

VICINITY MAP  
N.T.S.

GENERAL NOTES

1. DEVELOPER: KB13 PROPERTIES LLC - 1700 BARAK SERIES
2. CURRENT ZONING: RETAIL (C-2)
3. TOTAL LOT ACREAGE: 0.48 ACRES
4. CONTOURS SHOWN WITHIN THE SITE ARE FROM FIELD SURVEY DATA CONDUCTED BY KERR SURVEYING ON 7/15/2025. CONTOURS SHOWN OUTSIDE THE SITE ARE FROM TXGIO AND ARE APPROXIMATE.
5. EXISTING UTILITIES SHOWN ARE APPROXIMATE.
6. THIS TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD 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.
7. DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
8. 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 OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

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	= 4,595 SF
BUILDING	= 1,500 SF
NET TOTAL	= 6,095 SF

REQUIRED LANDSCAPING:	
15% OF DEVELOPED AREA SHALL BE LANDSCAPED	
6,095 SF X 15% = 914 SF REQUIRED	
50% LANDSCAPE AREA SHALL HAVE TREES	
914 SF X 50% = 457 SF REQUIRED	

PROVIDED LANDSCAPING:	
2 CANOPY TREES @ 250 SF	= 500 SF
2 NON-CANOPY TREES @ 100 SF	= 200 SF
31 SHRUBS @ 10 SF	= 310 SF
TOTAL PROVIDED	= 1,010 SF

REQUIRED REAR BUILDING BUFFER DISTANCE = 50 FT



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



LEGEND

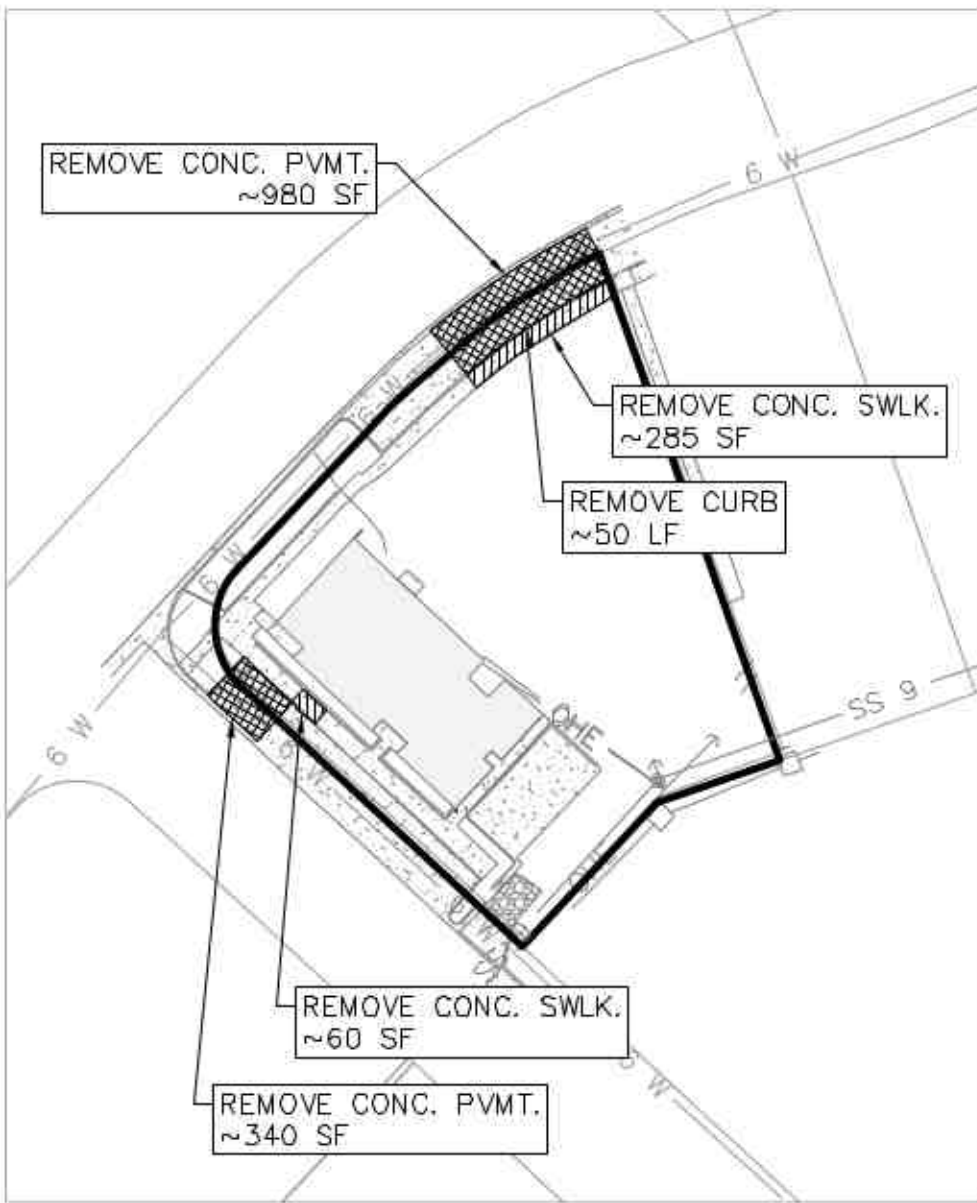
	PROPOSED CONCRETE
	BUILDING SETBACK
	PROPERTY BOUNDARY
	NEIGHBORING LOT LINE
	PROPOSED SEWER SERVICE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER SERVICE
	PROPOSED WATER METER
	EXISTING SEWER MANHOLE
	EXISTING SEWER LINE, SIZE NOTED
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING WATER LINE, SIZE NOTED
	EXISTING WROUGHT IRON FENCE
	EXISTING WOOD FENCE
	PROPOSED CONTOUR (MAJOR)
	PROPOSED CONTOUR (MINOR)
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING POWER POLE
	EXISTING OVERHEAD ELECTRIC

PARKING ANALYSIS

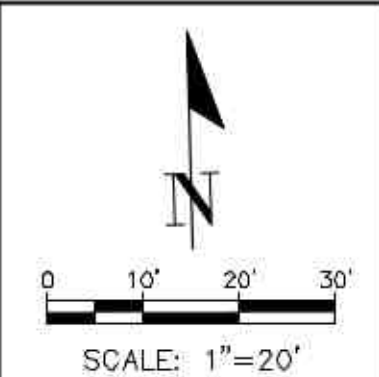
IMPROVEMENTS:	
1,500 SF PROPOSED OFFICE SPACE	
3,050 SF EXISTING OFFICE SPACE	
4,550 SF TOTAL OFFICE SPACE	

REQUIRED PARKING:	
16 (1 SPACE PER 300 SF OF OFFICE)	

PROVIDED PARKING:	
16 STRAIGHT IN PARKING	
2 ADA PARKING W/ VAN ACCESSIBLE	
18 TOTAL PROVIDED	



DEMOLITION PLAN  
SCALE: 1" = 60'



DATE	
REVISION	
NO.	
OWNER INFORMATION	KB13 PROPERTIES LLC - 1700 BARAK SERIES (979) 574-5544
PROPERTY INFORMATION	RICHARD CARTER (AB #8), BLOCK 1, LOT 7 (TR-5.1) 1700 BARAK LANE BRYAN, TX 77802

1700 BARAK LANE  
SITE PLAN

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

PROJECT NO.	2511	DESIGNED BY	PRJ	CHECKED BY	TJJ
DATE	08/06/2025	DRAWN BY	PRJ		

PRELIMINARY  
THIS DRAWING IS  
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JORDAN, P.E. 145528 ON  
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SHEET NUMBER  
C6