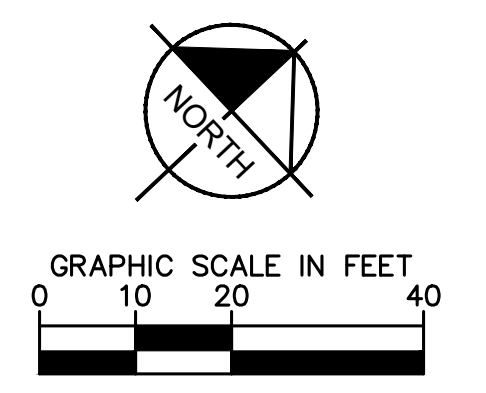
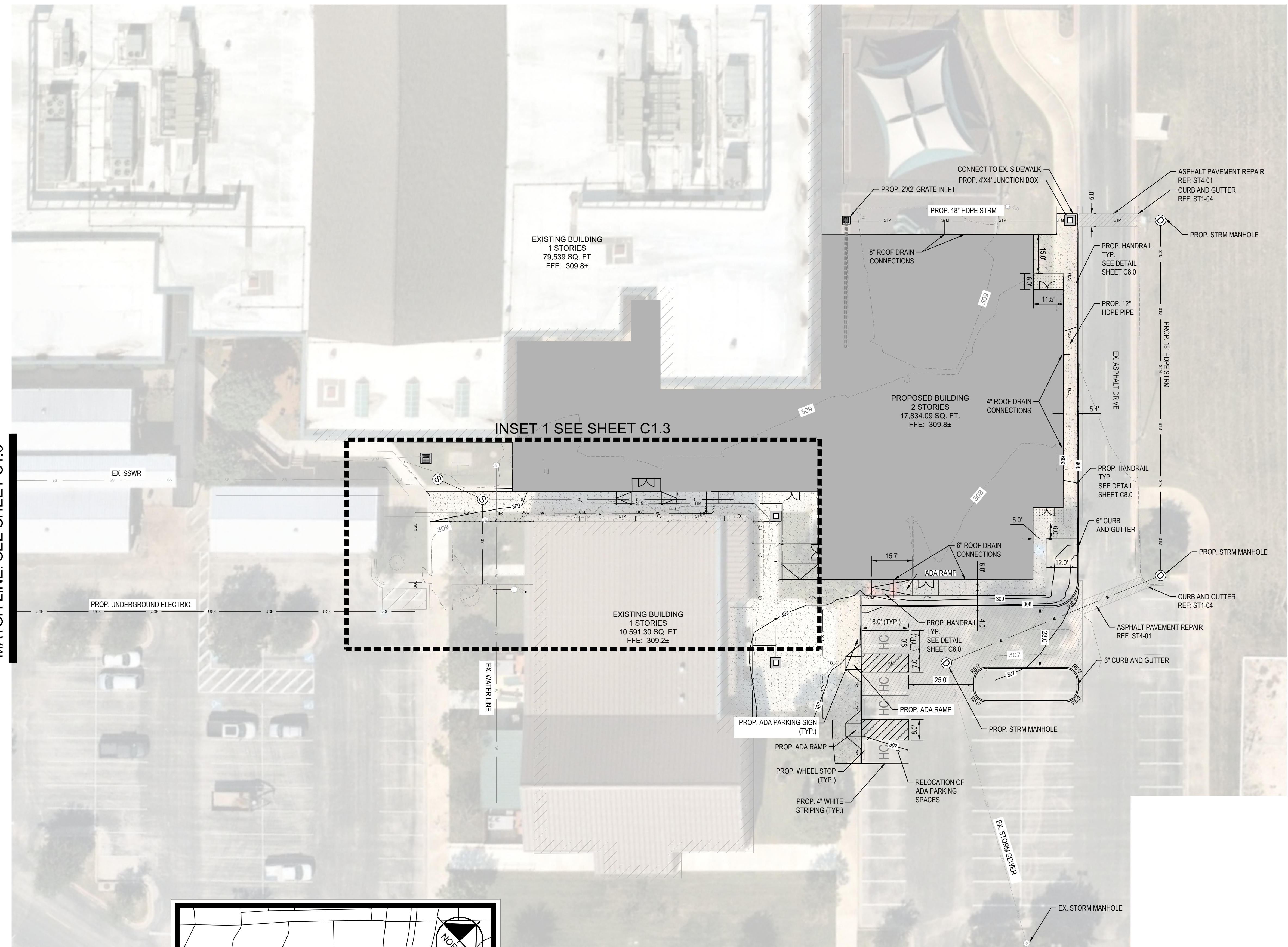


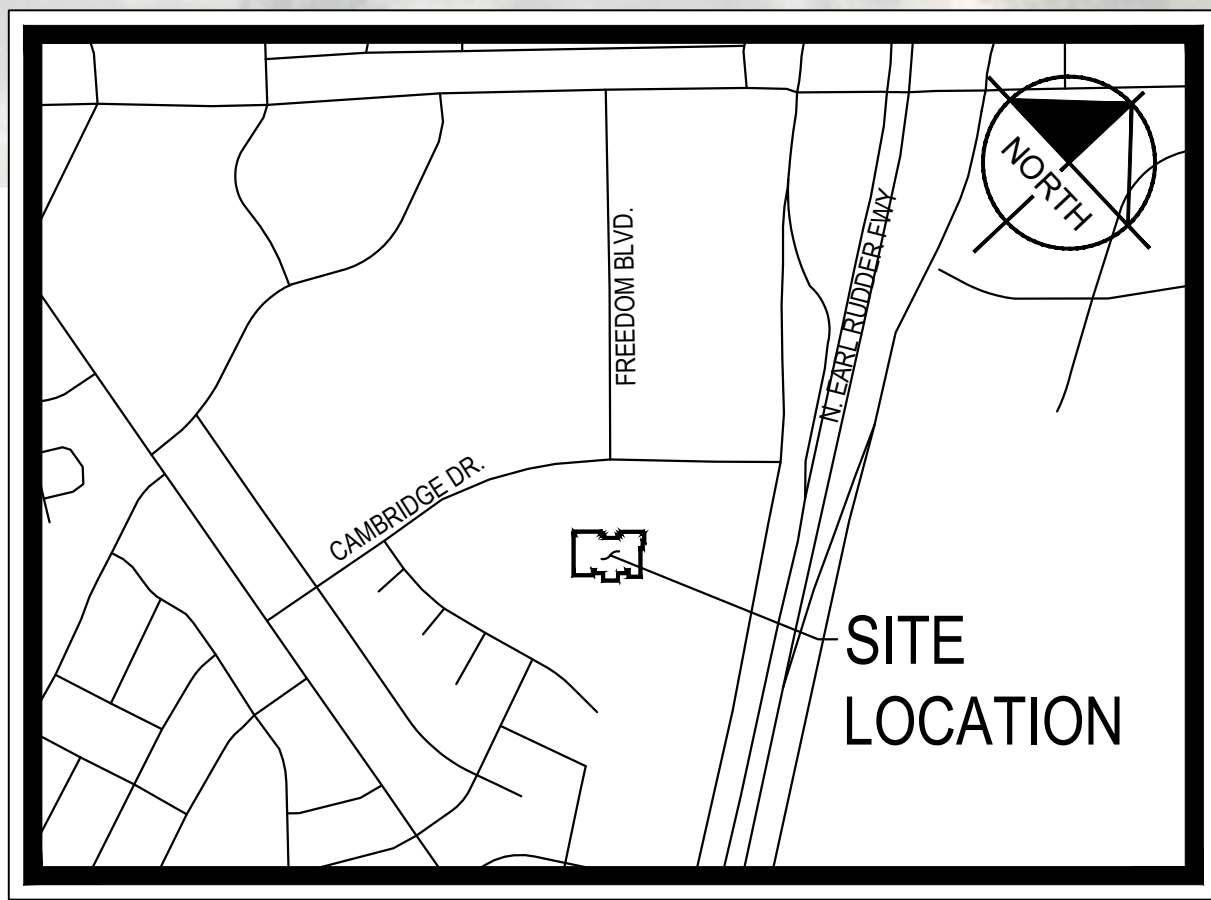
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MATCH LINE: SEE SHEET C1.3



LEGEND	
4" SIDEWALK PAVEMENT	
ASPHALT PAVEMENT	
PROP. STORM SEWER	
PROP. SANITARY SEWER	
PROP. WATER LINE	
EXISTING STORM SEWER	
EXISTING WATER LINE	
EXISTING SANITARY SEWER	

- NOTES**
- ALL CURB RADII ARE 3' OR 10' UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
  - ALL BARRIER FREE RAMPS AND PAVEMENT IN PUBLIC RIGHT OF WAY AND PEDESTRIAN AND UTILITY EASEMENT SHALL BE BUILT PER MUNICIPAL STANDARD DETAILS.
  - PAINTED TRAFFIC MARKINGS AND STRIPING TO RECEIVE TWO COATS OF PAINT.
  - ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - THE PROPOSED FIRE LINE CONNECTION TO THE BUILDING WILL BE SEPARATE FROM EXISTING FIRE LINE IN THE EXISTING BUILDING. THE PROPOSED FIRE SYSTEM WILL STAND ALONE, AND NOT BE TIED TO THE EXISTING BUILDING.
  - THE PROPOSED EXPANSION WILL RECEIVE DOMESTIC WATER SERVICE FROM THE EXISTING DOMESTIC LINE SERVING THE EXISTING BUILDING.
  - 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.
  - 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.
  - CONTRACTOR TO CALL CITY OF BRYAN PUBLIC WORKS (979-209-5900) TO COORDINATE LOCATION OF CITY OF BRYAN UTILITIES.
  - ADA PARKING SPACES WILL BE CONSTRUCTED IN COMPLIANCE WITH RULE 68.104 (TCA) HOUSE BILL 3153
  - ALL PROPOSED PAVEMENT AREAS SHALL BE PROOF ROLLED AND ANY WEAK OR SOFT AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL.
  - FILL SHALL BE APPROVED BY ONSITE MATERIALS TESTING REPRESENTATIVE.
  - PRIOR TO PLACING PAVEMENT, CONTRACTOR SHALL REFER TO SITE LIGHTNING PLAN AND IRRIGATION PLAN FOR LOCATION OF UNDERGROUND CONDUITS AND SLEEVES.
  - 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.



VICINITY MAP  
SCALE: 1" = 1000'

**PARKING INFORMATION**

EXISTING CAMPUS PARKING	±730 SPACES
EXISTING CAMPUS ADA PARKING	±29 SPACES
PROPOSED DEMOLISHED PARKING	6 SPACES
PROPOSED DEMOLISHED ADA PARKING	4 SPACES
PROPOSED PARKING	1 SPACE
PROPOSED ADA PARKING	4 SPACES
TOTAL CAMPUS PARKING	725 SPACES
REQUIRED CAMPUS ADA PARKING	15 SPACES
TOTAL CAMPUS ADA PARKING	29 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	±1,192,672.80 SF/ 27.38 AC
EXISTING ZONING	RETAIL DISTRICT (C-2)
EXISTING USE	CHURCH
PROPOSED USE	CHURCH



The  
**Arkitek**  
Studio, Inc.

308 N. Bryan Ave.  
Bryan, TX 77803  
P (979)821-2635  
F (979)775-8224  
www.arkitek.com



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TEXAS REGISTERED ENGINEERING FIRM F-928  
2800 SOUTH TEXAS AVENUE, SUITE 201  
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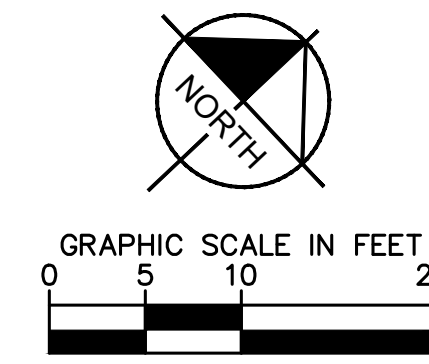
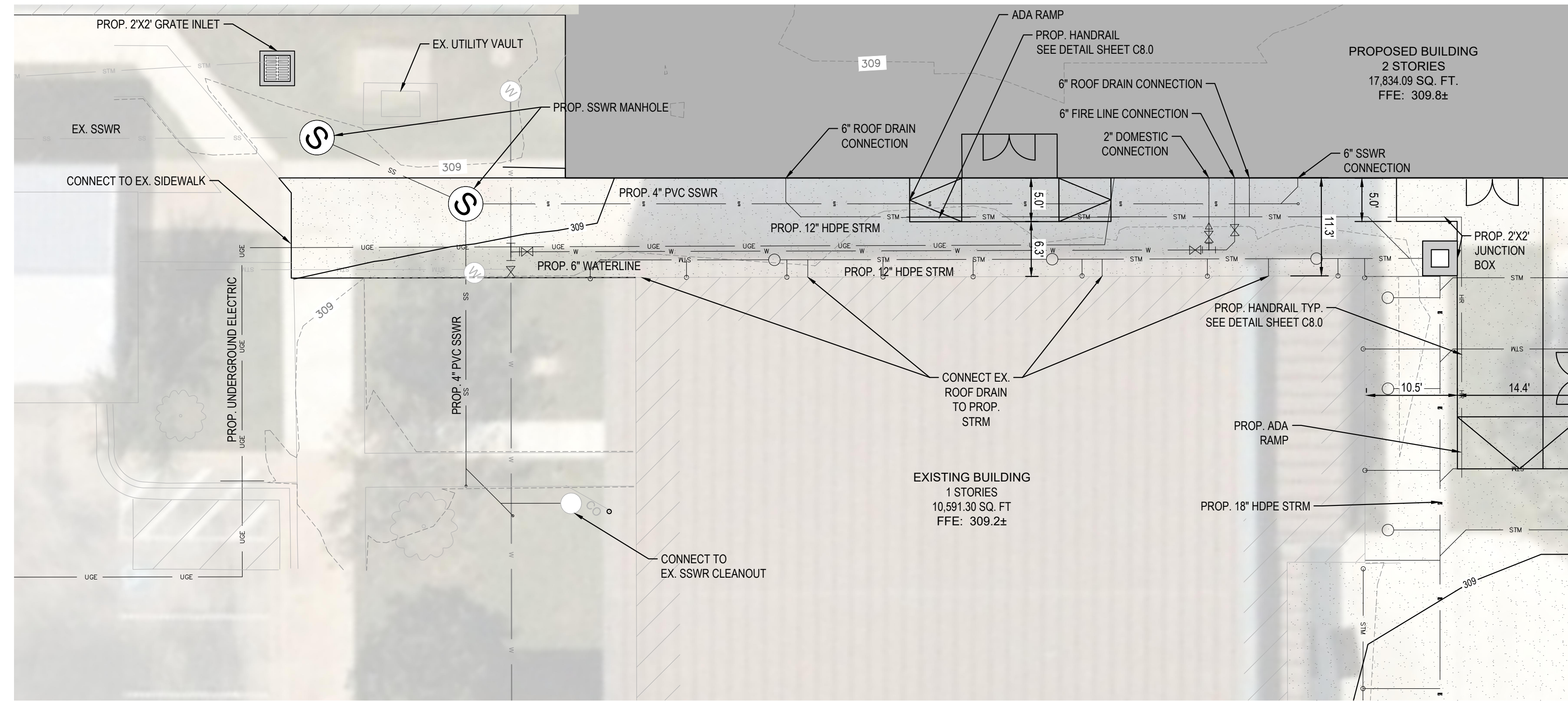
ADDITION TO  
**FIRST BAPTIST CHURCH BRYAN**  
 3100 CAMBRIDGE DR, BRYAN, TEXAS 77802

Revisions	
Number	Date

Project 066081302  
01 APRIL 2022

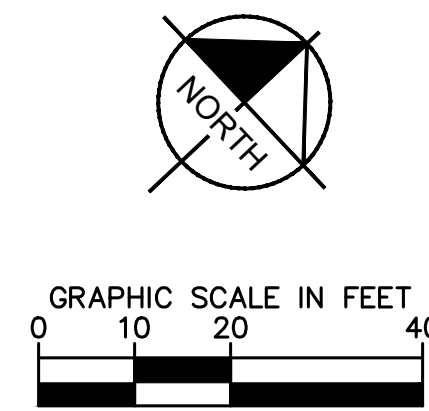
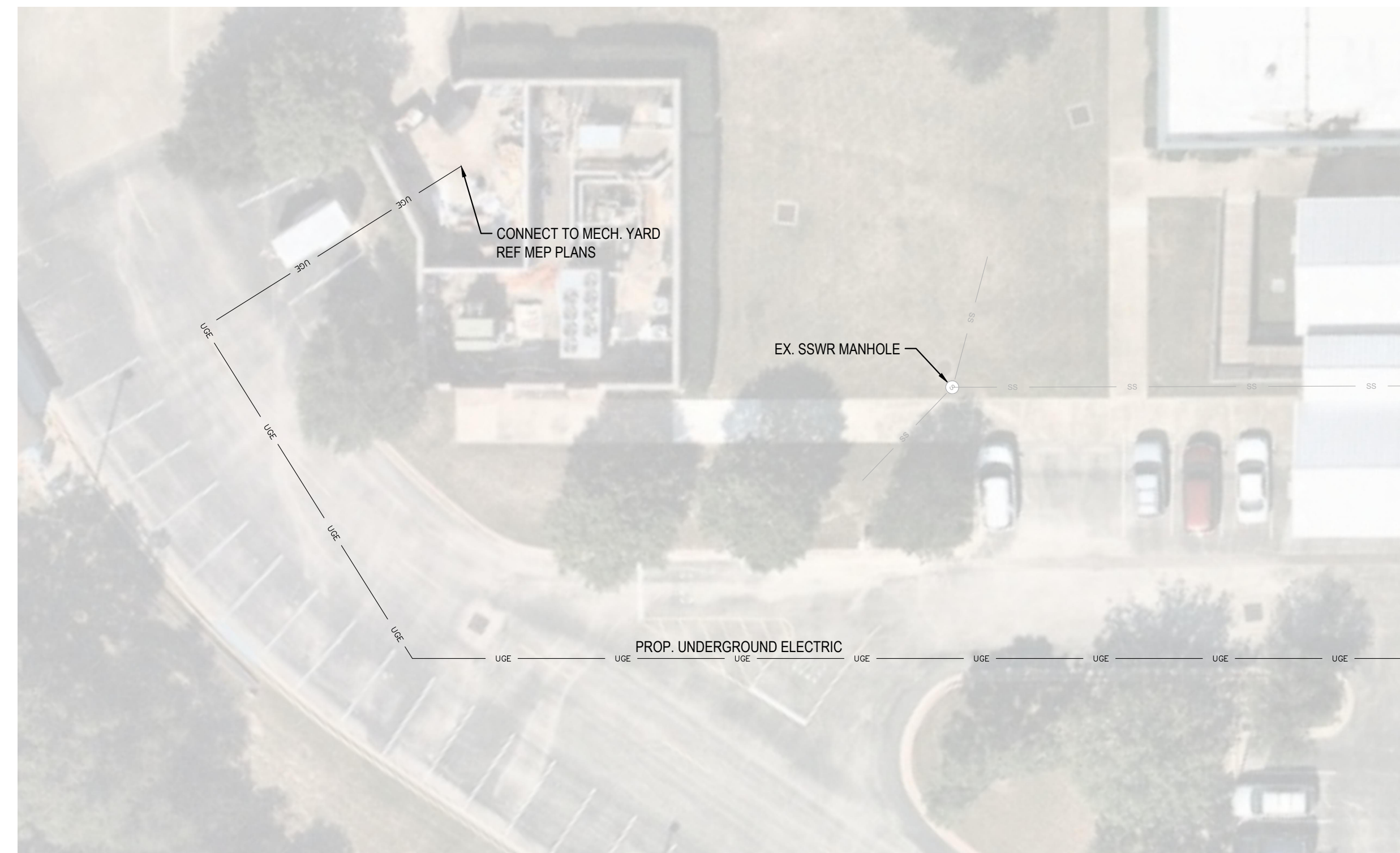
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**INSET 1**



LEGEND	
	4" SIDEWALK PAVEMENT
	ASPHALT PAVEMENT
	PROP. STORM SEWER
	PROP. SANITARY SEWER
	PROP. WATER LINE
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING SANITARY SEWER

- NOTES**
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  - FILL SHALL BE APPROVED BY ONSITE MATERIALS TESTING REPRESENTATIVE.
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**The Arkitek Studio, Inc.**

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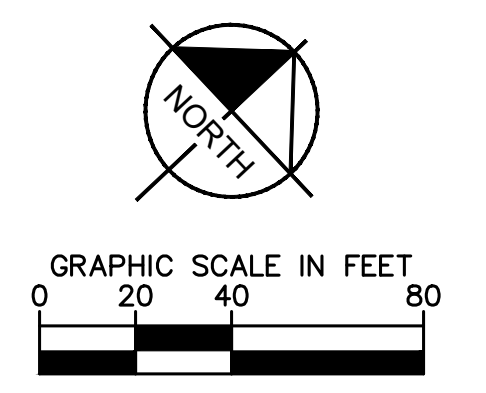
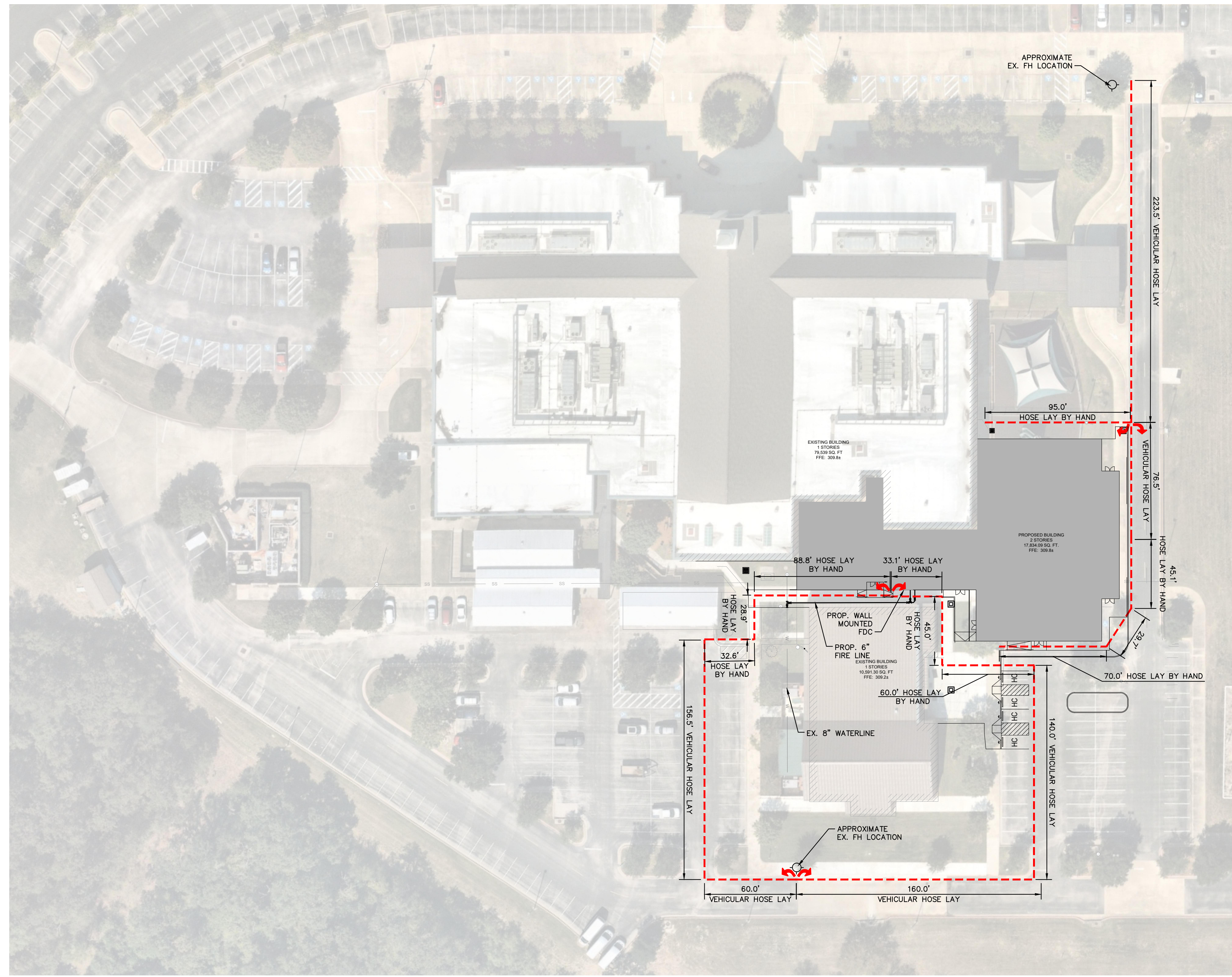
**ADDITION TO FIRST BAPTIST CHURCH BRYAN**  
 3100 CAMBRIDGE DR, BRYAN, TEXAS 77802

Revisions	
Number	Date

Project 066081302  
 01 APRIL 2022

**C1.3**  
 CITY SITE PLAN  
 (SHEET 2 OF 2)

Plotted By: Briscoe, Annie (Besson) Sheet Set: Kha Layout: Layout1 March 31, 2022 03:40:12pm K:\GST\_Civil\66081300-Arkitek FBC Bryan\CAD\PlanSheets\C\_FFP.dwg  
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ADDITION TO  
**FIRST BAPTIST CHURCH BRYAN**  
 3100 CAMBRIDGE DR, BRYAN, TEXAS 77802

**811** 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.

Revisions	
Number	Date

Project 066081302  
 01 APRIL 2022  
**C1.4**  
 CITY SITE PLAN -  
 FIRE PROTECTION