

**Planned Unit Development  
Overlay District  
For  
Duncan Tract PUD**

Prepared For

Wynne/Jackson, Inc.–Eland Development Corporation, A Joint Venture

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### EXHIBITS

- Area Location Map
- Project Aerial Map
- Project Survey
- Existing Topography Map
- Project Legal Description
- Conceptual Land Use Plan
- Conceptual Commercial Imagery
- Conceptual Business Park Imagery
- Conceptual Residential Imagery
- School District Vicinity Map
- Proposed Zoning Map
- Street and Circulation System Plan
- Conceptual Water Distribution Plan
- Conceptual Wastewater Collection Plan
- Conceptual Storm Drainage Plan
- Conceptual Amenities and Open Space Plan
- Amenities and Open Space Imagery

## I. INTRODUCTION

This planned unit development application was prepared on behalf of Wynne/Jackson, Inc.–Eland Development Corporation, A Joint Venture pursuant to the City of League City ordinances related to Planned Unit Development (PUD). The purpose of the PUD is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities; to preserve the quality of the natural environment; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

On April 11, 2006, the City Council of League City asked the developers and landowners of the McAlister, Lloyd and Duncan Tracts to work together to develop a cohesive, comprehensive plan for the development of these tracts. Several issues were raised including an improved transportation plan, the regional wastewater treatment plant, and the need for a Town Center, Business Park, and a Light Industrial Area. In response to these issues, the Western League City Master Plan was prepared and presented to the City Council in a workshop on May 23, 2006. The Duncan Tract Conceptual Land Use Plan and PUD is a component of that overall comprehensive plan

The Duncan Tract PUD is a mixed-use project that is bounded on the south by F.M. 517 and the north by the American Canal. The Area Location Map illustrates the location of the project.

A strong community character will be achieved within the proposed development by creatively mixing land uses, administering high quality architectural and design standards and providing a variety of amenities. The Duncan Tract will provide a wide variety of housing products and price ranges.

## II. SITE INVENTORY ANALYSIS

### **Physical Opportunities and Constraints**

The Duncan Tract is located to the north of F.M. 517 in the far western portion of the City of League City. Consistent with terrain in the region, the project is relatively flat with elevations ranging from 26 feet in the northwest corner to 20 feet in the southeast corner. The site is generally void of quality vegetation. Existing physical constraints affecting development of the project include the following:

- The American Canal (also known as the Gulf Coast Water Authority Channel) lies along the northern most property line in an east-west direction.
- A Forney and McCombs Pipeline Easement of undefined width runs along the north side of F.M. 517. It then turns to the north at the southeastern corner of the project and passes through the project in a north-south direction.
- A 20 foot wide Houston Pipeline Company Pipeline Easement, a 20 foot wide Shell Pipeline Corporation Pipeline Easement, a 20 foot wide Dow Chemical Company Pipeline Easement and a 20 foot AMOCO Pan American Gas Company Pipeline Easement are adjacent to each other and cross the eastern half of the project in a north-south direction. At approximately ±800 feet north of the Prairie Estates subdivision, the pipelines make a turn to the southeast until they exit the property.
- A 6 foot wide Phillips Pipeline Company Pipeline Easement passes through the project in a southwest-northeast direction.
- A 20 foot wide Coastal Transmission Corporation Pipeline Easement traverses the northeast corner of the project in a southeast-northwest direction.
- In addition to the existing constraints outlined above, the development of the site is further constrained by various required proposed physical features including roadways, drainage facilities and detention basins.

Upon completion of a tree survey for the project, the developer will coordinate the preservation and/or removal of any trees with the League City Urban Forester per the regulations found in Chapter 111, Tree Preservation and Protection, of the League City Code of Ordinances. This will be completed at the time of the submittal of the master plan for the project. The existing site constraints can be seen on the Project Aerial Map and are illustrated on the Project Survey included in this document. Additionally, a Project Legal Description is included in the exhibit section of this document.

### **Surrounding Land Use**

Land uses surrounding the Duncan Tract PUD are dominated by single-family residential development with Magnolia Creek and Brittany Lakes located to the north of the project and Bay Colony West to the east.

The property to the south and southeast of the project primarily consists of single-family subdivisions and large lot acreage single-family tracts.

The property west of the project remains undeveloped.

There are three master planned residential communities in the immediate area: Brittany Lakes and Magnolia Creek to the north and Bay Colony West to the east. Brittany Lakes and Bay Colony West are master planned communities comprised of traditional single-family. Magnolia Creek lies to the northeast of the project and is a master planned community comprised of traditional single-family residential, commercial development and a 27-hole golf course.

The surrounding land uses can be seen on the Area Location Map located in the Exhibits section of this document.

### III. GOALS AND OBJECTIVES

The goals of the Duncan Tract PUD are to provide guidelines for the creation of a quality development that provides community cohesiveness, variety and options in housing, quality and uniformity in building construction, orderly growth and desired visual results. Further, the goals reflect the flexibility to achieve a high quality mixed-use development in a coordinated suburban setting and will be achieved through the implementation of a series of planning strategies designed to maintain flexibility in the market place. The goals and objectives for the Duncan Tract PUD are outlined below.

| <u>Goal</u>                        | <u>Objective</u>  |
|------------------------------------|---|
| Multiple Housing Options           | Provide a variety of housing options, lifestyles and price ranges in identifiable neighborhoods, each with their own character and market appeal. |
| Quality and Character of Community | Provide high quality planning and architecture with implementation of creative designs and building standards.                                    |
| Community Cohesiveness             | Provide compatible and functional land uses for employment, shopping, living, education and recreation activities.                                |
| Orderly Growth                     | Provide community integrity through experienced development team and careful application of flexible regulations and architectural controls.      |

#### **Multiple Housing Options**

Variety and choice will be achieved by creating a community of mixed land uses that offer a wide range of choices. Lot sizes for standard single-family residential homes range in width from 50 feet to 85 feet and in square footage from 5,700 square feet to over 10,200 square feet. The net residential densities within these standard residential parcels can range from 2.7 units to the acre to 4.8 units to the acre. There will also be additional distinct types of residential development in the project. These will include townhomes, cluster homes and traditional patio homes. These types of distinct residential development typically have a higher density than the standard single family development with densities ranging from 4.5 units to the acre to over 8.0 units to the acre. Although higher density residential products have been planned for the project, multi-family rental apartments are not a component of the plan and will not be allowed. The variety of housing offered is intended to appeal to a broad spectrum of buyers and lifestyles by providing employment centers, shopping, and other commercial sites, recreational uses, aesthetic open space, trails, and other community and neighborhood amenities.

#### **Quality and Character of Community**

The community's strong character will be ensured through guidelines and controls for architectural and design aesthetics, open space and landscaping, perimeter treatments and neighborhood amenities, such as sidewalks and neighborhood recreation spaces. Long-term sustainability will be provided for the community through the adoption of a land use plan and restrictions that provide maximum flexibility.

#### **Community Cohesiveness**

A cohesive community will be accomplished by mixing compatible and functional land uses that provide service industries, employment, shopping, living, and recreational activities. The combination of commercial and residential uses in a coordinated and controlled environment will provide the residents with the quality and convenience essential to the community.

#### **Orderly Growth**

Orderly growth will be achieved through a master plan implemented by a proven and experienced land development team. This will ensure a completed project that is consistent in character and content, providing residents, businesses, and visitors with a clear sense of community.

In summary, the planning strategies that will be implemented in the Duncan Tract PUD will ensure the future success of the community and its neighborhoods, providing flexible land use controls, high quality planning, thoughtful architectural and aesthetic guidelines, and meaningful neighborhood recreation spaces.

## IV. PROJECT / PLAN DESCRIPTION

### LAND USE

#### **Compliance with Comprehensive Plan**

The development is in compliance with the League City Comprehensive Plan by adhering to the development principles outlined in the plan. The project has a balance of land uses that encourage future residents to both live and work in the community. There is a well defined network of both vehicular and pedestrian circulation systems that provide connectivity, not only to the project itself, but to potential future developments. The diversity of housing types from the traditional single family subdivision to urban townhomes ensures that residents of all ages can fulfill their housing needs. The development of an internal parks system that will include recreation centers, parks, linear parks, and significant open space areas will help to provide for the City's future open space needs. A Business Park will become the focus of new employment for the project and League City and will help to meet the retail and service needs of the project.

#### **Project Description**

The project will be comprised of multiple land uses dominated by single-family residential, commercial and a Business Park. Other anticipated uses include churches, schools, recreation centers, and linear parks. The uses are illustrated on the Conceptual Land Use Plan included within this document.

The Conceptual Land Use Plan illustrates a collection of individual cells formed by the various constraints (existing and proposed) associated with the subject property including easements, drainage facilities and a street system. There will be two major access points to the project from F.M. 517. Proposed Landing Street will be the primary access point from F.M. 517 and will continue north, intersecting first with the proposed Grand Parkway and then connecting to the proposed extension of Ervin Street. Landing Street will then continue north until it connects to the existing Landing Street at Brittany Lakes. The second major access point will be a boulevard collector street that terminates into the proposed partial collector loop that serves much of the single family residential tracts in the southern portion of the project. Two major arterials, one in the southern portion of the project, the other being the proposed Ervin Street extension in the north, will provide east-west connectivity for the project and future surrounding development. There will also be a partial collector loop in the northern residential area that will connect proposed Landing Street and the far west portion of proposed Ervin Street.

There will be a Business Center that will be located to the southwest of the intersection of Landing Street and Grand Parkway (S.H. 99). The Business Park will be a focal point for the development and League City as a whole. It will provide an area for the development of a multiple office buildings in a campus type setting. The Business Park will serve as an employment destination with shared parking facilities and strong pedestrian connections. Conceptual examples of the Business Park can be seen on the Conceptual Business Park Imagery exhibit located in the Exhibits section of this document. To the east and north of the Business Park, there will be typical commercial tracts, a church site, higher density single family residential cells and multiple parks. Residents will have the ability to do a variety of activities such as shopping, dining, entertainment, and working, in a single location.

There are three separate neighborhood commercial parcels that are situated in close proximity to residential areas. These parcels will provide areas of pedestrian oriented and neighborhood serving commercial development that includes retail, services and small restaurants.

The commercial parcels located along F.M. 517 will be more conventional in nature and be oriented towards serving the adjacent neighborhood commercial needs. Conceptual examples of the commercial development can be seen on the Conceptual Commercial Imagery exhibit located in the Exhibits section of this document.

The standard single family residential development is divided in half by the Grand Parkway. Both the southern and northern areas will have a mix of lot sizes that range in width from 50 feet to 85 feet and in square footage from 5,700 square feet to over 10,200 square feet. The net residential densities within these standard residential parcels can range from 2.7 units to the acre to 4.8 units to the acre. The residents will enjoy the benefit of an extensive linear park and trail system that offers pedestrian access to the various recreation amenities and neighborhood commercial parcels. The individual residential cells will

be developed with varying lot sizes as market conditions dictate.

There will also be several additional distinct types of residential development in the project. These will include townhomes, cluster homes, and patio homes. For the purposes of this document, Patio Homes are defined as a single family residential structure situated on the lot in such a manner so as to make more efficient use of the yard space. This results in the structure being located along one lot line with a setback of 0 to 5 feet in width with the opposite lot line containing a setback of 5 to 10 feet in width. In no case shall units on adjoining lots be separated by less than 10 feet in width. For the purposes of this document, Cluster Homes are defined as single family residential structures that are grouped together with four to six lots that share a common paved motor court for vehicular access. This serves to break up the street scene and creates a common open space area rather than having individual yards. All of these diverse types of residential development typically have a higher density than the standard single family development. The net residential densities within these unique residential parcels can range from 4.5 units to the acre to 8 units to the acre. Although higher density residential products have been planned for the project, multi-family rental apartments are not a component of the plan and will not be allowed. The anticipated maximum number of units for the project is 3,694 units with an overall gross residential density of 2.2 units to the acre. The projected population for the overall development will be a total of approximately 10,710 people at 2.9 individuals per household (Source: Metro Study). Conceptual images of the residential development can be seen on the Conceptual Residential Imagery exhibit located in the Exhibits section of this document.

There are four drill sites located within the Duncan Tract PUD. It is the intent of the developer to utilize these sites for parks unless or until the mineral rights owners elects to exercise their drilling rights. At that time, the site would be required to comply with the regulation found in Chapter 42, Article III, Oil and Gas Wells, of the League City Code of Ordinances which prohibits drilling within 300 ft of a residence without consent of the owner. Additionally, it should be noted that all well locations must be approved by the League City Council.

The project is located within three separate school districts: Clear Creek Independent School District, Santa Fe Independent School District and Dickinson Independent School District. The area that falls within the Clear Creek I.S.D. is comprised of a commercial parcel, a church site and only three standard single family residential parcels. Due to the low number of potential students in this area, no school site is planned. The area that falls within Santa Fe I.S.D. is planned with a variety of land uses ranging from commercial to high density residential housing to standard single family residential lots. One elementary school site is proposed to serve the residents located in that school district. The area that falls within Dickinson I.S.D. is primarily residential in nature, but with some commercial parcels as well. Two elementary school sites are proposed to serve the residents located in that school district, one to the south of the Grand Parkway and one to the north. The size and the location of the various school sites have been coordinated with the appropriate school district. The boundaries of the three school districts can be seen on the School District Vicinity Maps and the proposed school sites can be seen on the Conceptual Land Use Plan located in the exhibits section of this document.

The table on the next page lists the various land uses illustrated on the Conceptual Land Use Plan, along with their respective acreages and percentage of the gross land area.

### Composition of Land Use

| Land Use Category                       | Acreage        | % Of Gross Acreage |
|---|----------------|--------------------|
| <b>CONSTRAINTS</b>                      | <b>+235.7</b>  | <b>13.8%</b>       |
| Grand Parkway (S.H. 99) (400' R.O.W.)   | +70.1          |                    |
| Landing Street (120' R.O.W.)            | +22.8          |                    |
| Erwin Street (100' R.O.W.)              | +22.2          |                    |
| Major Arterial Streets (100' R.O.W.)    | +12.8          |                    |
| Collector Streets (R.O.W. Width Varies) | +48.4          |                    |
| Pipeline Easement                       | +33.6          |                    |
| American Canal                          | +25.8          |                    |
| Proposed Lake / Detention Areas         | +249.6         |                    |
| <b>COMMUNITY ELEMENTS</b>               | <b>+396.6</b>  | <b>23.3%</b>       |
| Recreation Centers                      | +7.8           |                    |
| Parks                                   | +23.0          |                    |
| Linear Parks                            | +25.5          |                    |
| Proposed Lake / Detention Areas         | +249.6         |                    |
| Open Space and Landscape Reserves       | +3.0           |                    |
| Schools                                 | +51.1          |                    |
| Churches                                | +13.6          |                    |
| Day Care                                | +3.5           |                    |
| Drill Sites                             | +15.1          |                    |
| Public Emergency Services               | +4.4           |                    |
| <b>COMMERCIAL &amp; INDUSTRIAL</b>      | <b>+199.0</b>  | <b>11.7%</b>       |
| General Commercial                      | +98.1          |                    |
| Neighborhood Commercial                 | +9.5           |                    |
| Business Park                           | +91.4          |                    |
| <b>SINGLE-FAMILY RESIDENTIAL</b>        | <b>+873.4</b>  | <b>51.2%</b>       |
| <b>TOTALS</b>                           | <b>+1704.7</b> | <b>100.0%</b>      |

### Composition of Single Family Residential

| Lot Size      | Acreage       |
|---------------|---------------|
| 50' x 115'    | +253.0        |
| 60' x 115'    | +195.5        |
| 65' x 120'    | +168.1        |
| 70' x 120'    | +92.5         |
| 85' x 120'    | +58.0         |
| Cluster Homes | +19.7         |
| Patio Homes   | +67.7         |
| Townhomes     | +18.9         |
| <b>TOTAL</b>  | <b>+873.4</b> |

\*- The Composition of Single Family Residential table is for accounting purposes only. The residential density and permitted lot sizes are governed by the various residential zoning districts as seen on the Proposed Zoning Map.

## **ZONING**

### **Existing and Surrounding Zoning**

The existing zoning for the project is Single Family Residential 7 (RSF-7). The surrounding undeveloped properties to the west also share the same zoning classification. Magnolia Creek to the north and Bay Colony West to the East are both zoned as Planned Unit Development Overlay Districts with a mix of underlying zoning.

### **Proposed Zoning**

In order to implement the Conceptual Land Use Plan as currently proposed, each of the proposed land uses have been assigned zoning categories consistent with the current League City Zoning regulations as of the date of this document. The proposed zoning for the project will be a Planned Unit Development Overlay District with a mix of zoning categories that are compatible with the proposed land uses. The proposed zoning categories incorporate three different types of Commercial zoning (General Commercial, Commercial Office, and Neighborhood Commercial), Public and Semi-Public zoning, and three different types of Single Family Residential zoning (Residential Single Family 2, 5 and 7). Although higher density residential products have been planned for the project, Multi-Family Residential zoning is not a component of the plan and will not be allowed. There will also be a new proposed zoning district, Mining and Drilling zoning, which is described in the next section titled "Proposed Mining and Drilling Zoning District." This mix of zoning is being used to appeal to a broad range of potential of residents and lifestyles by providing employment centers, shopping, and other commercial sites, recreational uses, aesthetic open space, trails, and other community and neighborhood amenities.

The assigned zoning designations and the total acreage for each are as follows:

#### **Composition of Zoning**

| <b>Zoning Designation</b>           | <b>Acreage</b> | <b>% of Gross Acreage</b> |
|-------------------------------------|----------------|---------------------------|
| General Commercial (CG)             | ±134.0         | 7.8%                      |
| Commercial Office (CO)              | ±108.1         | 6.3%                      |
| Commercial Neighborhood (CN)        | ±13.0          | 0.8%                      |
| Mining and Drilling (MD)            | ±15.1          | 0.9%                      |
| Public & Semi Public (PS)           | ±51.1          | 3.0%                      |
| Residential Single Family 2 (RSF-2) | ±127.6         | 7.5%                      |
| Residential Single Family 5 (RSF-5) | ±829.5         | 48.7%                     |
| Residential Single Family 7 (RSF-7) | ±426.3         | 25.0%                     |

Zoning shall be regulated on a total gross acreage basis. The uses may be altered or the density increased by up to 15 percent as described in the Zoning Ordinance, Section 125-80H, Procedures for PUD Overlay District Application. The percentage land use area change is required to ensure the success of the development by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow the project to remain competitive in the real estate market over the life of the project and the ability to make adjustments as necessary to accommodate specific end users in a timely manner.

Land uses may be relocated within the boundaries of the PUD, provided they are in compliance with the acreage restrictions referred to above and otherwise conform to the League City regulations for such changes. The Duncan Tract PUD will comply with the Zoning Ordinance standards as outlined for each zoning district unless otherwise noted. The land uses permitted will be based upon those zoning categories that are permitted in the Zoning Ordinance unless otherwise noted. The zoning designations for each parcel within the Duncan Tract PUD are illustrated on the Proposed Zoning Map exhibit included within this document.

### **Proposed Mining and Drilling Zoning District**

The parcels described as Drill Sites on the Conceptual Land Use Plan requires the addition of a supplementary zoning district. The Industrial Zoning Districts, both Limited and General, are the only zoning districts that allow mining and drilling, but only with a special use permit. Rather than use one of the existing industrial zones which could permit unwanted and non-compatible industrial development in residential areas, the Mining and Drilling Zoning (MD) district will be created for the six drill sites located within the Duncan Tract PUD.

The Mining and Drilling Zoning district complies with the requirements and standards of the Limited Industrial Zoning District, with the exception that the land uses allowed in this district are strongly restricted and the more stringent buffer yard requirements. The percentage zoning acreage change within the Mining and Drilling Zoning district may be increased by up to 50 percent. The only allowable land uses within this zone are mining and drilling, parks and open space. Mining and drilling will only be allowed with the approval of a special use permit granted by the League City Planning Commission and City Council. At that time, the site would be required to comply with the regulation found in Chapter 42, Article III, Oil and Gas Wells, of the League City Code of Ordinances which prohibits drilling within 300 ft of a residence without consent of the owner. Additionally, it should be noted that all well locations must be approved by the League City Council. The buffer yard requirements for the Mining and Drilling zone can be found in the Buffer Yard section of this document. These requirements only come into effect if the parcel is being utilized for mining and drilling land uses. If the land use for the parcel is parks and/or open space, then the buffer yard requirements for the Open Space zone will apply.

**BUFFER YARDS**

Compatible zoning is defined as zoning that is complementary to the adjoining zoning. Compatible zoning uses will not be required to provide a buffer yard. Zoning that is not considered compatible will be required to provide a buffer yard of a width to be determined by the adjoining use. Each zone has specific requirements that apply to the required buffer yard in the case of non-compliant uses. The buffer yard tables shown below are identical to the current Zoning Ordinance requirements. (See Schedule 125-190.C-1)

Zoning compatibility within the Duncan Tract PUD is illustrated in the Compliant Zoning Matrix:

| Zoning Designation                  | General Commercial (CG) | Commercial Office (CO) | Commercial Neighborhood (CN) | Mining & Drilling (MD) | Public & Semi Public (PS) | Residential Single Family 2 (RSF-2) | Residential Single Family 5 (RSF-5) | Residential Single Family 7 (RSF-7) |
|-------------------------------------|-------------------------|------------------------|------------------------------|------------------------|---------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| General Commercial (CG)             | --                      | --                     | --                           | <b>C</b>               | --                        | <b>C</b>                            | <b>C</b>                            | <b>C</b>                            |
| Commercial Office (CO)              | --                      | --                     | --                           | <b>C</b>               | --                        | <b>C</b>                            | <b>C</b>                            | <b>C</b>                            |
| Commercial Neighborhood (CN)        | --                      | --                     | --                           | <b>C</b>               | --                        | <b>B</b>                            | <b>B</b>                            | <b>B</b>                            |
| Mining & Drilling (MD)              | <b>C</b>                | <b>C</b>               | <b>C</b>                     | --                     | <b>C</b>                  | <b>C</b>                            | <b>C</b>                            | <b>C</b>                            |
| Public & Semi Public (PS)           | --                      | --                     | --                           | <b>C</b>               | --                        | <b>C</b>                            | <b>C</b>                            | <b>C</b>                            |
| Residential Single Family 2 (RSF-2) | <b>C</b>                | <b>C</b>               | <b>B</b>                     | <b>C</b>               | <b>C</b>                  | --                                  | <b>A</b>                            | <b>A</b>                            |
| Residential Single Family 5 (RSF-5) | <b>C</b>                | <b>C</b>               | <b>B</b>                     | <b>C</b>               | <b>C</b>                  | <b>A</b>                            | --                                  | --                                  |
| Residential Single Family 7 (RSF-7) | <b>C</b>                | <b>C</b>               | <b>B</b>                     | <b>C</b>               | <b>C</b>                  | <b>A</b>                            | --                                  | --                                  |

**Required Buffers:**

- Compliant Land Use – No Buffer Yard Required
- A** Non-Compliant Land Use – A 20 foot buffer yard is required
- B** Non-Compliant Land Use – A 30 foot buffer yard is required
- C** Non-Compliant Land Use – A 50 foot buffer yard is required

**Buffer Yard Standards**

|  | <b>Buffer Yard Types</b> |          |          |
|--|--------------------------|----------|----------|
|  | <b>A</b>                 | <b>B</b> | <b>C</b> |
| Buffer Yard Width                      | 20                       | 30       | 50       |
| Canopy Trees (per 100 lineal feet)     | 2                        | 3        | 3        |
| Ornamental Trees (per 100 lineal feet) | 2                        | 3        | 4        |
| Coniferous Trees (per 100 lineal feet) | --                       | --       | 10       |
| Shrubs (per 100 lineal feet)           | 6                        | 12       | 20       |
| Berm Height (in feet, if provided)     | --                       | --       | 4        |
| Fence Height (in feet, if provided)    | --                       | 6        | 8        |

## **STREET AND CIRCULATION SYSTEM**

### **Existing Roadways**

The Duncan Tract PUD is bounded along the southern property line by F.M. 517, an existing major arterial in League City that is maintained by the Texas Department of Transportation (TXDOT).

### **Proposed Street and Circulation System**

The Duncan Tract PUD is affected by three significant proposed roadways. The first is the proposed Landing Street that will be an important north-south connection from F.M. 517 to the proposed Ervin Street to the north. It will also connect to the proposed Grand Parkway (S.H. 99) with an interchange at that future intersection. The second significant roadway is the proposed Ervin Street which will aid the east-west connectivity within the project and the western portion of League City. The third and largest important roadway that will affect the project is the proposed Grand Parkway. It crosses the project from east to west, bisecting the project. The Grand Parkway is a proposed 170-mile circumferential tollway traversing seven counties and encircling the Greater Houston region, and will ultimately consist of four lanes with controlled access points at designated intersections. Currently, 20 miles of the road from US 59 near Sugar Land to Interstate Highway 10 near Katy have been constructed, although not as a tollway. The remaining segments of the Grand Parkway will likely be a tollway and will provide a regional transportation corridor for the City of League City. The alignment of the Grand Parkway as well as the interchanges and grade separations has been coordinated with the Grand Parkway Association.

The Conceptual Land Use Plan illustrates a collection of individual cells formed by the various constraints (existing and proposed) associated with the subject property including easements, drainage facilities and a street system. There will be two major access points to the project from F.M. 517. Proposed Landing Street will be the primary access point from F.M. 517 and will continue north, intersecting first with the proposed Grand Parkway and then connecting to the proposed extension of Ervin Street. Landing Street will then continue north until it connects to the existing Landing Street at Brittany Lakes. The second major access point will be a boulevard collector street that terminates into the proposed partial collector loop that serves much of the single family residential tracts in the southern portion of the project. Two major arterials, one in the southern portion of the project, the other being the proposed Ervin Street extension in the north, will provide east-west connectivity for the project and future surrounding development. There will also be a partial collector loop in the northern residential area that will connect proposed Landing Street and the far west portion of proposed Ervin Street.

Residential lots will not be permitted to have driveway access to any collector or major arterial roadway. This will allow for the paving sections of the two types of roadway to adequately and efficiently serve the traffic generated from the various neighborhood cells. The collector roads will use a 28 foot wide paving section. The major arterials will be boulevards with two 25 foot wide paving sections with a 30 foot median with the 100 foot rights-of-way. The circulation system and street plan for Duncan Tract PUD is illustrated on the Circulation System and Street Plan exhibit included in this document.

## **UTILITIES**

The tract located on the north frontage of FM 517, approximately 4 miles west of I-45. The three proposed municipal utility districts are to be created within the project and will provide the water, wastewater and drainage requirements for the project. A complete utility system is planned to include a water distribution system, a wastewater collection system and a storm drainage system including onsite detention and outfall channel improvements. Design and construction of these facilities will be in conformance with criteria published by the City of League City, Galveston County Engineering Department, and the Texas Commission on Environmental Quality ("TCEQ").

### **Water Distribution System**

It is anticipated that League City will provide water to the District through a series of existing and proposed waterlines. A 16-inch and 24-inch water main loop system is proposed to ensure that all service connections are provided with an ample supply of water at adequate pressure. The ultimate required capacity for the three Districts is 1,911,000 gallons per day (455 gpd for 4,200 SFEC's).

All waterlines along the major thoroughfares within the proposed tract are in accordance with the City of League City Water Master Plan. The waterline running east-west along the proposed Ervin Street is proposed to be a 16-inch line. A 24-inch waterline will run east-west along the future Grand Parkway and a 16-inch waterline will be placed east-west along a proposed Minor Arterial. A 16-inch waterline is proposed for the north-south run along a future Major Arterial. An 18-inch waterline will run from Calder Road to the proposed Major Arterial along F.M. 517 in an east-west direction.

Refer to the Conceptual Water Distribution Plan layout that is located in the Exhibits section of this document. The pipe, valves and fittings will be of normally accepted materials and design.

### **Wastewater Collection System**

The three Districts will construct four lift stations that will flow directly to a proposed regional City of League City treatment plant site. The ultimate required capacity for the three Districts is 1,323,000 gallons per day (315 gpd for 4,200 SFEC's).

The proposed wastewater collection system is predominantly a gravity system designed to accommodate peak sewage flows from the Districts customers.

All gravity sanitary sewer and force main lines are in accordance with the City of League City Wastewater Master Plan. Land to the south of the Grand Parkway will be served by two lift stations, and a series of gravity lines. Initially, the lift stations will pump wastewater through a forcemain to the Grand Parkway, at which point the forcemain will continue west along the Grand Parkway, through the tract known as the Lloyd Tract, to the proposed League City Southwest Wastewater Treatment Plant, where it will discharge. Land north of the Grand Parkway will flow through a series of gravity lines to two lift stations which will pump flow west along Ervin Street and again through the tract known as the Lloyd Tract to the proposed League City Southeast Wastewater Treatment Plant. Ultimately, a gravity sewer trunk line within the R.O.W. of the Grand Parkway is proposed. When this line is constructed, all forcemains for this project will flow directly to this line where it will flow via gravity to the Southwest Wastewater Treatment Plant. However, phasing of the development of the project will determine exact sizes and locations of all forcemains and lift stations. This exhibit is located in the Exhibits section of this document.

This design of the wastewater collection system is contingent upon the City of League City's construction of the Southwest Sanitary Sewer Treatment Plant, on land to be acquired from what is now known as the McAllister Tract. If this land is not acquired, or if the permanent or temporary treatment plant is not constructed on the Southwest Wastewater Treatment Plant site, a temporary treatment plant will be constructed within the boundary of the Duncan Tract, where waste could be treated and pumped to the American Canal for discharge. Wastewater, via forcemains, will be routed to that temporary treatment plant until the Southwest Sanitary Sewer Treatment Plant is available.

### **Storm Drainage System**

All of the storm drainage systems in the Districts have a minimum pipe diameter of 24-inches, a minimum flow velocity of three feet per second and an overall design following approved City of League City and Galveston County design criteria.

All land north of the Grand Parkway and some land south of the Grand Parkway will drain to detention basins which outfall into Magnolia Bayou. The remaining land south of the Grand Parkway will drain through a series of gravity sewer lines and detention basins to the southwest and southeast corners of the project, where they will flow across FM 517 into existing channels, which drains to Dickinson Bayou. Phasing of the project will determine the exact size of each watershed.

This proposed drainage plan deviates from the City's Master Drainage Plan in some respects. The master drainage plan was completed in 1990, and at that time, several regional detention ponds were envisioned for the western portion of League City, which included ponds to serve these three districts. With the development of Bay Colony and Bay Colony West, revised master drainage plans were approved utilizing site specific detention. The discharge rates for this development will match the City's Master Drainage Plan but the actual detention locations will differ. Also, the Master Drainage Plan for League City calls for flow from land south of the Grand Parkway to drain to the Prairie Estates Ditch, where it will be detained and then flow into Dickinson Bayou. This proposed drainage plan calls for detention to occur onsite, where it will be released into existing ditches at the southwest and southeast corners of the project. This exhibit is located in the Exhibits section of this document.

### **Flood Levels and Potential Flooding**

According to the Federal Emergency Management Agency Flood Insurance Rate Maps Nos. 4854880020D, 4854880025D and 4854880030D, dated September 22, 1999, all land within this tract lies in Zone X, outside the 500 year flood plain. Ponding levels in the streets will be designed in accordance with City of League City design criteria.

## **PARKS AND OPEN SPACE**

Open space accounts for approximately 19% ( $\pm 324$  acres) of the gross acreage within the Duncan Tract. This excludes the landscape reserves planned along the rights-of-way for Landing Street, Erwin Street and the minor arterial and collector streets which will increase the open space depending upon the ultimate width of the reserves. Also, the provision of open space and common areas within the individual residential cells (landscape reserves, etc.) will further increase and enhance the open space within the property.

With these additions, the resulting open space could be as much as  $\pm 336$  acres or 20% of the gross area of the project.

### **Compliance with Parks Ordinance**

The City of League City parks requirement states that 1 acre of park land for every 90 proposed dwelling units be dedicated to the Homeowners Association for the use of parks. Based upon the estimated number of dwelling units, the Duncan Tract PUD will be required to provide  $\pm 41.0$  acres of park land. Compliance with this requirement will be accomplished by the contribution of  $\pm 30.8$  acres of land designated as Parks and Recreation Centers at a full credit and  $\pm 25.5$  acres of land designated as Linear Parks at a 50 percent credit on the Conceptual Amenities and Open Space Plan. The  $\pm 56.3$  acres of park land will be dedicated to the Homeowners Association for the project. The Homeowners Association will also be responsible for maintaining all landscaped areas and open spaces utilized by the residents as amenity spaces. In addition, the developer will be responsible for paying applicable impact fees related to parks and recreation. The submittal of the master plan for the project to the Parks Board will determine the final Parks Ordinance compliance for land dedication and fees.

### **Parks and Open Space Description**

The pedestrian pathway system, which is illustrated on the Amenities Plan, is a combination of a regional trail system and an internal trail system. The regional trail will be a 10 foot wide pathway that will serve both the residents of the project and surround developments as well. As presented in the Western League City Master Plan, it will run from the regional park located in the northern portion of Bay Colony West to the proposed regional nature preserve located in the far western portion of the Lloyd Tract. The trail then turns to the north until it reaches the 150 foot Houston Lighting & Power Easement and runs along side this easement to Magnolia Creek in the north. To increase the connectivity of the regional trail system and improve the safety of its users, there will be three below grade crossings: one at Bay Area Boulevard, one at the collector to the east and one at Erwin Street to the north, as seen on the Conceptual Amenities and Open Space Plan. The internal trail system will be a 6 foot wide pathway inside the linear park system. This is in lieu of the typical 4 foot sidewalks on both sides of the street. The wider walkway with the accompanying linear park system has proven to be a more practical and functional element for pedestrians utilizing the trail system.

The linear park system will connect the project together in a pedestrian network. It is designed to be an average of 30 feet in width and provide easy and safe pedestrian access to the various parks, tot lots, recreation centers and schools located within the project. A significant portion of the linear parks will be located adjacent to the street system. The proposed Landing Street will have an adjoining linear park from the entrance at F.M. 517 to the intersection of the proposed Erwin Street. The southern major arterial will have a 30 foot wide linear park along its entire length. There will also be numerous internal linear parks that will be located on the perimeter of the various residential and commercial cells. The linear park system provides pedestrian links for the entire project to the recreation centers and parks located throughout the project. Compliance with the City of League City's typical sidewalk requirements will be maintained throughout the balance of the project, completing the overall pedestrian network.

Two recreation centers are proposed to serve the Duncan Tract PUD residential community. The recreation centers are  $\pm 3.8$  and  $\pm 4.5$  acres in size and may contain such features as a swimming pool, cabana with restroom and change facilities, playground equipment and a parking area.

Multiple small pocket parks are proposed for the residents of the Duncan Tract PUD community. They will have playground equipment and various passive facilities such as picnic tables and benches.

The detention and drainage way system located throughout the project will be an integral part of the overall amenity system. The linear dry detention system comprises  $\pm 82.4$  acres and varies in width from 140 feet to 230 feet wide. The wider areas of the linear dry detention system will allow for the development of gentle,

undulating side slopes which will be landscaped. The lakes and dry detention areas are ±167.2 acres in size and will serve as destinations within the linear park system. The lakes will maintain a constant water level while serving as a detention facility for the project. The detention areas will not only enhance the aesthetic quality of the development but will provide numerous opportunities for the enjoyment of the residents.

### **PHASING AND DEVELOPMENT SCHEDULE**

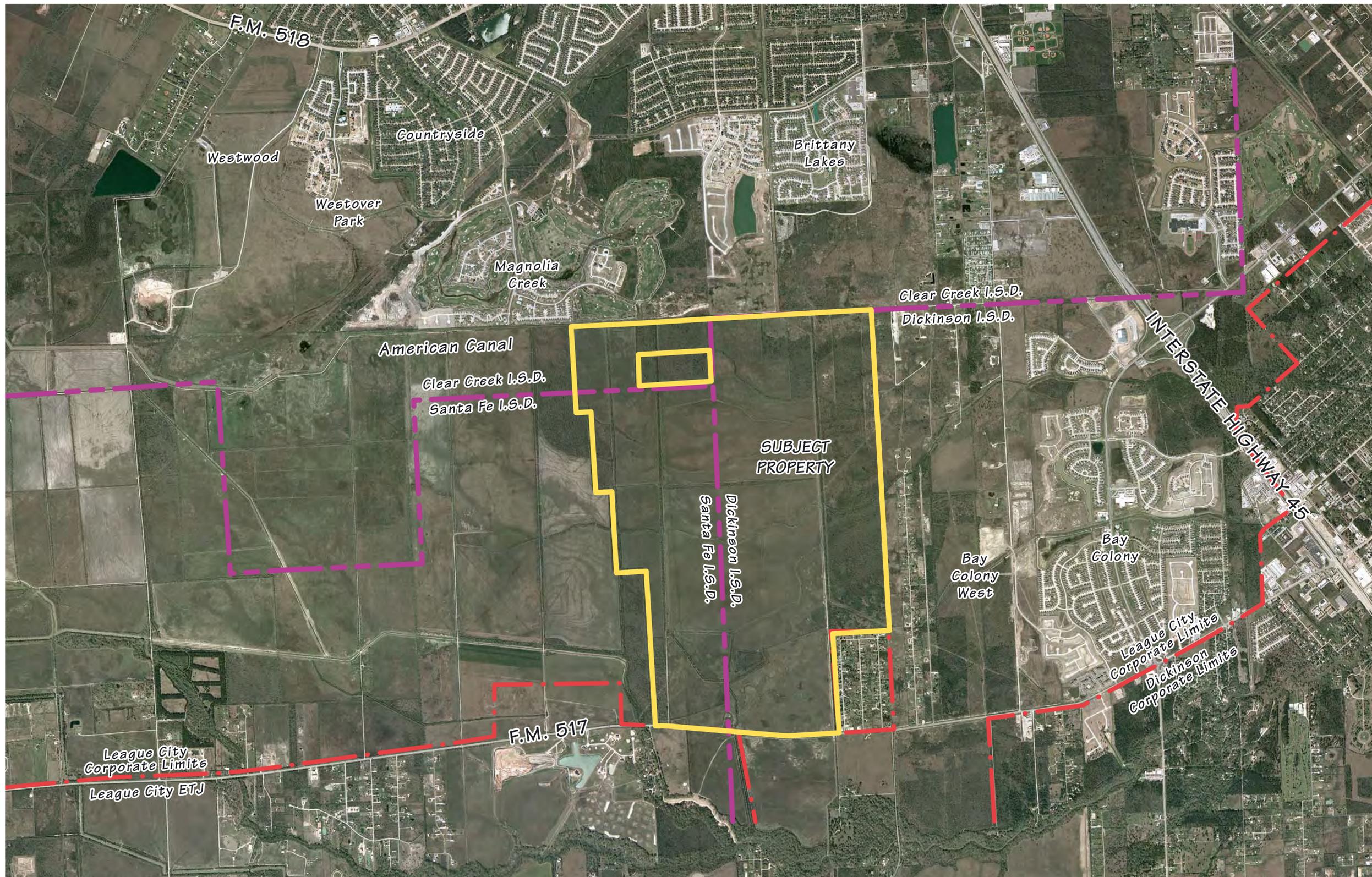
It is anticipated that Duncan Tract PUD will be developed in four phases over a 15 to 18 year period. Phase I of the development will be primarily residential in nature. It is anticipated that construction of the project will begin approximately 12 months after the City Council approval of the Duncan Tract PUD. The annual development of 240 residential units per year is projected based upon the anticipated sales.

The initial phase of development is located in the southern area of the project along F.M. 517 with various housing products. These products will vary in lot size and price range in order to have wide market appeal. Extensive landscaping and project monumentation is planned at the entrance to the project.

The location and timing of future phases will be dependent upon market driven forces.

## **VARIANCES**

The only known variance to the League City development regulations anticipated by the Duncan Tract PUD is to the sidewalk requirements as stated in the Subdivision Ordinance, Section 102-9f, Sidewalks. In lieu of the 4 foot wide sidewalks on either side of the major arterials, minor arterials and collector streets, a 6 foot wide sidewalk will be constructed on one side only in accordance with the Conceptual Amenities and Open Space Plan located in the exhibits section of this document. Variances not known at this time due to the lack of specific designs or physical characteristics will be presented on a case by case basis for the consideration of the Planning and Zoning Commission.

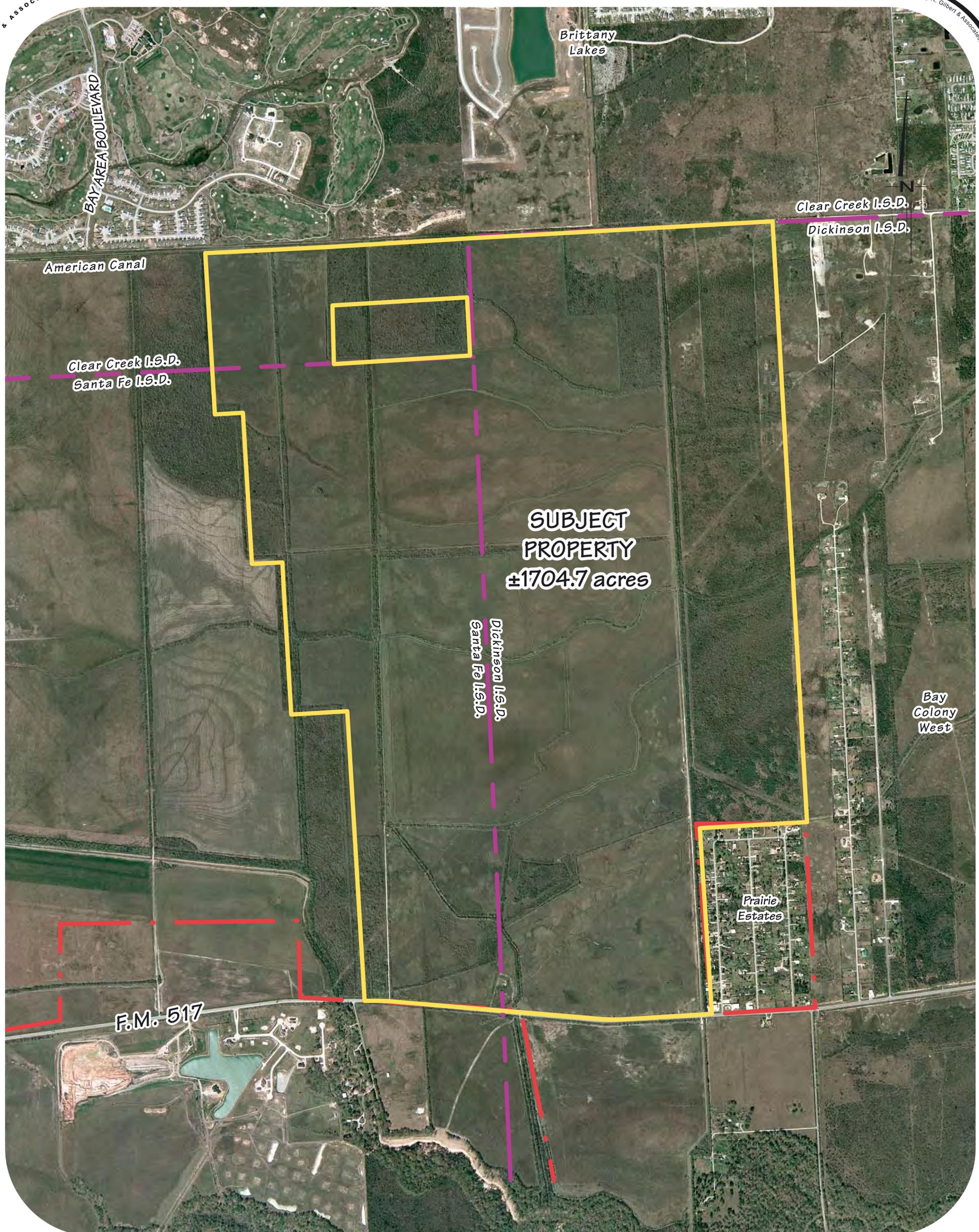


an area location map for  
**DUNCAN TRACT PUD**  
 prepared for  
**WYNNE/JACKSON INC.-  
 ELAND DEVELOPMENT CORPORATION,  
 A JOINT VENTURE**

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 JUNE, 2006  
 KGA #02003

NOT TO SCALE



a project aerial map for  
**DUNCAN TRACT PUD**

prepared for  
**WYNNE/JACKSON INC.-  
 ELAND DEVELOPMENT CORPORATION,  
 A JOINT VENTURE**

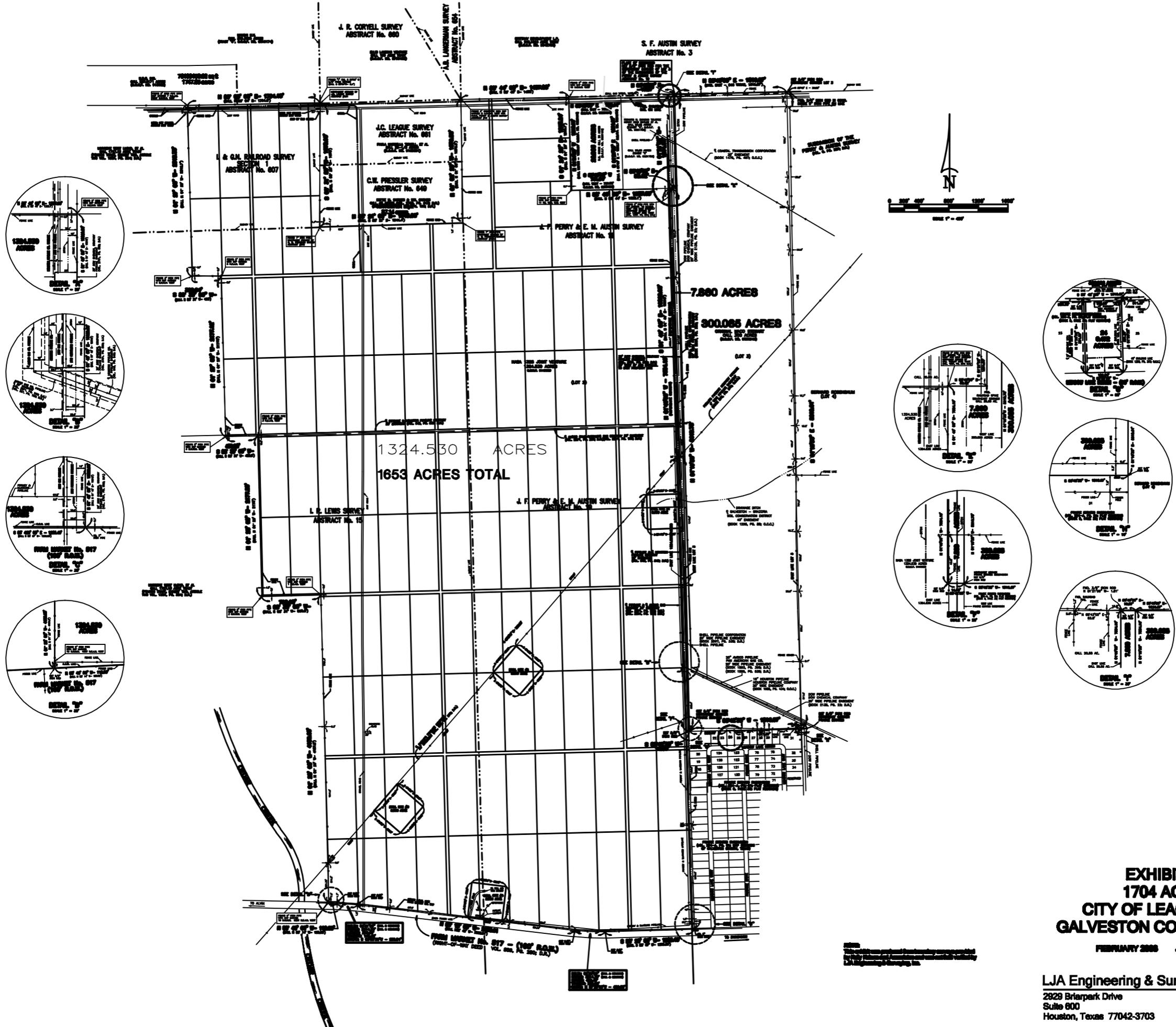
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**EXHIBIT OF  
1704 ACRES  
CITY OF LEAGUE CITY,  
GALVESTON COUNTY, TEXAS**

FEBRUARY 2008 JOB NO. 0808-0115

**LJA Engineering & Surveying, Inc.**  
 2829 Briarpark Drive  
 Suite 600  
 Houston, Texas 77042-3703  
 Phone 713.953.5200  
 Fax 713.953.5028

DESCRIPTION OF  
PROPOSED LEAGUE CITY P.U.D.  
1,704.736 ACRES

Being 1,704.736 acres of land situated in the J. F. Perry and E. M. Austin Survey, Abstract 19, I. R. Lewis Survey, Abstract 15, I. & G. N. Railroad Survey, Section 1, Abstract 607, and J. C. League Survey, Abstract 661, City of League City, Galveston County, Texas, and being all of that certain called 1,324.530 acre tract of land conveyed to NASA 1325 Joint Venture by instrument recorded under Galveston County Clerk's File (G.C.C.F.) Number 9449039, all of that certain called 33-1/3 acre tract conveyed to Paula Marcella Tidwell, et al by instrument recorded under G.C.C.F. Number 9103091 (1/2-interest conveyed to Richard K. Duncan, Sr., Trustee by instrument recorded under G.C.C.F. Number 9837102), a portion of that certain called 300.085 acre tract conveyed to Richard K. Duncan, Sr., Trustee by instrument recorded under G.C.C.F. Number 9725279, all of that certain called 20.385 acre tract conveyed to Richard K. Duncan, Sr., Trustee by instrument recorded under G.C.C.F. Number 9945972, all of that certain called 20.58 acres conveyed to Richard K. Duncan, Sr., Trustee by instrument recorded under G.C.C.F. Number 9700533, and all of that called 7.860 acre tract of land described in a quitclaim deed recorded under G.C.C.F. Number 9725281; and also being out of Divisions "B" and "E" of the Galveston Houston Interurban Land Co. Subdivision dated August 14, 1911 and recorded in Volume 238, Page 32, Galveston County Deed Records (G.C.D.R.), and also out of Lots 2 and 3 of a subdivision of the Perry and Austin Survey as recorded in Volume C, Page 287 and Volume 92, Page 370 of the G.C.D.R.; said 1,704.736 acres being more particularly described by metes and bounds as follows: (all bearings referenced to Texas State Plane Coordinate System, South Central Zone, NAD83);

BEGINNING at the southeasterly corner of said 1,324.530 acres, also being at the intersection of the northerly right-of-way line of F.M. 517 (100 feet wide as described in Volume 859, Page 280, G.C.D.R.) with the westerly line of Prairie Estates Subdivision as recorded in Volume 254-A, Page 81, Galveston County Map Records;

Thence, with the northerly right-of-way line of said F.M. 517, the following five (5) courses:

- 1) South 86° 49' 54" West, 1,205.50 feet to the beginning of a curve;
- 2) 409.39 feet along the arc of said tangent curve to the right having a radius of 2,814.79 feet, a central angle of 08° 20' 00", and a chord that bears North 89° 00' 06" West, 409.03 feet to a point for corner;
- 3) North 84° 50' 06" West, 2,955.91 feet to the beginning of a curve;

- 4) 280.65 feet along the arc of said tangent curve to the left having a radius of 2,914.79 feet, a central angle of  $05^{\circ} 31' 00''$ , and a chord that bears North  $87^{\circ} 35' 36''$  West, 280.54 feet to a point for corner;
- 5) South  $89^{\circ} 38' 54''$  West, 112.49 feet to the southwest corner of said 1,324.530 acres and the southeast corner of that certain called 1,727.13 acre tract (described as Fourth Tract, Exhibit Two, Article Two) conveyed to Margene West Lloyd, et al by instrument recorded under Volume 1387, Page 384, G.C.D.R.;

Thence, along the common line of said 1,324.530 acres and said 1,727.13 acres, the following seven (7) courses:

- 1) North  $03^{\circ} 03' 02''$  West, 4,155.58 feet to a point for corner;
- 2) South  $86^{\circ} 57' 54''$  West, 799.51 feet to a point for corner;
- 3) North  $03^{\circ} 03' 06''$  West, 2,177.29 feet to a point for corner;
- 4) South  $87^{\circ} 03' 54''$  West, 431.08 feet to a point for corner;
- 5) North  $03^{\circ} 02' 06''$  West, 2,177.12 feet to a point for corner;
- 6) South  $86^{\circ} 54' 32''$  West, 399.54 feet to a point for corner;
- 7) North  $03^{\circ} 03' 46''$  West, 2,316.25 feet to the northwest corner of said 1,324.530 acres and the northeast corner of said 1,727.13 acres and being in the southerly line of Magnolia Creek Section Two as recorded in Book 18, Page 964, G.C.P.R.;

Thence, along the northerly line of said 1,324.530 acres and the southerly line of said Magnolia Creek Section Two, North  $87^{\circ} 35' 12''$  East, 1,794.18 feet to the northwest corner of aforementioned J. C. League Survey, the southwest corner of South Addition B of Jensen Colony as recorded in Book 235, Page 277, G.C.D.R., and the southwest corner of J. R. Coryell Survey, A-660, and an exterior corner of said 1,324.530 acres;

Thence, along the northerly line of said J. C. League Survey and the southerly line of said J. R. Coryell Survey and said South Addition B, North  $86^{\circ} 46' 31''$  East, 1,900.20 feet to the northeast corner of said J. C. League Survey, the southeast corner of said J. R. Coryell Survey, a re-entrant corner of aforementioned 1,324.530 acres, and the southwest corner of S. F. Austin Survey, A-3 and the northwest corner of aforementioned J. F. Perry and E. M. Austin Survey;

Thence, with the northerly line of said J. F. Perry and E. M. Survey, and the southerly line of said S. F. Austin Survey and Braskora Gardens as recorded in Book 113, Page 47, G.C.D.R, North  $87^{\circ} 07' 31''$  East, 2,888.73 feet to the northwest corner of aforementioned 300.085 acres and the northeast corner of aforementioned 7.860 acres;

Thence, with the southerly line of said Braskora Gardens and the northerly line of said 300.085 acres, North  $87^{\circ} 08' 47''$  East, 1,501.17 feet to the northeast corner of aforementioned Lot 3 of the Subdivision of the Perry and Austin Two Leagues, and the northwest corner of Lot 4 of said Subdivision;

Thence, along the common line of said Lots 3 and 4, South  $03^{\circ} 02' 28''$  East, 8,618.38 feet to the northeast corner of aforementioned Prairie Estates Subdivision;

Thence, along the common line of said 300.085 acres and said Prairie Estates Subdivision, South  $87^{\circ} 05' 39''$  West, 1,535.91 feet to the easterly line of aforementioned 1,324.530 acres;

Thence, along the easterly line of said 1,324.530 acres, South  $03^{\circ} 21' 03''$  East, 2,665.18 feet to the POINT OF BEGINNING and containing 1,704.736 acres of land.

This description does not include that certain 41.647 acre tract of land described as that called 43 acres out of C. W. Pressler Survey, Abstract 649, conveyed to Anthony D. Sheppard by instrument recorded in Book 1985, Page 975, G.C.D.R. ( $\frac{1}{2}$ -interest conveyed to Bettie M. Carnes, et al by instrument recorded in Volume 2785, Page 513, G.C.D.R., description of property is recorded in Volume 154, Page 158, G.C.D.R.) and is described as follows:

COMMENCING at the northeast corner of said J. C. League Survey and the northwest corner of said J. F. Perry and E. M. Austin Survey;

1,704.736 Acres

May 19, 2003  
Job No. 0381-0301-018

Thence, along the common line of said J. C. League Survey and said J. F. Perry and E. M. Austin Survey, South  $02^{\circ} 37' 29''$  East, 737.22 feet to the southeast corner of said J. C. League Survey and the northeast corner of said C. W. Pressler Survey for the POINT OF BEGINNING;

Thence, along the common line of said J. F. Perry and E. M. Austin Survey and said C. W. Pressler Survey, South  $02^{\circ} 36' 10''$  East, 939.24 feet to the southeast corner of said C. W. Pressler Survey and the northeast corner of I. R. Lewis Survey, A-15;

Thence, along the common line of said Pressler and Lewis Surveys, South  $86^{\circ} 45' 33''$  West, 1,945.22 feet to the southwest corner of said Pressler Survey and the southeast corner of I. & G.N.R.R. Survey, Section 1, A-607;

Thence, along the common line of said Pressler and I.&G.N.R.R. Surveys, North  $01^{\circ} 01' 57''$  West, 939.18 feet to the northwest corner of said Pressler Survey and the southwest corner of said J. C. League Survey, from which the northwest corner of said League Survey and the northeast corner of said I.&G.N.R.R. Survey bears North  $01^{\circ} 07' 48''$  West, 738.91 feet;

Thence, along the common line of said Pressler and League Surveys, North  $86^{\circ} 44' 19''$  East, 1,919.49 feet to the POINT OF BEGINNING and containing 41.647 acres, and not included within the 1,704.736 acres.

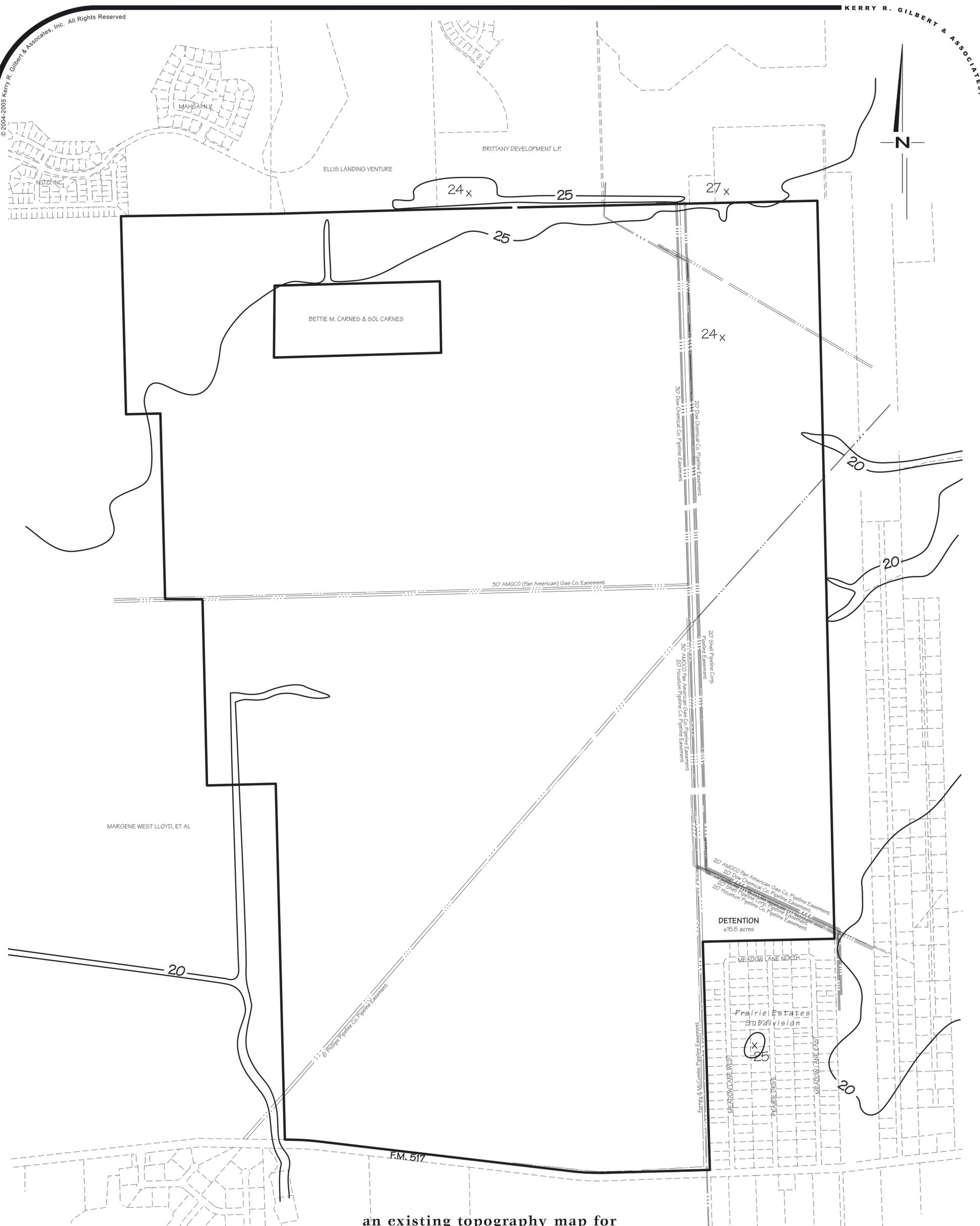
This description was prepared from a boundary survey performed by LJA Engineering & Surveying, Inc. in April and May 2003.



Tim C. Pappas  
Registered Professional Land Surveyor  
Texas Registration Number 5543



LJA Engineering & Surveying, Inc.

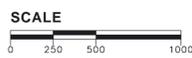


an existing topography map for  
**DUNCAN TRACT PUD**

prepared for  
**WYNNE/JACKSON INC.-  
 ELAND DEVELOPMENT CORPORATION,  
 A JOINT VENTURE**

**KERRY R. GILBERT & ASSOCIATES, INC.** Land Planning Consultants

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JUNE, 2006  
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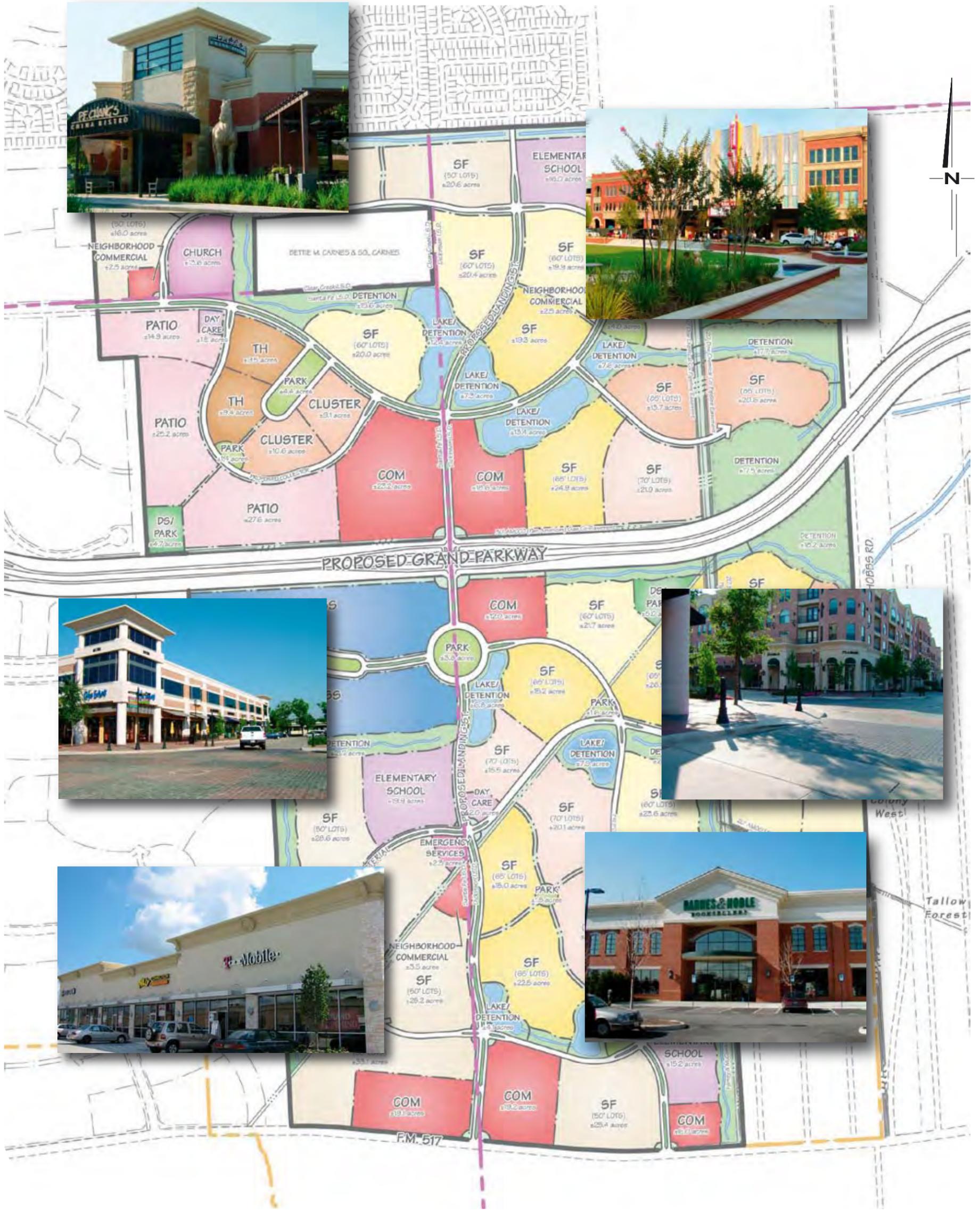
a conceptual land use plan for  
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**ELAND DEVELOPMENT CORP.,**  
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conceptual commercial imagery for  
**DUNCAN TRACT PUD**

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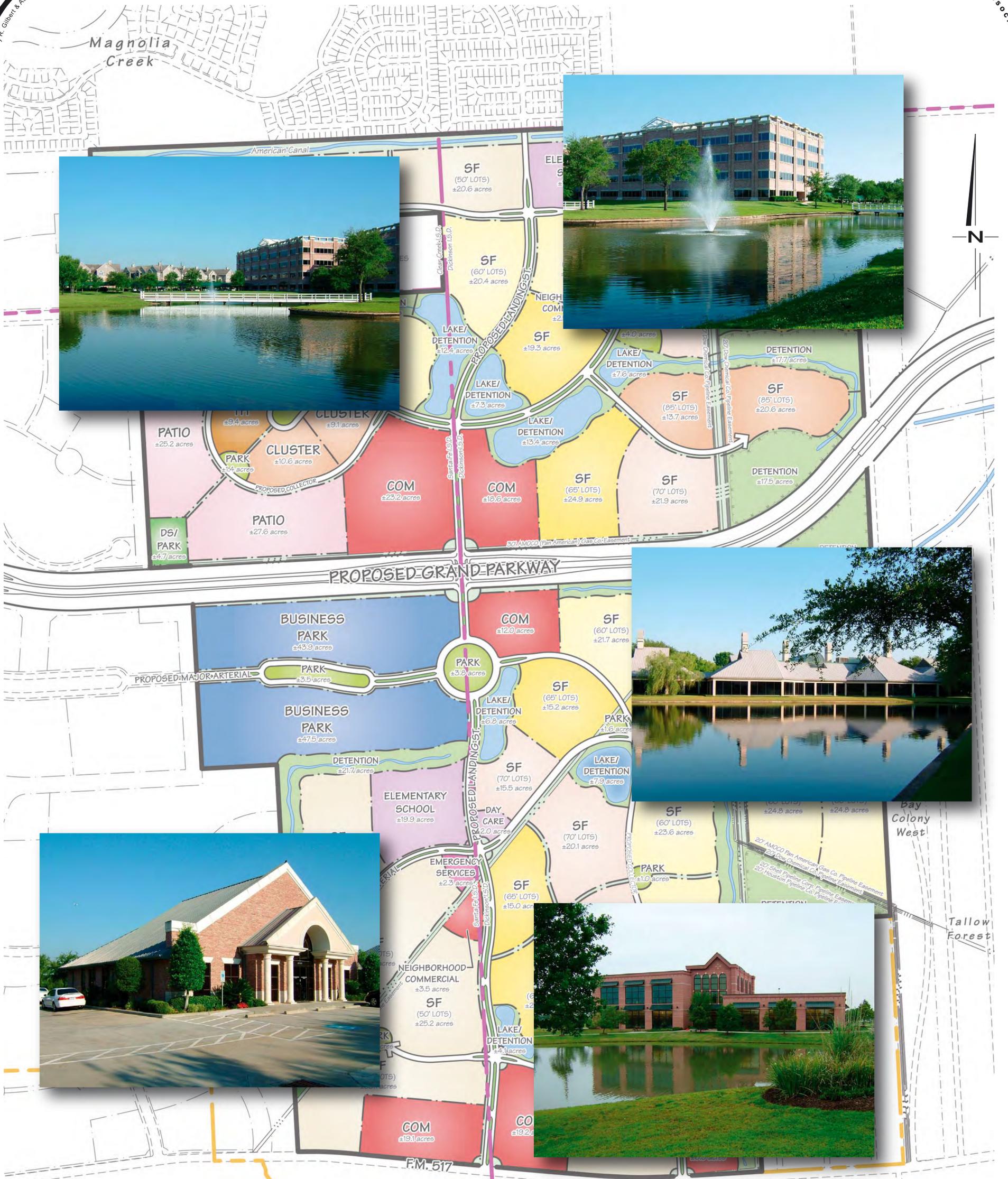
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JUNE, 2006  
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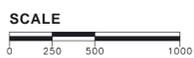
conceptual business park imagery for  
**DUNCAN TRACT PUD**

prepared for  
**WYNNE/JACKSON INC.-  
 ELAND DEVELOPMENT CORPORATION,  
 A JOINT VENTURE**

**KERRY R. GILBERT & ASSOCIATES, INC.**

Land Planning Consultants

15810 Park Ten Place  
 Suite 160  
 Houston, Texas 77084  
 (281) 579-0340



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# conceptual residential imagery for DUNCAN TRACT PUD

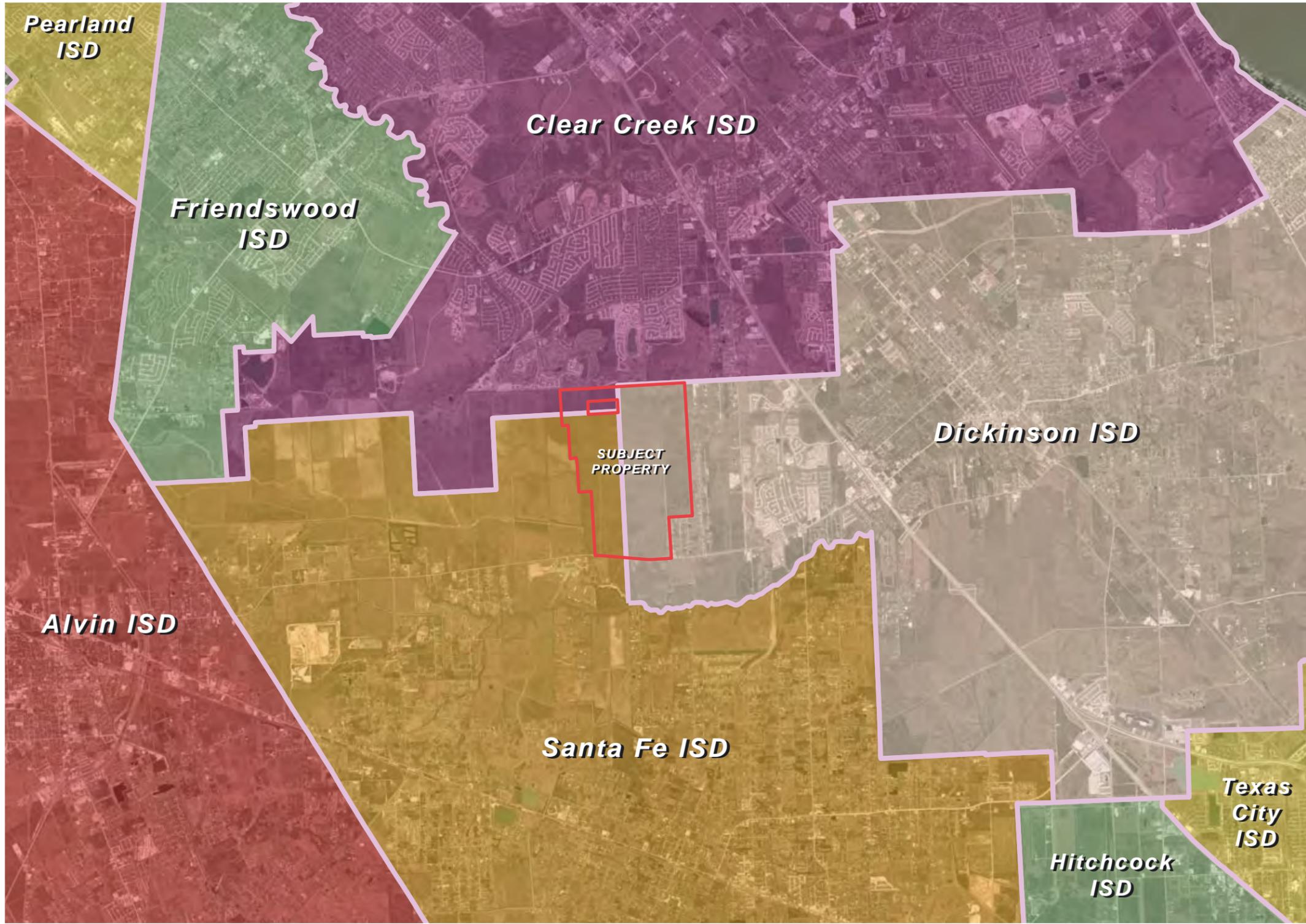
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a school district vicinity map for  
**DUNCAN TRACT PUD**  
 prepared for  
**WYNNE/JACKSON INC.-  
 ELAND DEVELOPMENT CORPORATION,  
 A JOINT VENTURE**

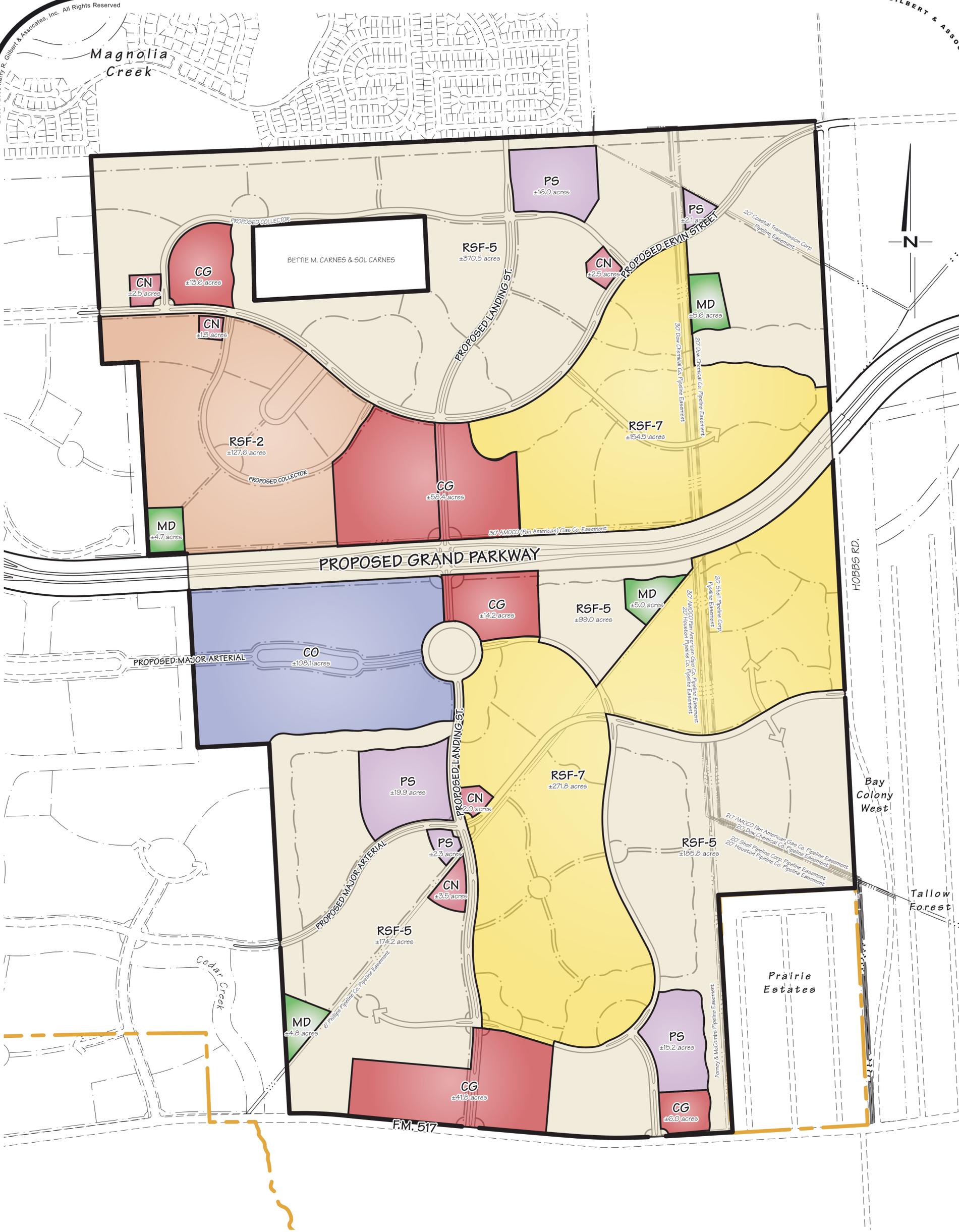
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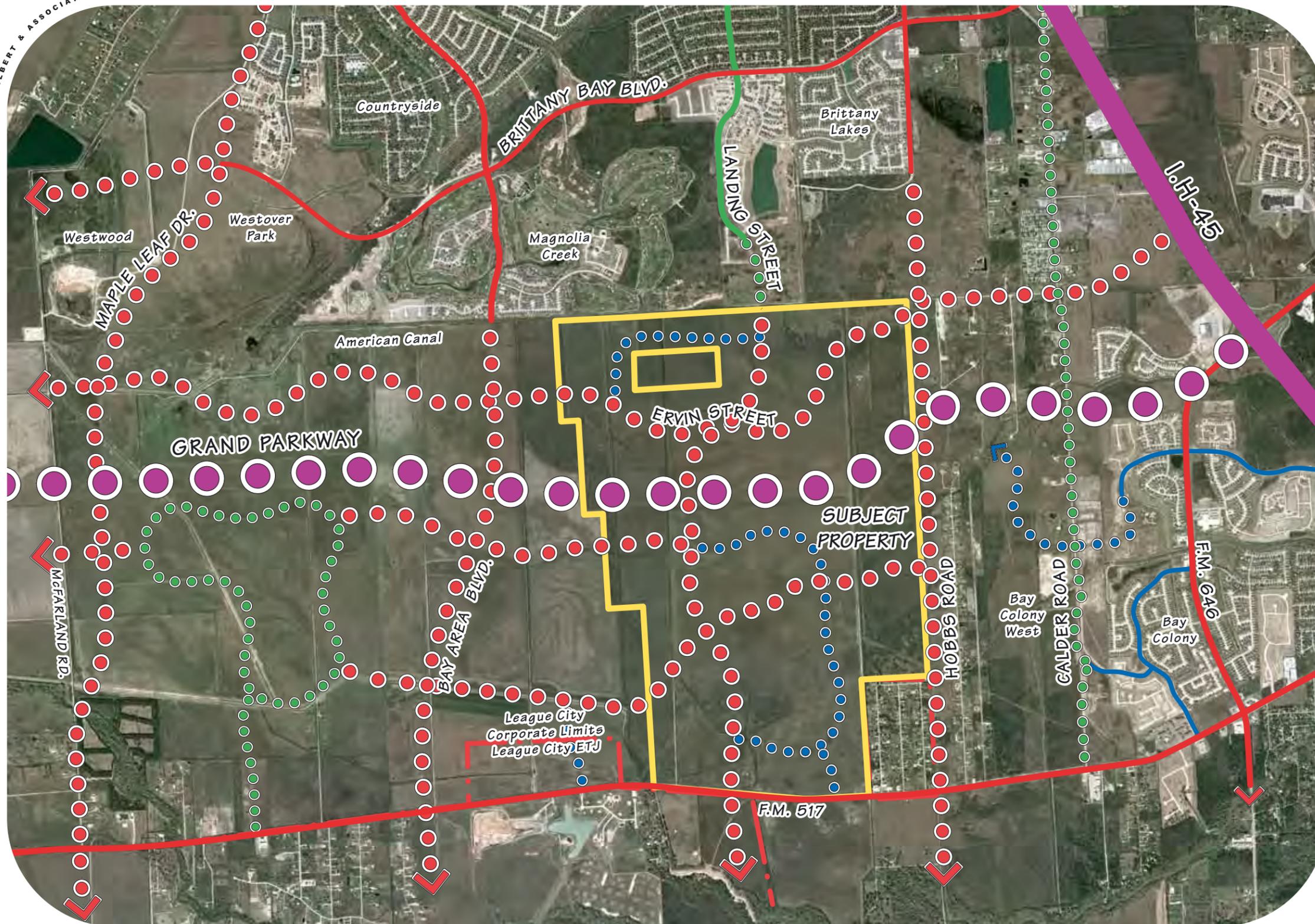
a proposed zoning map for  
**DUNCAN TRACT**  
 prepared for  
**WYNNE/JACKSON, INC. -**  
**ELAND DEVELOPMENT CORP.,**  
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**LEGEND**

- Existing Freeway
- Proposed Grand Parkway
- Existing Major Arterial
- Proposed Major Arterial
- Existing Minor Arterial
- Proposed Minor Arterial
- Existing Collector
- Proposed Collector

a street & circulation system map for  
**DUNCAN TRACT PUD**  
 prepared for  
**WYNNE/JACKSON INC.-  
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**LEGEND**

— Proposed Water Line

a conceptual water distribution plan for  
**DUNCAN TRACT PUD**  
 prepared for  
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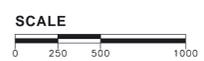
**LEGEND**

- Proposed Wastewater Line
- Proposed Force Main
- Proposed Lift Station

a conceptual wastewater collection plan for  
**DUNCAN TRACT PUD**  
 prepared for  
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**LEGEND**

--- Proposed Storm Water Line

a conceptual drainage plan for  
**DUNCAN TRACT PUD**

prepared for  
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**MARCH, 2006  
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**LEGEND**

- Proposed 10' Regional Trail
- Proposed 6' Pedestrian Trail
- Proposed Below Grade Pedestrian Crossing

a conceptual amenities & open space plan for

**DUNCAN TRACT**

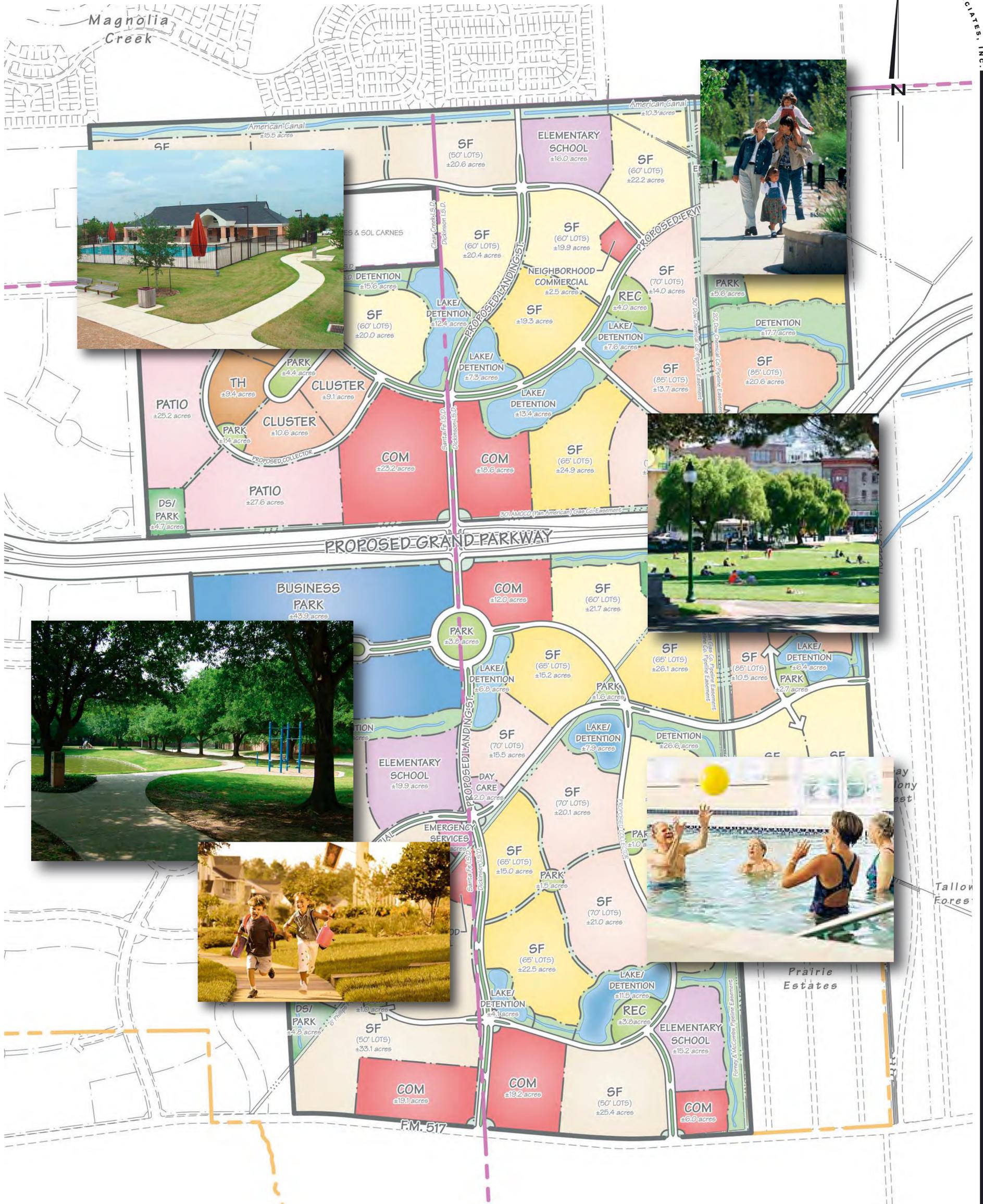
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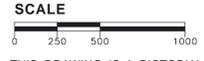


conceptual amenities & open space imagery for  
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