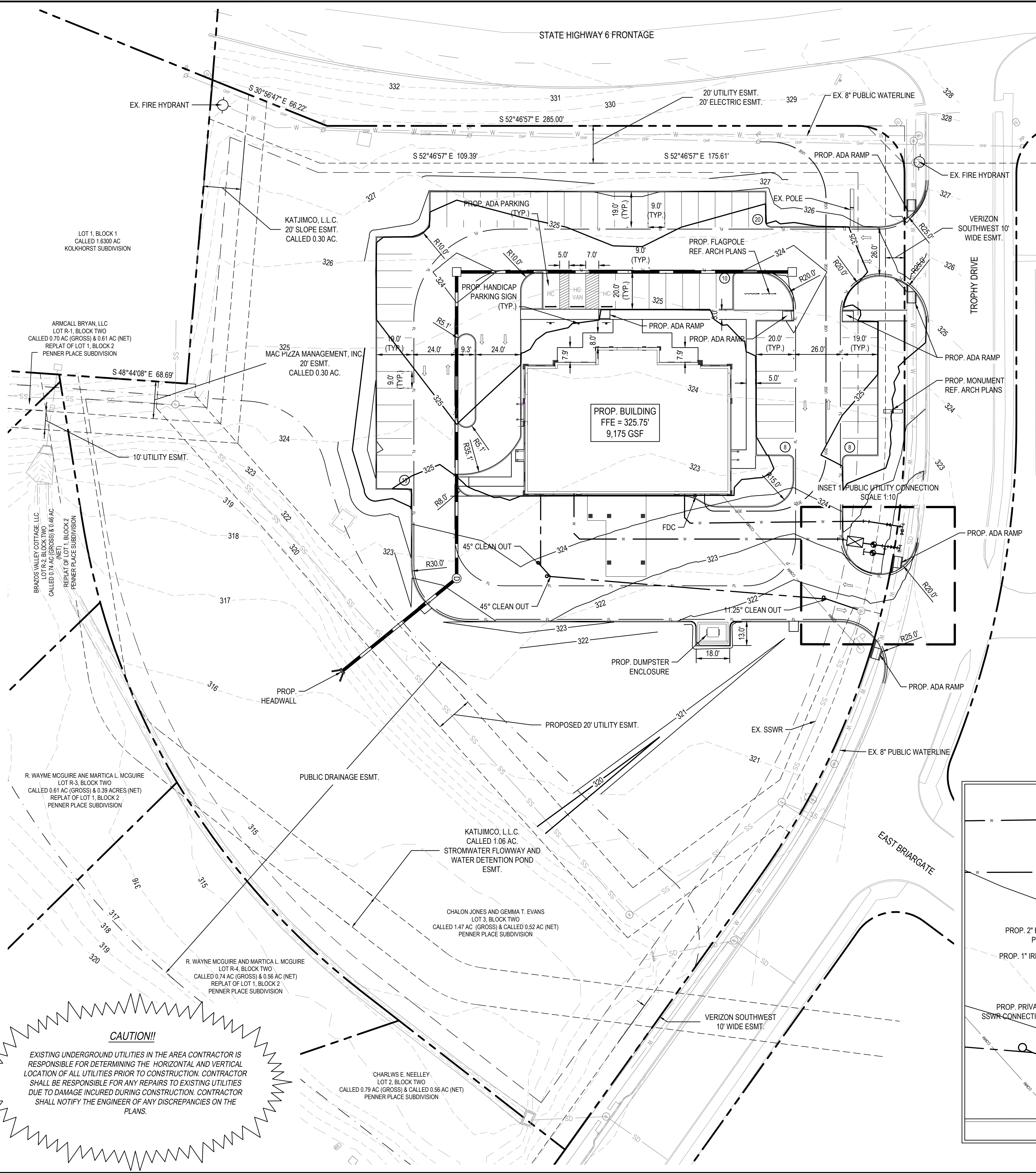
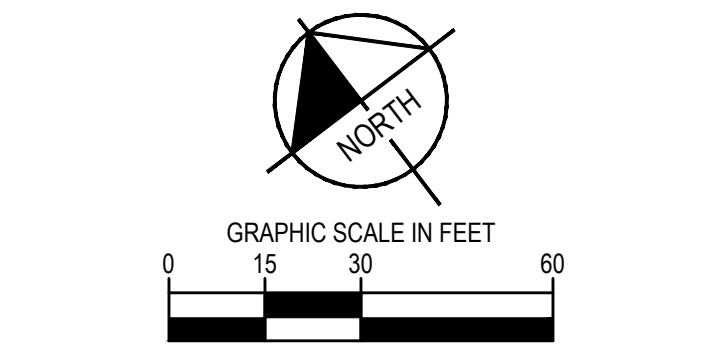


Plotted By: Lawrence, Timothy Sheet Set: KHA Layout: CITY SITE PLAN August 23, 2022 04:29:26pm K:\cst_civil\0660827001 - bank of brenham\CAD\plansheets\C-SITE PLAN.dwg
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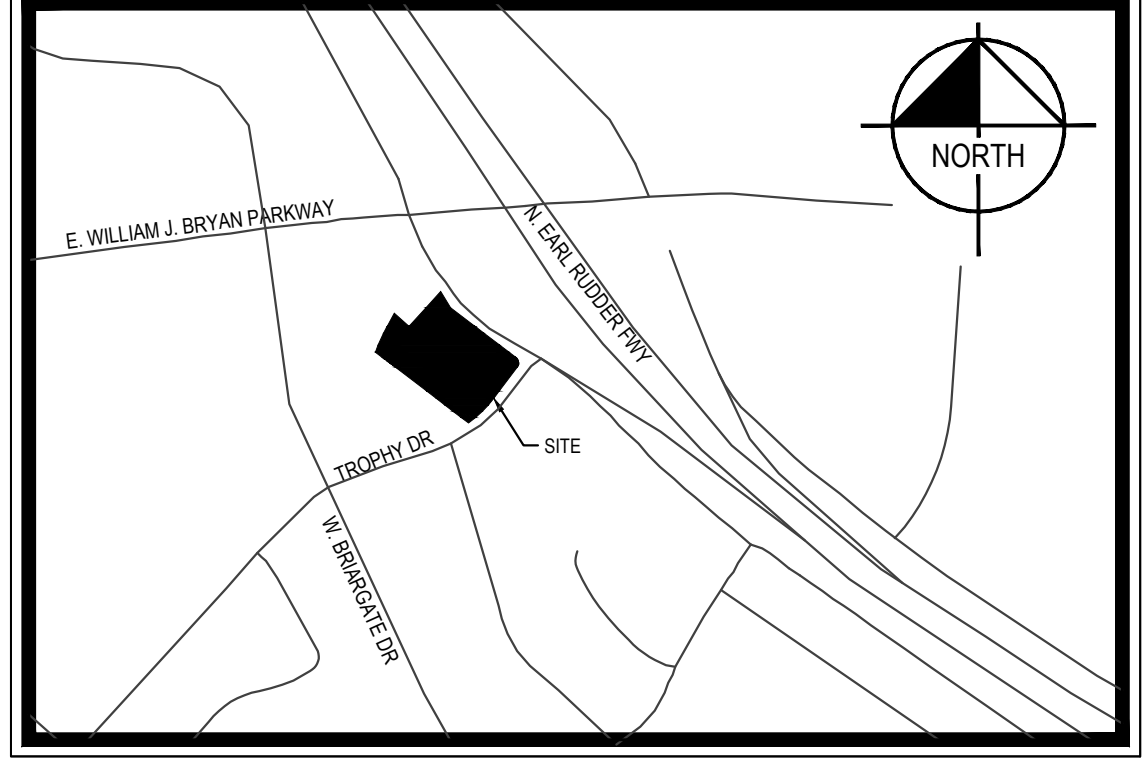


SITE DATA TABLE	
OWNER:	BANK OF BRENHAM ATTN: JIM E KRUSE P.O. BOX 606 BRENHAM, TX 77834
ZONING	OFFICE DISTRICT C-1
LAND USE	BANK
LOT AREA	4,117 ACRES
SITE ADDRESS	2901 TROPHY DR, BRYAN, TX
LEGAL DESCRIPTION	PENNER PLACE, BLOCK 2, LOT 5R BRYAN, BRAZOS COUNTY, TEXAS
NUMBER OF MULTI FAMILY BUILDINGS	0
DENSITY OF DWELLING UNITS PER ACRE	0
GROSS SQ FT	9,175
FIRE REQUIREMENTS	
CONSTRUCTION TYPE	TYPE II - B
GROSS SQUARE FOOTAGE	9,175
BUILDING HEIGHT	44'
SPRINKLER SYSTEM	YES
REQUIRED FIRE FLOW	XXXX GPM
REQUIRED # FIRE HYDRANTS	1
PROVIDED FIRE HYDRANTS	1
PARKING REQUIREMENTS	
USE REQUIREMENT	BANK
REQUIRED PARKING	1/300 GSF
PROVIDED PARKING	31
REQUIRED ADA PARKING	3(1 VAN)
PROVIDED ADA PARKING	3(1 VAN)

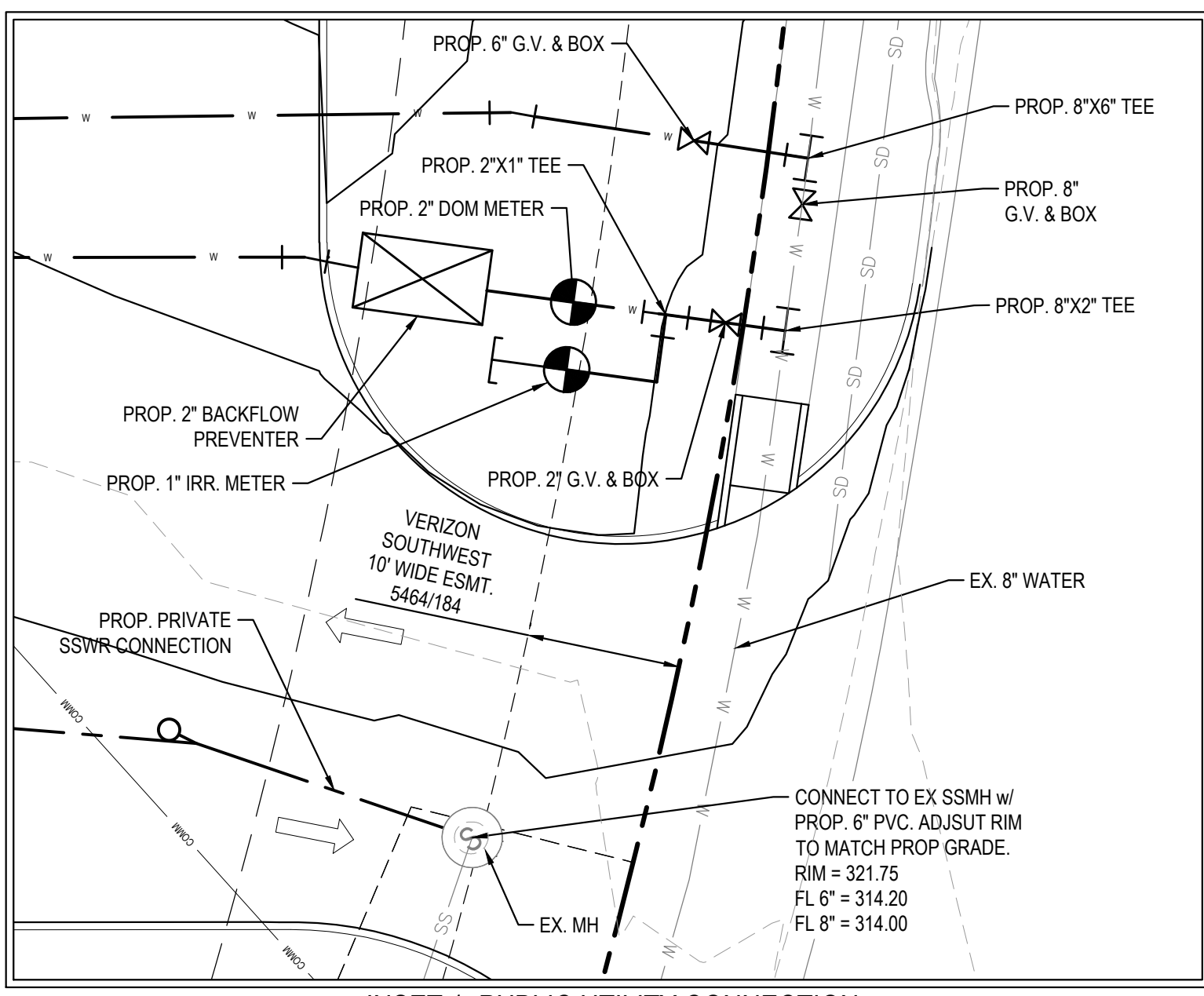


LEGEND	
4" SIDEWALK PAVEMENT	
ASPHALT PAVEMENT	
PROP. STORM SEWER	
PROP. SANITARY SEWER	
PROP. WATER LINE	
EXISTING STORM SEWER	
EXISTING WATER LINE	
EXISTING SANITARY SEWER	
EASEMENT LINE	
SETBACK LINE	
PROPERTY LINE	
PROP TELECOMM. LINE	

- NOTES**
- ALL CURB RADI ARE 3' OR 10' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
 - ALL BARRIER FREE RAMPS AND PAVEMENT IN PUBLIC RIGHT OF WAY AND PEDESTRIAN AND UTILITY EASEMENT SHALL BE BUILT PER MUNICIPAL STANDARD DETAILS.
 - PAINTED TRAFFIC MARKINGS AND STRIPING TO RECEIVE TWO COATS OF PAINT.
 - ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 - THE PROPOSED FIRE LINE CONNECTION TO THE BUILDING WILL BE SEPARATE FROM EXISTING FIRE LINE IN THE EXISTING BUILDING. THE PROPOSED FIRE SYSTEM WILL STAND ALONE, AND NOT BE TIED TO THE EXISTING BUILDING.
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, 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 TO INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
 - PLEASE CONTACT BTU LINE DESIGN AT (979) 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE.
 - CONTRACTOR TO CALL CITY OF BRYAN PUBLIC WORKS (979-209-5900) TO COORDINATE LOCATION OF CITY OF BRYAN UTILITIES.
 - ADA PARKING SPACES WILL BE CONSTRUCTED IN COMPLIANCE WITH RULE 68.104 (TCAV HOUSE BILL 3163)
 - ALL PROPOSED PAVEMENT AREAS SHALL BE PROOF ROLLED AND ANY WEAK OR SOFT AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL.
 - FILL SHALL BE APPROVED BY ONSITE MATERIALS TESTING REPRESENTATIVE.
 - PRIOR TO PLACING PAVEMENT, CONTRACTOR SHALL REFER TO SITE LIGHTNING PLAN AND IRRIGATION PLAN FOR LOCATION OF UNDERGROUND CONDUITS AND SLEEVES.
 - PRIOR TO PLACING PAVEMENT, CONTRACTOR SHALL FIELD VERIFY THAT SLOPE IN ALL ACCESSIBLE PARKING AREAS (INCLUDING ADJACENT LOADING AREAS) SHALL NOT EXCEED 2% AND SLOPE ON SIDEWALKS AND WALKWAYS DOES NOT EXCEED A 2% CROSS SLOPE AND A 5% SLOPE IN THE DIRECTION OF TRAVEL. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.



VICINITY MAP
N.T.S



INSET 1: PUBLIC UTILITY CONNECTION
SCALE 1:10

CAUTION!!
 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

NO.	REVISIONS	DATE	BY

Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 TEXAS REGISTERED ENGINEERING FIRM #928
 2800 SOUTH BRYAN, TX 77802
 PHONE: 979-775-9595 FAX: 979-775-9599
 WWW.KIMLEY-HORN.COM



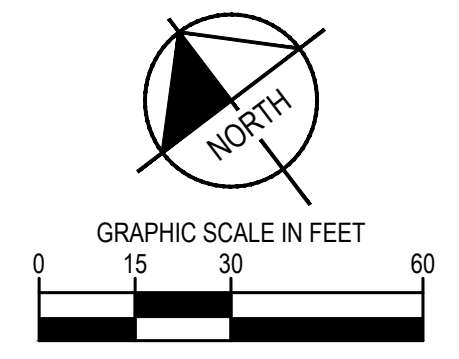
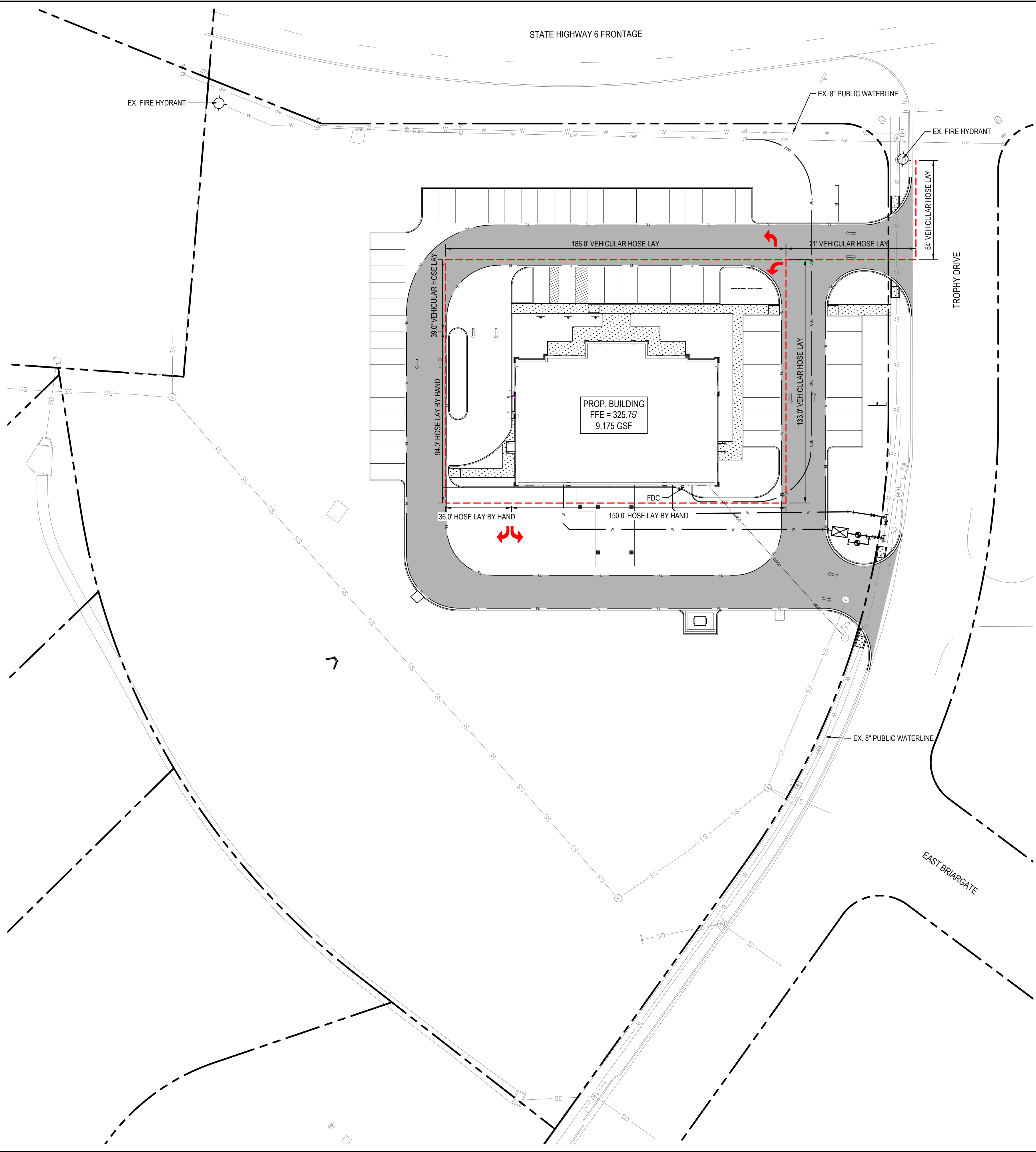
KHA PROJECT	066082400
DATE	AUG 2022
SCALE	AS SHOWN
DESIGNED BY	AGB
DRAWN BY	AGB
CHECKED BY	JCH

CITY SITE PLAN

BANK OF BRENHAM
 PREPARED FOR
SLI GROUP
 HOUSTON, TEXAS



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LEGEND	
	PROPOSED FIRE LANE
	PROPERTY LINE

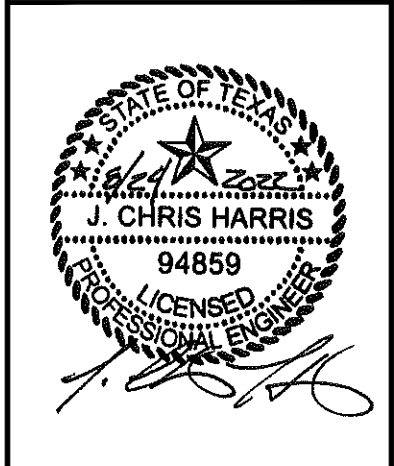
NOTES

1. FIRE SPRINKLER BACKFLOW PREVENTER TO BE LOCATED INSIDE THE BUILDING

No.	REVISIONS	DATE	BY

Kimley»Horn

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DATE	AUG 2022
SCALE	AS SHOWN
DESIGNED BY	AGB
DRAWN BY	AGB
CHECKED BY	JCH

**CITY SITE PLAN -
 FIRE PROTECTION**

**BANK OF BRENHAM
 PREPARED FOR
 SLI GROUP
 HOUSTON, TEXAS**

SHEET NUMBER
C1.2

811 Know what's below. Call before you dig.

CAUTION!!

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