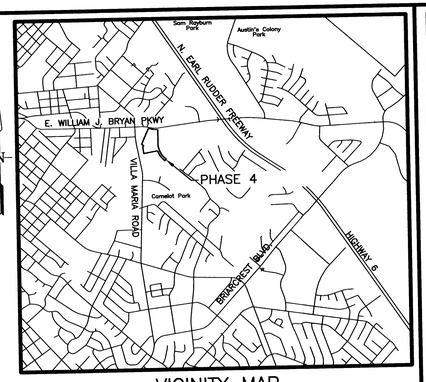
Bleyl & Associates

0 100 200 300
SCALE: 1"= 100'

EXIST. 10' P.U.E.
N 29°48'42" W 766.77'
EXIST. GRAVEL DRIVE (TO REMAIN)
TIE INTO EXIST. WATER LINE
Δ = 0°32'57"
R = 766.20'
L = 7.34'
T = 3.67'
C.B. = N 85°50'08" E
CHD. = 7.34'
Δ = 5°14'54"
R = 766.20'
L = 70.18'
T = 35.12'
C.B. = N 88°44'04" E
CHD. = 70.16'
S 85°33'40" W 200.62'
236.13'
EXIST. 6" SS LINE
EXIST. SS MH
EXIST. 12" WATER LINE
WILLIAM J. BRYAN PARKWAY 100' R.O.W.
65' B-B ASPHALT PVMT.
232.60'
EXIST. SS MH
EXIST. CONC. DRIVE (TO REMAIN)
EXIST. 20' WIDE PIPELINE EASEMENT FERGUSON CROSSING PIPELINE CO. VOL. 538, PG. 100
DOWNTOWN BRYAN
EXISTING ELECTRICAL SUBSTATION
N 26°31'02" E 351.13'
EXIST. 20' WIDE PIPELINE EASEMENT LONE STAR GAS CO. VOL. 236, PG. 115
NOW OR FORMERLY TYKIE JOHN LEVENTIS & MICHAEL SHULZ VOL. 6357, PG. 257
N 32°21'13" E 176.18'
NOW OR FORMERLY ST. JOSEPH HOSPITAL & HEALTH VOL. 2436, PG. 241
N 44°47'15" W 77.98'
N 38°34'26" E 44.69'
N 08°40'31" W 188.63'
S 08°40'31" E 58.26'
S 09°49'14" E 182.30'
S 08°16'35" E 89.71'
S 35°50'03" E 274.06'
S 58°22'09" E 79.91'
S 49°22'51" E 20.08'
S 44°47'15" E 100.75'
N 45°00'27" E 189.39'
S 45°00'27" E 18.39'
S 82°16'44" E 65.92'
N 45°00'27" E 398.11'
S 45°00'27" W 80.00'
N 44°47'47" W 128.40'
S 44°47'47" E 128.40'
S 20°28'35" E 86.63'
N 20°28'35" W 63.18'
S20°28'35"E 23.46'
S 81°33'30" W 249.80'
PROP. 6' SIDEWALK
S 02°35'45" W 420.88'
S 02°35'45" W 416.87'
S 02°35'45" W 414.96'
PROP. FIRE HYDRANT
PROP. 20' P.U.E.
PROP. 8" WATER LINE
BROADMOOR DRIVE
Δ = 17°50'47"
R = 766.20'
L = 238.65'
T = 120.30'
C.B. = S 79°43'06" E
CHD. = 237.69'
PROP. 20' P.U.E.
PROP. 20' P.U.E.
PROP. 8" SS LINE
Δ = 23°04'20"
R = 460.00'
L = 185.23'
T = 93.89'
C.B. = S 08°56'25" E
CHD. = 183.99'
Δ = 24°19'00"
R = 390.26'
L = 165.63'
T = 84.08'
C.B. = S 32°38'05" E
CHD. = 164.39'
Δ = 23°04'20"
R = 500.00'
L = 201.34'
T = 102.05'
C.B. = S 08°56'25" E
CHD. = 199.98'
Δ = 23°04'20"
R = 540.00'
L = 217.45'
T = 110.22'
C.B. = S 08°56'25" E
CHD. = 215.98'
Δ = 11°14'17"
R = 365.00'
L = 71.59'
T = 35.91'
C.B. = N 76°01'21" E
CHD. = 71.48'
Δ = 24°19'00"
R = 470.26'
L = 199.58'
T = 101.32'
C.B. = S 32°38'05" E
CHD. = 198.09'
Δ = 24°19'00"
R = 430.26'
L = 182.60'
T = 92.70'
C.B. = S 32°38'05" E
CHD. = 181.24'
PROP. FIRE HYDRANT
PROP. 6' SIDEWALK
EXIST. SS MH
EXIST. SD INLET
EXIST. SD INLET
EXIST. SS MH
EXIST. SD INLET
PROP. 6' SIDEWALK
PROP. 20' P.U.E.
EXIST. 20' PRIVATE DRAINAGE EASEMENT
EXIST. SD MH RIM = 322.35'
EXIST. SD MH RIM = 321.23
PROP. 36" STORM DRAIN LINE
PROP. 25' P.U.E.
EXIST. 20' WIDE PIPELINE EASEMENT FERGUSON CROSSING PIPELINE CO. VOL. 557, PG. 280
EXIST. 10' C.O.B. ELECTRICAL EASEMENT VOL. 270, PG. 277
NOW OR FORMERLY LINDA ALMANZA CALLED 0.37 ACRE VOL. 370, PG. 75
EXIST. 20' WIDE PIPELINE EASEMENT LONE STAR GAS CO. VOL. 236, PG. 115
PROP. OUTFALL STRUCTURE
PROPOSED DETENTION AREA EASEMENT
PROP. HEADWALL STRUCTURE
PROP. OUTFALL STRUCTURE
PROP. DRAINAGE EASEMENT BY SEPARATE INSTRUMENT
NOW OR FORMERLY R.A.M. PLUMBING SPECIALTIES, INC. VOL. 1403, PG. 84
NOW OR FORMERLY CHARLES EUGENE SCHERBEL, JR. 100' X 275' TRACT 313/575
NOW OR FORMERLY CHARLES E. SCHERBEL, SR.
NOW OR FORMERLY BETTY TALBERT, WILLIAM BETTY JANICE TALBERT, JR. MATHILDE TALBERT HANCOCK 90' X 275' TRACT 391/43
NOW OR FORMERLY BURTON CREEK DEVELOPMENT, LTD. VOL. 7015, PG. 34
APPROXIMATE LOCATION OF ZONE X SPECIAL FLOOD HAZARD
EXIST. PUBLIC UTIL 6827/95
EXIST. 20' SANITARY SEWER EASEMENT, 2643/147
EXIST. SS MH
EXIST detention POND BRIAR MEADOWS SUBD., PHASE I
0.877 AC. DETENTION POND AND DRAINAGE EASEMENT 6827/103
LOT 1
5.885 ACRES
LOT 2
4.201 ACRES
LOT 3
7.475 ACRES
BLOCK 2 BRIAR MEADOWS SUBDIVISION 6866/28
BLOCK 1 BRIAR MEADOWS SUBDIVISION 6866/28
EXIST. BROADMOOR DR. 60' R.O.W.
FUTURE PEBBLE DR.
BRIAR MEADOWS SUBDIVISION
FUTURE BRIAR MEADOWS CREEK
EXIST. 7.5' P.U.E.
EXIST. 6" WATER LINE
TIE INTO EXIST. 6" WATER LINE
TYPICAL CONCRETE HEADWALL (SEE DETAIL)
LIMIT AS SPECIFIED ON PLANS
NG
24" RCP
6"-9" ø STONE RIP RAP
6" THICK GRADE II LIMESTONE BASE
12" THICK CLAY SUBGRADE

TYPICAL STORM SEWER OUTFALL DETAIL



VICINITY MAP
NOT TO SCALE

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENT WEST PROPERTY LINE OF THE GENERAL MAIL ADDITION ACCORDING TO THE PLAT RECORDED IN VOL. 1041, PAGE 249, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

THIS SET OF PLANS WAS PREPARED UNDER THE DIRECTION OF BRETT A. McCULLY, P.E. SEAL No. 82553. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY AND NOT TO BE USED FOR CONSTRUCTION.

REV	DATE	BY	APP	COMMENT

SCALE:
DATE: JULY, 2006
DRAWN BY: SWW
PROJECT MANAGER: BRETT McCULLY, P.E.

PREPARED FOR:
BURTON CREEK DEVELOPMENT, L.L.C.
1722 BROADMOOR
BRYAN, TX. 77805-8345

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PRELIMINARY PLAN
PHASES 4-6-8

BRIAR MEADOWS CREEK

JOHN AUSTIN SURVEY, A-2
BRYAN, TEXAS

STATE OF TEXAS
BRETT A. McCULLY
82553
PROFESSIONAL ENGINEER

PROJECT NUMBER
7037

FILE NAME: 7037-PRELIM-04

SHEET: 1 OF: 1

Bleyl & Associates

JUL 05 2006