



Vicinity Map

Notes:

1. Total Site Area = 7.47 ac.
2. There is no FEMA regulated 100-year floodplain on this site per FEMA Map Panel#48041C0305F, dated April 2, 2014.
3. The development will not include parks, greenways, conservation areas or schools.
4. The base zoning district for this PDD shall be GC - general commercial and MF - multi-family, where applicable
5. The development will include a 10 foot multi-use path along the proposed public way.
6. All site lighting will comply with City of College Station ordinances.
7. For buffer information see bulk variances letter.
8. The hotel and multi-family buildings will not exceed 90 feet in height. These buildings will be located toward the Lincoln side of the 7 acre site and will meet the modified height protections as requested.
9. The structured parking will not exceed 3 stories.
10. 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.
11. Access locations to the proposed public way extension will be located in proximate locations shown OR in locations to meet the City of College Station driveway ordinance.
12. Drainage detention is already designed for this site within the existing retention pond on site.
13. All required off-street parking for the General Suburban (GS) area will be provided on the GS property.
14. A 1:1 height protection setback will be provided between all proposed buildings and the single-family located along the easternmost property line.
15. No height protection setback will be provided between all proposed buildings and the proposed General Suburban area.
16. The retail and restaurant uses will primarily be located on the University Drive side, while the multi-family and hotel uses will primarily be located on the Lincoln Ave side of the tract.
17. The Flex Zone along Public Way frontage is intended to allow this strip to flex and potentially include uses from either zone.

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