

BUILDING DATA SUMMARY			
EXISTING USE:	JANE LONG MIDDLE SCHOOL		
PROPOSED USE:	MIDDLE SCHOOL ADDITIONS		
NO. OF STORIES:	1		
PROPOSED BUILDING:	TOTAL SF	HEIGHT (FT)	TYPE
	9,416	12	MB
BUILDING SPRINKLER SYSTEM:	YES		
FIRM MAP NO.:	4804100195E (Not located in 100 year floodplain or floodway)		

PARKING TABULATION	
PARKING REQUIREMENT:	115 STUDENTS
TOTAL SF REQUIREMENT:	1220 STUDENTS / 115 = 82 SPACES
TOTAL PARKING PROVIDED:	82 SPACES
TOTAL PARKING PROVIDED:	183 SPACES (143 STD, 10 HC)

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 IN LIGHT POLE BASE  
 ELEVATION = 343.088'

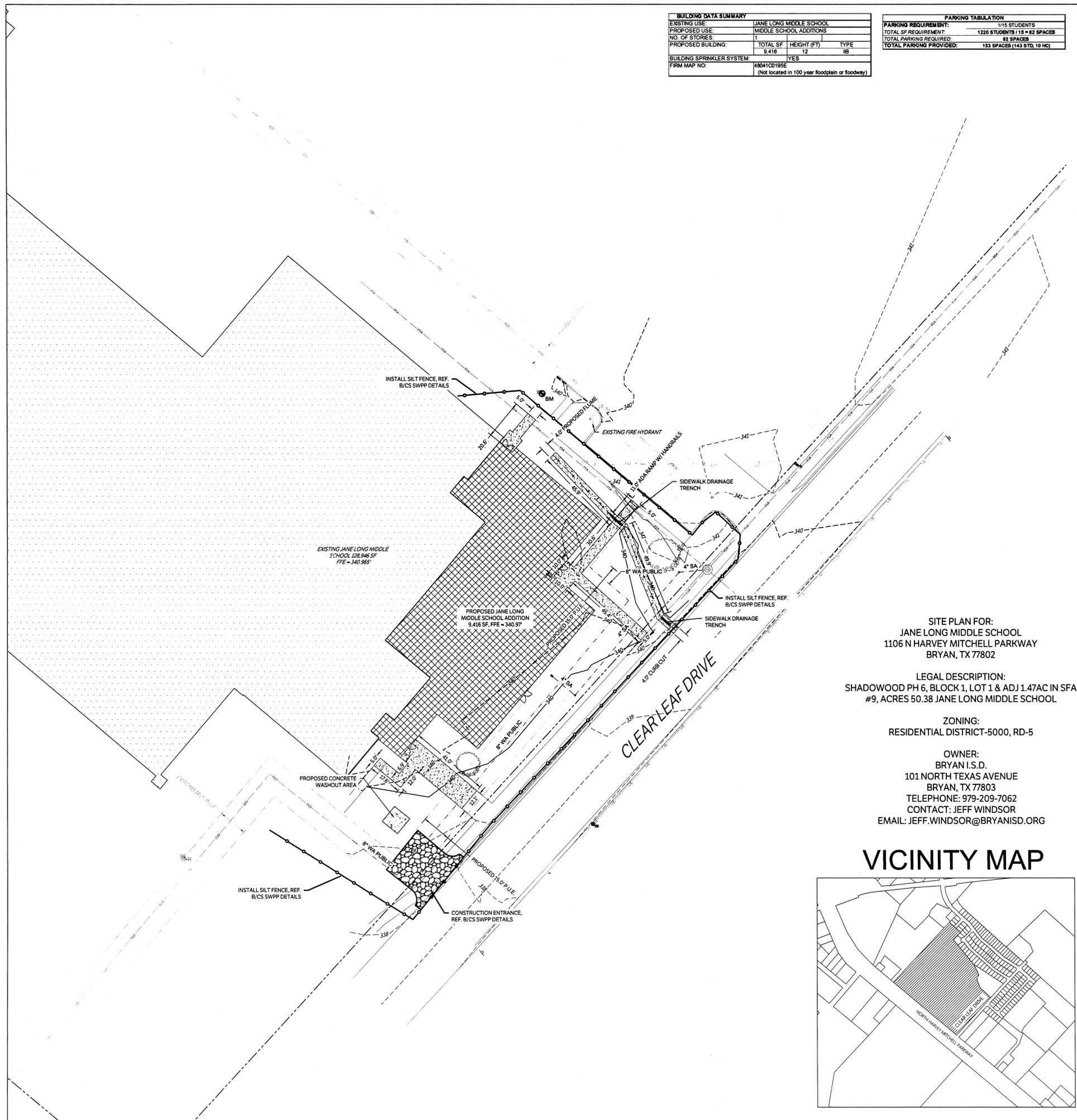
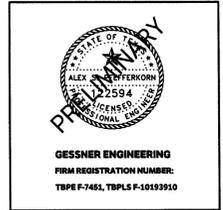


**GESSNER**  
 ENGINEERING  
 GESSNER ENGINEERING  
 Corporate Office  
 2501 Ashford Drive  
 College Station, Texas 77840  
 www.gessnerengineering.com  
 FIRM REGISTRATION  
 NUMBER:  
 TBPE F-7461,  
 TBPLSF-10193910



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

# JANE LONG MIDDLE SCHOOL ADDITION



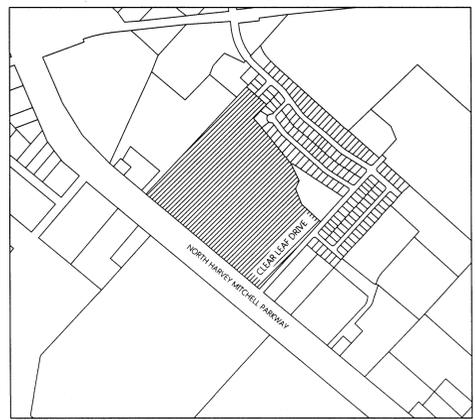
SITE PLAN FOR:  
 JANE LONG MIDDLE SCHOOL  
 1106 N HARVEY MITCHELL PARKWAY  
 BRYAN, TX 77802

LEGAL DESCRIPTION:  
 SHADOWWOOD PH 6, BLOCK 1, LOT 1 & ADJ 1.47AC IN SFA  
 #9, ACRES 50.38 JANE LONG MIDDLE SCHOOL

ZONING:  
 RESIDENTIAL DISTRICT-5000, 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

## VICINITY MAP



LEGEND	
[Cross-hatched box]	PROPOSED BUILDING
[Dotted box]	EXISTING BUILDING
[Dashed line]	PROPERTY LINE
[Solid line]	EXISTING PAVEMENT EDGE
[Line with 'W']	EXISTING WATER LINE
[Line with 'SA']	EXISTING SANITARY SEWER LINE
[Line with 'FO']	EXISTING FIBER OPTIC
[Line with 'T']	EXISTING TELEPHONE
[Line with 'OE']	EXISTING OVERHEAD ELECTRIC
[Line with 'SMH']	EXISTING SANITARY SEWER MANHOLE
[Line with 'FH']	EXISTING FIRE HYDRANT
[Dashed line]	PROPOSED WATER LINE
[Dashed line]	PROPOSED SANITARY SEWER LINE
[Dashed line]	PROPOSED SS CLEANOUT
[Dashed line]	PROPOSED SS DOUBLE CLEANOUT
[Dashed line]	EXISTING MAJOR CONTOURS
[Dashed line]	EXISTING MINOR CONTOURS
[Dashed line]	PROPOSED MAJOR CONTOURS
[Dashed line]	PROPOSED MINOR CONTOURS
[Line with 'o']	SILT FENCE, INSTALLED PER B/C/S SWPP DETAILS
[Line with 'o']	CONSTRUCTION ENTRANCE, INSTALLED PER B/C/S SWPP DETAILS

### 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.
- REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
- REF. ARCHITECTURAL PLANS PROPOSED SITE SIGNAGE AS APPLICABLE
- 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.
- 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.
- THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
- 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 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 BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
- ALL WATER LINES TO BE CL 305 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
- ALL SANITARY SEWER LINES TO BE SDR-26 PVC.
- SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.
- ALL METERS TO BE LOCATED WITHIN THE P.U.E.

### EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL PROVIDE EROSION PROTECTION AT ALL LOCATIONS OF CONSTRUCTION.
- THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
- THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
- THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING SEDIMENTS AND EROSION CONTROL.
- A COPY OF THIS PLAN MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
- ALL FINISHED GRADES ARE TO BE HYDRO-MULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED.

CLIENT		
BRYAN I.S.D.		
PROJECT NUMBER		
15-1150		
DATE		
06-16-2016		
DRAWN BY		
PR		
CHECKED BY		
ASP		
REVISIONS		
No.	Description	Date

ISSUE FOR CONSTRUCTION

## SITE PLAN

DATE: 06/16/2016

# C.100