BUILDING DATA SUMMARY			
EXISTING USE:	JOHNSON ELEMENTARY SCHOOL		
PROPOSED USE:	ELEMENTARY SCHOOL ADDITIONS		
NO. OF STORIES:	1		
PROPOSED BUILDING:	TOTAL SF	HEIGHT (FT)	TYPE
	9,138	22'-0"	IIB
BUILDING SPRINKLER SYSTEM:	YES		
FIRM MAP NO:	48041C0215F		

SITE PLAN FOR:
JOHNSON ELEMENTARY SCHOOL
3800 OAK HILL DRIVE
BRYAN, TX 77802

LEGAL DESCRIPTION:
RICHARD CARTER (AB #8), BLOCK 2, LOT 28,
ACRES 12.75 JOHNSON ELEMENTARY SCHOOL
& CHERRY PARK

ZONING:
RESIDENTIAL, RD-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.

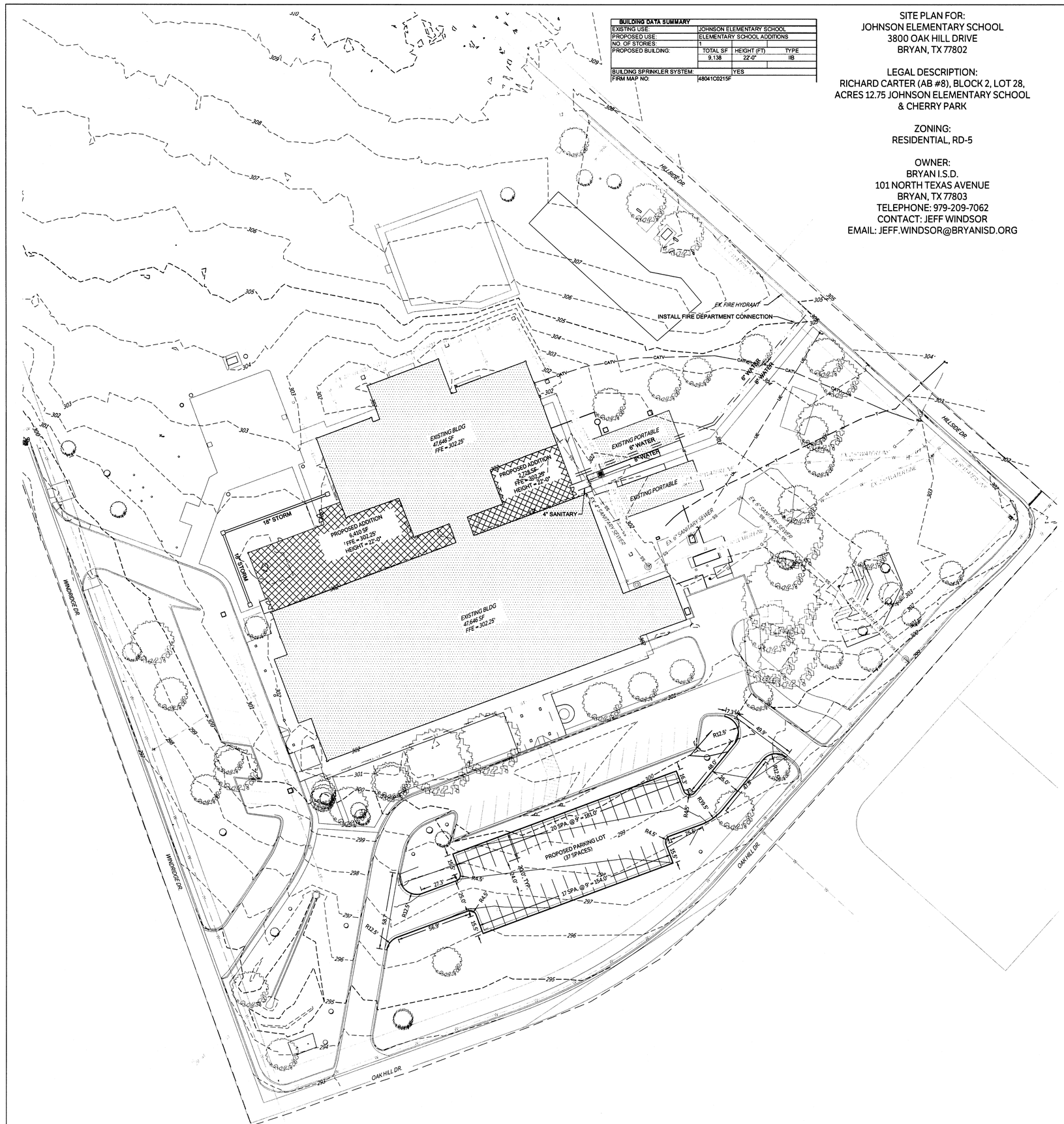
N

PROJECT BENCHMARK: ⊕ BM

RAILROAD SPIKE IN POWER POLE
ELEVATION = 299.01'

SQUARE CUT IN BACK OF CURB
ELEVATION = 304.92'

0 30 60 90
SCALE: 1"= 30'



VICINITY MAP

LEGEND

	EXISTING BUILDING
	PROPOSED BUILDING
	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
	PROPOSED WATER LINE
SS	EXISTING SANITARY SEWER
	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. SOLID WASTE ROLL OFF BOXES AND / OR METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OF COLLEGE STATION OR CITY PERMITTED CONTRACTOR(S) ONLY.
9. 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.
10. THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
11. 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.
12. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
13. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
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.

PBK
11 Greenway Plaza, 22nd Floor
Houston, TX 77046
713-965-0608 P
713-961-4571 F
TX Firm: F-3709
PBK.com

JOHNSON ELEMENTARY ADDITION

BRYAN INDEPENDENT SCHOOL DISTRICT

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
ALEX NEYERKORN
72594
LICENSED
PROFESSIONAL ENGINEER
PRELIMINARY

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

CLIENT	BRYAN I.S.D.
PROJECT NUMBER	15-0882
DATE	02-17-2016
DRAWN BY	ASP
CHECKED BY	JNP

REVISIONS

No.	Description	Date

75% - CONSTRUCTION SET

SITE PLAN

C.100