



The map shows a site with a proposed public way (dashed line) and a property line (solid line). The site is divided into several areas with different land use designations: General Commercial (yellow), Multifamily (purple), and Shared Access (grey). A scale bar indicates distances of 0, 100, and 200 feet. A north arrow is located in the top right corner.

NOTE:

- * RELOCATING EXISTING EASEMENTS SHALL NOT CONSTITUTE A PDD AMENDMENT.
- * SITE LOCATED OUTSIDE OF THE 100 YEAR FLOODPLAIN, AS SHOWN ON FEMA FIRM PANEL 48041C0325E
- * ALL SITE LIGHTING WILL COMPLY WITH CITY OF COLLEGE STATION ORDINANCES.
- * THE SURFACE PARKING AREAS THROUGHOUT THE SITE WILL BE INTERCONNECTED SUCH THAT CROSS-ACCESS WILL BE AVAILABLE BETWEEN ALL USES AND TO THE PROPOSED PUBLIC WAY.
- * ACCESS LOCATIONS TO THE PROPOSED PUBLIC WAY EXTENSION WILL BE LOCATED TO MEET THE CITY OF COLLEGE STATION DRIVEWAY ORDINANCE.
- * BASE ZONING DISTRICT FOR PDD SHALL BE GC AND MF WHERE APPLICABLE.
- * GREENSPACE / OPEN SPACE, BUFFER, AND DETENTION / RETENTION AREAS SHALL BE MINIMUM OF 2 ACRES TOTAL AT FULL DEVELOPMENT.

DRAWN BY: CAM	JOB NO.: 4289-001
APPROVED BY: PB	SCALE: 1"=100'
DATE: APRIL 3, 2018	
SHEET NO.:	

EX 1

[illegible]

CAPROCK 31
1775 GREENS PRAIRIE ROAD
GREENS PRAIRIE CENTER PHASE 3, BLOCK 3,
LOT 1 R AND A007601, A BABILLE A-76 (ICL),
TRACT 5, 19.334 ACRES
31.005 ACRES

31.005 ACRES

APPLICANT: PHILIP BARGAS
JOHNSON & PACE INCORPORATED
111 UNIVERSITY DRIVE EAST, SUITE 215
COLLEGE STATION TEXAS, 77840
979-485-2844

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