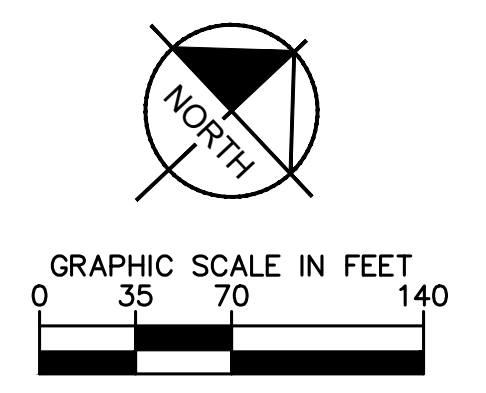
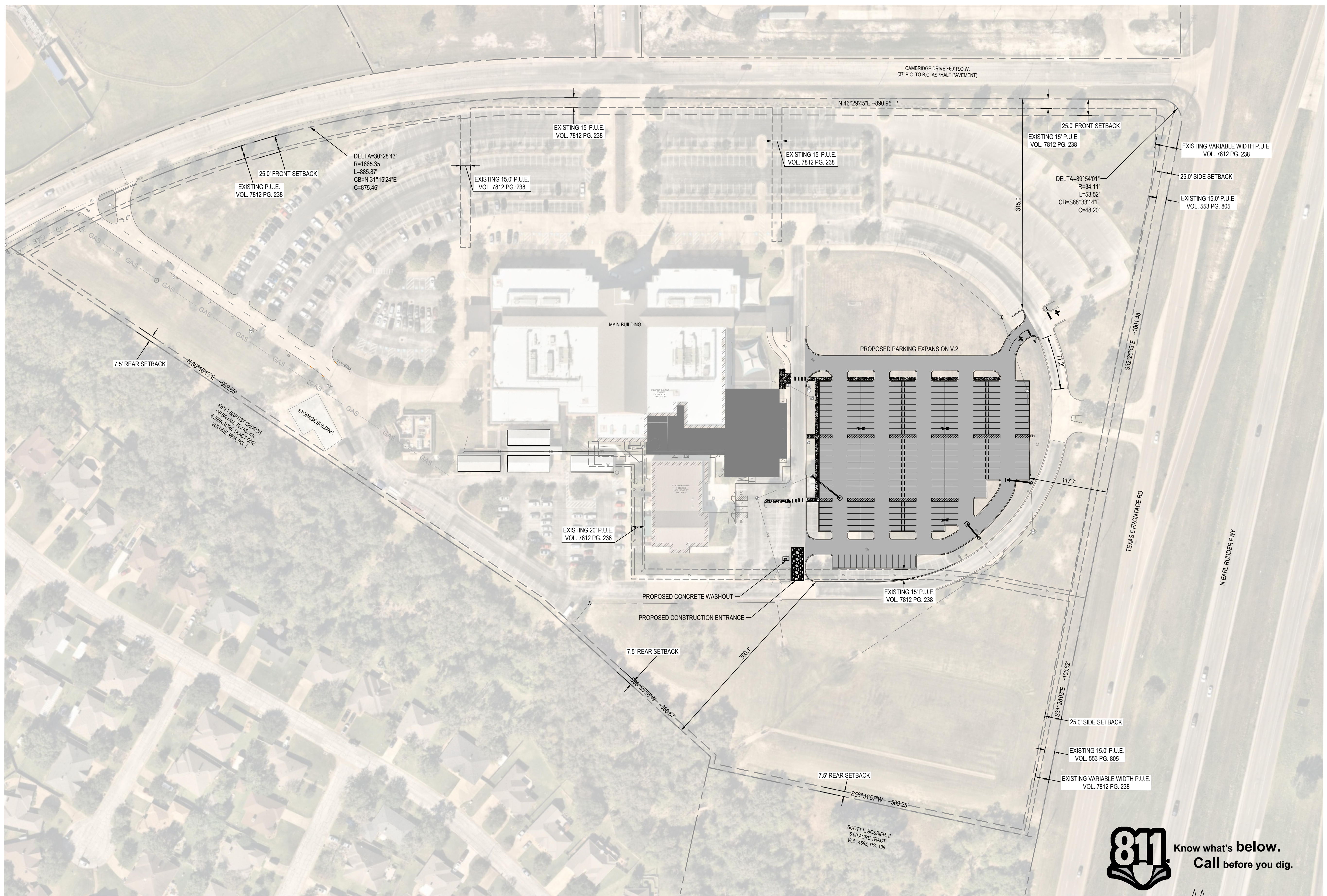


Plotted By: Groff, Michael Sheet Set: K:_CST_Civil\66081300-ARKITEX_FBC Bryan\CAD\PlanSheets\04-CITY SITE PLAN.dwg
 K:_CST_Civil\66081300-ARKITEX_FBC Bryan\CAD\PlanSheets\04-CITY SITE PLAN.dwg
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PARKING ADDITION V.2 TO FIRST BAPTIST CHURCH BRYAN
 3100 CAMBRIDGE DR, BRYAN, TEXAS 77802
 PREPARED FOR FIRST BAPTIST CHURCH OF BRYAN, BRYAN, TX

 **Know what's below. Call before you dig.**

CAUTION!!
 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA	27.43 ACRES
TOTAL PERVIOUS AREA	±509,207 SF, 11.69 ACRES
LANDSCAPE AREA	±134,527 SF, 3.09 ACRES
SOD AREA	±305,794 SF, 7.02 ACRES
PERVIOUS AREA PERCENTAGE	±42.6%

SITE INFORMATION

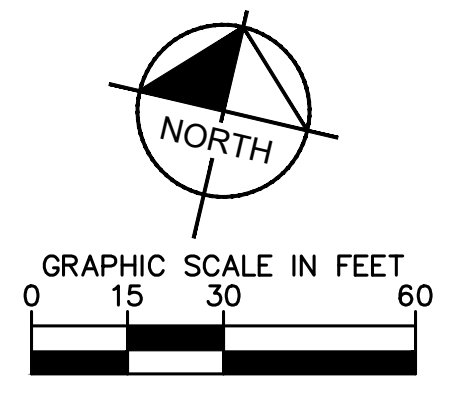
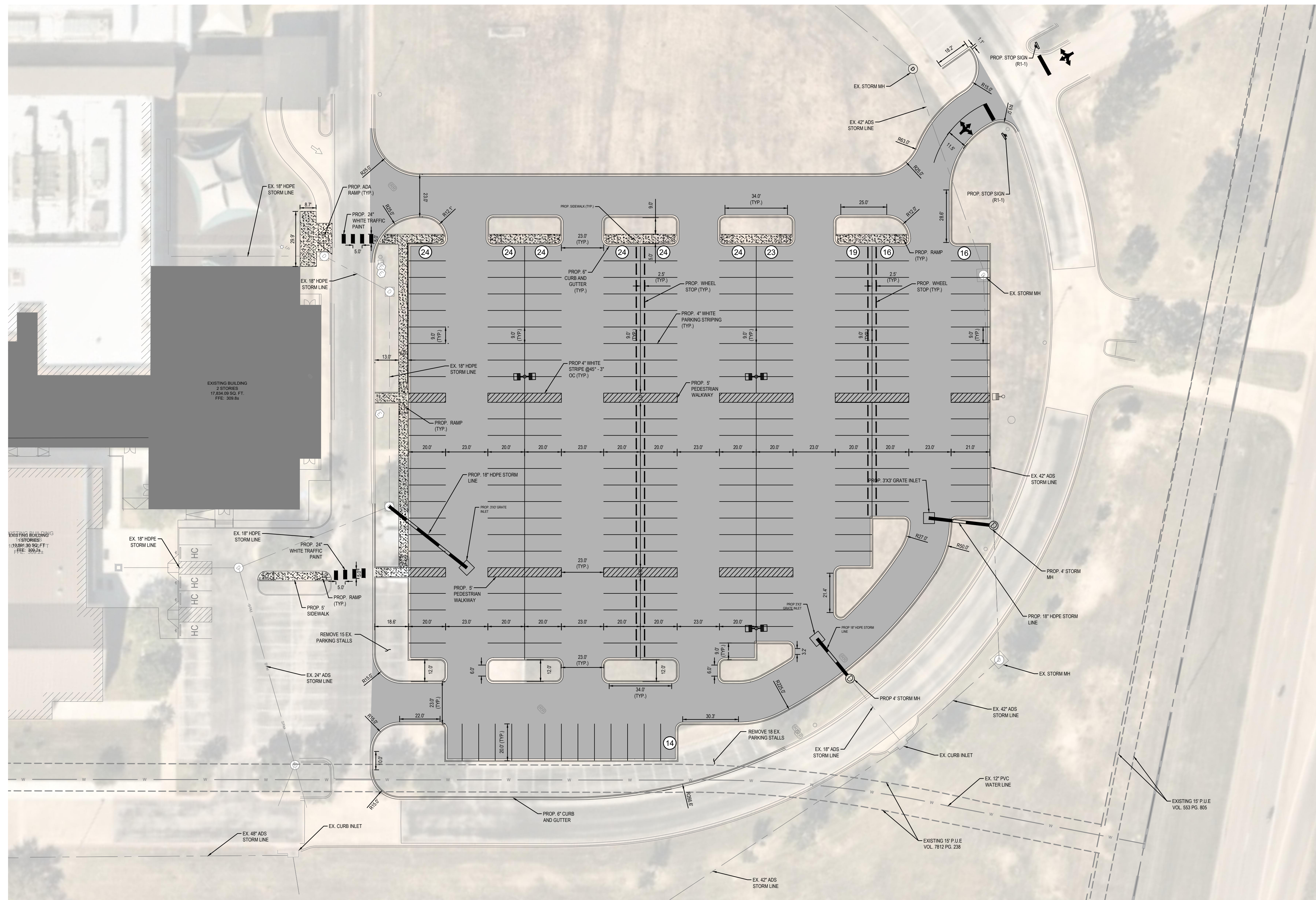
JURISDICTION	CITY OF BRYAN
LEGAL DESCRIPTION	FIRST BAPTIST CHURCH OF BRYAN, BLOCK 1, LOT 1, ACRES 27.38
SITE LOCATION	3100 CAMBRIDGE DR TX
TOTAL SITE AREA	27.95 ACRES
EXISTING ZONING	RETAIL DISTRICT (C-2)
EXISTING USE	CHURCH
EXPANSION PROPOSED USE	PARKING LOT EXPANSION: 232 SPACES

OVERALL CITY SITE PLAN
 Scale: 1" = 70'

REVISIONS	
NUMBER	DATE

PROJECT 066081303
 17 MAY 2023
C1.1
 OVERALL CITY SITE PLAN

Plotted By: Groff, Michael Sheet Set: Khg Layout: CITY SITE PLAN - PARKING LOT V.2 July 05, 2023 10:30:19am K:\GST_Civil\66081300-Arkitek FBC Bryan\CAD\PlanSheets\Parking LOT #2\VC-CITY SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service and shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	

- NOTES**
1. ALL CURB RADII ARE 3' OR 10' UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
 4. ALL BARRIER FREE RAMPS AND PAVEMENT IN PUBLIC RIGHT OF WAY AND PEDESTRIAN AND UTILITY EASEMENT SHALL BE BUILT PER MUNICIPAL STANDARD DETAILS.
 5. PAINTED TRAFFIC MARKINGS AND STRIPING TO RECEIVE TWO COATS OF PAINT.
 6. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 7. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT TO INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
 8. PLEASE CONTACT BTU LINE DESIGN AT (979) 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE.
 9. CONTRACTOR TO CALL CITY OF BRYAN PUBLIC WORKS (979-209-5900) TO COORDINATE LOCATION OF CITY OF BRYAN UTILITIES.
 10. ADA PARKING SPACES WILL BE CONSTRUCTED IN COMPLIANCE WITH RULE 68.104 (TCA) HOUSE BILL 3163.
 11. ALL PROPOSED PAVEMENT AREAS SHALL BE PROOF ROLLED AND ANY WEAK OR SOFT AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL.
 12. FILL SHALL BE APPROVED BY ONSITE MATERIALS TESTING REPRESENTATIVE.
 13. PRIOR TO PLACING PAVEMENT, CONTRACTOR SHALL REFER TO SITE LIGHTNING PLAN AND IRRIGATION PLAN FOR LOCATION OF UNDERGROUND CONDUITS AND SLEEVES.
 14. PRIOR TO PLACING PAVEMENT, CONTRACTOR SHALL FIELD VERIFY THAT SLOPE IN ALL ACCESSIBLE PARKING AREAS (INCLUDING ADJACENT LOADING AREAS) SHALL NOT EXCEED 2% AND SLOPE ON SIDEWALKS AND WALKWAYS DOES NOT EXCEED A 2% CROSS SLOPE AND A 5% SLOPE IN THE DIRECTION OF TRAVEL. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 15. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.



VICINITY MAP
SCALE: 1" = 1000'

PARKING ANALYSIS

FBC BRYAN CAMPUS PARKING		PARKING SPACES
EXISTING PARKING SPACES		952
EXISTING CAMPUS ADA PARKING		37
TOTAL EXISTING PARKING		989
POST PARKING EXPANSION SPACES		1184
POST EXPANSION ADA PARKING		37
POST EXPANSION TOTAL PARKING		1221

PARKING ANALYSIS		
PROPOSED CHURCH SEATING CAPACITY	1477	SEATS
REQUIRED PARKING (1 PARKING SPACE PER 3 SEATS)	493	PARKING SPACES
EXCESS PARKING	728	PARKING SPACES

SITE INFORMATION

JURISDICTION	CITY OF BRYAN
LEGAL DESCRIPTION	FIRST BAPTIST CHURCH OF BRYAN, BLOCK 1, LOT 1, ACRES 27.38
SITE LOCATION	3100 CAMBRIDGE DR TX
TOTAL SITE AREA	27.95 AC
EXISTING ZONING	RETAIL DISTRICT (C-2)
EXISTING USE	CHURCH
EXPANSION PROPOSED USE	PARKING LOT EXPANSION: 89,743 SF
TOTAL PVIOUS AREA	±509,207 SF, 11.69 ACRES
LANDSCAPE AREA	±252,200 SF, 5.79 ACRES
SOD AREA	±253,955 SF, 5.83 ACRES
PVIOUS AREA PERCENTAGE	±41.8%



CAUTION!!

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17 MAY 2023

C1.2
CITY SITE PLAN -
PARKING LOT V.2