



- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, Ordinance No. _____
 - Proposed Land Use: Residential: (Townhome Lots-78), (Standard Lots-50)
 - Abbreviations:
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
R.O.W. - Right of Way
 - A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are a part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
 - Common Areas and Landscape Easements (including detention area) shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing
 - Building Setback Lines shall be:
Townhomes
Front yard- 20'
Side yard- 10' between buildings
Side street- 15'
Rear yard- 20'
RD-5
Front yard- 25'
Side yard- 5'
Side Street- 15'
Rear yard- 5'
 - Residential Driveways without rear access will only be allowed access onto local streets.
 - All sidewalks and trails will be concrete.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, 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 egress and ingress on property adjacent to the PUE to access electric facilities.

Legend

BS	BS	Existing Sewer Line w/ size
SW	SW	Existing Water Line w/ size
GS	GS	Existing Gas Line
6W	6W	Proposed Water Line w/size
4S	4S	Proposed Sewer Line w/size
30SD	30SD	Proposed Storm Drain Line w/size
---	---	Boundary Line
---	---	Existing Easement Line
---	---	Property Line
---	---	Proposed Easement Line
---	---	Proposed Phase Boundary
---	---	Existing Contour Line
---	---	Fire Hydrant
---	---	Common Area

PRELIMINARY PLAN

Chick Lane Subdivision

BEING PART OF THE CALLED 28.41
ACRE TRACT ONE THE FAZZINO
REVOCABLE TRUST TRACT ONE
RECORDED IN VOLUME 9713, PAGE 171

OUT OF THE
ZENO PHILLIPS LEAGUE, A-45, BRAZOS COUNTY, TEXAS

November 2022
SCALE: 1"=80'

Owner: Shi An Cao
Remodeling BCS
3100 Texas Ave. South
College Station, TX 77845
(979)200-3335

Prepared By: McClure & Browne Engineering/Surveying, Inc.
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Texas Firm Registration No. 10103300
Texas Firm Registration No. 10103300

MB

Drawn By: JF
Date: 11/16/2022