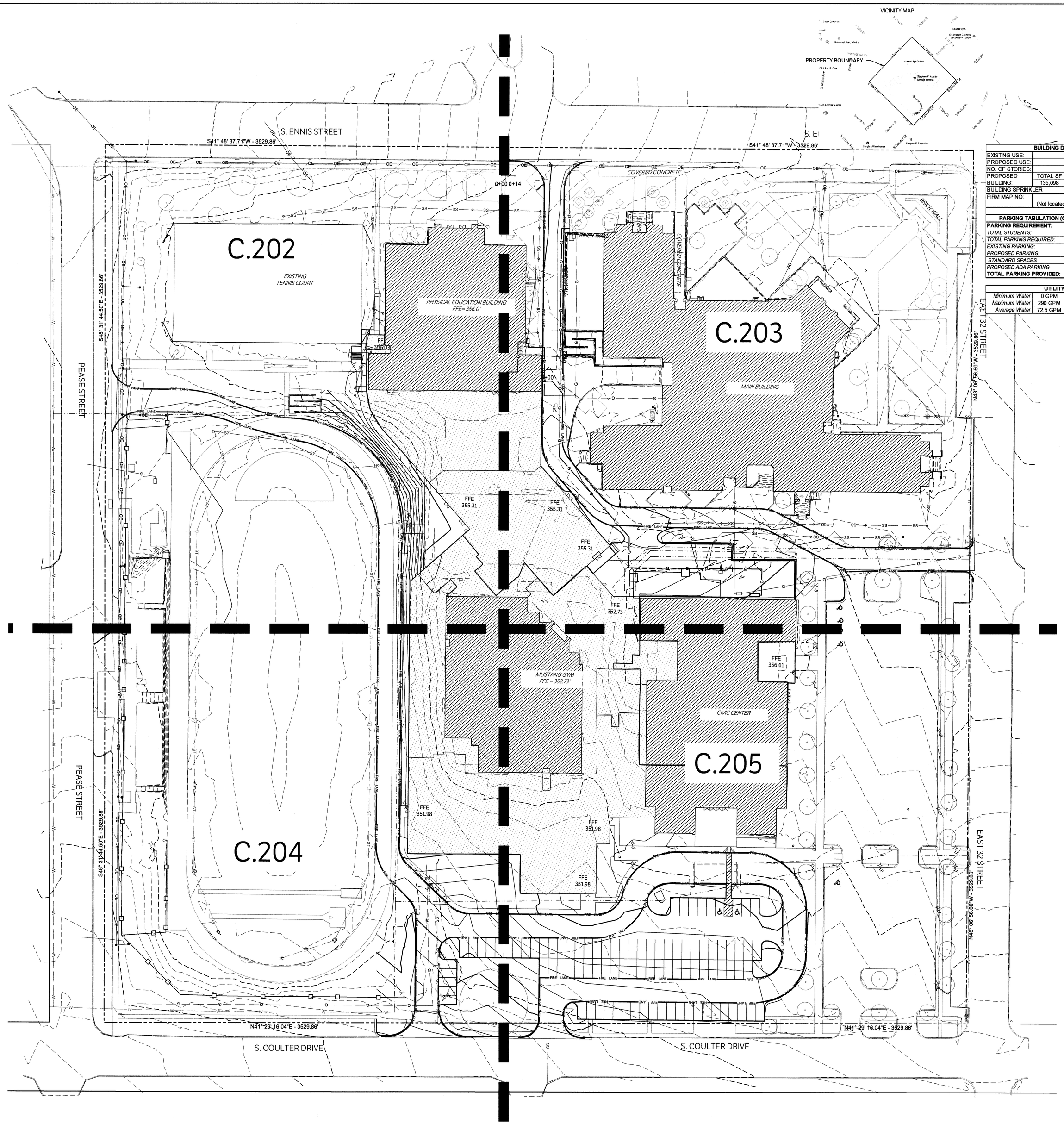

CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

PROJECT BENCHMARK: BM

CHISELED "X" IN CONCRETE
ELEVATION = 359.990'

0 40 80 120
SCALE: 1"= 40'

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 (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

- PROPOSED BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE
- FIRE LANE — FIRELANE (RED CURB 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
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — 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.
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. SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/ CONSTRUCTION. 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.

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

STATE OF TEXAS
JEREMY NEIL PETERS
90217
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY

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

CLIENT	BRYAN I.S.D.
PROJECT NUMBER	15-0009
DATE	07-22-2015
DRAWN BY	ASP
CHECKED BY	JNP

REVISIONS

No.	Description	Date

95% OWNER REVIEW

OVERALL SITE PLAN

AUG 26 2015

C.201