

EXHIBIT C
HIGH POINTE
DEVELOPMENT STANDARDS

GENERAL STANDARDS

1. Development and use of the approximate 131-acre property, including, without limitation, the construction, installation, maintenance, repair, and replacement of all buildings and all other improvements and facilities of any kind whatsoever on and within the property, shall follow all City regulations, except when in conflict with the provisions in these standards.
2. Tract designations identified below refer to the tracts depicted on the Zoning Exhibit (Exhibit B).
3. The design of the High Pointe development (residential and commercial) shall take place in general accordance with the attached Concept Plan (Exhibit D). Open spaces shown on the plan shall be developed with a combination of passive and active uses such as a playground, dog park, trails, and seating areas. The open space lots and amenities located on them shall be owned and maintained by the mandatory Homeowners Association.
4. Unless otherwise specified in these standards, development within the High Pointe development is governed by the Sanger Zoning Ordinance, as amended. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of these standards shall apply.
5. In the event of a conflict between the written text and the illustrations provided in these standards, the written text contained herein shall control.
6. A mandatory Homeowners Association (HOA) will be responsible for the maintenance of lots owned by the HOA on Tract 1.

TRACT 1

USE REGULATIONS

1. Permitted uses shall be all principal and accessory uses which are allowed in the (SF-8) Single-Family-Residential District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended or as otherwise identified below.
 - A. Temporary Asphalt or Concrete Batch Plant shall be allowed if located at least 150' from the Tract 1 boundary or within Tract 2. The temporary batch plant shall be removed if no construction activity takes place over a 6-month period. The plant shall subsequently be allowed by right for subsequent phases of the development as long as it is located at least 150' from the Tract 1 boundary or within Tract 2.
2. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the (SF-8) Single Family-Residential District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.

NEIGHBORHOOD DEVELOPMENT STANDARDS

1. The maximum number of lots in the High Pointe neighborhood shall be 380. Of those, a maximum of 297 shall be Type 1 lots, and minimum of 78 shall be Type 2 lots. The number of Type 1 lots in any phase shall not be more than 75% of the lots of that phase.

2. The open spaces identified on the Open Space/Amenities Plan (Exhibit E1) shall be deemed as meeting the parkland dedication requirements for the neighborhood. The open spaces shall be owned and maintained by the mandatory Homeowners Association. Provided equipment within the open spaces will be of commercial grade and approved by the Director of Parks or his designee.
3. Open Space "C", as identified on the Open Space/Amenities Plan (Exhibit E1) shall be developed in accordance with the schematic designs shown on Schematic Landscape Design Active Open Space (Exhibit E2). The specific design shall be determined at the time of Plan approval by the city.
4. Open Spaces "C" and "D" will be developed concurrently with the first phase of residential development and construction shall be completed prior to a building permit being issued for the 101st home in the High Pointe neighborhood.
5. Open Space "B" shall be developed concurrently with the second phase of residential development.
6. Open Space "A" shall be developed concurrently with the third phase of residential development.
7. The 6' wide looped trail, as generally shown in Open Space "A" on the Open Space/Amenities Plan (Exhibit E1) shall be built prior to a building permit being issued for the last home in the High Pointe neighborhood. The specific trail alignment shall be determined at the time of permitting.
8. High Pointe Uniform Screening: A uniform masonry screening wall shall be provided along Marion Road, Belz Road, and FM 455. The wall shall be located on a lot owned by the HOA.
9. Perimeter and neighborhood entry landscape treatments shall generally be in accordance with the Entry Sign/Screening Exhibit (Exhibit F). More specifically, the following shall be incorporated into the design of the neighborhood entry and perimeter treatment.
 - A. A minimum 10' wide landscape buffer shall be provided adjacent to Marion Road. The buffer shall be located on a lot owned by the HOA.
 - B. A minimum 20' wide landscape buffer shall be provided adjacent to Belz Road and FM 455. The buffer shall be located on a lot owned by the HOA.
 - C. Trees, a minimum 3" caliper in size at the time of planting, shall be provided at a ratio equal to 1 tree per 50 linear feet of frontage along said streets. The trees may be placed in an informal layout.
 - D. A specific landscape plan, screening plan, and amenities plan for each shall be provided in conjunction with the submittal of construction plans for each specific phase of the neighborhood where the aforementioned items are located. Said designs shall reflect the schematic designs shown on Exhibit F.
 - E. All landscaping and screening wall maintenance shall be the responsibility of the mandatory Homeowners Association

LOT DEVELOPMENT STANDARDS

Lot Type	TYPE 1	TYPE 2
Minimum Lot Width	50'	60'
Minimum Lot Area (SQ FT)	6,000	7,200
Minimum Lot Depth	110'	110'
Minimum Front Yard Setback	20'	20'
Minimum Rear Yard Setback	15'	15'
Minimum Side Yard Setback	5'	5'
Exterior at Corner	15'	15'
Exterior at Corner - Garage Face	20'	20'
Minimum Dwelling Area (SQ FT)	See Note	See Note
Maximum Lot Coverage	65%	65%
Maximum Height	35'	35'

Note: Outdoor living areas shall have a minimum rear setback of 5' whether or not the area is covered by a roof.

For purposes of this section, "outdoor living" shall mean any patio, deck, grill, sitting area, dining area, or other amenity which is designed and/or used for outdoor living and entertaining.

If the outdoor living area is covered by an extension of the home's roof, the 15' rear setback shall apply.

Note: The minimum front yard setback may be reduced to 17' for homes with J-swing garages.

Note: Maximum 20% - 1,200 SF - 1,499 SF

Remaining % (Approx. 60%) - 1,500 SF - 1,999 SF

Minimum 20% - 2,000 SF +

RESIDENTIAL ARCHITECTURAL STANDARDS

1. Homes within the High Pointe community shall comply with the criteria established in the Sanger Façade Design Criteria Manual.

TRACT 2

USE REGULATIONS

1. Permitted uses shall be all principal and accessory uses which are allowed in the (B-2) Business District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.
 - A. Temporary Asphalt or Concrete Batch Plant shall be allowed if located at least 150' from the Tract 1 boundary or within Tract 2. The temporary batch plant shall be removed if no construction activity takes place over a 6-month period. The plant shall subsequently be allowed by right for subsequent phases of the development as long as it is located at least 150' from the Tract 1 boundary or within Tract 2.
2. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the (B-2) Business District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.

DEVELOPMENT STANDARDS

Development shall take place in accordance with the standards established in the (B-2) Business District of the Sanger Zoning Ordinance.

1. Special Side or Rear Yard Requirement: When a non-residentially zoned lot or tract abuts upon a zoning district boundary line dividing the lot or tract from a residentially zoned lot or tract, a minimum side yard of twenty (20) feet shall be provided for on the nonresidential property. A solid masonry wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed adjacent to the common side and/or rear property line.