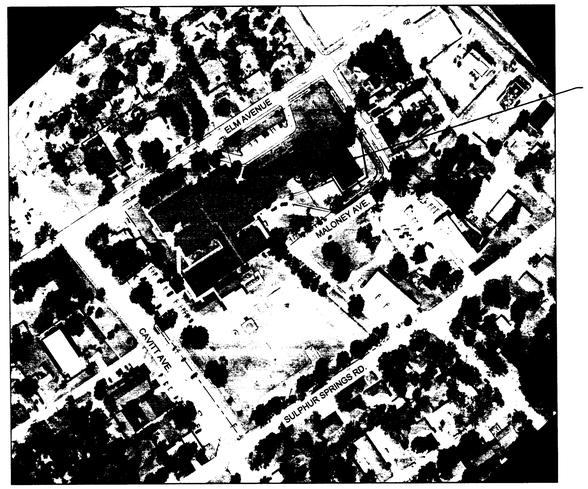


VICINITY MAP

NOTE:

- DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- CONTRACTOR TO CONTACT CITY OF BRYAN BUILDIGN SERVICES AT 979-209-5010 TO SCHEDULE AN INSPECTION FOR NEW PRIVATE SANITARY, STORM, AND WATER SERVICE LINES, WHEN READY. ENGINEERING INSPECTOR WILL INSPECT THE SECTION OF STORM PIPE AND SLOPED HEADWALL TREATMENT THAT'S LOCATED WITHIN CITY OF BRYAN R.O.W.
- CONTRACTOR TO CALL CITY OF BRYAN WATER SERVICES AT 979-209-5900 BEFORE DOING ANY WORK ON PUBLIC WATERLINES.

SITE PLAN FOR:
CROCKETT ELEMENTARY SCHOOL
401 ELM AVENUE
BRYAN, TX 77801

LEGAL DESCRIPTION:
MIDWAY PLACE, BLOCK 8, LOT 2 & 4-28, ACRES 9.3 & ALL OF BLK 9 & PT OF CLOSED WILLOW AVE, CROCKETT SCHOOL

ZONING:
RESIDENTIAL, R-5

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

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

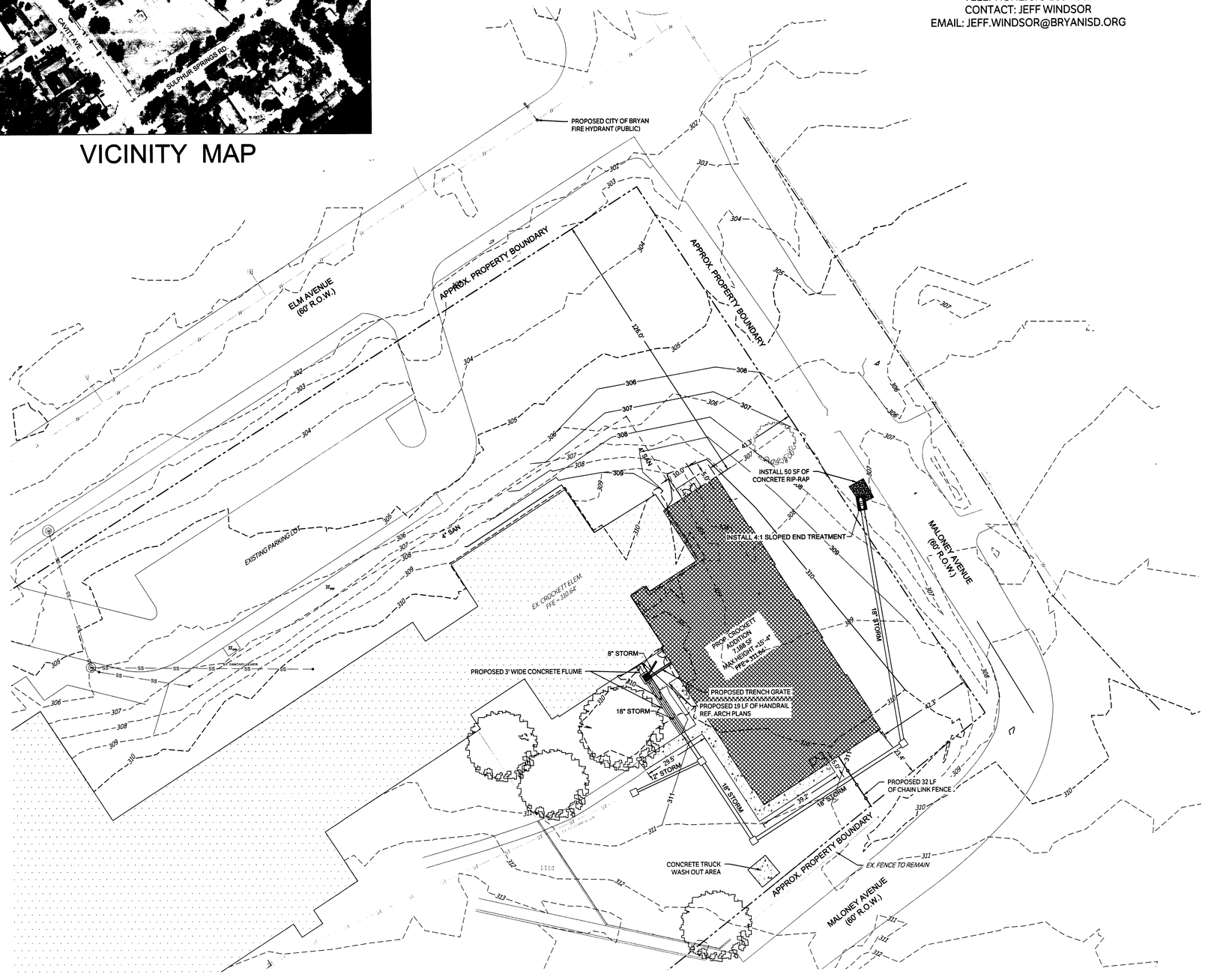
0 20 40 60
SCALE: 1"= 20'

PROJECT BENCHMARK: BM

NORTHERN MOST POINT
ELEVATION = 302.59'

MIDDLE OF SOUTHERN SIDEWALK
ELEVATION = 313.32'

BUILDING DATA SUMMARY			
EXISTING USE:	CROCKETT ELEMENTARY SCHOOL		
PROPOSED USE	ELEMENTARY SCHOOL ADDITIOBNS		
NO. OF STORIES:	1		
PROPOSED	TOTAL SF	HEIGHT (FT)	TYPE
	7,188	15'-4"	IIB
BUILDING		YES	
FIRM MAP NO:	48041C0215F		
(Not located in 100 year floodplain or floodway)			



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED 4' SIDEWALK
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE
- 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 WATER VALVE
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SS DOUBLE CLEANOUT

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. 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. POTABLE WATER PROTECTION - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION.

Stantec
2338 COOLIDGE
SUITE 100
BERKLEY, MICHIGAN 48072
P 248.336.4700
F 248.336.4701

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www.gessnerengineering.com
FIRM REGISTRATION NUMBER:
TBPE F-7451,
TBPLSF-10193910

STATE OF TEXAS
ALEX S. WINTERKORN
92594
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY

BRYAN INDEPENDENT SCHOOL DISTRICT

CROCKETT ELEMENTARY SCHOOL ADDITION
BRYAN, TEXAS

DRAWN: ASP
CHECKED: JNP

ISSUE:

SHEET TITLE:
SITE PLAN

Project #: 15-0317

C100

11/5/2015
C100 SITE PLAN.dwg