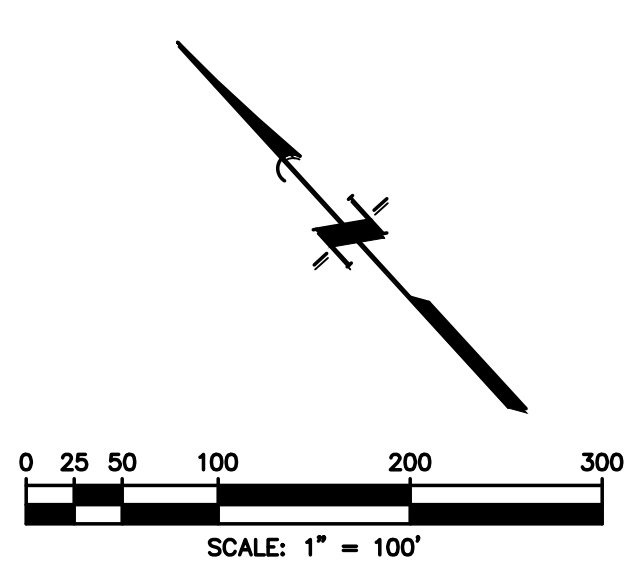
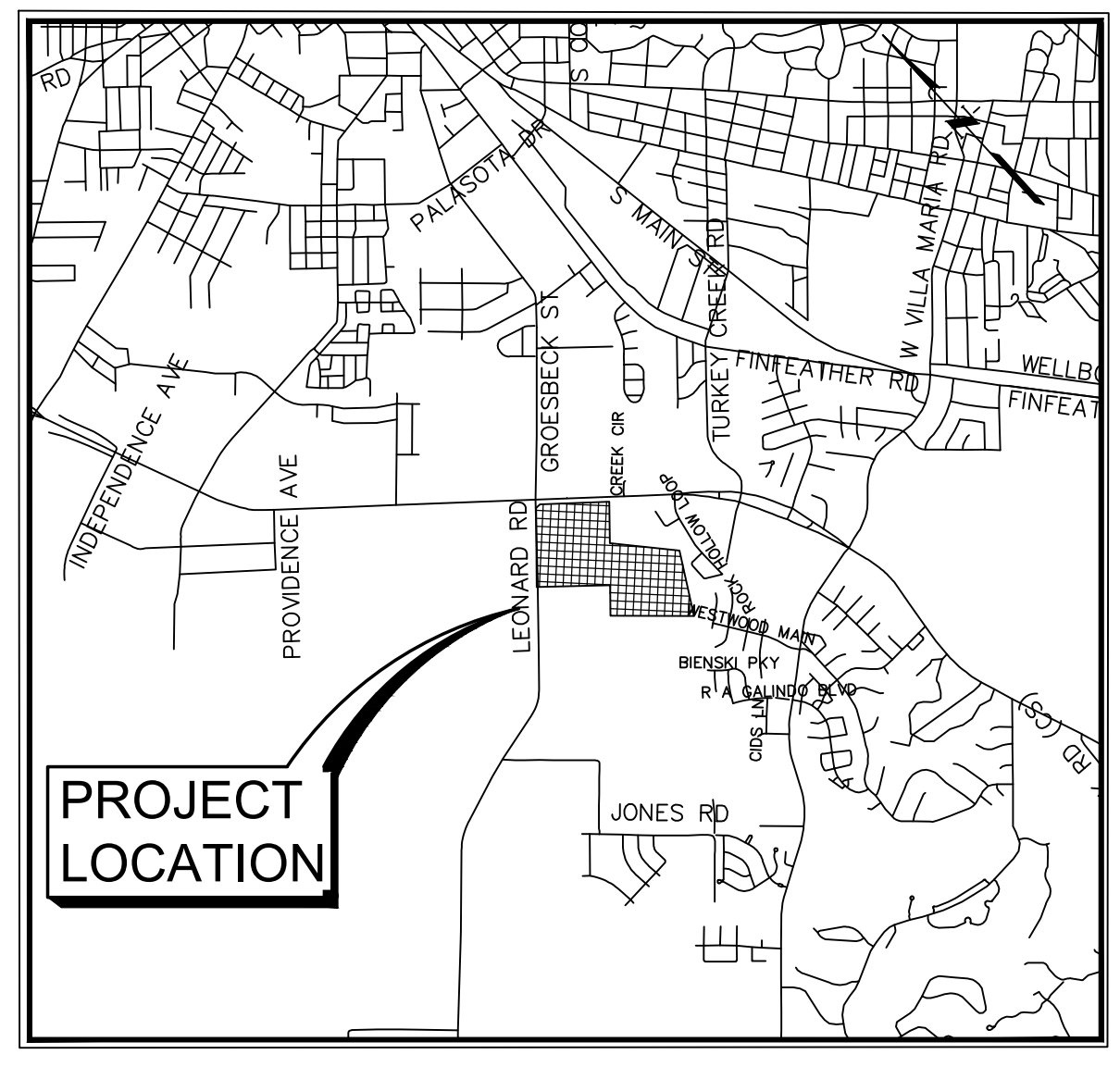
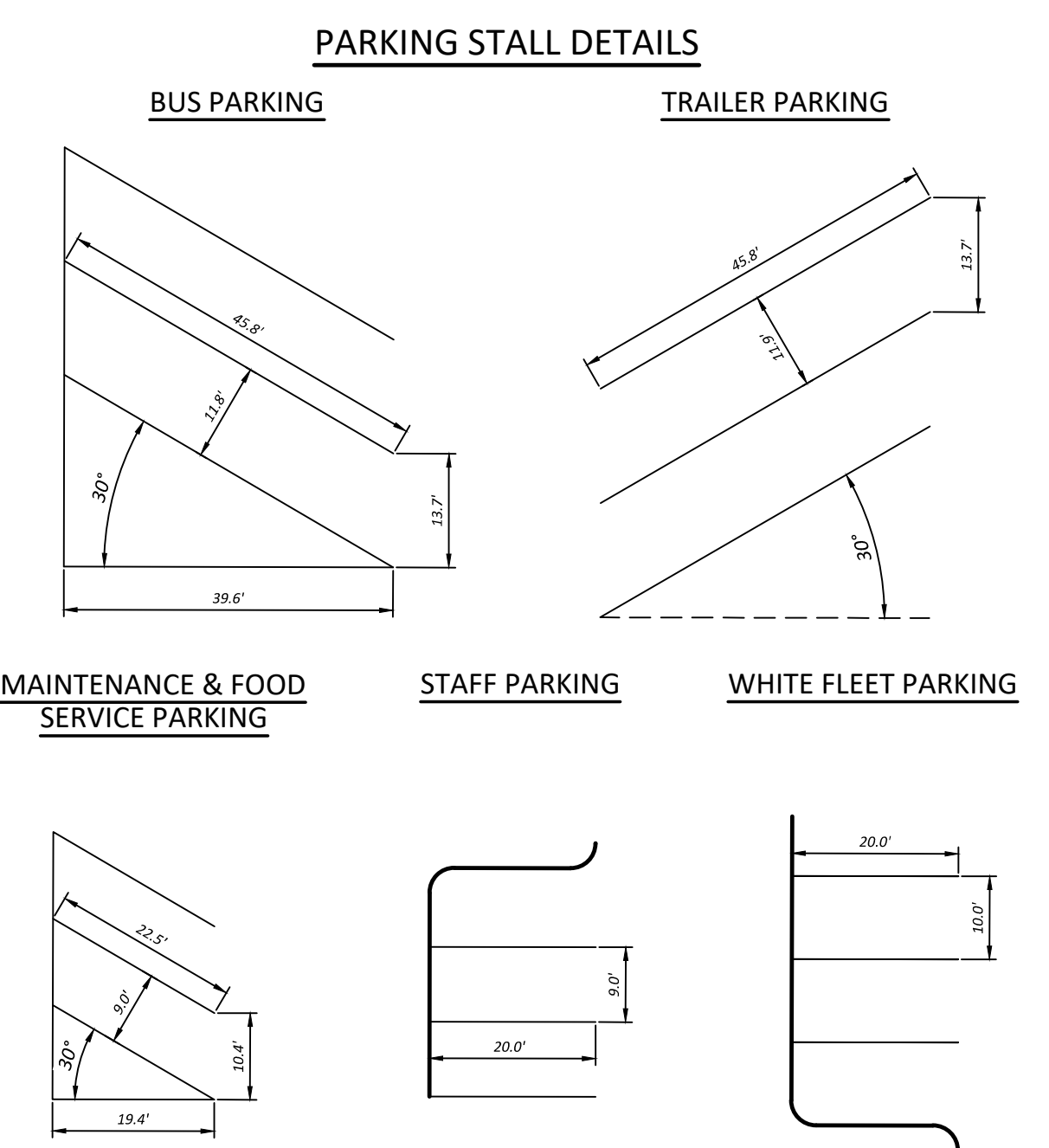
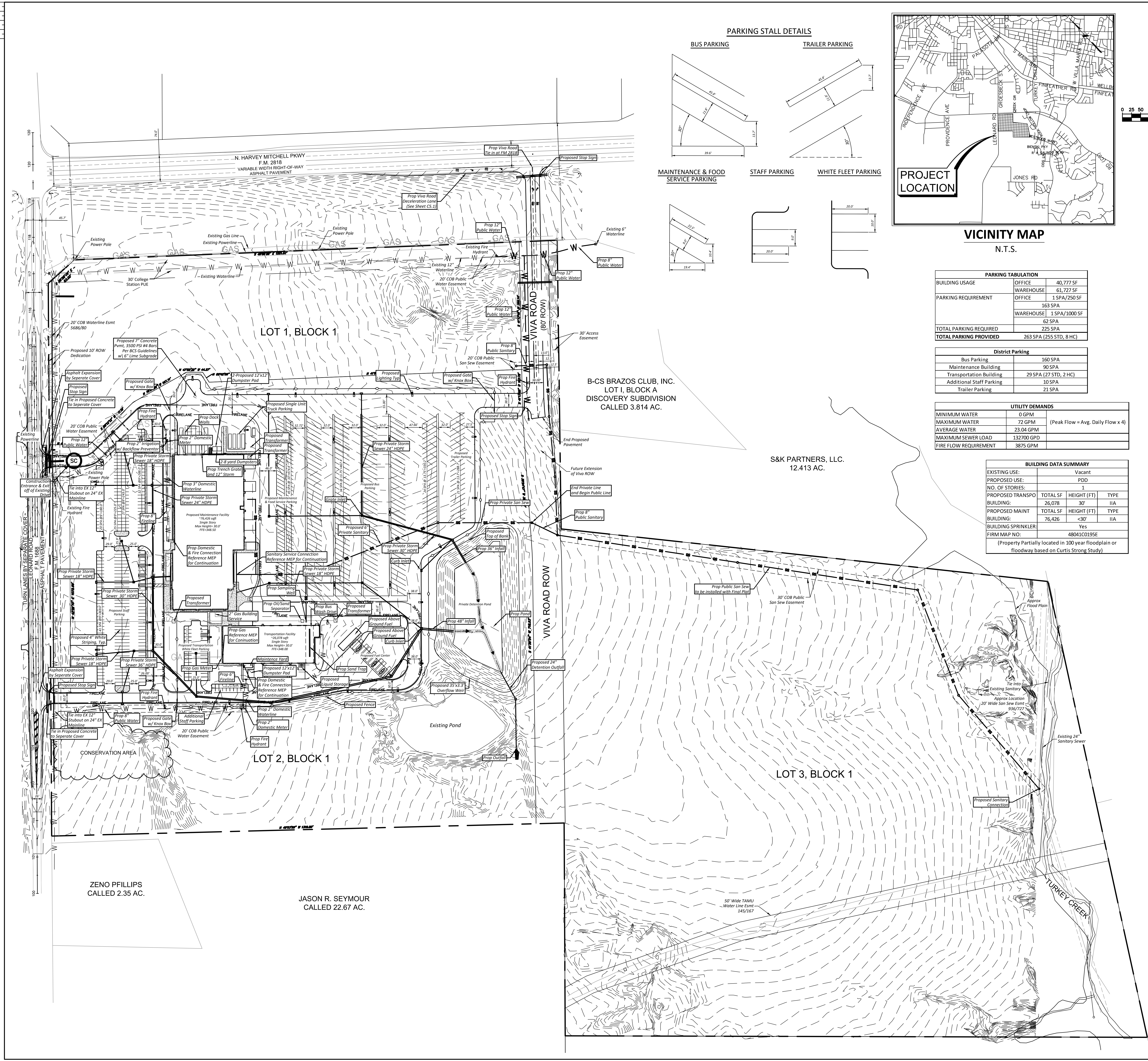


FOR BLUEBANK LABELING: OCR
 C1.0
 OVERALL SITE MAP
 FILE PATH: \\s1019269\1\10269\10269-0047-00 10269 - New Transportation & Maintenance Design - Phase 1\CD\Phase 1\CD SITE MAP for SDR\CD
 DATE: February 02, 2023
 CHECKED BY: TEG
 DRAWN BY: SEK
 Plot Stamp: 6/14/2021 3:47:58 PM



PARKING TABULATION

BUILDING USAGE	OFFICE	40,777 SF
	WAREHOUSE	61,727 SF
PARKING REQUIREMENT	OFFICE	1 SPA/250 SF
	WAREHOUSE	1 SPA/1000 SF
	TOTAL	163 SPA
TOTAL PARKING REQUIRED		225 SPA
TOTAL PARKING PROVIDED		263 SPA (255 STD, 8 HC)

District Parking

Bus Parking	160 SPA
Maintenance Building	90 SPA
Transportation Building	29 SPA (27 STD, 2 HC)
Additional Staff Parking	10 SPA
Trailer Parking	21 SPA

UTILITY DEMANDS

MINIMUM WATER	0 GPM	(Peak Flow = Avg. Daily Flow x 4)
MAXIMUM WATER	72 GPM	
AVERAGE WATER	23.04 GPM	
MAXIMUM SEWER LOAD	132700 GPD	
FIRE FLOW REQUIREMENT	3875 GPM	

BUILDING DATA SUMMARY

EXISTING USE:	Vacant
PROPOSED USE:	PDD
NO. OF STORIES:	1
PROPOSED TRANSP.	TOTAL SF HEIGHT (FT) TYPE
BUILDING:	26,078 30' I/A
PROPOSED MAINT.	TOTAL SF HEIGHT (FT) TYPE
BUILDING:	76,426 <30' I/A
BUILDING SPRINKLER:	Yes
FIRM MAP NO.:	48041C0195E
(Property Partially located in 100 year floodplain or floodway based on Curtis Strong Study)	

SITE PLAN FOR:
BRYAN ISD MAINTENANCE & TRANSPORTATION FACILITY

LEGAL DESCRIPTION:
 LOT 1, BLOCK 1
 BRYAN ISD OPERATIONS DISTRICT
 44.02 ACRES
 OUT OF
 BRYAN ISD 95.29 ACRE TRACT VOLUME 18014, PAGE 1
 ZENO PHILLIPS LEAGUE, A-45
 BRYAN, CRAZOS COUNTY, TEXAS

ZONING:
 PD

OWNER:
 BRYAN INDEPENDENT SCHOOL DISTRICT

PAUL BUCKNER, CEM
 ACCREDITED TEXAS ENERGY MANAGER
 DIRECTOR OF CONSTRUCTION AND ENERGY MANAGEMENT
 BRYAN ISD
 979-209-7062

LEGEND

- 700 - - - - - EXISTING CONTOUR
- - - - - 700 - - - - - PROPOSED CONTOUR
- - - - - PROPERTY BOUNDARY
- - - - - PROPOSED 4" CONC. PAVEMENT/SIDEWALK
- - - - - FIRE LANE
- - - - - 6" RED STRIPE W/4" WHITE LINES: "FIRELANE NO PARKING TOW-AWAY ZONE"
- - - - - 150FT FIRE HOSE LAY
- - - - - PROPOSED HANDICAP PARKING
- - - - - PROPOSED FENCE
- - - - - EXISTING WATERLINE
- - - - - PROPOSED WATERLINE
- - - - - EXISTING SANITARY SEWER
- - - - - PROPOSED SANITARY SEWER
- - - - - PROPOSED UNDERGROUND ELECTRIC

- SITE PLAN NOTES:**
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ON-SITE 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 REVISION DRAWINGS TO RECORD ALL CHANGES.
 - REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
 - REFER TO ARCHITECTURAL PLANS FOR PROPOSED SETBACKS 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 ANY RUNOFF 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 SITE CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
 - IRIGATION SYSTEM WILL BE PROVIDED EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE AND SHALL BE INSTALLED PER CITY ORDINANCE 1991.
 - 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 CONDITION 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, WHERE 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 1991.
 - ALL WATER LINES TO BE CL 305 OR 14 PVC, MEETING AWWA C-800 OR C-909 STANDARDS, UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWER LINES TO BE 8" 80 PVC.
 - SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH IFCO REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE.
 - ALL METERS TO BE LOCATED WITHIN THE U.S.E.
 - ALL SIGNAGE WILL BE PERMITTED SEPARATELY AND WILL COMPLY WITH THE CITY OF BRYAN CHAPTER 86 SIGN ORDINANCE.
 - CITY OF BRYAN WILL NOT BE RESPONSIBLE FOR, NDR MAINTAIN, THE DETENTION POND.
 - WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF BRYAN.
 - DETENTION POND TO BE OPERATIONAL BEFORE THE REMOVAL OF CONSTRUCTION.
 - THE ZONING OF THE PROPERTY IS PD-M PER ORDINANCE NO. 2583 APPROVED BY CITY COUNCIL ON OCTOBER 11TH, 2022.

ELECTRICAL NOTES:

- EXISTING ELECTRICAL SHOWN IS APPROXIMATE.
- CEU WILL ASSIST WITH ELECTRONIC LOCATION OF EXISTING LINES. EXCAVATION AND INSTALLATION OF CONDUIT WILL BE BY OTHERS.
- ALL CONDUIT WORK WILL BE BY OTHERS PER BTU DESIGN.
- SECONDARY CONDUCTORS FROM TRANSFORMER TO BLDG POINT OF SERVICE WILL BE BY BTU.
- WHERE ELECTRICAL FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OBTAIN, RELOCATE, CONSTRUCT, ADD TO, MAINTAIN, REPAIR, PATCH, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF NECESSITY AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRICAL FACILITIES.

CONTACT GREG BURKHALTER w/BTU @979-821-5773 WITH ANY DESIGN QUESTIONS

SCOPE:
 ADD NEW MAINTENANCE AND TRANSPORTATION CENTER WITH ASSOCIATED SIDEWALK, PARKING LOT, AND DRIVE LANE

**CITY OF BRYAN
 PUBLIC WORKS**
 (979) 209-3900
CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG

**ONE-CALL NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG**
 (979) 209-3900
CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG

ARCHITECT PBK ARCHITECTS, INC.
 HOUSTON, TX 77046
 11 Greenway Plaza, 22nd Floor
 Houston, TX 77046
 713-865-0088 P
 713-861-4571 F
 TX Firm BR 1808

BRYAN ISD- RUBY HALIBURTON MAINTENANCE & TRANSPORTATION FACILITY

BRYAN INDEPENDENT SCHOOL DISTRICT

www.bryanisd.org

TYLER E. GREEN
 134668
 LICENSED PROFESSIONAL ENGINEER
 12/12/2023

QUIDDITY
 Texas Board of Professional Engineers and Land Surveyors Reg. No. 72290
 150 Westview Drive, Suite 100 • College Station, TX 77845
 979.731.8000

CLIENT: BRYAN ISD
 DATE: 2022/10/26
 PROJECT NUMBER: 19430

No.	Description	Date
1	Addendum No. 1	11/3/2022

ISSUED FOR CONSTRUCTION

OVERALL SITE MAP

C1.0