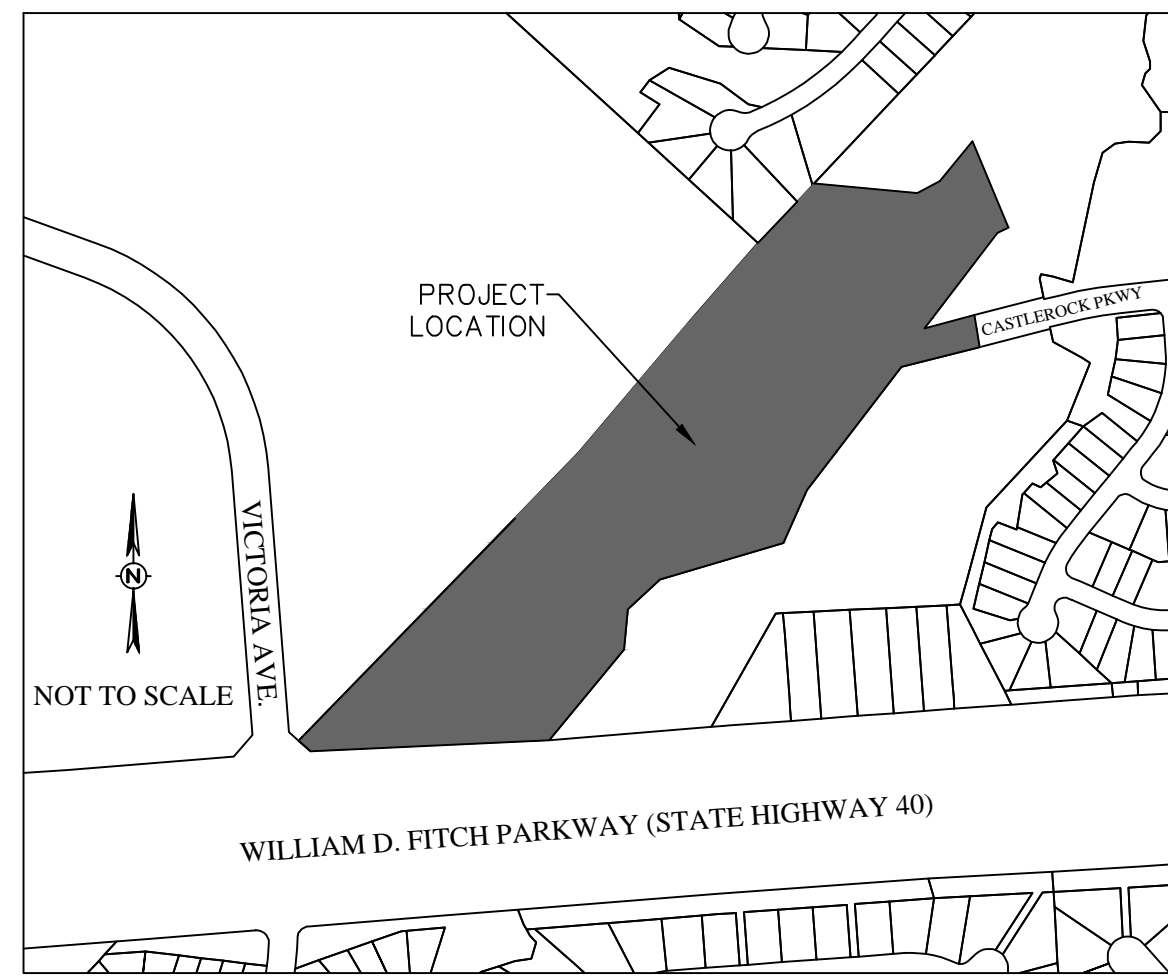
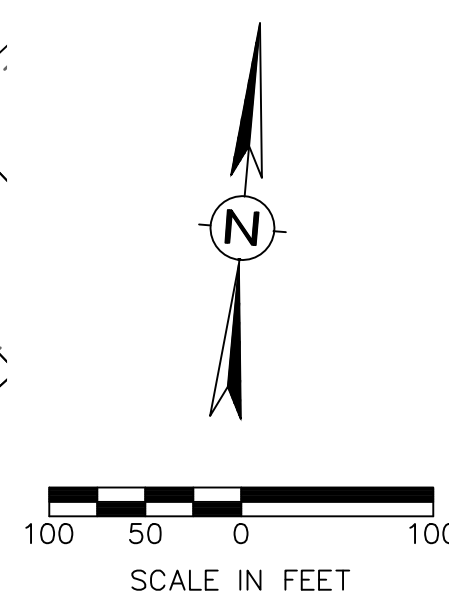
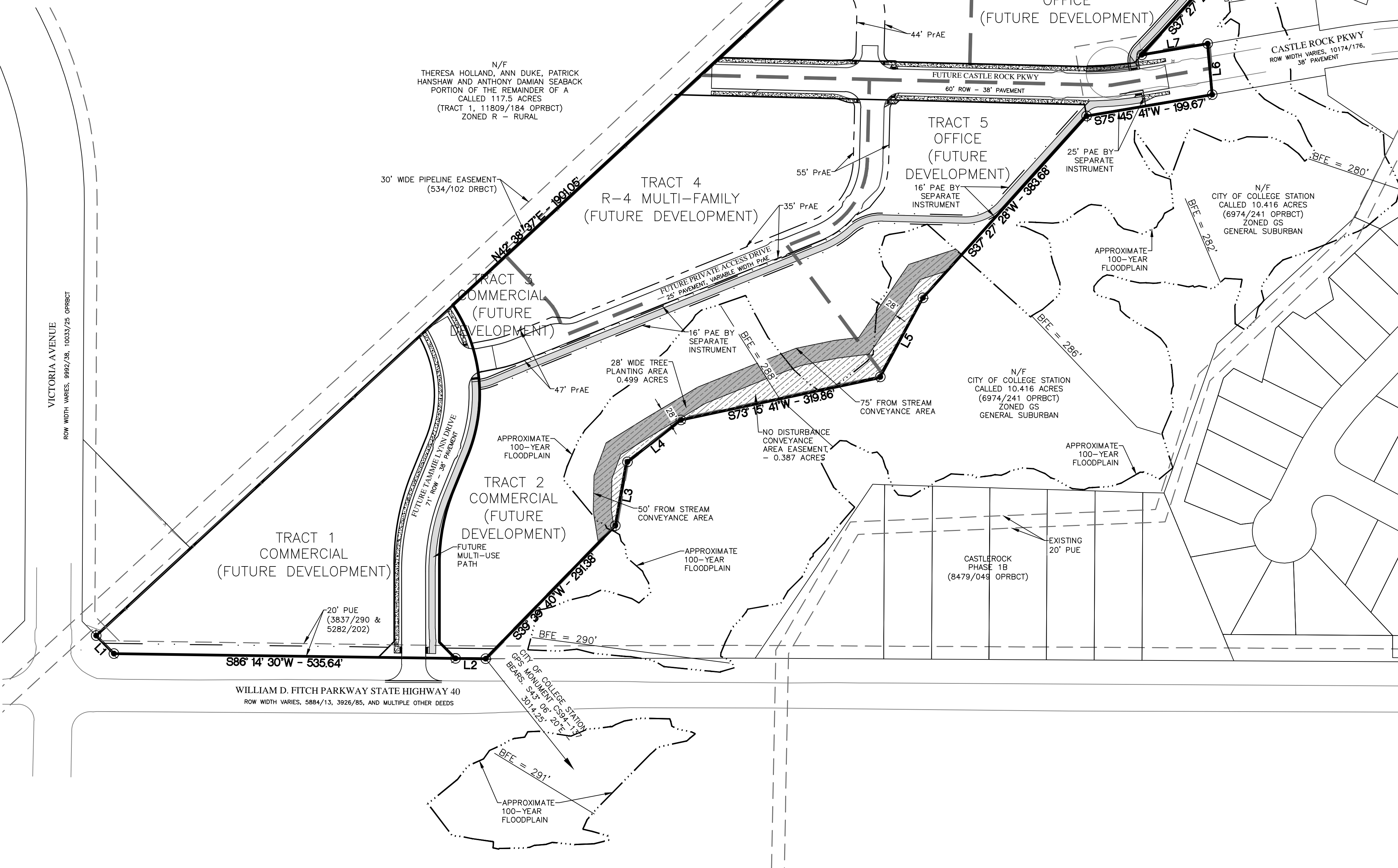
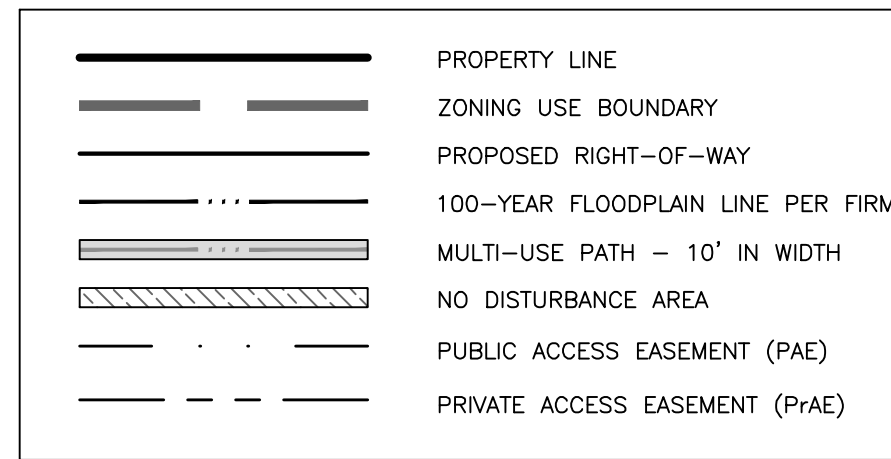


VICINITY MAP



LEGEND



NOTES:

- THE LAND USES PROPOSED FOR THIS PROPERTY ARE AS LISTED AND SHOWN ON THE CONCEPT PLAN. GC GENERAL COMMERCIAL, R-4 MULTI-FAMILY, AND O OFFICE ARE THE BASE, UNDERLYING ZONING DISTRICTS, AS APPLICABLE. AT THE TIME OF SITE PLAN AND PLAT, THE PROJECT WILL NEED TO MEET ALL APPLICABLE STANDARDS REQUIRED BY THE UNIFIED DEVELOPMENT ORDINANCE, UNLESS SPECIFIED BELOW. EACH TRACT OR PHASE WILL NEED TO SUBMIT A CONCEPT PLAN AMENDMENT APPLICATION AS IT DEVELOPS.
- HEIGHT: THE RANGE OF FUTURE BUILDING HEIGHTS IS FROM 15 TO 55 FEET.
- THE STORM WATER DRAINAGE FROM THIS SITE FLOWS INTO THE ADJACENT PROPERTY OWNED BY THE CITY OF COLLEGE STATION AND THEN INTO SPRING CREEK OR TRIBUTARY A2 OF SPRING CREEK. THE EXTENSION OF CASTLE ROCK PARKWAY TO THIS SITE WILL INCLUDE THE CONSTRUCTION OF A STORM SEWER PIPE WHICH CAN BE USED TO COLLECT THE RUNOFF FROM THE DEVELOPED SITE AND CONVEY IT TO TRIBUTARY A2 AT THE BOX CULVERT STRUCTURE CONSTRUCTED FOR CASTLE ROCK PARKWAY. STORM WATER REQUIREMENTS WILL BE IN ACCORDANCE WITH THE UDO.
- THE DETENTION POND FOR THIS SITE IS LOCATED ADJACENT TO SPRING CREEK UPSTREAM OF SH 6 IN THE TOWER POINTE DEVELOPMENT.
- MERITORIOUS MODIFICATIONS GRANTED BY ZONING:
 - STREETS AND ALLEYS, TABLE V, BCS DESIGN GUIDELINES
 - THE RIGHT-OF-WAY WIDTH FOR TAMMIE LYNN DRIVE SHOWN ON THE CONCEPT PLAN IS 71 FEET. DESIGN REQUIREMENTS WILL BE IN ACCORDANCE WITH THE UDO AND BCS UNIFIED DESIGN GUIDELINES. A BIKE LANE THAT PROHIBITS PARKING IS REQUIRED TO BE INCLUDED ON TAMMIE LYNN DRIVE.
 - SECTION 5.2 "RESIDENTIAL DIMENSIONAL STANDARDS" AND SECTION 5.4 "NON-RESIDENTIAL, DIMENSIONAL STANDARDS" A REDUCTION OF BUILDING SETBACKS ALONG TAMMIE LYNN DRIVE: TO 10 FEET FOR ALL USES. ALL PARKING AND LANDSCAPING REQUIREMENTS WILL BE IN ACCORDANCE WITH THE UDO.
 - SECTION 7.1.H.2 "SINGLE FAMILY PROTECTION" OF THE UNIFIED DEVELOPMENT ORDINANCE ALTHOUGH THE ADJACENT CITY-OWNED PROPERTY IS ZONED GS - GENERAL SUBURBAN, IT IS NOT CONSIDERED AS A SINGLE FAMILY USE FOR THE PURPOSE OF LIMITING HEIGHT OR INCREASING THE SETBACK FOR MULTI-FAMILY OR NON-RESIDENTIAL BUILDINGS ADJACENT TO THE CITY-OWNED PROPERTY.
 - SECTION 7.6 "BUFFER REQUIREMENTS" OF THE UNIFIED DEVELOPMENT ORDINANCE THERE ARE NO BUFFERS REQUIRED WHERE DEVELOPMENT IS ADJACENT TO THE CITY-OWNED PROPERTY. ALL OTHER BUFFERS ARE PROPOSED TO BE IN COMPLIANCE WITH THE UDO.
 - SECTION 8.2.A.10 "BLOCKS" OF THE UNIFIED DEVELOPMENT ORDINANCE VARIATION FROM THE 800-FOOT MAXIMUM BLOCK LENGTH REQUIREMENT. NO PUBLIC STREETS ARE PROPOSED TO CONNECT TO CASTLE ROCK PARKWAY WITHIN THIS DEVELOPMENT. THE BLOCK LENGTH ALONG THE SOUTHERN RIGHT-OF-WAY OF CASTLE ROCK PARKWAY IS 850 FEET WITHIN THIS DEVELOPMENT AND 1,310 FEET TO THE FIRST INTERSECTING STREET IN THE CASTLE ROCK SUBDIVISION. THE BLOCK LENGTH ALONG THE NORTHERN RIGHT-OF-WAY OF CASTLE ROCK PARKWAY IS 760 FEET WITHIN THIS DEVELOPMENT AND 1,540 FEET TO THE FIRST INTERSECTING STREET IN THE CASTLE ROCK SUBDIVISION. THE CONCEPT PLAN INCLUDES A "PRIVATE ACCESS DRIVEWAY AND PRIVATE ACCESS EASEMENT" THROUGH THE PROPERTY THAT WILL MEET MINOR COLLECTOR STANDARDS FOR ACCESS AND DRIVEWAY SPACING AND LANE WIDTH. THIS PRIVATE DRIVE REDUCES THE BLOCK LENGTH BY APPROXIMATELY 200 FEET ON THE NORTH SIDE OF CASTLE ROCK PARKWAY AND APPROXIMATELY 300 FEET ON THE SOUTH SIDE OF CASTLE ROCK PARKWAY.
 - SECTION 8.2.A.13 "SIDEWALKS" OF THE UNIFIED DEVELOPMENT ORDINANCE IN THE SECTION OF STREET WHERE THE MULTI-USE PATH PARALLELS TAMMIE LYNN DRIVE AN ADDITIONAL SIDEWALK WILL NOT BE REQUIRED ALONG THAT SIDE OF THE STREET.
- PUBLIC ACCESS EASEMENTS OR RIGHT-OF-WAY WILL BE DEDICATED TO ALLOW FOR THE CONSTRUCTION OF THE MULTI-USE PATH SHOWN ON THIS PLAN. THE DESIGN AND CONSTRUCTION PLANS, THE DEDICATION OF LAND OR ACCESS EASEMENTS AND A FINANCIAL GUARANTEE FOR ITS CONSTRUCTION FOR THE MULTI-USE PATH WILL OCCUR WITH PHASE 1 OF THE DEVELOPMENT OF THIS PROPERTY. THE MULTI-USE PATH MAY BE CONSTRUCTED IN PHASES AS DEVELOPMENT OCCURS ON EACH PORTION OF THE TRACT OR ON THE ADJACENT TRACT.
- THE PRIVATE DRIVEWAYS SHOWN TO PROVIDE CROSS ACCESS BETWEEN PORTIONS OF THE DEVELOPMENT SHALL MEET MINOR COLLECTOR STANDARDS FOR ACCESS/DRIVEWAY SPACING, WITH A MINIMUM 24-FOOT PAVEMENT WIDTH (OR 26-FOOT WIDTH IF BUILDINGS TALLER THAN 30-FOOT ARE PROPOSED), FIVE-FOOT SIDEWALKS AT LEAST 3- FEET FROM BACK OF CURB ON EACH SIDE WITH ADA RAMPS (10-FOOT WIDTH IF IT ALSO SERVES AS THE MULTI-USE PATH), PARALLEL PARKING ALLOWED IF WIDER CROSS-SECTION IS CONSTRUCTED, AND WILL MEET FIRE LANE STANDARDS.
- CROSS ACCESS WILL BE PROVIDED FOR TRAFFIC TO GO BETWEEN THE COMMERCIAL DEVELOPMENT AND THE SEABACK TRACT BETWEEN WILLIAM D. FITCH AND THE COMMERCIAL STREET. CROSS-ACCESS WILL BE REQUIRED THROUGHOUT THE SITE IN ACCORDANCE WITH THE UDO AND ALSO TO ADJACENT DEVELOPABLE PROPERTIES. THE LOCATION OF THIS CROSS ACCESS WILL BE DETERMINED AT PLATTING OR SITE PLAN SUBMITTAL.
- GREENWAYS/FLOODPLAIN THE CONCEPT PLAN IS PROPOSING TO DESIGNATE APPROXIMATELY 1.1 ACRES (0.70 ACRES OF FEMA FLOODPLAIN) AS A "NO DISTURBANCE" AREA. THIS AREA WAS DETERMINED BY USING A 75-, 50-, OR 25-FOOT SETBACK FROM THE STREAM CONVEYANCE AREA, AS NOTED (AND SHOWN GRAPHICALLY) ON THE CONCEPT PLAN. THE PROJECT/PROPERTY IS REQUIRED TO COMPLY WITH THE NO ADVERSE IMPACTS (NAI) ORDINANCE. THE MORE RESTRICTIVE OF THE TWO SHALL APPLY.
- PEDESTRIAN AND BICYCLE CIRCULATION WILL BE PROVIDED THROUGHOUT THE PROJECT AS REQUIRED BY THE UDO. THE PUBLIC COMMERCIAL STREET AND THE PRIVATE DRIVEWAY SHOWN TO PROVIDE CROSS ACCESS WILL HAVE A SIDEWALK OR MULTI-USE PATH ON EACH SIDE. EXACT LOCATION AND DETAILS OF THESE FACILITIES WILL BE DETERMINED AT PLATTING OR SITE PLAN SUBMITTAL. CASTLE ROCK PARKWAY WILL HAVE BIKE LANES AND SIDEWALKS ON EACH SIDE.
- THE DEVELOPMENT WILL BE PHASED IN SUCH A MANNER THAT THE DESIGN CAPACITY OF CASTLE ROCK PARKWAY (5,000 VPD), IS NOT EXCEEDED. DEVELOPMENT THAT HAS ACCESS TO ONLY CASTLE ROCK PARKWAY AND NOT WILLIAM D. FITCH PARKWAY OR VICTORIA AVENUE WILL BE LIMITED SUCH THAT THE TOTAL PROJECTED TRAFFIC IS LESS THAN 5,000 VPD INCLUDING THE 2,621 VPD PROJECTED FROM THE BUILD OUT OF THE CASTLE ROCK SUBDIVISION. ADDITIONAL DEVELOPMENT CANNOT OCCUR UNTIL ACCESS TO WILLIAM D. FITCH OR VICTORIA IS PROVIDED.
- ADDITIONAL CONDITIONS PER ZONING
 - BIKE LANES BE PROVIDED ON TAMMIE LYNN DRIVE AND CASTLE ROCK PARKWAY
 - A RIGHT-TURN DECELERATION LANE BE PROVIDED AT THE INTERSECTION OF TAMMIE LYNN DRIVE AND STATE HIGHWAY 40.
 - RIGHT-TURN LANES BE PROVIDED AT EACH INTERSECTION OF THE "PRIVATE ACCESS DRIVE" WITH TAMMIE LYNN DRIVE AND CASTLE ROCK PARKWAY.
- ONE-HALF (1/2) ACRE OF THE SPECIAL FLOOD HAZARD AREA LOCATED ON THIS PROPERTY WILL NOT BE DEVELOPED EXCEPT FOR THE PLANTING OF TREES IN THE AREA WHICH MAY BE COUNTED FOR LANDSCAPING POINT REQUIREMENTS FOR THE ADJACENT DEVELOPMENT. THE EXACT LOCATION OF THIS ONE-HALF ACRE WILL BE DETERMINED AT PLATTING OR SITE PLAN SUBMITTAL.
- THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED, "X" SHADED, AND ZONE "AE" AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0325E, REVISED DATE: 05-16-2012. REVISED TO REFLECT LOMR 12-06-1841P, EFFECTIVE DATE: 05-18-2012.
- NO DISTURBANCE CONVEYANCE AREA EASEMENT IS AN AREA OF NO DEVELOPMENT TO REMAIN AS A NATURAL AREA FOR STORM CONVEYANCE. A PORTION OF THIS AREA WILL BE PLANTED WITH TREES.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	39.63'	N48° 59' 49"W
L2	47.28'	S86° 14' 16"W
L3	101.87'	S6° 19' 49"W
L4	106.26'	S47° 18' 34"W
L5	140.96'	S23° 46' 26"W
L6	80.28'	S9° 37' 02"E
L7	104.82'	N75° 46' 04"E
L8	30.60'	S64° 46' 47"W
L9	127.86'	N39° 32' 28"E
L10	63.27'	N61° 41' 31"E

CONCEPT PLAN PHILLIPS SQUARE PDD

19.74 ACRES
ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100'
DECEMBER, 2023

<p>OWNER/DEVELOPER: Greens Prairie Investors, Ltd. 1140 Midtown Drive College Station, TX 77845 (979) 690-7250</p> <p>OWNER: Brazos Land Holdings, LLC. PO Box 440 Wellborn, TX 77881</p>	<p>SURVEYOR: Nathan Paul Kerr, RPLS No. 6834 Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 368-3195 TBPELS FIRM # 10018500 KERR JOB 22-0150</p>	<p>ENGINEER: TBPEN No. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77840 www (979) 764-3900</p>
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