N 08°05'37"E 5607.63'
GPS NO SWG-A53-W

S 67°05'47" E UNDEVELOPED

1159.98'

817.38'

N 20°09'18" E

893.19'

S 27°01'39" W

N70°34'32"W 138.80'

R=3035.65' L=920.24'
Delta=17°22'08"
CHD BRG=N61°53'28"W
CHD=916.72' T=463.68'

BLOCK ONE

BLOCK TWO

EMBERS LOOP

NOBEL COURT

THORNBERRY DRIVE

MAJOR COLLECTOR 80' ROW 37' B-B HMAC

ZONED PD-H

JOHN RABORN & WIFE
NELWIN MARTIN RABORN
46.8 ACRES 173/3

CARRABBA FAMILY LIMITED PARTNERSHIP
333.4 ACRE TRACT 5807/259

AUSTIN'S COLONY PHASE 13 BLOCK 3
11975/70

AUSTIN'S COLONY

BRAZOS COUNTY

25' DRAINAGE EASEMENT
11974/174

40' DRAINAGE ACCESS & PUE EASEMENT

15' DRAINAGE EASEMENT

DRAINAGE & ACCESS EASEMENT

SEE NOTE 13

SEE NOTE 14

EXISTING 12" WATERLINE

EXISTING CREEK

12"X8" CUT-IN TEE
8" VALVE & BOX
12" VALVE & BOX

SAN SWR SERVICE

WATER SERVICE

MH#S-4

MH#S-5

MH#S-6

MH#S-7
#DS-1

MH#S-8

MH#S-9

MH#S-10
WATERPROOF LID & FRAME
12.5' DRAINAGE EASEMNT & PUE

MH#S-11

MH#S-2
WATERPROOF LID & FRAME

MH#S-3 WATERPROOF LID & FRAME

NO FENCE BEYOND THIS LINE

FENCE LINE, NO FENCH BEYOND THIS LINE

6" SAN.SWR.

8" SANITARY SEWER

8" WATERLINE

4" WATERLINE

x12" WATERLINE

x12" VALVE

x BARBED WIRE FENCE

5' SIDEWALK

TCEQ CROSSING
CONCRETE APRON

CoB RAMP

FIRE HYDRANT

2" BLOW OFF ASSEMBLY

STRUCTURE BACKFILL

5'REC INLET #DS-1

5'REC INLET #DS-2

5'REC INLET #DS-3
TCEQ CROSSING

5'REC INLET #DS-4

5'REC INLET #DS-5
JB#DS-6
SET

5'REC INLET #DS-7

5'REC INLET #DS-8

10'REC INLET#DS-9

MH#S-1

MH#S-2

MH#S-8
SET

SANITARY SEWER SERVICE (TYPICAL)

WATER SERVICE (TYPICAL)

24" STM.SWR

12.5' DRAINAGE EASEMENT & PUE

8" SAN.SWR.

6" SAN.SWR.

8" SAN. SWR.

5' PUE

15' PUE
11974/167

26.79' PUE

13.2' PUE

x25' PUE

40'R (TYP.)

50' ROW - 27' B-B HMAC

60' ROW

60'-BORE & 20" STL. CASING

SIDEWALK REPLACE AFTER BORE

x 20" STL. CASING
x STORM DRAIN

x FENCE

TREE LINE

BARBED WIRE FENCE

CONC. APRON

BTU PAD

TCEQ CROSSING

x 16" STL CASING

OFFSITE SANITARY SEWER CONNECT TO x MANHOLE IN PHASE 10

12"X8" CROSS
12" VALVE & BOX
2-8" VALVE & BOX
8" PLUG

END LINE BLOCKING
12" PLUG

x 8" WATERLINE
10' PUE
OPEN DITCH
50 SY ROCK RIP RAP

ARCHER CIRCLE

80' ROW
37' B-B HMAC

x 8' SIDEWALK

XLIGHT POLE
CONNECT TO
x 12" WATERLINE

x DRAINAGE STRUCTURE

x 20" STL. CASING

12" WATERLINE

x TRANSFORMER

x 16" STL CASING

12"X8" CROSS
12" VALVE & BOX
8" VALVE & BOX
8" PLUG

BTU

TRM

18"

24"

60" RCP

77.50'

68.35'

146.23'

128.93'

204.19'

60.60'

71.50'

69.00'

67.17'

67.19'

67.17

67.86'

71.84'

71.48'

66.98'

67.01'

66.98'

38.45'

24.05'

154.69'

176.51'

171.86'

89.44'

139.00'

130.67'

47.04'

3.99'

35.93'

4.99'

5.71'

140.72'

3.98'

166.22'

179.91'

190.18'

71.29'

153.69'

152.50'

67.00'

32.50'

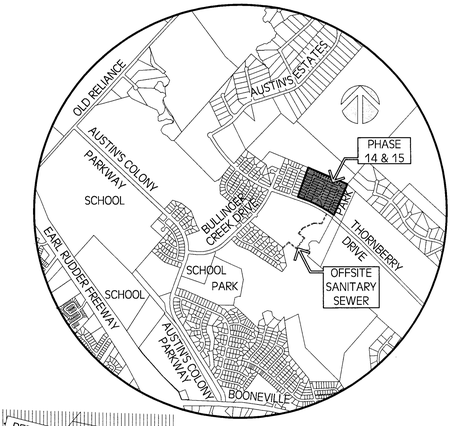
69.00'

PHASE LINES

PHASE 14
13.871 ACRES
44 LOTS

PHASE 15
7.141 ACRES
23 LOTS

SCALE: 1"=60'
0 50



FLOODPLAIN DELINEATION BASED ON FIELD TOPOGRAPHIC SURVEY OF BFE (BASE FLOOD ELEVATION) FROM FEMA FIRM 215 F REVISED APRIL 2, 2014

BFE 297
BFE 296
BFE 295
BFE 294

RIVERSTONE
RIVERSTONE GREENBRIER PARK CoB

895 SY ECB

PROPOSED FRINGE FILL TO REMOVE AREA FROM FLOODPLAIN

FEMA FLOODWAY
FEMA FLOODPLAIN

C&B GREENBRIER PARK

SEP 09 2015

Austin's Colony

PRELIMINARY PLAN

AUSTIN'S COLONY PHASES 14 & 15

21.012 ACRES

JOHN AUSTIN LEAGUE A-2

SCALE 1"=60' SEPTEMBER, 2015

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TEXAS, 77840
979-693-11005

SURVEYOR
BRAD KERR, R.P.L.S.
KERR SURVEYING COMPANY
409 N TEXAS AVE BRYAN TEXAS
77803 979-268-3195

OWNER & DEVELOPER
GRANT CARRABBA, ASST. VICE PRESIDENT
CARRABBA FAMILY LIMITED PARTNERSHIP
4104 HWY 21 EAST, BRYAN, TEXAS 77802
979-778-8850

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.