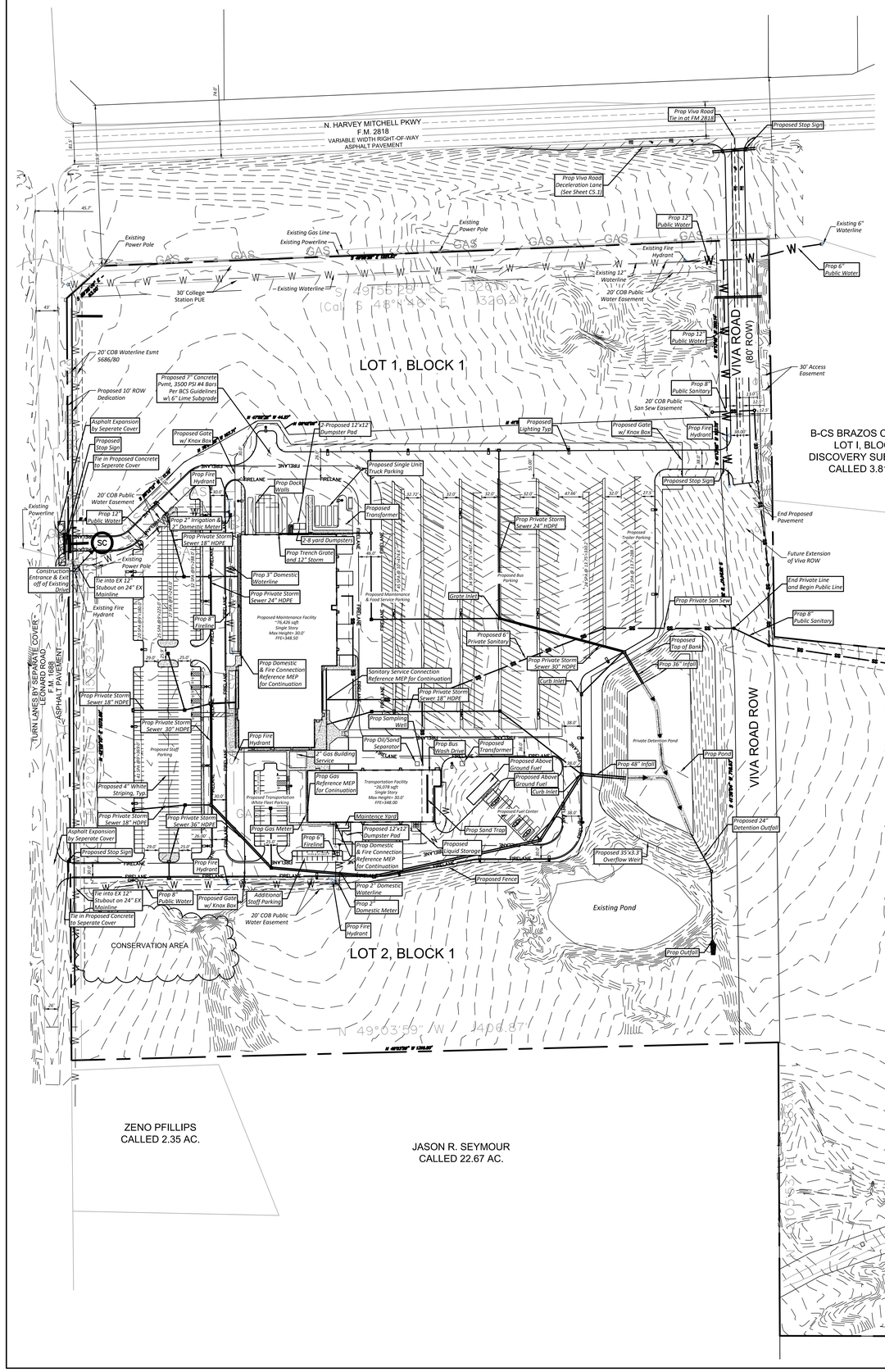
C1.0

OVERALL SITE MAP

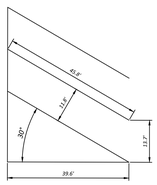
0" 1"

FOR BLUEBEAM LABELING/OCR:

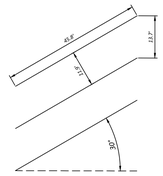


PARKING STALL DETAILS

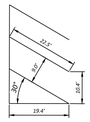
BUS PARKING



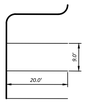
TRAILER PARKING



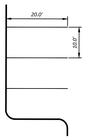
MAINTENANCE & FOOD SERVICE PARKING

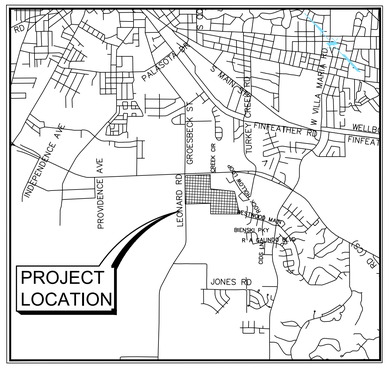


STAFF PARKING



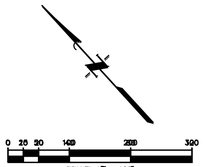
WHITE FLEET PARKING





VICINITY MAP

N.T.S.



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

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	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	
MAXIMUM WATER	72 GPM	(Peak Flow = Avg. Daily Flow x 4)
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 TRANSPO	TOTAL SF	HEIGHT (FT)	TYPE
BUILDING:	26,078	30'	IIA
PROPOSED MAINT	TOTAL SF	HEIGHT (FT)	TYPE
BUILDING:	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)			

LEGEND

- EXISTING CONTOUR (700)
- PROPOSED CONTOUR (700)
- PROPERTY BOUNDARY
- PROPOSED 4" CONC. PAVEMENT/SIDEWALK
- FIRELANE — FIRELANE (8" RED STRIPE W/4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
- 150FT FIRE HOSE LAY
- PROPOSED HANDICAP PARKING
- PROPOSED FENCE
- W — EXISTING WATERLINE
- W — W — PROPOSED WATERLINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED UNDERGROUND ELECTRIC

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 REDLINE 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 IS INSTALLED PER CITY ORDINANCE 1991.
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 RELIED 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 1991.
19. ALL WATER LINES TO BE CL 305 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS, UNLESS OTHERWISE NOTED.
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 2015 INTERNATIONAL PLUMBING CODE.
22. ALL METERS TO BE LOCATED WITHIN THE P.U.E.
23. ALL SIGNAGE WILL BE PERMITTED SEPARATELY AND WILL COMPLY WITH CITY OF BRYAN CHAPTER 98-SIGN ORDINANCE
24. CITY OF BRYAN WILL NOT BE RESPONSIBLE FOR, NOR MAINTAIN, THE DETENTION POND
25. WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF BRYAN
26. DETENTION POND TO BE OPERATIONAL BEFORE THE REMAINDER OF CONSTRUCTION
27. THE ZONING OF THE PROPERTY IS PD-AP PER ORDINANCE NO. 2583 APPROVED BY CITY COUNCIL ON OCTOBER 11TH, 2022.

ELECTRICAL NOTES:

1. THE EXISTING ELECTRICAL SHOWN IS APPROXIMATE.
2. CSU WILL ASSIST WITH ELECTRONIC LOCATION OF EXISTING LINES. EXCAVATION AND INSTALLATION OF CONDUIT WILL BE BY OTHERS.
3. ALL CONDUIT WORK WILL BE BY OTHERS PER BTU DESIGN.
4. SECONDARY CONDUCTORS FROM TRANSFORMER TO BLDG POINT OF SERVICE WILL BE BY BTU.
5. WHERE ELECTRICAL FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC 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 ISLE

CITY OF BRYAN
PUBLIC WORKS
(979) 209-5900
CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG
TEXAS811 (DIG TESS) 1-800-344-8377
CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG

PBK
ARCHITECT PBK Architects, Inc.
HOUSTON PBK.com
11 Greenway Plaza, 22nd Floor
Houston, TX 77046
713-965-0608 P
713-961-4571 F
TX Firm: BR 1608

CIVIL
QUIDDITY ENGINEERING F-23290
LANDSCAPE
EDGELAND F-1455
STRUCTURAL
KASBERGER ENGINEERS F-3709
MEP
CLEARY ZINKE/HANAN ENGINEERS F-8367

BRYAN ISD- RUBY HALIBURTON MAINTENANCE & TRANSPORTATION FACILITY

851 N. HARVEY MITCHELL PKWY
BRYAN, TEXAS 77807

ISSUE FOR CONSTRUCTION

BRYAN INDEPENDENT SCHOOL DISTRICT
www.bryanisd.org

STATE OF TEXAS
TYLER E. GREEN
134668
LICENSED PROFESSIONAL ENGINEER
07/11/2023

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
150 Ventura Drive, Suite 100 • College Station, TX 77845
979.731.8000

CLIENT
BRYAN ISD

DATE	PROJECT NUMBER
2022/10/26	19430

DRAWING HISTORY

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

ISSUED FOR CONSTRUCTION

OVERALL SITE MAP

C1.0

SDK: January 11, 2023

File Path: K:\0599\01599-004?-00 BISD – New Transportation & Maintenance\2 Design Phase\CAD\Plans\C1.0 SITE PLAN for SDRC.dwg

CHECKED BY:
TEG
DRAWN BY:
SEK
Plot Stamp:
6/14/2021 3:47:58 PM