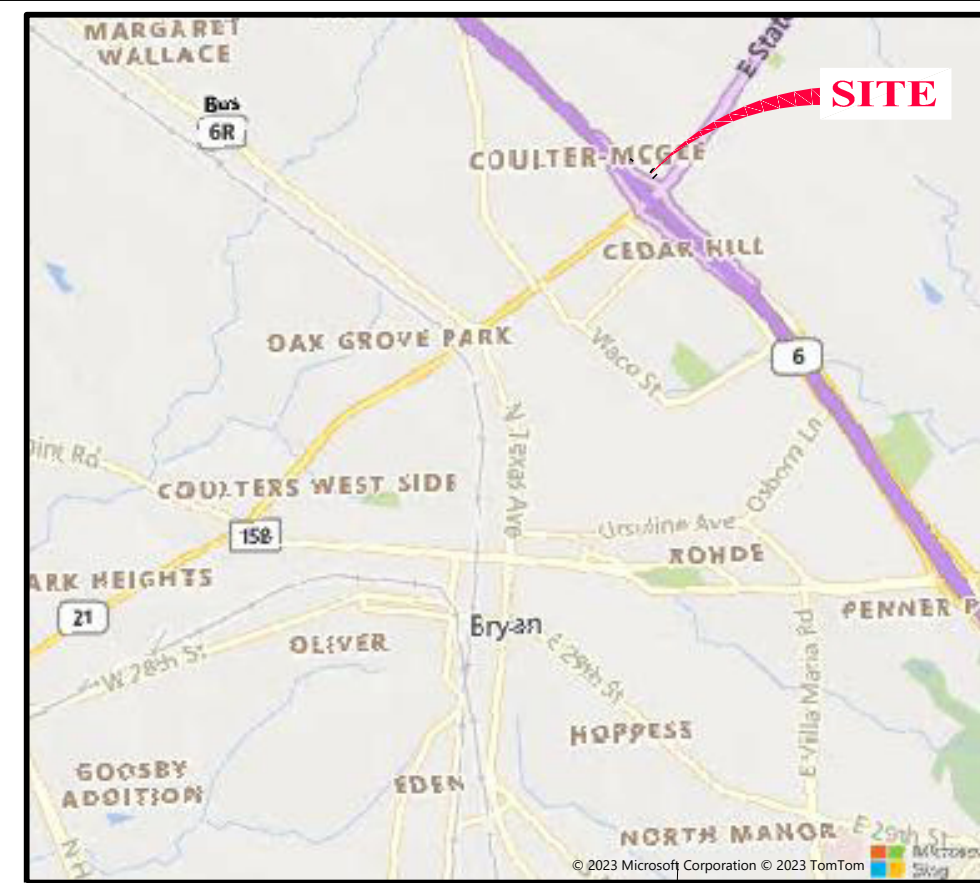


DOCUMENT FOR INTERIM REVIEW, NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

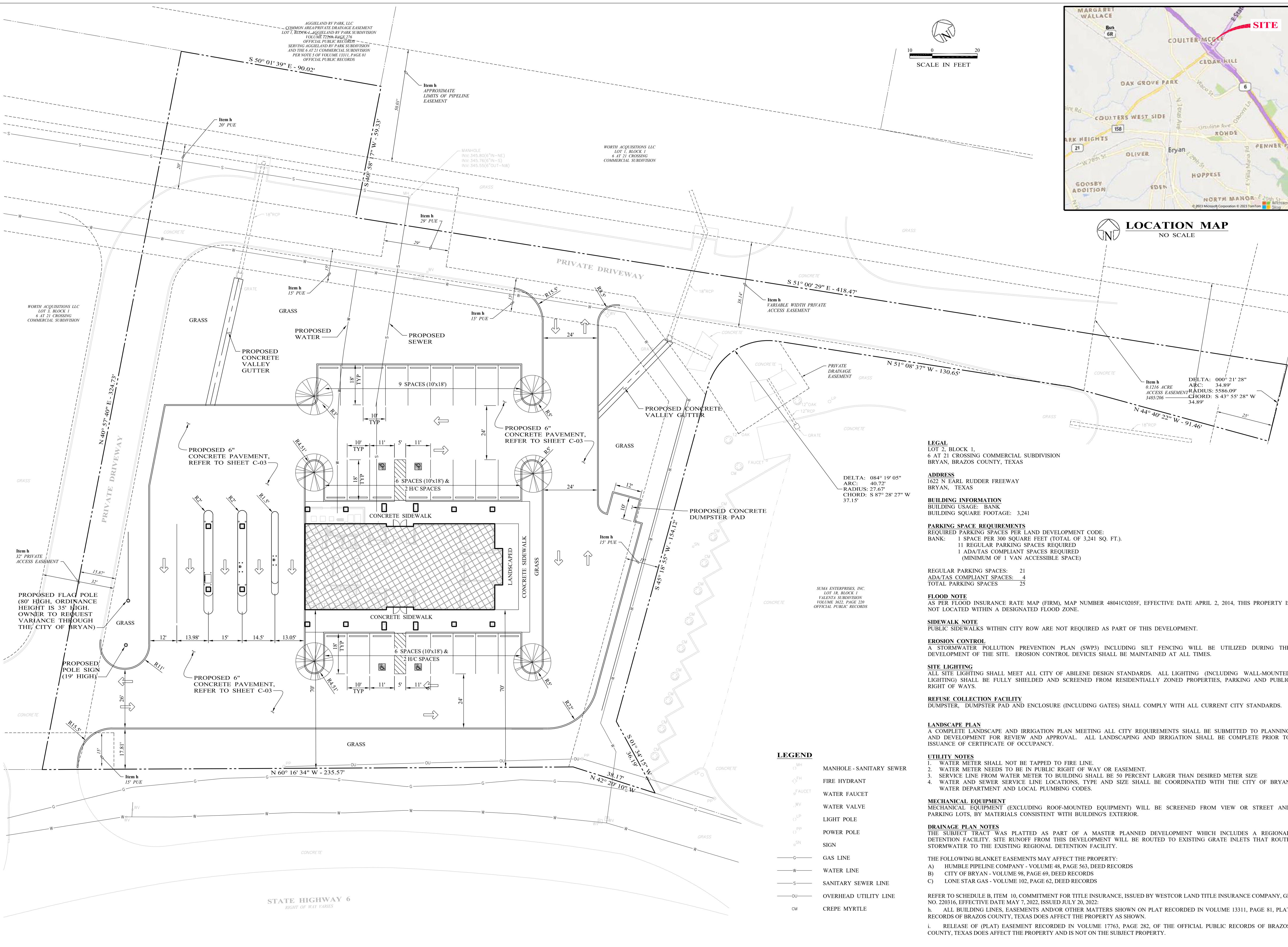
JOSHUA M. GADBOIS, P.E. 141021

DATE: 04/07/2023

Parkhill.com



LOCATION MAP
NO SCALE



LEGAL
LOT 2, BLOCK 1,
6 AT 21 CROSSING COMMERCIAL SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS

ADDRESS
1622 N EARL RUDDER FREEWAY
BRYAN, TEXAS

BUILDING INFORMATION
BUILDING USAGE: BANK
BUILDING SQUARE FOOTAGE: 3,241

PARKING SPACE REQUIREMENTS
REQUIRED PARKING SPACES PER LAND DEVELOPMENT CODE:
BANK: 1 SPACE PER 300 SQUARE FEET (TOTAL OF 3,241 SQ. FT.).
11 REGULAR PARKING SPACES REQUIRED
1 ADA/TAS COMPLIANT SPACES REQUIRED
(MINIMUM OF 1 VAN ACCESSIBLE SPACE)

REGULAR PARKING SPACES: 21
ADA/TAS COMPLIANT SPACES: 4
TOTAL PARKING SPACES: 25

FLOOD NOTE
AS PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48041C0205F, EFFECTIVE DATE APRIL 2, 2014, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

SIDEWALK NOTE
PUBLIC SIDEWALKS WITHIN CITY ROW ARE NOT REQUIRED AS PART OF THIS DEVELOPMENT.

EROSION CONTROL
A STORMWATER POLLUTION PREVENTION PLAN (SWP3) INCLUDING SILT FENCING WILL BE UTILIZED DURING THE DEVELOPMENT OF THE SITE. EROSION CONTROL DEVICES SHALL BE MAINTAINED AT ALL TIMES.

SITE LIGHTING
ALL SITE LIGHTING SHALL MEET ALL CITY OF ABILENE DESIGN STANDARDS. ALL LIGHTING (INCLUDING WALL-MOUNTED LIGHTING) SHALL BE FULLY SHIELDED AND SCREENED FROM RESIDENTIALLY ZONED PROPERTIES, PARKING AND PUBLIC RIGHT OF WAYS.

REFUSE COLLECTION FACILITY
DUMPSTER, DUMPSTER PAD AND ENCLOSURE (INCLUDING GATES) SHALL COMPLY WITH ALL CURRENT CITY STANDARDS.

LANDSCAPE PLAN
A COMPLETE LANDSCAPE AND IRRIGATION PLAN MEETING ALL CITY REQUIREMENTS SHALL BE SUBMITTED TO PLANNING AND DEVELOPMENT FOR REVIEW AND APPROVAL. ALL LANDSCAPING AND IRRIGATION SHALL BE COMPLETE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

UTILITY NOTES
1. WATER METER SHALL NOT BE TAPPED TO FIRE LINE.
2. WATER METER NEEDS TO BE IN PUBLIC RIGHT OF WAY OR EASEMENT.
3. SERVICE LINE FROM WATER METER TO BUILDING SHALL BE 50 PERCENT LARGER THAN DESIRED METER SIZE
4. WATER AND SEWER SERVICE LINE LOCATIONS, TYPE AND SIZE SHALL BE COORDINATED WITH THE CITY OF BRYAN WATER DEPARTMENT AND LOCAL PLUMBING CODES.

MECHANICAL EQUIPMENT
MECHANICAL EQUIPMENT (EXCLUDING ROOF-MOUNTED EQUIPMENT) WILL BE SCREENED FROM VIEW OR STREET AND PARKING LOTS, BY MATERIALS CONSISTENT WITH BUILDING'S EXTERIOR.

DRAINAGE PLAN NOTES
THE SUBJECT TRACT WAS PLATTED AS PART OF A MASTER PLANNED DEVELOPMENT WHICH INCLUDES A REGIONAL DETENTION FACILITY. SITE RUNOFF FROM THIS DEVELOPMENT WILL BE ROUTED TO EXISTING GRATE INLETS THAT ROUTE STORMWATER TO THE EXISTING REGIONAL DETENTION FACILITY.

THE FOLLOWING BLANKET EASEMENTS MAY AFFECT THE PROPERTY:
A) HUMBLE PIPELINE COMPANY - VOLUME 48, PAGE 563, DEED RECORDS
B) CITY OF BRYAN - VOLUME 98, PAGE 69, DEED RECORDS
C) LONE STAR GAS - VOLUME 102, PAGE 62, DEED RECORDS

REFER TO SCHEDULE B, ITEM 10, COMMITMENT FOR TITLE INSURANCE, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, GF NO. 220516, EFFECTIVE DATE MAY 7, 2022, ISSUED JULY 20, 2022.

ALL BUILDING LINES, EASEMENTS AND/OR OTHER MATTERS SHOWN ON PLAT RECORDED IN VOLUME 13311, PAGE 81, PLAT RECORDS OF BRAZOS COUNTY, TEXAS DOES AFFECT THE PROPERTY AS SHOWN.
RELEASE OF (PLAT) EASEMENT RECORDED IN VOLUME 17763, PAGE 282, OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS DOES AFFECT THE PROPERTY AND IS NOT ON THE SUBJECT PROPERTY.

LEGEND

(M)	MANHOLE - SANITARY SEWER
(FH)	FIRE HYDRANT
(F)	WATER FAUCET
(WV)	WATER VALVE
(LP)	LIGHT POLE
(PP)	POWER POLE
(SN)	SIGN
(G)	GAS LINE
(W)	WATER LINE
(S)	SANITARY SEWER LINE
(OU)	OVERHEAD UTILITY LINE
(CM)	CREPE MYRTLE

Hwy 21 Branch
Design Documents



CLIENT

First Financial Bank

1622 N. Earl Rudder
Bryan, TX 77808

PROJECT NO.

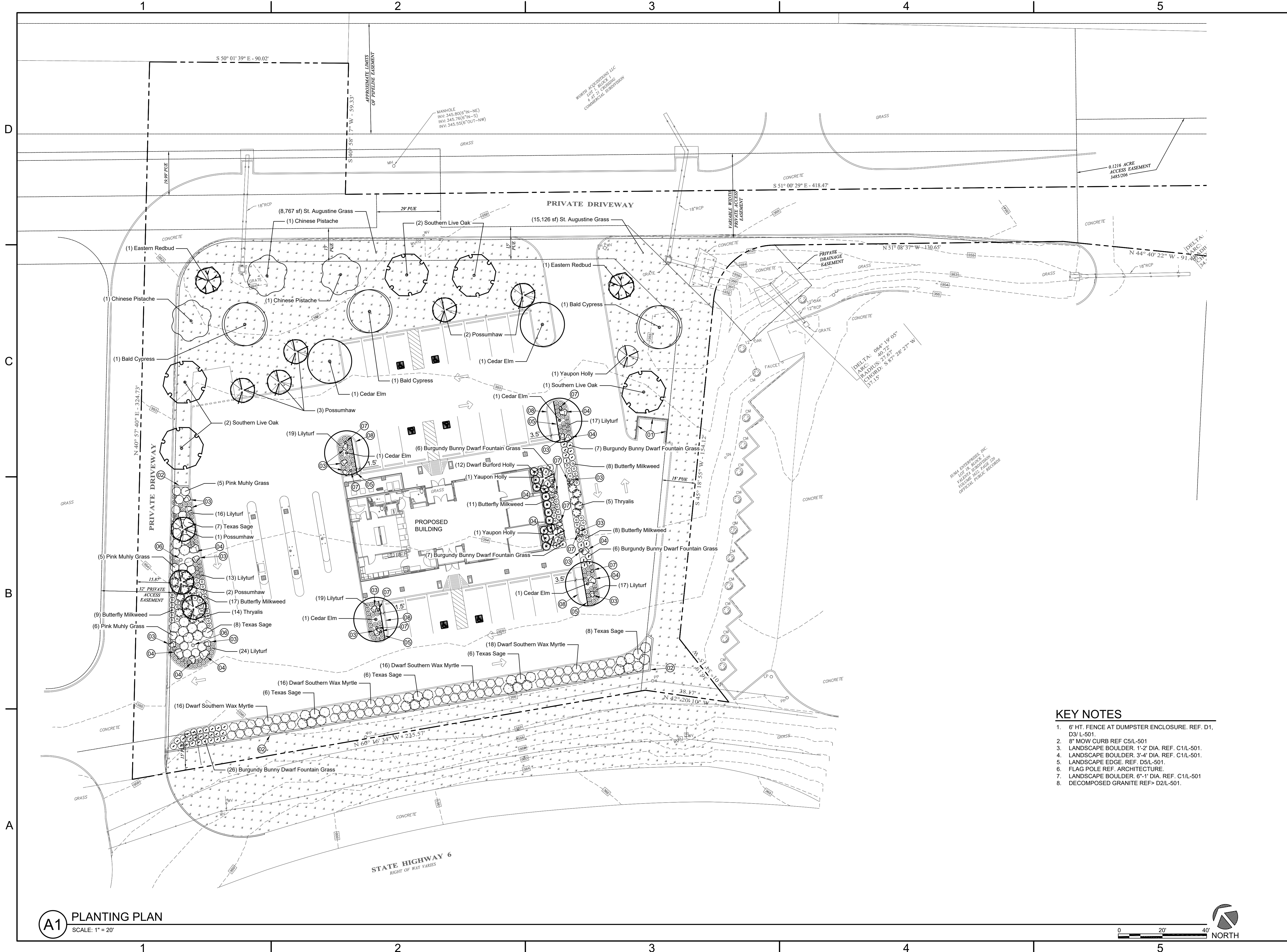
3611.22

04/06/2023 95% Construction Documents

DATE DESCRIPTION

CITY SITE PLAN

C-01



- KEY NOTES**
- 6' HT. FENCE AT DUMPSTER ENCLOSURE. REF. D1, D3/L-501.
 - 8" MOW CURB REF C5/L-501
 - LANDSCAPE BOULDER, 1'-2' DIA. REF. C1/L-501.
 - LANDSCAPE BOULDER, 3'-4' DIA. REF. C1/L-501.
 - LANDSCAPE EDGE. REF. D5/L-501.
 - FLAG POLE REF. ARCHITECTURE.
 - LANDSCAPE BOULDER, 6'-1' DIA. REF. C1/L-501
 - DECOMPOSED GRANITE REF> D2/L-501.

A1 PLANTING PLAN
SCALE: 1" = 20'