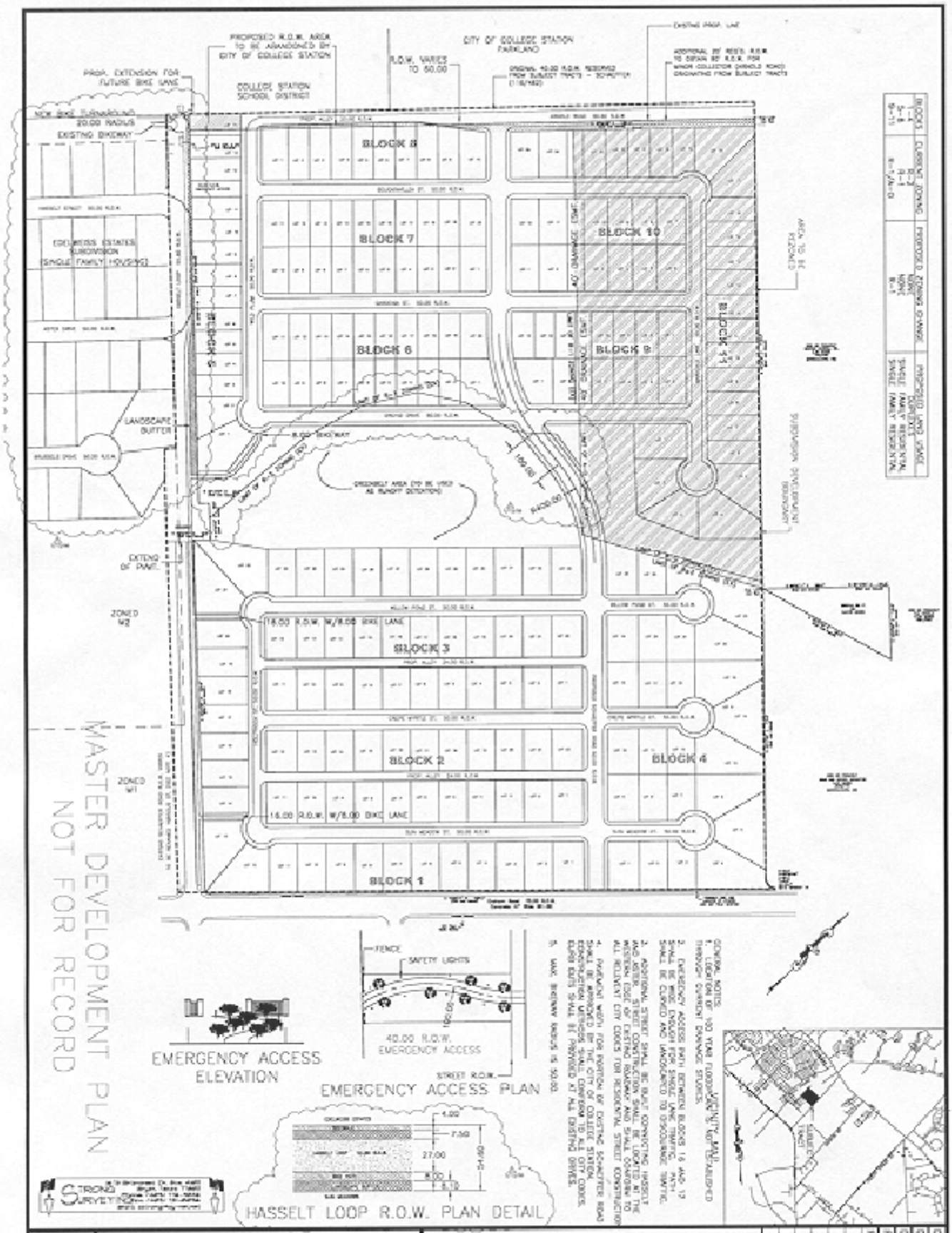
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
MASTER DEVELOPMENT PLAN
NOT FOR RECORD
EMERGENCY ACCESS ELEVATION
EMERGENCY ACCESS PLAN
HASSELT LOOP R.O.W. PLAN DETAIL
40.00 R.O.W. EMERGENCY ACCESS
FENCE
SAFETY LIGHTS
STREET R.O.W.
ZONED M2
ZONED M1
LANDSCAPE BUFFER
EXISTING BIKEWAY
EXISTING GRAV. LINE
PROP. EXTENSION FOR FUTURE BIKE LANE
COLLEGE STATION SCHOOL DISTRICT
CITY OF COLLEGE STATION FAIRLAND
PROPOSED R.O.W. AREA TO BE ABANDONED BY CITY OF COLLEGE STATION
R.O.W. VARIES TO 50.00
CONCRETE 11 SIL POWY
LANDSCAPE DRAINAGE EASEMENT
BIKEWAY DRAINAGE EASEMENT
DESIGN NOTES
1. LIGHTING AT 100 YARD INTERVALS, UNLESS OTHERWISE NOTED.
2. EMERGENCY ACCESS PATH BETWEEN BLOCKS 1 & AND 12 SHALL BE CONSTRUCTED WITH PERVIOUS MATERIAL. TRAFFIC SHALL BE CONFINED AND MAINTAINED TO DESIGNATED TRAFFIC WAY.
3. ADDITIONAL STREET SHALL BE BUILT CONTRACTING HASSELT AND ASTER STREET CONSTRUCTION SHALL BE LOCATED AT THE WESTERN EDGE OF EXISTING ROADWAY AND SHALL CONFORM TO ALL RELEVANT CITY CODES FOR RESIDENTIAL STREET CONSTRUCTION.
4. PARKING WAIVER FOR PARTIAL OF CENTRAL SACHSTER ROAD SHALL BE APPROVED BY THE CITY OF COLLEGE STATION. EXCEPTIONS INCLUDE: CONFORM TO ALL CITY CODES EXCEPTING DEVIATIONS AS STATED IN PARAGRAPH 3 ABOVE.
5. MAIN BRANCH SIDES IS 50.00
VICINITY MAP
NOT TO SCALE
SUN MEADOWS SUBDIVISION
GRAHAM ROAD, COLLEGE STATION, TEXAS
MASTER DEVELOPMENT PLAN
DEVELOPED AREA:
2,637,140.2 SQUARE FEET OR 60.5542 ACRES.
OWNER/DEVELOPER:
GRAHAM ROAD LTD.
2906 RIVER FOREST
BRYAN, TEXAS 77802
(409) 774-4090
SHEET NO.
C1
ROGERS ENGINEERING SERVICES
1400 S. AUSTIN STREET
P.O. BOX 619
BRENHAM, TEXAS 77834-0619
PHONE: (979) 836-6855
208A SW PKWY EAST
P.O. BOX 10783
COLLEGE STATION, TEXAS 77840
PHONE: (979) 680-8840
REV.
BY
DATE
DESIGN: ACR
DRAFTING: TS
DATE: 06/00
SCALE: 1"=100'
RES JOB #3401-01-00119-00