

GENERAL NOTES

1. DEVELOPER: KINGS GROUP FINANCIAL INC.
2. CURRENT ZONING: MULTIPLE FAMILY RESIDENTIAL DISTRICT (MF)
3. THIS PROPERTY IS LOCATED WITHIN THE W. VILLA MARIA CORRIDOR OVERLAY DISTRICT.
4. PROPOSED USE: MULTIPLE FAMILY APARTMENT COMPLEX
5. PROPOSED UNIT COUNT: 72 UNITS
6. TOTAL LOT ACREAGE: 2.942 ACRES
7. CONTOURS SHOWN ARE FROM FIELD SURVEY.
8. EXISTING UTILITIES SHOWN ARE APPROXIMATE.
9. THIS TRACT DOES NOT LIE WITHIN A SPECIAL HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP PANEL NO. 48041C0215F, EFFECTIVE 4/02/2014.
10. DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
11. 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.
12. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
13. CONTRACTOR SHALL CALL CITY OF BRYAN PUBLIC WORKS (979) 209-5900 PRIOR TO BEGINNING WORK.

LANDSCAPING NOTES

1. ALL TREES SHALL BE PROVIDED AS CONTAINER GROWN TREES.
2. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND PRESERVATION OF ALL LANDSCAPING.
3. PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS MATURE SIZE. PLANTS TO BE INSTALLED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN.
4. CONTRACTOR TO SEED ALL DISTURBED AREA LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE SHALL BE BERMUDA GRASS.
5. ALL LANDSCAPING SHALL BE SERVED BY AUTOMATIC IRRIGATION SYSTEM.
6. THE REPLACEMENT OF DEAD LANDSCAPING MUST OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING.
7. ALL TREES MUST BE AT LEAST SIX (6) FEET TALL.
8. LANDSCAPING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE.

SYMBOL	SIZE	NAME	SF VALUE
	>3" CAL.	LIVE OAK (QUERCUS VIRGINIANA)	250
	1.5"-3.0" CAL.	CREPE MYRTLE (LAGERSTROEMIA INDICA)	100
	2-5 GAL.	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA)	10

LANDSCAPING ANALYSIS

CONSTRUCTION ACTIVITIES:
 PARKING & PAVEMENT = 56,038 SF
 BUILDINGS = 23,980 SF
 NET TOTAL = 80,018 SF

REQUIRED LANDSCAPING:
 17% OF DEVELOPED AREA SHALL BE LANDSCAPED
 80,018 SF X 17% = 13,604 SF REQUIRED
 50% LANDSCAPE AREA SHALL HAVE TREES
 13,604 SF X 50% = 6,802 SF REQUIRED

PROVIDED LANDSCAPING:
 16 EX TREES 4.5 IN @ 400 SF = 6,400
 12 CANOPY TREES @ 250 SF = 3,000 SF
 12 NON-CANOPY TREES @ 100 SF = 1,200 SF
 305 SHRUBS @ 10 SF = 3,050 SF
 TOTAL PROVIDED = 13,650 SF

PARKING ANALYSIS

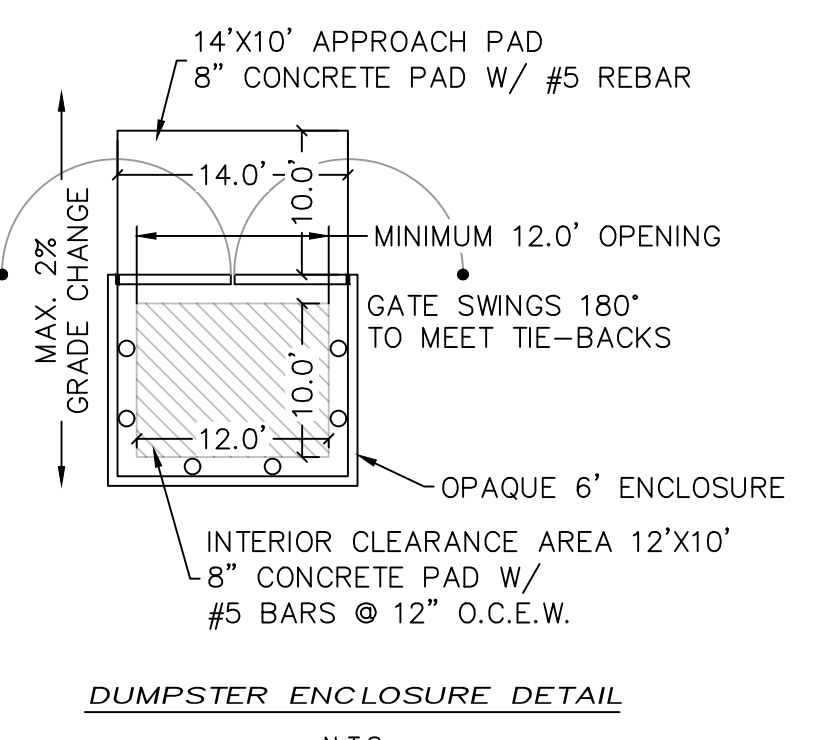
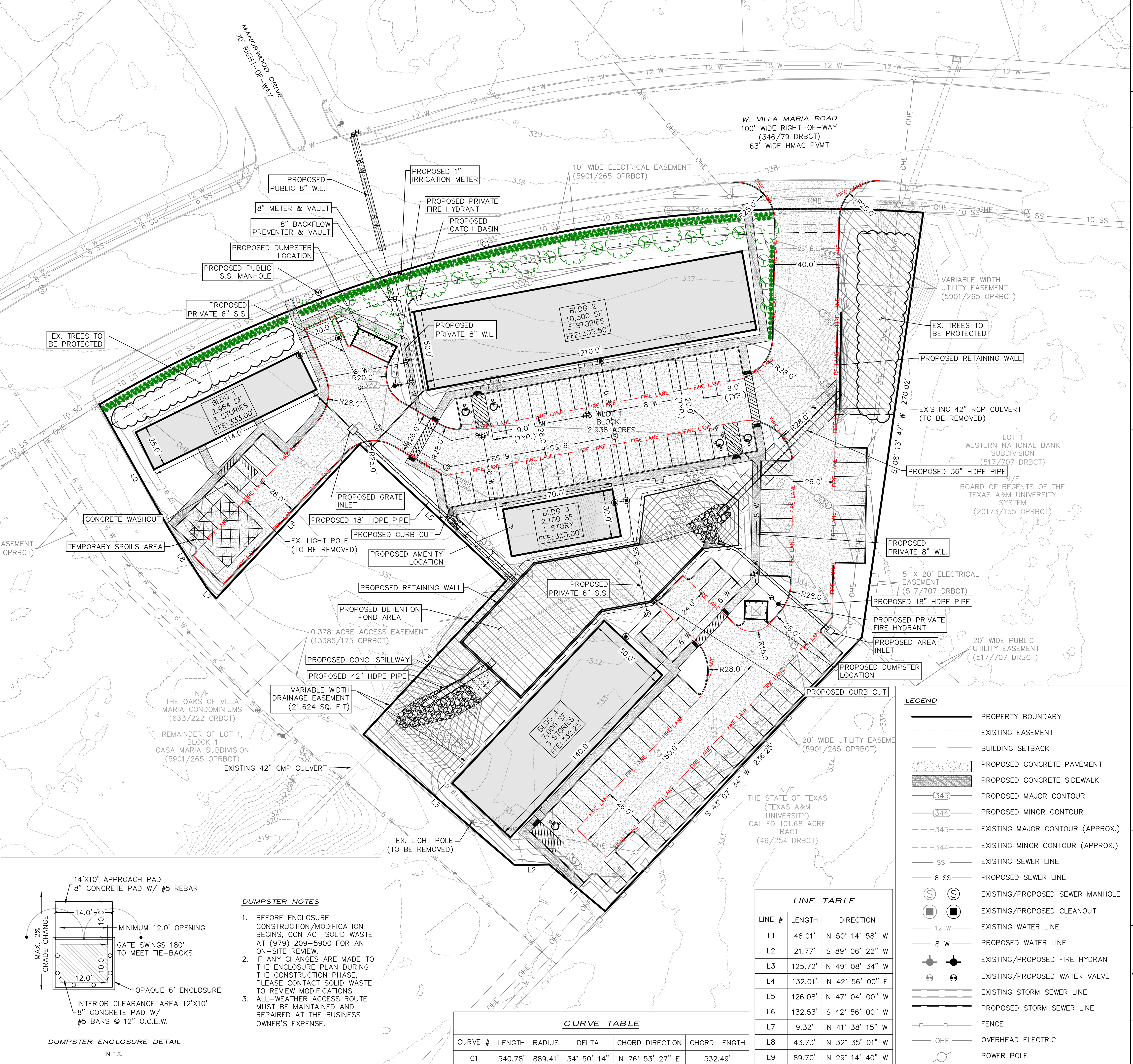
IMPROVEMENTS:
 99 BEDROOMS

REQUIRED PARKING:
 99 (1 SPACE PER BEDROOM)

PROVIDED PARKING:
 101 STRAIGHT IN PARKING
 5 ADA PARKING W/ VAN ACCESSIBLE
 106 TOTAL PROVIDED



!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



DUMPSTER NOTES

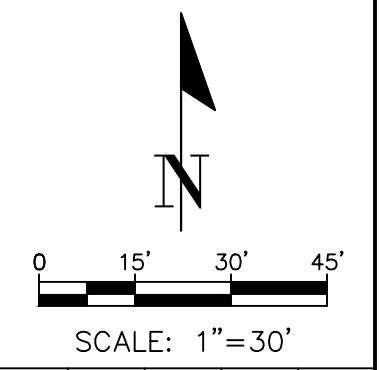
1. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS, CONTACT SOLID WASTE AT (979) 209-5900 FOR AN ON-SITE REVIEW.
2. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
3. ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	46.01'	N 50° 14' 58" W
L2	21.77'	S 89° 06' 22" W
L3	125.72'	N 49° 08' 34" W
L4	132.01'	N 42° 56' 00" E
L5	126.08'	N 47° 04' 00" W
L6	132.53'	S 42° 56' 00" W
L7	9.32'	N 41° 38' 15" W
L8	43.73'	N 32° 35' 01" W
L9	89.70'	N 29° 14' 40" W

CURVE TABLE

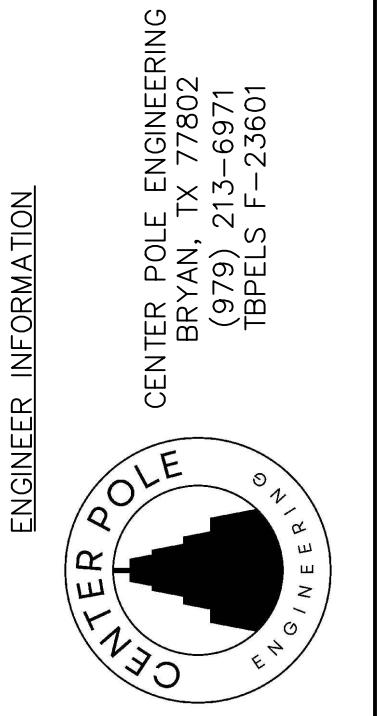
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	540.78'	889.41'	34° 50' 14"	N 76° 53' 27" E	532.49'



DATE	REVISION	NO.

PROJECT INFORMATION
 KING'S CREEK
 KING'S CREEK LOT 1, BLOCK 1
 W VILLA MARIA RD
 BRYAN, TX 77801

ENGINEER INFORMATION
 CENTER POLE ENGINEERING
 BRYAN, TX 77802
 (979) 213-6971
 TBPBELS F-23601



PROJECT NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
2602	05/20/2026	TJJ	TJJ	PRJ

PRELIMINARY
 THIS DRAWING IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TAYLOR J. K. JORDAN, P.E. 135826 ON 05/20/2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

SHEET NUMBER
 C8