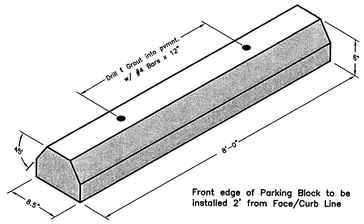
STRIPING NOTES:

1. Contractor shall be responsible for the "layout" of the striping plan in the field and stripe as shown on this sheet. All markings shall be white.
2. All paint and application rates shall conform to TxDOT Item 666, Reflectorized Pavement Markings, Type II Marking Materials.
3. All Parking Space Limit Lines shall be solid white lines 6" wide.
4. All marking/striping shall conform to current specifications of the Texas Manual on Uniform Traffic Control Devices, the TEXAS ACCESSIBILITY STANDARDS (TAS) of the Architectural Barriers Act [Article 9102, Texas Civil Statutes] from the Texas Department of Licensing and Regulation and City of Bryan Ordinances.



Front edge of Parking Block to be installed 2' from Face/Curb Line

WHEEL STOP

NTS

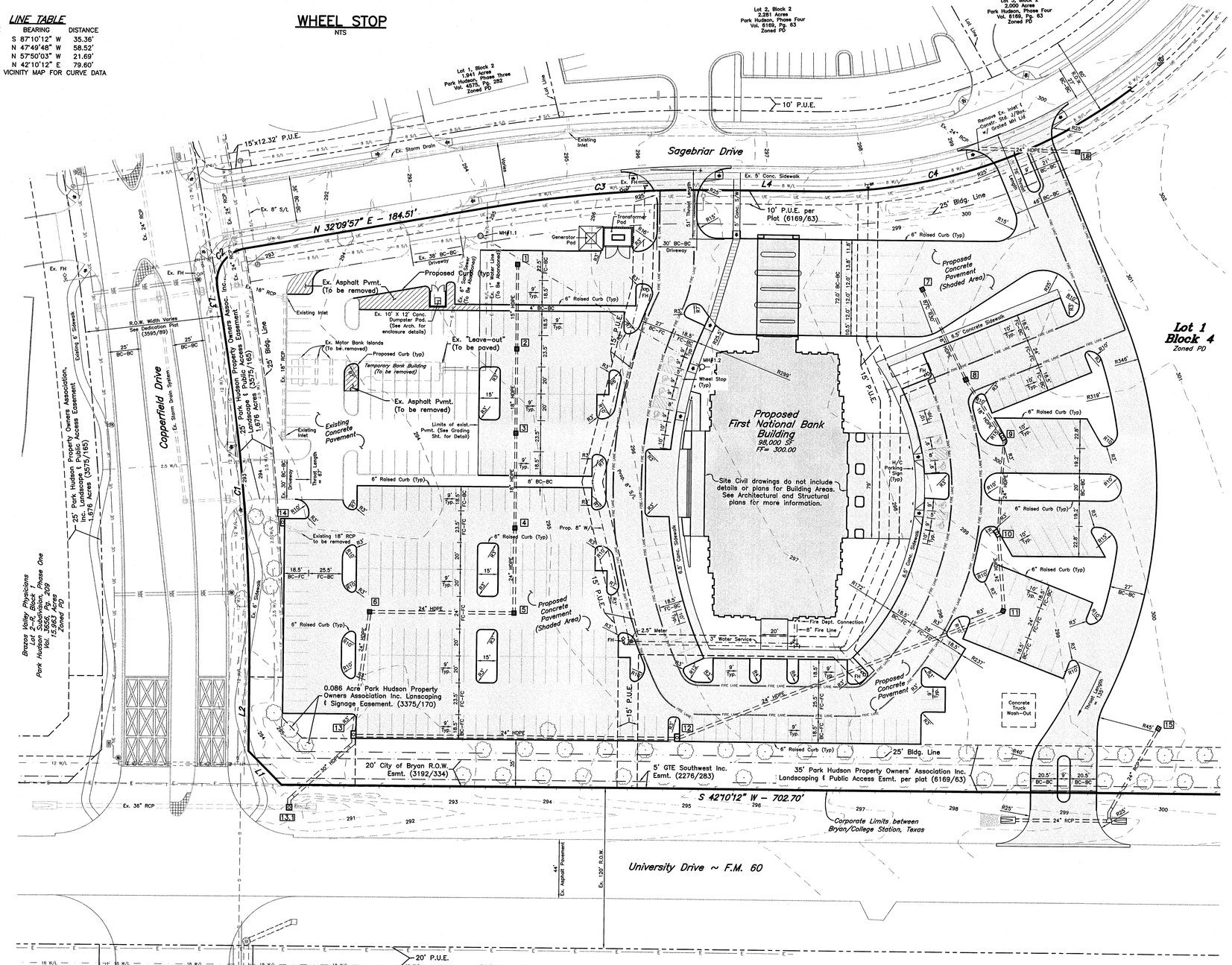
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°10'12" W	35.36'
L2	N 47°49'48" W	58.52'
L3	N 57°50'03" W	21.69'
L4	N 42°10'12" E	79.60'

*–SEE VICINITY MAP FOR CURVE DATA

Legend

- Building Setback Line
- Existing Sewer Line w/ size
- Existing Water Line w/ size
- Overhead Electrical Line
- Ex. Underground Electric Line
- Fire Hydrant
- GTE Ground Vault
- Sewer Manhole
- Storm Drain Manhole
- Ambulatory Ramp
- Handicapped Parking Sign

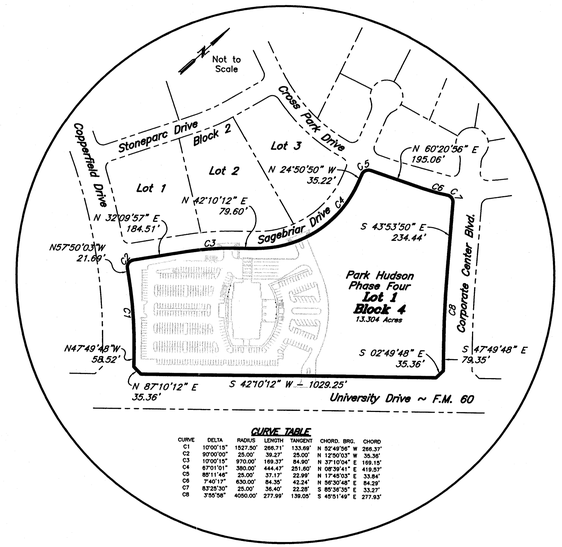


SITE PLAN

Showing S.W. Portion of Lot 1, Block 4

SCALE: Hor: 1" = 40'

0 20' 40'



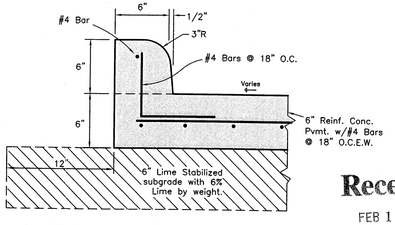
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD. BRG.	CHORD
C1	10°00'15"	1527.50'	266.71'	133.69'	N 52°49'56" W	266.37'
C2	90°00'00"	25.00'	39.27'	25.00'	N 12°50'03" W	35.36'
C3	10°00'15"	970.00'	169.37'	84.90'	N 37°10'04" E	169.15'
C4	67°31'01"	380.00'	444.47'	251.60'	N 08°39'41" E	419.57'
C5	85°11'46"	25.00'	37.17'	22.99'	N 17°45'03" E	33.84'
C6	7°40'15"	630.00'	84.35'	42.24'	N 56°30'46" E	84.29'
C7	83°25'30"	25.00'	36.40'	22.28'	S 85°39'35" E	33.27'
C8	7°55'56"	4000.00'	277.99'	139.05'	S 45°51'48" E	277.93'

VICINITY MAP & PROPERTY BOUNDARY

GENERAL NOTES:

1. This property is currently Zoned PD.
2. Owner & Applicant:
   First National Bank of Bryan
   P.O. Box 833
   Bryan, Tx 77805
   (979) 779–1111
3. Proposed Use: Bank & Office Building
   Gross Square Footage (Heated): 98,000 SF
   BUILDING IS SPRINKLED
4. Parking Analysis:
   Parking Spaces Required = 98,000 SF / 1 per 300 SF= 327
   Parking Spaces Provided = 362
5. WATER AND SANITARY SEWER DEMANDS:
   Water Demands: Max.= 90 GPM Avg.= 27.5 GPM
   Min.= 0 GPM
   Irrigation: Max.= 20 GPM
   Sewer Demands: 39,300 GPD (Max.)
6. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0142C, effective January 11, 2005. This property is not located in the 100 Year Flood Hazard Area.
7. See Civil Engineering Drawings for grading, drainage.
8. Contour Information has been prepared from an actual on–the–ground survey.
9. Abbreviations: P.U.E. – Public Utility Easement
10. 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.
11. Type of waste streams generated at this site: Normal Domestic Wastewater
12. Contractor to contact Ruben Reyes @ 209–5934 / Hoil Spears @ 209–5945 w/ Solid Waste Department to receive on–site review and approval of dumpster pad location prior to placement of concrete.
13. See Landscape Plan for fill material in all parking islands.



TYPICAL 6" RAISED CURB & PAVEMENT DETAIL

Received
FEB 15 2006
Development & Engineering Services

SITE PLAN

FIRST NATIONAL BANK

LOT 1, BLOCK 4
PARK HUDSON, PHASE FOUR
RECORDED IN VOLUME 6169, PAGE 63

13.304 ACRES

BRYAN, BRAZOS COUNTY, TEXAS

REVISED: FEBRUARY, 2006

SCALE: 1" = 40'

Owner:
First National Bank of Bryan
P.O. Box 833
Bryan, TX 77805
(979) 779–1111

Prepared By:
McClure & Browne Engineering/Surveying, Inc.
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College Station, Texas 77845
(979) 693–3838

M&B

10670001–003–02.dwg

SP05-28 #2