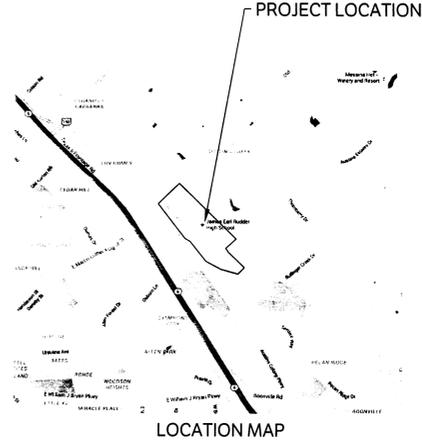


VICINITY MAP

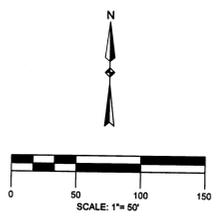


LOCATION MAP

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 REVISION 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. 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.
9. THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
10. 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.
11. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
12. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
13. 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.
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 RELED 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 ANWA C-300 OR C-305 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.
22. 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 WINDBLOWN LITTER FROM THE PROJECT SITE.
23. NOTE: DEMOLITION/CONSTRUCTION WASTE - 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 CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
24. POTABLE WATER PROTECTION - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

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:

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

BUILDING DATA SUMMARY

EXISTING USE:	HIGH SCHOOL
PROPOSED USE:	HIGH SCHOOL
NO. OF STORES:	2
PROPOSED TOTAL SF:	16,400
BUILDING HEIGHT (FT):	30 (max)
BUILDING TYPE:	IB
BUILDING SPRINKLER:	YES
FIRM MAP NO.:	48041C0205 F & 48041C0215 F (April 2, 2014) (Not located in 100 year floodplain or floodway)

PARKING TABULATION

PARKING REQUIREMENT:	1/3 STUDENTS (HIGH SCHOOL)
TOTAL PARKING REQUIRED:	2,188 STUDENTS = 729 SPACES
TOTAL PARKING PROVIDED:	525 SPACES (50' STD, 16 HC)

* PARKING WAS UNDER THE REQUIRED AMOUNT BEFORE THIS PROJECT AND WILL BE ADDRESSED WITH THE NEXT 8500 PROJECT.

LEGEND

[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED 4" SIDEWALK
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING MAJOR CONTOURS
[Symbol]	EXISTING MINOR CONTOURS
[Symbol]	PROPOSED MAJOR CONTOURS
[Symbol]	PROPOSED MINOR CONTOURS
[Symbol]	EXISTING WATER LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED HANDICAP PARKING
[Symbol]	PROPOSED WATER VALVE
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED SANITARY SEWER CLEANOUT
[Symbol]	PROPOSED SS DOUBLE CLEANOUT

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

SURVEY: GREGORY HOPCUS
 2501 ASHFORD DRIVE, SUITE 102
 COLLEGE STATION, TEXAS 77840
 APRIL 23, 2015

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



2338 COOLIDGE
 SUITE 100
 BERKLEY, MICHIGAN 48072
 P 248.336.4700
 F 248.336.4701



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

FIRM REGISTRATION NUMBER:
 TYPE F-748L
 TBPLSP-10333950

95% REVIEW



JAMES EARL RUDDER HIGH SCHOOL ADDITION
 BRYAN, TEXAS

DRAWN: ASP
CHECKED: JNP
 MAR 09 2016

ISSUE: 03/09/16

SHEET TITLE:
 SITE PLAN

C100
 15-0320