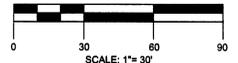


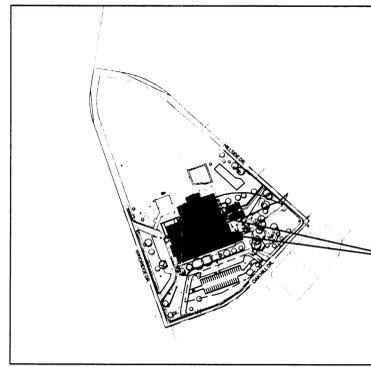
G
GESSNER
ENGINEERING
GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
College Station, Texas 77840
www.gessnerengineering.com

FIRM REGISTRATION
NUMBER:
TYPE F-7481
TBPLSF-10193910

CAUTION: CONTACT THE TEXAS EXCAVATION
SAFETY SYSTEM (DIG TESS) AT 1-800-544-8377
TO LOCATE EXISTING UTILITIES PRIOR TO
CONSTRUCTION. CONTACT GESSNER
ENGINEERING IF CONFLICTS OCCUR.



PROJECT BENCHMARK: 8BM
RAILROAD SPIKE IN POWER POLE
ELEVATION = 299.01'
SQUARE CUT IN BACK OF CURB
ELEVATION = 304.92'



VICINITY MAP

LEGEND	
[Pattern]	EXISTING BUILDING
[Pattern]	PROPOSED BUILDING
[Line]	PROPERTY LINE
[Line]	ADJACENT PROPERTY LINE
[Line]	BUILDING SETBACK LINE
[Line]	EXISTING PAVEMENT EDGE
[Line]	FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
[Line]	EXISTING MAJOR CONTOURS
[Line]	EXISTING MINOR CONTOURS
[Line]	PROPOSED MAJOR CONTOURS
[Line]	PROPOSED MINOR CONTOURS
[Line]	EXISTING WATER LINE
[Line]	PROPOSED WATER LINE
[Line]	EXISTING SANITARY SEWER
[Line]	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 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 IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
- THE CONTRACTOR SHALL ACKNOWLEDGE 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 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.

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" IIB
BUILDING SPRINKLER SYSTEM:	YES
FIRM MAP NO.:	48041C0215F 2-Apr-14 (Not located in 100 year floodplain or floodway)

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

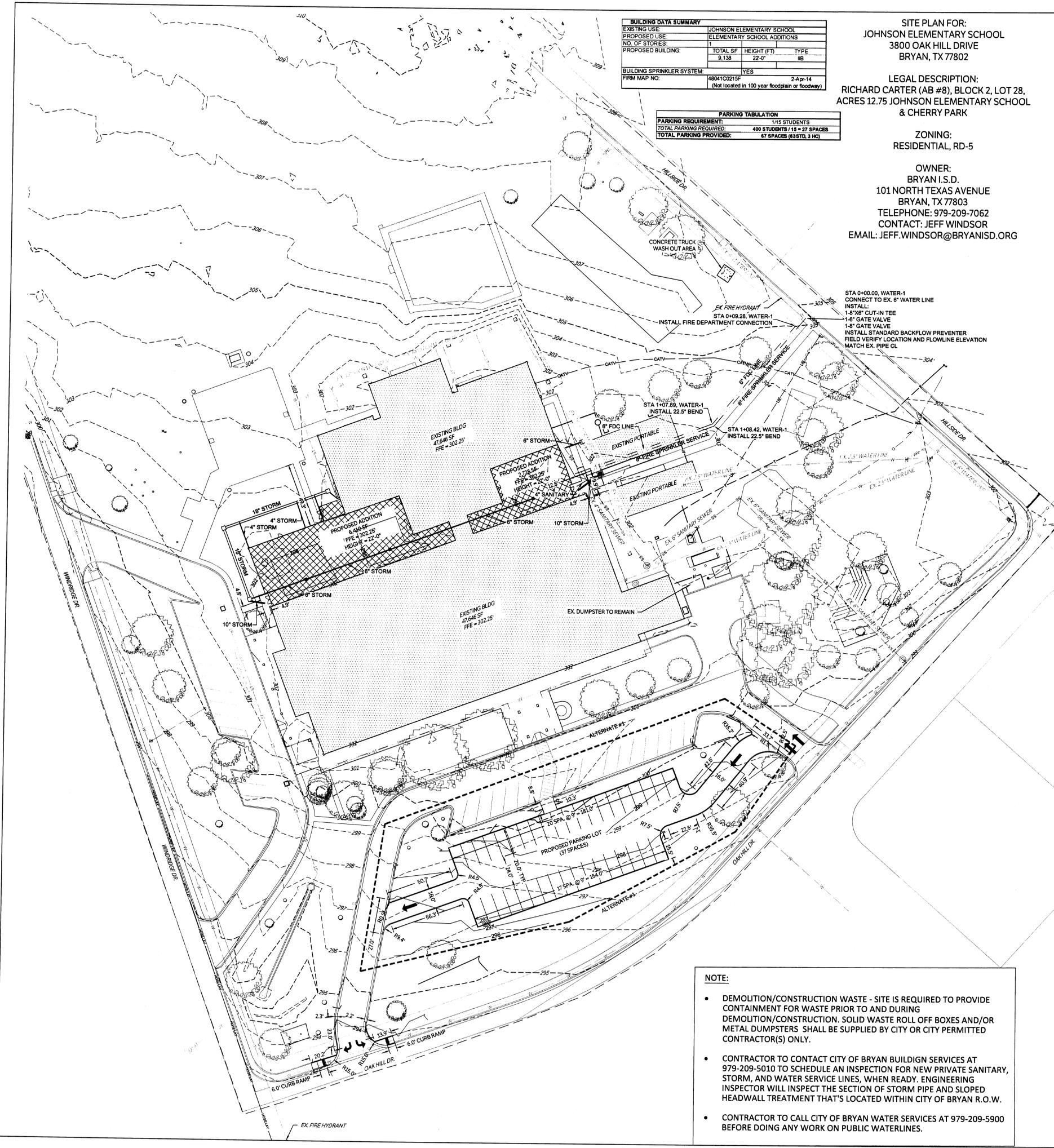
ZONING:
RESIDENTIAL, RD-5

OWNER:
BRYAN I.S.D.
101 NORTH TEXAS AVENUE
BRYAN, TX 77803
TELEPHONE: 979-209-7062
CONTACT: JEFF WINDSOR
EMAIL: JEFF.WINDSOR@BRYANISD.ORG

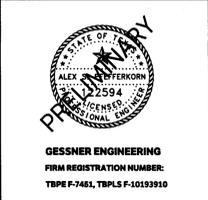
PARKING TABULATION	
1/15 STUDENTS	
TOTAL PARKING REQUIRED:	400 STUDENTS / 15 = 27 SPACES
TOTAL PARKING PROVIDED:	87 SPACES (83 STD, 3 HC)

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.



JOHNSON ELEMENTARY ADDITION



CLIENT		
PROJECT NUMBER	BRYAN I.S.D.	
DATE	15-0882	
DRAWN BY	03-17-2016	
CHECKED BY	ASP	
REVISIONS	JNP	
No.	Description	Date

ISSUE FOR BID & PERMIT
SITE PLAN
MAR 15 2016