



VICINITY MAP
N.T.S.

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 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.
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
	>4.5" CAL.	EXISTING TREE	400
	>3" CAL.	NEW LIVE OAK (QUERCUS VIRGINIANA)	250
	1.5"-3.0" CAL.	NEW CREPE MYRTLE (LAGERSTROEMIA INDICA)	100
	2-5 CAL.	NEW INDIAN HAWTHORN (RHAPHIOLEPIS INDICA)	10

LANDSCAPING ANALYSIS

CONSTRUCTION ACTIVITIES:
PARKING & PAVEMENT = 55,000 SF
BUILDINGS = 25,630 SF
NET TOTAL = 80,630 SF

REQUIRED LANDSCAPING:
17% OF DEVELOPED AREA SHALL BE LANDSCAPED
80,630 SF X 17% = 13,708 SF REQUIRED
50% LANDSCAPE AREA SHALL HAVE TREES
13,708 SF X 50% = 6,854 SF REQUIRED

PROVIDED LANDSCAPING:
24 EX TREES > 4.5 IN @ 400 SF = 9,600 SF
7 NEW CANOPY TREES @ 250 SF = 1,750 SF
12 NEW NON-CANOPY TREES @ 100 SF = 1,200 SF
158 NEW SHRUBS @ 10 SF = 1,580 SF
TOTAL PROVIDED = 14,130 SF

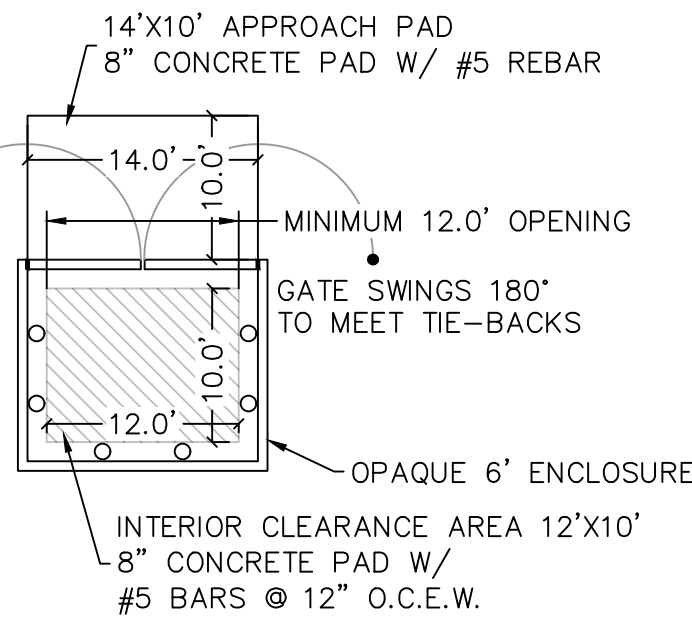
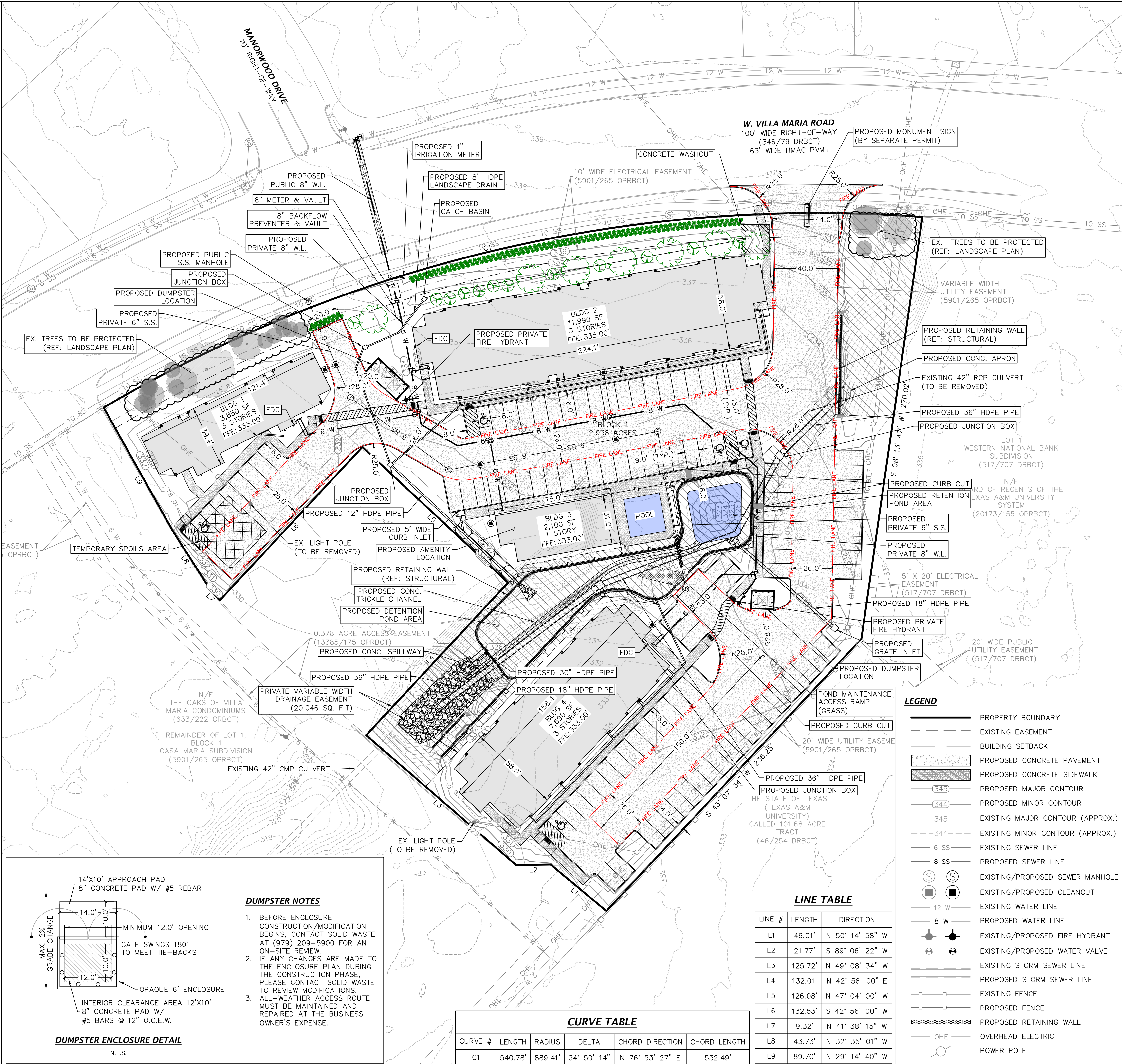
PARKING ANALYSIS

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 ENCLOSURE DETAIL
N.T.S.

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.

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'

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

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
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED RETAINING WALL
- OVERHEAD ELECTRIC
- POWER POLE

0 15' 30' 45'

SCALE: 1"=30'

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
TPELS F-23601

PROJECT NO.

2602

DATE

07/22/2026

DESIGNED BY

TJJ

DRAWN BY

TJJ

CHECKED BY

PRJ

PRELIMINARY

THIS DRAWING IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TAYLOR J. K. JORDAN, P.E. 135826 ON 07/20/2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

SHEET NUMBER

C8

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION.
- ORANGE SAFETY NETTING OR EQUIVALENT (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE CRITICAL ROOT ZONE OF ALL TREES OR TREE GROUPS TO REMAIN.
- BOUND WOOD PLANKING SHALL BE INSTALLED TO PROTECT TREE TRUNK WHEN FENCE IS WITHIN 6'-FT OF TRUNK.
- CRITICAL ROOT ZONE IS 1'-FT AWAY FROM TREE TRUNK FOR EVERY 1-IN OF TREE DIAMETER MEASURED AT 4'-FT HEIGHT.
- WATER TREES EVERY 2 WEEKS WITH A MINIMUM OF 100 GALLONS PER TREE.
- SPRAY TREES WITH WATER TO REMOVE CONSTRUCTION DUST WHEN DIRECTED.
- COVER THE CRITICAL ROOT ZONE BETWEEN THE PROTECTED AREA AND THE CONSTRUCTION ZONE WITH 4-IN OF MULCH.
- PERFORM TREE TRIMMING AND WOUND REPAIR PER STANDARD SPECIFICATIONS.
- DAMAGED AND EXPOSED ROOTS SHALL BE TRIMMED AND TREATED PER STANDARD SPECIFICATIONS. BACKFILL EXPOSED ROOTS WITH TOPSOIL WITHIN 24 HOURS OF EXPOSURE.
- PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS, OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED.
- ALL TREE PROTECTION SHALL BE MAINTAINED IN PLACE FOR THE DURATION OF CONSTRUCTION.
- OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED.
- TREE SURVEY CONDUCTED BY KERR SURVEYING IN JUNE 2026.

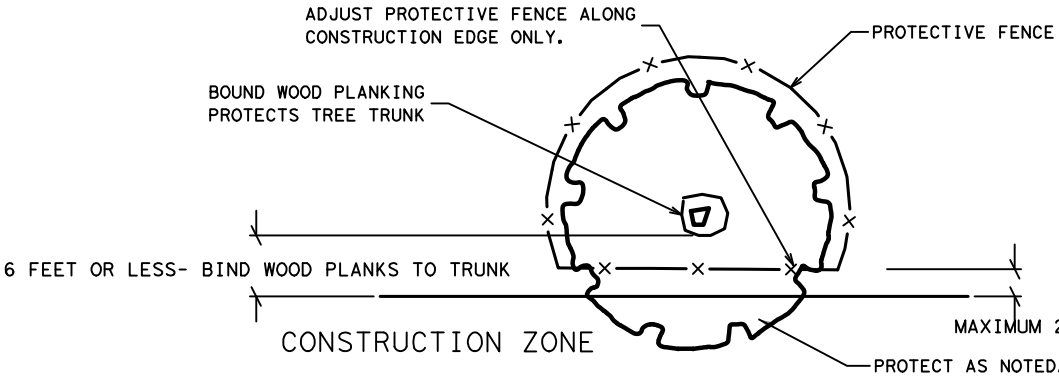
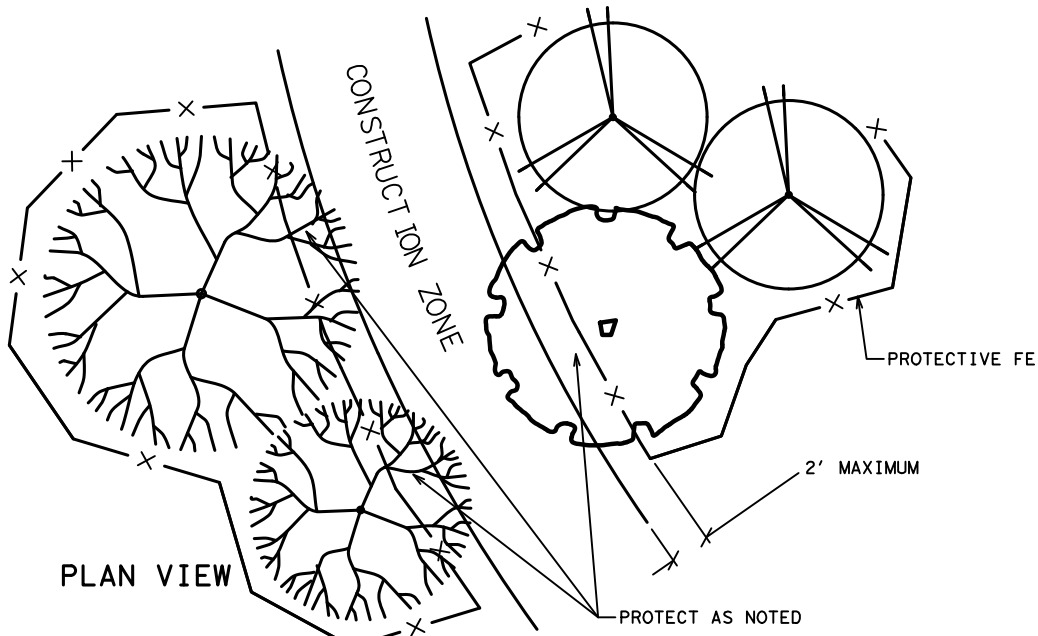
LANDSCAPING NOTES

- SIGHT VISIBILITY TRIANGLES SHALL REMAIN FREE OF VISUAL OBSTRUCTIONS BETWEEN 3.5' AND 8' ABOVE ADJACENT ROADWAY GRADE.
- SHRUBS PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A MATURE HEIGHT NOT EXCEEDING 3.5'.

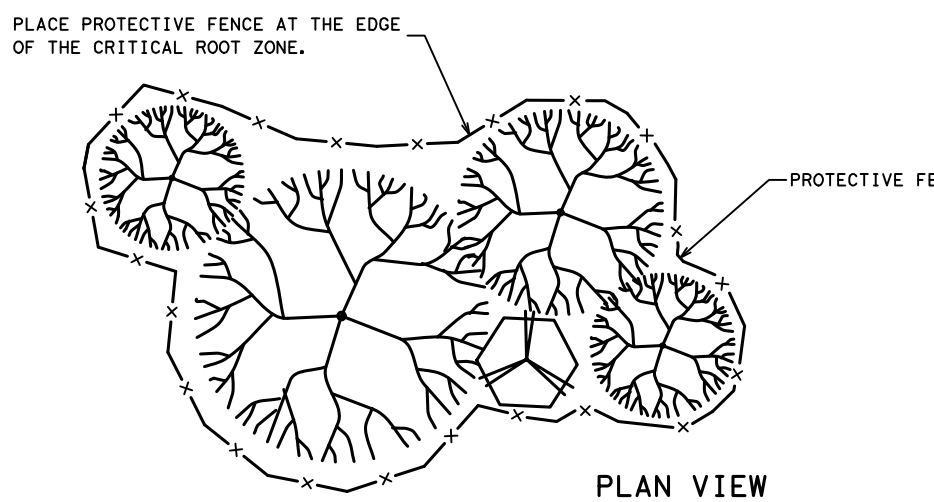
LEGEND

■■■■■■■■ TREE PROTECTION

- EXISTING TREE TO BE PROTECTED
- PROPOSED SHRUB
- PROPOSED NON-CANOPY TREE
- PROPOSED CANOPY TREE

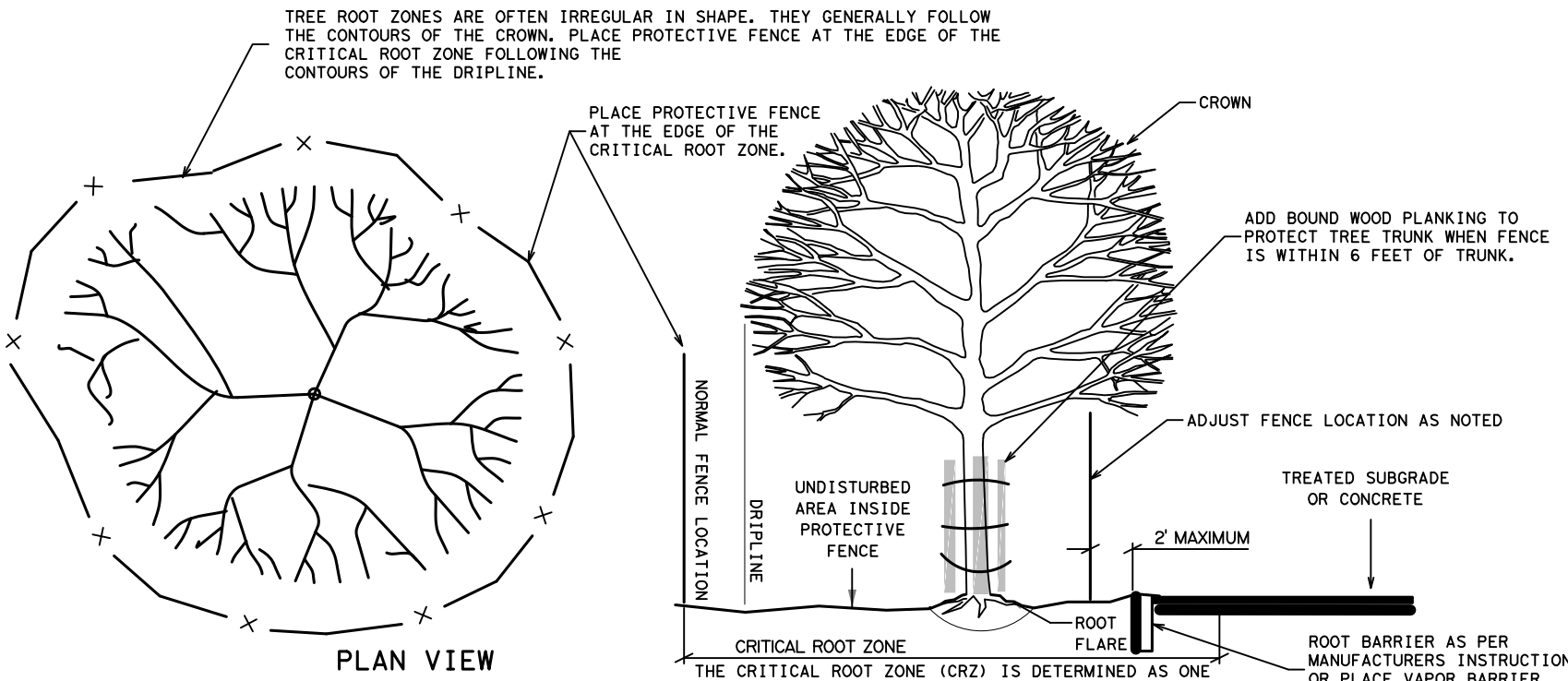


PLAN VIEW
PAVING UNDER TREES

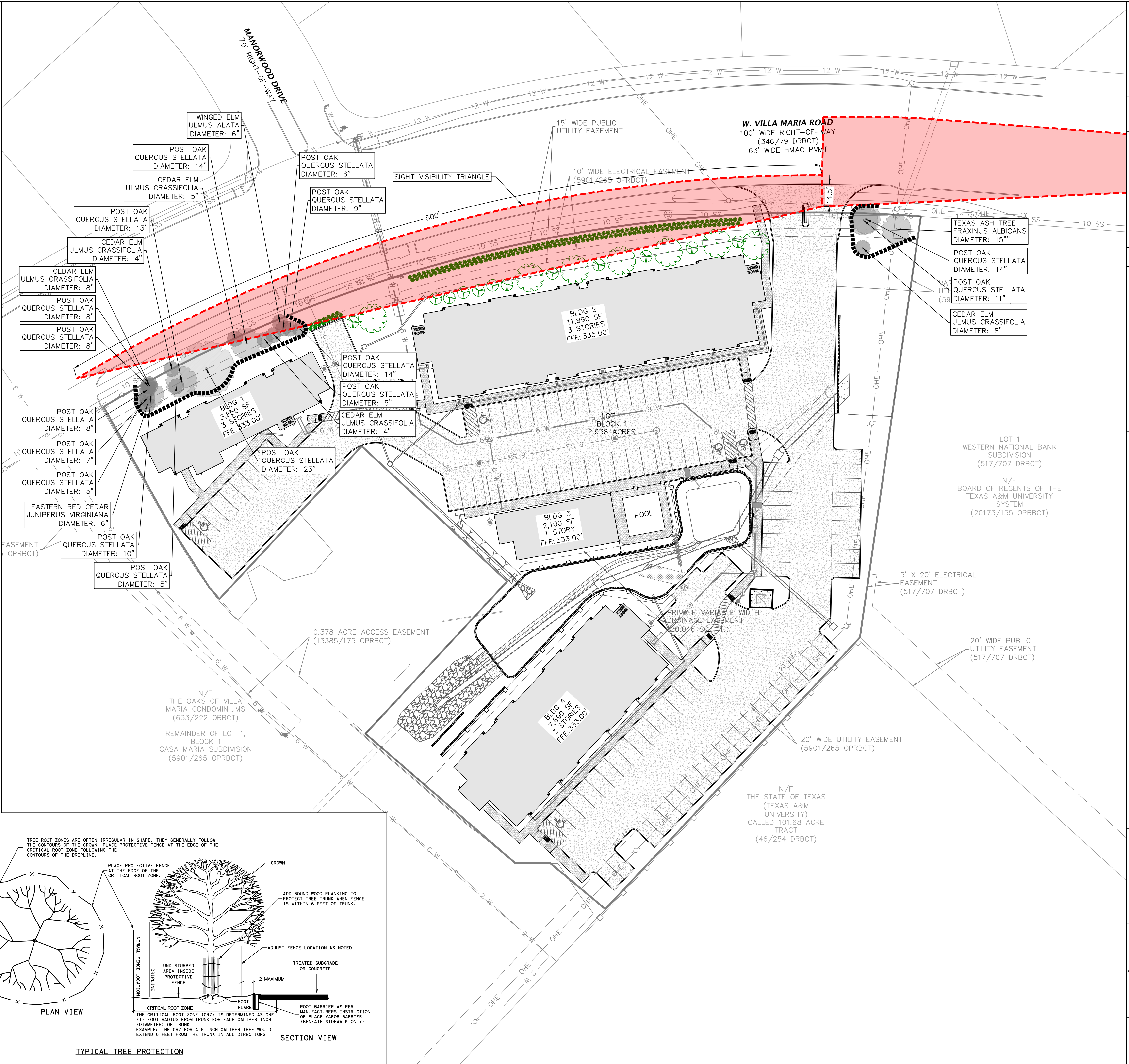


TYPICAL TREE GROUPING PROTECTION

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



TYPICAL TREE PROTECTION



		DATE		REVISION		NO.		PROJECT INFORMATION		ENGINEER INFORMATION		PROJECT NO. 2602		DATE 07/18/2026		DESIGNED BY TJJ		DRAWN BY TJJ		CHECKED BY PRJ		PRELIMINARY THIS DRAWING IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TAYLOR J. K. JORDAN, P.E. 135826 ON 07/20/2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.		SHEET NUMBER	
KING'S CREEK								KING'S CREEK LOT 1, BLOCK 1 KING'S CREEK LOT 1, BLOCK 1 W. VILLA MARIA ROAD BRYAN, TX 77801		CENTER POLE ENGINEERING BRYAN, TX 77802 (979) 213-6971 TJPELS F-23601		2602		07/18/2026		TJJ		TJJ		PRJ		THIS DRAWING IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TAYLOR J. K. JORDAN, P.E. 135826 ON 07/20/2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.		C9	