

BUILDING DATA SUMMARY			
EXISTING USE:	JOHNSON ELEMENTARY SCHOOL		
PROPOSED USE:	ELEMENTARY SCHOOL ADDITIONS		
NO. OF STORIES:	1		
PROPOSED BUILDING:	TOTAL SF	HEIGHT (FT)	TYPE
	9,138	22'-0"	1B
BUILDING SPRINKLER SYSTEM:	YES		
FRM MAP NO.:	48041C0215F	2-Apr-14	
	(Not located in 100 year floodplain or floodway)		

PARKING TABULATION	
PARKING REQUIREMENT:	1/15 STUDENTS
TOTAL PARKING REQUIRED:	400 STUDENTS / 16 = 27 SPACES
TOTAL PARKING PROVIDED:	97 SPACES (63STD, 3 HD)

SITE PLAN FOR:  
**JOHNSON ELEMENTARY SCHOOL**  
 3800 OAK HILL DRIVE  
 BRYAN, TX 77802

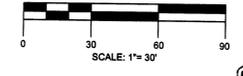
LEGAL DESCRIPTION:  
 RICHARD CARTER (AB #8), BLOCK 2, LOT 28,  
 ACRES 12.75 JOHNSON ELEMENTARY SCHOOL  
 & CHERRY PARK

ZONING:  
 RESIDENTIAL, 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

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  
 RAILROAD SPIKE IN POWER POLE  
 ELEVATION = 299.01'  
 SQUARE CUT IN BACK OF CURB  
 ELEVATION = 304.92'



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

FIRM REGISTRATION  
 NUMBER:  
 TYPE F-748L  
 TBP/LSF-10159510



PROJECT LOCATION

### VICINITY MAP

LEGEND	
[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
[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
[Symbol]	PROPOSED FIRE DEPT. CONNECTION

#### 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.
- 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.
- THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
- 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 SHALL BE 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 2384.
- ALL WATER LINES TO BE CL 235 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.

#### NOTE:

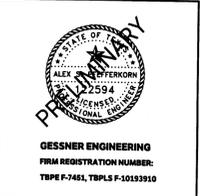
- DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/ OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- CONTRACTOR TO CONTACT CITY OF BRYAN BUILDIGN SERVICES AT 979-209-5010 TO SCHEDULE AN INSPECTION FOR NEW PRIVATE SANITARY, STORM, AND WATER SERVICE LINES, WHEN READY. ENGINEERING INSPECTOR WILL INSPECT THE SECTION OF STORM PIPE AND SLOPED HEADWALL TREATMENT THAT'S LOCATED WITHIN CITY OF BRYAN R.O.W.
- CONTRACTOR TO CALL CITY OF BRYAN WATER SERVICES AT 979-209-5900 BEFORE DOING ANY WORK ON PUBLIC WATERLINES.

RECEIVED  
 MAR 07 2016



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

## JOHNSON ELEMENTARY ADDITION



CLIENT	BRYAN I.S.D.	
PROJECT NUMBER	15-0882	
DATE	15-0882	
DRAWN BY	03-04-2016	
CHECKED BY	ASP	
REVISIONS	JNP	
No.	Description	Date

### ISSUE FOR BID & PERMIT SITE PLAN

# C.100