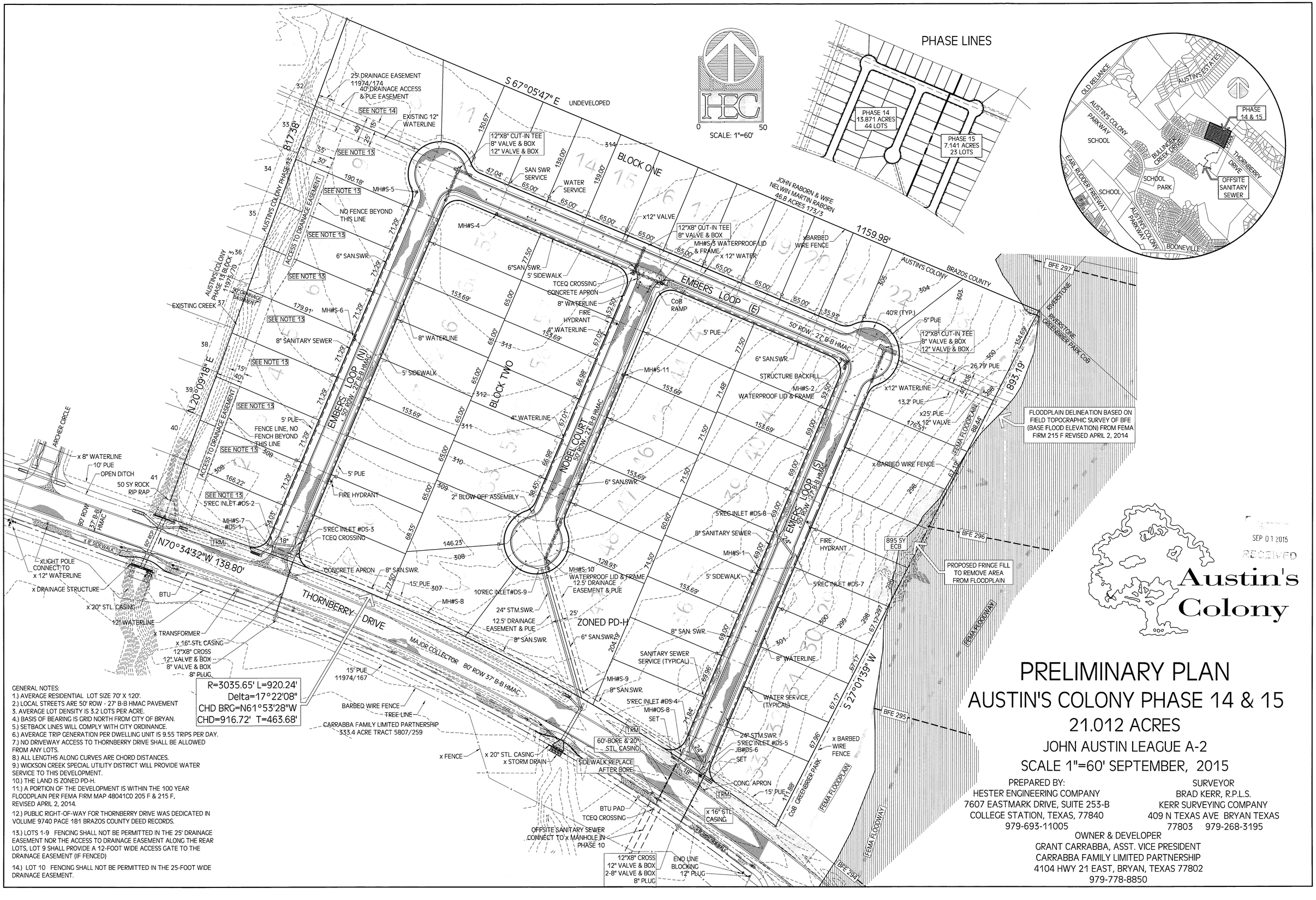

Austin's Colony

PRELIMINARY PLAN

AUSTIN'S COLONY PHASE 14 & 15

21.012 ACRES

JOHN AUSTIN LEAGUE A-2

SCALE 1"=60' SEPTEMBER, 2015

GENERAL NOTES:

1.) AVERAGE RESIDENTIAL LOT SIZE 70' X 120'.
2.) LOCAL STREETS ARE 50' ROW - 27' B-B HMAC PAVEMENT
3. AVERAGE LOT DENSITY IS 3.2 LOTS PER ACRE.
4.) BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
5.) SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
6.) AVERAGE TRIP GENERATION PER DWELLING UNIT IS 9.55 TRIPS PER DAY.
7.) NO DRIVEWAY ACCESS TO THORNBERRY DRIVE SHALL BE ALLOWED FROM ANY LOTS.
8.) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
9.) WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.
10.) THE LAND IS ZONED PD-H.
11.) A PORTION OF THE DEVELOPMENT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP 48041C0 205 F & 215 F, REVISED APRIL 2, 2014.
12.) PUBLIC RIGHT-OF-WAY FOR THORNBERRY DRIVE WAS DEDICATED IN VOLUME 9740 PAGE 181 BRAZOS COUNTY DEED RECORDS.
13.) LOTS 1-9 FENCING SHALL NOT BE PERMITTED IN THE 25' DRAINAGE EASEMENT NOR THE ACCESS TO DRAINAGE EASEMENT ALONG THE REAR LOTS, LOT 9 SHALL PROVIDE A 12-FOOT WIDE ACCESS GATE TO THE DRAINAGE EASEMENT (IF FENCED)
14.) LOT 10 FENCING SHALL NOT BE PERMITTED IN THE 25-FOOT WIDE DRAINAGE EASEMENT.

PREPARED BY:
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