

ORDINANCE NO. 2023-22

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING CHAPTER 50 (ZONING) OF THE TOMBALL CODE OF ORDINANCES BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF APPROXIMATELY 56.1 ACRES OF LAND BEING LOT 1 & LOT 3 OF RESERVE AT TOMBALL, AND LOT 2 OF RESERVE AT TOMBALL PARTIAL REPLAT NO. 1 FROM COMMERCIAL (C) AND SINGLE FAMILY RESIDENTIAL – 9 (SF-9) TO PLANNED DEVELOPMENT DISTRICT (PD #19) ZONING. THE PROPERTY IS GENERALLY LOCATED AT THE NORTHWEST CORNER OF FM 2978 AND FM 2920; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

Whereas, NTN Tomball Corner, represented by Nathan T. Newman, has requested changing the zoning district classification of approximately 56.1 acres of land being all of Lot 1 & 3 of Reserve at Tomball and Lot 2 of Reserve at Tomball Partial Replat No. 1 from Commercial (C) and Single Family Residential – 9 (SF-9) to Planned Development District (PD #19) zoning. The property is generally located at the northwest corner FM 2978 and FM 2920, within the City of Tomball, Harris County, Texas (the “Property”), be rezoned; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days after written notice of that hearing was mailed to the owners of land within three hundred feet of the Property in the manner required by law, the Planning & Zoning Commission held a public hearing on the requested rezoning; and

Whereas, the public hearing was held before the Planning & Zoning Commission at least forty (40) calendar days after the City’s receipt of the requested rezoning; and

Whereas, the Planning & Zoning Commission recommended in its final report that City Council approve the requested rezoning; and

Whereas, the City Council deems it appropriate to grant the requested rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The rezoning classification of the Property is hereby changed and is subject to the regulations, restrictions, and conditions hereafter set forth.

Section 3. The Official Zoning Map of the City of Tomball, Texas shall be revised and amended to show the designation of the Property as hereby stated, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement or revise any provision of any ordinance of the City of Tomball, save and except the change in zoning classification for the Property as described above.

Section 5. The Planned Development (PD #19) shall adhere to all Planned Development Regulations identified in Exhibit “A” and concept plan(s) made a part hereof for all purposes.

Section 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON _____ DAY OF _____ 2023.

COUNCILMAN FORD _____
COUNCILMAN STOLL _____
COUNCILMAN DUNAGIN _____
COUNCILMAN TOWNSEND _____
COUNCILMAN PARR _____

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON _____ DAY OF _____ 2023.

COUNCILMAN FORD _____
COUNCILMAN STOLL _____
COUNCILMAN DUNAGIN _____
COUNCILMAN TOWNSEND _____
COUNCILMAN PARR _____

LORI KLEIN QUINN, Mayor

ATTEST:

TRACYLYNN GARCIA, City Secretary



Location: Northwest corner of FM 2920 & FM 2978. Being all of Lots 1 & 3 of Reserve at Tomball and Lot 2 of Reserve at Tomball Partial Replat No. 1, City of Tomball, Harris County, Texas

Exhibit “A”

TOMBALL BOARDWALK (FM2920 & FM2978 - PLANNED DEVELOPMENT - 2023)

Contents

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| a. General Provisions | h. Sidewalks and Trails |
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a. General Provisions

This application was prepared on behalf of Newman Commercial Real Estate pursuant to the city of Tomball’s ordinances and is intended to meet or exceed the standards of those ordinances. Tomball Boardwalk represents a commercial mixed-use community that aims to add value for all landowners, users, and tenants. Developments are constantly evolving due to changing consumer expectations and public regulations. Typically, this evolution reflects changing market and regulatory conditions. Thus, it is important that there exists an overall set of policies and standards to provide a framework to help guide these changes. In an effort to protect and enhance property values by controlling the scale, design and compatibility of development, these Commercial Development Guidelines for new construction have been developed. The development of this site must be in strict compliance with all standards and exhibits referenced/attached hereto.

b. Land Uses

Tomball Boardwalk will be composed of multiple land uses that may include commercial, retail, office, recreational, multi family, etc. The final composition of the allowed land use shall be dictated by market conditions. The master plan (Site Exhibit F) for Tomball Boardwalk illustrates the mix of uses proposed and the potential for a variety of multi-family and commercial areas. The commercial and retail uses may incorporate several commercial reserves for larger retail and anchor stores and smaller pad sites for retail and restaurants.

If demanded by market conditions, the multi-family residential component acreage may increase or decrease within the overall PD in areas that provide adequate access (Limited to a 20% fluctuation in acreage from current designations per phase).

c. Permitted Uses

Any use permitted in the Multi-family Zoning (MF) City of Tomball Ordinances. Conditional uses permit (CUP) will require additional approval from the planning department. Refer to Tomball Ordinance Section 50-81 for approval process.

Any use permitted in the General Retail Zoning (GR) City of Tomball Ordinances. In addition, the following uses will be permitted as-of-right:

1. Eating establishment (with drive-in service)
2. Eating establishment (with drive-through service)
3. Quick-lube oil change
4. Automobile wash (self-service)

Conditional uses permit (CUP) will require additional approval from the planning department. Refer to Tomball Ordinance Section 50-81 for approval process.

d. Development Guidelines

Unless otherwise outlined in this document, the City of Tomball Ordinance shall govern regulations and requirements for this property. Any change to this document would necessitate a change to the Planned Development and would require either City Planner and / or Community Development Director approval for minor changes or Planning & Zoning commission / City Council approval for major changes.

Multi-family development

1. Lot standard

- a. Density (Units per acre), maximum: 26 Units per acre, 34 units per acre with the addition of carport or garage.
- b. Minimum lot area: 10 acres (Multi-family complex)
- c. Minimum lot width (ft): 120
- d. Minimum lot depth (ft): 200

2. Setbacks

- a. Minimum front yard setback (ft): 25 feet. 35 feet when adjacent to an arterial street.
- b. Minimum side street setback (ft): 15 feet. 25 feet when adjacent to an arterial street.
- c. Minimum side yard setback (ft): 5 feet. If adjacent to any of the following residential uses: single family, duplex, patio home, or single-family attached, then a minimum side yard shall be 100 feet between individual residential lot & multifamily structures. Where applicable, off-site & on-site existing pipeline & utility easements may apply toward buffer yards. Refer to exhibits A & B.
- d. Minimum rear yard setback (ft): 15 feet. If adjacent to any of the following residential uses: single family, duplex, patio home, or single-family attached, then a minimum rear yard shall be 100 feet between individual residential lot & multifamily structures. Where applicable, off-site & on-site existing pipeline & utility easements may apply toward buffer yards. Refer to exhibits A & B.
- e. Exceptions: Roof eaves and projected balconies may encroach any setback by a maximum of 5'.

3. Building Requirements

- a. Building height, maximum (ft): Four (4) stories or 60 feet.
- b. Building separation, minimum (ft):
 - One (1) story = 15 feet for building without openings. 20 feet with openings. See exhibit C below.
 - Two (2) story = 20 feet for building without openings, 35 for building with openings.
 - Three (3) and four (4) story = 35 feet for building with or without openings.
- c. Floor area per dwelling, minimum (ft):
 - Efficiency unit: 500 sqft per unit
 - One-bedroom unit: 725 sqft per unit
 - Two or more bedroom: 800 sqft for the first two bedrooms, plus an additional 125 sqft for each additional bedroom
- d. Building lot coverage, maximum (ft): 50% maximum
- e. Impervious parking lot coverage: 50% maximum
- f. Total impervious improvements: 75% maximum (for independent lots/parcels/tracts) *

(Buildings, parking, sidewalks):

*On-site amenity pond, on-site recreation area, and remote detention pond areas are considered site-wide pervious cover, crediting all independent parcels proportionally.

Commercial development

1. Lot standard

- a. Minimum lot area (sq ft): 20,000
- b. Minimum lot width (ft): 100
- c. Minimum lot depth (ft): 200

2. Setbacks (When adjacent to an arterial public street)

- a. Minimum front yard setback: 25 feet. 35 feet when adjacent to an arterial street.
- b. Minimum side street setback: 15 feet, 25 feet when adjacent to an arterial street.
- c. Minimum side yard setback: 5 feet, 25 feet when adjacent to property zoned for single-family residential.
- d. Minimum rear yard setback: 15 feet

3. Building Requirements

- a. Building height: 70 feet
- b. Building floor area, maximum: 1:1 FAR
- c. Building lot coverage, maximum: 50%
- d. Impervious (surface lot) coverage, maximum: 85% (for independent lots/parcels/tracts) *
*On-site amenity pond, on-site recreation area, and remote detention pond areas are considered site-wide pervious cover, crediting all independent parcels proportionally.
- e. Outside storage lot coverage, maximum (sf): 5%

e. Landscaping Standards

- a. Green space / recreational areas: *Multi-family:* Area calculations inclusive of shared amenity pond & remote / dry detention. 50% of gross platted area shall be open green space and common recreational area.
Commercial: Enhanced landscape beds (plants, shrubs, groundcover, etc.) will be required where required trees are located. 10% of gross platted area shall be open green space and common recreational area. See exhibit F street scape sections.
- b. Landscape area minimum (sq ft):
 - Sites up to 20,000 sq ft = 5%.
 - Sites of 20,000 sq ft to 200,000 = 7.5%.
 - Sites over 200,000 sq ft = 10% of area not covered by building or structure.
- c. Street side landscape buffer:
 - 15-feet-wide along major throughfares (FM 2920 / E. Main. St & FM 2978 / Hufsmith Kohrville Rd)
 - All boulevard entrances and other site entrances from FM 2920 & 2978 must be furnished with a minimum 5-foot-wide landscape strip and provide 1 large street tree every 30-linear foot of street frontage.
- d. Street trees, minimum: 1 large tree and 2 small trees for every 40-linear foot of street frontage

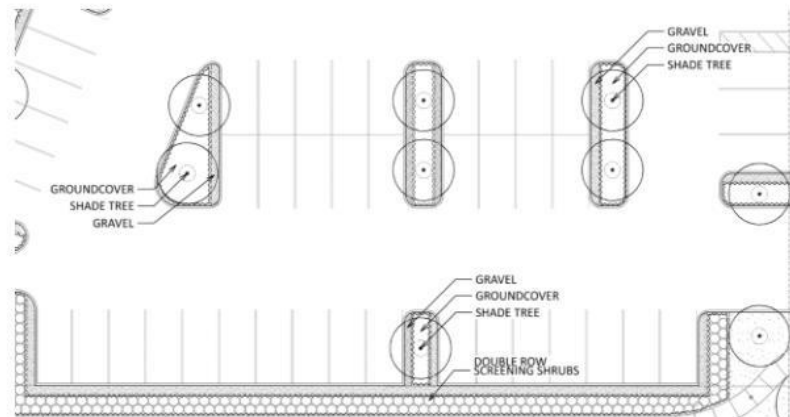
- e. Tree requirements, minimum (in addition to required street trees)
 - Sites less than 3,000 sqft = 3
 - Sites of 3,001 to 7,000 sqft = 4
 - Sites of 7,001 to 10,000 sqft = 5
 - Sites of 10,001 to 20,000 sqft = 6
 - Sites of 20,001 to 30,000 sqft = 7
 - Sites of 30,001 to 40,000 sqft = 8
 - Sites over 40,000 sqft = per 20,000 sqft = 3
- f. Parking lot trees, minimum:
 - 1 tree shall be planted in the parking area for every (10) parking spaces, for parking lots with more than 20 spaces. Enhanced landscape beds (plants, shrubs, groundcover, etc.) will be required where trees are located. See section F for more detail on parking lot landscape requirement.

f. Parking lot landscaping

Parking areas for pad sites must be connected to parking areas of adjacent parcels and structures with a connecting driveway. A continuous double hedge row of shrubs planted with triangular spacing along the parking lot boundary adjacent to a street (major throughfare, throughfare, boulevard entrance, etc.) is required. The shrubs shall be a minimum of five (5) gallon size of thirty-six (36") in height, planted thirty inches (30") on center and maintained at a uniform height of forty-two inches (42").

At areas where monument signage may be installed a temporary interruption in continuity (up to 20') may be warranted for signage visibility. One nine by nineteen-foot (9'x19') landscape island is required for every ten (10) parking spaces. Landscape Island may include a 6" perimeter concrete curb within the required 9'x19' area. Each island shall contain a minimum of one (1) three-inch (3") caliper canopy tree with the remaining planted area consisting of a low shrub or groundcover. An 18" strip of gravel contained by steel edging shall be located directly adjacent to any length of parking stall. No sod or hydromulch shall be permitted within the island extents. Each island corner shall consist of a three-foot (3') radius along the driving isle. Each bay of parking must be separated from the end drive aisles by a landscape island consisting of the required parking lot island landscaping. A typical parking lot planting scenario can be found below:

Parking lot landscape exhibit



g. Buffering / Fencing

An opaque screening wall not less than 7 feet nor more than 8 feet, shall be erected on the property line separating zoning district in the following cases:

1. When non-residential or multi-family use sides / backs up to a single-family, two-family, or residential PD district.
2. When commercial use is on a tract less than 15 acres and sides / back up to a multi-family district. Unless in special areas where visibility is encouraged.
3. When commercial or multi-family use is adjacent to a residential area, a 15-foot landscape buffer is required to be installed incorporating walking trails and site trees at a rate of 1 three-inch (3") tree per 40' of property boundary. Tree species will vary, including Oak, Pine, and low shrubs to gain vertical screening as illustrated in exhibit A and exhibit B.

Fencing material may be treated wood, masonry, reinforced concrete, or similar suitable materials without openings, unless in special areas where visibility is encouraged.

All refuse containers must be screened on three sides by a minimum 6-foot solid masonry wall and include an opaque metal gate.

h. Sidewalks and Trails

Sidewalks:

1. Minimum 5-foot-wide sidewalks shall be provided along either or both sides of local residential and collector streets. As illustrated in exhibit F – Streetscape.
2. Minimum 6-foot-wide multi-use paths/trails shall be included within the boundaries of this planned development, providing ample connectivity between residential, commercial and future land uses. As identified in exhibit G – Amenity Pond.
3. All sidewalks shall be paved with concrete for primary connections.

Connectivity:

1. All commercial and multi-family components must be interconnected with the overall site.
2. All building entries to be accessible via pedestrian pathways via public roads (FM 2920 / E. Main. St & FM 2978 / Hufsmith Kohrville Rd) or as required by the City of Tomball Ordinances.
3. Crosswalk will be strategically placed based on a final pedestrian sidewalk / trail plan.

Materials

1. Concrete or pavers recommended as primary sidewalk materials.
2. Special areas such as the amenity pond against the commercial retail, alternative materials allowed such as gravel, crushed granite, fiber cement decking to create a cohesive composition for a recreational area. As illustrated exhibit G – Amenity Pond.

i. Signage

Retail center developers shall be required to submit a comprehensive signage plan including all sign types for the center and pad sites. Every pad site is limited to one (1) single tenant or dual tenant monument sign, or one (1) monument sign every 150 linear feet. See exhibit D for a comprehensive signage site plan for proposed and monument signage designs. Front pads bordering access drives with access to rear tracts will be required to allocate a signage easement area against the access drive and the front property line for the rear users' signage see exhibit D for proposed location. No signage approval shall proceed without a comprehensive signage plan. All signage design must conform with the City of Tomball Ordinance. Where guidelines below conflict with City of Tomball regulations, the city code will govern.

All sign designs are subject to review and approval by the Developer. Detailed plans and specifications of any sign must be submitted for review prior to installation. All signs must be fabricated and installed in compliance with all applicable codes, ordinances, and local official approval.

Monument signs are to be located behind the street side landscape buffer (ten feet off the property line) and shall be authorized within City of Tomball public utility easements (encroachment agreement is likely necessary). Utility line location to be confirmed and maintained unobstructed. Refer to exhibit D and E for signage location and type.

In general, it is prohibited to use signage which by its location, size, shape, color, lighting, subject or sound, may be harmful to the appearance of the locality, public street, site, view, or constitute a threat to road traffic. Specifically prohibited signs include rotating, trailer, animated, oscillating, iridescent or dayglo painted signs, signs which make noise, incandescent or fluorescent illuminated signs, and laser lights. Also prohibited are "canned" signs constructed of a light box frame with a single panel backlit sign which includes the logo and sign copy applied to the building surface. Other prohibited signs include changeable message. Banners, flags, and single-pole signages are prohibited. Pylon signs, where approved per exhibit D, must have 2 poles and be clad to be architecturally cohesive w/ the development architecture. Balloons, streamers, pennants, bunting, search lights, signs with exposed or flashing lights, signs with moveable parts, or any other such fixtures or items deemed to be inconsistent with the intent of these Guidelines are prohibited. The use of exposed neon is discouraged and not acceptable in most cases subject to Developer approval.

Building mounted signs:

Tenants shall have signs designed as an integral element of the storefront design, with letter form size and location appropriately scaled and proportioned to the overall storefront design. All Tenant sign designs submitted to be subject to approval.

One building identifier will be permitted for each Tenant having an exterior public entrance. The maximum span of the Tenant's sign shall not exceed 75% of the store frontage width. Tenants with 5,000 square feet or less may have building signage not to exceed a maximum of 36" in height and tenants in a lease space greater than 5,000 feet may have signage up to 48" tall. For spaces larger than 10,000 square feet, the signs must be an integral part of the store front design, with letter size and location appropriately scaled and proportioned to the overall store front design. The information on the sign will consist of the name of the Tenant in a typeface of their choice. The use of pictorial logos or symbols may be considered for nationally recognized tenant's trademarked logos. The message will typically appear as one horizontal line of copy. Two lines are allowed if the tenant's name will not fit on one line.

j. Minor Modifications

The following minor modifications of the PD are allowed provided that such modifications shall be reviewed for compliance with the applicable City of Tomball Ordinances, and this approved by the City Planner or Community Development Director.

1. Modifications to internal street patterns are allowed.
2. Modifications to the location of land use provide that such relocations meet the minimum area and land use regulations set forth within this document.
3. Modifications to lot sizes / property line locations are allowed provided that such lots shall meet the minimum area regulations set forth in this document.
4. Modifications to the total acreage provided for each land use set for in the site exhibit area allowed. If needed signage location can be revised following the standard from this document.
5. Boardwalk/Restaurant Patio area site plan design shows a general intent to enhance the pedestrian & restaurant customer experience with programmed amenities to further engage the edge condition of the amenity pond with place-making, interactive/engaging amenity elements. Within that broad goal, the specific concept design may evolve & change from what is currently included in this document with something greater or equal in quality.

k. Architectural Criteria

These recommendations and standards are meant to foster a sense of design continuity that creates a sense of place in the master planned mixed-use land development. The following Architectural Criteria is intended to make the building designer aware of the architectural context, not to inhibit or limit unique design.

1. Building façade criteria and features:
 - a. Building facades shall include offsets, changes in building materials, colors, textures, and architectural detailing that creates shade and cast shadows.
 - b. facades greater than 100 feet in length shall incorporate offsets having a minimum depth of at least 2 feet and extending at least 20% of the length of the façade. No uninterrupted length of a façade shall exceed 100 feet. This Regulation applies to all building facades within the PD except for the building rear façade.
 - c. Canopies, arcades, or recessed entries shall be provided at pedestrian entrances to the building. Canopies and arcades shall be structural extensions of the building and cover a ground area of at least 20 feet. A recessed entry shall be at least 40 square feet in size.
 - d. The front façade of the multi-tenant retail building facing FM2920 and facing FM2978 shall be at least 60% transparent by means of storefronts, entrances, and display windows.
 - e. Facades of all buildings within the PD shall be of similar architectural design, colors, and materials.
 - f. The developer or city planner may approve alternative canopy or façade treatments not specified herein if equal or better than a specified requirement in quality, durability, and appearance and the use thereof will not violate any provision of this article.
 - g. Columns should be simple in form and are encouraged to appear as raw materials such as steel & concrete. No ornate trim or capitals around columns.
 - h. All rooftop equipment shall be screened so as not to be visible from the finished elevation of the parking area and common amenity space.
2. Building façade finishes and materials:
 - a. Usage of raw materials & finishes are encouraged (exposed steel (painted), architectural steel, metal cladding, aluminum, composite aluminum panels, corten steel, decorative CMU (Concrete Masonry Unit) blocks, brick masonry, concrete (raw, board-formed, or form-liner concrete) wood, fiber cement).
 - b. A consistent palette of materials appropriate to the regional context should be employed for exterior materials. A range of natural earth tones is recommended.
 - c. Accent colors and/or painted graphics/art may be permitted when deemed to add value to overall project and community aesthetic.
 - d. Prior to plan submittal, ALL building elevation/material plans will be subject to final review/approval by the developer and/or representative authorized to act on behalf of the developer in accordance with applicable restrictions.

The photos provided below are examples for massing, scale, proportion, and building materials to aid in understanding the intended community style. The following photos reflect the broad architectural style meant to be expressed and not one single image captures the exact look.

The multifamily architectural design style must be compatible with the design intent for the overall project. Multifamily developer will present building designs to the City Council at a future date.

Restaurant/Boardwalk - style inspiration



Multi-family – style inspiration



Multi-tenant retail & Pad retail – style inspiration



I. Lighting

This planned development provides recommendations for a coordinated family of site lighting and materials for use in Tomball Boardwalk. Parking lot lighting must be designed in an attempt to maximize pedestrian and vehicular safety and in accordance with Illuminating Engineering Society of North America (IESNA) recommended standards. Additionally, parking lighting should be shielded with sharp cut-off in order to promote “dark sky” concepts and limit intrusion into adjacent properties and on a house meter. Photometric calculations and drawing documentation are required for each project assuring minimal light trespass into or onto adjacent properties and the sky-dome. All light fixtures must LED or low-energy / high efficiency and to be submitted with cut sheets for developer approval.

Parking Lot Lights:

Color – Black or dark bronze, complimenting metal trims selections in development.

Pole Height – ±25’

Base – ±3’ tall concrete base

Additional lighting specifications must be provided per photometric study and site-specific design needs.

m. Amenities

The following amenities are required within the common amenity pond area:

1. Detention pond / amenity pond. The development will be anchored by the enhanced detention amenity pond with up to three (3) water fountains, observation decks and at least one (1) wood or similar material pedestrian bridge.
2. Pedestrian pathway constructed of concrete or pavers (minimum of 5 feet in width) connecting the different tracts to the amenity pond area.
3. Shade structures (minimum 2), along pedestrian pathways.

4. Designated public plaza courtyard covered, with architectural concrete or pavers. Surrounding restaurant patio areas and boardwalk frontage.
5. Furniture, such as benches and / or low masonry seating walls.
6. Open lawn / picnic area.
7. Kids playground area / playscape.

n. Exhibits

Exhibit A / Section A illustrates the northwest boundary parallel to FM2920 abutting the single-family project accounting all the easements, building lines and boundaries location to show a worst-case scenario of the building's proximity.

A 35' building line will be enough to accommodate 115' between the structures. See exhibit C for master site plan layout.

Exhibit A – Building separation (Section A – See exhibit C)

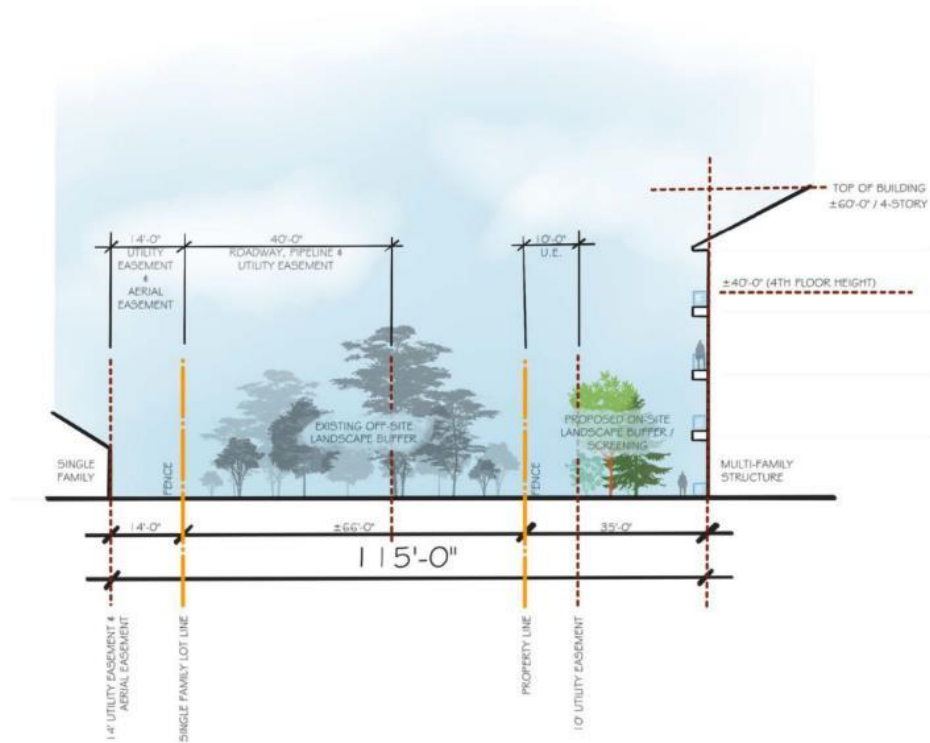


Exhibit B / Section B illustrates the northwest boundary parallel to FM2978 abutting the single-family project accounting all the easements, landscape setbacks, parking layout and boundary location to show a worst-case scenario of the building's proximities.

This section displays the worst-case scenario where the property pinches showing a 114'-6" separation going up to ±200' in building's separation.

Exhibit B – Building separation (Section B – See exhibit C)

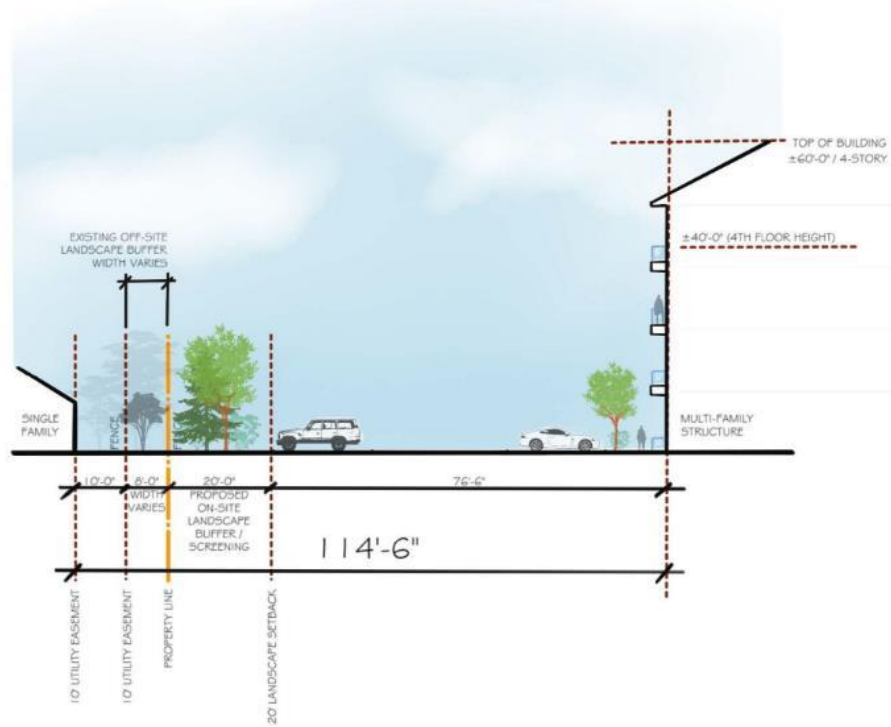


Exhibit C – Proposed Uses

Zoning diagram illustrate the uses for project and building locations.



Exhibit D – Signage Location

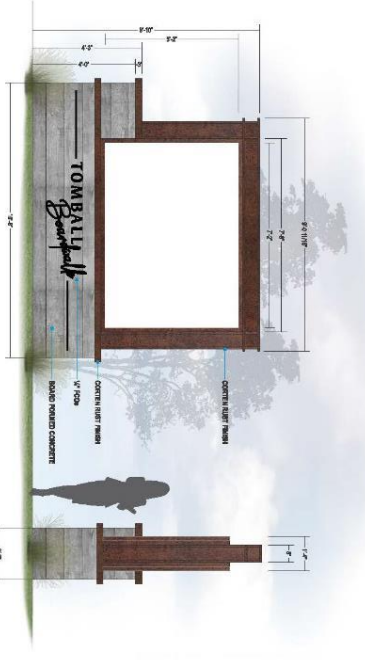
Overall master site exhibit proximate location and type for monument signage.

See exhibit C for monument signage type, shape, colors and materials

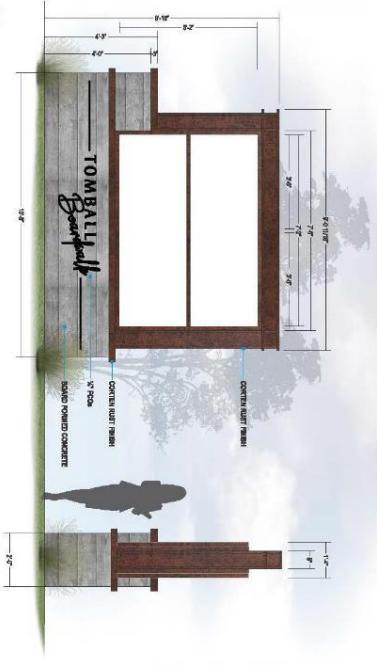


Exhibit E – Signage Type

The purpose of this section is to create a graphic environment that is individual and distinctive in identity for tenants and that is also compatible with other signs within the development. The concept should give an impression of quality, professionalism, and instill a good business image. Lettering shall be well proportioned and its design, spacing, and legibility shall be major criteria for approval.



A - SINGLE TENANT MONUMENT SIGNAGE



B - DUAL TENANT MONUMENT SIGNAGE



C - MULTI TENANT MONUMENT SIGNAGE



D - MULTI TENANT PYLON SIGNAGE

Exhibit F – Master Site Plan

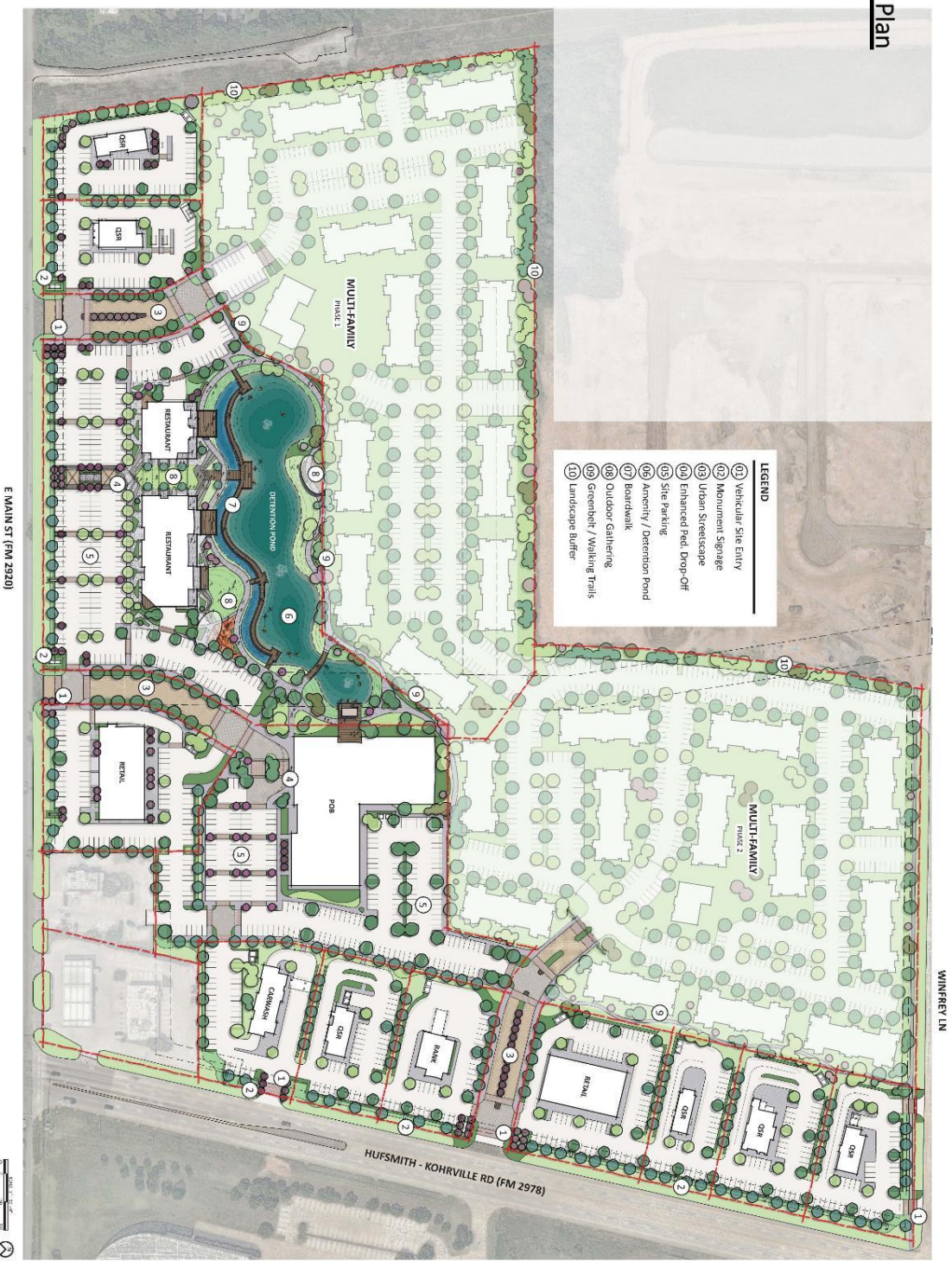


Exhibit G – Amenity Pond



Exhibit H – Sections

