Parts of this PUD have been amended with regard to multi-family (MF) development by Ordinance No. Z-12-10-25-I3. These amendments **have not been incorporated into the text** of the PUD document; please refer to the appropriate part of the ordinance for amendments specific to the PUD.

Ordinance Z-12-10-25-I3 is posted here (copy and paste the link into your browser): http://www.roundrocktexas.gov/wp-content/uploads/2015/03/Z-12-10-25-I3-MF-in-PUDs.pdf

PUD 2	(Part I.)	Paragraph Three amended
PUD 4	(Part II.)	Section II of the Development Guidelines of Exhibit "B"
PUD 10	(Part III.)	Sections 2.1 and 13.1 of the Development Plan of Exhibit "B"
PUD 15	(Part IV.)	Section II.5.1 of the Development Plan
PUD 20	(Part V.)	Section II.5.1 and II.5.2 of the Development Plan
PUD 26	(Part VI.)	Section II.5.1 of the Development Plan of Exhibit "C"
PUD 31	(Part VII.)	Section II.5 of the Development Plan
PUD 39	(Part VIII.)	Exhibits "F-2" "F-3" and "F-4"
PUD 40	(Part IX.)	Section 1.1 of Exhibit "E"
PUD 42	(Part X.)	Section 1 of the Development Standards for Parcels "1, 2 and 3" in Exhibit "D"
PUD 53	(Part XI.)	Section 1 of the Development Standards for Parcel 2 in Exhibit "D"
PUD 68	(Part XII.)	Section II.4.1 of the Development Plan of Exhibit "B"
PUD 70	(Part XIII.)	Sections II.4.1 and II.6 of the Development Plan of Exhibit "B"
PUD 71	(Part XIV.)	Section 1. (a) of Exhibit "D"
PUD 73	(Part XV.)	Section II.4.1 of the Development Plan of Exhibit "B"
PUD 74	(Part XVI.)	Sections II.4.1 and II.5.2 and II.7.3 of the Development Plan of Exhibit "B"
PUD 78	(Part XVII.)	Sections II.4.1 and II.5.2 and II.5.4 of the Development Plan of Exhibit "B"
PUD 83	(Part XVIII.)	Sections II.4.1 and II.6.4 (2) of the Development Plan of Exhibit "B"
PUD 84	(Part XIX.)	Section II.6.1(1)(b) of the Development Plan
PUD 85	(Part XX.)	Sections II.4.1 and II.5.1 of the Development Plan of Exhibit "B"
PUD 89	(Part XXI.)	Section II.4.1 and II.6.1 of the Development Plan of Exhibit "B"
PUD 90	(Part XXII.)	Sections II.4.1 and II.6 of the Development Plan of Exhibit "B" and Exhibits "B" and "D"

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DEVELOPMENT PLAN
UNIVERSITY VILLAGE
PLANNED UNIT DEVELOPMENT NO. 83

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances (1995 Edition), City of Round Rock, Texas, as amended, hereinafter referred to as "the Code."

2. PROPERTY

This Plan includes approximately 73.60 acres of land generally located at the southeast corner of University Boulevard and Sandy Brook Drive, within the city limits of Round Rock, Texas, and more particularly described in **Exhibit A**.

3. PURPOSE

The purpose of this Plan is to ensure a Planned Unit Development (PUD) that: (1) allows for a mixture of complementary and transitional land uses, (2) is equal to or superior to development that would occur under the standard ordinance requirements, (3) is in harmony with surrounding land use patterns proposed in the General Plan, as amended, (4) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety, and welfare of the citizens of the City of Round Rock, (5) is adequately provisioned by essential public facilities and services, and (6) will be developed and maintained so as to not dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **C-1a, OF, PF-3, MF-2, OS**, and **TH** zoning districts, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PERMITTED USES

The following principal uses are permitted on the Property, which is divided into seven (7) development parcels for the purpose of this Plan, as shown on **Exhibit B**.

5.1 Parcel 1 (±12.58 acres) – Commercial/Office

Parcel 1 is divided into four (4) sub-areas, as described in **Exhibit H**, for the purpose of determining permitted and prohibited land uses:

5.1.1 Parcel 1a (±1.1 acres) – Commercial/Office

(1) Permitted Uses:
- (a) Community Services
- (b) Day Care
- (c) Eating Establishments
  - (i) Drive-thru services are prohibited.
- (d) Office
- (e) Office, Medical
  - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.

(ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.

(f) Place of Worship

(g) Retail Sales and Services With or Without Drive-thru Services

(i) Single-tenant buildings greater than 50,000 square feet are prohibited.

(ii) Drive-thru facilities must be oriented to the rear and/or side of the building and effectively screened from the right-of-way with treatments including but not limited to intervening buildings or landscaping.

(h) School, Business or Trade

(i) School, Post-Secondary

(j) Utilities, Minor

(i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.

(k) Utilities, Intermediate

(i) Intermediate utilities are required to provide an eight foot (8′) high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.

(ii) The facility shall be secured.

(l) Wireless Transmission Facilities, Attached

(i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(m) Wireless Transmission Facilities, Stealth

(i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(2) Prohibited Uses:

(a) Fuel Sales

(b) Pawn Shop

(c) Sexually Oriented Business

(d) Tattoo Parlor

5.1.2 Parcel 1b (±0.7 acres) – Commercial/Office

(1) Permitted Uses:
- (a) Community Services
- (b) Day Care
- (c) Eating Establishments
  - (i) Drive-thru services are prohibited.
- (d) Office
- (e) Office, Medical
  - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
  - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (f) Place of Worship
- (g) Retail Sales and Services
  - (i) Single-tenant buildings greater than 50,000 square feet are prohibited.
  - (ii) Drive-thru services are prohibited.
- (h) School, Business or Trade
- (i) School, Post-Secondary
- (j) Utilities, Minor
  - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (k) Utilities, Intermediate
  - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
  - (ii) The facility shall be secured.
- (l) Wireless Transmission Facilities, Attached
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (m) Wireless Transmission Facilities, Stealth

(i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(2) Prohibited Uses:
- (a) Fuel Sales
- (b) Pawn Shop
- (c) Sexually Oriented Business
- (d) Tattoo Parlor

5.1.3 Parcel 1c (±6.9 acres) – Commercial/Office/Senior Living

(1) Permitted Uses:
- (a) Community Services
- (b) Day Care
- (c) Eating Establishments
  - (i) Drive-thru facilities must be oriented to the rear and/or side of the building and effectively screened from the right-of-way with treatments including but not limited to intervening buildings or landscaping.
- (d) Fuel Sales
- (e) Group Living (Assisted Living, Congregate Senior Living or Nursing Home only)
- (f) Indoor Entertainment Activities
- (g) Office
- (h) Office, Medical
  - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
  - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (i) Place of Worship
- (j) Retail Sales and Services With or Without Drive-thru Services
  - (i) Drive-thru facilities must be oriented to the rear and/or side of the building and effectively screened from the right-of-way with treatments including but not limited to intervening buildings or landscaping.
- (k) School, Business or Trade
- (l) School, Post-Secondary
- (m) Senior Housing

(n) Utilities, Minor
  (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
(o) Utilities, Intermediate
  (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
  (ii) The facility shall be secured.
(p) Wireless Transmission Facilities, Attached
  (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
(q) Wireless Transmission Facilities, Stealth
  (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(2) Prohibited Uses:
(a) Pawn Shop
(b) Sexually Oriented Business
(c) Tattoo Parlor

5.1.4 Parcel 1d (±2.3 acres) – Commercial/Office/Senior Living

(1) Permitted Uses:
(a) Community Services
(b) Day Care
(c) Eating Establishments
  (i) Drive-thru services are prohibited.
(d) Group Living (Assisted Living, Congregate Senior Living or Nursing Home only)
(e) Indoor Entertainment Activities
(f) Office

(g) Office, Medical
  (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
  (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
(h) Place of Worship
(i) Retail Sales and Services With or Without Drive-thru Services
  (i) Single-tenant buildings greater than 50,000 square feet are prohibited.
  (ii) Drive-thru facilities must be oriented to the rear and/or side of the building and effectively screened from the right-of-way with treatments including but not limited to intervening buildings or landscaping.
(j) School, Business or Trade
(k) School, Post-Secondary
(l) Senior Housing
(m) Utilities, Minor
  (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
(n) Utilities, Intermediate
  (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
  (ii) The facility shall be secured.
(o) Wireless Transmission Facilities, Attached
  (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
(p) Wireless Transmission Facilities, Stealth
  (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(2) Prohibited Uses:
- (a) Fuel Sales
- (b) Pawn Shop
- (c) Sexually Oriented Business
- (d) Tattoo Parlor

5.2 <u>Parcel 2 (±6.06 acres) – Office/Commercial</u>

(1) Permitted Uses:
- (a) Day Care
- (b) Eating Establishments - Limited
  - (i) Drive-thru services associated with eating establishments in which the majority of gross revenue is generated from the sale of non-alcoholic beverages such as coffee and/or tea is permitted.
- (c) Office
- (d) Office, Medical
  - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
  - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (e) Retail Sales and Services With or Without Drive-thru Services
  - (i) Single-tenant buildings greater than 50,000 square feet are prohibited.
- (f) Utilities, Minor
  - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (g) Utilities, Intermediate
  - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
  - (ii) The facility shall be secured.
- (h) Wireless Transmission Facilities, Attached

(i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(i) Wireless Transmission Facilities, Stealth

(i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(2) Prohibited Uses:

(a) Fuel Sales
(b) Pawn Shop
(c) Sexually Oriented Business
(d) Tattoo Parlor

5.3 <u>Parcel 3 (±8.83 acres) – Office</u>

(1) Permitted Uses:

(a) Day Care
(b) Office
(c) Office, Medical

(i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.

(ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.

(d) Utilities, Minor

(i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.

(e) Utilities, Intermediate

(i) Intermediate utilities are required to provide an eight foot (8′) high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.

(ii) The facility shall be secured.

(f) Wireless Transmission Facilities, Attached

(i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(g) Wireless Transmission Facilities, Stealth

(i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

5.4 <u>Parcel 4 (±5.07 acres) –Public Facilities/Multifamily/Senior Living</u>

(1) Permitted Uses:

(a) Amenity Center
(b) Apartment (maximum 24 units per acre)
(c) Day Care (maximum 20,000 square feet)
(d) Group Living (Assisted Living, Congregate Senior Living or Nursing Home only)
(e) Park, Linear/Linkages
(f) Place of Worship
(g) School, Business and Trade
(h) School, Elementary
(i) School, Middle
(j) School, Post-Secondary
(k) Senior Housing
(l) Townhouse (maximum 12 units per acre)
(m) Utilities, Minor

(i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.

(n) Utilities, Intermediate

(i) Intermediate utilities are required to provide an eight foot (8′) high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.

(ii) The facility shall be secured.

(o) Wireless Transmission Facilities, Attached

(i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(p) Wireless Transmission Facilities, Stealth

(i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

5.5 <u>Parcel 5 (±25.82 acres) – Open Space</u>

(1) Permitted Uses:

(a) Park, Community
(b) Park, Linear/Linkages
(c) Park, Neighborhood
(d) Utilities, Minor
  (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
(e) Utilities, Intermediate
  (i) Intermediate utilities are required to provide an eight foot (8′) high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
  (ii) The facility shall be secured.
(f) Water Detention Facilities (not to exceed four and one-half (4.5) acres)
(g) Wireless Transmission Facilities, Attached
  (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
(h) Wireless Transmission Facilities, Stealth
  (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
(i) The minimum sidewalk width for sidewalks adjacent to a street is four feet (4′).

5.6 <u>Parcel 6 (±7.80 acres) - Townhouse</u>

(1) Permitted Uses:
- (a) Amenity Center
- (b) Park, Linear/Linkage
- (c) Park, Neighborhood
- (d) Place of Worship
- (e) Townhouse (maximum 12 units per acre)
- (f) Utilities, Minor
  - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (g) Utilities, Intermediate
  - (i) Intermediate utilities are required to provide an eight foot (8′) high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
  - (ii) The facility shall be secured.
- (h) Wireless Transmission Facilities, Attached
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (i) Wireless Transmission Facilities, Stealth
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

5.7 <u>Parcel 7 (±7.38 acres) – Office/Townhouse</u>

(1) Permitted Uses:
- (a) Amenity Center
- (b) Day Care
- (c) Day Care (in home) for 6 or fewer children
- (d) Office
- (e) Office, Medical
  - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.

(ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.

(f) Park, Linear/Linkage

(g) Park, Neighborhood

(h) Place of Worship

(i) Townhouse (maximum 12 units per acre)

(j) School, Elementary

(k) School, Middle

(l) Utilities, Minor

(i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.

(m) Utilities, Intermediate

(i) Intermediate utilities are required to provide an eight foot (8′) high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.

(ii) The facility shall be secured.

(n) Wireless Transmission Facilities, Attached

(i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(o) Wireless Transmission Facilities, Stealth

(i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

6. DEVELOPMENT STANDARDS

6.1 Parcel 1 (Commercial/Office)

All development shall conform to the standards described within the **C-1a (General Commercial - Limited) District**, Chapter 11, Section 11.409 (3), (4) and (5) of the Code, as amended, except:

(1) The maximum height of a building within Parcel 1a shall be two (2) stories.

(2) The maximum height of a building within Parcel 1b shall be one (1) story.

(3) The maximum height of a building within Parcel 1c shall be five (5) stories.

(4) The maximum height of a building within Parcel 1d shall be five (5) stories.

(5) Within the right of way of University Village Drive (Campus Village Drive), street trees shall be planted as described below and in **Exhibit E**:

(i) On the east side of Campus Village Drive, Live Oak trees with a minimum of a 3-inch caliper measured at six inches (6″) above base shall be planted at a spacing of not greater than forty feet (40′);

(ii) On the west side of Campus Village Drive, Small Trees with a minimum of a one and one-half inch (1.5″) caliper for a single trunk measured at six inches (6″) above base and a minimum height of six feet (6′) shall be planted at a spacing of not greater than twenty feet (20′), except where placement conflicts with driveways and site distances, as approved by the City.

(iii) Trees shall consist of a minimum of seventy-fiver percent (75%) evergreen species.

(iv) Live Oak Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Street Yard Tree requirement in Section 46-195 (b) (3) of the Code.

(v) Small Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Perimeter Parking Lot requirement in Section 46-195 (c)(1) of the Code.

(vi) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.

(6) The minimum sidewalk width for sidewalks adjacent to a street is six feet (6′).

(7) Signage is restricted to attached signs, blade signs and monument signs.

6.2 <u>Parcel 2 (Office/Commercial)</u>

All development shall conform to the standards described within the **OF (Office) District**, Chapter 11, Section 11.411 (3), (4) and (5) of the Code, as amended, except:

(1) The maximum height of a principal building shall be five (5) stories.
(2) The minimum sidewalk width for sidewalks adjacent to a street is six feet (6′).
(3) Along Campus Village Drive, Small Trees with a minimum of a one and one-half inch (1.5″) caliper for a single trunk measured at six inches (6″) above base and a minimum height of six feet (6′) shall be planted at a spacing of not greater than twenty feet (20′), except where placement conflicts with driveways and site distances, as approved by the City.
(4) Trees shall consist of a minimum of seventy-five percent (75%) evergreen species.
(5) Small Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Perimeter Parking Lot requirement in Section 46-195 (c)(1) of the Code.
(6) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.

6.3 <u>Parcel 3 (Office)</u>

All development shall conform to the standards described within the **OF (Office) District**, Chapter 11, Section 11.411 (3), (4) and (5) of the Code, as amended, as amended, except:

(1) The maximum height of a principal building shall be two (2) stories.

(2) The maximum height of a principal building within 150 feet of Sandy Brook Drive shall be one (1) story.

(3) The maximum size of a building within 150 feet of Sandy Brook Drive shall be 5,000 square feet.

(4) Within 150 feet of Sandy Brook Drive, the exterior finish of all buildings shall be masonry, except for doors, windows, trim,

and accent features. Masonry shall be_defined as stone, simulated stone, brick, or stucco. A maximum of fifty percent (50%) stucco shall be allowed on a building façade facing Sandy Brook Drive. The use of materials such as wood shingles or wood siding shall be limited to accent features.

(5) Roofs shall have a minimum pitch of 4:12.

(6) The minimum building setback along Sandy Brook Drive shall be thirty (30) feet.

(7) No parking, dumpsters, trash receptacles or ground mounted equipment shall be allowed within the building setback along Sandy Brook Drive.

(8) An eighteen foot (18′) landscape and sidewalk easement shall be dedicated by plat along the Sandy Brook Drive right-of-way. This easement shall include a four foot (4′) wide meandering sidewalk, street trees, and landscaping. In order to avoid conflicts with landscaping, no utilities shall be located within this easement, except for perpendicular crossings of the easement.

a) The landscape buffer shall contain an intermittent landscaped berm, an average of three feet (3′) in height. The berm(s) shall cover at least seventy-five percent (75%) of the total linear frontage of the buffer. The berm(s) shall substitute for the fencing requirement in Chapter 11, Section 11.411 (3) (g) of the Code.

b) Landscaping shall include the following plantings, per 50 linear feet of buffer frontage. At least 75% of all trees must be an evergreen species.
   (i) One (1) Large Tree, minimum 3″caliper
   (ii) One (1) Medium Tree, minimum 2″ caliper
   (iii) Two and one-half (2.5) Small Trees, minimum 1″ caliper.

(9) The minimum sidewalk width for sidewalks adjacent to Campus Village Drive is six feet (6′).

(10) Along Campus Village Drive, Small Trees with a minimum of a one and one-half inch (1.5″) caliper for a single trunk measured at six inches (6″) above base and a minimum height

of six feet (6′) shall be planted at a spacing of not greater than twenty feet (20′), except where placement conflicts with driveways and site distances, as approved by the City.

(11) Trees shall consist of a minimum of 75% evergreen species.

(12) Small Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Perimeter Parking Lot requirement in Section 46-195 (c)(1) of the Code.

(13) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.

6.4 Parcel 4 (Public Facilities/Multifamily/Senior Living)

(1) Development of non-residential uses shall conform to the standards described within the **PF-3 (Public Facilities – High Intensity** zoning district, Chapter 11, Section 11.415.2 (3), (4) and (5) of the Code, as amended, except:

(a) Chapter 11, Section 11.415.2 (3) (h) shall not apply. If fencing along a property line is installed, it shall meet the requirements of Section 11.415.2 (3) (h).

(b) Business, trade and post-secondary schools shall be exempt from the requirement for buildings to front on either a minor or major arterial, required in Chapter 11, Section 11.423 (22) (d).

(2) Development of residential uses shall conform to the standards described within the **MF-2 (Multifamily – Medium Density) District**, as amended, except:

(a) Primary building setbacks are as follows:

(i) Setback from street right-of-way:
1. Minimum of fifteen feet (15′).
2. Maximum of thirty-five feet (35′).

(ii) If structured parking is provided on-site, the setbacks from the street right-of-way shall be:
1. Minimum of fifteen feet (15′).
2. Maximum of twenty feet (20′).

(iii) Minimum building side and rear setbacks not adjacent to a street and not abutting a Single Family or Townhouse lot is twenty-five feet (25').

(b) Structured parking shall be located internally to the site and behind the primary structures. No parking shall be permitted in the street yard.

(3) The maximum lot coverage, or building footprint, is sixty-five percent (65%).

(4) No building on the property shall exceed four (4) stories in height and in no case exceed a height of sixty feet (60'), measured from the finished slab elevation to the peak of the roof.

(5) Fencing required by Section 11.407 (3) (d) abutting non-residential uses shall be constructed of wrought iron or decorative metal or other equivalent materials approved by the Zoning Administrator.

(6) The minimum sidewalk width for sidewalks adjacent to a street is six feet (6').

(7) Along Campus Village Drive, Live Oak trees with a minimum of a 3-inch caliper measured at six inches (6") above base shall be planted at a spacing of not greater than forty feet (40');

(8) Live Oak Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Street Yard Tree requirement in Section 46-195 (b) (3) of the Code.

(9) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.

6.5 <u>Parcel 5 (Open Space)</u>

All development shall conform to the standards described within the **OS (Open Space) District**, Chapter 11, Section 11.418 (3), (4) and (5) of the Code, as amended.

6.6 <u>Parcel 6 (Townhouse)</u>

All development shall conform to the standards described within the **TH (Townhouse) District**, Chapter 46, Section 46-139 of the Code as amended, except:

1) The development shall substantially conform to the Conceptual Site Plan for a single-lot condo regime as depicted in **Exhibit J**.

2) Dwelling units shall be accessed via a private drive aisle ("drive aisle") located within a fifty-foot (50') wide access and utility easement, as depicted in **Exhibit J**. The drive aisle shall meet the design criteria specified in **Exhibit K.** Parking shall be permitted and accommodated within the drive aisle.

3) Prior to obtaining an easement for the drive aisle connection to Sandy Brook opposite Haynie Bend, a drainage study and a proposed grading and stabilization plan for any fill located within the floodplain and drainage easement must be approved by the City.

4) A sidewalk of a minimum width of four feet (4') shall be provided adjacent to Sandy Brook Drive and along one side of the drive aisle.

5) Dwelling units shall be oriented to front on the drive aisle. On the sidewalk side of the drive aisle, dwelling units shall have a minimum front setback of twenty feet (20'), as measured from the edge of pavement of the drive aisle. On the non-sidewalk side of the drive aisle, the minimum setback shall be fifteen feet (15'), as measured from the edge of pavement of the drive aisle, as depicted in **Exhibit K.**

6) The minimum side and rear building setbacks shall be ten feet (10'), except:
    a. the setback for units located adjacent to Sandy Brook Drive shall be measured from the edge of the subdivision wall rather than the property line; and
    b. the minimum side setback for dwelling units adjacent to the drive aisle shall be fifteen feet (15'), as measured from the edge of pavement of the drive aisle.

7) Two (2) garage enclosed parking spaces per dwelling unit shall be provided for at least seventy-five percent (75%) of the total number of units. One and one-half (1.5) garage enclosed parking spaces may be provided for a maximum of twenty-five percent (25%) of the total number of dwelling units. Two driveway parking spaces outside of the garage shall also be provided for each dwelling unit.

8) The minimum building separation between the dwelling units shall be ten feet (10'), excluding eaves, roof overhangs, box windows, and fireplaces. Eaves, roof overhangs, box windows, and fireplaces that project into a required side yard must be fire-rated, in accordance with City Codes.

9) The maximum lot coverage is sixty-five percent (65%).

10) Garages are exempt from Section 46-139 (d) (1), which requires single-unit townhouse garages to face an alley.

11) Except for areas of ingress and egress, the development shall be enclosed by a wall or fence, as follows:

    a. Bordering Sandy Brook Drive, a wall that meets the requirements of a Subdivision Wall in Section 36-116 of the Code, which may include concrete panel system walls.

    b. Bordering the public parkland, the fence shall be decorative metal with masonry columns spaced approximately 100 feet apart.

12) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code. This requirement shall be completed prior to the issuance of a certificate of occupancy.

13) The exterior finish of all buildings shall be 100% masonry, except for doors, windows, trim, architectural features, and accents, in accordance with the specifications below. Masonry shall be defined as stone, simulated stone, brick, stucco, horizontally installed cement based siding, board and batten cement based siding. The use of materials such as wood shingles, metal roofs, or wood siding shall be limited to accent or architectural features. Sheet installed cement based siding is prohibited.

    a. <u>Front</u>: Materials are limited to stone, simulated stone, brick or stucco, except for accent or architectural features. A maximum of seven (7) dwelling units may use horizontally installed cement based siding or board and batten cement based siding on the front façade, however these materials shall not constitute the primary material of the front façade.

    b. <u>Sides</u>: Horizontally installed cement based siding and board and batten cement based siding are permitted on the second floor elevations only, with the exception of the side elevations identified with a solid line on **Exhibit J**. These side elevations shall not be permitted to have horizontally installed cement siding or board and batten cement based siding.

c. Rear: Horizontally installed cement based siding is permitted. For the rear elevations facing Sandy Brook Drive, indicated with a dashed line on **Exhibit J**, the following shall be required on the second floor elevation:
   i. One window enhancement from the following list:
      1. Shutters
      2. Awnings or shed roofs
      3. Window trim
      4. Arch windows
   ii. One design feature from the following list:
      1. Board and batten siding
      2. Stucco
      3. Balcony
      4. Building offset
      5. Box window

14) Street lights shall be required per Section 36-115 except that all street lights shall be maintained by the HOA/POA; therefore deviations from standard requirements with respect to spacing, pole design, light fixture, and shielding are allowed. Street lights shall be spaced at 300 feet and no closer than 150 feet apart. A Three-Party Street Lighting Agreement is not applicable to this development.

15) The appearance of garage doors shall be enhanced through at least one of the following: A metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door.

6.7 Parcel 7 (Office/Townhouse)

(1) All non-residential development shall conform to the standards described within the **OF (Office) District**, Chapter 11, Section 11.411 (3), (4) and (5) of the Code, as amended, except:

(i) The maximum height of a principal building shall be three (3) stories, except that the maximum height of a principal building within 150 feet of the Sandy Brook Drive right-of-way shall be one (1) story.

1. The maximum size of a principal building within 150 feet of the Sandy Brook Drive right-of-way shall be 5,000 square feet.

(ii) Within 150 feet of Sandy Brook Drive, the exterior finish of all buildings shall be masonry, except for doors, windows, trim,

and accent features. Masonry shall be defined as stone, simulated stone, brick, or stucco. A maximum of fifty percent (50%) stucco shall be allowed on a building façade facing Sandy Brook Drive. The use of materials such as wood shingles or wood siding shall be limited to accent features.

(iii) Roofs shall have a minimum pitch of 4:12.

(iv) The minimum building setback along Sandy Brook Drive shall be thirty (30) feet.

(v) No parking, dumpsters, trash receptacles or ground mounted equipment shall be allowed within the building setback along Sandy Brook Drive.

(vi) An eighteen foot (18′) landscape and sidewalk easement shall be dedicated by plat along the Sandy Brook Drive right-of-way. This easement shall include a four foot (4′) wide meandering sidewalk, street trees, and landscaping. In order to avoid conflicts with landscaping, no utilities shall be located within this easement, except for perpendicular crossings of the easement.

1. The landscape buffer shall contain an intermittent landscaped berm, an average of three feet (3′) in height. The berm(s) shall cover at least seventy-five percent (75%) of the total linear frontage of the buffer. The berm(s) shall substitute for the fencing requirement in Chapter 11, Section 11.411 (3) (g) of the Code.

2. Landscaping shall include the following plantings, per 50 linear feet of buffer frontage. At least seventy-five percent (75%) of all trees must be an evergreen species.
   a. One (1) Large Tree, minimum 3″caliper
   b. One (1) Medium Tree, minimum 2″ caliper
   c. Two and one-half (2.5) Small Trees, minimum 1″ caliper

(vii) Along Campus Village Drive, Small Trees with a minimum of a one and one-half inch (1.5″) caliper for a single trunk measured at six inches (6″) above base and a minimum height of six feet (6′) shall be planted at a spacing of not greater than twenty feet (20′), except

where placement conflicts with driveways and site distances, as approved by the City.

(viii) Trees shall consist of a minimum of 75% evergreen species.

(ix) Small Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Perimeter Parking Lot requirement in Section 46-195 (c)(1) of the Code.

(x) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.

(2) All residential development shall conform to the standards described within the **TH (Townhouse) District**, Chapter 46, Section 46-139 (c), (d) and (e) of the Code as amended, except:

(i) The development shall substantially conform to the Conceptual Site Plan depicted in **Exhibit "I"**.

(ii) Setbacks shall be as follows:

1. Buildings and garages on the lots identified in **Exhibit "I"**, as having a minimum front (street) setback of ten (10) feet, (numbered 1-18 and 30-34) shall be arranged so that no more than two (2) consecutive buildings have the same setback distance. Building offsets shall be a minimum of two (2) feet.

2. Buildings and garages on all other lots shall have staggered build-to lines varying between ten (10) and twenty (20) feet, as measured from the right of way, with no more than two (2) consecutive buildings having the same build-to line. Building offsets shall be a minimum of three (3) feet.

3. Rear setbacks shall be a minimum of ten (10) feet.

(iii) The boundaries of the development shall be enclosed by a wall or fence, as follows:

1. Bordering Sandy Brook Drive and Campus Village Drive, a wall which meets the requirements of a Subdivision Wall in Section 36-116 of the Code, which may include concrete panel system walls.

2. Bordering the public parkland and Zodiac Lane, the fence shall be decorative metal with masonry columns spaced approximately 100 feet apart.

(iv) The maximum height of a principal building for a single-unit townhouse structure is three (3) stories,

(v) The maximum lot coverage or building footprint is sixty-five percent (65%).

(vi) All dwelling units shall either be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code, or as platted subdivided lots in accordance with the provisions of the City Code in effect at the time of subdivision platting. The above requirements shall be completed prior to the issuance of certificate of occupancy.

(vii) The minimum sidewalk width for sidewalks adjacent to Sandy Brook is four feet (4′) and the minimum sidewalk width for sidewalks adjacent to Campus Village is six feet (6′).

(viii) The minimum lot area for a single-unit shall be 1,960 square feet per unit, and the minimum lot width shall be 23 feet per lot. However, the minimum average lot area for a single-unit shall be 2,500 square feet, and the minimum average lot width shall be 25 feet per unit.

(ix) For one and two bedroom units: Two (2) parking spaces per dwelling unit, with a minimum of one (1) space garage-enclosed.

(x) For three or more bedroom units: One (1) parking space for each bedroom within the dwelling unit, with a minimum of two (2) garage-enclosed parking spaces per dwelling unit.

(xi) Forty-one (41) parking spaces shall be provided within the development, along street frontage or on common areas. These parking spaces may be used to meet the requirements for non-garage-enclosed parking spaces in Sections (ix) and (x) above.

(xii) Garages are exempt from Section 46-139 TH (Townhouse) District (d) (1) which requires single-unit townhouse garages to face an alley.

(xiii) Front (street) building elevations:

1. Garages shall not protrude toward the street greater than six (6) feet beyond the ground floor of the front building façade.
2. All garages that protrude beyond the ground floor front building façade shall have living space above them.

(xiv) Design standards: The following design standards apply to all residential buildings. Other recognized architectural designs may be approved by the zoning administrator in order to permit a more flexible, compatible or creative design:

1. Exterior wall color finishes: Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
2. Exterior wall finish: The exterior finish of all buildings shall be masonry, 3-step hard coat stucco, fiber cement siding, glass, architectural steel or metal with a minimum 30-year warranty, or a combination thereof, except for doors, windows, accents and trim. Masonry shall be defined as stone, simulated stone, or brick. The ground floor of all buildings shall be a minimum of 75 percent masonry. A minimum of two different materials shall be used on each structure, and each material used shall comprise no less than 20 percent of the exterior wall finish. No more than 33 percent of the building facade may be fiber cement siding or architectural steel or metal. The use of materials such as wood shingles or wood siding shall be limited to accent features. Other wall finishes, accent materials, or recognized architectural styles may be approved by the zoning administrator.
3. Special design features. A minimum of five features from the following list shall be incorporated into the building design:
    a. Bay window.
    b. Arched window.

c. Gable window.
d. Oval or round windows.
e. Shutters.
f. Arched entry, balcony or breezeway entrance.
g. Stone or brick accent wall.
h. Decorative stone or brick band.
i. Decorative tile.
j. Veranda, terrace, patio, porch or balcony.
k. Projected wall or dormer.
l. Variation of roof lines on the building.
m. Decorative caps on chimneys.
n. Other feature as approved by the zoning administrator

7. UTILITY SERVICE

Except where approved in writing by the City Engineer and Director of Planning and Community Development, all electrical, telephone, and cablevision distribution and service lines shall be placed underground.

8. TRAFFIC IMPACT ANALYSIS (TIA)

A Traffic Impact Analysis (TIA) was submitted and approved in conjunction with this Plan. The TIA indicated the proposed land uses for each parcel. If a significant change is proposed to any land use indicated in the TIA, the Owner shall provide the City with an analysis of the effects of the change with regard to transportation impacts. If the City determines that the change in land use results in a net increase in cumulative transportation trips, the Owner shall complete an update to the TIA for approval by the City Director of Transportation Services. The Executive Summary of the TIA is included for reference as **Exhibit D**.

9. STREET CROSS SECTIONS

Street cross sections that deviate from the design criteria specified in the Transportation Criteria Manual are described in **Exhibit E**.

10. STREET CONSTRUCTION AND TRAFFIC SIGNAL PHASING

A representation of the planned roadways and their alignments is included in **Exhibit B.** University Village Drive shall also be referred to as Campus Village Drive. A phasing plan for the roadways is provided in **Exhibit F**. The phasing plan for roadway construction shall not preclude the construction of the roadways at an earlier time than described in the phasing plan.

10.1 University Boulevard

(1) The Owner's share of the cost of a traffic signal at CR 112 and University Boulevard, as required by the TIA, shall be provided prior to recordation of the first final plat.

(2) The Owner's share of the cost of a traffic signal at Sandy Brook Drive and University Boulevard, as required by the TIA, shall be provided prior to recordation of the first final plat.

10.2 Sandy Brook Drive

(1) In lieu of constructing the widening of Sandy Brook Drive to a pavement width of forty feet (40') from University Boulevard through the Zodiac Lane intersection, ending at the radius returns for the intersection, the Owner shall provide:

i. Construction plans for the above widening, prepared and sealed by a Registered Professional Engineer in the State of Texas, acceptance of such plans being subject to review and approval by the City;

ii. Cost estimates for the above widening prepared and sealed by a Registered Professional Engineer in the State of Texas, acceptance of such cost estimates being subject to review and approval by the City; and

iii. Fiscal security in the amount of 110% of said cost estimates; such fiscal security shall be provided prior to any one of following:

1. Acceptance by the City of the construction of Satellite View; or
2. Acceptance by the City of the construction of Zodiac Lane; or
3. The recordation of a final plat for any portion of Parcel 3, Parcel 6, or Parcel 7.

10.3 Satellite View

(1) Satellite View west of University Village Drive shall be dedicated and constructed:

a) with the first site plan on any of the following: Parcel 1 west of University Village Drive, Parcel 2, or Parcel 3 if access is taken to/from Satellite View, even if access is solely due to Fire Department requirements; or

b) prior to final plat recordation of fifty percent (50%) or more of the gross acreage of Parcel 1 west of University Village Drive

(2) Following the dedication and construction of the off-site portion of Satellite View between the eastern Property boundary and CR

112/ College Park Drive, Satellite View east of University Village Drive to the eastern Property boundary shall be dedicated and constructed:

a) prior to recordation of a final plat on Parcel 1d, if Parcel 4 has been final platted; or
b) prior to recordation of a final plat on Parcel 4 if Parcel 1d has been final platted; or
c) prior to recordation of a final plat on Parcel 1d or Parcel 4 if neither Parcel 1d or Parcel 4 has been final platted

(3) Prior to the dedication and construction of the off-site portion of Satellite View between the eastern Property boundary and CR 112/ College Park Drive, the Developer shall provide the City with fiscal surety in the amount of 125% of the cost of construction of Satellite View east of University Village Drive to the eastern Property boundary:

a) prior to the issuance of a site development permit for Parcel 1d, if a site development permit has been issued for Parcel 4;
b) prior to the issuance of a site development permit for Parcel 4, if a site development permit has been issued for Parcel 1d;
c) following the dedication and construction of Satellite View west of University Village Drive, as required in Section 10.3 (1).

10.4 Zodiac Lane

(1) Zodiac Lane from Sandy Brook Drive to University Village Drive shall be dedicated and constructed:

a) With the first site plan on Parcel 3, if access is taken to/from Zodiac Lane, even if access is due to Fire Department requirements; or
b) With any site plan on Parcel 7.

10.5 University Village Drive (Campus Village Drive)

(1) University Village Drive from University Boulevard to the area south of the Austin Community College (ACC) access drive shall be dedicated and constructed prior to recordation of any final plat within the Project.

(2) University Village Drive from the area south of the ACC access drive thru the Zodiac Lane intersection shall be dedicated and constructed with the dedication and construction of Zodiac Lane.

10.6 Private Streets – Parcel 7 (Townhouse)

Private streets shall be permitted on Parcel 7 for townhouse development, subject to the provisions of Chapter 36-126 – Gated Communities of the Code, as hereafter amended, with the following exceptions to the design standards as generally depicted in "**EXHIBIT I**":

(1) Single outlet streets may terminate without a cul-de-sac.

(2) The minimum 150 foot centerline offset of adjacent intersections as required per Section 1.3.1 (C) (4) General Design Criteria of the Transportation Criteria Manual (DACS), as amended, may be reduced to a minimum offset of 100 feet at the Zodiac Lane entrance and the amenity center island.

(3) Flared or rounded driveway approaches are exempt from Section 5 - Driveways 5.3.1 (G) of the Transportation Criteria Manual (DACS), and may encroach onto an adjacent lot frontages if necessary to accommodate narrow lot configurations.

(4) Although generally prohibited per Section 5 – Driveways 5.3.1 (F) of the Transportation Criteria Manual (DACS), parking may be designed as head-in, back-out with direct access to private streets.

(5) Section 3 – Street Flow of the Drainage Criteria Manual (DACS) is revised so that streets may be designed with an inverted crown and no use of curb inlets.

(6) Grate inlets may be used to capture and convey street flow.

(7) Street lights shall be required per Section 36-115 except that street lights shall be spaced at 300 feet and no closer than 150 feet apart. Deviations from City of Round Rock street light requirements with respect to spacing and pole type are allowed. The Street Lighting Agreement between the City and the utility service provider is not applicable to this development.

(8) Private streets shall not have street names or associated street signs. Addressing of lots shall be off Zodiac Lane, as determined

by City of Round Rock GIS and Fire Departments. This provision does not include safety or traffic calming signs such as STOP signs, YIELD signs, etc.

11. <u>ACCESS</u>

The access drives recommended per the TIA are described in **Figure 2 of Exhibit D** and as follows:

11.1 **Parcel 1** - Access to Parcel 1 is available via four (4) public streets including University Boulevard, Sandy Brook Drive, Campus Village Drive, and Satellite View. All driveway locations shall be approved by the Department of Transportation Services.

- One (1) access drive shall be permitted to serve Parcel 1 from Sandy Brook Drive. If provided, the drive shall align with one of the existing access drives located across Sandy Brook Drive and serving the development to the west.
- Two (2) access drives to/from University Boulevard
- Two (2) access drives to/from Campus Village Drive to/from the tract west Campus Village
- One (1) access drive to/from the tract east of Campus Village Drive
- Two (2) access drives to/from Satellite View are permitted.
- One (1) additional access drive at University Boulevard west of Campus Village Drive may be permitted consistent with spacing requirements specified in the Transportation Criteria Manual.

(1) Driveways to/from University Boulevard shall provide a minimum throat depth of forty feet (40′), as measured from the ultimate right-of-way line.

(2) Minimum curb return radii of twenty-five feet (25′) shall be provided at driveway intersections with University Boulevard.

11.2 **Parcel 2** – Access to Parcel 2 may be provided via the extension of Satellite View and/or University Village Drive.

11.3 **Parcel 3** – No (0) access drives shall be permitted to/from Sandy Brook Drive. Access drives are permitted to/from University Village

Drive, Satellite View, and Zodiac Lane. Locations shall be determined by the Department of Transportation Services.

11.4 **Parcel 4** – Access to Parcel 4 is permitted from University Village Drive and Satellite View. University Village Drive is intended to connect with the Avery Centre development proposed for the adjacent property to the east.

11.5 **Parcel 5** – Access to Parcel 5 is available via the adjacent roadways, University Village Drive and Sandy Brook Drive and further described below in Section 13.5.

11.6 **Parcel 6** – Driveway access to/from Parcel 6 is limited to two (2) driveways to Sandy Brook Drive.

11.7 **Parcel 7** – There are three (3) access possibilities to/from Parcel 7. Access is available via one (1) driveway at Sandy Brook Drive, one (1) driveway at Zodiac Lane, and one (1) driveway at University Village Drive.

12. STORMWATER DETENTION AND DRAINAGE

Storm water detention and water quality facilities in the Plan may be provided through facilities located within Parcel 5, which is designated for OS (Open Space). All storm water detention and/or water quality ponds shall be generally located on the northern portion of the Parcel at least 150 feet from University Village Drive. Such facilities shall be contained within an area not to exceed four and one-half (4.5) acres and shall comply with Chapter 11 of the Code, Section 11.501. Upon construction, the facilities shall be maintained by a property owners association.

13. PARKLAND DEDICATION

The City of Round Rock parkland requirement contained in the Code, Chapter 8, Section 8.300, shall be met in full by the following:

13.1 The area within Parcel 5 shall be dedicated as public parkland according to the requirements of Chapter 8, Section 8.300 of the Code.

13.2 As described in Section 7, Parcel 5 may include underground utility easements, drainage easements, and water quality and detention facilities. Such infrastructure improvements shall not

utilize more than six (6) acres of the parcel, including the four and one-half (4.5) acres described in Section 12 above.

13.3 The Owner shall construct a hike and bike trail from Sandy Brook Drive to the eastern side of the existing pond located on the northern portion of Parcel 5, as shown on **Exhibit G**. The Owner shall also install additional park amenities including but not limited to; benches, picnic tables, additional trail and trees along the trail and adjacent to the pond. Trail location, alignment and additional park amenities shall be approved in writing by the Director of Parks and Recreation prior to construction of the park. The trail shall comply with the American with Disabilities Act Accessibility Guidelines (ADAAG) and the standards set forth in the Texas Architectural Barriers Act (TAS).

13.4 The trail and associated amenities shall be designed to the satisfaction of the Director of Parks and Recreation and the City Engineer prior to the City's consideration of the first final plat on the Property. Construction of the trail and associated amenities shall be completed to the satisfaction of the Director of Parks and Recreation and the City Engineer no later than 180 days following the recordation of the first final plat on the Property. The area within Parcel 5 shall be dedicated to the City within 60 days of the completion of construction of the trail and associated amenities. Upon dedication, the parkland and trail shall be maintained by the City of Round Rock.

13.5 Parking and access to Parcel 5 shall be provided in the form of on-street parking along University Village Drive, as described in Section 11.5. A minimum of 400 linear feet of street frontage adjacent to Parcel 5 shall be provided on University Village Drive.

14. GENERAL PLAN 2000

This Plan amends the *Round Rock General Plan 2000*, adopted on June 10, 1999 and as amended.

15. CONCEPT PLAN AND DEVELOPMENT PROCESS

This Plan serves as the Concept Plan required by the Code and approval of this Plan substitutes as a Concept Plan approval, subject to Chapter 8, Section 8.212(5) (a) of the Code. As this is a substituted Concept Plan,

utility, drainage, and other infrastructure submittals were not submitted or reviewed with this document, nor have such infrastructure been approved by the City. These items shall be submitted for the review and approval of the City at the Preliminary Plat and subsequent development stages. A phasing plan shall be provided with the Preliminary Plat. The Owner shall be required to complete the remaining steps in the City's development process, which may include subdivision platting and site development. The subdivision platting process includes a Preliminary Plat and a Final Plat. Site development plan(s) must be approved for each project. No site development plan approval on the Property shall be granted until a Final Plat is recorded. No building permit on the Property shall be issued until the site development plan is approved by the Development Review Committee.

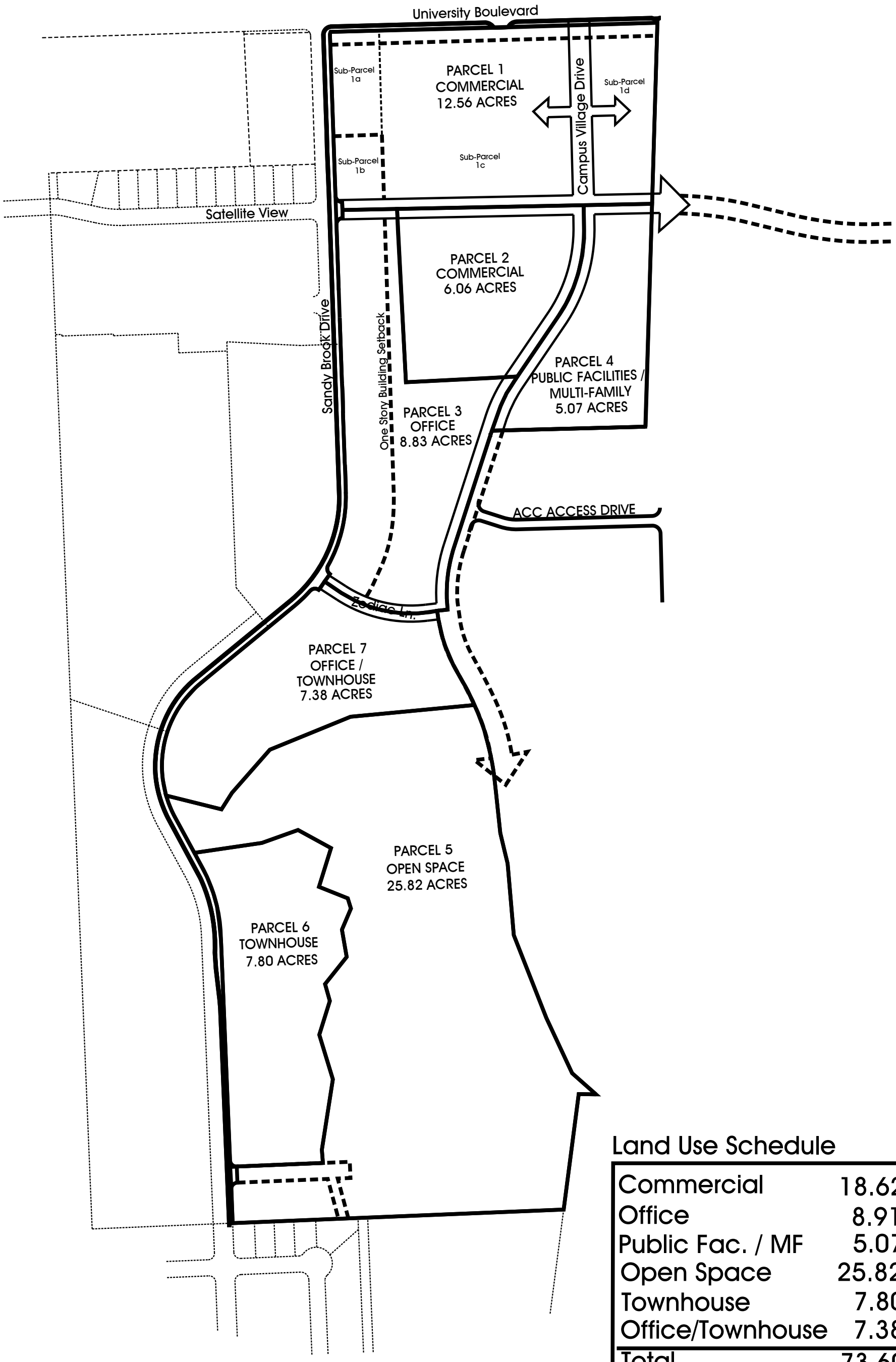
16. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

16.1 Minor Changes

Minor changes to this Plan that do not constitute more than ten (10) percent of total project area and do not substantially change this Plan, may be approved administratively, if approved in writing by the City Engineer, the Director of Planning and Community Development, and the City Attorney.

16.2 Major Changes

All changes not permitted under Section 16.1 above shall be resubmitted following the same procedure required by the original PUD application.



Land Use Schedule

Commercial	18.62 Ac.
Office	8.91 Ac.
Public Fac. / MF	5.07 Ac.
Open Space	25.82 Ac.
Townhouse	7.80 Ac
Office/Townhouse	7.38 Ac.
Total	73.60 Ac.

UNIVERSITY VILLAGE
ROUND ROCK, TX

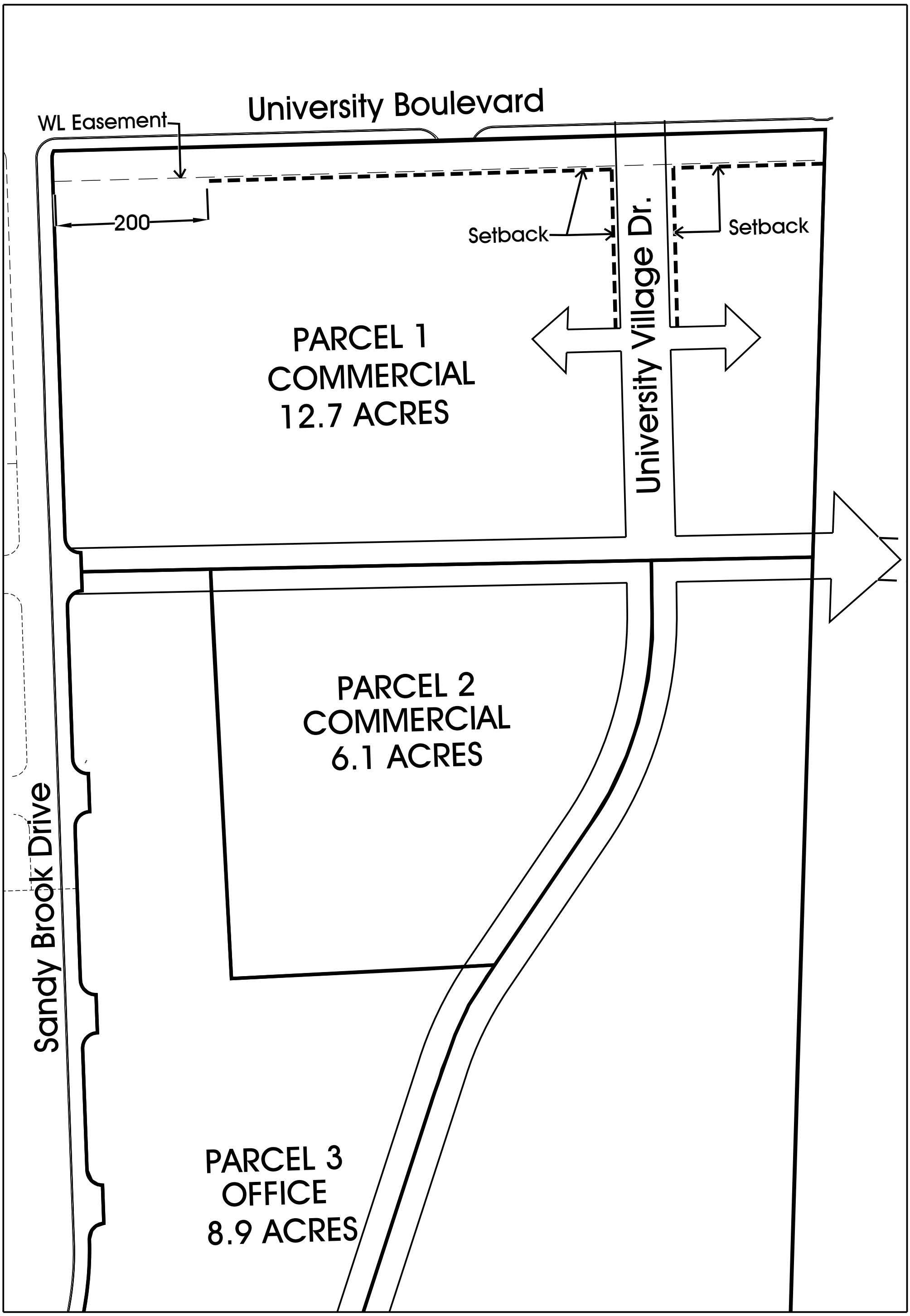
PUD EXHIBIT - B

NORTH

Revised
November 17, 2009

300 150 0' 300

SCALE 1" = 300'



UNIVERSITY VILLAGE
ROUND ROCK, TX

NORTH

August 12, 2008

300 150 0' 300

SCALE: NTS

Min. / Max. Setbacks - Exhibit C

EXHIBIT

tabbies

"D"

UNIVERSITY VILLAGE

< TRAFFIC IMPACT ANALYSIS >

EXECUTIVE SUMMARY

The proposed University Village development is located on the southeast corner of Sandy Brook Drive and University Boulevard in Round Rock, Texas, as shown in Figure 1. The proposed development is planned to be built in two phases.

Phase 1 of the University Village development will consist of 100 dwelling units of apartments, 193,400 square feet of general office building, 111,100 square feet of shopping center, 5,000 square feet of high turnover (sit-down) restaurant, and 5,000 square feet of drive-in bank. Phase 1 is anticipated to be completed by 2010. Phase 2 of the development will consist of 91 dwelling units of residential condo/townhouse and 66,200 square feet of general office building to be completed by 2012. In addition, the traffic generated by the proposed Austin Community College (ACC) development was considered in this study. The developer is in discussions with ACC for ACC to acquire 25 acres of the University Village tract. To account for this potential future use, it was assumed that a portion of the ACC trips would be attributed to the University Village development. The remainder of the trips generated by ACC were included as background traffic.

As shown in Figure 1, the site is bounded by University Boulevard on the north and by Sandy Brook Drive on the west. Access to the site is proposed via four driveways on Sandy Brook Drive and three proposed new roadways, as shown in Figure 2.

Trip Generation

Based on recommendations and data contained in the Institute of Transportation Engineers (ITE) Trip Generation, the proposed project will generate approximately 12,028 unadjusted daily trips upon build-out of Phase 1 and an additional 3,322 unadjusted daily trips upon

completion of Phase 2, for 15,350 total trips. Table 1 provides a detailed summary of traffic production, which is directly related to the assumed land use plan.

Table 1.

Summary of Unadjusted Daily and Peak Hour Trip Generation

Proposed Land Use	Size (SF)	24-hour Two-way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Phase 1						
Apartments	100 DU	672	10	41	40	22
General Office Building	193,406 SF	2,217	280	38	50	245
Shopping Center	111,078 SF	7,271	102	65	322	349
High Turnover Restaurant	5,000 SF	636	30	28	33	21
Drive-in Bank	5,000 SF	1,232	35	27	114	114
Total (Phase 1)		**12,028**	**457**	**199**	**559**	**751**
Phase 2						
Jr./Community College	600 Students	1,759	182	40	182	102
Residential Condo/Townhouse	91 DU	592	8	40	37	18
General Office Building	66,211 SF	971	119	16	17	82
Total (Phase 2)		**3,322**	**309**	**96**	**236**	**202**
Total (Phase 1 + Phase 2)		**15,350**	**766**	**295**	**795**	**953**

Assumptions

1. Based on Texas Department of Transportation (TxDOT) traffic maps, a five percent annual growth rate was assumed for this project, except on Sandy Brook Drive. Development along Sandy Brook Drive is built-out, therefore no growth rate was applied to this roadway.
2. The following pass-by reductions were assumed for the project based on recommendations and data contained in the Institute of Transportation Engineers' (ITE) Trip Generation, 7th Edition:

	AM Peak	PM Peak
Shopping Center	24 percent	34 percent
High Turnover Restaurant	33 percent	43 percent
Drive-in Bank	37 percent	47 percent

3. An internal capture reduction of 10 percent was assumed for the proposed project for any land uses that provide internal circulation during both the AM and PM peak periods.
4. A transit reduction of 10 percent was assumed for the site trips generated by the residential land-use to account for the residents who would walk, bike, or take public transportation to Texas State University, ACC, Seton Hospital, and other local developments.

Transportation System Description

A.W. Grimes Boulevard – The City of Round Rock Transportation Master Plan (Ref. 1) currently classifies A.W. Grimes Boulevard as a two-lane minor arterial roadway from Westinghouse Road (CR 111) to CR 112 and recommends this roadway be upgraded to a four-lane divided major arterial by 2010. The year 2005 TxDOT traffic volume on A.W. Grimes Boulevard near University Boulevard was approximately 4,799 vehicles per day (vpd).

University Boulevard – The City of Round Rock Transportation Master Plan currently classifies University Boulevard as a four-lane major divided arterial with a center left-turn lane between IH 35 and A.W. Grimes Boulevard. The City of Round Rock Master Transportation Plan recommends upgrading University Boulevard to a six-lane major arterial between IH 35 and A.W. Grimes Boulevard and a four-lane major arterial between A.W. Grimes Boulevard and CR 110 by 2020. 24-hour tube counts conducted in 2008 show that the ADT on University Boulevard is 11,900 vpd and 10,800 vpd east and west of Sandy Brook Drive, respectively.

Sunrise Road – The City of Round Rock Transportation Master Plan currently classifies Sunrise Road as a four-lane major divided arterial roadway from University Boulevard to Old Settler's Boulevard. There are no plans to upgrade this roadway at this time. 24-hour traffic

data is not available on this roadway, however based on turning movement counts (TMC's) conducted in 2008, 5,200 vpd are estimated on Sunrise Road, south of University Boulevard.

CR 112 – CR 112 is currently a two-lane undivided roadway that curves northward to intersect with University Boulevard between A.W. Grimes Boulevard and Sunrise Road. CR 112 was opened to the public in September 2005. CR 112 widens to a four lane divided roadway with a raised median near the intersection of University Boulevard. The City of Round Rock Transportation Master Plan recommends upgrading CR 112 to a four-lane divided major arterial between University Boulevard and A.W. Grimes Boulevard by 2010. 24-hour tube counts conducted in 2008 show that the ADT on CR 112 is 1,100 vpd, south of University Boulevard.

Sandy Brook Drive – Sandy Brook Drive is a two lane undivided minor collector in the vicinity of the project site. There are no plans to upgrade Sandy Brook Drive at this time. 24-hour tube counts conducted in 2008 show that the ADT on Sandy Brook Drive is 1,500 vpd, south of University Boulevard.

Seton Parkway – The City of Round Rock Transportation Master Plan classifies Seton Parkway as a four-lane divided major arterial between University Boulevard (CR 114) and CR 112. Seton Parkway (previously known as Arterial T under Seton Hospital TIA) was designed and constructed under a cost participation agreement between City of Round Rock, Seton Medical Center Williamson, Texas State University, and Avery Ranch Company Ltd, and is currently a two-lane undivided roadway. Based on the construction schedule contained in the agreement, it was assumed that Seton Parkway will be widened to a four-lane divided section by 2010. Thus, this improvement was assumed under 2012 forecasted traffic conditions (without site traffic). 24-hour traffic data is not available on this roadway, however based on turning movement counts (TMC's) conducted in 2008, 2,100 vpd are estimated on Seton Parkway, south of University Boulevard.

Traffic Analysis

The impact of the proposed development on existing area intersections was analyzed. Three (3) time periods and five (5) travel conditions were evaluated:

- 2008 Existing Conditions
- 2010 Forecasted Conditions
- 2010 Phase 1 Site plus Forecasted Conditions
- 2012 Forecasted Conditions
- 2012 Phase 2 Site plus Forecasted Conditions

Intersection Level of Service

The traffic impact analysis (TIA) analyzed twelve intersections, none of which are currently signalized. The results are summarized in Table 2. The build-out condition level of service (LOS) assumed that all roadway and intersection improvements recommended in the TIA are constructed.

Table 2.
Intersection Level of Service

Intersection	2008 Existing		2010 Forecasted		2010 Phase 1 Site + Forecasted		2012 Forecasted*		2012 Phase 2 Site + Forecasted*	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
A.W. Grimes Boulevard and University Boulevard	B	F	D	D	D	D	D/F**	D/F**	D/F**	D/F**
Sunrise Road and University Boulevard	B	F	C	C	C	D	C	D	C	D
CR 112 and University Boulevard	A	A	A	A	A	A	B	B	B	C
Sandy Brook Drive and University Boulevard	A	A	A	A	A	B	A	B	B	B
Seton Parkway and University Boulevard	A	A	A	B	A	C	B	D	B	D
Sandy Brook Drive and Driveway A	-	-	-	-	-	-	-	-	A	A
Sandy Brook Drive and Driveway B	-	-	-	-	-	-	-	-	A	A
Sandy Brook Drive and Driveway C	-	-	-	-	A	A	A	A	A	A
Sandy Brook Drive and Roadway H	-	-	-	-	-	-	-	-	A	A
Sandy Brook Drive and Lorson Lp/Drwy D	A	A	A	A	A	A	A	A	A	A
Sandy Brook Drive and Satellite Vw/Rdwy E	A	A	A	A	A	A	A	A	A	A
Roadway F and University Boulevard	-	-	-	-	A	A	A	A	A	A
CR 112 and Roadway G	-	-	-	-	A	A	A	A	A	C

* 2012 Forecasted traffic conditions include Phase 1 site traffic
** Analyzed with/without proposed widening of A.W. Grimes Boulevard

Recommendations

Sandy Brook Drive – Currently Sandy Brook Drive is a two lane undivided minor collector in the vicinity of the project site. As part of this development this roadway will be widened to a 40 foot cross-section for its entire length along the project site. This widening will be completed in 3 segments. Segment S-1, from University Boulevard to Roadway E/G, will be constructed upon first final plat approved. Segment S-2, from Roadway E/G to Roadway H, will be constructed upon first final plat approved for Parcel 3. Segment S-3, from Roadway H to the southern property line, will be constructed upon first plat for Parcels 6 or 7.

Roadway E/G – Roadway E/G will be constructed upon first plat approved for Parcels 1, 2, 3, or 4. This roadway will be a two lane local non-residential roadway with a right-of-way (ROW) width of 65 feet. Roadway E will align with Satellite View on the west and will continue to the east where it will terminate at the eastern property line under the reference name Roadway G. Roadway G is planned to be extended in the future to intersect with CR 112. It was assumed this extension will be complete by the 2010 buildout of Phase 1 as part of the development of the neighboring site.

Roadway F – Roadway F will be constructed in segments throughout the development of the site and will serve as one of the main access points for the University Village development. Segment F-1, from University Boulevard to Roadway E/G, will be constructed upon first plat approved for Parcel 1. Segment F-2, from Roadway E/G to Roadway H, will be completed upon first final plat for Parcels 2, 3, or 4. Segment F-3, from Roadway H to the southern property line, will be completed upon first plat for Parcel 4 and is planned to be extended beyond the project site in the future to provide access to/from CR 112. This extension was assumed to be complete by the 2012 buildout of Phase 2. Roadway F will be a two lane local collector (with parking) with a ROW width of 65 feet and will intersect Roadway E/G, comprising the major approaches at this intersection.

Roadway H – Roadway H will be constructed upon first plat for Parcels 3 or 7 of the site and will primarily serve as an access point to the office/townhouse land-use. This roadway will be

a two lane local non-residential roadway with a ROW width of 65 feet. Roadway H will intersect with Sandy Brook Drive between Parcels 3 and 7 and will continue to the east where it will intersect with Roadway F.

A.W. Grimes Boulevard and University Boulevard – This intersection currently operates at LOS B and F under 2008 existing traffic conditions during the AM and PM peak periods, respectively.

Based on discussions with Williamson County, the County has plans to install a traffic signal at the intersection of A.W. Grimes Boulevard and University Boulevard when it is warranted. Installation of a traffic signal is recommended for 2010 forecasted traffic conditions (without site traffic). Assuming this improvement, this intersection will operate at LOS D under 2010 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. With the addition of Phase 1 site traffic this intersection will continue to operate at LOS D during both the AM and PM peak periods.

TxDOT has plans to widen A.W. Grimes Boulevard to a four-lane divided arterial from US 79 to Westinghouse Road/CR 111. As per the request of the City of Round Rock, this intersection was analyzed for two scenarios - with and without the proposed widening of A.W. Grimes Boulevard by the year 2012.

Without the proposed widening along A.W. Grimes Boulevard, this intersection will operate at LOS F under 2012 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods, assuming the construction of left-turn lanes on the northbound and southbound approaches of A.W. Grimes Boulevard to provide a left-turn lane and one through/right lane on each approach. With the addition of site traffic this intersection will continue to operate at LOS F during both the AM and PM peak periods.

Assuming the proposed widening along A.W. Grimes Boulevard is completed, the intersection will operate at LOS D under 2012 forecasted traffic conditions (without site traffic) during both

the AM and PM peak periods. The following intersection improvements are assumed as part of the widening project:

1. Construction of left-turn lanes for the northbound and southbound approaches on A.W. Grimes Boulevard. These approaches would each provide one left-turn lane, one through lane, and one through/right-turn shared lane

With the addition of site traffic this intersection will continue to operate at LOS D during both the AM and PM peak periods.

Sunrise Road and University Boulevard – This intersection currently operates at LOS B and F under 2008 existing traffic conditions during the AM and PM peak periods, respectively.

Based on information from the City of Round Rock, a traffic signal is currently planned for installation at this intersection. The following additional intersection improvements are recommended at this intersection as part of the University Sunrise Subdivision and Chandler Creek developments:

1. Re-stripe the northbound approach to provide two left-turn lanes and one through/right shared lane.
2. Stripe the southbound approach to provide one left-turn lane and one through/right shared lane.
3. Optimize signal timing and phasing.

The above mentioned improvements were assumed to be completed for 2010 forecasted traffic conditions (without site traffic). This intersection will operate at LOS C under 2010 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. With the addition of site traffic, this intersection will operate at LOS C and D during the AM and PM peak periods, respectively.

As part of the Chandler Creek development, an eastbound right-turn deceleration lane was recommended at this intersection. This improvement is necessary for 2012 forecasted traffic

conditions (without site traffic). Assuming this improvement, this intersection will operate at LOS C and D under 2012 forecasted traffic conditions (without site traffic) during the AM and PM peak periods, respectively. With the addition of site traffic this intersection will continue to operate at LOS C and D during the AM and PM peak periods, respectively.

CR 112 and University Boulevard - This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions.

This intersection will continue to operate at LOS A under 2010 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. With the addition of site traffic this intersection will continue to operate at LOS A during both the AM and PM peak periods.

This intersection will operate at LOS F during both the AM and PM peak periods for 2012 forecasted traffic conditions (without site traffic), if continued to operate unsignalized. However, assuming the installation of a traffic signal, the intersection will operate at LOS B under 2012 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. The traffic signal should be installed when warrants are met in the field. With the addition of site traffic this intersection will operate at LOS B and C during the AM and PM peak periods, respectively. No additional improvements are recommended at this intersection during Phase 2.

Sandy Brook Drive and University Boulevard – This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions.

This intersection will continue to operate at LOS A under 2010 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. With the addition of site traffic this intersection will operate at LOS A and B during the AM and PM peak periods, respectively, assuming the following improvements:

1. Construction of an additional northbound lane between University Boulevard and Roadway E.

2. Installation of a traffic signal when warrants are met in the field.

This intersection will continue to operate at LOS A and B under 2012 forecasted traffic conditions (without site traffic) during the AM and PM peak periods, respectively. With the addition of site traffic this intersection will operate at LOS B during the AM and PM peak periods, respectively.

Seton Parkway and University Boulevard - This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions.

The University Commons development, on the north side of University Boulevard, will have a driveway on University Boulevard that will align with Seton Parkway. This driveway was assumed to be constructed by 2010. This intersection will operate at LOS A and B under 2010 forecasted traffic conditions (without site traffic) during the AM and PM peak periods, respectively. With the addition of site traffic this intersection will operate at LOS A and C during the AM and PM peak periods, respectively.

As part of the Seton Hospital development, installation of a traffic signal when warrants are met in the field was recommended at this intersection. This improvement is necessary under 2012 forecasted traffic conditions (without site traffic). Assuming this improvement, this intersection will operate at LOS B and D under 2012 forecasted traffic conditions (without site traffic) during the AM and PM peak periods, respectively. With the addition of site traffic this intersection will continue to operate at LOS B and D during the AM and PM peak periods, respectively. No additional improvements are recommended at this intersection during Phase 2.

Sandy Brook Drive and Driveway A – Driveway A will be constructed upon buildout of Parcel 6 and will serve exclusively as an access point to the townhouse land-use. This intersection will operate at LOS A during both the AM and PM peak periods under 2012 site plus forecasted traffic conditions. Per Table 5-2 of the City of Round Rock Transportation Criteria Manual (TCM), Driveway A should be constructed with a minimum 25-foot cross-section consisting of one outbound lane and one inbound lane, and should be constructed along Sandy Brook Drive

between the north and south property lines of the townhouse land use. The driveway location will be determined in the field at the time of site permitting.

Sandy Brook Drive and Driveway B – Driveway B will be constructed upon buildout of Parcel 7 and will serve exclusively as an access point to the office/townhouse land-use. This intersection will operate at LOS A during both the AM and PM peak periods under 2012 site plus forecasted traffic conditions. Per Table 5-2 of the City of Round Rock TCM, Driveway B should be constructed with a minimum 25-foot cross-section consisting of one outbound lane and one inbound lane, and should be constructed along Sandy Brook Drive between the north and south property lines of the office/townhouse land-use. The driveway location will be determined in the field at the time of site permitting.

Sandy Brook Drive and Roadway H – Roadway H will be constructed upon first plat for Parcels 3 or 7 of the site and will serve as an access point to the office/townhouse land-use. This intersection will operate at LOS A during both the AM and PM peak periods under 2012 site plus forecasted traffic conditions, assuming the striping of a left-turn bay on the westbound approach of Roadway H.

Sandy Brook Drive and Driveway C – Driveway C will be constructed upon buildout of Parcel 3 and will serve exclusively as an access point to the office land-use. This intersection will operate at LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions. The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 traffic conditions, both with and without the addition of site traffic. Per Table 5-2 of the City of Round Rock TCM, Driveway C should be constructed with a minimum 25-foot cross-section consisting of one outbound lane and one inbound lane. The driveway location will be determined in the field at the time of site permitting.

Sandy Brook Drive and Lorson Loop/Driveway D – This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions. The intersection will continue to operate at LOS A during both the AM and PM peak periods under

2009 forecasted traffic conditions. Driveway D will be constructed upon buildout of Parcel 3, and be aligned with Lorson Loop to the west. It will primarily serve as an access point to the office land-use. This intersection will continue operate at LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions.

The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 forecasted traffic conditions (without site traffic). With the addition of Phase 2 site traffic, the intersection will continue to operate at LOS A during both the AM and PM peak periods. Per Table 5-2 of the City of Round Rock TCM, Driveway D should be constructed with a minimum 25-foot cross-section consisting of one outbound lane and one inbound lane.

Sandy Brook Drive and Satellite View/Roadway E – This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions. The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2009 forecasted traffic conditions. Roadway E will be constructed upon first plat approved for Parcels 1, 2, 3, or 4, and be aligned with Satellite View to the west. It will primarily serve as an internal roadway serving the site. The intersection of Sandy Brook Drive and Satellite View/Roadway E will continue to operate at LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions, assuming the stripping of a left-turn bay on the westbound approach of Roadway E.

The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 forecasted traffic conditions (without site traffic). With the addition of Phase 2 site traffic, the intersection will continue to operate at LOS A during both the AM and PM peak periods.

Roadway F and University Boulevard – Roadway F will be constructed in segments throughout the development of the site and will serve as one of the main access points for the University Village development. The intersection of Roadway F and University Boulevard will operate at

LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions.

The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 forecasted traffic conditions (without site traffic). With the addition of Phase 2 site traffic, the intersection will continue to operate at LOS A during both the AM and PM peak periods.

CR 112 and Roadway G – Roadway G will be constructed upon buildout of Parcel 1 and will primarily serve as an access point to the office/retail and apartment land-uses. The intersection of CR 112 and Roadway G will operate at LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions.

The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 forecasted traffic conditions (without site traffic). With the addition of Phase 2 site traffic, the intersection will operate at LOS A and C during the AM and PM peak periods, respectively.

The intersection improvements discussed above are summarized in Table 3.

Table 3.

Summary of Improvements

Intersection/Roadway	Recommended Improvements	Phase (Responsibility)	Percent Contribution**
A.W. Grimes Boulevard	- Widen to a four-lane divided roadway with turn lanes and median breaks.	- 2012 Forecasted without site traffic. (TxDOT)	0%
Sandy Brook Drive	- Widen to a 40 foot cross-section for entire length along the University Village development. This widening should be constructed in three segments, with Segment S-1 from University Blvd. to Roadway E/G, Segment S-2 from Roadway E/G to Roadway H, and Segment S-3 from Roadway H to the southern property line.	- Segment S-1 under 2010 Site plus Forecasted conditions and Segments S-2 and S-3 under 2012 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon first final plat approved for Segment S-1, upon first final plat approved for Parcel 3 for Segment S-2, and upon first plat for Parcels 6 or 7 for Segment S-3)
Roadway E/G	- Construct two-lane roadway with a ROW width of 65 ft from Sandy Brook Drive to the east property line.	- Upon development of Parcel 1. (University Village developer)	100% (to be constructed upon first plat approved for Parcels 1, 2, 3, or 4)
Roadway F	- Construct two-lane roadway with a ROW width of 65 ft from University Boulevard to the south property line. This roadway will be constructed in segments with Segment F-1 running between University Boulevard and Roadway E/G, Segment F-2 continuing south to Roadway H, and Segment F-3 continuing south to the southern property line.	- Segment F-1 upon development of Parcel 1, Segment F-2 upon first development of Parcels 2, 3, or 4, and Segment F-3 upon development of Parcel 4. (University Village developer)	100% (to be constructed upon first plat approved for Parcel 1 for Segment F-1, first final plat for Parcels 2, 3, or 4 for Segment F-2, and first plat for Parcel 4 for Segment F-3)
Roadway H	- Construct two-lane roadway with a ROW width of 65 ft from Sandy Brook Drive to Roadway F.	- Upon first development of Parcel 3 or 7. (University Village developer)	100% (to be constructed upon first plat for Parcels 3 or 7)
A.W. Grimes Boulevard and University Boulevard*	- Install traffic signal.	- 2010 Forecasted without site traffic. (TxDOT/County)	0%
	- Construction of left-turn lanes on the northbound and southbound approaches of A.W. Grimes.	- 2012 Forecasted without site traffic. (TxDOT/County/City); Incorporate into widening project. (County and City assistance for ROW and Utilities only).	0%
Sunrise Road and University Boulevard	- Install traffic signal.	- 2010 Forecasted without site traffic. (City of Round Rock)	0%

	- Re-stripe the northbound approach to provide two left-turn lanes and one through/right shared lane.	- 2010 Forecasted without site traffic. (Chandler Creek developer)	0%
	- Construct an eastbound right-turn deceleration lane.	- 2012 Forecasted without site traffic. (City of Round Rock and University Sunrise developer)	0%
	- Stripe the southbound approach to provide one left-turn lane and one through/right-turn shared lane.	- 2010 Forecasted without site traffic. (Chandler Creek developer)	0%
CR 112 and University Boulevard	- Install traffic signal.	- 2012 Forecasted without site traffic. (City of Round Rock/ Seton Hospital/ University Village developer)	11% (to be posted upon first plat approved for Parcels 2, 3, or 4)
Sandy Brook Drive and University Boulevard	- Install traffic signal	- 2010 Site plus Forecasted conditions. (City of Round Rock and University Village developer)	21% (to be posted upon first plat approved for Parcel 1)
Seton Parkway and University Boulevard	- Install traffic signal.	- 2012 Forecasted without site traffic. (City of Round Rock, Seton Hospital developer, and University Village developer)	10% (to be posted upon first plat approved for Parcels 2, 3, or 4)
Sandy Brook Drive and Driveway A	- Construct driveway with one outbound lane and one inbound lane.	- 2012 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon buildout of Parcel 6)
Sandy Brook Drive and Driveway B	- Construct driveway with one outbound lane and one inbound lane.	- 2012 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon buildout of Parcel 7)
Sandy Brook Drive and Driveway C	- Construct driveway with one outbound lane and one inbound lane.	- 2010 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon buildout of Parcel 3)
Sandy Brook Drive and Lorson Loop/Driveway D	- Construct driveway with one outbound lane and one inbound lane.	- 2010 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon buildout of Parcel 3)

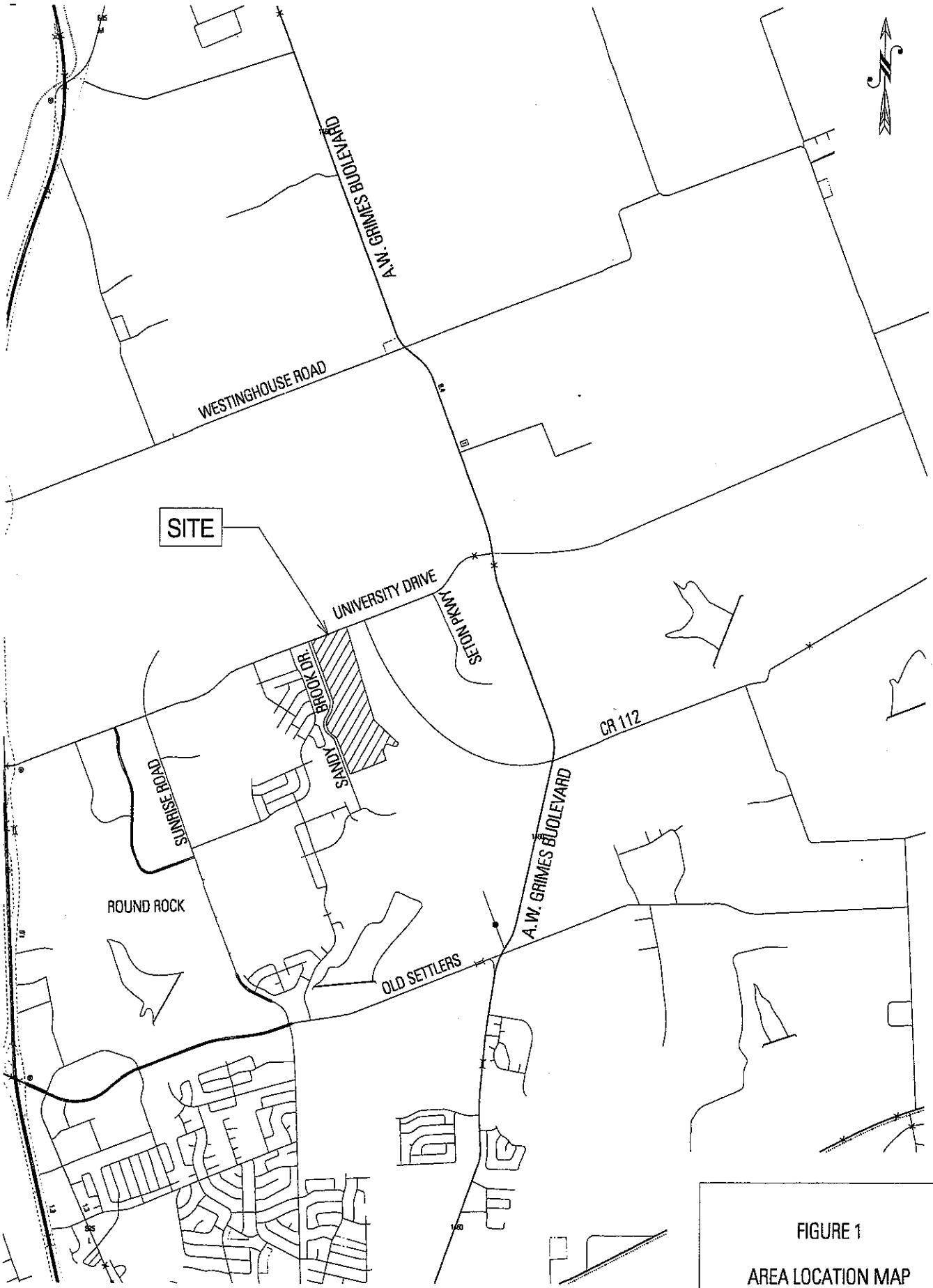
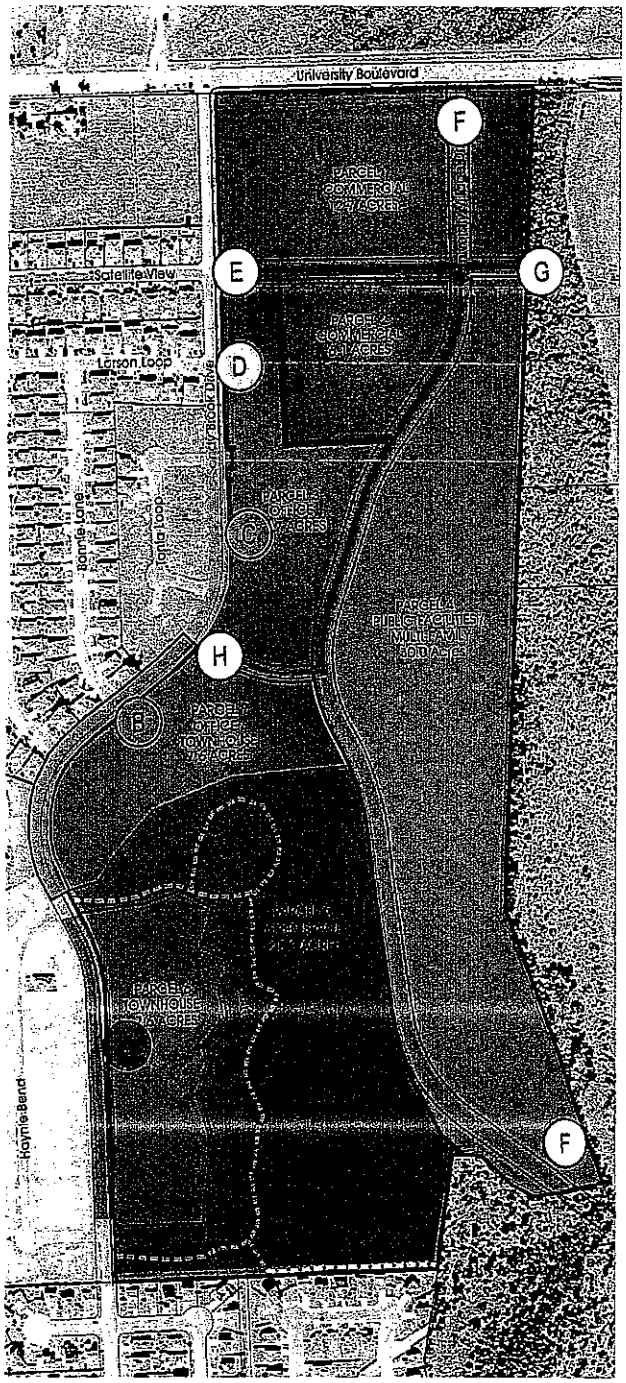


FIGURE 1

AREA LOCATION MAP



LEGEND

= PHASE 1

= PHASE 2

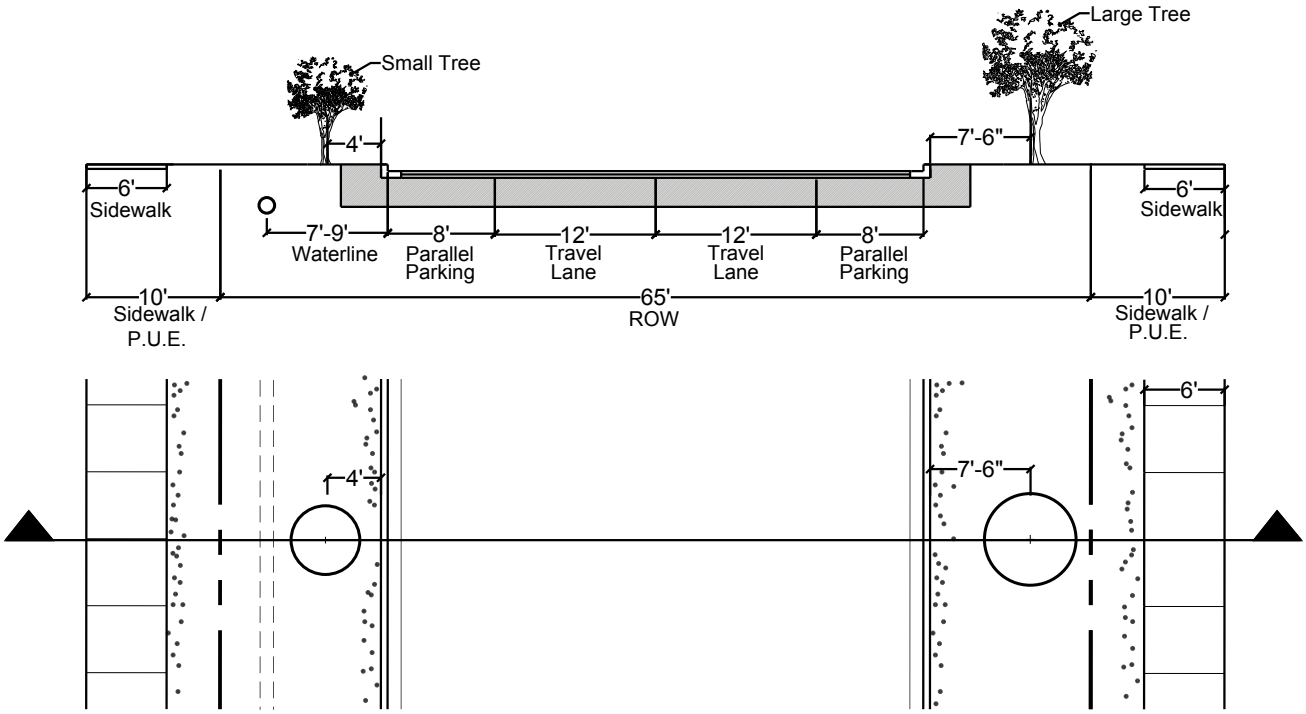
(X) = SITE DRIVEWAY

500 250 0 500

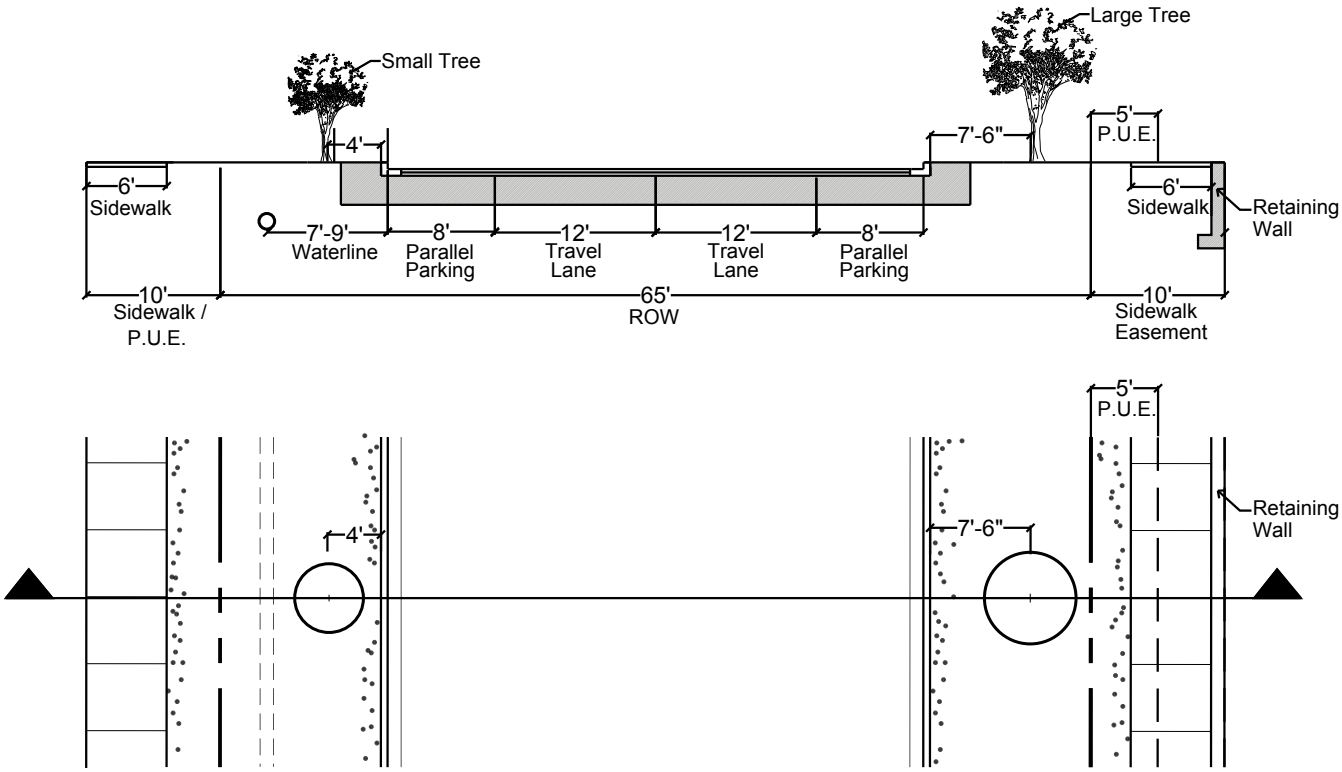
SCALE: 1" = 500'

FIGURE 2

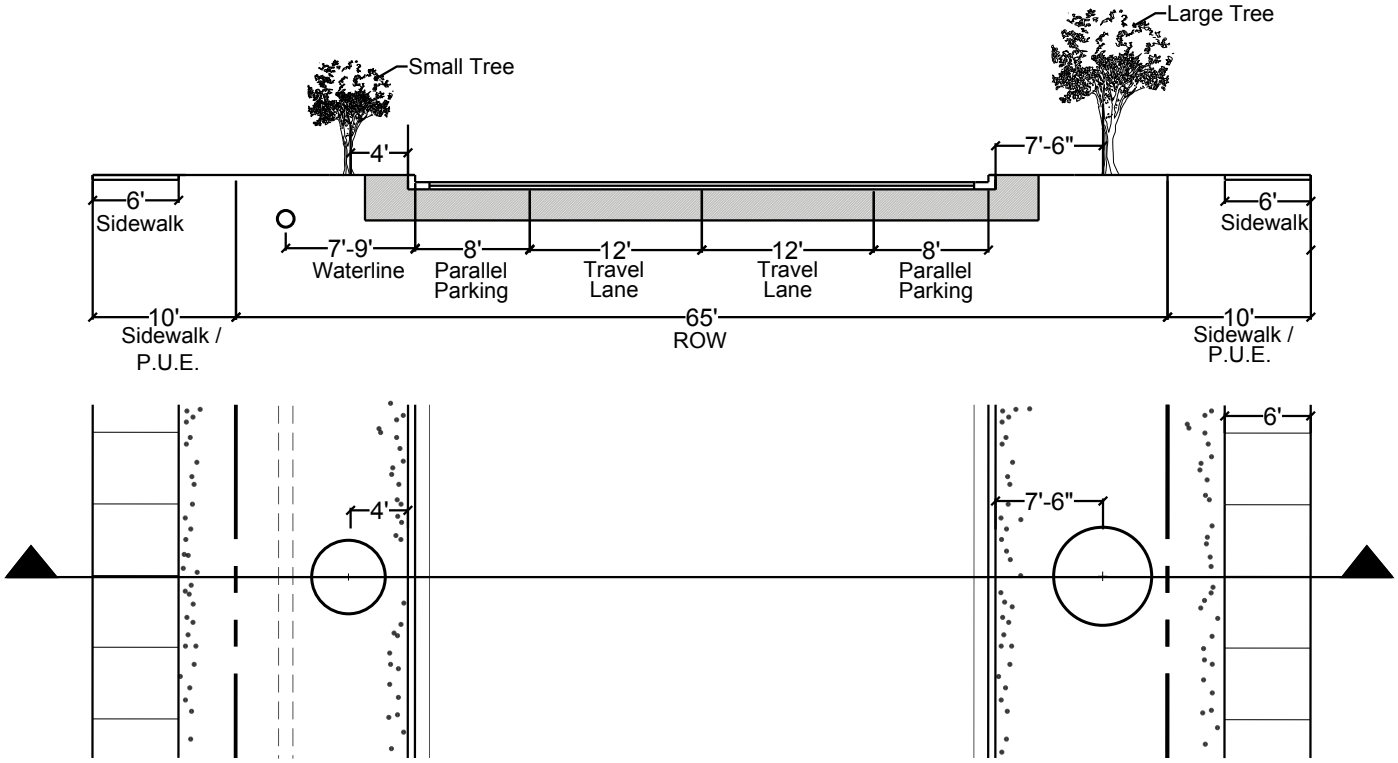
CONCEPTUAL SITE PLAN



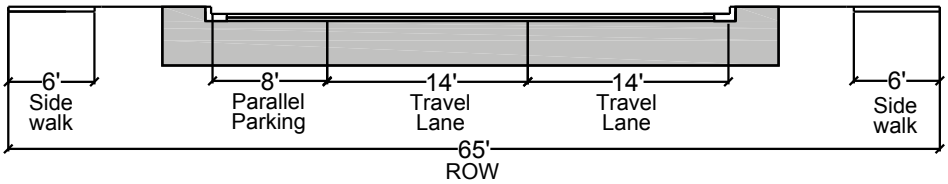
①Campus Village Drive
North of Satellite View



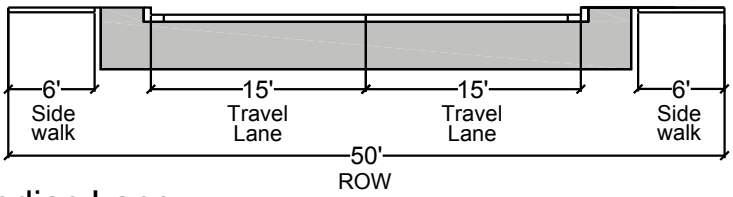
②Campus Village Drive (When Retaining Wall Occurs)
North of Satellite View



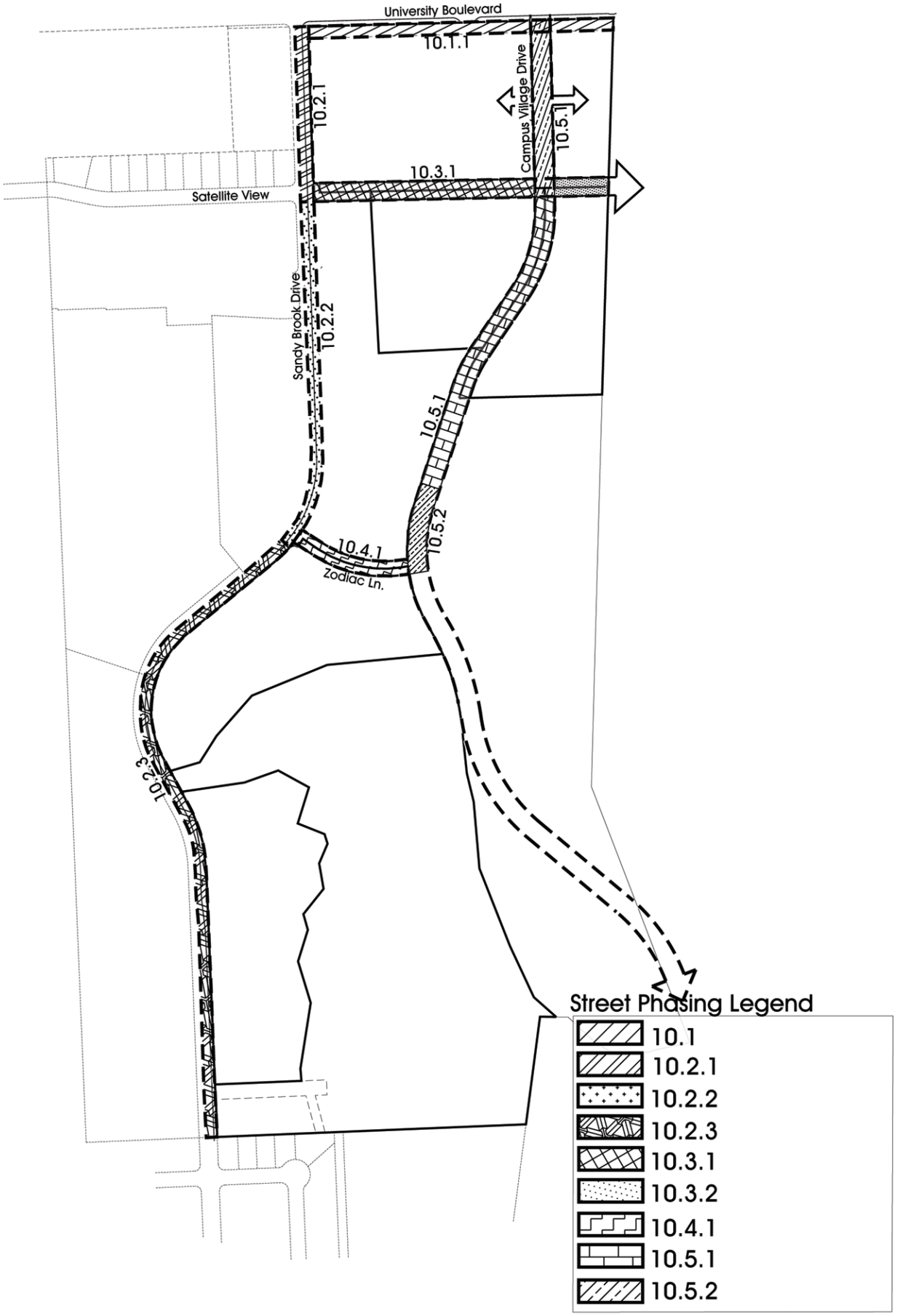
③Campus Village Drive
South of Satellite View



④Satellite View



⑤ Zodiac Lane



UNIVERSITY VILLAGE
ROUND ROCK, TX

Street Phasing

Exhibit F

NORTH

Revised
November 17, 2009

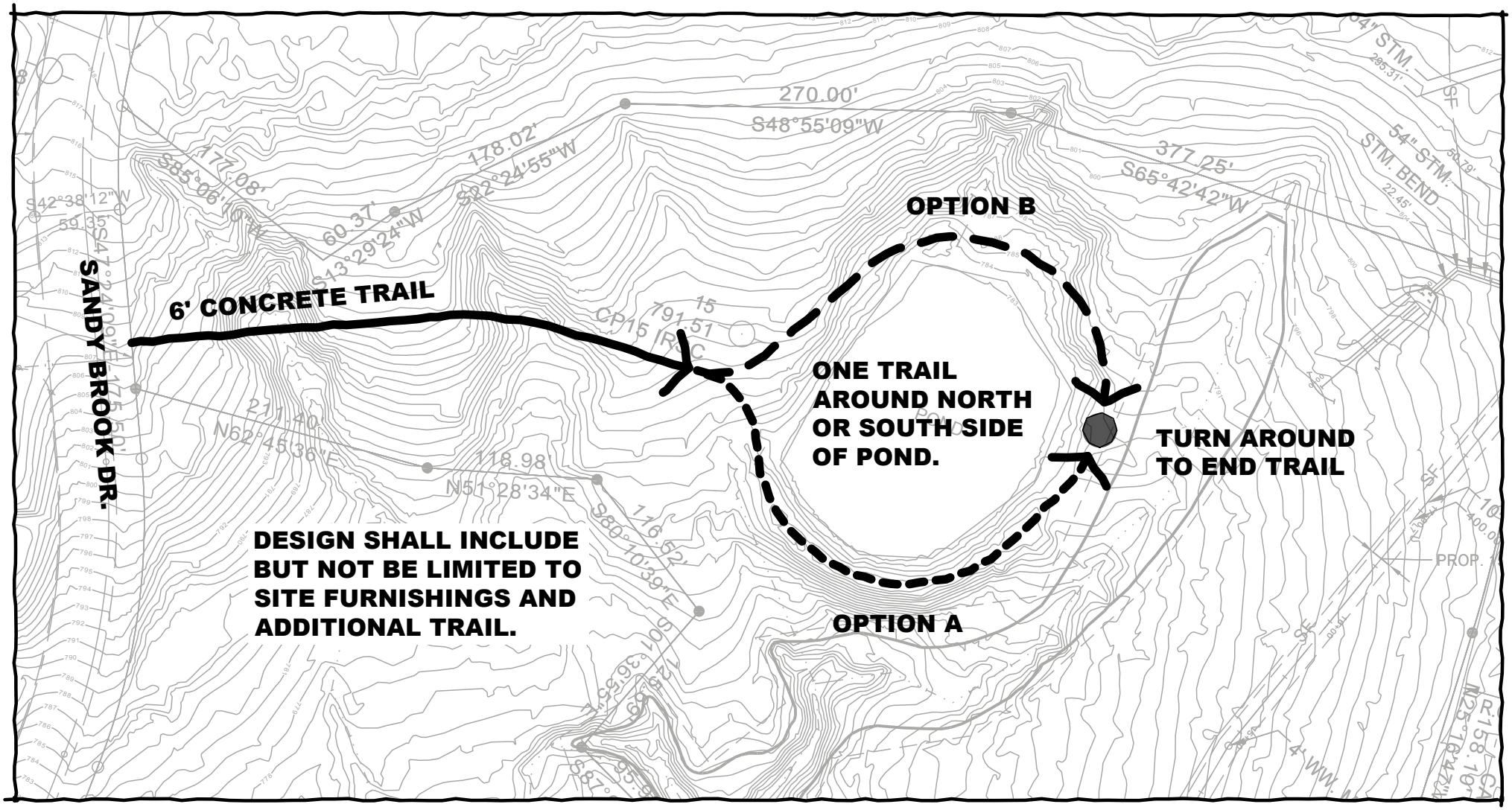
300 150 0' 300

SCALE 1" = 300'

EXHIBIT G

UNIVERSITY VILLAGE

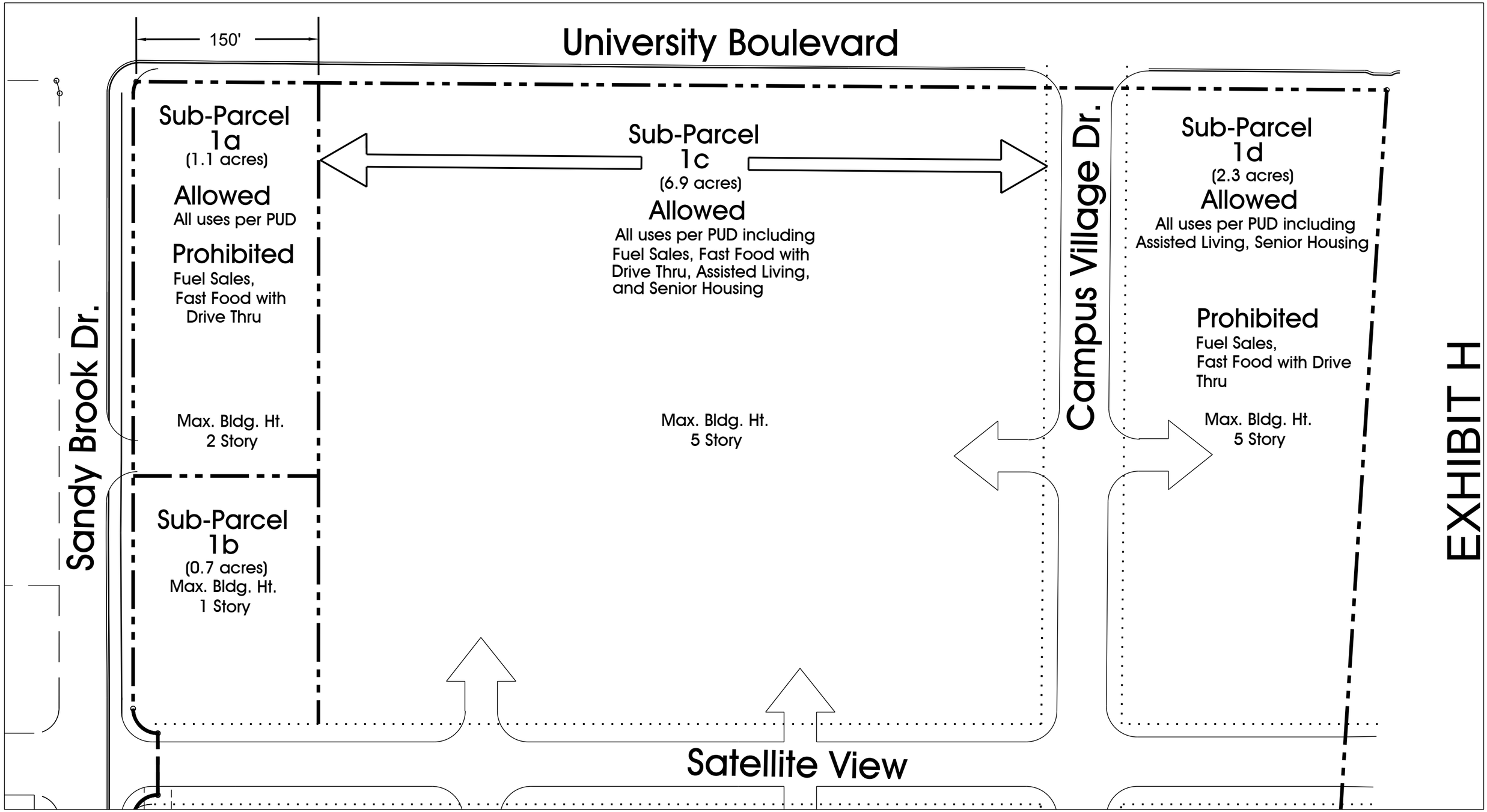
PARK AMENITY TRAIL



Revised: September 17, 2010

NORTH

0 50' 100' 200'



University Village

EXHIBIT - H

Round Rock, TX

Parcel 1

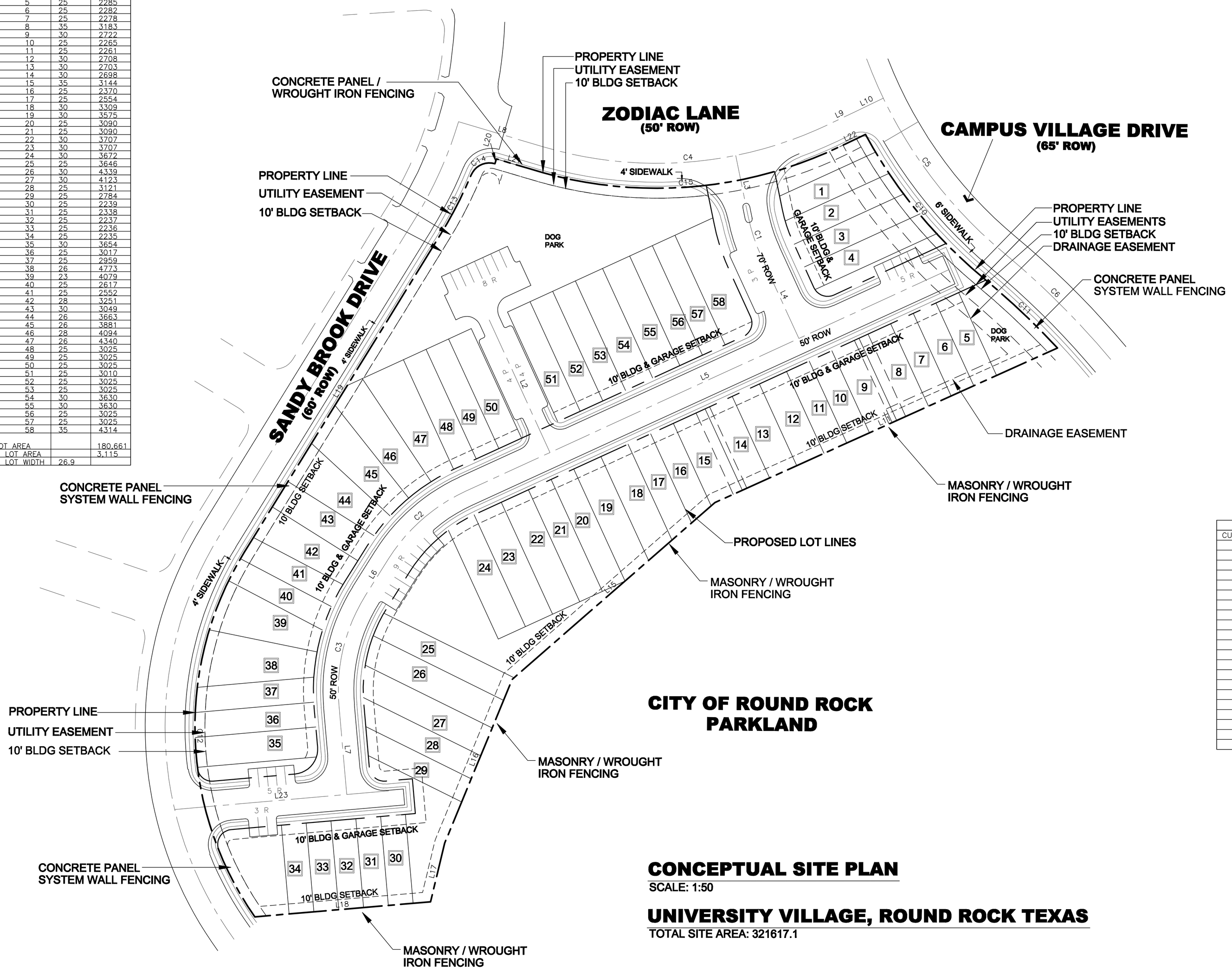
NORTH

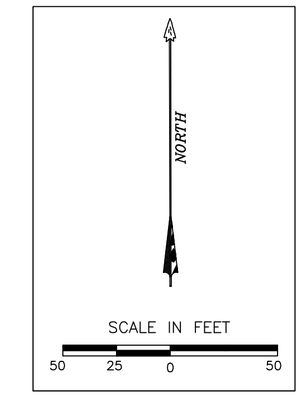
11-17-09

Scale NTS

0	--	0	--

LOT #	WIDTH	AREA
1	25	2758
2	25	2951
3	25	3097
4	25	3266
5	25	2285
6	25	2282
7	25	2278
8	35	3183
9	30	2722
10	25	2265
11	25	2261
12	30	2708
13	30	2703
14	30	2698
15	35	3144
16	25	2370
17	25	2554
18	30	3309
19	30	3575
20	25	3090
21	25	3090
22	30	3707
23	30	3707
24	30	3672
25	25	3646
26	30	4339
27	30	4123
28	25	3121
29	25	2784
30	25	2239
31	25	2338
32	25	2237
33	25	2236
34	25	2235
35	30	3654
36	25	3017
37	25	2959
38	26	4773
39	23	4079
40	25	2617
41	25	2552
42	28	3251
43	30	3049
44	26	3663
45	26	3881
46	28	4094
47	26	4340
48	25	3025
49	25	3025
50	25	3025
51	25	3010
52	25	3025
53	25	3025
54	30	3630
55	30	3630
56	25	3025
57	25	3025
58	35	4314
TOTAL LOT AREA		180,661
AVERAGE LOT AREA		3,115
AVERAGE LOT WIDTH	26.9	





LINE TABLE		
LINE	LENGTH	BEARING
L1	215.74	N85°00'36"E
L2	146.50	N24°37'28"W
L3	63.06	S11°35'58"E
L4	91.38	S24°37'28"E
L5	533.18	S65°22'32"W
L6	42.73	S32°09'50"W
L7	89.24	S04°59'24"E
L8	89.34	S73°31'24"E
L9	28.04	N64°25'04"E
L10	32.50	N64°25'04"E
L11	377.25	S65°42'42"W
L12	89.34	S73°31'24"E
L13	28.04	N64°25'04"E
L14	32.50	N64°25'04"E
L15	270.00	S48°55'09"W
L16	178.02	S22°24'55"W
L17	60.37	S13°29'24"W
L18	177.08	S85°06'10"W
L19	374.48	N31°41'22"E
L20	5.00	N16°28'36"E
L21	33.78	S73°31'24"E
L22	28.68	N64°25'04"E
L23	215.74	N85°00'36"E
L24	377.25	S65°42'42"W
L25	270.00	S48°55'09"W
L26	178.02	S22°24'55"W
L27	60.37	S13°29'24"W
L28	177.08	S85°06'10"W
L29	374.48	N31°41'22"E
L30	5.00	N16°28'36"E
L31	33.78	S73°31'24"E
L32	28.68	N64°25'04"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	40.92	180.00	S18°06'43"E	S18°06'43"E	13°01'30"
C2	104.34	180.00	S48°46'11"W	S48°46'11"W	33°12'42"
C3	116.72	180.00	S13°35'13"W	S13°35'13"W	37°09'14"
C4	293.63	400.00	N85°26'50"E	N85°26'50"E	42°03'32"
C5	241.28	460.00	S35°15'28"E	S35°15'28"E	30°03'11"
C6	151.79	840.00	N45°06'27"W	N45°06'27"W	10°21'12"
C7	293.63	400.00	N85°26'50"E	N85°26'50"E	42°03'32"
C8	241.28	460.00	S35°15'28"E	S35°15'28"E	30°03'11"
C9	151.79	840.00	N45°06'27"W	N45°06'27"W	10°21'12"
C10	187.32	492.50	S39°23'17"E	S39°23'17"E	21°47'32"
C11	102.72	807.50	N46°38'24"W	N46°38'24"W	7°17'19"
C12	387.56	333.33	S01°39'02"E	S01°39'02"E	66°37'02"
C13	67.52	435.63	N27°18'01"E	N27°18'01"E	8°52'48"
C14	29.05	20.00	S64°27'58"W	S64°27'58"W	83°12'36"
C15	320.52	425.59	N86°00'27"E	N86°00'27"E	43°08'59"
C16	187.32	492.50	S39°23'17"E	S39°23'17"E	21°47'32"
C17	102.72	807.50	N46°38'24"W	N46°38'24"W	7°17'19"
C18	387.56	333.33	S01°39'02"E	S01°39'02"E	66°37'02"
C19	67.52	435.63	N27°18'01"E	N27°18'01"E	8°52'48"
C20	29.05	20.00	S64°27'58"W	S64°27'58"W	83°12'36"
C21	320.52	425.59	N86°00'27"E	N86°00'27"E	43°08'59"

CONCEPTUAL SITE PLAN

SCALE: 1:50

UNIVERSITY VILLAGE, ROUND ROCK TEXAS

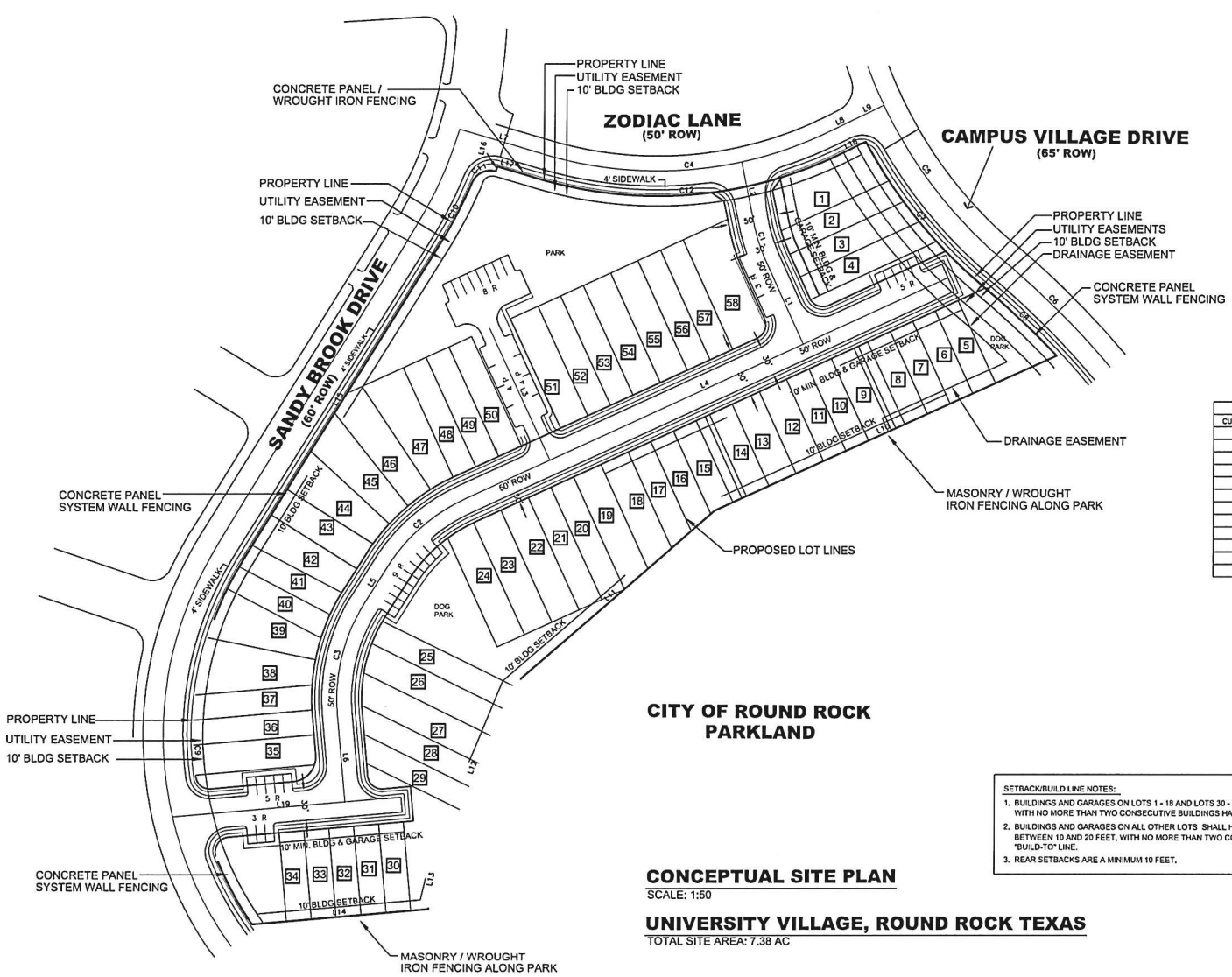
TOTAL SITE AREA: 321617.1

HANRAHAN ● PRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
(TX. PE FIRM REG. #416)
8333 Cross Park Drive
AUSTIN, TEXAS 78754
OFFICE: 512.459.4734 FAX: 512.459.4752
info@hp-eng.com
HPE

UNIVERSITY VILLAGE
EXHIBIT I
ROUND ROCK, TEXAS

File: Projects/ University Village/Dwg/HPE-BASE
Job No.
Snapshot: Exhibit
Scale (Hor.): 1"=50'
Scale (Vert.):
Date: 9/22/2011
Checked By:
Drawn By: Lynn
Revision 1:
Revision 2:
Revision 3:
Revision 4:

EXHIBIT I



LINE TABLE		
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L2	63.08	N11°35'58"W
L3	146.50	N24°37'28"W
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L5	42.73	S32°09'50"W
L6	89.24	S04°59'24"E
L7	89.34	S73°31'24"E
L8	28.04	N64°23'04"E
L9	32.50	N64°23'04"E
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L14	177.08	S85°06'10"W
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L16	5.00	N16°28'36"E
L17	33.78	S73°31'24"E
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L19	215.74	N85°00'36"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	39.78	175.00	S18°06'43"E	13°01'30"
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C9	387.56	333.33	S01°39'02"E	66°37'02"
C10	67.52	435.63	N27°18'01"E	8°52'48"
C11	29.05	20.00	S64°27'58"W	83°12'36"
C12	320.52	425.59	N86°00'27"E	43°08'59"

CITY OF ROUND ROCK PARKLAND

SETBACK/BUILD LINE NOTES:

1. BUILDINGS AND GARAGES ON LOTS 1 - 18 AND LOTS 30 - 34 SHALL HAVE MINIMUM 10-FOOT FRONT SETBACKS, WITH NO MORE THAN TWO CONSECUTIVE BUILDINGS HAVING THE SAME SETBACK DISTANCE.
2. BUILDINGS AND GARAGES ON ALL OTHER LOTS SHALL HAVE STAGGERED "BUILD-TO" LINES VARYING BETWEEN 10 AND 20 FEET, WITH NO MORE THAN TWO CONSECUTIVE BUILDINGS HAVING THE SAME "BUILD-TO" LINE.
3. REAR SETBACKS ARE A MINIMUM 10 FEET.

CONCEPTUAL SITE PLAN

SCALE: 1:50

UNIVERSITY VILLAGE, ROUND ROCK TEXAS

TOTAL SITE AREA: 7.38 AC

HANRAHAN • PRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
(TX. FE FIRM REG. F-461)
3000 Guadalupe, Suite 205
AUSTIN, TEXAS 78705
OFFICE: 512.459.4724 FAX: 512.459.4732
hhpe-eng.com
HPE

UNIVERSITY VILLAGE
EXHIBIT I
ROUND ROCK, TEXAS

File: Projects/ University Village/Dwg/HPE-BASE	
Job No.	Snapshot: Exhibit
Scale (Hor.): 1"=50'	Scale (Vert.):
Date: 9/22/2011	Checked By:
Drawn By: Lynn	
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
01 of 01

* NOTE:
ACCESS EASEMENT MUST BE OBTAINED FROM THE CITY - SEE SECTION 6.6 (3)

SCALE: 1"= 50'

0' 50' 100' 150'

020 — HIGH VISIBILITY UNITS (BOLD LINE IDENTIFIES HIGH VISIBILITY SIDE OF UNIT)

018 — BUILDING REARS ADJACENT TO SANDY BROOK DRIVE (IDENTIFIED BY DASHED BOLD LINE)

REVISIONS:

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

UNIVERSITY VILLAGE SOUTH
PARCEL 6 PLAN - 52 UNITS
PUD 83 REVISION
EXHIBIT J

JOB NO. ---

DATE OCTOBER 9, 2014

DESIGNER SSC

CHECKED ____ DRAWN SSC

SHEET 1 OF 1

DATE: Oct 09, 2014, 2:16PM USER ID: SCRAUFORD
FILE: H:\PROJECTS\SHEA\0007 - PUD AMENDMENT\CV\ULEXHIBIT-J.DWG

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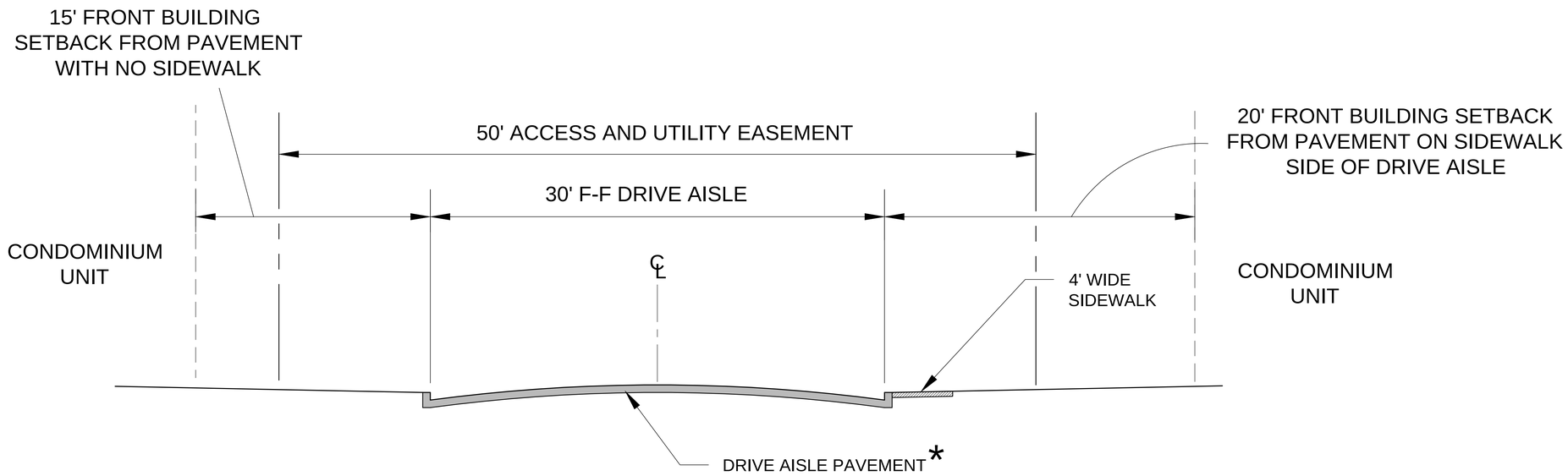

*NOTE:
GEOTECHNICAL ENGINEER WILL PROVIDE PAVEMENT DESIGN FOR DRIVE AISLE PER THE SOIL CONDITIONS AT THE SITE. THE CITY OF ROUND ROCK WILL REVIEW THE PAVEMENT RECOMMENDATIONS AT THE TIME OF SITE DEVELOPMENT PERMIT.

MINIMUM PAVEMENT DESIGN SHALL INCLUDE:

- 2" HMAC (TYPE C OR TYPE D)
- PRIME COAT
- 11.5" CRUSHED LIMESTONE BASE, TYPE A, GRADE 1.
- 6" COMPACTED SUBGRADE

REVISIONS:

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

UNIVERSITY VILLAGE SOUTH DRIVE AISLE CROSS SECTION

PUD 83 REVISION
EXHIBIT K

JOB NO. ---
DATE OCTOBER 7, 2014
DESIGNER SSC
CHECKED ____ DRAWN WT
SHEET 1 OF 1

DATE: Oct 07, 2014, 5:09PM, USER ID: SCRAUFORD
FILE: H:\PROJECTS\0964\0097 PDA AMENDMENT\CIVIL\EXHIBIT-K.DWG
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