

VICINITY MAP
N.T.S.

GENERAL NOTES

1. DEVELOPER: KB13 PROPERTIES LLC – 1700 BARAK SERIES
2. CURRENT ZONING: RETAIL DISTRICT (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.
9. ALL SIGNAGE TO BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE CITY OF BRYAN SIGN ORDINANCE.
10. THIS SITE WILL UTILIZE A 90 GALLON ROLL-CART FOR TRASH SERVICE.

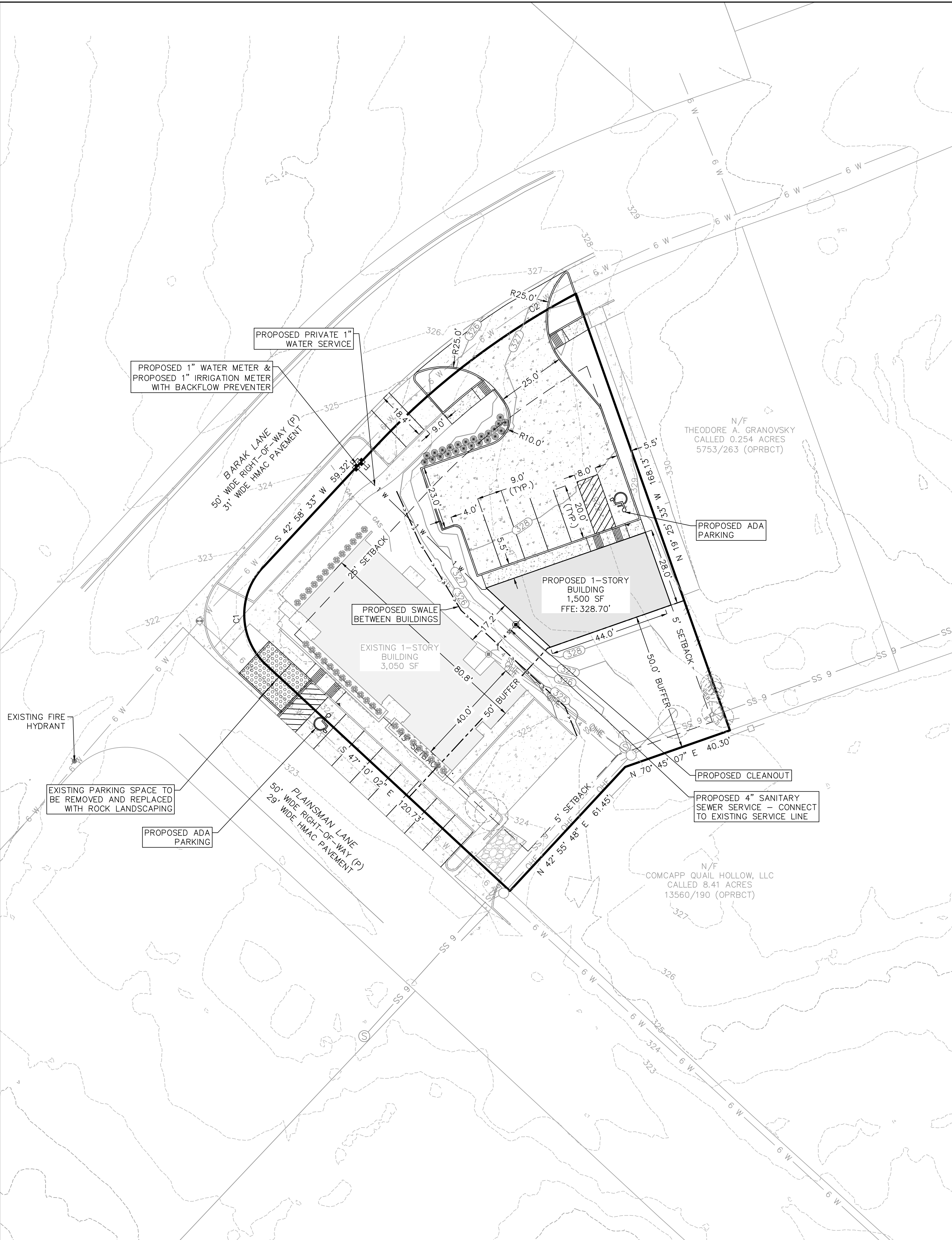
LANDSCAPING NOTES

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.
9. SEE SHEET C7 FOR LANDSCAPE PLAN.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.48'	25.00'	90° 28' 21"	S 1° 36' 28" E	35.50'
C2	92.42'	275.00'	19° 15' 22"	S 52° 36' 15" W	91.99'



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

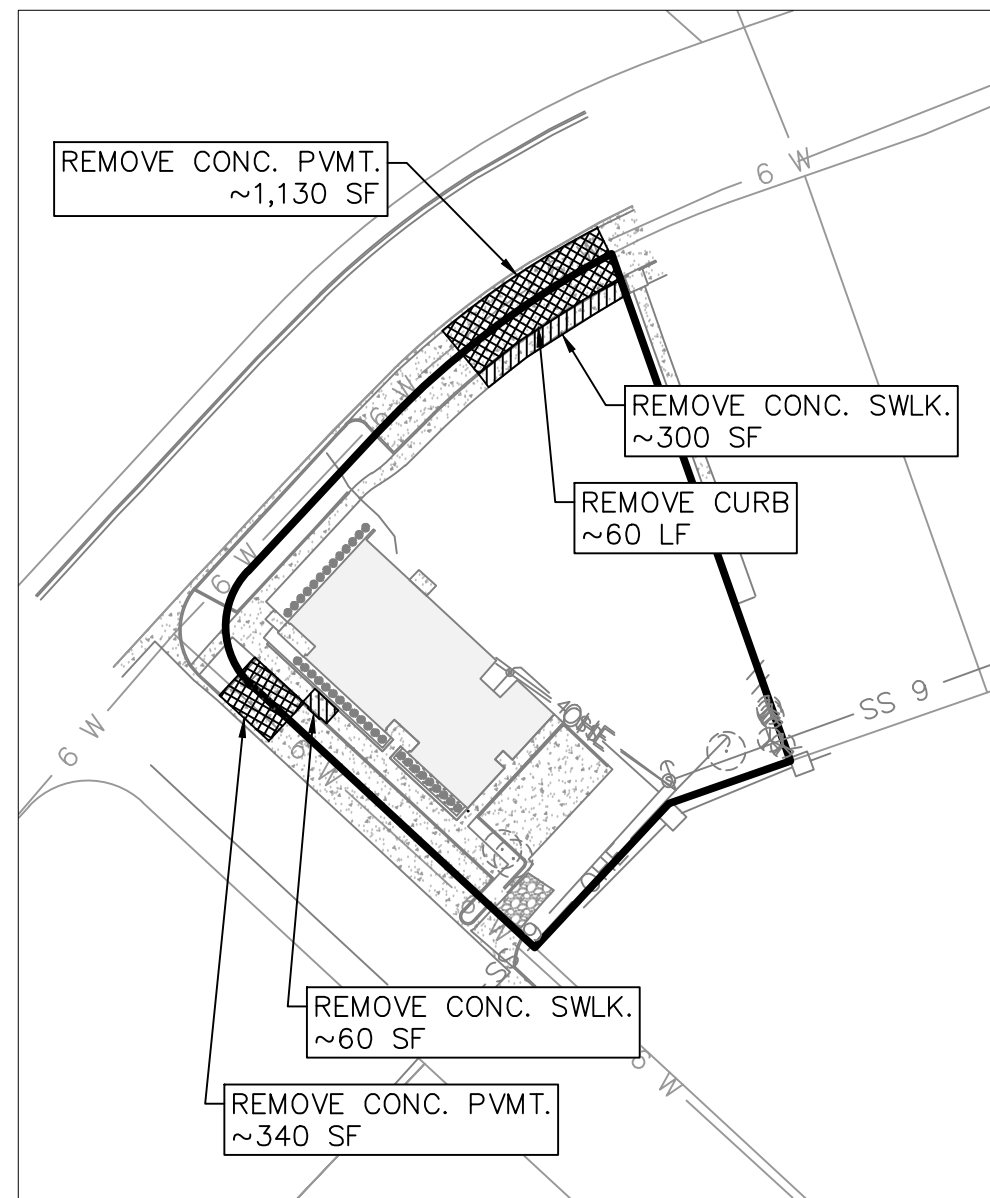


LEGEND

- PROPOSED CONCRETE
- BUILDING SETBACK
- PROPERTY BOUNDARY
- NEIGHBORING LOT LINE
- 4 SS PROPOSED SEWER SERVICE
- PROPOSED SANITARY CLEANOUT
- 1 W PROPOSED WATER SERVICE
- PROPOSED WATER METER
- EXISTING SEWER MANHOLE
- EXISTING SANITARY CLEANOUT
- 4 SS EXISTING SEWER SERVICE
- 6 SS EXISTING SEWER LINE, SIZE NOTED
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- 6 W 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:	
15	STRAIGHT IN PARKING
2	ADA PARKING W/ VAN ACCESSIBLE
17	TOTAL PROVIDED



DEMOLITION PLAN
SCALE: 1" = 60'

010'20'30'

SCALE: 1"=20'

DATE

REVISION

NO.

OWNER INFORMATION

KB13 PROPERTIES LLC –
1700 BARAK SERIES
(979) 574-5544

PROPERTY INFORMATION

RICHARD CARTER (AB
#8), BLOCK 1, LOT 7
(IR-5.1)
1700 BARAK LANE
BRYAN, TX 77802

ENGINEER INFORMATION

CENTER POLE ENGINEERING
BRYAN, TX 77802
(979) 213-6971
TBPELS F-23601

PROJECT NO.

2511

DATE

06/18/2025

DESIGNED BY

PRJ

DRAWN BY

PRJ

CHECKED BY

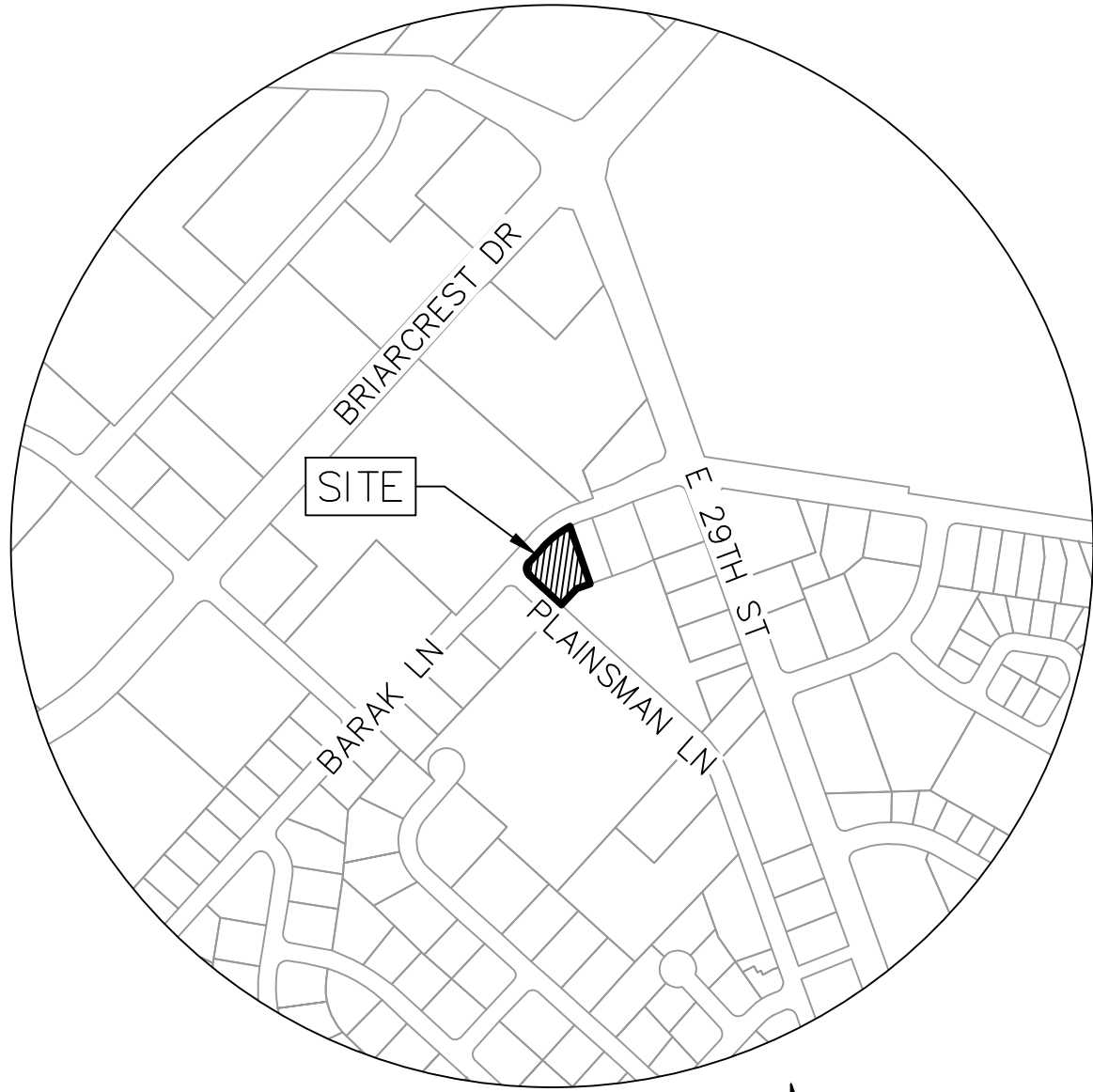
TJJ

PRELIMINARY
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FOR REVIEW ONLY
AND IS NOT TO BE
USED FOR
CONSTRUCTION,
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OR PERMITTING.

REVIEWED UNDER THE
AUTHORITY OF PAUL R.
JORDAN, P.E. 145528 ON
08/18/2025. IT IS NOT
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SHEET NUMBER

C6



VICINITY MAP
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SYMBOL	SIZE	NAME	SF VALUE
	>4.5" CAL.	EXISTING LIVE OAK (QUERCUS VIRGINIANA)	400
	>4.5" CAL.	EXISTING HACKBERRY (CELTIS OCCIDENTALIS)	400
	2-5 GAL.	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA)	10
	-	EXISTING MIX OF PRIVET, JUNIPER, AND PHOTINIA SHRUBS	AS SHOWN

LANDSCAPING ANALYSIS

EXISTING IMPERVIOUS COVER
PARKING & PAVEMENT = 7,330 SF
BUILDING = 3,050 SF

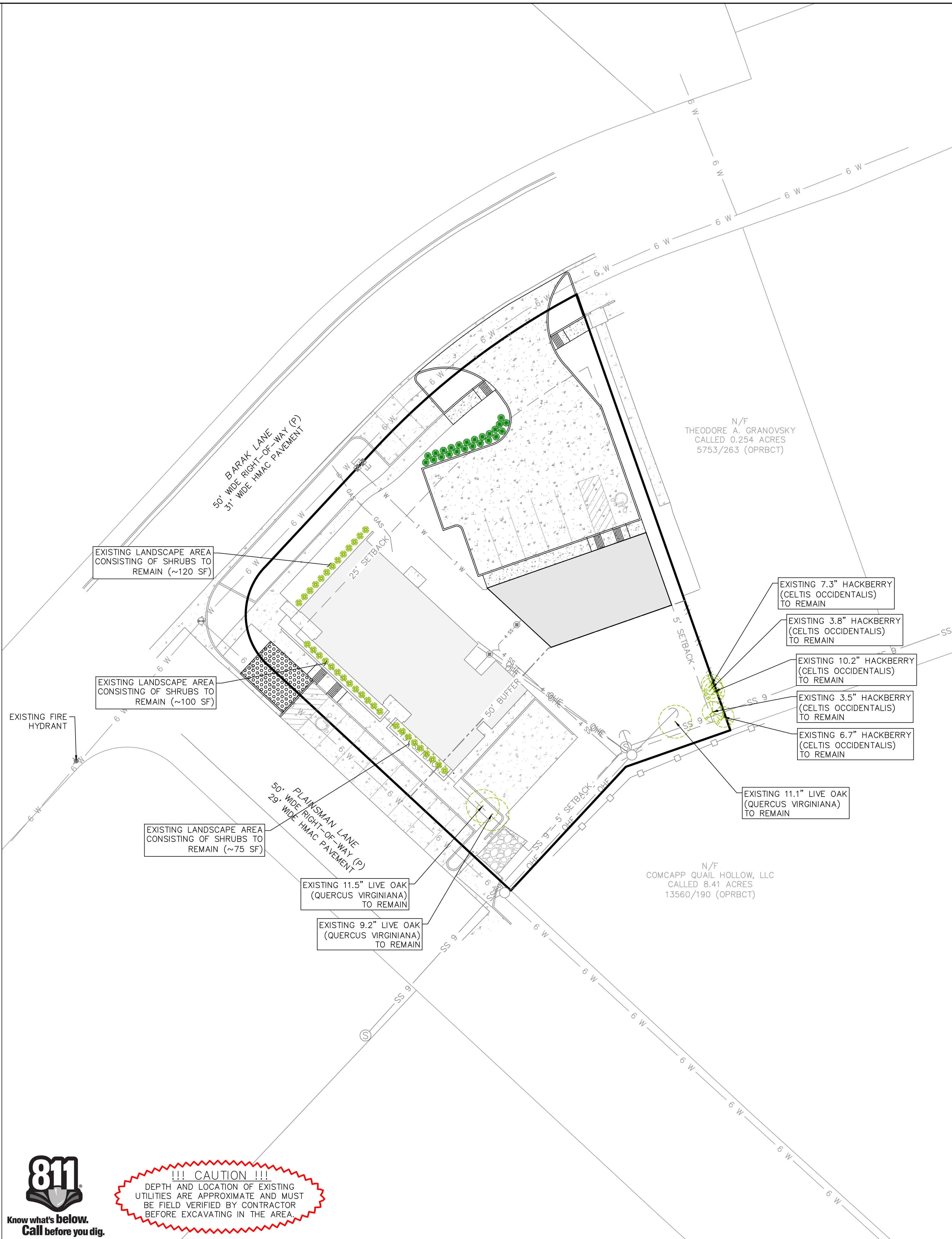
PROPOSED CONSTRUCTION ACTIVITIES:
PARKING & PAVEMENT = 3,750 SF
BUILDING = 1,500 SF

NET TOTAL = 15,630 SF

REQUIRED LANDSCAPING:
15% OF DEVELOPED AREA SHALL BE LANDSCAPED
15,630 SF X 15% = 2,345 SF REQUIRED
50% LANDSCAPE AREA SHALL HAVE TREES
2,345 SF X 50% = 1,173 SF REQUIRED

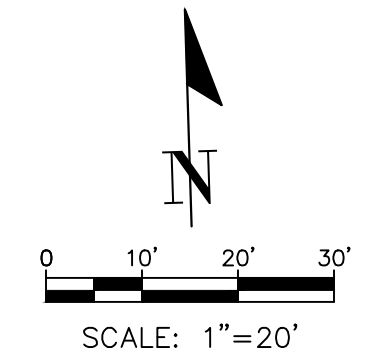
PROVIDED LANDSCAPING:
6 EXISTING TREES @ 400 SF = 2,400 SF
EXISTING SHRUBS = 295 SF
24 PROPOSED SHRUBS @ 10 SF = 240 SF
TOTAL PROVIDED = 2,935 SF

REQUIRED REAR BUILDING BUFFER DISTANCE = 50 FT




LEGEND

	PROPOSED CONCRETE
	BUILDING SETBACK
	PROPERTY BOUNDARY
	NEIGHBORING LOT LINE
	PROPOSED SEWER SERVICE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER SERVICE
	PROPOSED WATER METER
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1700 BARAK LANE
LANDSCAPE PLAN

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

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