

- NOTES:**
- THE PROPERTY IS ZONED PD-H.
  - THE DEVELOPMENT MUST FOLLOW ALL REQUIREMENTS OF ZONING ORDINANCE NUMBER 2680, DATED 04/09/2024.
  - THE PROPOSED DEVELOPMENT IS A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
  - THE ENTIRETY OF THE SITE DRAINS WEST TO CARTERS CREEK. DETENTION WILL BE PROVIDED TO MITIGATE POST-DEVELOPMENT FLOWS.
  - THE DEVELOPMENT WILL BE SERVED BY PUBLIC DOMESTIC WATER AND SANITARY SEWER.
  - ELECTRIC SERVICE WILL BE FROM BTU.
  - TOPOGRAPHY SHOWN HERE IS FROM LIDAR DATA.
  - PORTIONS OF THIS TRACT ARE LOCATED WITHIN THE 000-YR FLOODPLAIN ACCORDING TO FIRM PANEL NUMBER 48041C0205F, EFFECTIVE 04/02/2014.
  - ALL UTILITIES SHOWN HERE ARE APPROXIMATE LOCATIONS.
  - DEVELOPMENT IS ANTICIPATED TO OCCUR IN MULTIPLE PHASES.
  - ALL LOTS ADJOINING THORNBERY DRIVE SHALL HAVE A 6 FOOT TALL CAP & RAIL FENCE ALONG THORNBERY DRIVE.
  - NO LOT OR COMMON AREA SHALL TAKE DRIVEWAY ACCESS TO OR FROM THORNBERY DRIVE.
  - 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 PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
  - WATER LINE AND SEWER LINE SIZES SHOWN HERE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FURTHER MODELING.
  - CONTOURS ARE 1' INTERVALS AND WERE ACQUIRED FROM SURVEY DATA AND TNRIS BEAR & TRAVIS TEXAS LIDAR DATA 2021.
  - MINIMUM BUILDING SETBACKS WILL BE AS FOLLOWS:  
 7.5' REAR YARD SETBACK  
 15' STREET SIDE YARD SETBACK  
 25' FRONT YARD SETBACK (20' FRONT YARD SETBACK AROUND CULDESACS)
  - LOTS 1 BLOCK 1, 1 BLOCK 2, 1 BLOCK 6 ARE TO BE COMMON AREAS FOR THE BIKE TRAIL DETAILED IN ZONING ORDINANCE 2680 DATED 04/09/2024.

**OWNER:**  
 NEW AMERICAN  
 DREAM, LTD  
 8702 ADAMS LANE  
 TEMPLE, TX 76502  
 254-774-1423

**PREPARED BY:**  
 REPUBLIC ENGINEERING &  
 DEVELOPMENT SERVICE, LLC  
 PO BOX 3123  
 HARKER HEIGHTS, TX 76548

**SURVEYOR:**  
 FROBISH LAND SURVEYING  
 PO BOX 411  
 BELTON, TX 76513

- COMMON AREA
- HIKE & BIKE TRAIL
- INTERCONNECTIVITY SIDEWALK
- SHARED USE PATH
- PHASE BOUNDARY

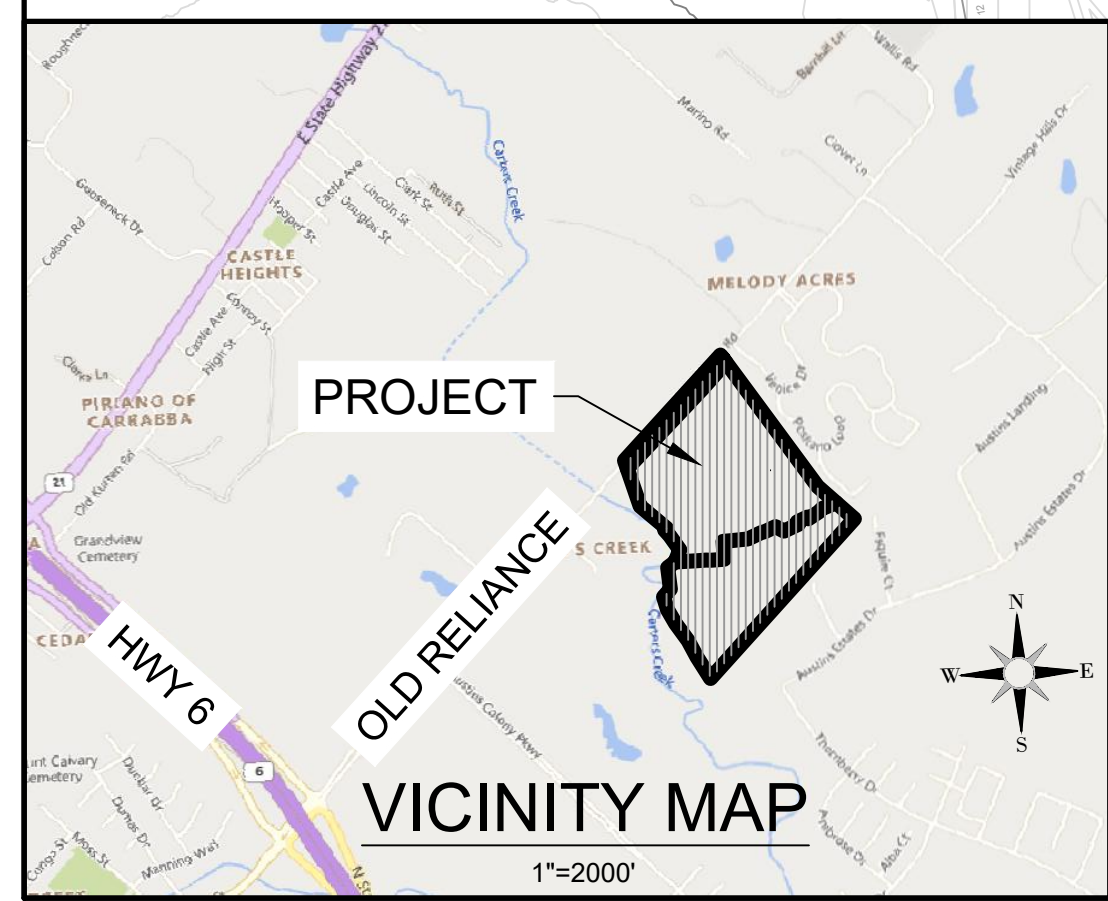
REV	DESCRIPTION	DATE
1	ORIGINAL RELEASE	08/20/2024



**RIZZO'S LANDING**

**PRELIMINARY PLAN**

**PRELIMINARY PLAN  
 RIZZO'S LANDING  
 PHASES 1 & 2  
 54.32 ACRES  
 & 3.06 ACRES ROW/ COMMON  
 SPACE DEDICATION  
 9 BLOCKS, 167 RESIDENTIAL LOTS,  
 3 COMMON AREA LOTS  
 JOHN AUSTIN SURVEY, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS**



SIGNATURE	DATE
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF TYLER FREESE, P.E. 127376 ON 08/20/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	TWF
DESIGN	TWF
DRAWN	LEH
CHECKED	TWF
PROJECT #	24-077-001
DRAWING #	1

Table with 5 columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Contains curve data for C1 through C51.

Table with 5 columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Contains curve data for C52 through C103.

Table with 5 columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Contains curve data for C105 through C157.

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T.B.P.E.L.S. FIRM NO.: 21633

RIZZO'S LANDING

PRELIMINARY PLAN

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SIGNATURE DATE

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	PROJECT #	24-077-001
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