VICINITY MAP

PROPERTY BOUNDARY

CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

PROJECT BENCHMARK: ⊕BM

CHISELED "X" IN CONCRETE
ELEVATION = 359.990'

0 40 80 120
SCALE: 1"= 40'

PROPOSED BUS LANE STRIPING
S41° 48' 37.71"W - 3529.86'

ENNIS STREET

PROPOSED 15.0' WIDE PUBLIC UTILITY EASEMENT

EXISTING STORM SEWER MANHOLE

EXISTING WATER LINE

PROPOSED ADA CURB RAMPS

PROPOSED FIRE HYDRANT

COVERED CONCRETE

BRICK WALL

EXISTING SANITARY SEWER

PHYSICAL EDUCATION BUILDING
FFE= 356.0'
23,206 SQFT

C.202

EXISTING TENNIS COURT

FFE 356.03

C.203

MAIN BUILDING
50,963 SQFT

EXISTING DUMPSTER/SOLID WASTE CONTAINMENT AREA

EAST 32ND STREET

S48° 31' 44.50"E - 3529.86'

PEASE STREET

PROPOSED KNOX BOX REF. ARCH.

PROPOSED GATE REF. ARCH.

PROPOSED ADA CURB RAMPS

PROPOSED FIRE HYDRANT

CONCRETE WASH OUT AREA

PROPOSED 15.0' WIDE PUBLIC UTILITY EASEMENT

FFE 355.31

FFE 355.31

FFE 355.31

PROPOSED LOADING DOCK / PROPOSED STAIRS

135,098 GSF
47.1' MAX HEIGHT

FFE 352.73

MULTI-PURPOSE GYM
FFE= 352.73'
21,000 SQFT

FFE 356.61

CIVIC CENTER
30,536 SQFT

C.205

FFE 351.98

FFE 351.98

FFE 351.98

C.204

EXISTING 6" WATER LINE

EXISTING FIRE HYDRANT

EXISTING 6" SANITARY SEWER

PROPOSED FDC

EX. SANITARY SEWER

STRIPE OFF EXISTING PARKING SPACES

PROPOSED GATE REF. ARCH.

PROPOSED FIRE HYDRANT

PROPOSED KNOX BOX REF. ARCH.

PROPOSED 15.0' WIDE PUBLIC UTILITY EASEMENT

PROPOSED FIRE HYDRANT

PROPOSED "DO NOT ENTER" SIGNS

N41° 29' 16.04"E - 3529.86'

EXISTING STORM SEWER MANHOLE

S. COULTER DRIVE

PROPOSED ADA CURB RAMPS

BUILDING DATA SUMMARY			
EXISTING USE:	SCHOOL		
PROPOSED USE:	SCHOOL		
NO. OF STORIES:	3		
PROPOSED BUILDING:	TOTAL SF 135,098	HEIGHT (FT) 47.1	TYPE IIA
BUILDING SPRINKLER	YES		
FIRM MAP NO:	48041C0215F, revised April 2, 2014 (Not located in 100 year floodplain or floodway)		

PARKING TABULATION (OFF-STREET PARKING ONLY)	
PARKING REQUIREMENT:	1/15 STUDENTS
TOTAL STUDENTS:	1240
TOTAL PARKING REQUIRED:	83
EXISTING PARKING:	137
PROPOSED PARKING:	94
STANDARD SPACES	223
PROPOSED ADA PARKING	7
TOTAL PARKING PROVIDED:	230 SPACES

UTILITY DEMANDS		
Minimum Water	0 GPM	
Maximum Water	290 GPM	(Peak Flow =Avg. Daily Flow* 4)
Average Water	72.5 GPM	

801 SOUTH ENNIS STREET
BRYAN, TX

17.89 ACRES
LOT 02 (TR-261), BLOCK 7
ZENO PHILLIPS SURVEY
ZONING: RD-5

OWNER:
BRYAN INDEPENDENT SCHOOL DISTRICT
101 NORTH TEXAS AVENUE
BRYAN, TX 77803
TELEPHONE: (979) 209-7062
CONTACT: JEFF WINDSOR
EMAIL: JEFF.WINDSOR@BRYANISD.ORG

ARCHITECT:
PBK
11 GREENWAY PLAZA #2210
HOUSTON, TX 77046
TELEPHONE: (713) 965-0608
CONTACT: PAUL BUTTERFRAS
EMAIL: PAUL.BUTTERFRAS@PBK.COM

LEGEND

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- PROPOSED SS DOUBLE CLEANOUT
- FDC — PROPOSED FIRE DEPT. CONNECTION

SITE PLAN NOTES:

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FIRM REGISTRATION NUMBER:
TBPE F-7451,
TBPLS F-10193910

STEPHEN F. AUSTIN MIDDLE SCHOOL

STATE OF TEXAS
JEREMY N. PETERS
100217
LICENSED PROFESSIONAL ENGINEER
10/28/2015

CLIENT	BRYAN I.S.D.
PROJECT NUMBER	15-0009
DATE	10-28-2015
DRAWN BY	ASP
CHECKED BY	JNP

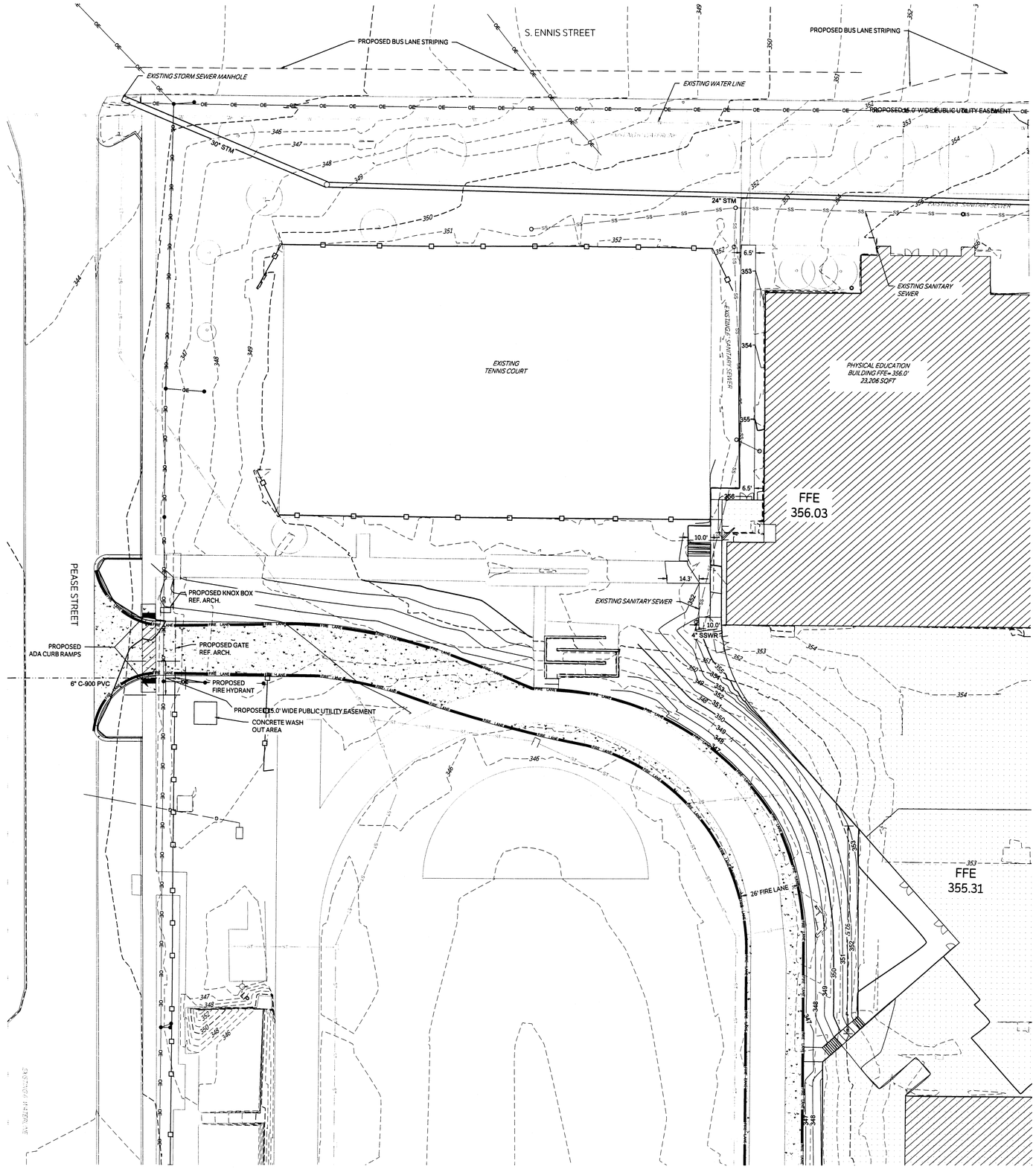
REVISIONS

No.	Description	Date

100% - CONSTRUCTION SET

OVERALL SITE PLAN

C.201



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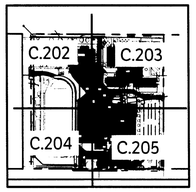


CLIENT	BRYAN I.S.D.
PROJECT NUMBER	15-0009
DATE	10-28-2015
DRAWN BY	ASP
CHECKED BY	JNP

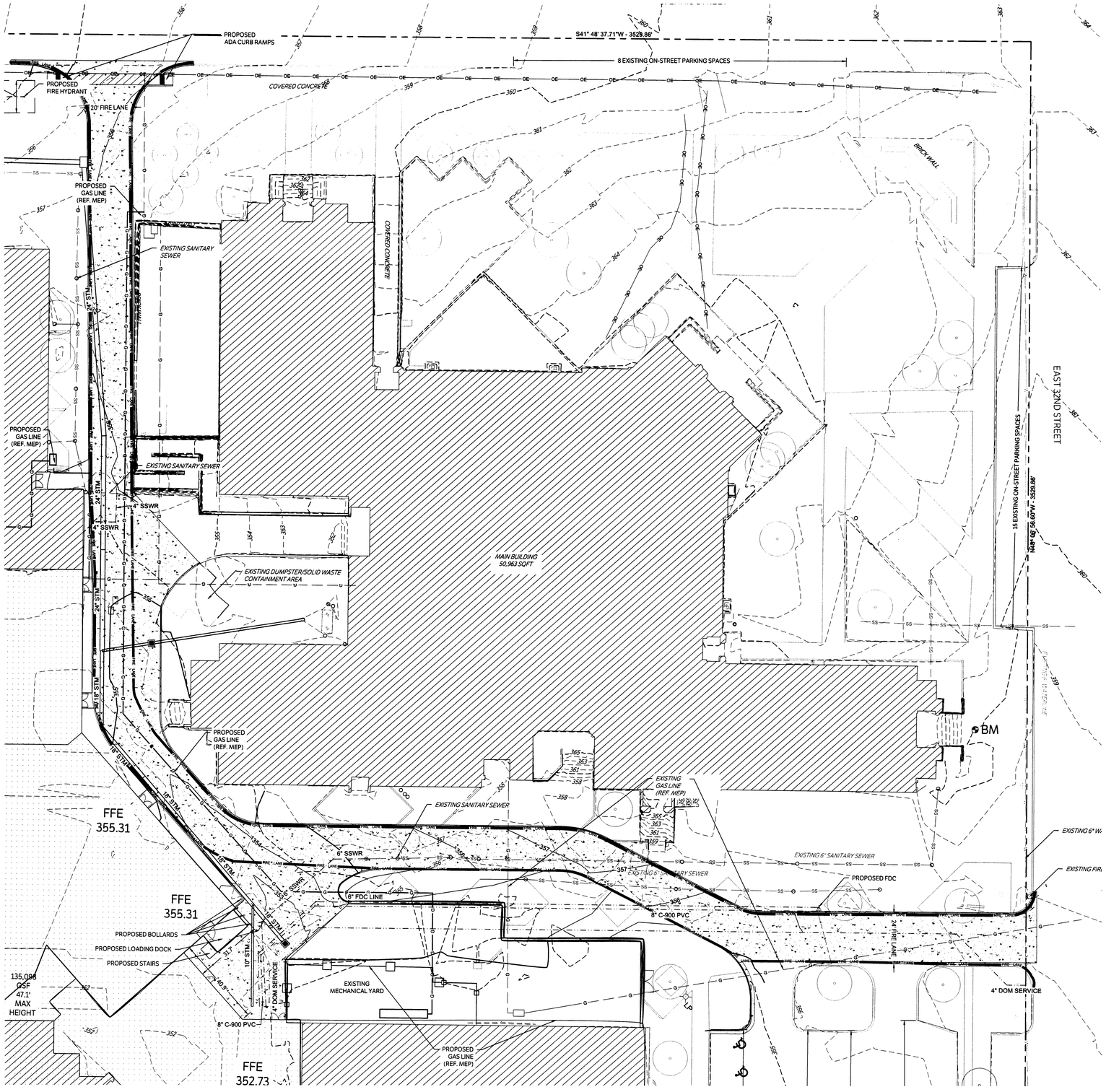
REVISIONS

No.	Description	Date

100% - CONSTRUCTION SET

SITE PLAN

C.202



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N

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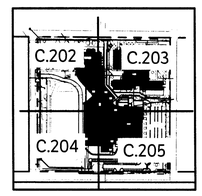

CLIENT	BRYAN I.S.D.
PROJECT NUMBER	15-0009
DATE	10-28-2015
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CHECKED BY	JNP

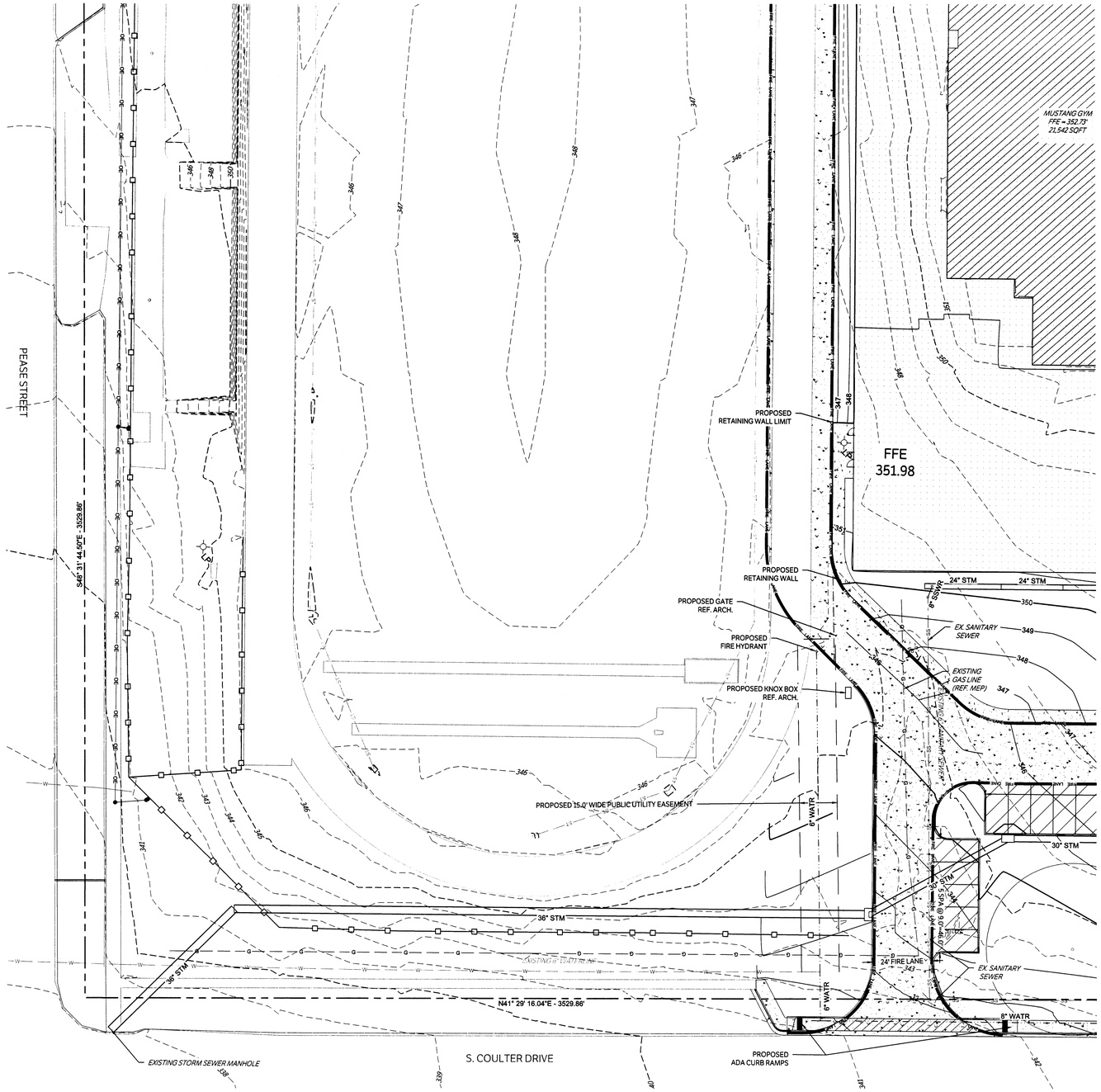
REVISIONS

No.	Description	Date

100% - CONSTRUCTION SET

SITE PLAN

C.203



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11. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
12. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
13. IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
16. THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY MAPS AND, WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
17. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
18. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
19. ALL WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
20. ALL SANITARY SEWER LINES TO BE SDR-26 PVC.
21. SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.
22. ALL METERS TO BE LOCATED WITHIN THE P.U.E.
23. ALL STRIPING, MARKING, AND SIGNAGE TO BE DONE PER TMUTCD.

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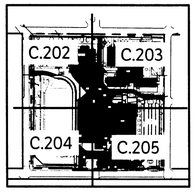
TBPLSF-10193910

PBK
11 Greenway Plaza, 22nd Floor
Houston, TX 77046
713-965-0608 P
713-961-4571 F
TX Firm: F-3709
PBK.com

STEPHEN F. AUSTIN MIDDLE SCHOOL



CLIENT	BRYAN I.S.D.
PROJECT NUMBER	15-0009
DATE	10-28-2015
DRAWN BY	ASP
CHECKED BY	JNP

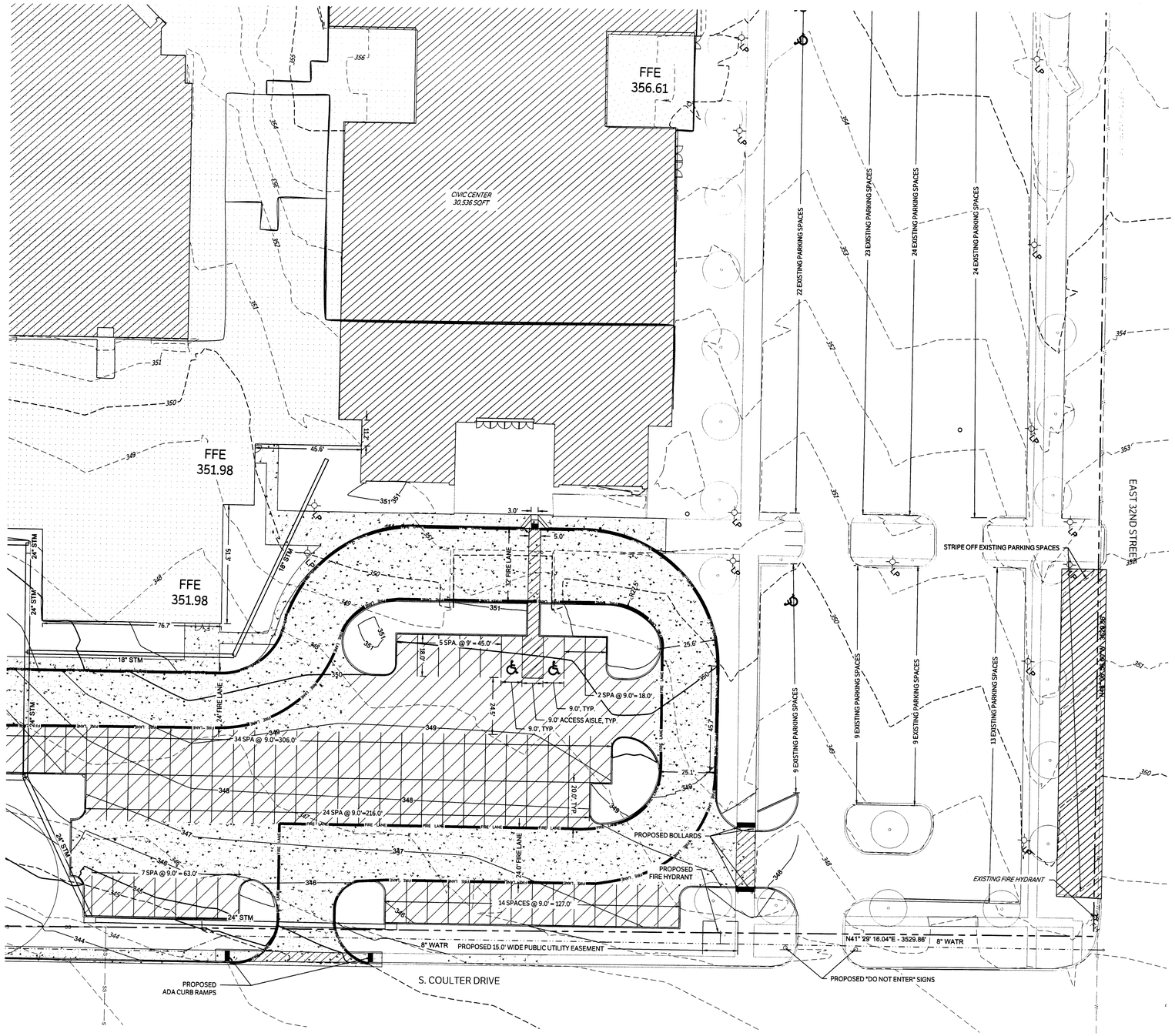
REVISIONS

No.	Description	Date

100% - CONSTRUCTION SET

SITE PLAN

C.204



CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

PROJECT BENCHMARK: ⊕ BM

CHISELED "X" IN CONCRETE
ELEVATION = 359.990'

N

0 20 40 60
SCALE: 1"= 20'

LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED PAVEMENT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE
- FIRE LANE — FIRELANE (RED STRIPE WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
- 340 — EXISTING MAJOR CONTOURS
- 341 — EXISTING MINOR CONTOURS
- 340 — PROPOSED MAJOR CONTOURS
- 341 — PROPOSED MINOR CONTOURS
- W — EXISTING WATER LINE
- PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING MANHOLE
- FH — EXISTING FIRE HYDRANT
- PROPOSED HANDICAP PARKING
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SS DOUBLE CLEANOUT
- FDC — PROPOSED FIRE DEPT. CONNECTION

SITE PLAN NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES
2. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
3. A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
4. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
5. REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
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713-961-4571 F
TX Firm: F-3709
PBK.com

STEPHEN F. AUSTIN MIDDLE SCHOOL

STATE OF TEXAS
JEREMY N. PETERS
100217
LICENSED PROFESSIONAL ENGINEER
10/29/15

CLIENT	BRYAN I.S.D.
PROJECT NUMBER	15-0009
DATE	10-28-2015
DRAWN BY	ASP
CHECKED BY	JNP

REVISIONS

No.	Description	Date

100% - CONSTRUCTION SET

SITE PLAN

C.205