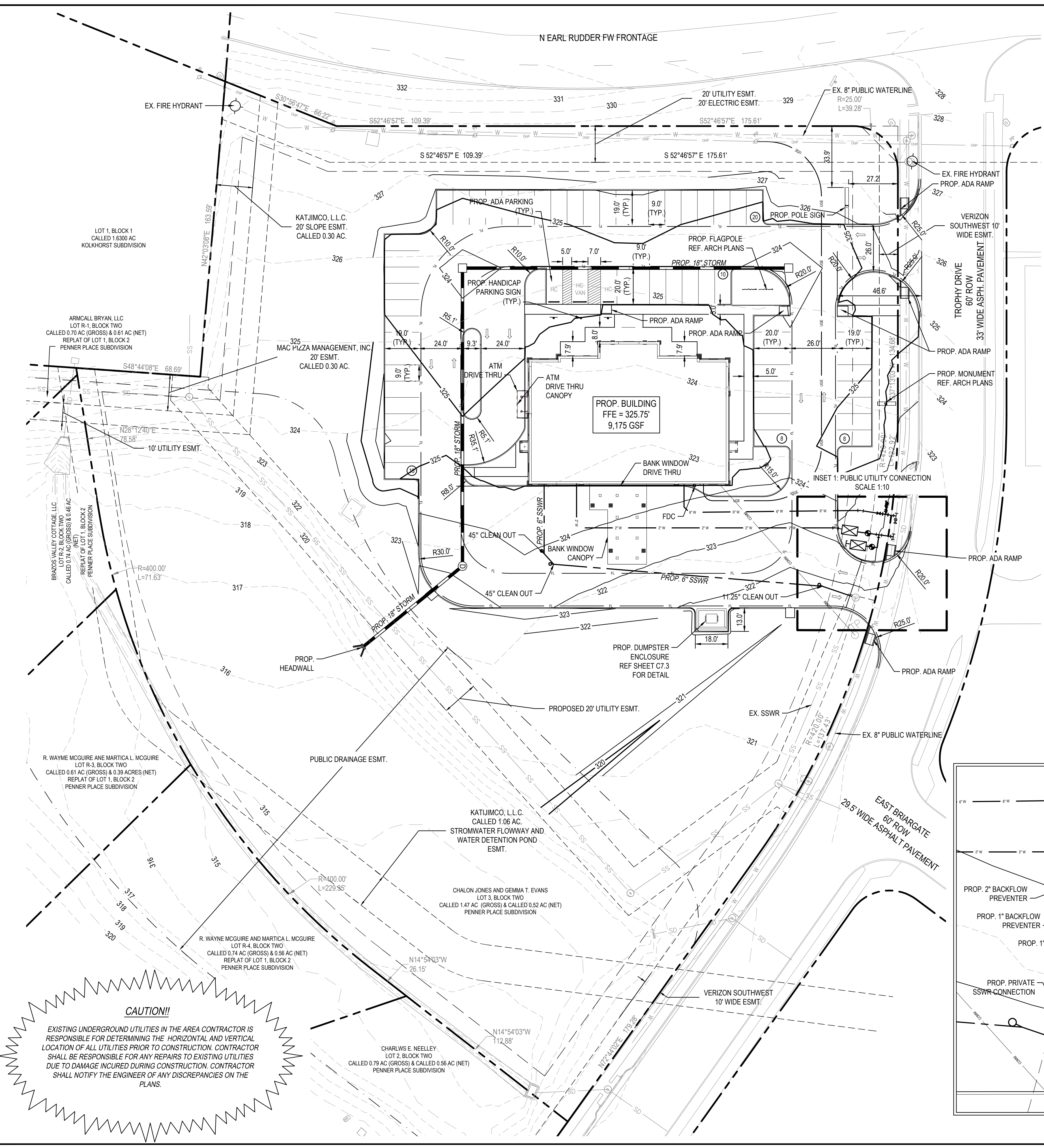
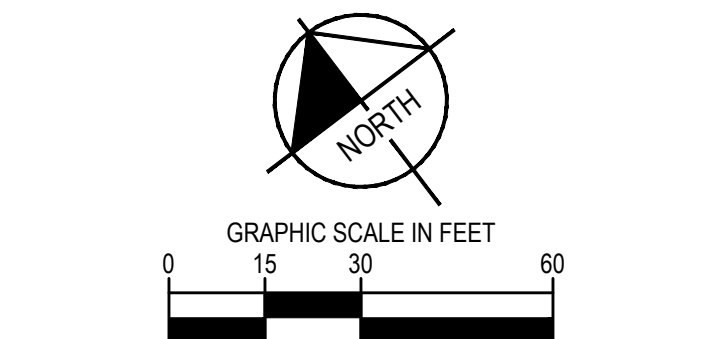


Plotted By: Groff, Michael Sheet Set: KHA Layout: CITY SITE PLAN September 14, 2022 09:13:44am K:\CST\_Civil\0660827001 - BANK OF BRENHAM\CAD\PlanSheets\C-SITE PLAN.dwg  
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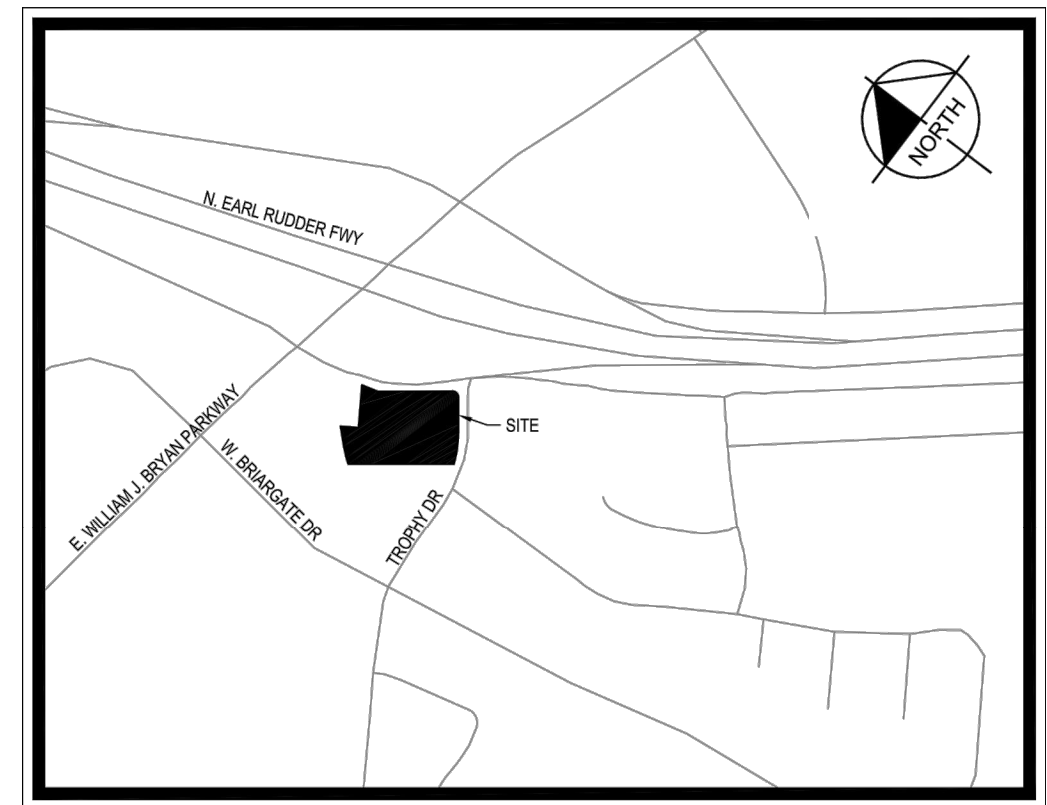


SITE DATA TABLE	
OWNER:	BANK OF BRENHAM ATTN: JIM E KRUSE P.O. BOX 606 BRENHAM, TX 77834
ZONING	OFFICE DISTRICT C-1
LAND USE	BANK
LOT AREA	4,117 ACRES
SITE ADDRESS	2901 TROPHY DR, BRYAN, TX
LEGAL DESCRIPTION	PENNER PLACE, BLOCK 2, LOT 5R BRYAN, BRAZOS COUNTY, TEXAS
NUMBER OF MULTI FAMILY BUILDINGS	0
DENSITY OF DWELLING UNITS PER ACRE	0
GROSS SQ FT	9,175
NUMBER OF STORIES	2
FIRE REQUIREMENTS	
CONSTRUCTION TYPE	TYPE II - B
GROSS SQUARE FOOTAGE	9,175
BUILDING HEIGHT	44'
SPRINKLER SYSTEM	YES
REQUIRED FIRE FLOW	500 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)

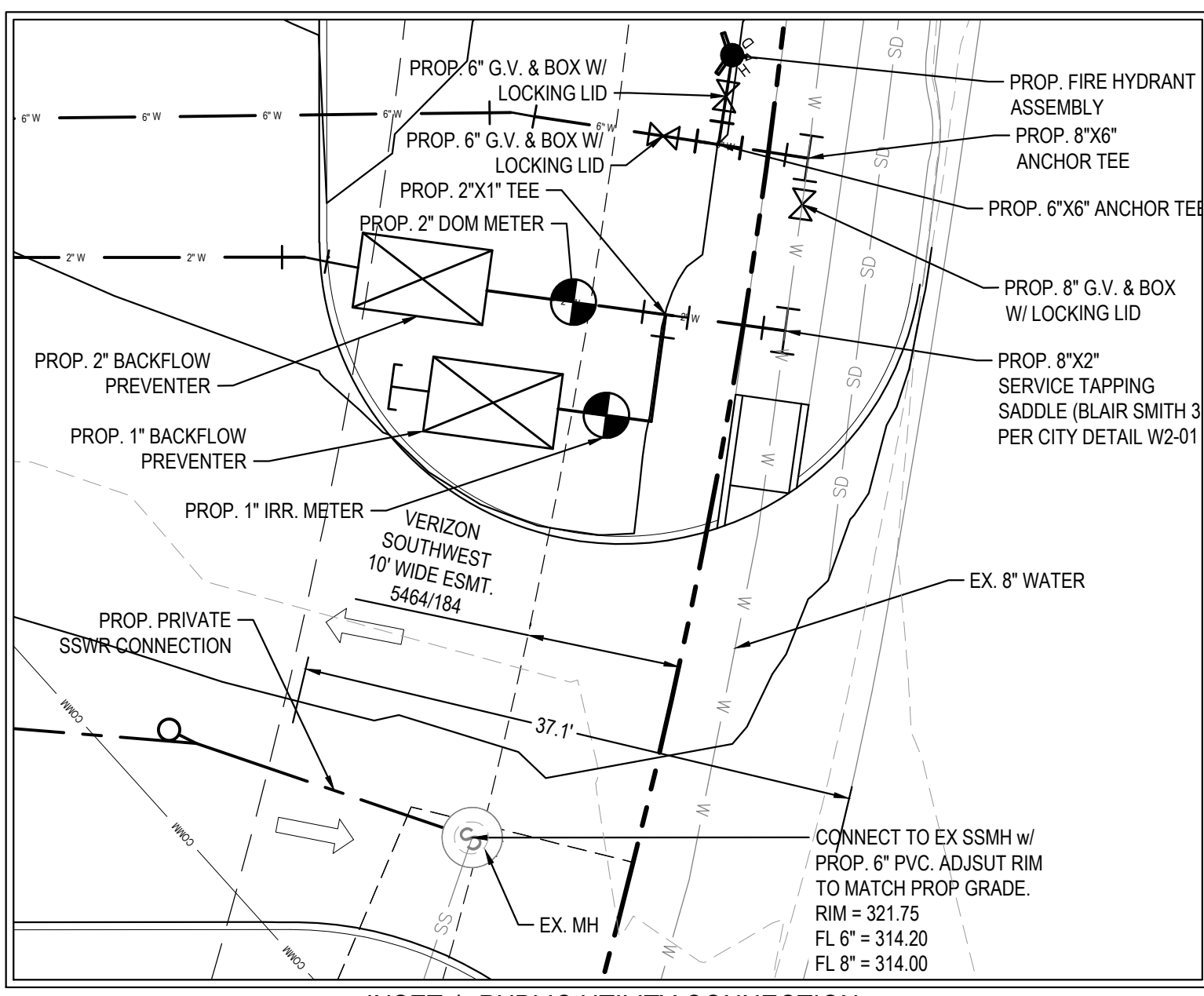


LEGEND	
	4" SIDEWALK PAVEMENT
	ASPHALT PAVEMENT
	PROP. STORM SEWER
	PROP. SANITARY SEWER
	PROP. WATER LINE
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EASEMENT LINE
	SETBACK LINE
	PROPERTY LINE
	PROP TELECOMM. LINE

- 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 (TCV) 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  
1"=500'



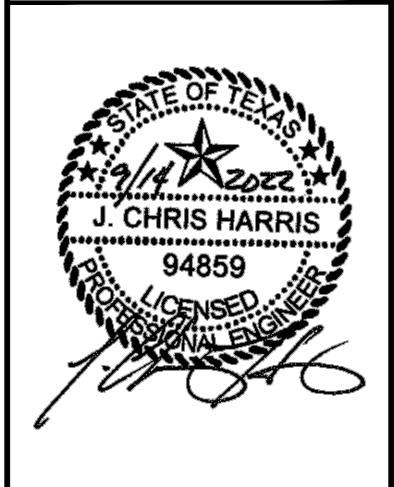
INSET 1: PUBLIC UTILITY CONNECTION  
SCALE 1:10

**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**

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 TEXAS REGISTERED ENGINEERING FIRM #928  
 2800 SOUTH TEXAS AVENUE, SUITE 201  
 BRYAN, TEXAS 77802  
 PHONE: 979-775-9595 FAX: 979-775-9599  
 WWW.KIMLEY-HORN.COM



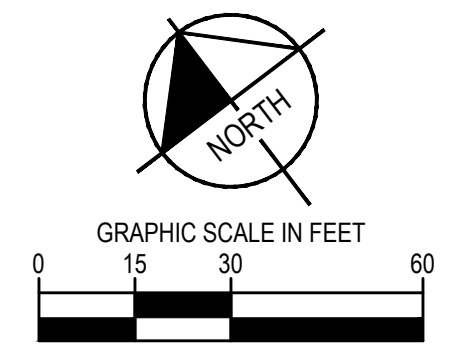
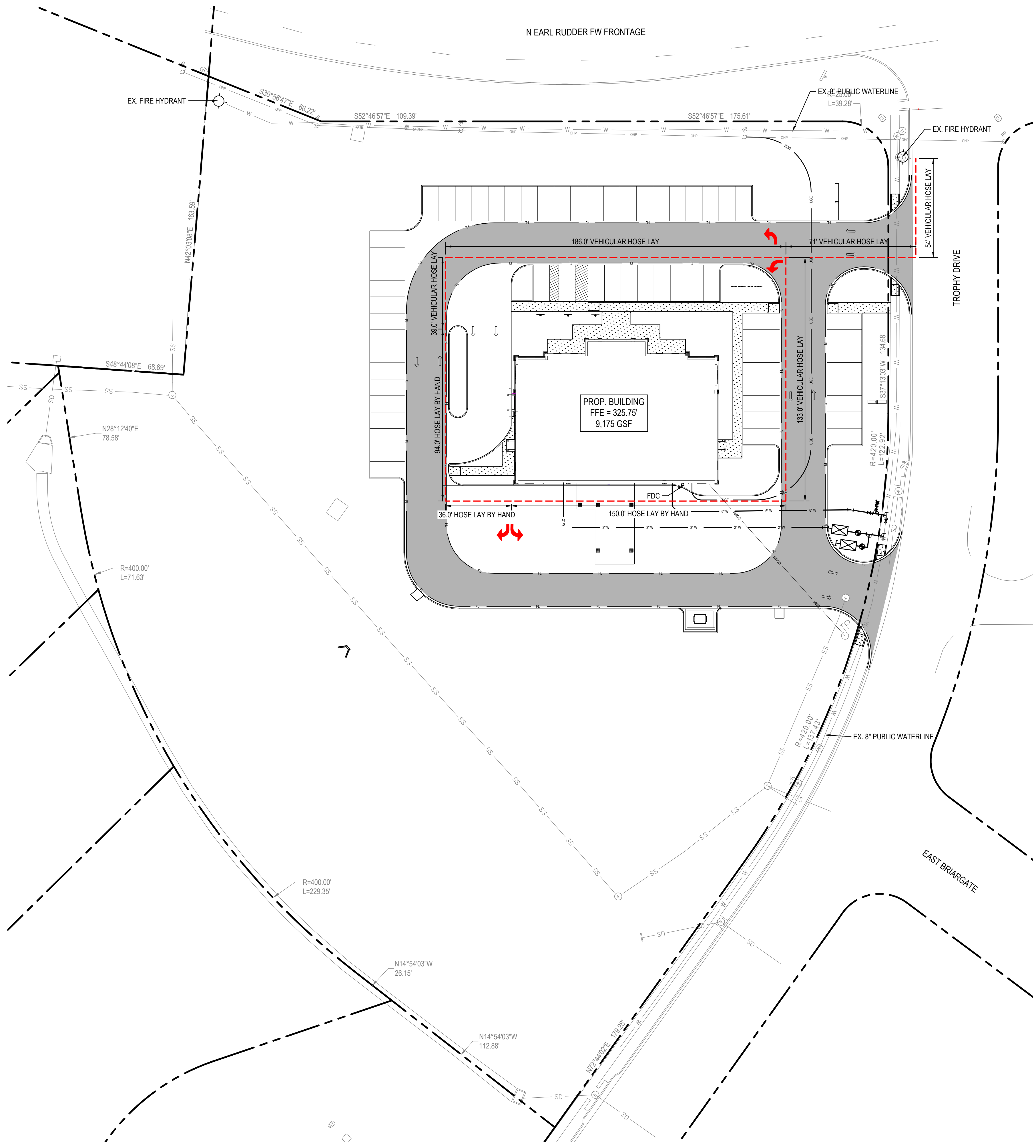
KHA PROJECT	066082400
DATE	SEP 2022
SCALE	AS SHOWN
DESIGNED BY	AGB
DRAWN BY	AGB
CHECKED BY	JCH

**CITY SITE PLAN**

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



Plotted By: Groff, Michael Sheet Set: Kha Layout: CITY SITE PLAN - FIRE PROTECTION September 14, 2022 10:46:43am K:\est\_civil\066082700.1 - bank of brenham\CAD\plansheets\C-SITE PLAN-FPP.dwg  
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LEGEND	
	PROPOSED FIRE LANE
	PROPERTY LINE

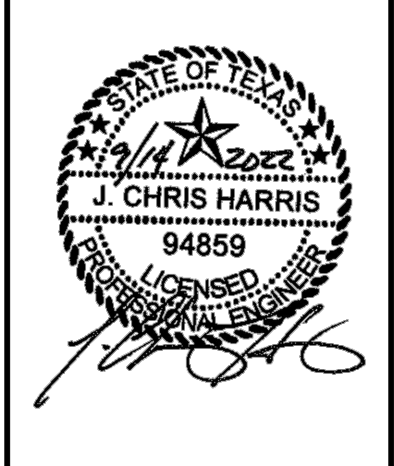
**NOTES**

- FIRE SPRINKLER BACKFLOW PREVENTER TO BE LOCATED INSIDE THE BUILDING

No.	REVISIONS	DATE	BY

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 2800 SOUTH BRYAN, SUITE 201  
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KHA PROJECT	066082400
DATE	SEP 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**

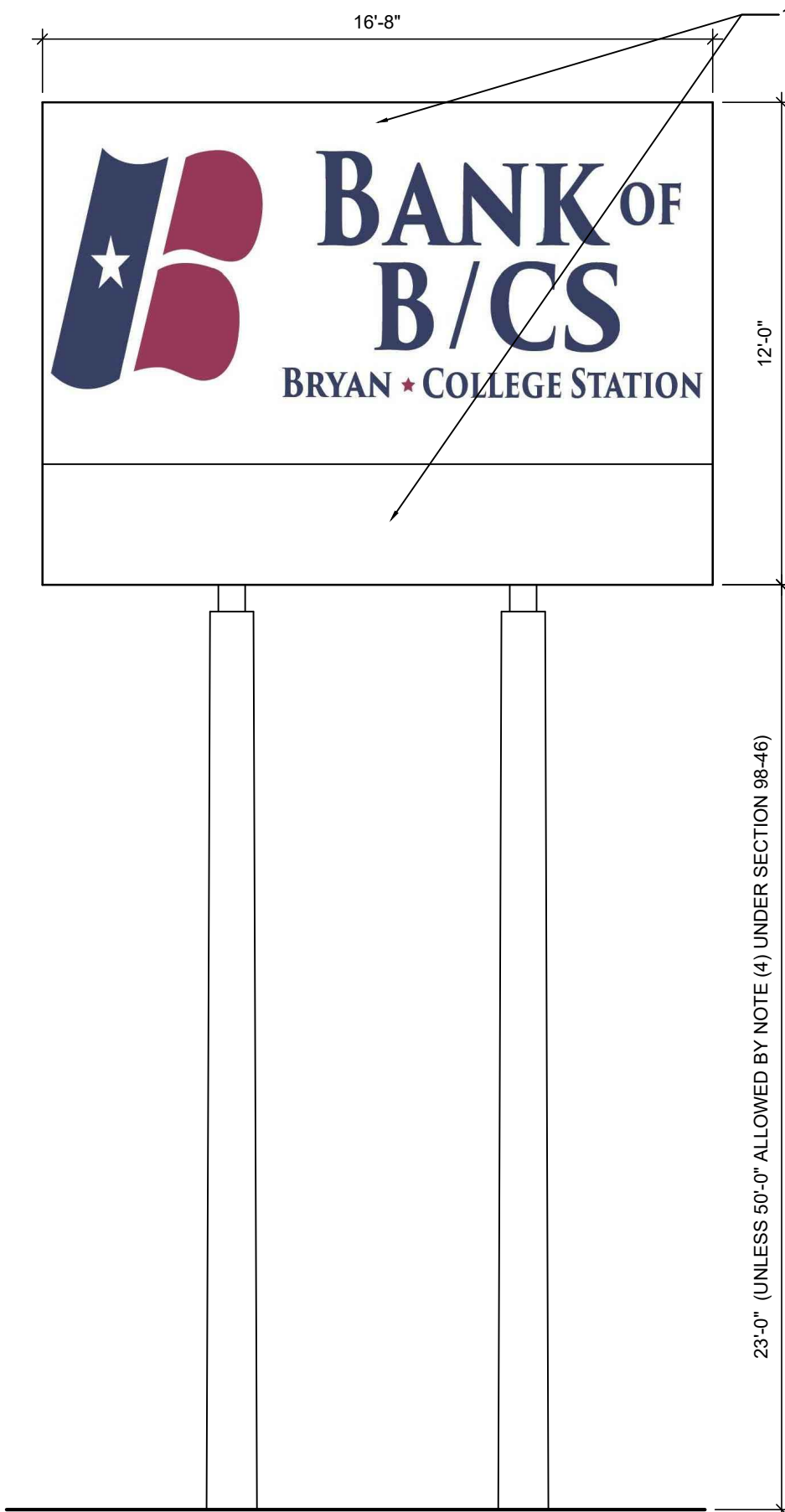
SHEET NUMBER  
**C1.2**

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

**CAUTION!!**

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.





150 S.F. WHITE VINYL PANELS AT EACH SIDE  
 (NORTH AND SOUTH) WITH NEW LED  
 LIGHTING IN CABINET AND 50 S.F. DIGITAL  
 MESSAGE BOARD AT EACH SIDE

23'-0" (UNLESS 50'-0" ALLOWED BY NOTE (4) UNDER SECTION 98-46)

**4 POLE-MOUNTED SIGN**  
 (LOOKING WEST OR EAST)

SCALE: 1/4" = 1'-0" @ 8 1/2" x 11"