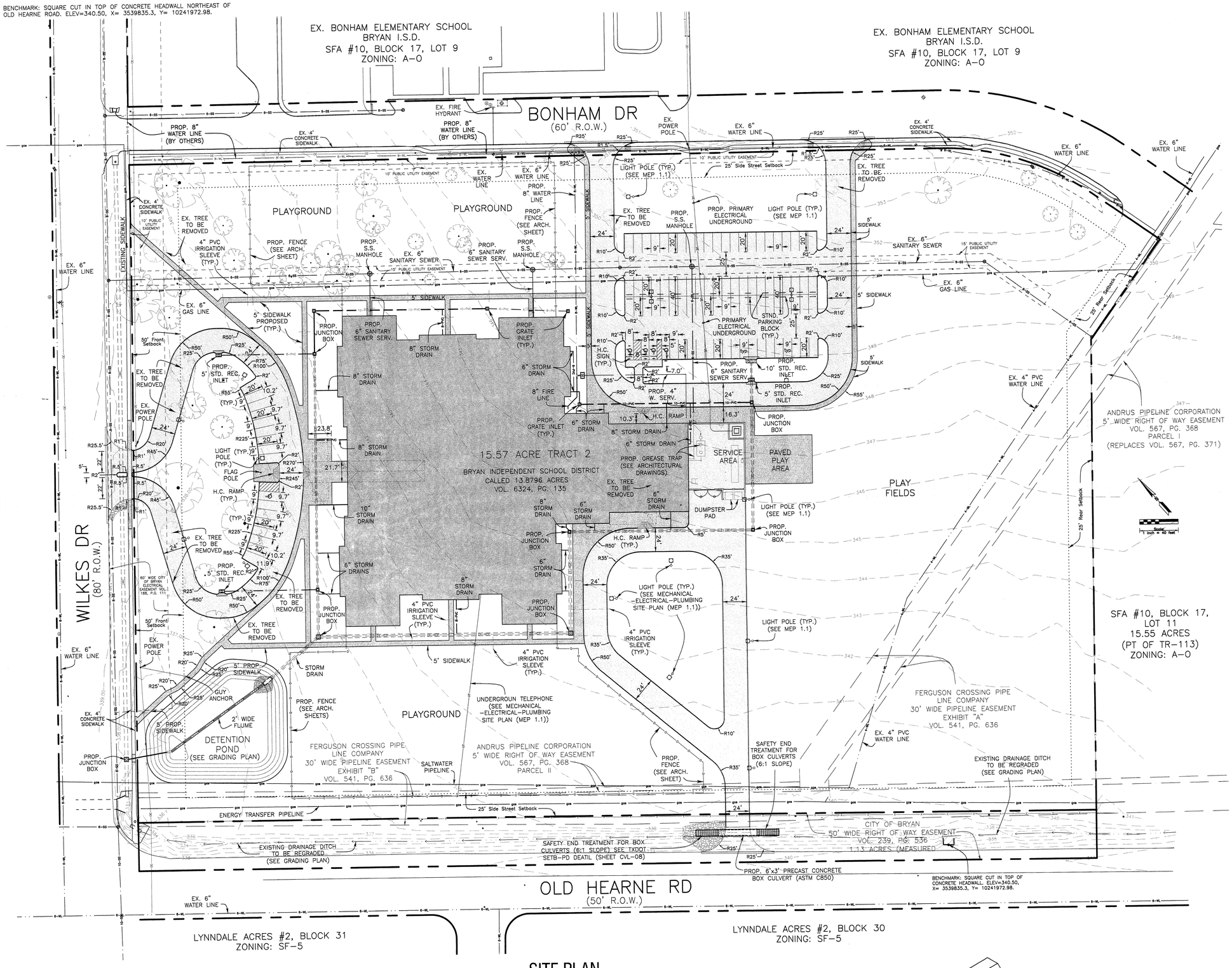
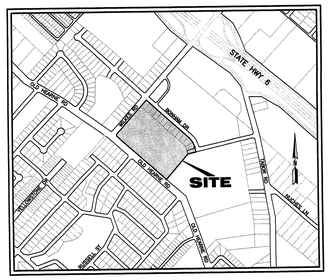
BENCHMARK: SQUARE CUT IN TOP OF CONCRETE HEADWALL NORTHEAST OF OLD HEARNE ROAD. ELEV=340.50, X= 3539835.3, Y= 10241972.98.



SITE PLAN
SCALE: 1"=40'



VICINITY MAP
NOT TO SCALE

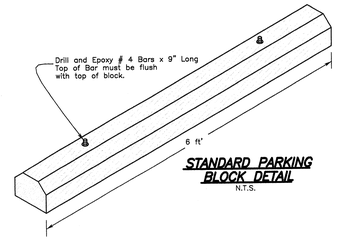
GENERAL CONSTRUCTION NOTES:

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.

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.



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)

STATE OF TEXAS
JOEL J. MITCHELL
80649
REGISTERED PROFESSIONAL ENGINEER
Joel May 06

NORTH
SCALE: 1"=40'

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

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

Mitchell & Morgan, LLP
Civil Engineer

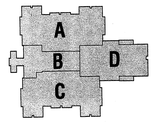
Conti, Jumper, Gardner & Associates, Inc.
Structural Engineer

R.H. George & Associates, Inc.
MEPEngineer

Mullinzi and Associates
Food Service Consultant

Amtech Roofing Consultants, Inc.
Roofing Consultant

Bonham Elementary School
Bryan Independent School District



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Houston, Texas 77056
(713) 622-1448

SITE PLAN
CVL01

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