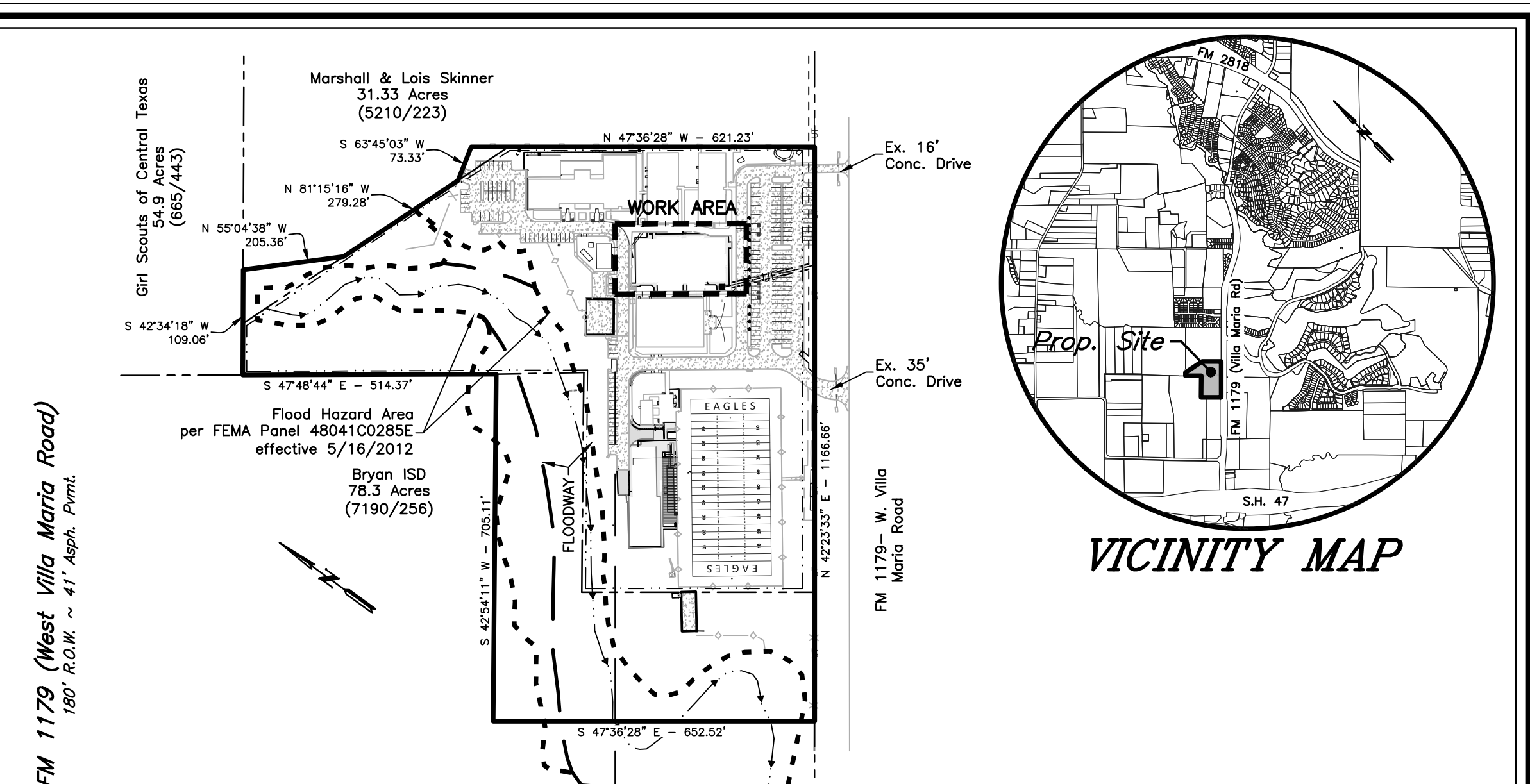
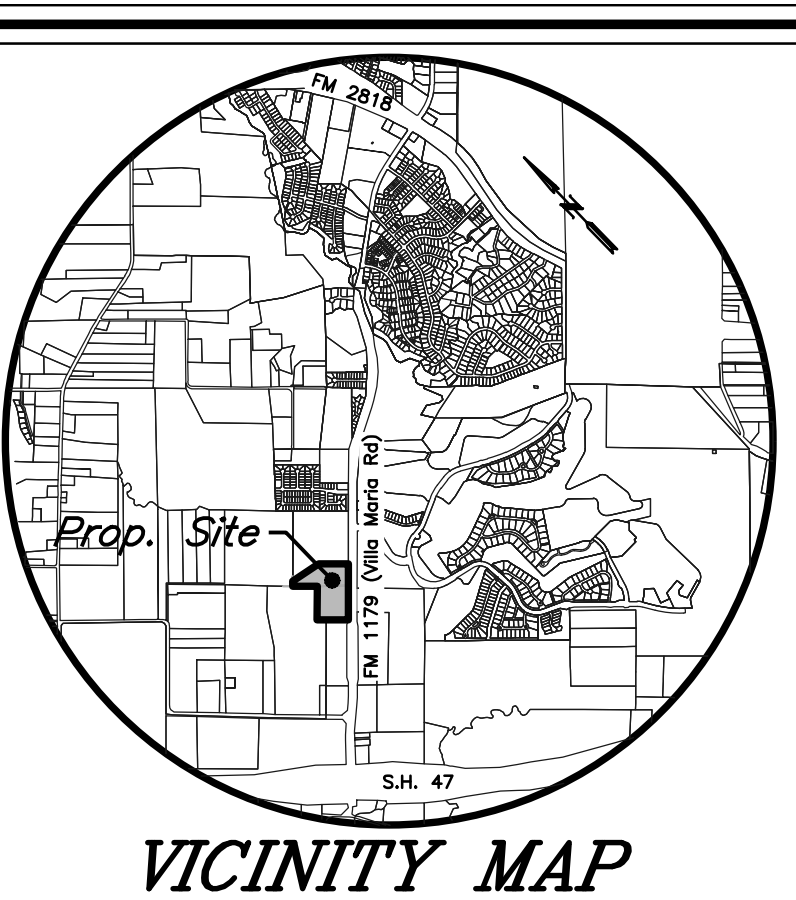


**SITE PLAN**  
SCALE: Hor: 1" = 20'



**ADJACENT PROPERTY OWNER MAP**



**VICINITY MAP**

**LANDSCAPE REQUIREMENTS**

QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS
9	250	Canopy Trees	3"	2,250
14	100	Non-Canopy Trees	1.5"-3"	1,400
43	20	Shrubs	2 gal.	860
<b>TOTAL POINTS PROPOSED:</b>				<b>4,430</b>
<b>SITE AREA: 25,097 S.F.</b>		<b>*POINTS REQ'D: 25,097*17 = 4,266</b>		

**LANDSCAPE NOTES**

1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING MUST BE APPROVED BY CITY AND INSTALLED BY A CERTIFIED INSTALLER PRIOR TO ISSUE OF CERTIFICATE OF OCCUPANCY.
2. REPLACEMENT OF DEAD LANDSCAPING SHALL OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING. FAILURE TO REPLACE DEAD LANDSCAPING, AS REQUIRED BY THE OFFICIAL ZONING OFFICIAL, OR FAILURE TO REPLACE AS DESIGNED, SHALL CONSTITUTE A VIOLATION OF THIS ARTICLE SUBJECT TO GENERAL PENALTY PROVISIONS OF CITY CODE SECTION 1-14.
3. TO ENSURE THE GROWTH OF TREES IN END ISLANDS, A MINIMUM OF 24" SOIL DEPTH AND 250 CUBIC FEET OF APPROPRIATE PLANTING MEDIUM IS REQUIRED PER TREE, WITH TOPSOIL MOUND TO A CENTER HEIGHT.
4. LANDSCAPE IS PROVIDED PER REQUIREMENTS OF THE VILLA MARIA OVERLAY DISTRICT.

**PROPOSED PLANT SPECIES**

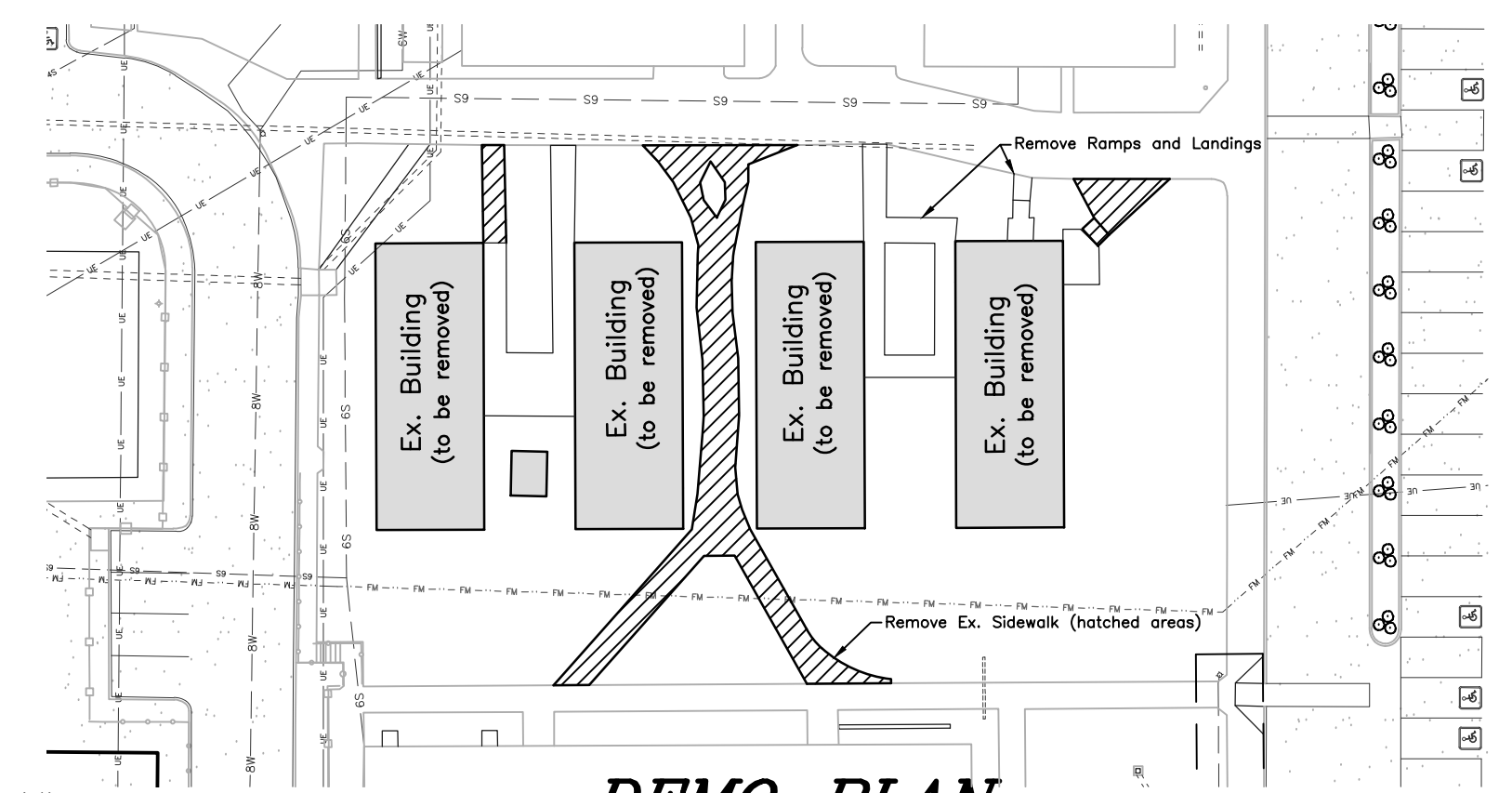
- Common Name: Live Oak; Botanical Name: Quercus virginiana
- Common Name: Non-Canopy Trees; Botanical Name: Lagerstroemia
- Common Name: Proposed shrubs to be used; Botanical Name: Raphelepis indica
- Common Name: Ground Cover to be used; Botanical Name: Cyndon dactylon

**GENERAL EROSION CONTROL NOTES:**

1. It is the responsibility of the Contractor to prepare and maintain a Storm Water Pollution Prevention Plan in accordance with the Bryan College Station Unified Stormwater Design Guidelines and EPA requirements for storm water discharges associated with construction activity under General Permit, USACE 33 CFR, & Section 404 of the Clean Water Act, & Texas Pollutant Discharge Elimination System (TPDES) General Permit No. TXR150000 as administered by the Texas Commission on Environmental Quality (TCEQ).
2. The Contractor shall not allow sediment to leave the work area or enter any adjoining channels. Additional measures to those shown on this plan and described in these notes may be required to prevent sediment from leaving the work area. The contractor shall be responsible for clean-up and restoration to original condition, including establishment or re-vegetation of any lands or channels affected should construction sediment be found outside of limits of construction.
3. All disturbed areas are to have establishment of grass as outlined below. Contractor is responsible for watering, maintenance and establishment of grass for a period of 90 days beyond project acceptance. Contractor to guarantee all planted material growth and coverage for a period of 6 months. Growth and coverage shall be defined as 100% of the planted area with uniform coverage of grass greater than 1" in height with no bare spots greater than 2 square feet. Second application of fibermulch is required for bare spots not meeting coverage requirement within 60 days of initial application. Areas adjacent to the building and within the development to receive block sodding and/or landscaping are not included in this requirement.
4. Contractor is to maintain erosion control throughout duration of the project such that all work areas are to plan grades once vegetation is established. Insecure sediment is not transported downstream from project via hay bales or silt fence installation. If erosion is observed in the field, additional erosion control shall be installed.
5. Silt fencing is to be installed per detail. In lieu of silt fencing, contractor may use straw bale barriers or continuous extruded fabric berm filled with 3/4" gravel upon approval of the engineer. Sediment to be cleaned from silt fencing or other sediment control devices when depth of sediment reaches ±1/3 total height of device. Contractor is to insure erosion control devices are consistently installed and properly maintained.

**NOI & NOT INFORMATION:**

The site is approximately 4.71 acres and is located along Villa Maria Road (FM 1179) on the Brazos Christian School Site in Bryan, Texas. The site is located at North Latitude 30°35'54" and West Longitude 98°24'10". The site activity will consist of the construction of a new building for an expansion to the existing school facilities. The only source of pollution is the erosion of exposed soil. Storm water from the site flow into Turkey Creek. The Contractor is responsible for containing all sediment on-site by utilizing siltation control devices, washdown areas, or seeding and sodding applications. It is the responsibility of the Contractor to utilize whatever techniques that are necessary to prevent erosion from this construction.

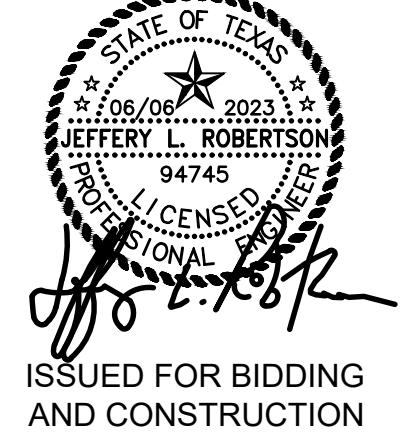


**DEMO PLAN**  
SCALE: Hor: 1" = 40'

**GENERAL CONSTRUCTION NOTES:**

1. It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
2. Contact Texas811 @ 811
3. Contact City of Bryan Water Services @ 979-209-5900 to locate public water and sewer lines.
4. Contact TXDOT @ 979-778-2165
5. Construction within Public Right-of-Ways and easements must equal or exceed the BCS Unified Technical Specification and Standard Construction Details. All inspections shall be coordinated with the staff of the City Engineer of Bryan.
6. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
7. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
8. TRENCHING AND BACKFILLING: The backfilling of all trenches within structural areas shall be accomplished with cement stabilized sand placed to within 6" of paving sub-grade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85 percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. Testing shall be provided by a certified laboratory at the Owner's expense to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and paved areas. For streets, alleys and parking areas, the limits of the structural areas shall extend 5' beyond the curb lines or other paved areas.
9. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the Bryan Texas Utilities (BTU).
10. Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
11. Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
12. It shall be the responsibility of the Contractor to prepare and maintain a SWPPP and submit a Small Construction Site Notice and coordinate with City staff. Disturbed Area ~2.6 acres.
13. Contractor shall adjust all existing manholes and valve boxes to final grades. There will be no separate pay item for this work.
14. Refer to Architectural Plans for top of finished light pole foundation elevations.
15. Construction of the fire line will need to comply with current NFPA 24 standards.
16. This site plan is tied to the existing floodplain development permit and drainage report for this property.
17. Contractor to use the same concrete washout and debris collection as shown on the SPC Site Plan for this property.

- SITE PLAN NOTES:**
1. This property is zoned Planned Development (PD) per ordinance 1694
  2. Owner & Applicant: Brazos Christian School
  3. Proposed Use: School
  4. The total site area as recorded in deed records is 20.9 acres
  5. **BUILDING USAGE:** Performing Arts Center = 17,350 sf
  6. **PARKING ANALYSIS:**
    - School:
      - 1 parking space per 3 High School Students (200 students / 3) = 67
      - 1 parking space per 15 Middle School Students (150 students / 15) = 10
      - 1 parking space per 20 Elementary School Students (300 students / 20) = 15
    - Total Required Parking Spaces: 92 spaces
    - Parking Spaces Provided: 196 spaces
    - Total Parking Lot Spaces: 104 spaces
    - Handicap Spaces Required: 4 spaces
    - Total Handicap Spaces Provided: 9 spaces
  7. **WATER AND SANITARY SEWER DEMANDS:** (The proposed addition will utilize the existing water/sewer lines from the existing building)
    - Average Daily Use = 4 GPM
    - Peak Hourly Flow = 12 GPM
    - Wastewater Flow (Rate of Return = 75%): Pk = 9 GPM Avg. = 2.25 GPM (3,240 GPD)
  8. **FIRE FLOW REQUIREMENTS:**
    - Performing Arts Center - Type IIB Building (Sprinklered)
    - Required Fire Flow - 1,500 GPM for 3 HRS
    - Note - Isolation gate valve to be used for the fire line shall be AmPro with a LL562 lockable lid.
  9. **BASIS OF BEARINGS:** The bearing system and actual measure distance to the monuments are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS Observation.
  10. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0285E, Map Revised May 15, 2012, a portion of this property is located in a Special Flood Hazard Area.
  11. See Site Civil drawings for additional grading, layout information, Utility layout and Stormwater Pollution Prevention Plan.
  12. Building Setbacks shall comply with the City of Bryan Standards
    - Front Setback = 25'
    - Side Setback = 5'
    - Street Side Setback = 15'
    - Rear Setback = 5'
  13. Backflow preventors shall be installed on all firelines and located in the water closets of each building.
  14. Irrigation system to be installed by others. Irrigation system must be protected by either a Pressure Vacuum Breaker, a Reduced Pressure Principle Back Flow Device, or a Double-Check Back Flow Device.
  15. All Backflow devices must be installed and tested upon installation.
  16. The City shall not be responsible for repairs to parking lot lights or retaining walls that are located in existing utility easements should maintenance/replacement of their associated utilities be deemed necessary.
  17. Contractor shall provide one (1) week advance notice to City prior to connecting to existing waterlines and shall coordinate the water line connections with the Utility Dept. and City Inspector.
  18. Signage will be permitted separately.
  19. **NOTE: 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 or City permitted contractor(s) only.
  20. 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 windblown litter from the project site.
  21. Solid waste for the site will continue unaltered.
  22. All utilities shown on the site plan are to be privately owned and maintained.
  23. 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 to access electric facilities.



**SITE PLAN**  
**PERFORMING ARTS CENTER**

**BRAZOS CHRISTIAN SCHOOL**  
Lot 1R, Block 1 Brazos Christian School Subdivision  
and 0.315 acres of Lot 1, Block 1  
Campbell Estates Subdivision  
being 14.91 Acres Total

BRYAN, BRAZOS COUNTY, TEXAS  
SUBMITTED: MAY 2023  
SCALE: 1" = 20'

Owner: Brazos Christian School  
3000 W. Villa Maria Rd.  
Bryan, TX 77807  
(979) 823-1000

Prepared By: McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838