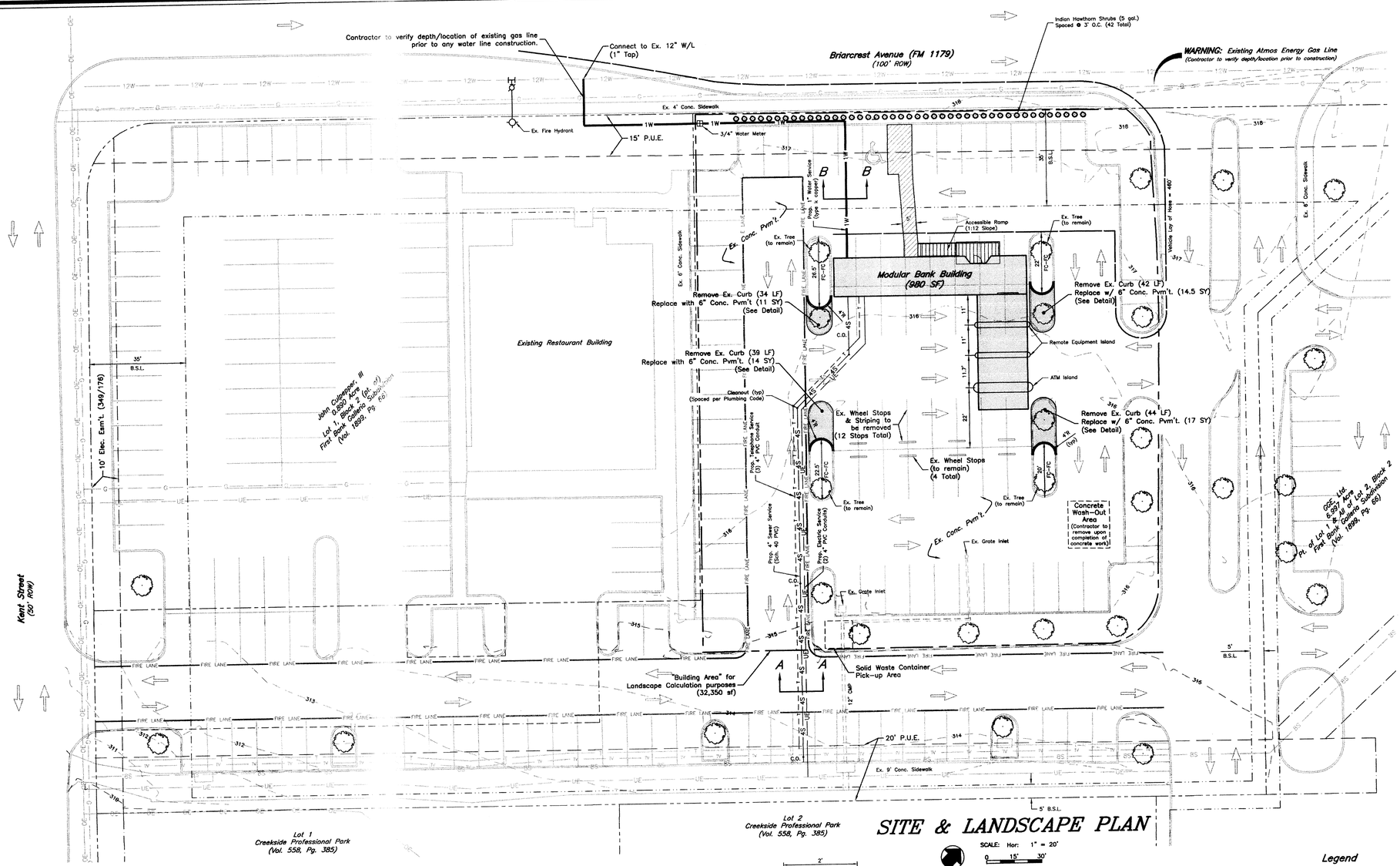
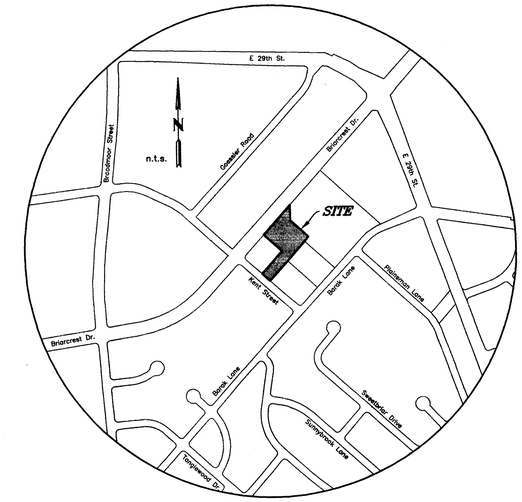


SITE & LANDSCAPE PLAN

SCALE: Hor: 1" = 20'

0 15' 30'



VICINITY MAP

GENERAL NOTES:
1. This property is currently Zoned C-2.
2. Applicant:
   The Bank and Trust
   1716 Briarcrest Drive, Ste. 400
   Bryan, Tx 77802
   Proposed Use: Modular Bank Building
   BUILDING IS NOT SPRINKLED
3. Parking Analysis:
   Galleria Village Site:
   Tower = 98,280 SF
   Floors 1 and 2: 17,640 SF = 35,280 SF
   Floors 3 thru 8: 10,500 SF = 63,000 SF
   Three Additional Buildings = 11,593 SF

   New Modular Bank Building = 980 SF

   109,873 SF / 300 + 980 SF / 200 = 371 Spaces Required

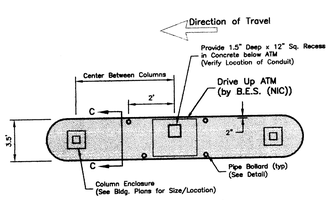
   Existing Spaces = 404
   Spaces Eliminated by Bank = 24

   404 – 24 = 380 Spaced Provided

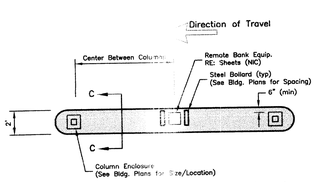
4. WATER AND SANITARY SEWER DEMANDS:
   Water Demands: Max.= 4 GPM Avg.= 1 GPM
   Min.= 0 GPM
   Irrigation: Max.= 20 GPM
   Sewer Demands: 1,440 GPD (Max.)
5. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0, effective July 2, 1992. This property is not located in the 100 Year Flood Hazard Area.
6. Contour Information has been prepared from an actual on-the-ground survey.
7. Electric service to be provided by BTU.
8. Domestic water by City of Bryan.
9. Sanitary Sewer Service to be provided by City of Bryan.
10. Solid waste handling shall be in accordance with standard "Residential Type" service in 90 gal. container. Trash receptacle will be set out on appropriate days for pick-up.
11. Waste Stream generated at this site: Normal Domestic Wastewater

GENERAL CONSTRUCTION NOTES:
1. It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
   Contact Dig Tess @ 1-800-344-8377
2. Unless otherwise indicated, all construction shall be in accordance with the current City of Bryan Standard Details, Specifications, and B/CS Design Guidelines for Water, Sewer, Drainage and Street Construction. All inspection of public infrastructure shall be coordinated with the staff of the City Engineer of Bryan. It is the intent of these plans to comply with all City of Bryan Guidelines, Details, and Specifications.
3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Owner for any substitution.
4. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with Bryan Texas Utilities (BTU).
5. Trenches may be left open overnight if properly covered or barricaded to prevent pedestrian and vehicular access.
6. Contractor to provide Traffic Control Plan.
7. Traffic Signs, roadway signs, and other traffic control devices are not included in these plans.
8. Construction safety details and specifications are not included in this set of plans.
9. 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.
10. 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.

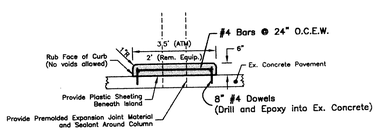
Received
JAN 28 2009
Development & Engineering Services



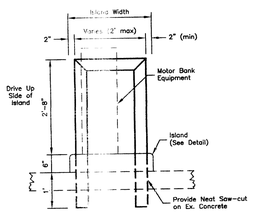
ATM Island



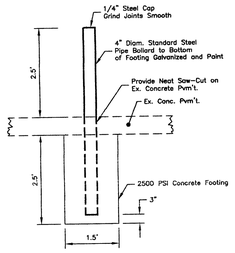
Remote Equipment Island



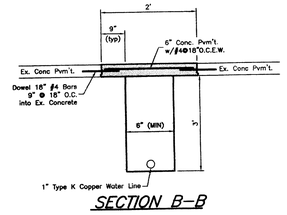
Section C–C



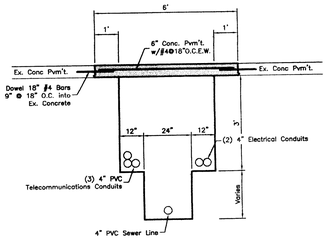
Island Bollard



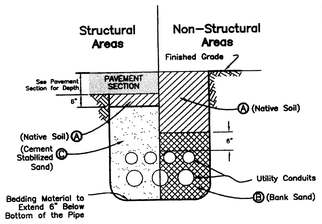
Pipe Bollard



SECTION B–B



SECTION A–A



TYPICAL UTILITY TRENCH EMBEDMENT

Legend

- 289 — Ex. Ground Contour (1' Interval)
- 8S — Existing Sewer Line w/ size & manhole
- 8W — Existing Water Line w/ size
- TV — Existing TV Cable
- T — Proposed Telephone Line
- E — Proposed Electric Line
- Fire Hydrant
- Water Meter
- Proposed Accessible Route Striping

PROPOSED PLANT SPECIES

COMMON NAME	BOTANICAL NAME
Canopy Trees: Live Oak	Quercus virginiana
Proposed shrubs to be used: Indian Hawthorn	Rapheolepis indica

LANDSCAPE REQUIREMENTS

	QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS
	13	225	Ex. Canopy Trees	Varies	2,925
	42	10	Shrubs	5 gal.	420
			TOTAL POINTS PROPOSED:		3,345

SITE AREA: 32,350 S.F. POINTS REQ'D: 32,350*.08 = 2,588

SITE PLAN

THE BANK AND TRUST

LOT 1, BLOCK 2
FIRST BANK GALLERIA SUBDIVISION
2.5095 ACRES
ROBERT STEVENSON LEAGUE, A-45
COLLEGE STATION, BRAZOS COUNTY, TEXAS
JANUARY, 2009
SCALE: 1" = 20'

Applicant:
The Bank and Trust
1716 Briarcrest Drive, Ste. 400
Bryan, Tx 77802

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

M&B

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