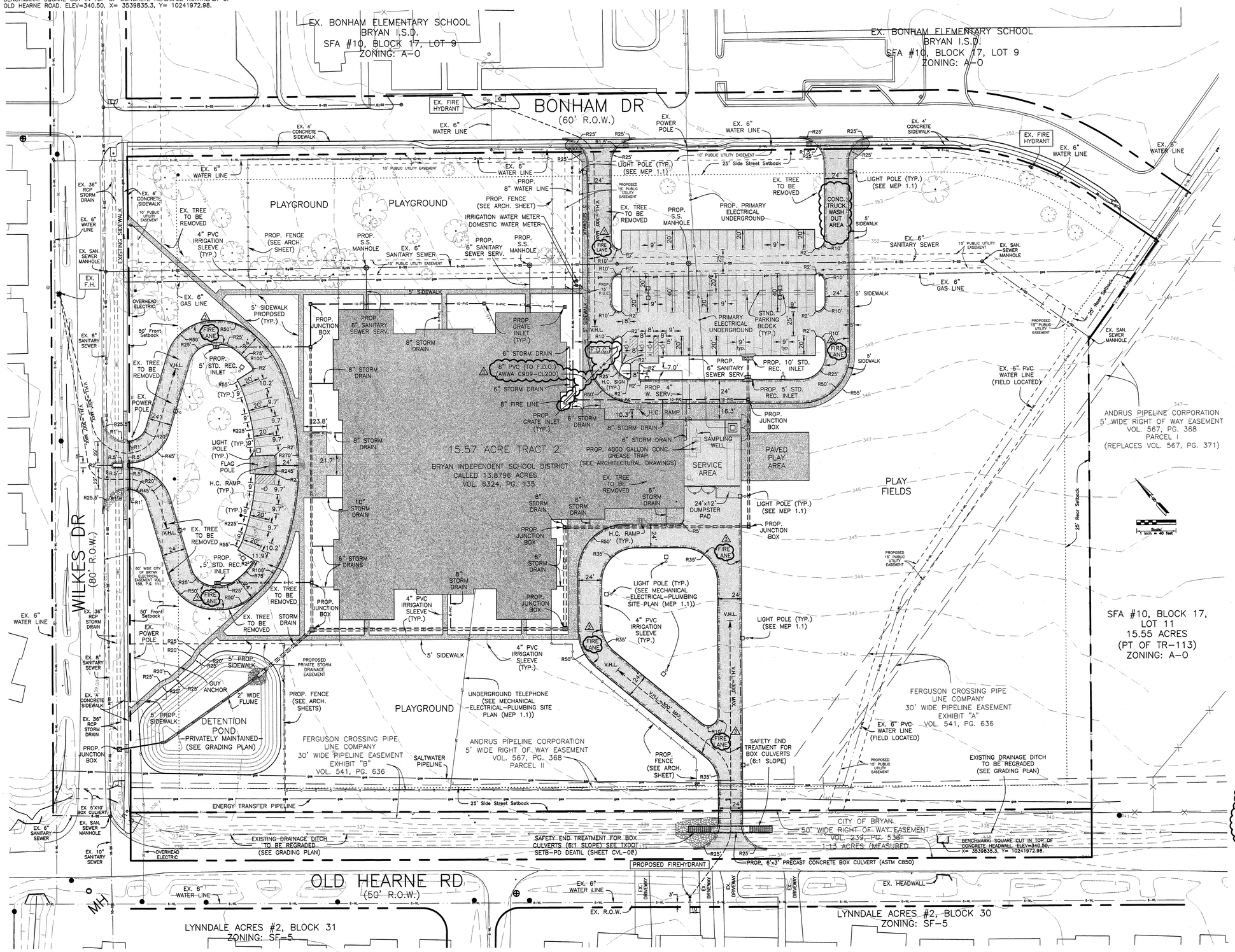
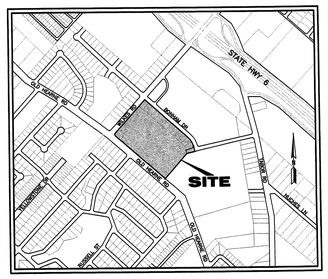
BENCHMARK: SQUARE CUT IN TOP OF CONCRETE HEADWALL NORTHEAST OF OLD HEARNE ROAD. ELEV=340.50, X= 3539835.3, Y= 10241972.98.





VICINITY MAP
NOT TO SCALE

Received
JUL 19 2006
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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.
   a. Contact Dig Tess @ 1-800-344-8377
   b. Contact Kimberly Winn @ ONCOR. 774-2506
   c. Contact Mike Lavender @ Cox Cable 846-2229
   d. Contact Isabel Cantu @ BTU 821-5770
   e. Contact Mitchell Gas @ 779-4460
   f. Contact Union Pacific Resources @ 778-8525
2. All construction shall be in accordance with the current City of Bryan Standard Specifications for Street Construction and City of Bryan Water and Sewer Specifications. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the City Engineer for any substitution prior to Construction. Requests for changes should include product information and an engineers seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractors requests.
4. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P. For general requirements, see Sheet CVL-08 for details.
5. TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. 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 shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
6. 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 City of Bryan Electrical Division and where applicable, Bryan Rural Electrical Department.
7. All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
8. The Contractor must provide construction staking from the information provide on these plans.
9. All soil exposed by construction shall receive cellulose fibermulch seeding.
10. Trenches may be left open overnight if properly barricaded.
11. Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
12. The contractor shall coordinate with Texas Utilities, Cox Communications, BTU, and Verizon to adjust the location of Existing facilities.
13. The contractor is responsible for traffic control. This is not a separate pay item.
14. No spoil areas are available on this site.
15. All RCP shall be Class III per ASTM C76. Where two pipes are parallel, one foot clear shall be required between the pipes.
16. 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 wind blown litter from the project site.
17. Solid Waste Roll-off Boxes/Metal Dumpsters shall be supplied by City or City permitted contractor(s) only.

SITE PLAN NOTES:

1. Name of Project: Bonham Elementary School
2. Legal Description: Siegert Subdivision Sec. 2, Phase 1, Block 1, lots 1-15 & SFA#10, Block 17, part of Lot 11 (12.75 Acre tract)
3. Owner: Bryan Independent School District (BISD)
   101 N. Texas Ave
   Bryan, Texas 77803-5315
4. Civil Engineer: Mitchell & Morgan, L.L.P.
   511 University Drive East, Suite 204
   College Station, Texas 77840
   (979) 260-6963
5. Zoning: A-O (Agricultural Open) & SF-5 (Single Family 5000)
6. Existing Use: Vacant Proposed Use: Institutional
7. Setbacks: Per City of Bryan Ordinances
8. Site Area: 15.57 acres

No portion of this site lies within the 100-year floodplain per FEMA's Flood Insurance Rate Map panel 48041C0131C. Effective date: July 2, 1992.

NORTH
SCALE: 1"=40'

SITE PLAN
SCALE: 1"=40'

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JUL 19 2006
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FIRE LANE
DESIGNATED PARKING ONLY

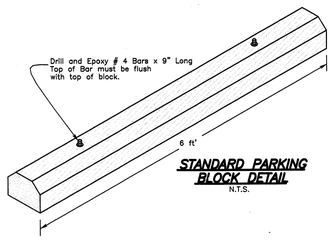
All curbs and curb ends designated as firelanes on plans shall be painted red with "4" (four inch) white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE" Wording may not be spaced for than fifteen (15) feet apart.

- 8" (eight inch) high if stripe and white lettering are painted on surface of pavement.

FIRE LANE STRIPING

18" x 12"
See Ordinance for additional information

FIRE LANE SIGN



STANDARD PARKING BLOCK DETAIL
N.T.S.

PARKING REQUIREMENTS:

SITE USE: ELEMENTARY SCHOOL
PARKING REQUIREMENTS: 1 SPACE/20 STUDENTS

MAX. STUDENTS= 650 STUDENTS 650/20=32.50
MINIMUM PARKING SPACES REQUIRED: 33 SPACES
TOTAL PARKING SPACES PROVIDED: 104 SPACES
(INCLUDED 5 H.C. ACCESSIBLE PARKING SPACES)

REVISIONS		
2	ADDENDUM #3 PER CITY COMMENTS	06/06/16
1	FDC & FIRE LANE LOCATION	06/28/06

T.979.260.6963
F.979.260.3564
511 UNIVERSITY DRIVE EAST
SUITE 204
COLLEGE STATION, TX 77840
PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING • HYDRAULICS
HYDROLOGY • UTILITIES • STREETS
SITE PLANS • SUBDIVISIONS
www.mitchellandmorgan.com
MITCHELL M&M MORGAN

SITE PLAN
CVL01

1211
Project No.
JUJ
Drawn By
JJM
Checked By
5/26/06
Date
7/19/06
Revision Date

Mitchell & Morgan, LLP
Civil Engineer

Conti, Jumper, Gardner & Associates, Inc.
Structural Engineer

R.H. George & Associates, Inc.
MEPEngineer

Mullinzi and Associates
Food Service Consultant

Amtech Roofing Consultants, Inc.
Roofing Consultant

Bonham Elementary Schoool

Bryan Independent School District

A B C D

JOEL J. MITCHELL
80644
REGISTERED PROFESSIONAL ENGINEER
TEXAS
18 JUL 2006

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SBWV ARCHITECTS, INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF SBWV ARCHITECTS, INC.
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SBWV ARCHITECTS
SBWV Architects, Inc.
3040 Post Oak Boulevard, Suite 1220
Houston, Texas 77056
(713) 622-1448

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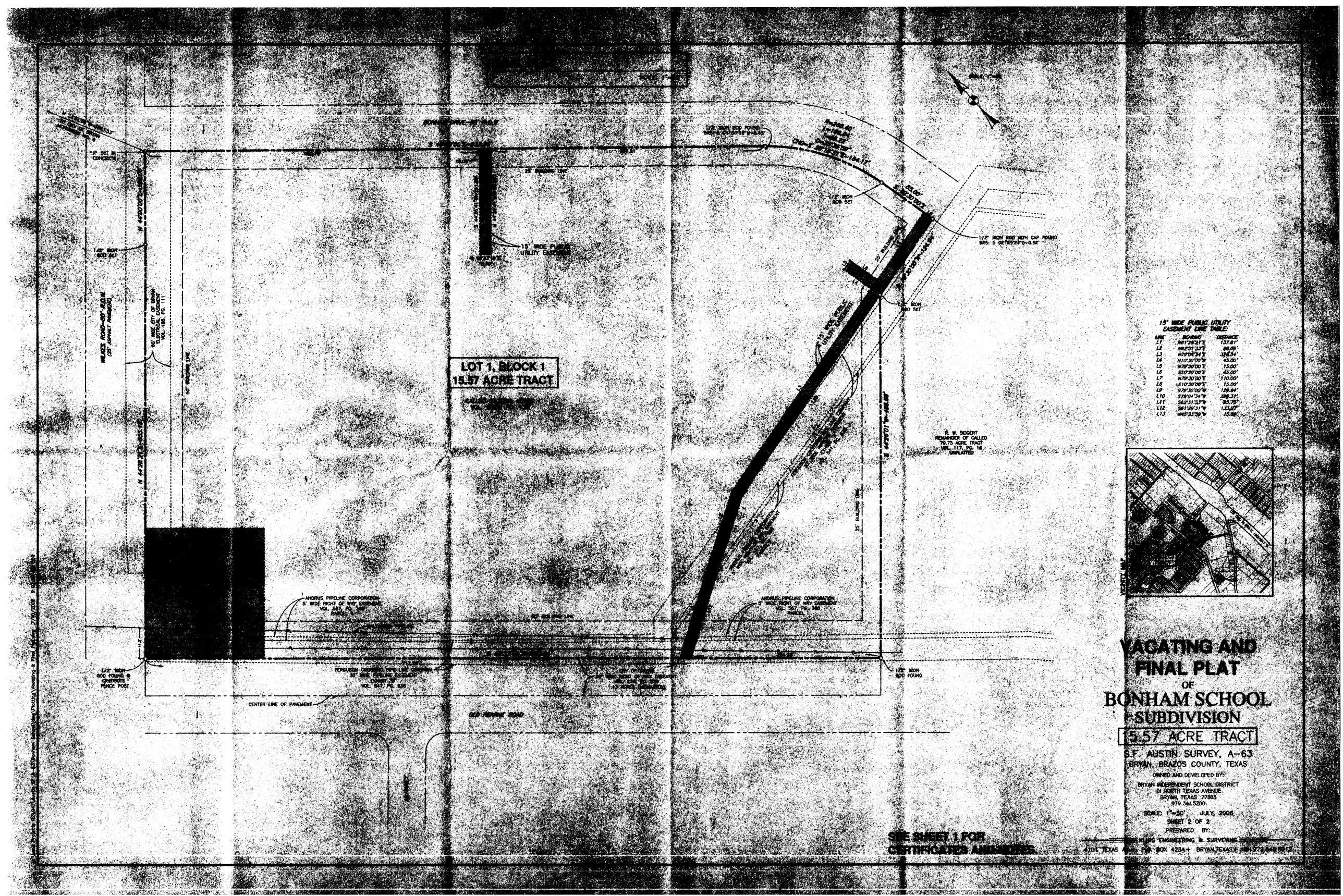


15' WIDE PUBLIC UTILITY EASEMENT LINE TABLE:

LINE	BEARING	DISTANCE
L1	N81°19'53"E	137.61'
L2	N82°01'13"E	66.05'
L3	N79°04'34"E	339.54'
L4	N10°30'00"W	45.00'
L5	N79°30'00"E	15.00'
L6	S10°30'00"E	45.00'
L7	N79°30'00"E	110.00'
L8	S10°30'00"E	15.00'
L9	S79°30'00"W	129.94'
L10	S79°04'34"W	339.31'
L11	S82°31'33"W	85.75'
L12	S81°59'31"W	133.07'
L13	N45°33'39"W	35.89'

VACATING AND FINAL PLAT OF BONHAM SCHOOL SUBDIVISION

15.57 ACRE TRACT

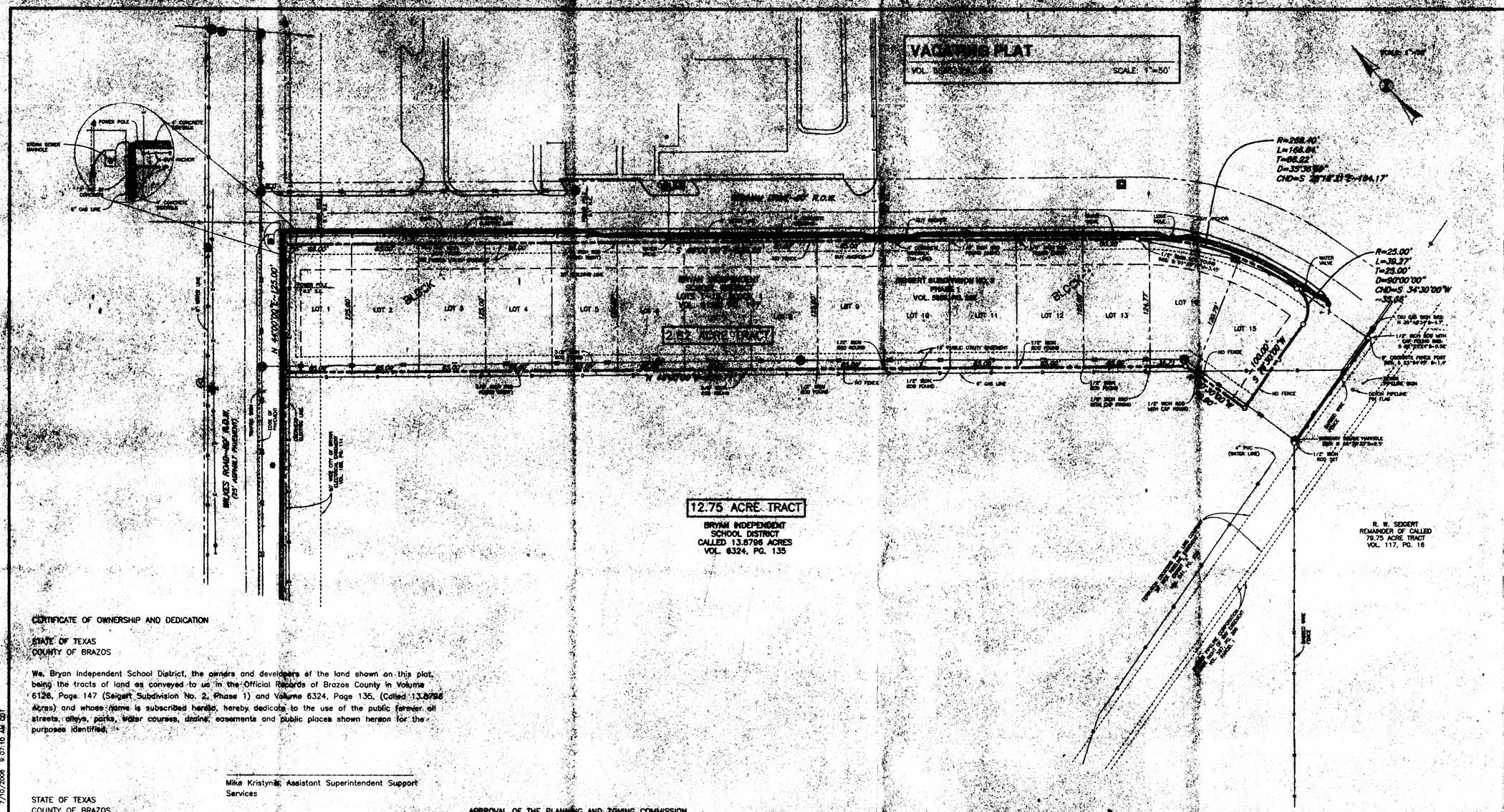
S.F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

BRYAN INDEPENDENT SCHOOL DISTRICT
101 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
979.581.5200

SCALE: 1"=50' JULY, 2006
SHEET 2 OF 2
PREPARED BY:

[illegible] ENGINEERING & SURVEYING
4101 TEXAS AVE. P.O. BOX 4234 • BRYAN, TEXAS [illegible]



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Bryan Independent School District, the owners and developers of the land shown on this plat, being the tracts of land as conveyed to us in the Official Records of Brazos County in Volume 6126, Page 147 (Seigert Subdivision No. 2, Phase 1) and Volume 6324, Page 135, (Called 13.8796 Acres) and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

_____
Mike Kristynik, Assistant Superintendent Support Services

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mike Kristynic, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 2006.

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2006.

_____
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 2006 and same was duly approved on the _____ day of _____, 2006 by said Commission.

_____
Chairman, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2006, in the Official Records of Brazos County, Texas, in Volume _____ Page _____

_____
Karen McQueen, County Clerk,
Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan; hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2006.

_____
City Planner, City of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S. M. Kling, R.P.L.S. No. 2003

STATE OF TEXAS
REGISTERED
S.M. KLING
2003
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE OF SEIGERT SUBDIVISION NO. 2, PHASE 2, RECORDED IN VOL. 3056, PG. 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS RECORDS (BEARING N 45°00'00"E).

2. FLOODING TAKES PLACE WITHIN BRYAN INDEPENDENT SCHOOL DISTRICT BY HEADING ... BASIS RECORDED IN VOL. 6126, PG. 147 (SEIGERT SUBDIVISION NO. 2, PHASE 1) AND VOL. 6324, PG. 135 (12.8796 ACRES), BOTH OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR UNINCORPORATED AREAS, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480083, PANEL NO. 0125C, MAP NO. 48041C0125C, EFFECTIVE DATE: JULY 2, 1992.

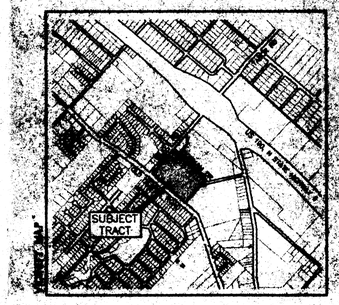
4. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.

N 45°33'59"W

5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. LIMITED DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.

6. UNDERGROUND UTILITY LINES SHOWN HEREON ARE TAKEN FROM BEST AVAILABLE INFORMATION. IT IS RECOMMENDED THAT EACH UTILITY BE CONTACTED TO MARK THEIR LINE ON-THE-GROUND TO VERIFY THE LOCATION SHOWN.

7. THE CURRENT ZONING IS AS FOLLOWS:
2.82 ACRES: ST-3
12.75 ACRES: A-O



SANITARY SEWER MANHOLE
SANITARY SEWER LINE
WATER METER
WATER LINE
WATER VALVE
FIRE HYDRANT
OVERHEAD ELECT. LINE
POWER POLE
LIGHT POLE
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
TELEPHONE LINE
FIBER OPTICS LINE
GAS METER

VACATING AND FINAL PLAT OF BONHAM SCHOOL SUBDIVISION

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BRYAN, TEXAS 77803
979.361.6200

SCALE: 1"=50' JULY, 2006
SHEET 1 OF 2
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AVE. P.O. BOX 4234 BRYAN, TEXAS PH.979.846.6212

JUL 10 2006
Engineering Services

R:\Land Projects\F21041\Austin SF A-63\Bonham School\dwg\Platting\Vacating & Final Plat.dwg 7/10/2006 9:07:10 AM CDT