

PARKING SUMMARY

TOTAL PARKING REQUIRED:	173
ONE PER 3 SEATS @ 520 SEATS	
TOTAL ACCESSIBLE PARKING REQUIRED:	6
TOTAL ACCESSIBLE PARKING PROVIDED:	8
TOTAL PARKING PROVIDED:	173

LEGAL DESCRIPTION
BCS CHURCH OF CHRIST
LOT 1 BLOCK 1
11.338 total acres

MARIA KEAGANS LEAGUE
ABSTRACT NO. 28
BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER
BRYAN/COLLEGE STATION CHURCH OF CHRIST
 a non-profit corporation
 11914 STATE HIGHWAY 30
 COLLEGE STATION, TEXAS 77845

Zoning note:
 This property was annexed into Bryan City limits and assigned Agricultural - Open District zoning by City Council on February 13, 2024 via Ordinance No. 2667.

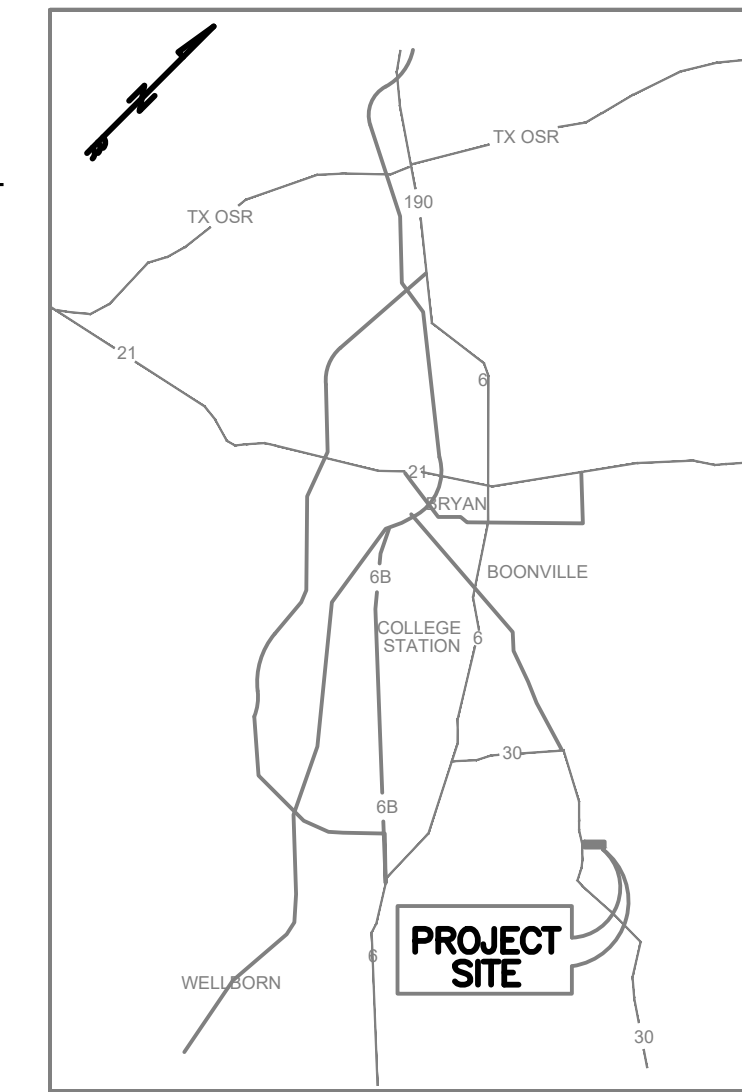
Setback Note:
 All building setbacks will be in accordance with City of Bryan Land and Site Development Ordinance.

Site Usage: The site will be used as a Church and Preaching School.

FEMA note:
 No portion of the property described herein lies within the 100-year flood hazard area, according to F.I.R.M. Panel No. 48041C0220F, effective date 4/2/2014.

Signage Note:
 All signage will be permitted separately, as per the City guidelines.

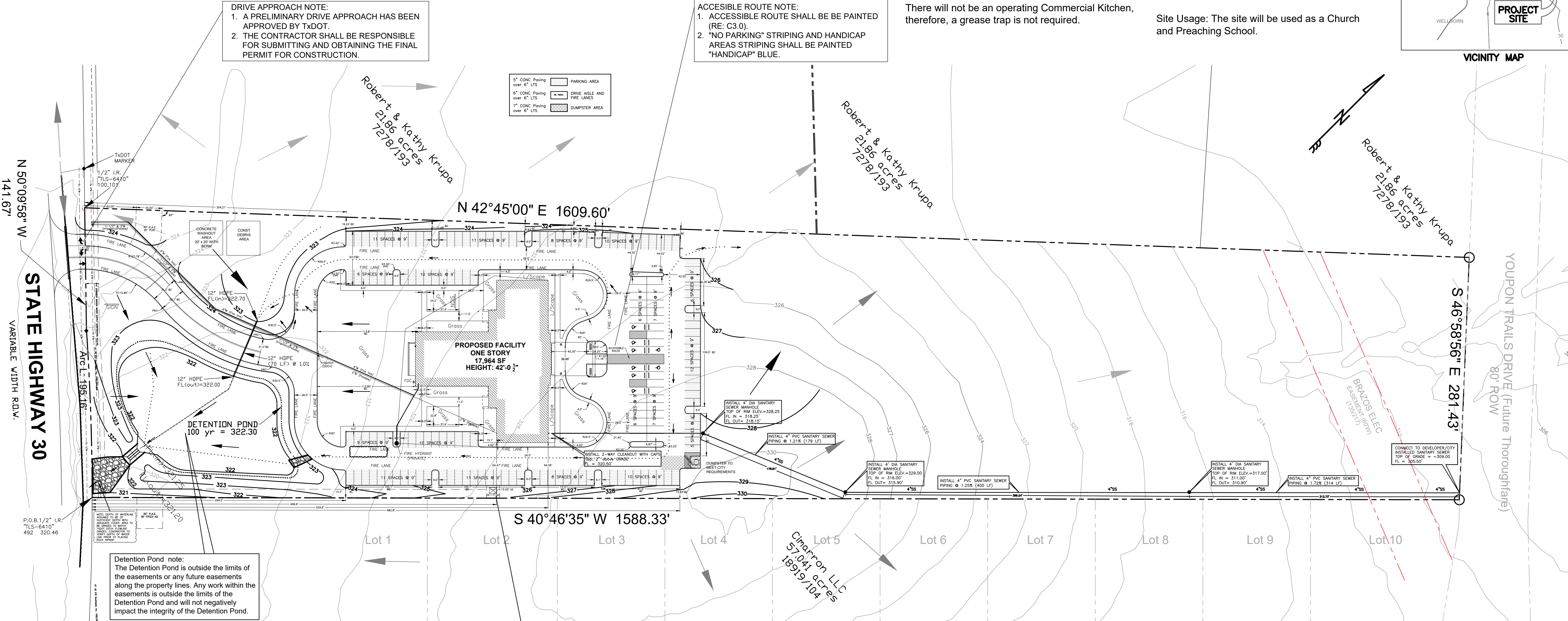
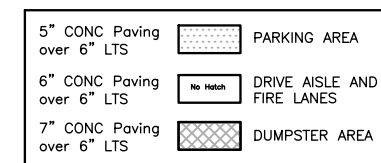
Commercial Kitchen Note:
 There will not be an operating Commercial Kitchen, therefore, a grease trap is not required.



VICINITY MAP

DRIVE APPROACH NOTE:
 1. A PRELIMINARY DRIVE APPROACH HAS BEEN APPROVED BY TxDOT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING AND OBTAINING THE FINAL PERMIT FOR CONSTRUCTION.

ACCESSIBLE ROUTE NOTE:
 1. ACCESSIBLE ROUTE SHALL BE BE PAINTED (RE: C3.0).
 2. "NO PARKING" STRIPING AND HANDICAP AREAS STRIPING SHALL BE PAINTED "HANDICAP" BLUE.



NOTE:
 Before enclosure construction/modification begins contact Solid Waste, at (979)209-5900 for an on-site review.
 1. If any changes are made to the enclosure plan during the construction phase please contact Solid Waste to review modifications.
 2. Sites requiring a "Front-Load" container shall meet the minimum requirement of a concrete containment area 12 feet wide and 10 feet deep for each dumpster.
 3. If front load containers are used adequate maneuvering (approach and backing) space must be planned in order to service with a -36ft. front load truck with a turning radius of 42ft.
 4. If bollards are planned to be placed in or around the dumpster enclosure the same size specifications apply. Example: If the bollards are placed in the rear of the enclosure, then the distance from the bollards to the front should be 10 feet, not 10 feet from the fence line.
 5. Note: Dumpster containment areas shall use 8" concrete, reinforced with #5 bars at 12" OCEW and the pad shall extend an additional 10' in front of the containment area.
 6. Containment areas are preferred to be on flat/level service areas. The apron/approach in front of the enclosure should be level with the enclosure with no more than a 2% grade variance.
 7. The dumpster containment area shall be surrounded on three sides with a screen constructed to a height of six feet.
 8. If containment doors are planned they must meet the requirements of an opening 12 feet wide for each front load containers. This includes doors or walk ways to the containers; the width for the truck to service the container is a minimum 12 feet. (Note: It is recommended that the doors be set at the minimum width and have the ability to stay open in the event of high winds or extreme weather conditions with bar locks, chains, tie backs, etc.)
 9. If recycling containers (i.e. grease barrel, scrap food container, cardboard, gas cylinders) are planned to be used and stored in the dumpster enclosure, additional space must be added to the already required enclosure area. Dumpster enclosures should not be used for a storage area, unless the enclosure is designed with additional space to accommodate the items to be stored. A minimum of the required dimensions, 12' x 10', should still be allotted for the dumpster in the enclosure.
 10. If bricks, CMU blocks, or any other material used for screening are constructed, an interior space of twelve feet wide and ten feet deep must be maintained. If doors are constructed they must maintain the minimum interior width requirement of twelve feet, and provide tie backs or anchors to secure the doors while servicing. The pad, screening and doors will be constructed and maintained at the property owner's expense.
 11. An all-weather access route (i.e. parking lots, loading docks, private roads, alleys, etc.) capable of supporting the container and the collection truck must be constructed and will be maintained and repaired at the business owner's expense.

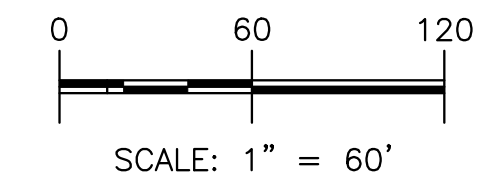
NOTE:
 1. DIMENSIONS TO FACE OF CURB OR FACE OF WALL UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING/FOUNDATION DIMENSIONS.
 3. REFER TO LANDSCAPE PLANS FOR IRRIGATION AREAS.
 4. DIMENSIONS TO PROPERTY LINE ARE PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
 5. ALL ISLANDS TO BE 9' IN WIDTH FROM FACE OF CURB UNLESS OTHERWISE NOTED..
 6. ISLAND RADIUS'S AND PARKING SPACE RADIUS'S TO BE 3.5' TYPICAL UNLESS OTHERWISE NOTED.

Site Electrical note:
 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 of ingress and egress on property adjacent to the PUE to access electric facilities.

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING GOVERNMENTAL AND/OR UTILITY COMPANIES REGARDING THE LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.

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| CITY OF BRYAN BUILDING DEPARTMENT | 979-209-5010 |
| CITY OF BRYAN ENGINEERING: | 979-209-5900 |
| CITY OF BRYAN FIRE MARSHALL (Fire Code Questions) | 979-209-5960 |
| BRYAN TEXAS UTILITIES (ELECTRICAL SERVICE) | 979-821-5770 |
| WICKSON CREEK SUD (WATER): | 979-219-7814 |
| Suddenlink/Altice Communications - Dan Augsburger: | 979-204-8263 or dan.augsburger@AlticeUSA.com |
| Frontier Communications - Mac Ortiz: | 972-365-9198 or mac.ortiz@ftr.com |
| MetroNet - Rachel Morales: | Rachel.morales@metronet.com |

ALL OTHERS: 811



SITE PLAN

SCHWARZ HANSON ARCHITECTS
 2627 TILLAR STREET, SUITE 131
 FORT WORTH, TX 76107
 817-377-3600
 mail@schwarz-hanson.com
 © SCHWARZ-HANSON LTD.

AXIOM MANAGEMENT & ENGINEERING, INC.
 P.O. BOX 6460
 FORT WORTH, TEXAS 76115
 (817) 994-5420
 FIRM #: F-3654

A NEW FACILITY FOR
BCS CHURCH OF CHRIST
 10975 STATE HIGHWAY 30
 BRYAN, TEXAS

STATE OF TEXAS
 SCOTT ALAN ATWOOD
 70851
 SCOTT ATWOOD, PE
 REG # 70851

REVISION SCHEDULE

#	Description	Date
1	Initial	01-19-2024
1	Revise SS alignment to back	02-16-2024
2	City Submittal	02-21-2024
3	City Submittal	02-28-2024
4	City Submittal	03-13-2024

SHEET NAME
 SITE PLAN (CIVIL)
 SHEET NO.
C1.0