

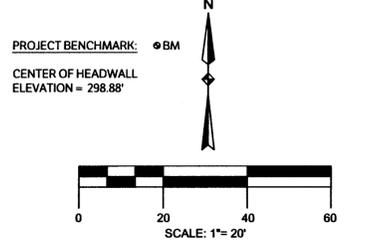
**VICINITY MAP**

**SITE PLAN FOR:  
SAM HOUSTON ELEMENTARY SCHOOL  
4501 CANTERBURY DR.  
BRYAN, TX 77802-5906**

**LEGAL DESCRIPTION:  
COPPERFIELD PF4, BLOCK 14, LOT 1,  
12.0 ACRES  
SAM HOUSTON ELEMENTARY**

**ZONING:  
MISCELLANEOUS COMMERCIAL, CMSC**

**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.**

**LEGEND**

	EXISTING BUILDING
	PROPOSED 4" CONCRETE PAVEMENT
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING PAVEMENT EDGE
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	CONTRACTION JOINT
	EXPANSION JOINT
	PROPOSED TOP OF STAIR ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED TOP OF PAVEMENT ELEVATION AT SIDEWALK
	PROPOSED FINISHED GRADE ELEVATION
	SILT FENCE, INSTALLED PER DETAIL C2.1
	CONSTRUCTION ENTRANCE, INSTALLED PER DETAIL C2.1

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

- GRADING NOTES:**
1. ALL UNPAVED AREAS SHALL BE ADEQUATELY GRADED TO DRAIN AT A MINIMUM OF 2.0% SLOPE, UNLESS OTHERWISE NOTED, SO THAT NO PONDING OCCURS.
  2. WHEN TOP OF CURB ELEVATIONS ARE SHOWN, THE CURB IS A STANDARD 8" CURB, UNLESS OTHERWISE NOTED.
  3. THE CONTRACTOR SHALL FOLLOW THE GENERAL INTENT OF THE GRADING PLANS. MINOR ADJUSTMENTS TO THE ACTUAL ELEVATIONS SHOWN ON THE GRADING PLAN MAY BE REQUIRED TO MATCH EXISTING GROUND ELEVATIONS AND STRUCTURES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO ANY MODIFICATIONS.
  4. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
  5. THE APPROVAL OF THE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM AFFECT PROPERTY OWNER(S). ANY ADJACENT PROPERTY OR RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO EXISTING CONDITIONS OR BETTER.
  6. UNLESS OTHERWISE DETERMINED BY APPLICABLE GEOTECHNICAL REPORT, UNDER PROPOSED STREETS, PAVEMENT, AND STRUCTURES (INCLUDING SIDEWALKS), BACKFILL SHALL BE HAVE A PI OF 25 OR LESS OR BE LIME TREATED, AND SHALL BE COMPACTED IN LIFTS NO GREATER THAN 8" LOOSE THICKNESS TO A DENSITY OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D698) WITH A MOISTURE CONTENT OF +/- 2% OF OPTIMUM.
  7. TREATMENT SHALL BE ACCOMPLISHED SUCH THAT A UNIFORM SUBGRADE MIX IS OBTAINED. PRIOR TO THE APPLICATION OF LIME TO THE SUBGRADE, THE OPTIMUM PERCENTAGE TO BE ADDED SHOULD BE DETERMINED BASED ON TEX-121-E LABORATORY TESTS CONDUCTED ON MIXTURES OF THE SUBGRADE SOILS WITH VARYING PERCENTAGES. SUBGRADE SOIL SAMPLES SHOULD BE OBTAINED FROM THE PAVEMENT AREA AT THE PROPOSED FINAL SUBGRADE ELEVATION. THE LIME SHOULD INITIALLY BE BLENDED WITH A MIXING DEVICE SUCH AS PULVERMIXER AND SUFFICIENT WATER ADDED.
  8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC., WITHIN THE AREA OF CONSTRUCTION. THEY MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PAVEMENT AND GRADING.
  9. SIDEWALKS SHALL HAVE A SLOPE NO GREATER THAN 5% AND A CROSS SLOPE NOT GREATER THAN 2%, UNLESS OTHERWISE NOTED.
  10. HANDICAP ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS.
  11. ALL SPOTS ARE TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
  12. CONTRACTOR SHALL CONTACT GESSNER ENGINEERING IF DISCREPANCIES EXIST AT EXISTING GRADE TIE-INS.

- 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. 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.
  5. 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.
  6. 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.
  7. THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
  8. 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.
  9. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
  10. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
  11. 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.
  12. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
  13. 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.
  14. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.



**GESSNER ENGINEERING**  
Corporate Office  
2501 Ashford Drive  
Suite 102  
College Station, Texas 77840  
www.gessnerengineering.com

**FIRM REGISTRATION NUMBER:**  
TBPE F-7451, TBPLS F-10153910

**COLLEGE STATION** 979.680.8840  
**BRENNHAM** 979.836.6855  
**FORT WORTH** 817.405.0774  
**SAN ANTONIO** 210.556.4124



**PRELIMINARY NOT FOR CONSTRUCTION**

**SAM HOUSTON ELEMENTARY  
BRYAN, TX 77802**

**SITE & GRADING PLAN**

Issue Date: 01/27/2015  
Drawn By: ASP  
Checked By: JNP  
Project Number: 15-1051

**Revisions:**

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