

August 8, 2013
Regular Agenda Item No. 2
Bridgewood & Barron Crossing Rezoning

To: Kathy Merrill, Interim City Manager

From: Bob Cowell, AICP, CNU-A, Executive Director - Planning & Development Services

Agenda Caption: Public Hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by 75.07 acres located in Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, recorded in Volume 6985, Page 42, of the Official Records of Brazos County, Texas, more generally located south of William D. Fitch between Barron Road and Victoria Avenue from R-1 Single-Family Residential and A-O Agricultural Open to PDD Planned Development District.

Relationship to Strategic Goals: Diverse Growing Economy

Recommendation(s): The Planning and Zoning Commission considered this item at their July 18, 2013 meeting and voted 5-0 to recommend approval of the rezoning request with the meritorious modification and staff conditions. Staff also recommended approval of the request with the meritorious modification and staff conditions.

Summary: This request is to rezone the property from R-1 Single-Family Residential and A-O Agricultural Open to PDD Planned Development District.

The Unified Development Ordinance provides the following review criteria for zoning map amendments:

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject tract is designated Restricted Suburban on the Comprehensive Plan Future Land Use and Character Map and is also located in Growth Area IV. In general, growth areas are located in greenfields and are intended to allow land use flexibility when coupled with higher design standards. Growth Area IV is intended for less intense suburban activities and cluster development may be utilized when a large portion (15% or more) of the overall area is retained for open space. In addition, suburban commercial and townhouse uses are permitted in planned developments of at least 30 acres. The proposed development is consistent with the allowable land uses for Growth Area IV and also with surrounding land use designations.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed PDD will enable the development of clustered Restricted Suburban uses, named Bridgewood Subdivision, closest to the existing Castlegate Subdivision. Lot sizes will average 8,000 square feet and will be similar to those of the adjacent Castlegate Subdivision. In addition, open space will be provided within the development to offset gross density requirements of a maximum of four units per acre. Townhouse and suburban commercial uses will be located in Barron Crossing Subdivision and are proposed along the western side of the property, closer to Barron Road, and will provide a transition for the existing residential areas to William D. Fitch Parkway.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The

proposed land uses permitted through this PDD include those allowed in R-1 Single-family, R-3 Townhouse, and SC Suburban Commercial. The SC Suburban Commercial zoning district is intended for neighborhood-oriented commercial uses that will have residential-style architecture. The Suburban Commercial zoning district, along with the residential uses, are suitable adjacent to single-family and appropriate given the close proximity of William D. Fitch Parkway and the future W.S. Phillips Parkway.

4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned R-1 Single-Family Residential and A-O Agricultural Open. The current zoning district is suitable for the property given the similar zonings and uses of nearby subdivisions. The tract narrows between William D. Fitch Parkway and future W.S. Phillips Parkway and this area is less suitable for single-family detached residences.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property can currently be marketed under the existing R-1 Single-Family zoning. However, the applicant has stated, "the marketability of the narrow strip of property between State Highway 40 and W.S. Phillips Parkway is not feasible."
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 12-inch water main to the northwest on Barron Cut-Off Road, which will need to be extended to and through the property to provide water service. There is also an existing 15-inch sanitary sewer main traversing the tract that currently has adequate capacity in the downstream system to accommodate the proposed use. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure, with the exception of the referenced water main extension, appears to be adequate for the proposed use at this time. Access to the site will be available via William D. Fitch Parkway and Barron Cut-Off Road. When the proposed development proceeds through the platting process, construction of portions of W.S. Phillips Parkway will be required in order for the site to be in compliance with the Thoroughfare Plan. All proposed driveways or streets to William D. Fitch Parkway will require approval from the Texas Department of Transportation.

REVIEW OF CONCEPT PLAN

The applicant has provided the following information related to the purpose and intent of the proposed zoning district:

"To develop a sustainable mix of commercial and residential land uses in a growth area of the City in compliance with the City's Comprehensive Land Use Plan and Character Designations."

The proposed Concept Plan includes uses permitted through R-1 Single-Family, R-3 Townhouse, and SC Suburban Commercial. The suburban commercial portion of the development will follow all requirements of SC Suburban Commercial zoning district and have an estimated building plot square footage of 45,000 square feet. The townhouse portion of the development will follow all requirements of R-3 Townhouse. Bridgewood Subdivision base zoning district will be R-1 Single-Family Residential and will follow additional requirements specified in the Concept Plan that have been provided by the applicant based on the guidance of the Comprehensive Plan and the proposed RS Restricted Suburban zoning district. Bridgewood is proposed as a cluster development with a maximum gross density of four units per acre, average lot size of 8,000 square feet, and absolute minimum lot size of 6,500 square feet. In order to offset clustered houses a minimum of 8 acres of open space is proposed.

Base Zoning and Meritorious Modifications

At the time of plat and site plan, the project will need to meet all applicable site development standards and platting requirements of the UDO for the R-1 Single-Family, R-3 Townhouse, and SC Suburban Commercial zoning classifications, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following meritorious modification:

1. UDO Section 12-8.3.G.2 "Blocks"

According to subdivision regulations, block lengths shall not exceed 1,200 linear feet in Restricted Suburban designations of the Comprehensive Plan Future Land Use and Character Map. When a block exceeds this length, an additional street is required to reduce the length of the block. Block length is required to be broken by the extension of a public street or a public way. The applicant is requesting modification of this requirement for Bridgewood Subdivision and feels "the minimum block length of 1,200 feet cannot be met given the lack of connectivity provided in the existing abutting Castlegate Subdivision and the existing creek area that bisects the property." While there are opportunities to meet block length along William D. Fitch Parkway, this is a limited access road. In addition, block length could also be met by connecting Barron Crossing Subdivision (townhouse development) to the Bridgewood Subdivision, but this would cause a street to cut through the proposed open space area that is central to the development. In this case, staff believes there is merit to justify the modification based on the unique concept of this PDD.

The Unified Development Ordinance provides the following review criteria for PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area: The proposed development will consist of residential and suburban commercial land uses that are compatible with the surrounding neighborhoods. The SC Suburban Commercial district requires structures utilized materials and designs commonly found within residential areas. Under the SC Suburban Commercial zoning district each building is required by ordinance to provide architectural relief elements.

2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section: The Concept Plan reflects the policies, goals and objectives of the Comprehensive Plan as it relates to land use and character, connectivity, and neighborhood integrity, with the addition of the stated staff conditions. The development proposes land uses allowed for this growth area through the Comprehensive Plan. Upon platting, the subject property will be required to provide additional right-of-way and build portions of W.S. Phillips Parkway in compliance with the Thoroughfare Plan.

3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development: The proposed PDD will enable the development of clustered Restricted Suburban uses, named Bridgewood Subdivision, closest to the existing Castlegate Subdivision. Lot sizes will be compatible to those of the adjacent subdivisions. In addition, open space will be provided within the development to offset gross density requirements of a maximum of four units per acre. Townhouse and suburban commercial uses will provide a transition for the existing residential areas to William D. Fitch Parkway.

4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association: At the time of platting, all residential units will be required to comply with subdivision regulations regarding access.

5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities: At the time of platting and site planning the development will be required to meet all city regulations. When the proposed development proceeds through the platting process, construction of portions of W.S. Phillips Parkway will be required in order for the site to be in compliance with the Thoroughfare Plan. All proposed driveways to William D. Fitch Parkway will require approval from the Texas Department of Transportation.

6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity: This development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity.

7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area: This development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity if the proposed staff condition to provide a pedestrian connection from the townhouse use to the open space is added to the Concept Plan. A traffic impact analysis was required. Potential impacts to the transportation network were diminished with the decrease in the intensity of land uses, which was part of the final maximum land use density recommendation. However, based on trip generation of the Suburban Commercial portion of the project, at site planning the applicant will be required to provide right turn deceleration lanes on connections to William D. Fitch Parkway in the suburban commercial portion of the project and meet TxDOT permitting requirements.

Budget & Financial Summary: N/A

Reviewed and Approved by Legal: Yes

Attachments:

1. Background Information
2. Aerial & Small Area Map (SAM)
3. Draft Planning & Zoning Commission Minutes – July 18, 2013
4. Rezoning Map
5. Concept Plan
6. Ordinance

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: July 18, 2013
Advertised Council Hearing Dates: August 8, 2013

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

Castlegate HOA

Property owner notices mailed: 30
Contacts in support: None
Contacts in opposition: None
Inquiry contacts: 3

ADJACENT LAND USES

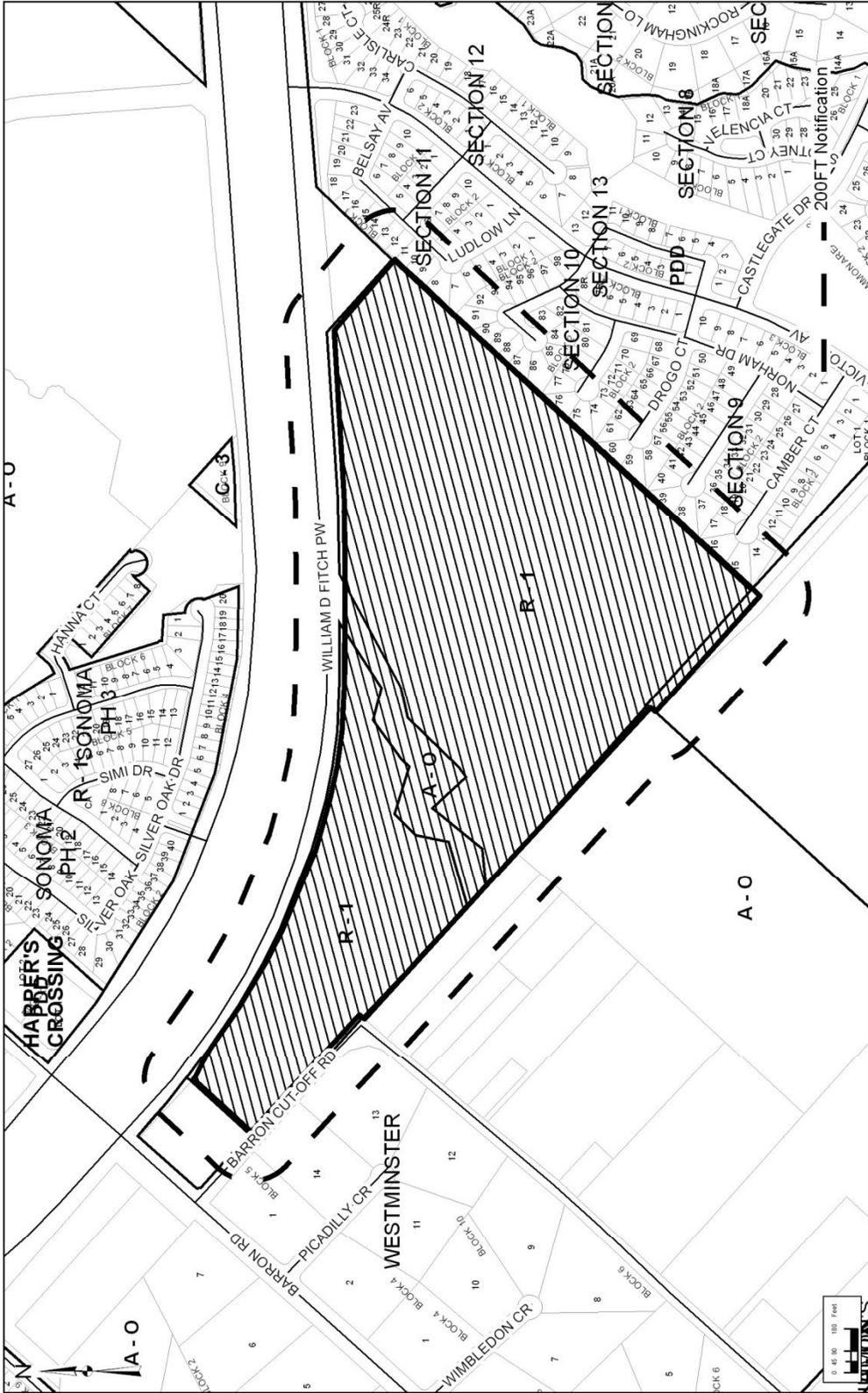
Direction	Comprehensive Plan	Zoning	Land Use
North	General Suburban, Natural Areas - Reserved, and Urban	R-1 Single-Family Residential, A-O Agricultural Open, and C-3 Light Commercial	Single-Family and vacant
South	Restricted Suburban and Estate	R-1 Single-Family Residential and A-O Agricultural Open	Single-Family and vacant
East	Restricted Suburban	PDD Planned Development District	Single-Family
West	Suburban Commercial	C-3 Light Commercial	vacant

DEVELOPMENT HISTORY

Annexation: June 1995
Zoning: A-O Agricultural Open upon annexation
R-1 Single-Family Residential in May 2008
Final Plat: Unplatted
Site development: Vacant



DEVELOPMENT REVIEW	2985 BARRON CUT-OFF ROAD	Case: 13-077	REZONING
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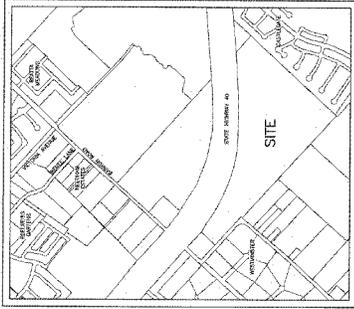
Zoning Districts	
A-O	Agricultural Open
A-OR	Rural Residential Subdivision
R-1	Single Family Residential
R-1B	Single Family Residential
R-2	Duplex Residential
R-3	Townhouse
R-4	Multi-Family
R-6	High Density Multi-Family
R-7	Manufactured Home Park
O	Office
GC	General Commercial
CI	Commercial-Industrial
C-3	Light Commercial
M-1	Light Industrial
M-2	Heavy Industrial
C-U	College and University
R & D	Research and Development
P-MUD	Planned Mixed-Use Development
PDD	Planned Development District
WPC	Wolf Pen Creek Dev. Corridor
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate
OV	Corridor Overlay
RDD	Redevelopment District
KO	Krenek Tap Overlay

DEVELOPMENT REVIEW

2985 BARRON CUT-OFF ROAD

REZONING

Case: **13-077**



JUNCTION MAP
SCALE: 1" = 51.100'

LINE	LENGTH	BEARING
1	1.184	S 89°52'00" W
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9	1.184	S 89°52'00" W
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100	1.184	S 89°52'00" W

ABSTRACTS
Plotted and Indexed - Housing
Public Utility - Easement

NOTES:
1. The shaded area on the map of the property represents the 75.07 acre site. The other areas of the property are currently zoned R-1.

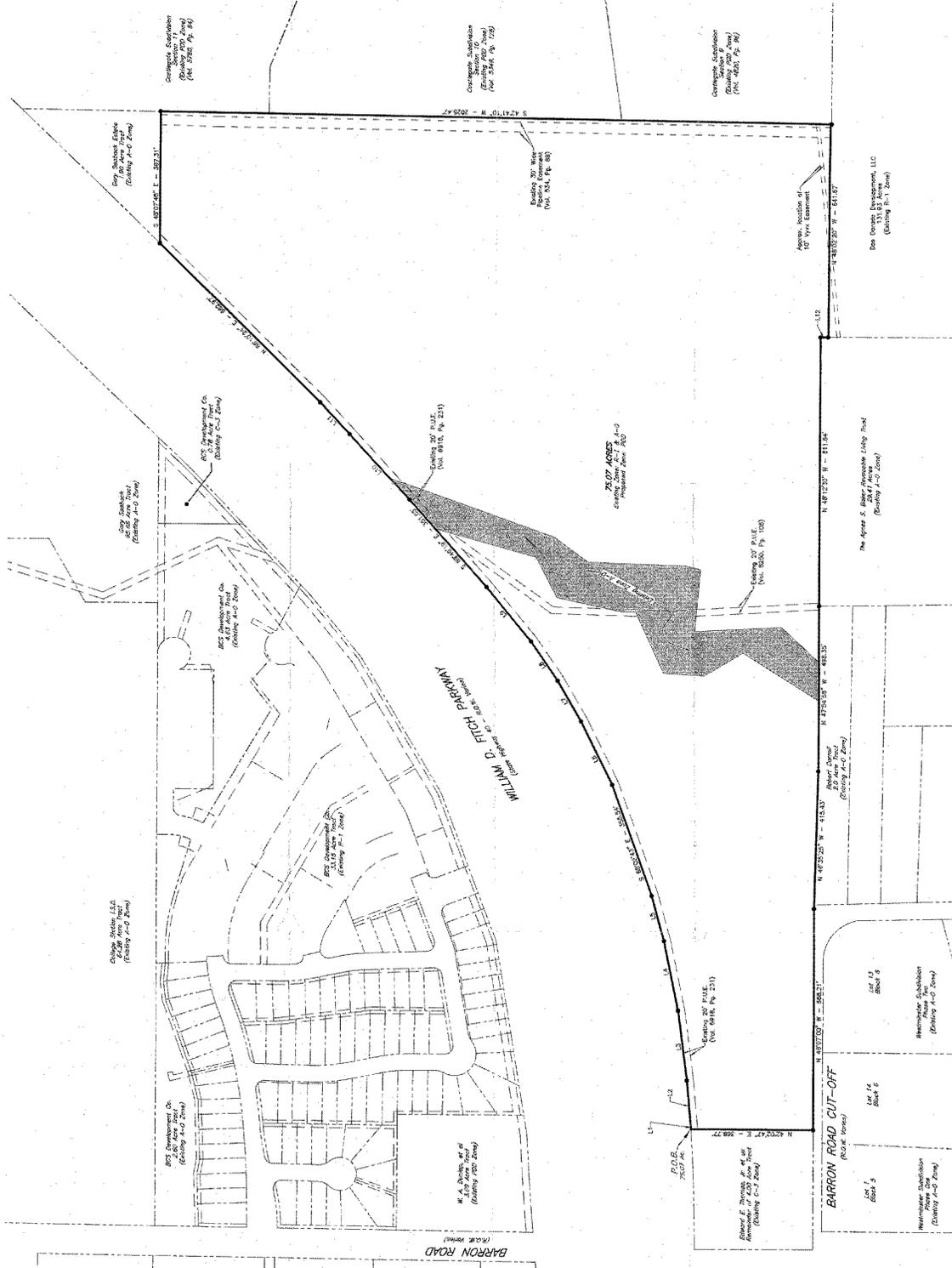
REZONING MAP

BCS Development Property
75.07 Acres
ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

Surveyed: April 1, 2013
Assessment: August 5, 2013

Client: BCS Development, Inc.
10000 West Loop South, Suite 1000
College Station, TX 77845
(979) 888-1232

Surveyor: Robert Stevenson Engineering, Inc.
10000 West Loop South, Suite 1000
College Station, TX 77845
(979) 888-1232



SCALE: 1" = 100'

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A" and Exhibit "B" and in accordance with the Concept Plan show in Exhibit "C" and the Concept Plan Notes listed in Exhibit "D" and as shown graphically in Exhibit "E", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 8th day of August, 2013.

APPROVED:

MAYOR

ATTEST:

City Secretary

APPROVED:

Carla A Robinson

City Attorney

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from R-1 Single-Family Residential and A-O Agricultural Open to PDD Planned Development District:

Being all that certain tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being a part of the 75.07 acre tract described in the deed from Wayne A. Dunlap, et al to BCS Development Company recorded in Volume 6985, Page 42, of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at the northwest corner of the said 75.07 acre BCS Development Company tract, said corner also being in the southeast line of the called 4.00 acre Edward E. Thomas Jr. et ux tract described in Volume 1577, Page 136 (O.R.B.C.) and said corner also being in the south right-of-way line of State Highway No. 40;

THENCE: along the said south right-of-way line of State Highway No. 40 for the following thirteen (13) calls:

- 1) S 51° 24' 07" E for a distance of 11.84 feet for corner,
- 2) S 53° 15' 41" E for a distance of 134.68 feet for corner,
- 3) S 55° 37' 11" E for a distance of 213.41 feet for corner,
- 4) S 59° 45' 42" E for a distance of 213.41 feet for corner,
- 5) S 63° 12' 47" E for a distance of 142.29 feet for corner,
- 6) S 68° 02' 43" E for a distance of 355.54 feet for corner,
- 7) S 74° 26' 54" E for a distance of 213.31 feet for corner,
- 8) S 78° 20' 31" E for a distance of 142.09 feet for corner,
- 9) S 82° 25' 44" E for a distance of 141.96 feet for corner,
- 10) S 87° 39' 24" E for a distance of 212.50 feet for corner,
- 11) S 89° 49' 19" E for a distance of 351.65 feet for corner,
- 12) S 88° 56' 32" E for a distance of 269.72 feet for corner,
- 13) N 88° 37' 36" E for a distance of 131.40 feet for corner, and

THENCE: N 86° 10' 24" E for a distance of 682.97 feet for corner marking corner marking the northeast corner of the said 75.07 acre BCS Development Company tract, said corner also being in the southwest line of the called 217.5 acre Gary Seaback tract described in Volume 2597, Page 186 (O.R.B.C.) and said corner also being in the south right-of-way line of State Highway No. 40;

THENCE: S 48° 07' 48" E along the common line of the said 75.07 and 217.5 acre tracts for a distance of 397.31 feet to the east corner of the said 75.07 acre tract, the south corner of the said 217.5 acre tract and said corner also being in the northwest line of CASTLEGATE SUBDIVISION, SECTION 11 as recorded in Volume 5780, Page 84 (O.R.B.C.);

THENCE: S 42° 41' 10" W along the southeast line of the beforesaid 75.07 acre tract for a distance of 2025.47 feet to the south corner of the said 75.07 acre tract;

THENCE: along the southwest line of the said 75.07 acre tract for the following six (6) calls:

- 1) N 48° 02' 20" W for a distance of 641.67 feet for corner,
- 2) N 40° 10' 25" E for a distance of 23.02 feet for corner,
- 3) N 48° 12' 30" W for a distance of 811.64 feet for corner,
- 4) N 47° 54' 56" W for a distance of 498.35 feet for corner;
- 5) N 46° 35' 25" W for a distance of 415.43 feet for corner and
- 6) N 48° 07' 00" W for a distance of 668.21 feet to the west corner of the said 75.07 acre tract,

THENCE: N 42° 02' 47" E for a distance of 369.77 feet to the POINT OF BEGINNING and containing 75.07 acres of land, more or less.

EXHIBIT "B"

The applicant has provided the following information related to the purpose and intent of the proposed zoning district:

“To develop a sustainable mix of commercial and residential land uses in a growth area of the City in compliance with the City’s Comprehensive Land Use Plan and Character Designations.”

EXHIBIT "C"

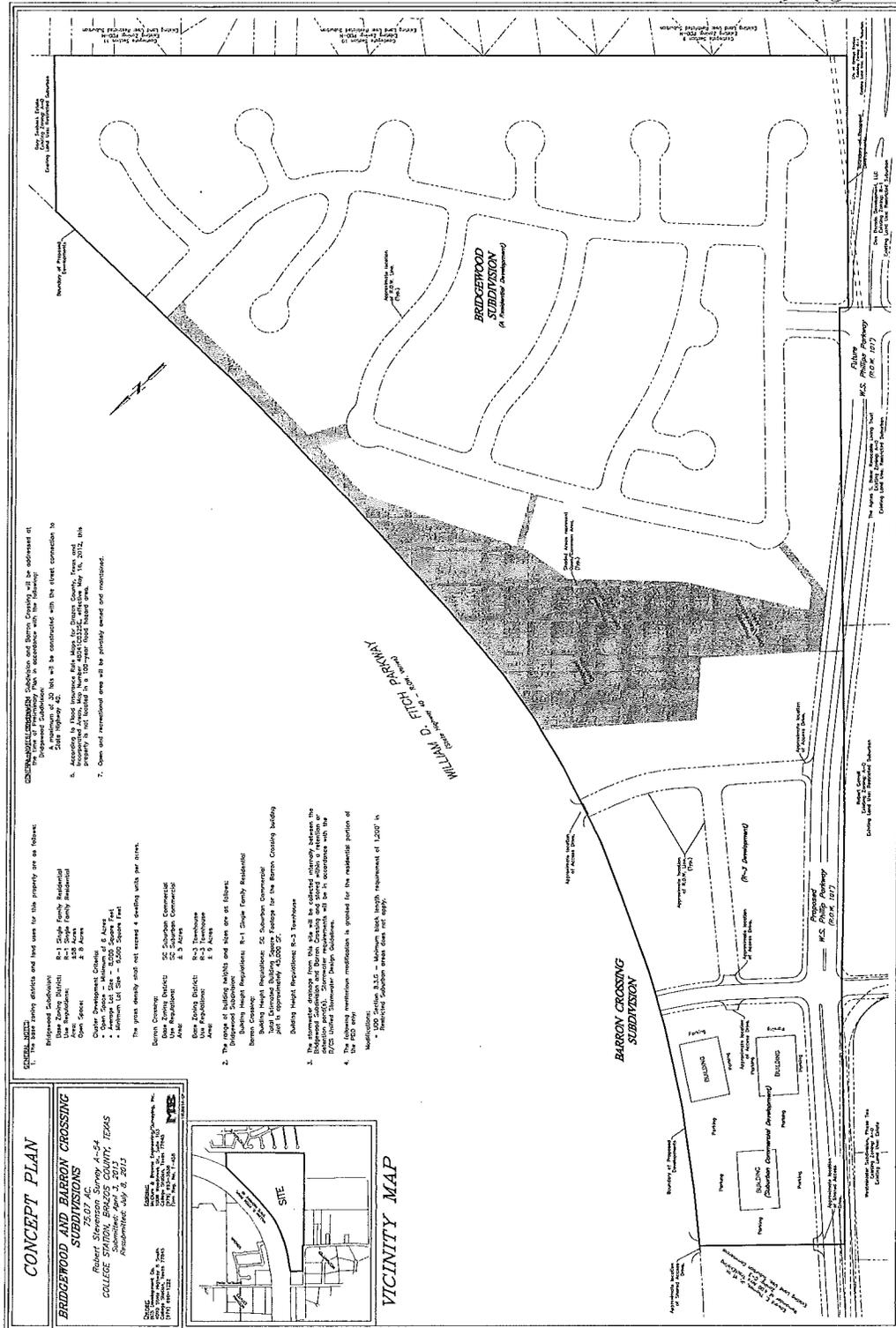


EXHIBIT "D"

GENERAL NOTES:

1. The base zoning districts and land uses for this property are as follows:

Bridgewood Subdivision:

Base Zoning District: R-1 Single Family Residential
Use Regulations: R-1 Single Family Residential
Area: ±58 Acres
Open Space: ± 8 Acres

Cluster Development Criteria:

- Open Space - Minimum of 8 Acres
- Average Lot Size - 8,000 Square Feet
- Minimum Lot Size - 6,500 Square Feet

The gross density shall not exceed 4 dwelling units per acres.

Barron Crossing:

Base Zoning District: SC Suburban Commercial
Use Regulations: SC Suburban Commercial
Area: ± 5 Acres

Base Zoning District: R-3 Townhouse
Use Regulations: R-3 Townhouse
Area: ± 9 Acres

2. The range of building heights and sizes are as follows:

Bridgewood Subdivision:

Building Height Regulations: R-1 Single Family Residential

Barron Crossing:

Building Height Regulations: SC Suburban Commercial

Total Estimated Building Square Footage for the Barron Crossing building plot is approximately 45,000 SF.

Building Height Regulations: R-3 Townhouse

3. The stormwater drainage from this site will be collected internally between the Bridgewood Subdivision and Barron Crossing and stored within a retention or detention pond(s). Stormwater requirements will be in accordance with the B/CS Unified Stormwater Design Guidelines.

4. The following meritorious modification is granted for the residential portion of the PDD only:

Modifications:

- UDO Section 8.3.G - Minimum block length requirement of 1,200' in Restricted Suburban areas does not apply.

5. Phasing of Bridgewood Subdivision and Barron Crossing will be addressed at the time of Preliminary Plan in accordance with the following:

Bridgewood Subdivision:

A maximum of 30 lots will be constructed with the street connection to State Highway 40.

6. According to Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0325E, effective May 16, 2012, this property is not located in a 100-year flood hazard area.

7. Open and recreational area will be privately owned and maintained.

EXHIBIT "E"

