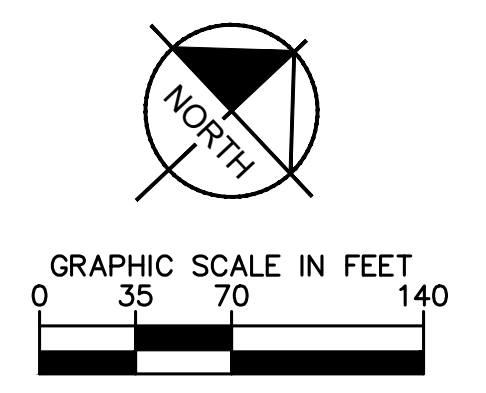
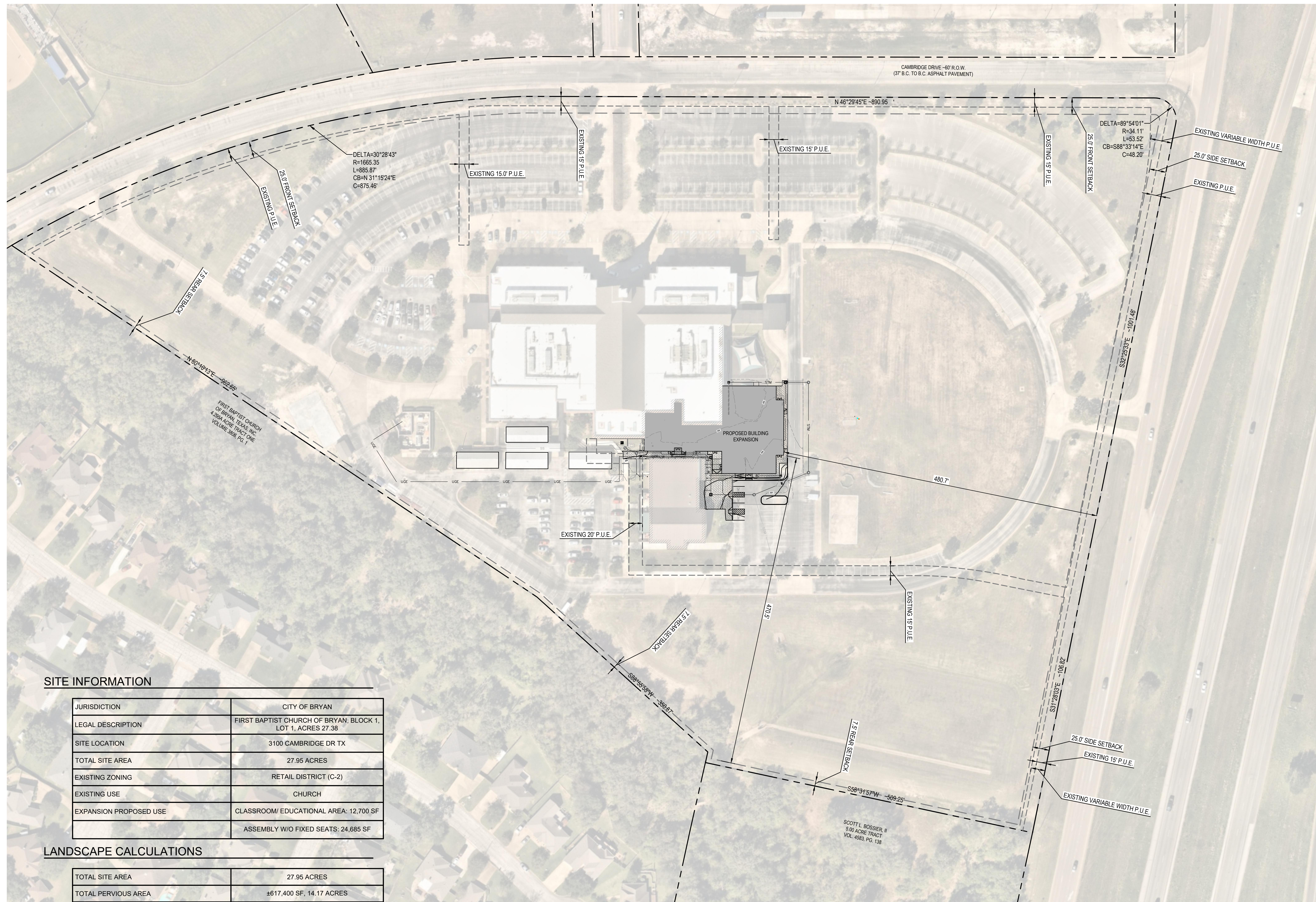


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SITE INFORMATION

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	CLASSROOM/ EDUCATIONAL AREA: 12,700 SF ASSEMBLY W/O FIXED SEATS: 24,685 SF

LANDSCAPE CALCULATIONS

TOTAL SITE AREA	27.95 ACRES
TOTAL PERVIOUS AREA	±617,400 SF, 14.17 ACRES
LANDSCAPE AREA	±252,200 SF, 5.79 ACRES
SOD AREA	±365,200 SF, 8.38 ACRES
PERVIOUS AREA PERCENTAGE	±50.7%



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WWW.KIMLEY-HORN.COM



ADDITION TO
FIRST BAPTIST CHURCH BRYAN
 3100 CAMBRIDGE DR, BRYAN, TEXAS 77802
 PREPARED FOR FIRST BAPTIST CHURCH OF BRYAN, BRYAN, TX

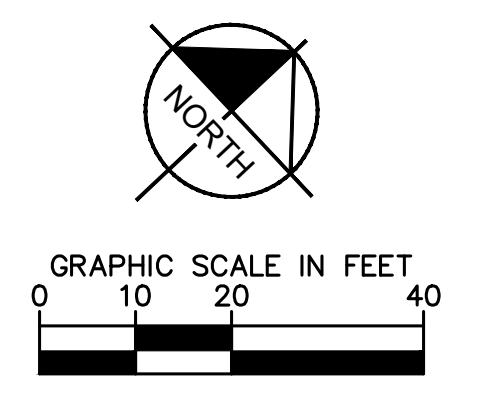
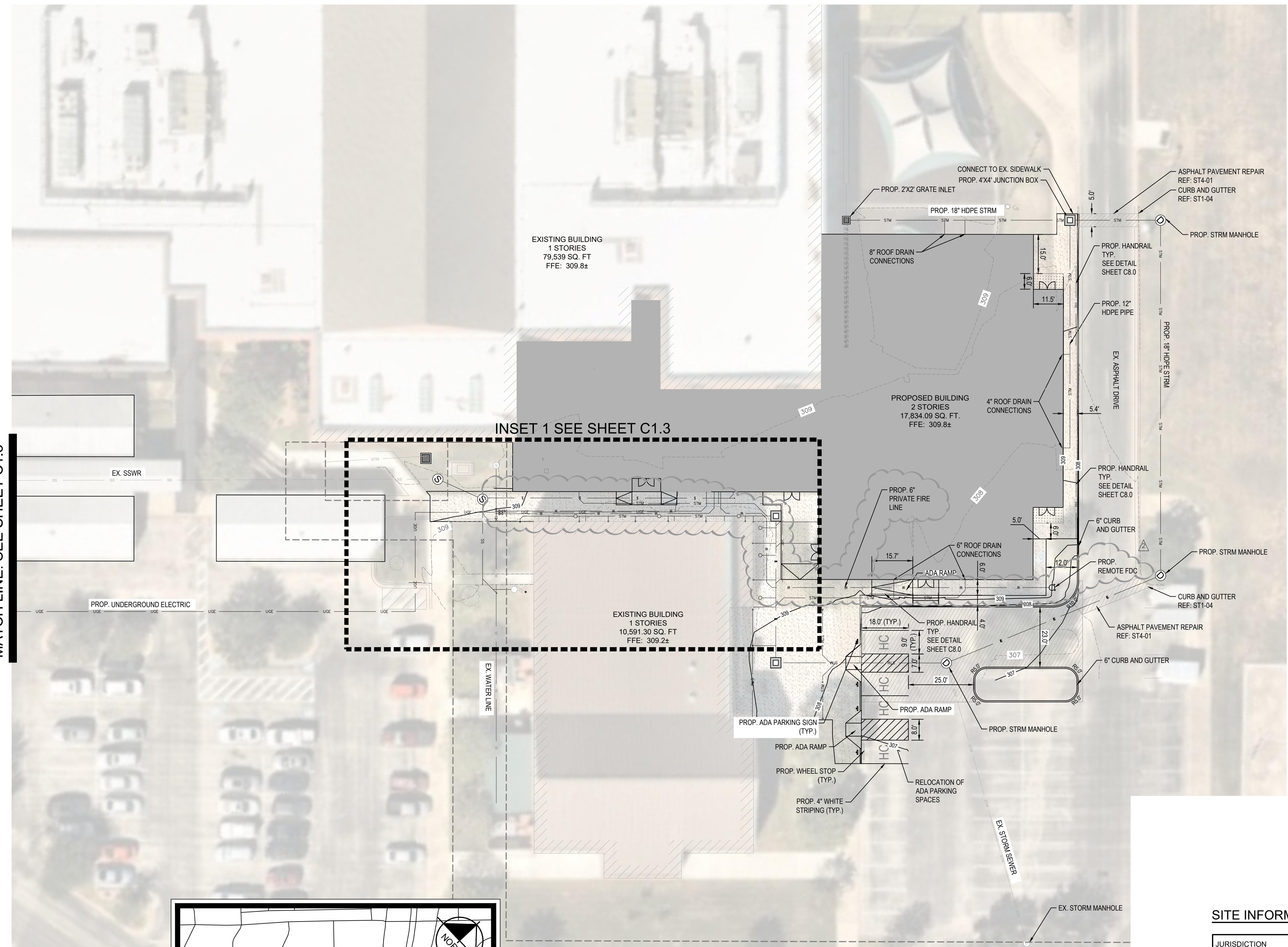
Revisions	
Number	Date

Project 066081302
01 APRIL 2022

C1.1
OVERALL CITY SITE PLAN

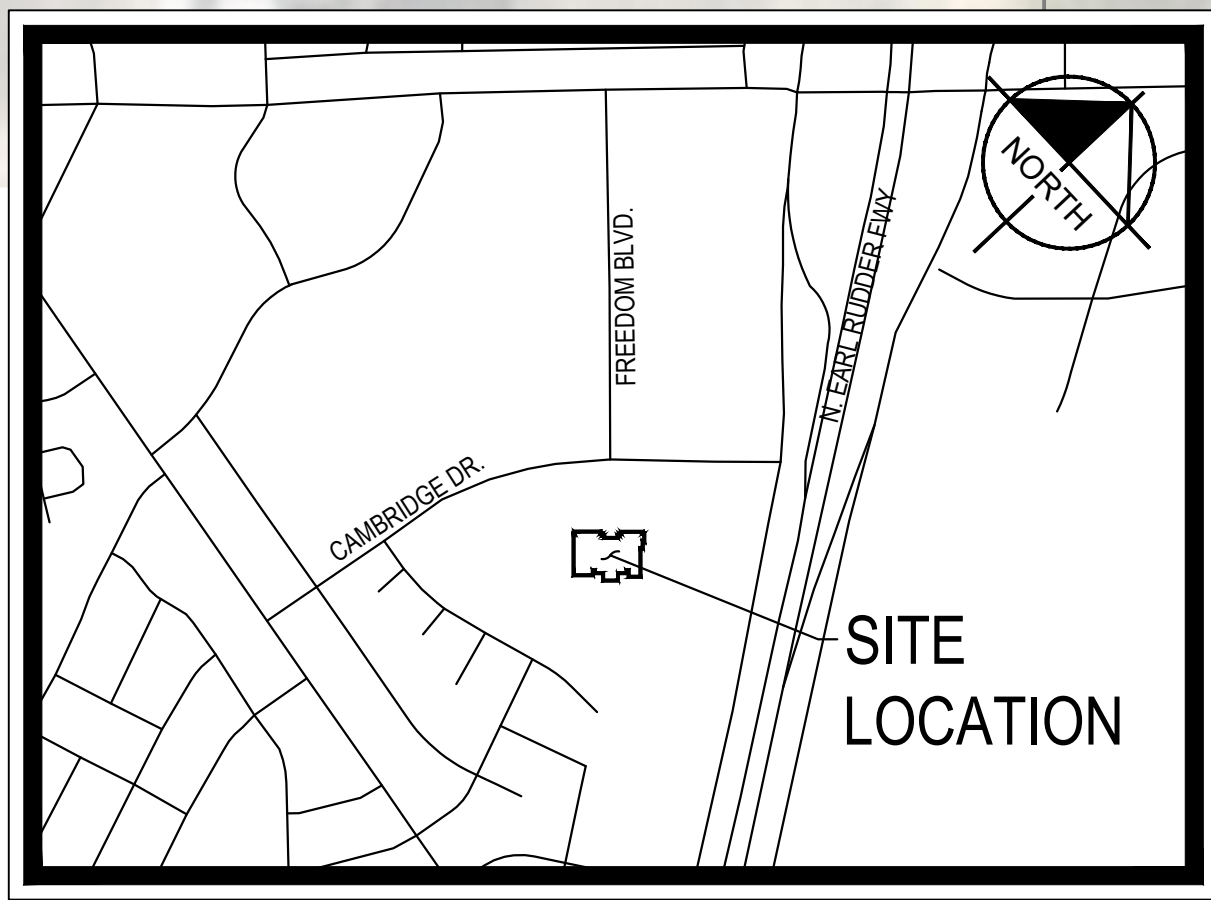
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MATCH LINE: SEE SHEET C1.3



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 3163
 - 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.
 - ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.



VICINITY MAP
SCALE: 1" = 1000'

PARKING ANALYSIS

REQUIRED PARKING CALCULATIONS			
	Space / Occupant Load	Requirement	Parking Required
Main Campus Sanctuary			
Seats Total	1470	1 space per 2 seats	735
Office Space (SF)	5000	1 space per 300 SF	17
Portable Buildings (Office Space SF)	6290	1 space per 300 SF	21
Youth Building (Assembly Space SF)	7100	1 space per 200 SF	36
Building Expansion			
Nursery Classrooms (Occupant)	305	1 space per 20 students	15
Assembly Space (SF)	14883	1 space per 200 sf	74
			Total Parking Required
			898

FBC BRYAN CAMPUS PARKING	
	PARKING SPACES
EXISTING PARKING SPACES	888
EXISTING CAMPUS ADA PARKING	37
TOTAL EXISTING PARKING	925
DEMOLISHED PARKING WITH EXPANSION	6
POST EXPANSION PARKING SPACES	882
POST EXPANSION ADA PARKING	37
POST EXPANSION TOTAL PARKING	919

SITE INFORMATION

JURISDICTION	CITY OF BRYAN
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PERVIOUS AREA PERCENTAGE	±50.7%

CITY SITE PLAN (SHEET 1 OF 2)
Scale: 1" = 20'



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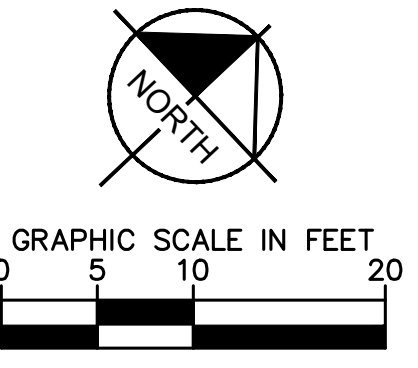
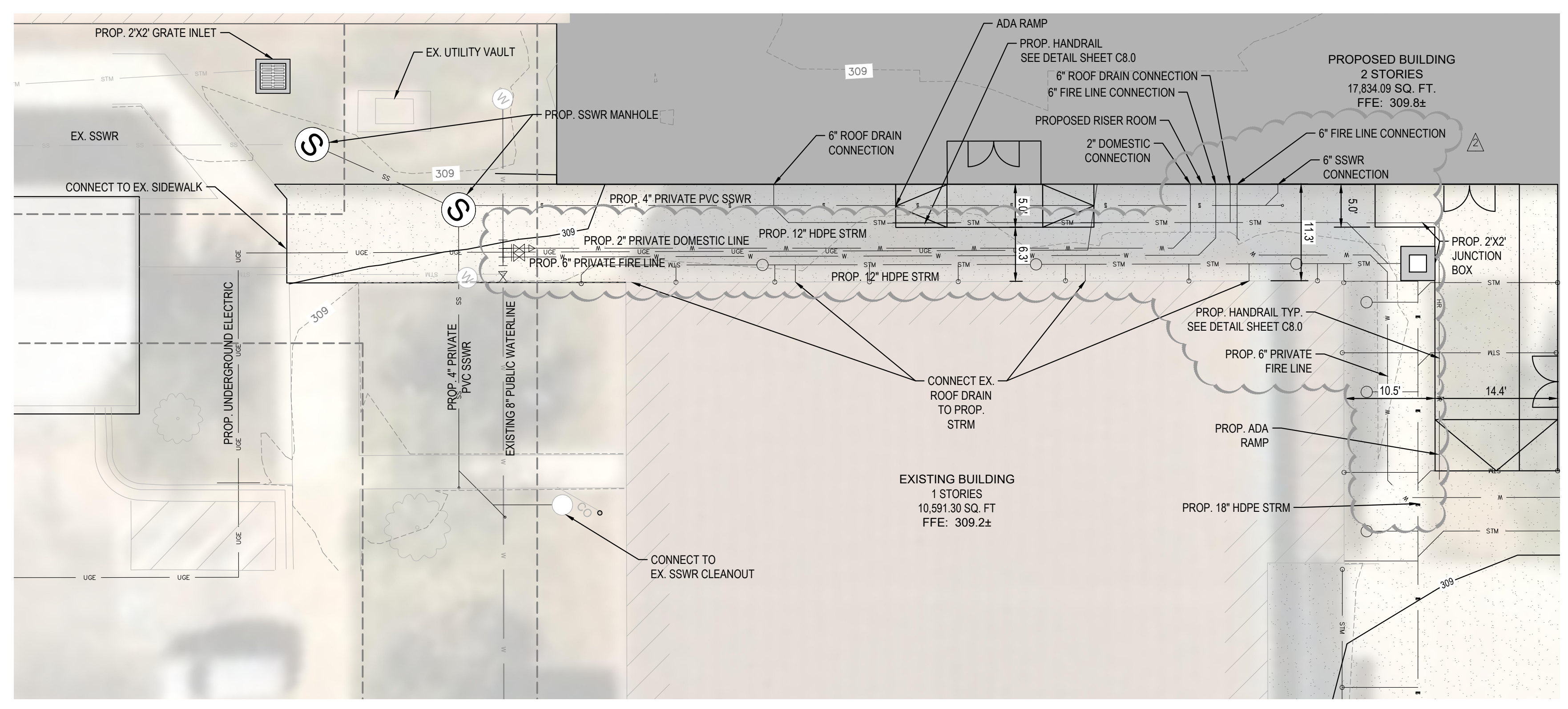
Revisions	
Number	Date
CITY COMMENT RESPONSE	4/29/2022

Project 066081302
01 APRIL 2022

C1.2
CITY SITE PLAN
(SHEET 1 OF 2)

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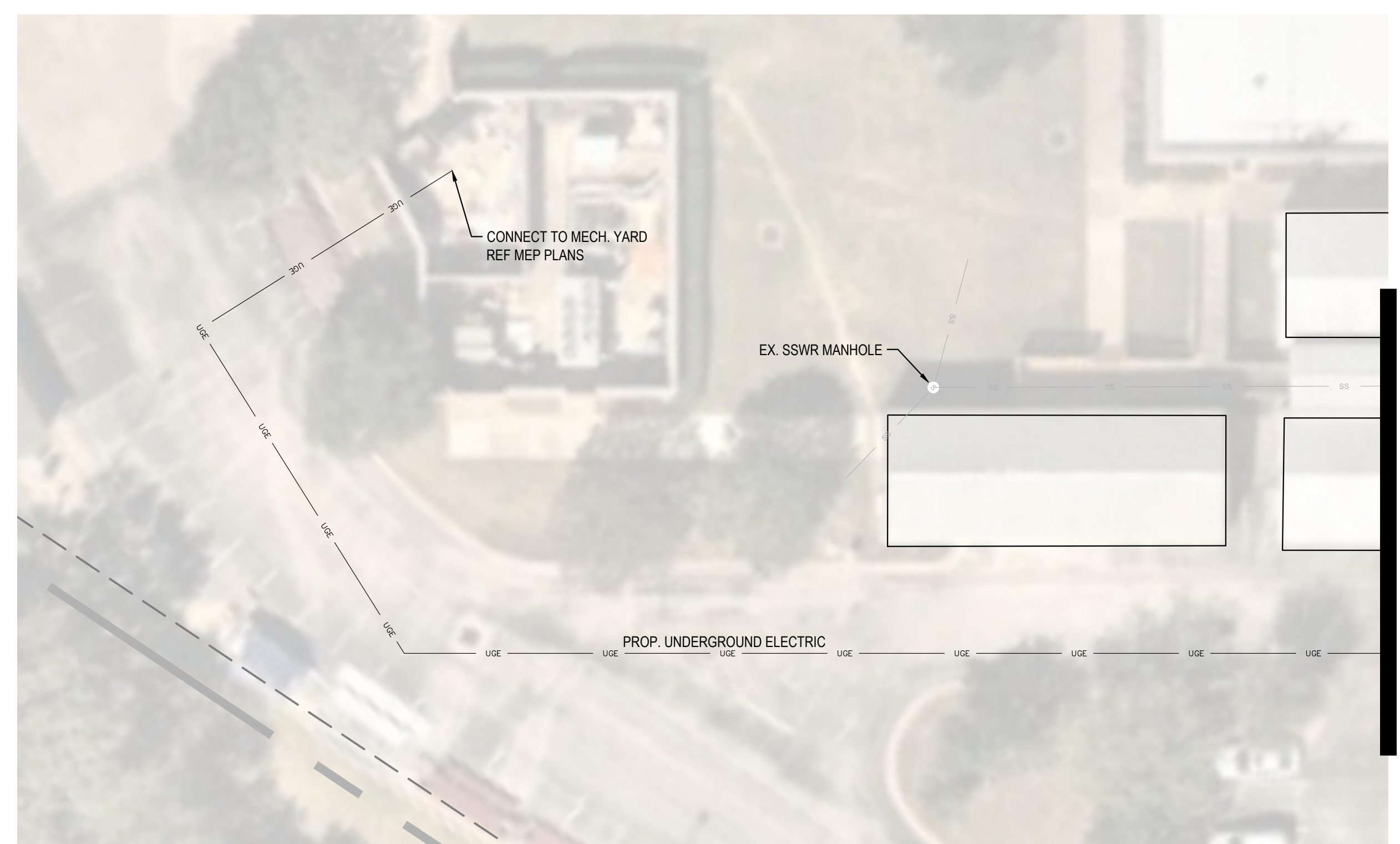
INSET 1



LEGEND

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

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MATCH LINE: SEE SHEET C1.2

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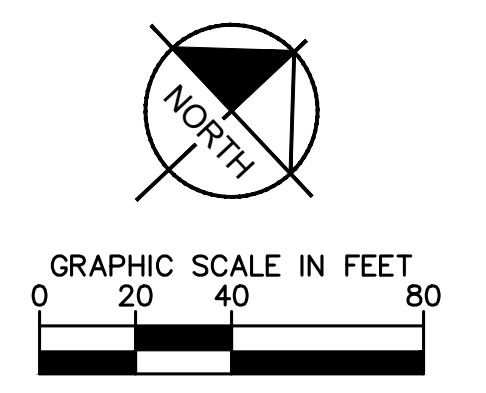
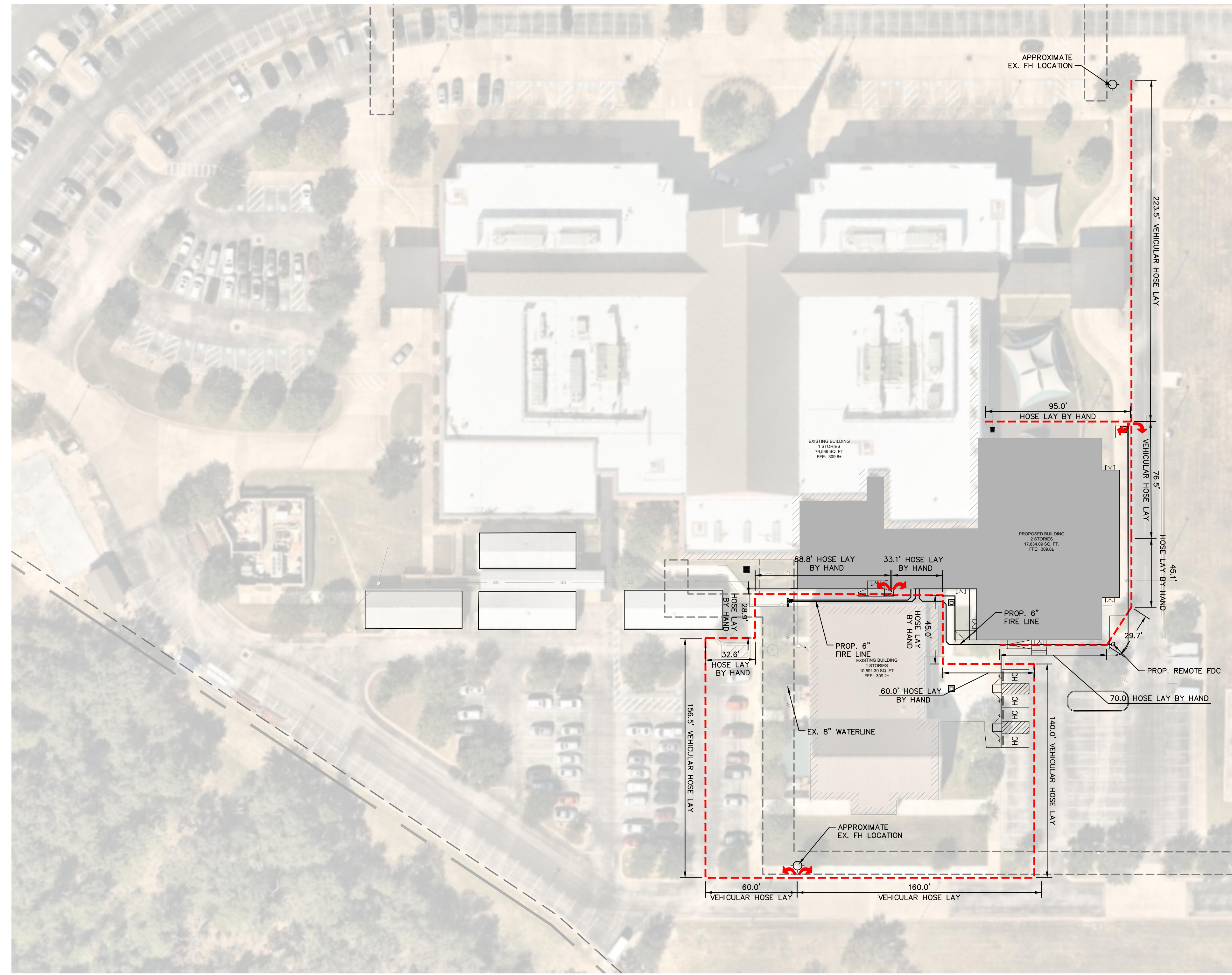


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Revisions	
Number	Date
CITY COMMENT RESPONSE	4/29/2022

Project 066081302
 01 APRIL 2022
C1.3
 CITY SITE PLAN
 (SHEET 2 OF 2)

Plotted By: Briscoe, Annie (Besson) Sheet Set: K:\ha Layout\LAYOUT1 May 23, 2022 09:18:21am K:\CST\Civil\66081300-Arkitek FBC Bryan\CAD\PlanSheets\C_FPP.dwg
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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