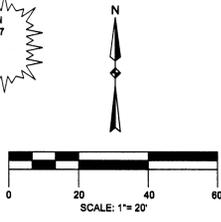


BUILDING DATA SUMMARY			
EXISTING USE:	JANE LONG MIDDLE SCHOOL		
PROPOSED USE:	MIDDLE SCHOOL ADDITIONS		
NO. OF STORIES:	1		
PROPOSED BUILDING:	TOTAL SF	HEIGHT (FT)	TYPE
	9,416	12	1B
BUILDING SPRINKLER SYSTEM:	YES		
FIRM MAP NO.:	4804100195E (Not located in 100 year floodplain or floodway)		

PARKING TABULATION	
PARKING REQUIREMENT:	1115 STUDENTS
TOTAL SF REQUIREMENT:	1220 STUDENTS / 15 = 82 SPACES
TOTAL PARKING PROVIDED:	82 SPACES
TOTAL PARKING PROVIDED:	153 SPACES (143 STD, 10 HC)

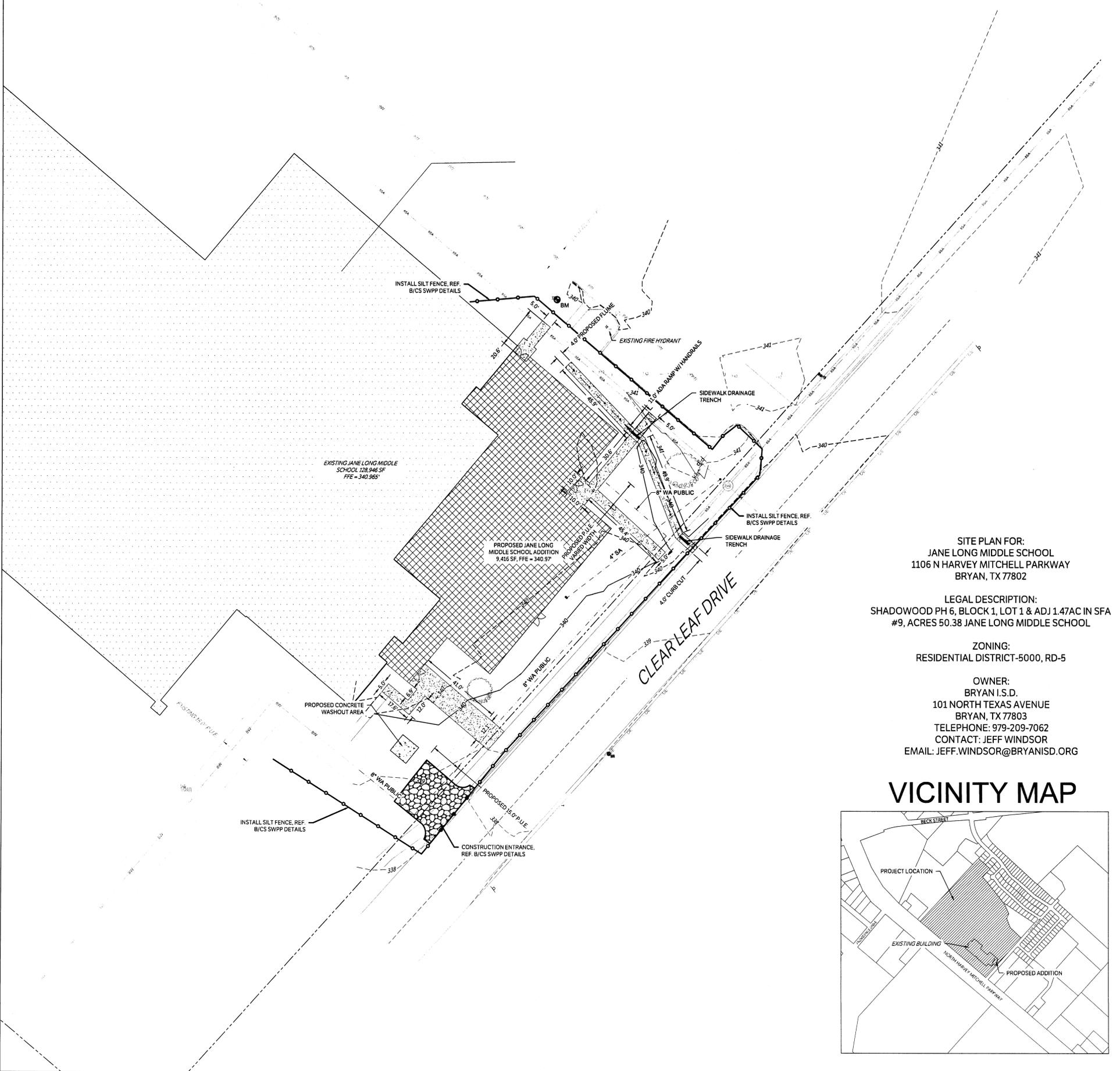
CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-5377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



PROJECT BENCHMARK: 6 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:
TYPE F-7451
TBPLSF-10193910



LEGEND	
[Cross-hatched pattern]	PROPOSED BUILDING
[Dotted pattern]	EXISTING BUILDING
[Solid line]	PROPERTY LINE
[Dashed 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
[Circle with 'S']	EXISTING SANITARY SEWER MANHOLE
[Circle with 'FH']	EXISTING FIRE HYDRANT
[Line with 'W']	PROPOSED WATER LINE
[Line with 'SS']	PROPOSED SANITARY SEWER LINE
[Circle with 'C']	PROPOSED SS CLEANOUT
[Circle with 'D']	PROPOSED SS DOUBLE CLEANOUT
[Dashed line]	EXISTING MAJOR CONTOURS
[Dashed line]	EXISTING MINOR CONTOURS
[Dashed line]	PROPOSED MAJOR CONTOURS
[Dashed line]	PROPOSED MINOR CONTOURS
[Circle with 'S']	SILT FENCE, INSTALLED PER B/C/S SWPP DETAILS
[Cross-hatched pattern]	CONSTRUCTION ENTRANCE, INSTALLED PER B/C/S SWPP DETAILS

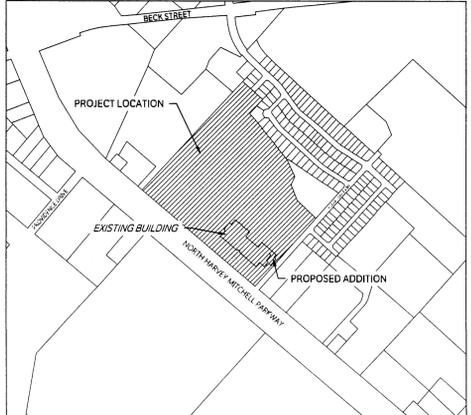
SITE PLAN FOR:
JANE LONG MIDDLE SCHOOL
1106 N HARVEY MITCHELL PARKWAY
BRYAN, TX 77802

LEGAL DESCRIPTION:
SHADOWOOD 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



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 FOR 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 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 BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
- ALL WATER LINES TO BE CL 305 OR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
- ALL SANITARY SEWER LINES TO BE 20" OR 24" 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 SEEDDED AND WATERED UNTIL GROWTH IS ESTABLISHED.



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



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

NOT FOR CONSTRUCTION

SITE PLAN

C.100