LEGEND

Symbol	Description
	PROPERTY BOUNDARY
	LAY OF HOSE
	R.O.W. EASEMENT-BOUNDARY
SS	EXIST. SAN. SEW. LINE
W	PROP. WATER LINE (W.L.)
E	AERIAL ELECTRIC
XXX	PROP. FENCE
X	EXIST. FENCE
	PROP. STM. SEW. LINE
315	EXIST. CONTOURS OF ELEV.
315	PROP. CONTOURS OF ELEV.
	TELEPHONE POLE & MANHOLE
	WATER VALVE
	FIRE HYDRANT (FH)
SS	SAN. SEW. MANHOLE (MH)
	STM. SEW. MANHOLE
	WATER METER (WM)

ABBREVIATIONS

PCC	PORTLAND CEMENT CONCRETE
HMAC	HOT MIX ASPHALT CONCRETE
PUE	PUBLIC UTILITY EASEMENT
D/W	DRIVEWAY
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT

PARKING

OFF-STREET PARKING REQUIREMENTS

A. TOTAL NUMBER OF PARKING SPACES

BUILDING TYPE OR USE	APPROXIMATE NUMBER OF STUDENTS	UNIT PARKING REQUIREMENTS parking space per students	EXTENDED NUMBER OF REQUIRED PARKING SPACES [1]
MIDDLE SCHOOL	~ 880	1 space / 15 students	59
		TOTAL NUMBER OF PARKING SPACES REQUIRED:	59
		TOTAL NUMBER OF PARKING SPACES PROVIDED:	194

B. HANDICAPPED PARKING ANALYSIS

1. REQUIRED NUMBER OF ACCESSIBLE SPACES

TOTAL PARKING SPACES PROVIDED	MINIMUM TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED	NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESIBLE
1-25	1	1
26-50	2	1
51-75	3	1
76-100	4	1
101-150	5	1
151-200	6	1

FOR 200 SPACES PROVIDED, 6 ACCESIBLE SPACES ARE REQUIRED, ONE OF WHICH MUST BE VAN ACCESSIBLE

2. ACCESSIBLE SPACES PROVIDED

CATEGORY	PROVIDED	REQUIRED	COMMENT
GENERAL ACCESSIBILE	8	6	2 EXTRA
VAN ACCESSIBLE	5	1	4 EXTRA

PARKING NOTES:

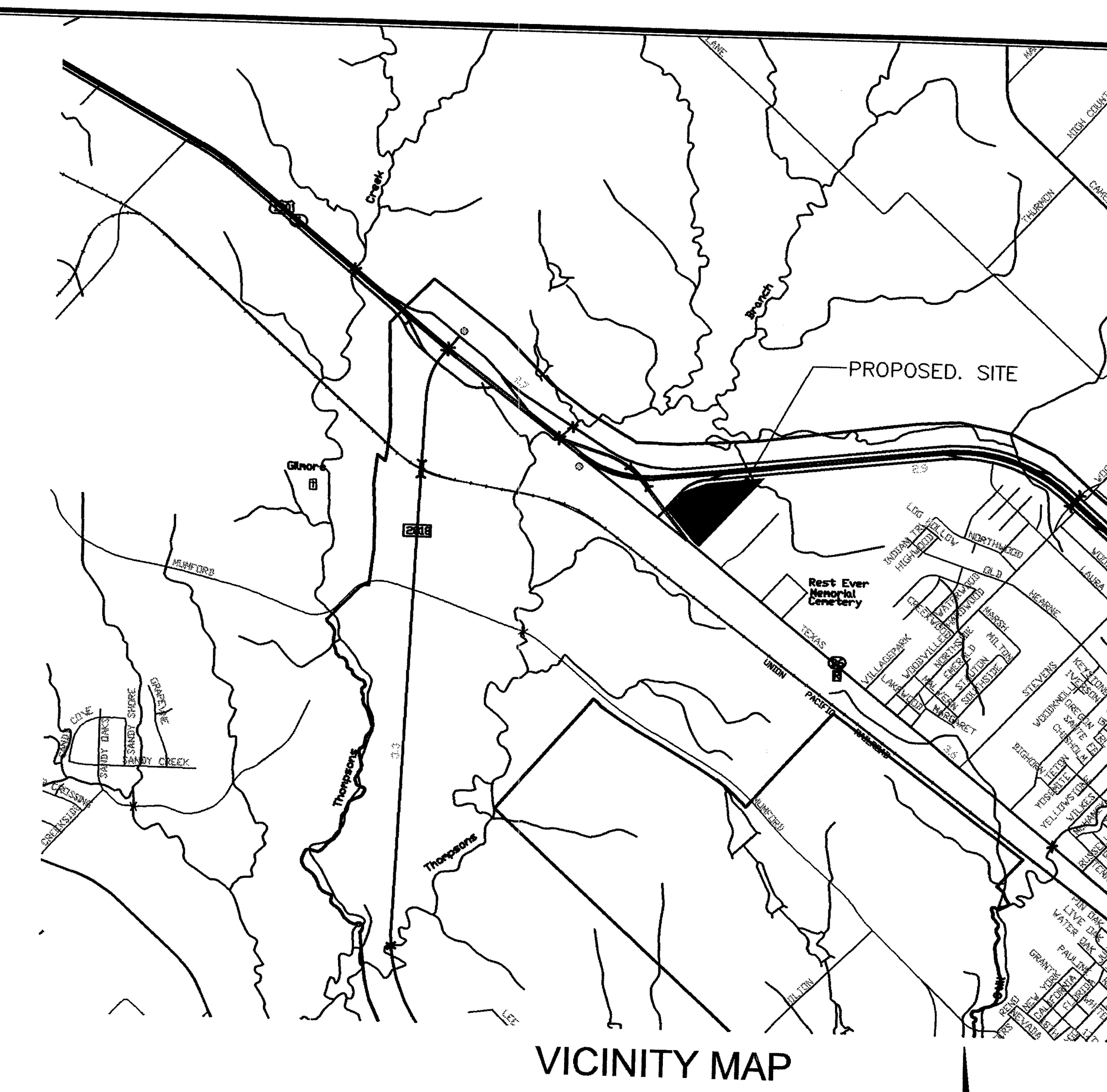
1. CALCULATED NUMBER OF PARKING SPACES ROUNDED OFF TO NEAREST WHOLE NUMBER.

NOTES:

1. NO PORTION OF THE PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN
2. PROPERTY IS ZONED COMMERCIAL (C)
3. BUILDING SETBACK DISTANCES FOR COMMERCIAL:
   - FRONT: 25'
   - SIDE: 7.5'
   - ARTERIAL SIDE STREET: 25'
   - SIDE STREET: 15'
   - REAR SETBACK: 7.5'

LOCATION OF PROPERTY:
N. Texas Ave. Near State Highway 6

LEGAL DESCRIPTION OF PROPERTY:
M. D. Wheeler, Ltd.
30.36 Acre Tract
Moses Baine Survey, A-3
Volume 5703, Page 122



VICINITY MAP

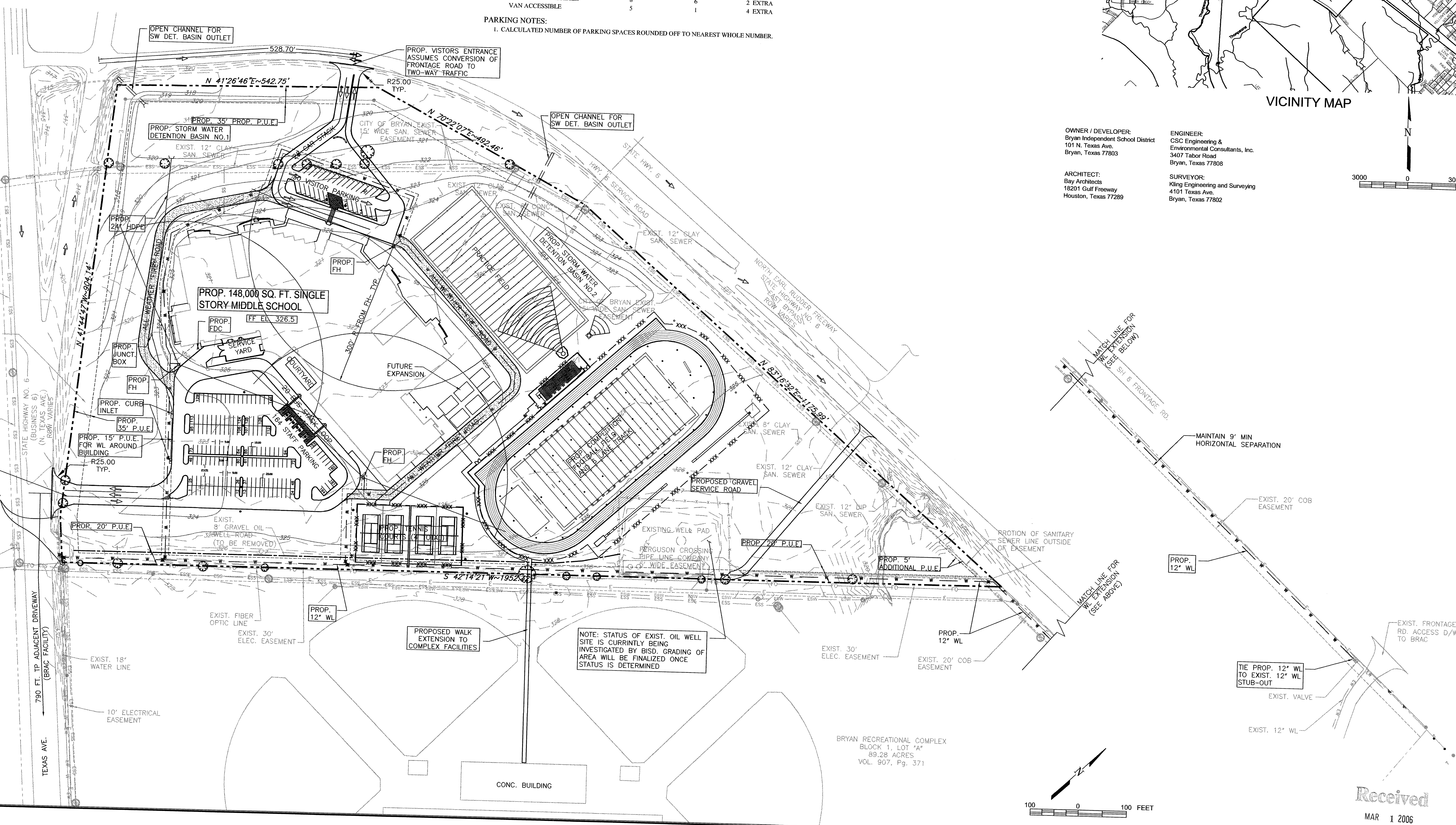
3000 0 3000 FEET

OWNER / DEVELOPER:
Bryan Independent School District
101 N. Texas Ave.
Bryan, Texas 77803

ENGINEER:
CSC Engineering &
Environmental Consultants, Inc.
3407 Tabor Road
Bryan, Texas 77808

ARCHITECT:
Bay Architects
18201 Gulf Freeway
Houston, Texas 77289

SURVEYOR:
Kling Engineering and Surveying
4101 Texas Ave.
Bryan, Texas 77802



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REV.	DATE	DETAILS

SITE PLAN
ARTHUR DAVILA MIDDLE SCHOOL
BRYAN I.S.D.
BRYAN, TEXAS

C S C Engineering & Environmental Consultants, Inc.

SHEET TITLE:
SITE PLAN

PROJ. NO.: 205167-100
DRAWN BY: AEA
DATE: 03/01/06
SCALE: AS SHOWN
APPR: MFC

DRAWING:
SP-1

SP06-12

LANDSCAPING

LANDSCAPING REQUIREMENTS

1. REQUIRED LANDSCAPING "AREA" = 15% OF THE DEVELOPED AREA
   = 0.15 x 736,562 sq. ft. = 110,485 sq. ft.

THE DEVELOPED AREA WAS CONSIDERED TO BE THE PROPOSED MIDDLE SCHOOL BUILDING STRUCTURE (148,000 sq. ft.) AND THE SURROUNDING SIDEWALKS AND PAVED AREAS (INCLUDING THE ACCESS DRIVE AND PARKING AREAS (588,562 sq. ft.)

2. PROVIDED LANDSCAPING

TYPES OF LANDSCAPE PLANTINGS	NUMBER OF LANDSCAPED UNITS	GRANTED SQUARE FOOTAGE OF COVERAGE	CALCULATED EXTENDED COVERAGE AREA CREDITED
EXIST. LARGE CANOPY TREES	61	225 sq ft	13,725 sq ft
LARGE CANOPY TREES [1]	158	350 sq ft	55,300 sq ft
LARGE NON-CANOPY TREES [2]	136	225 sq ft	30,600 sq ft
GRASS AREAS [3]	1105 sq ft	10 sq ft	11,050 sq ft
TOTALS			**110,675 sq ft**

LANDSCAPING NOTES:

1. LARGE CANOPY TREES WILL CONSIST OF CANOPY TREES THAT ARE ON THE APPROVED CANOPY TREE LIST WITHIN THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE SECTION 20-147 AND HAVE A CALIPER GREATER THAN 3".

2. LARGE NON-CANOPY TREES WILL CONSIST OF NON-CANOPY TREES THAT ARE ON THE APPROVED NON-CANOPY TREE LIST WITHIN THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE SECTION 20-147 AND HAVE A CALIPER GREATER THAN 3".

3. MAXIMUM OF 15 % OF TOTAL REQUIRED LANDSCAPING.

4. IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING AND WILL BE INSTALLED BY A CERTIFIED INSTALLER.

THE SQUARE FOOTAGE OF PROVIDED LANDSCAPING (100,675 sq ft) IS GREATER THAN THE REQUIRED LANDSCAPING (110,485 sq. ft.).

LEGEND

- EXIST. TREE TO BE REMOVED
- EXIST. LARGE CANOPY TREE
- PROP. LARGE CANOPY TREE
- PROP. LARGE NON-CANOPY TREE
- PROPERTY BOUNDARY
- EXIST. SAN. SEW. LINE
- PROP. WATER LINE (W.L.)
- AERIAL ELECTRIC
- PROP. FENCE
- EXIST. FENCE
- PROP. STM. SEW. LINE
- EXIST. CONT.
- PROP. CONTOURS
- TELEPHONE POLE & MANHOLE
- WATER VALVE
- FIRE HYDRANT (FH)
- SAN. SEW. MANHOLE (MH)
- STM. SEW. MANHOLE
- WATER METER (WM)

ABBREVIATIONS

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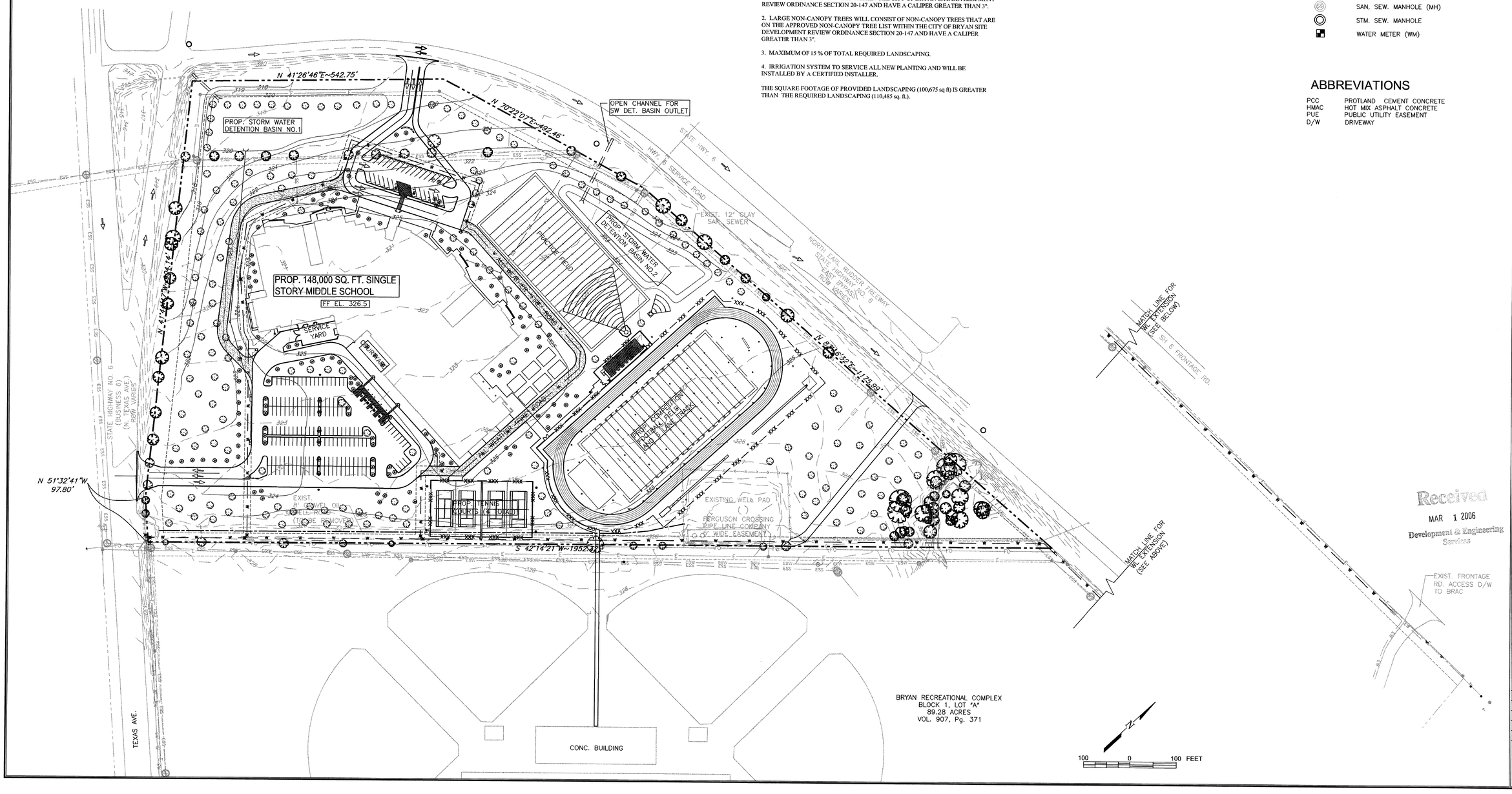
HMAC	HOT MIX ASPHALT CONCRETE
PUE	PUBLIC UTILITY EASEMENT
D/W	DRIVEWAY



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REV.	DATE	DETAILS

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- ☐ FINAL DRAWINGS:

LANDSCAPE PLAN
ARTHUR DAVILA MIDDLE SCHOOL
BRYAN I.S.D.
BRYAN, TEXAS

Engineering & Environmental Consultants, Inc.

CSC

SHEET TITLE:
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PROJ. NO.:	205167-100
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SP06-12