

GENERAL NOTES

1. DEVELOPER: KINGS CREEK FINANCIAL INC.
2. CURRENT ZONING: MULTI FAMILY DISTRICT (MF)
3. THIS PROPERTY IS LOCATED WITHIN THE W. VILLA MARIA CORRIDOR OVERLAY DISTRICT.
4. PROPOSED USE: APARTMENT COMPLEX
5. TOTAL LOT ACREAGE: 2.942 ACRES
6. CONTOURS SHOWN ARE FROM FIELD SURVEY.
7. EXISTING UTILITIES SHOWN ARE APPROXIMATE.
8. 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.
9. DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
10. 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.

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:

33 CANOPY TREES @ 250 SF	=	8,250 SF
33 NON-CANOPY TREES @ 100 SF	=	3,300 SF
210 SHRUBS @ 10 SF	=	2,100 SF
TOTAL PROVIDED	=	13,650 SF

PARKING ANALYSIS

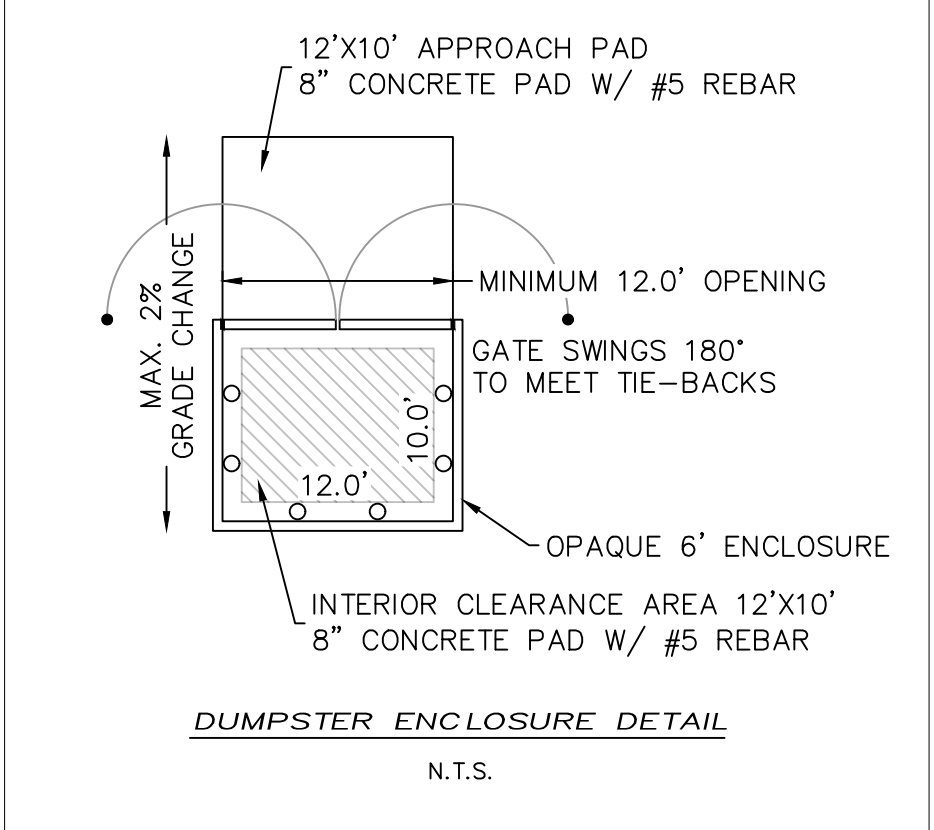
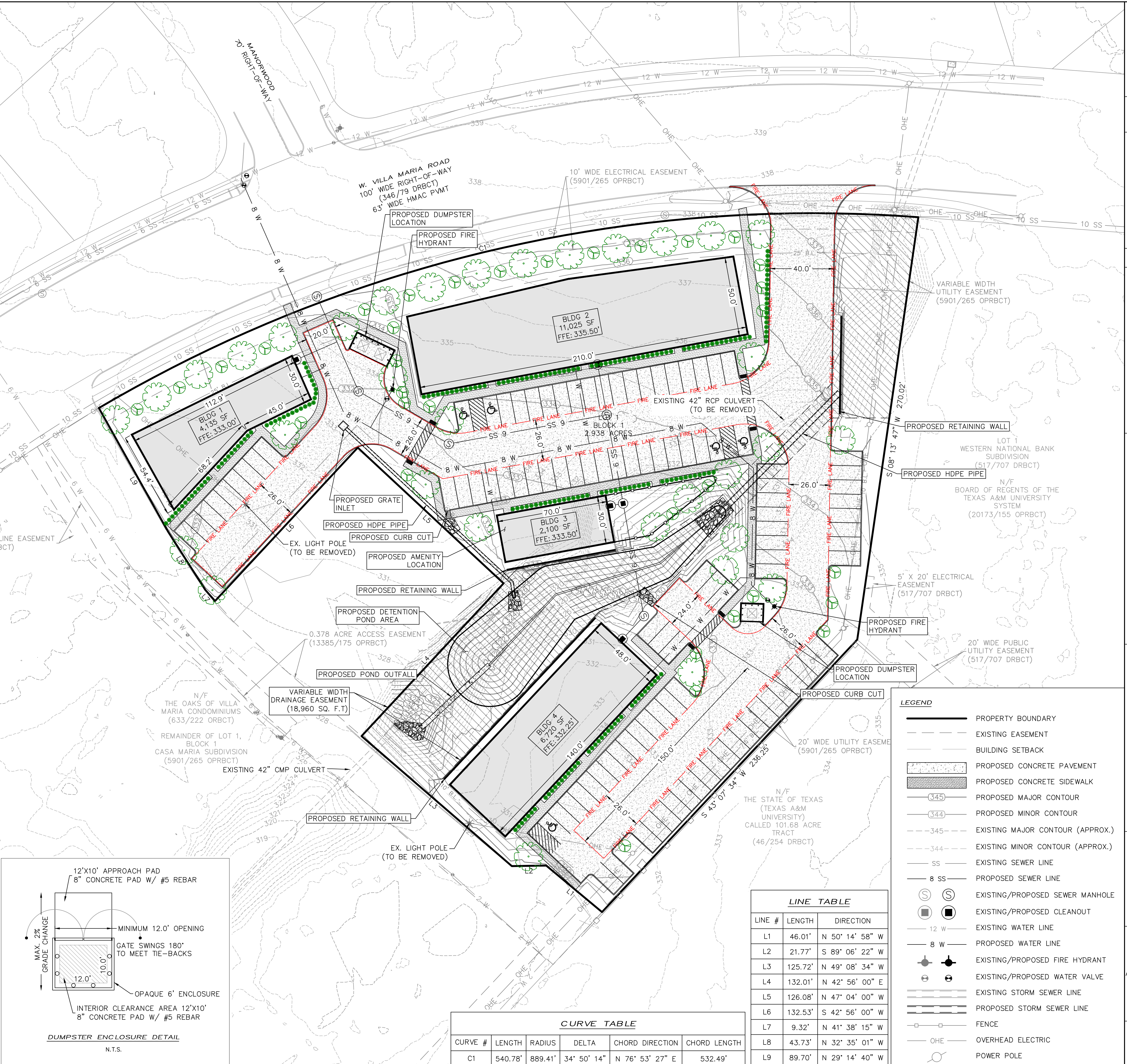
IMPROVEMENTS:
 99 BEDROOMS

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.



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'

LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- BUILDING SETBACK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR (APPROX.)
- EXISTING MINOR CONTOUR (APPROX.)
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING/PROPOSED SEWER MANHOLE
- EXISTING/PROPOSED CLEANOUT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING/PROPOSED FIRE HYDRANT
- EXISTING/PROPOSED WATER VALVE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- FENCE
- OVERHEAD ELECTRIC
- POWER POLE

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
 TBPELS F-23601

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

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

SHEET NUMBER
C1