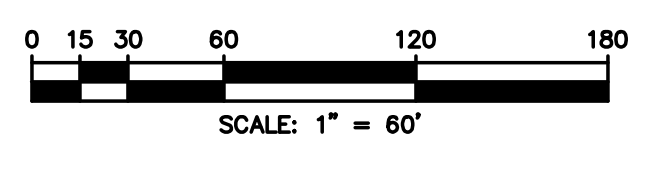
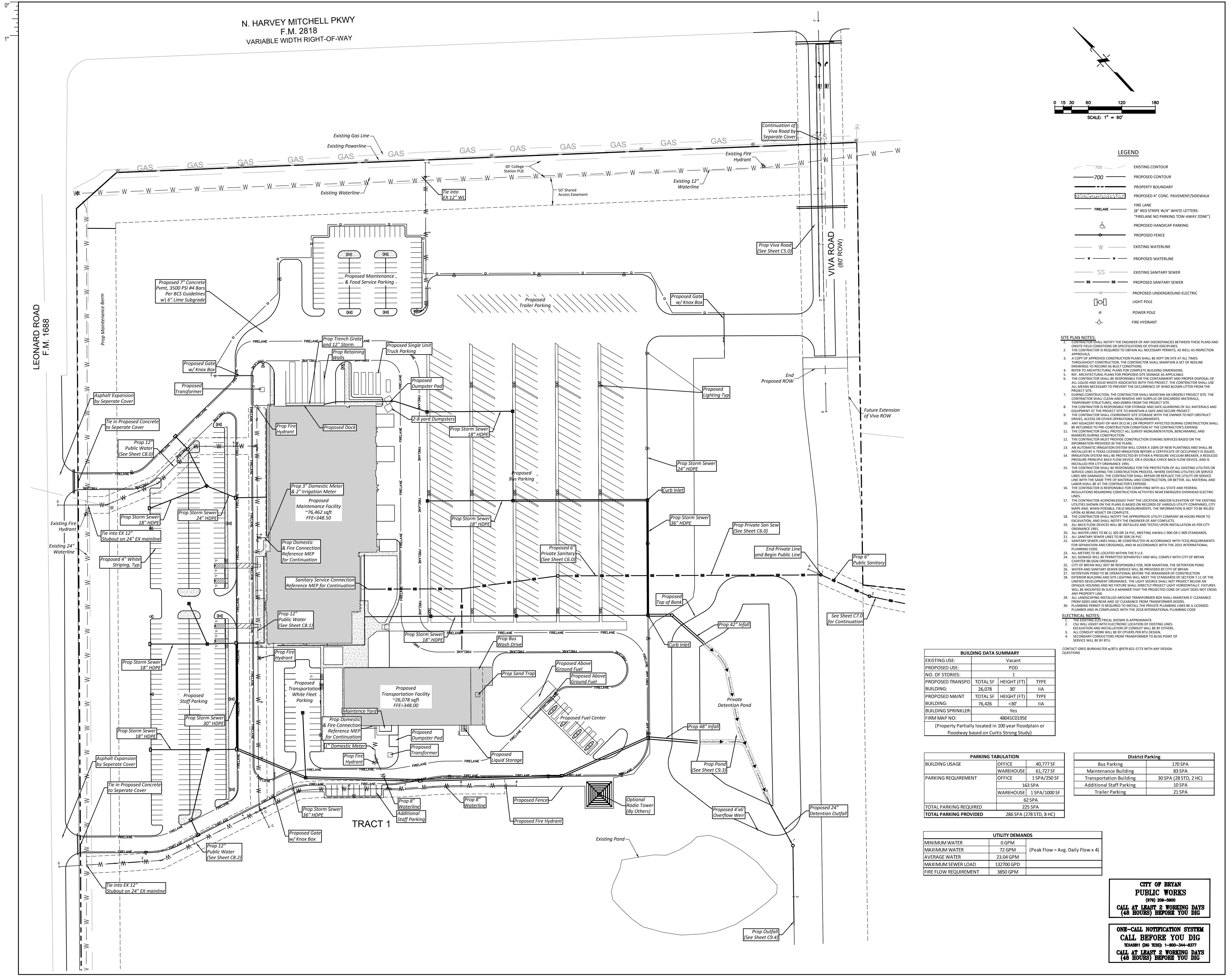


FOR BLUEBAM LABELING: OOR
 C1.0
 SITE PLAN
 LEONARD ROAD F.M. 1688
 N. HARVEY MITCHELL PKWY F.M. 2818 VARIABLE WIDTH RIGHT-OF-WAY
 CHECKED BY: TEG
 DRAWN BY: SEK
 Plot Stamp: 6/14/2021 3:47:58 PM
 File Path: \\s10269\019269\019269-0047-00 8202 - New Transportation & Maintenance\2 Design\Phase\CD\Phase C1.1 SITE PLAN.dwg
 SEC: July 22, 2022
 SEC: July 22, 2022
 SEC: July 22, 2022



LEGEND

| | |
|--|--|
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | PROPERTY BOUNDARY |
| | PROPOSED 4" CONC. PAVEMENT/SIDEWALK |
| | FIRE LANE |
| | 8" RED STRIPE W/4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE" |
| | PROPOSED HANDICAP PARKING |
| | PROPOSED FENCE |
| | EXISTING WATERLINE |
| | PROPOSED WATERLINE |
| | EXISTING SANITARY SEWER |
| | PROPOSED SANITARY SEWER |
| | PROPOSED UNDERGROUND ELECTRIC |
| | LIGHT POLE |
| | POWER POLE |
| | FIRE HYDRANT |

- SITE PLAN NOTES:**
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND CONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES.
 - CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
 - A COPY 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.
 - 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.
 - CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
 - 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 THE ORIGINAL CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
 - CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
 - AN AUTOMATIC IRRIGATION SYSTEM WILL COVER A 100% OF NEW PLANTINGS AND SHALL BE INSTALLED BY A TEXAS LICENSED IRRIGATION BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
 - 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 IS INSTALLED PER CITY ORDINANCE 3993.
 - 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.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
 - 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.
 - 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 3993.
 - ALL WATER LINES TO BE CL 305 DR 14 PVC, MEETING ANWWA C-900 OR C-909 STANDARDS.
 - ALL SANITARY SEWER LINES TO BE COR 36 PVC.
 - SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE.
 - ALL METERS TO BE LOCATED WITHIN THE P.U.E.
 - ALL SIGNAGE WILL BE PERMITTED SEPARATELY AND WILL COMPLY WITH CITY OF BRYAN CHAPTER 98.5038 ORDINANCE.
 - CITY OF BRYAN WILL NOT BE RESPONSIBLE FOR, NOR MAINTAIN, THE DETENTION POND.
 - WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF BRYAN.
 - DETENTION POND TO BE OPERATIONAL BEFORE THE REMAINDER OF CONSTRUCTION.
 - EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 7.1.1 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPaque HOODING AND NO FUTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED COME OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
 - ALL LANDSCAPING INSTALLED AROUND TRANSFORMER BOX SHALL MAINTAIN 3' CLEARANCE FROM SIDES AND REAR AND 2' CLEARANCE FROM TRANSFORMER DOORS.
 - PLUMBING PERMIT IS REQUIRED TO INSTALL THE PRIVATE PLUMBING LINES BE LICENSED PLUMBER AND IN COMPLIANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE.

- ELECTRICAL NOTES:**
- THE ELECTRICAL SCHEMATIC SHOWN IS APPROXIMATE.
 - CUW WILL ASSIST WITH THE LOCATION OF EXISTING LINES. EXCAVATION AND INSTALLATION OF CONDUIT WILL BE BY OTHERS.
 - ALL CONDUIT WORK WILL BE BY OTHERS PER CITY DESIGN.
 - SECONDARY CONDUCTORS FROM TRANSFORMER TO BLDG POINT OF SERVICE WILL BE BY OTHERS.

CONTACT GREG BURKHARTER w/ITU @979-821-5773 WITH ANY DESIGN QUESTIONS

BUILDING DATA SUMMARY

| | |
|----------------------------|---------------------------|
| EXISTING USE: | Vacant |
| PROPOSED USE: | PDD |
| NO. OF STORIES: | 1 |
| PROPOSED TRANSP. BUILDING: | TOTAL SF HEIGHT (FT) TYPE |
| | 26,078 30' IIA |
| PROPOSED MAINT BUILDING: | TOTAL SF HEIGHT (FT) TYPE |
| | 76,426 <30' IIA |
| BUILDING SPRINKLER: | Yes |
| FIRM MAP NO.: | 48041C0195E |

(Property Partially located in 100 year floodplain or floodway based on Curtis Strong Study)

PARKING TABULATION

| BUILDING USAGE | OFFICE | 40,777 SF |
|------------------------|-----------|-------------------------|
| WAREHOUSE | 61,727 SF | |
| PARKING REQUIREMENT | OFFICE | 1 SPA/250 SF |
| | 163 SPA | |
| | WAREHOUSE | 1 SPA/1000 SF |
| | 62 SPA | |
| TOTAL PARKING REQUIRED | | 225 SPA |
| TOTAL PARKING PROVIDED | | 286 SPA (278 STD, 8 HC) |

District Parking

| | |
|--------------------------|-----------------------|
| Bus Parking | 370 SPA |
| Maintenance Building | 83 SPA |
| Transportation Building | 30 SPA (28 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 | 3850 GPM | |

CITY OF BRYAN PUBLIC WORKS
 (797) 288-8000
CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG
 TEXAS!!! (86 7888) 1-800-344-0377
CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG