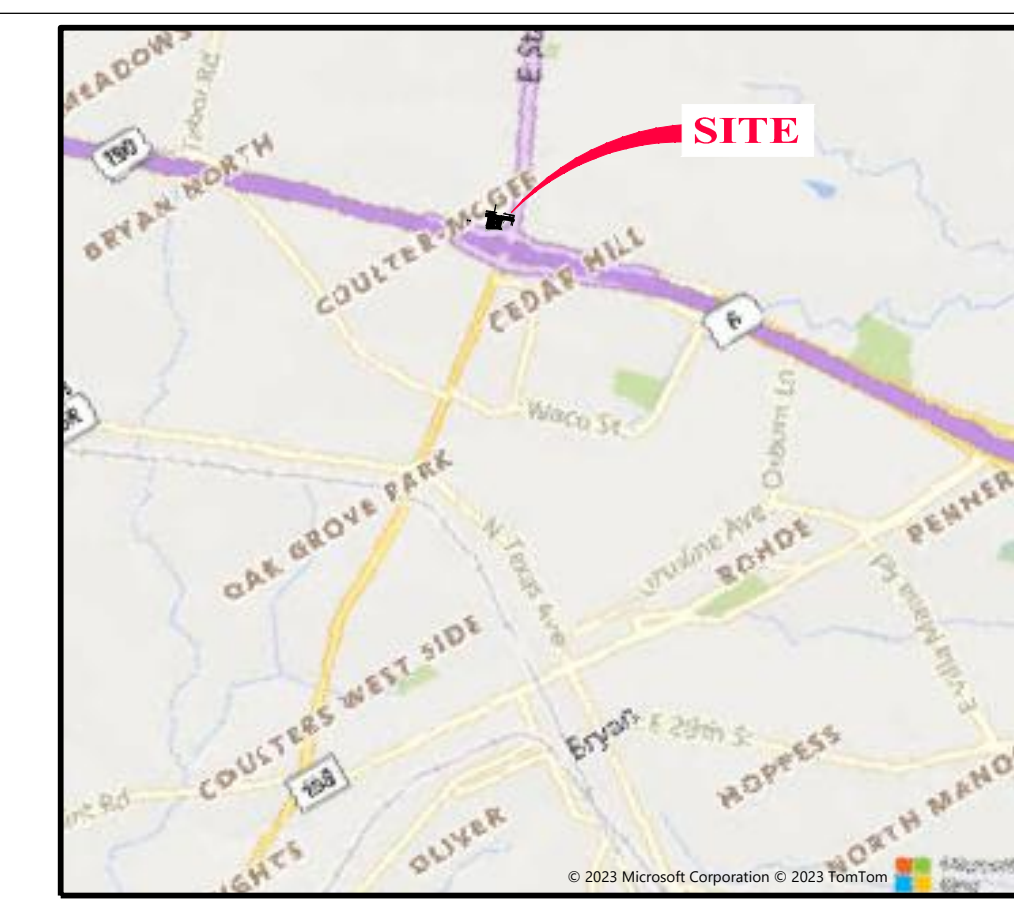


DOCUMENT FOR INTERIM REVIEW, NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

JOSHUA M. GADBOIS, P.E. 141021

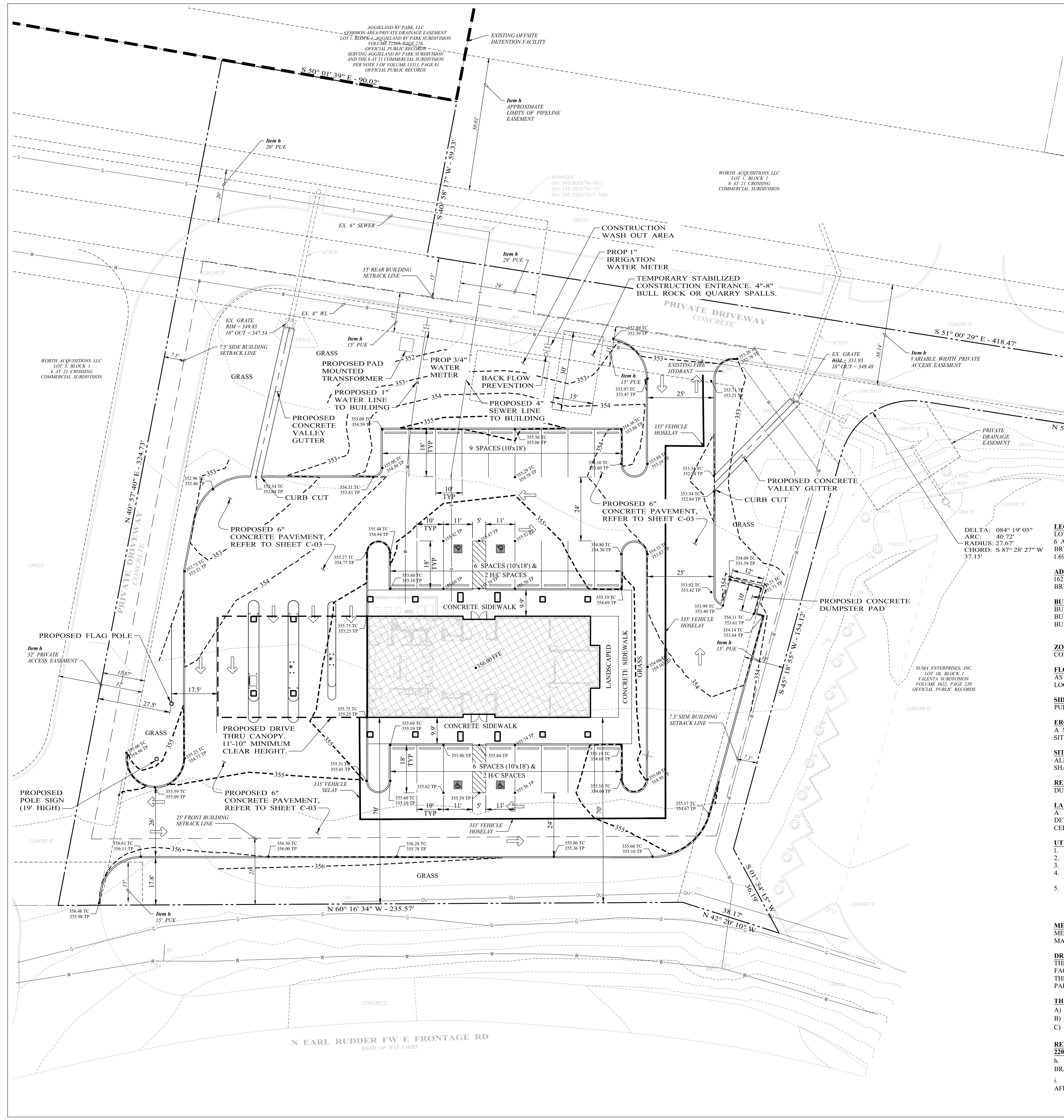
DATE: 05/02/2023

Parkhill.com



LOCATION MAP  
NO SCALE

- LEGEND**
- MANHOLE - SANITARY SEWER
  - FIRE HYDRANT
  - WATER FAUCET
  - WATER VALVE
  - LIGHT POLE
  - POWER POLE
  - SIGN
  - GAS LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - OVERHEAD UTILITY LINE
  - CREPE MYRTLE



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

**ADDRESS**  
1622 N EARL RUDDER FREEWAY  
BRYAN, TEXAS

**BUILDING INFORMATION**  
BUILDING USAGE: BANK  
BUILDING SQUARE FOOTAGE: 3,241  
BUILDING HEIGHT: 20'-2" (PRIMARY BUILDING HEIGHT)  
29'-4" (TOWER HEIGHT)

**ZONING DESIGNATION:**  
COMMERCIAL DISTRICT (C-3)

**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 BRYAN 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 PUBLIC WORKS DEPARTMENT (979-209-5900) AND LOCAL PLUMBING CODES.
  5. WHERE ELECTRICAL 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 OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

**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 THROUGH AN EXISTING REGIONAL DETENTION FACILITY. REFER TO THE DRAINAGE REPORT DATED OCTOBER 2014 (REVISED NOVEMBER 2014) FOR THE 6 AT 21 COMMERCIAL SUBDIVISION & AGGIELAND RV PARK EXPANSION.

- 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. 220316, EFFECTIVE DATE MAY 7, 2022, ISSUED JULY 20, 2022.**

h. 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

1. 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.

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
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## CITY SITE PLAN