

1. Purpose and Intent Statement
The purpose and intent of this Planned Development District is a high density residential community with amenities that provide for an enhanced quality of life. This development is intended to comply with the Comprehensive Plan, 30/60 Area, of the City of College Station.

2. Proposed Land Use
The land use for this development is high density residential with 2-unit attached dwellings on individual lots. Townhomes are also allowed on the 24.6 acres to the west of the park/easement areas. Parking areas will be available as follows: Rear parking will be provided for units on lots which have alleys. Lots without alleys will have front parking, which may exist in limited areas. Currently, there is a requirement for garages to be constructed with any duplexes.

Additional land uses include a neighborhood park, open space, and landscaped areas, which may be located to preserve existing vegetation. These areas will exceed the City of College Station parkland dedication requirements. Additional amenities will include a decorative street entrance to the subdivision with a water feature along the entrance, as well as landscaping to help create a screen along Harvey Road/State Highway 30. No fences will be constructed within 15' of the Harvey Road right-of-way. Other restrictions will be devised to restrict building materials, parking, and architectural standards with a Home Owners' Association as an enforcement mechanism.

3. A target market has been established to include single parents, young professionals, first-time home buyers, and retirees. The single family dwellings will have an allowable range of building heights from 15 to 35 feet.

4. A storm sewer system will be constructed to control the drainage from the development and route it through detention ponds and then discharge the runoff into a tributary of Carter Creek. A drainage report will be provided to verify the proposed development is in compliance with the City of College Station Drainage Ordinance.

5. Natural resources such as stream channels, dense vegetation or wooded areas will be protected where possible.

6. Sidewalks will be provided in accordance with City of College Station requirements.

7. Where wooded, it is anticipated that backyards adjoining wooded areas will remain mainly wooded.

8. Protected areas to be disturbed only as necessary for utility lines, stormwater detention storage without clearing of vegetation, trails and walks. Stormwater discharge structures and detention control structures may also be constructed in protected areas, but construction in the protected area will be limited to less than 15% of the protected area.

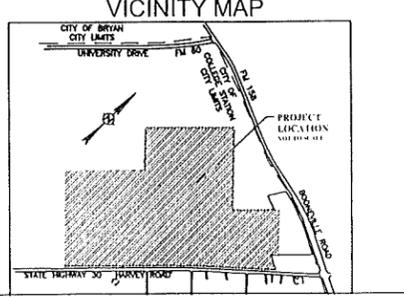
LEGEND

- PROPERTY BOUNDARY
- PUBLIC UTILITY EASEMENT LINE
- ROW LINE
- GAS PIPELINE
- OVERHEAD ELECTRIC LINES
- PHASE LINE
- DENSE VEGETATION
- PROTECTED AREA

PHASE I & II
TOTAL NUMBER OF UNITS 198 UNITS
600 UNITS TOTAL

PROPOSED LAND USE NOTE: ALL AREAS ARE APPROXIMATE.

DESCRIPTION	ACRES	%
PARK	8.80 ACRES	8.34
OPEN SPACE / ACCESS EASEMENTS	0.87 ACRES	0.83
OPEN SPACE / DETENTION AREAS	2.46 ACRES	2.33
SUBTOTAL	12.13 ACRES	11.50
COLLECTOR STREET RIGHT-OF-WAY	3.99 ACRES	3.78
RESIDENTIAL - HIGH DENSITY AREAS	89.36 ACRES	84.72
TOTAL	105.48 ACRES	100.0



CONCEPT PLAN
SUMMIT CROSSING SUBDIVISION

SCALE: 1"=120'
105.84 ACRES
AUGUST, 2007
SEPTEMBER, 2007 (REV. 2)
REVISED NOVEMBER, 2007

OWNER/DEVELOPER:
The Summit Crossing, LLC
4002 Aspen
Bryan, TX 77801

(PLANNED DEVELOPMENT DISTRICT)

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying Co.
505 Church Street, P.O. Box 269
College Station, TX 77841
(979) 268-3195

J.W. SCOTT LEAGUE
SURVEY, A-49
COLLEGE STATION,
BRAZOS COUNTY, TEXAS

01-300 12-4-07 3:45 AC