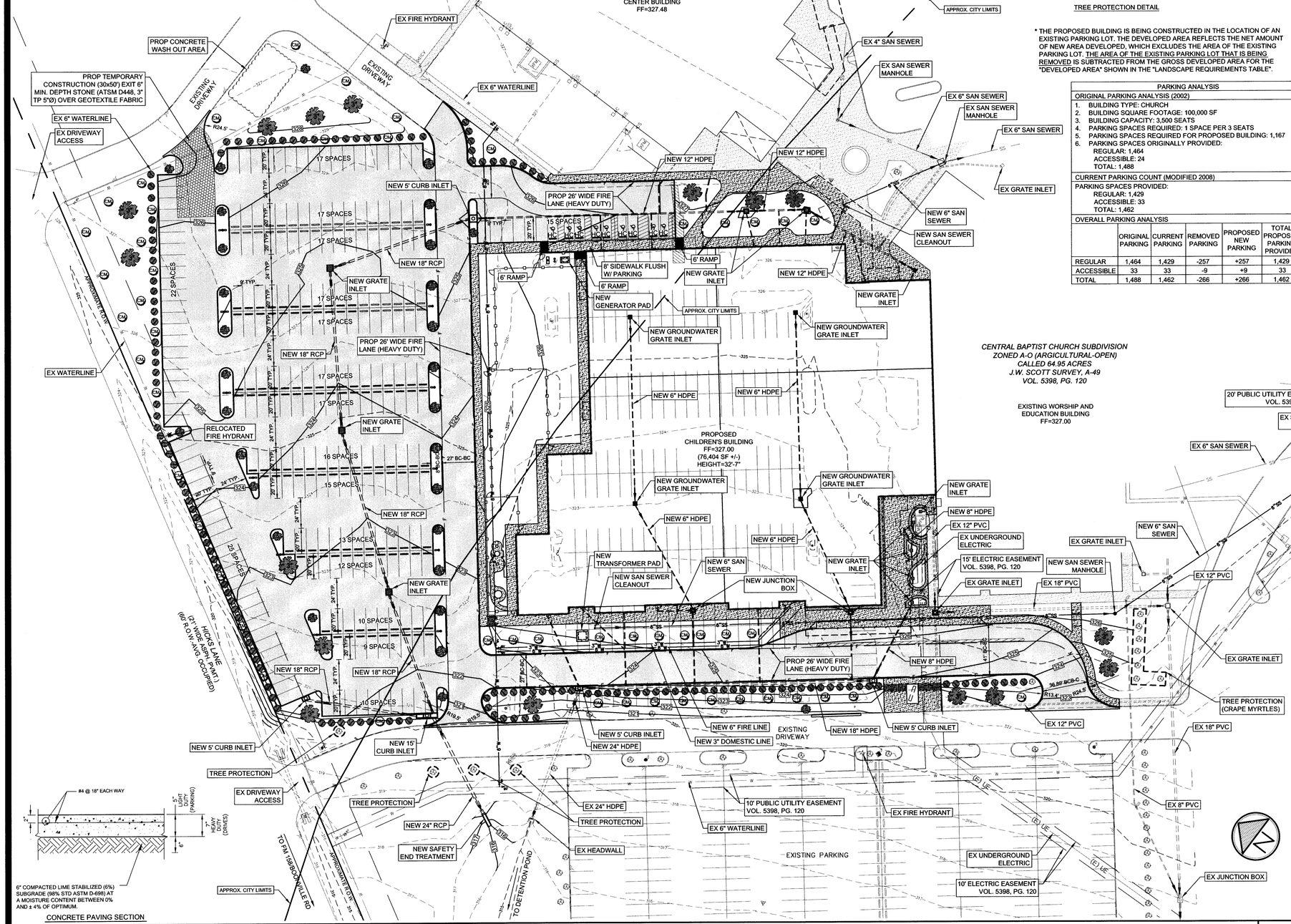
TREE PROTECTION DETAIL

* THE PROPOSED BUILDING IS BEING CONSTRUCTED IN THE LOCATION OF AN EXISTING PARKING LOT. THE DEVELOPED AREA REFLECTS THE NET AMOUNT OF NEW AREA DEVELOPED, WHICH EXCLUDES THE AREA OF THE EXISTING PARKING LOT. THE AREA OF THE EXISTING PARKING LOT THAT IS BEING REMOVED IS SUBTRACTED FROM THE GROSS DEVELOPED AREA FOR THE "DEVELOPED AREA" SHOWN IN THE "LANDSCAPE REQUIREMENTS TABLE".

PARKING ANALYSIS
ORIGINAL PARKING ANALYSIS (2002)
1. BUILDING TYPE: CHURCH
2. BUILDING SQUARE FOOTAGE: 100,000 SF
3. BUILDING CAPACITY: 3,500 SEATS
4. PARKING SPACES REQUIRED: 1 SPACE PER 3 SEATS
5. PARKING SPACES REQUIRED FOR PROPOSED BUILDING: 1,167
6. PARKING SPACES ORIGINALLY PROVIDED: REGULAR: 1,464 ACCESSIBLE: 24 TOTAL: 1,488
CURRENT PARKING COUNT (MODIFIED 2008)
PARKING SPACES PROVIDED: REGULAR: 1,429 ACCESSIBLE: 33 TOTAL: 1,462

OVERALL PARKING ANALYSIS

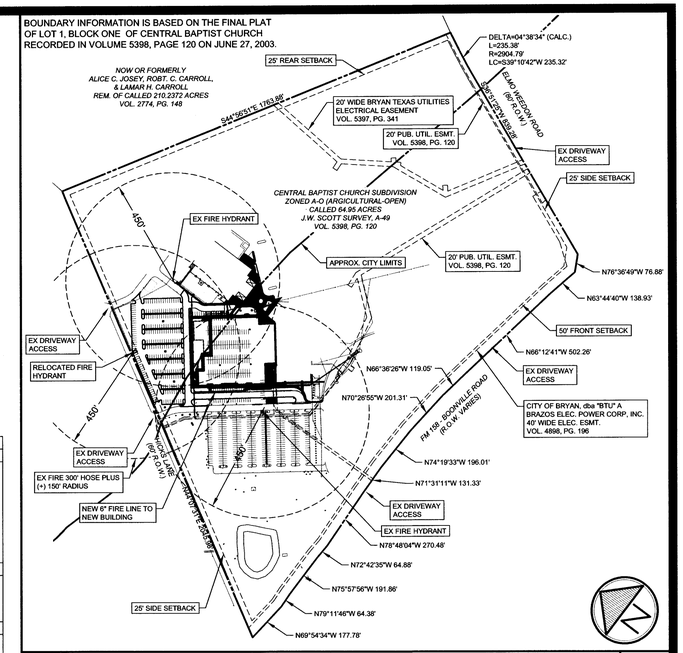
	ORIGINAL PARKING	CURRENT PARKING	REMOVED PARKING	PROPOSED NEW PARKING	TOTAL PROPOSED PARKING PROVIDED
REGULAR	1,464	1,429	-257	+257	1,429
ACCESSIBLE	33	33	-9	+9	33
TOTAL	1,488	1,462	-266	+266	1,462



CONCRETE PAVING SECTION

Site and Landscape Plan

1"=40'-0" | 1



Boundary and Fire Exhibit

1"=300'-0" | 1

NOTES:

1. PROPOSED USE & IMPROVEMENTS: ADDITION OF A CHILDREN'S BUILDING (76,404 SF) TO THE EXISTING CHURCH
2. FLOOD PLAIN: THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0220, MAP F. 48041C0220F WITH AN EFFECTIVE DATE OF APRIL 2, 2014.
3. PARKING ANALYSIS: NO ADDITIONAL PARKING SPACES ARE PROPOSED WITH THE PLANNED ADDITION OF THE CHILDREN'S BUILDING. AN EXISTING PARKING LOT IS BEING REMOVED WHERE THE NEW CHILDREN'S BUILDING IS TO BE CONSTRUCTED. A NEW PARKING LOT CONTAINING 266 TOTAL SPACES (9 OF WHICH ARE HANDICAP SPACES) IS TO BE CONSTRUCTED NEAR THE NEW BUILDING.
4. TRAFFIC IMPACT ANALYSIS: A TIA IS NOT REQUIRED.
5. EXISTING DUMPSTER ON SITE IS TO BE USED FOR THE NEW ADDITION TO THE FACILITY.
6. SIGNAGE: NO NEW SIGNAGE IS PROPOSED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITER FROM THE PROJECT SITE.
8. DEMOLITION/CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY PERMITTED CONTRACTOR(S) ONLY.
9. CONTRACTOR IS TO MAINTAIN EROSION & SEDIMENT CONTROL THROUGHOUT DURATION OF THE PROJECT. ENSURE SEDIMENT IS NOT TRANSPORTED DOWNSTREAM FROM PROJECT VIA SILT FENCE, GRAVEL FILLED WATER IMPERMEABLE BAGS OR OTHER APPROVED SEDIMENT CONTROL INSTALLATIONS. IF EXCESSIVE SEDIMENT TRANSPORT IS OBSERVED IN THE FIELD, ADDITIONAL CONTROLS SHALL BE INSTALLED.
10. 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
11. IRRIGATION SYSTEM: POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
12. FIRE SPRINKLER SYSTEM: POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
13. POTABLE WATER PROTECTION: ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
14. CRAWLSPACE DRAINS ARE FOR GROUNDWATER. NO CONDENSATE FROM ANY COOLING COILS OR EVAPORATORS ARE BEING DRAINED TO THESE LOCATIONS. ALL CONDENSATE FROM COILS AND EVAPORATORS ARE ROUTED TO SANITARY SEWER PER CITY ORDINANCE.

STATE OF TEXAS
JOHN RUSK
87884
LICENSED PROFESSIONAL ENGINEER
7-20-2016

SITE PLAN
CHILDREN'S BUILDING ADDITION

LEGAL DESCRIPTION: LOT 1, BLOCK ONE
CENTRAL BAPTIST CHURCH

Development Services
JUL 21 2016
RECEIVED

DEVELOPER:
CENTRAL BAPTIST CHURCH
1991 FM 158
COLLEGE STATION, TEXAS, 77845
CHUCK BESTOR
(979)776-9977

OWNER:
CENTRAL BAPTIST CHURCH
1991 FM 158
COLLEGE STATION, TEXAS 77845
(979)776-9977

ARCHITECT:
GFF ARCHITECTS
2808 FAIRMOUNT STREET, SUITE 300
DALLAS, TEXAS 75201
(214)303-1500

ENGINEER:
GOODWIN-LASITER-STRONG
4077 CROSS PARK DRIVE, SUITE 100
BRYAN, TEXAS 77802
(979)776-9700

SHEET 1 OF 1

SUBMITTAL:
DATE: MAY 20, 2016
TOTAL ACREAGE: 64.95 ACRES
CURRENT ZONING: ARGICULTURAL-OPEN (A-O)
TOTAL MULTI FAMILY BUILDINGS/UNITS TO BE CONSTRUCTED: 0