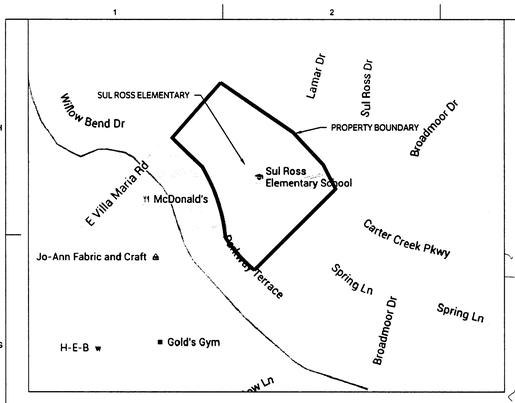


VICINITY MAP

SITE PARKING REQUIREMENTS

PARKING SPACES CALCULATION 1 PER 20 STUDENTS
650 STUDENTS / 20 = 33 PARKING SPACES REQUIRED MIN.

	EXISTING	NEW	TOTAL
PARKING SPACES	48	28	76
ACCESSIBLE PARKING SPACES	4	2	6
TOTAL PARKING SPACES PROVIDED			82

BUILDING DATA SUMMARY			
EXISTING USE	ELEMENTARY SCHOOL		
PROPOSED USE	ELEMENTARY SCHOOL		
NO. OF STORIES	1		
PROPOSED	TOTAL SF	HEIGHT (FT)	TYPE
	39,168		IIB
BUILDING		YES	
FIRM MAP NO:	48041C0215F, revised April 2, 2014 (Not located in 100 year floodplain or floodway)		

UTILITY DEMANDS		
Minimum Water	0 GPM	
Maximum Water	40 GPM	(Peak Flow =Avg. Daily Flow* 4)
Average Water	10 GPM	
Max. Sewer Load	125 GPD	(Based on 16 hour day usage)

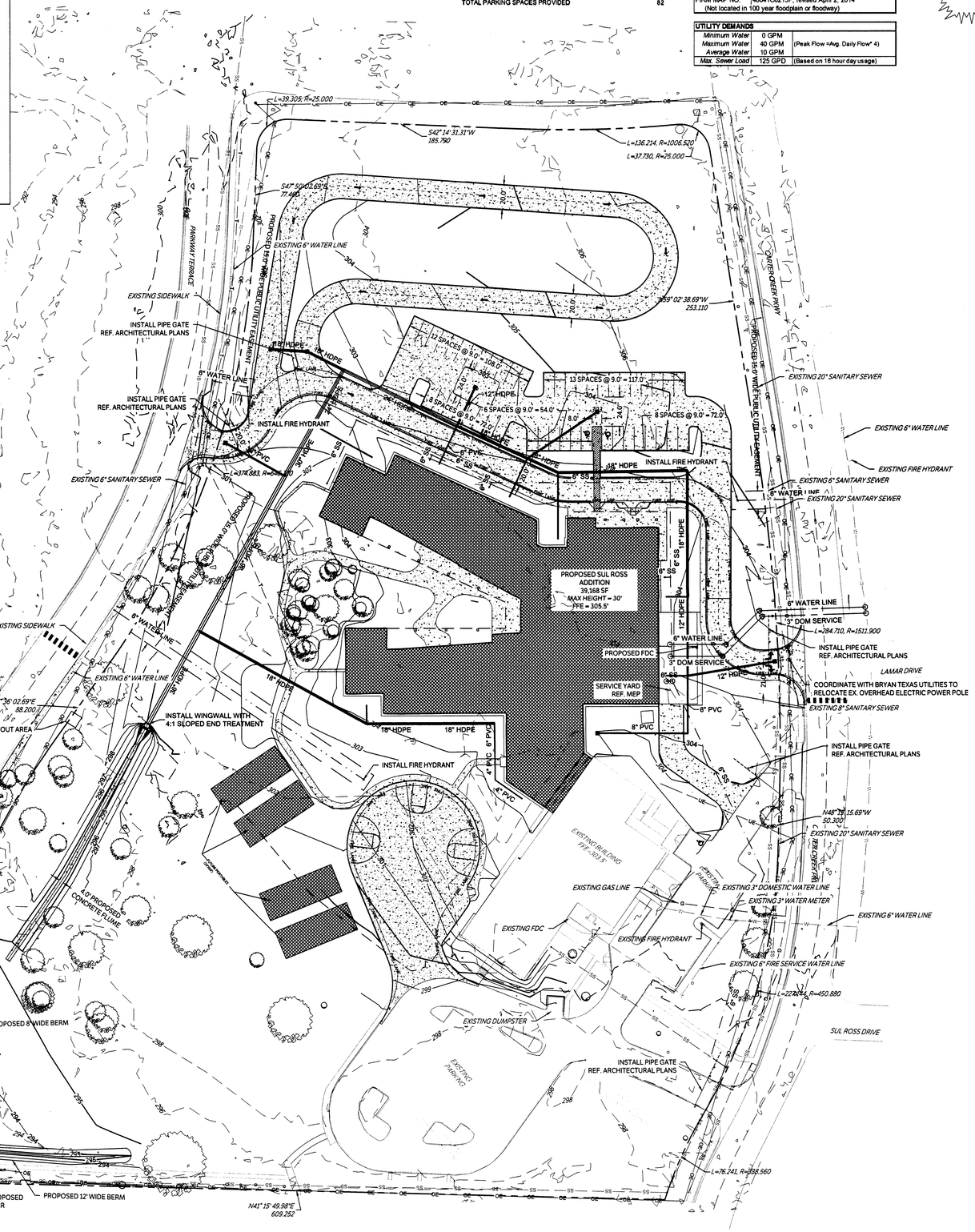
CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

N

0 40 80 120
SCALE: 1"= 40'

PROJECT BENCHMARK: BM

RAIL SPIKE IN POWER POLE
ELEVATION = 301.31'



LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE
- 340 EXISTING MAJOR CONTOURS
- 341 EXISTING MINOR CONTOURS
- 340 PROPOSED MAJOR CONTOURS
- 341 PROPOSED MINOR CONTOURS
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- OE EXISTING OVERHEAD ELECTRIC
- SS EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER
- FIRE LANE PROPOSED FIRELANE
- 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

REFERENCE C1000 FOR SIGNAGE PLAN

PHASING NOTE:
FOR PROJECT PHASING
REF. SHEET ARCH. G201

SCOPE: ADD NEW SCHOOL BUILDING WITH ASSOCIATED SIDEWALK, PARKING LOT, AND DRIVE AISLE

SITE PLAN FOR:

SUL ROSS ELEMENTARY SCHOOL
3300 PARKWAY TERRACE
BRYAN, TEXAS 77802
10.89 ACRE TRACT

LEGAL DESCRIPTION:
SUL ROSS SITE, LOT 1, ACRES 10.89

SURVEY: GREGORY HOPCUS
2501 ASHFORD DRIVE, SUITE 102
COLLEGE STATION, TEXAS 77840
APRIL 23, 2015

ZONING:
COMMERCIAL, C-3

OWNER:
BRYAN I.S.D.
101 NORTH TEXAS AVENUE
BRYAN, TX 77803
TELEPHONE: 979-209-7062
CONTACT: JEFF WINDSOR
JEFF.WINDSOR@BRYANISD.ORG

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 DETAIL SHEET C1000 FOR COMPLETE BUILDING DIMENSIONS.
5. REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
6. 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.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL CLEAN AND REMOVE ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
9. THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
10. ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION, SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
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.

Stantec
2338 COOLIDGE
SUITE 100
BERKLEY, MICHIGAN 48072
P 248.338.4700
F 248.336.4701

GESSNER ENGINEERING
GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
College Station, Texas 77840
www.gessnerengineering.com
FIRM REGISTRATION NUMBER:
TBPE F-7451,
TBPLSF-10193910

STATE OF TEXAS
JEREMY N. PETERS
100217
LICENSED
PROFESSIONAL ENGINEER
10/2/15

BRYAN INDEPENDENT SCHOOL DISTRICT

SUL ROSS
ELEMENTARY CAMPUS
REDEVELOPMENT
BRYAN, TEXAS

DRAWN: ASP
CHECKED: JNP

ISSUE:
OCT 21 2015
RECEIVED

07/23/2015 50% CD PHASE - OWNER REVIEW
08/20/2015 95% CD PHASE - OWNER REVIEW
09/08/2015 CONSTRUCTION SET

SHEET TITLE:
SITE PLAN

Project #: 15-0257

C100

8/11/2015
C:\06 SITE PLAN.dwg