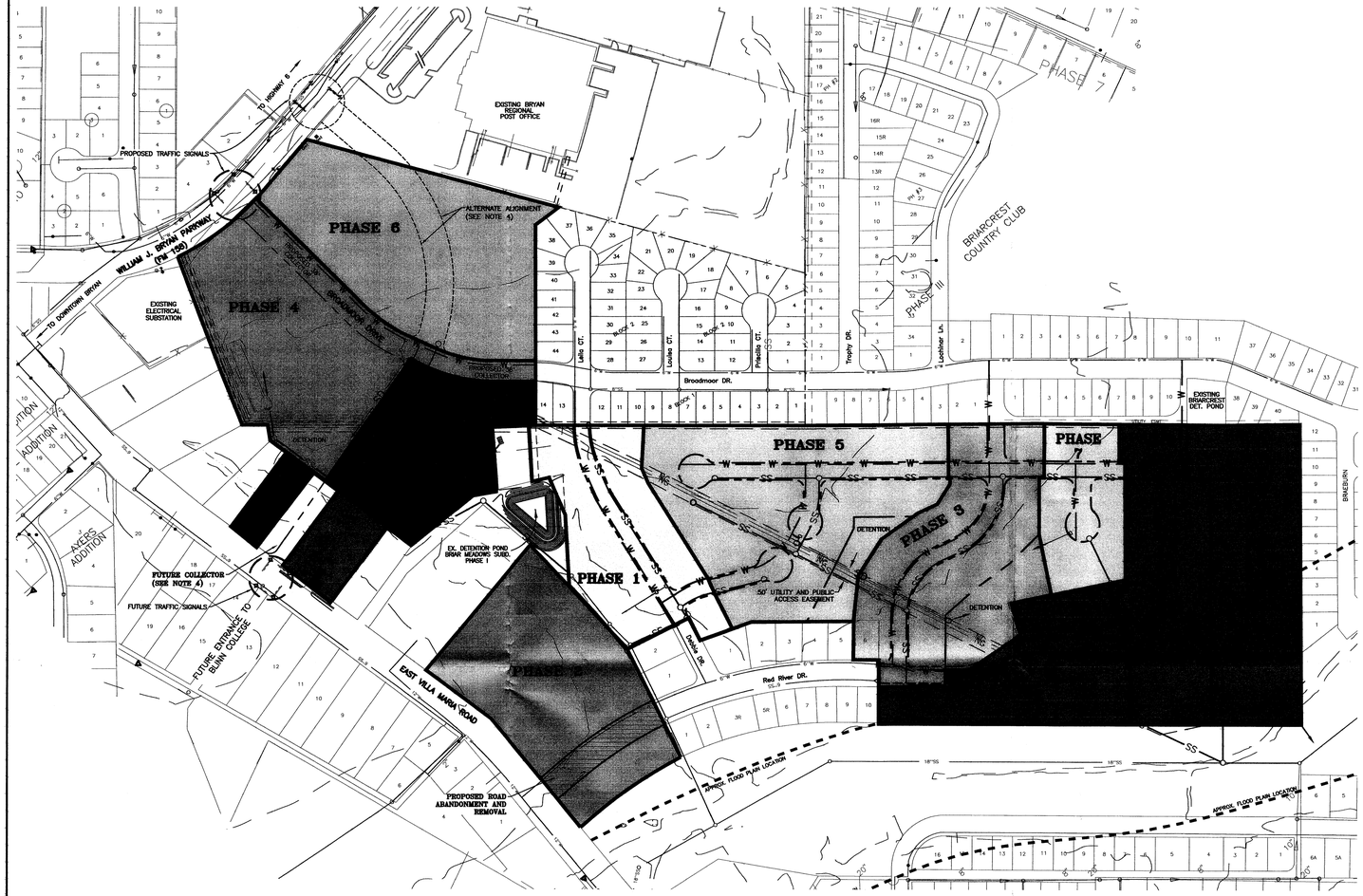

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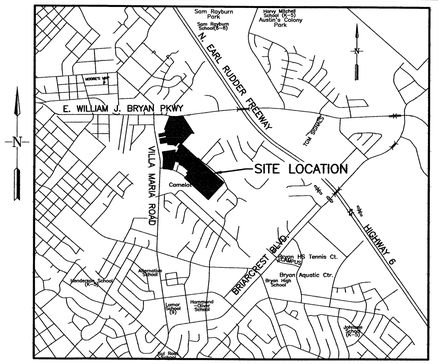
SCALE: 1"= 200'



VICINITY MAP
NOT TO SCALE

LEGEND:

—SS—	PROP. SANITARY SEWER
—SS—	EXIST. SANITARY SEWER
—W—	PROP. WATER LINE
—W—	EXIST. WATER LINE
—SD—	PROP. STORM DRAIN

PHASE	LAND USE	ACREAGE	MAX. DENSITY	MAX. DWELLING UNITS
1	SINGLE FAMILY/PATIO HOME	4.88 ACRES	7 D.U./AC.	34 UNITS
2	MULTI-FAMILY	6.87 ACRES		
3	SINGLE FAMILY/PATIO HOME/TOWNHOME	6.90 ACRES	10 D.U./AC.	69 UNITS
4	COMMERCIAL/RETAIL/OFFICE	7.40 ACRES	7 D.U./AC.	51 UNITS
5	SINGLE FAMILY/PATIO HOME	8.85 ACRES	7 D.U./AC.	62 UNITS
6	COMMERCIAL/RETAIL/OFFICE	7.80 ACRES		
7	SINGLE FAMILY/PATIO HOME	2.62 ACRES	7 D.U./AC.	18 UNITS
8	COMMERCIAL/RETAIL/OFFICE	4.27 ACRES		
9	SINGLE FAMILY/PATIO HOME	4.90 ACRES	7 D.U./AC.	34 UNITS
10	SINGLE FAMILY/PATIO HOME	5.60 ACRES	7 D.U./AC.	39 UNITS
11	SINGLE FAMILY/PATIO HOME	4.29 ACRES	7 D.U./AC.	30 UNITS
12	COMMERCIAL/RETAIL/OFFICE	1.12 ACRES		
13	COMMERCIAL/RETAIL/OFFICE	0.62 ACRES		
	TOTAL	66.12 ACRES		337 UNITS

GENERAL NOTES:

1. NO PUBLIC FACILITIES (I.E. PARKS, MUNICIPAL BUILDINGS) ARE PROPOSED AS PART OF THIS DEVELOPMENT.
2. PUBLIC INFRASTRUCTURE (I.E. FIRE HYDRANTS, STORM DRAINS) WILL BE DESIGNED, CONSTRUCTED AND DEDICATED IN ACCORDANCE WITH CITY OF BRYAN CODES, GUIDELINES AND SPECIFICATIONS.
3. THE ALTERNATE COLLECTOR ALIGNMENT SHOWING AN INTERSECTION WITH WILLIAM J. BRYAN PARKWAY ON THE POST OFFICE FRONTAGE MAY BE PURSUED UPON THE SUCCESSFUL NEGOTIATION OF A DEVELOPMENT AGREEMENT WITH THE CITY OF BRYAN, TXDOT AND THE U.S. POSTAL SERVICE.
4. THE WESTERN PORTION OF THE COLLECTOR BETWEEN BROADMOOR AND VILLA MARIA, BEYOND THE PROPERTY, IS NOT INCLUDED IN THIS DEVELOPMENT PLAN, BECAUSE THE LOCATION IS FIXED ONTO PROPERTY NOT CONTROLLED BY THE DEVELOPER. IF THE DEVELOPER GAINS CONTROL OF THE PROPERTY, THIS MASTER PLAN WILL BE UPDATED. THIS ROADWAY PORTION MAY BE ADDED TO THE PROJECT THROUGH THE SUCCESSFUL NEGOTIATION OF A DEVELOPMENT AGREEMENT WITH THE CITY OF BRYAN ADDRESSING R.O.W. ACQUISITION AND OFF-SITE DEVELOPMENT COSTS.
5. IN ORDER TO DEMONSTRATE THAT THE DETENTION REQUIREMENTS FOR THIS PROJECT CAN BE MET, SEVERAL POTENTIAL DETENTION AREAS HAVE BEEN IDENTIFIED. WHILE THESE AREAS ARE SHOWN WITHIN CERTAIN PHASES FOR THE PURPOSES OF PLATTING, THEY MAY BE CONSTRUCTED OR MODIFIED AHEAD OF, OR BEHIND THE SCHEDULE OF THE PHASE THEY ARE INCLUDED WITHIN.

   FOR THE PURPOSE OF THIS MASTER PLAN, THESE DETENTION BASINS ARE NUMBERED ACCORDING TO THE PHASE IN WHICH THEY ARE SHOWN. THEREFORE, THERE ARE 5 DETENTION AREAS INCLUDED IN THIS MASTER PLAN, NOS. 3,4,5,8 & 11.

   ANY BASIN MAY BE CONSTRUCTED ENTIRELY AT ONCE, OR CONSTRUCTED TO MEET THE NEEDS OF ONE PHASE AND THEN EXPANDED ONE OR MORE TIMES TO ACCOMMODATE LATER PHASES.

   THE FOLLOWING PRELIMINARY LISTING INCLUDES EACH DEVELOPMENT PHASE, FOLLOWED BY THE DETENTION BASIN(S) THAT MAY BE USED TO PROVIDE ANY REQUIRED MITIGATION.

   DEVELOPMENT PHASE 1 – DETENTION AREAS 8 AND/OR 11
   DEVELOPMENT PHASE 2 – DETENTION AREAS 8 AND/OR 11
   DEVELOPMENT PHASE 3 – DETENTION AREAS 3 AND/OR 11
   DEVELOPMENT PHASE 4 – DETENTION AREAS 4 AND/OR 8
   DEVELOPMENT PHASE 5 – DETENTION AREAS 3 AND/OR 5 AND/OR 11
   DEVELOPMENT PHASE 6 – DETENTION AREAS 4 AND/OR 8
   DEVELOPMENT PHASE 7 – DETENTION AREAS 3 AND/OR 11
   DEVELOPMENT PHASE 8 – DETENTION AREAS 4 AND/OR 8 AND/OR 11
   DEVELOPMENT PHASE 9 – DETENTION AREAS 3 AND/OR 5 AND/OR 11
   DEVELOPMENT PHASE 10 – DETENTION AREAS 3 AND/OR 5 AND/OR 11
   DEVELOPMENT PHASE 11 – DETENTION AREA 11
   DEVELOPMENT PHASE 12 – DETENTION AREA 4 AND/OR 8
   DEVELOPMENT PHASE 13 – DETENTION AREAS 4 AND/OR 8
6. THE STREET SHOWN WITHIN PHASE 3 WHICH CONNECTS THE CURRENT END OF RED RIVER TO BROADMOOR, IS SHOWN AS A LOCAL STREET BASED ON THE CLOSURE OF RED RIVER AT VILLA MARIA. SHOULD THIS CLOSURE NOT BE EFFECTIVE BEFORE THE PRELIMINARY PLAT PROCESS BEGINS FOR PHASE 3, THE STREET WILL BE WIDENED TO COLLECTOR LEVEL.

REV	DATE	BY	APP	COMMENT

SCALE:
DATE: MARCH, 2006
DRAWN BY: SWW
PROJECT MANAGER: PAUL LEVENTIS, P.E.

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MASTER PLAN

BRIAR MEADOWS CREEK

38.08 ACRES OF LAND
IN THE JOHN AUSTIN SURVEY, A-2
BRYAN, TEXAS

DRAFT FOR REVIEW ONLY

Received
Development Services

PROJECT NUMBER 7031
FILE NAME: 7031-MP03
SHEET: 1 OF: 1

MP06-02 #4