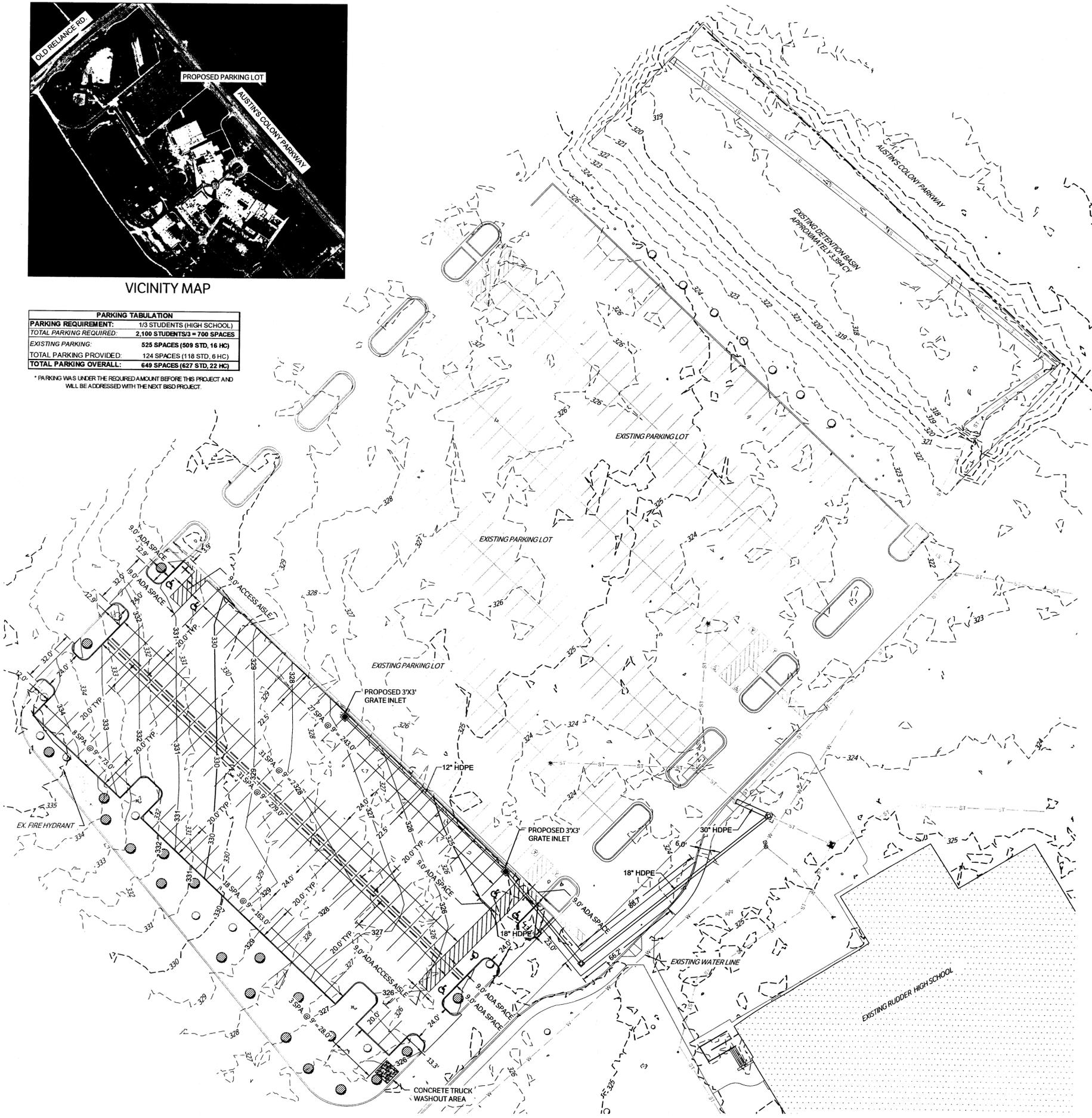


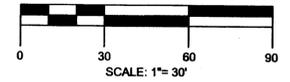
VICINITY MAP

PARKING TABULATION	
PARKING REQUIREMENT:	173 STUDENTS (HIGH SCHOOL)
TOTAL PARKING REQUIRED:	2,100 STUDENTS/3 = 700 SPACES
EXISTING PARKING:	525 SPACES (509 STD, 16 HC)
TOTAL PARKING PROVIDED:	124 SPACES (118 STD, 6 HC)
TOTAL PARKING OVERALL:	649 SPACES (627 STD, 22 HC)

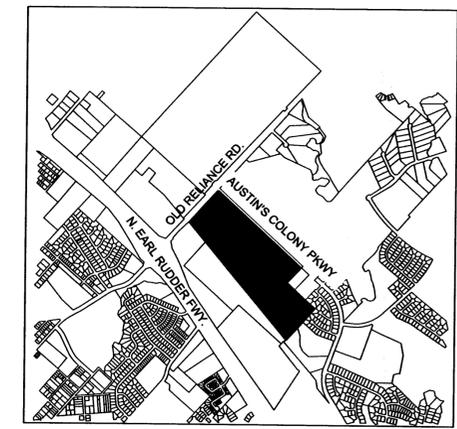
* PARKING WAS UNDER THE REQUIRED AMOUNT BEFORE THIS PROJECT AND WILL BE ADDRESSED WITH THE NEXT BISO PROJECT.



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
 SQUARE CUT IN INLET ELEVATION = 319.37
 SQUARE CUT IN FIELDHOUSE SIDEWALK ELEVATION = 321.07
 SQUARE CUT IN TRANSFORMER ELEVATION = 326.08'



LOCATION MAP

BUILDING DATA SUMMARY	
EXISTING USE:	RUDDER HIGH SCHOOL
PROPOSED USE:	RUDDER HIGH SCHOOL
NO. OF STORES:	2
EXISTING BUILDING:	TOTAL SF HEIGHT (FT)
	251,659 30' (MAX)
FIRM MAP NO.:	48041C0205 F & 48041C0215 F (April 2, 2014)
	NOT LOCATED IN FLOODPLAIN

SITE PLAN FOR:

JAMES EARL RUDDER HIGH SCHOOL
 3251 AUSTIN'S COLONY PARKWAY
 BRYAN, TEXAS 77808
 96.702 ACRE TRACT

LEGAL DESCRIPTION:
 JAMES EARL RUDDER HIGH SCHOOL,
 BLOCK 1, LOT 1

ZONING:
 A-0

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

LEGEND	
---	APPROXIMATE PROPERTY LINE
---	EXISTING PAVEMENT EDGE
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
○	EXISTING TREE
○	PROPOSED TREE; REF. LANDSCAPE PLAN

SITE PLAN NOTES:

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
- 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.
- RESIDENTIAL 'AUTOMATIC CONTAINER' TYPE TRASH CAN SHALL BE PROVIDED FOR SOLID WASTE PICKUP. OCCUPANT SHALL ENSURE THAT CONTAINER IS STORED BEHIND BUILDING OUT OF PUBLIC VIEW.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
- 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.
- THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREA, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL UTILITY LINES ARE PRIVATE UNLESS NOTED OTHERWISE. EXTERIOR BUILDING & SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 7.11 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.



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 www.gessnerengineering.com
 FIRM REGISTRATION NUMBER:
 TYPE F-7461, TBPLS F-10193910
 COLLEGE STATION 979.680.8840
 BRENHAM 979.836.6855
 FORT WORTH 817.405.0774
 SAN ANTONIO 210.556.4124



PRELIMINARY NOT FOR CONSTRUCTION

**RUDDER HIGH SCHOOL
 NORTH PARKING LOT
 BRYAN, TX 77808**

DATE: MAY 25 2016
RECEIVED
 SITE PLAN

Issue Date: 04/27/2016
 Drawn By: PR/ASP
 Checked By: ASP
 Project Number: 15-0320-01

Revisions:

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△	
△	
△	
△	

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