

EXHIBIT “ C ”

Deviations to City Development Code/Design Criteria

1. Sugar Land Development Code
  - a. Chapter 4-24 (Signage)
    - i. Signage for the Del Webb portion of the development may, at the developers' discretion, be similar to Exhibit O. Effective Area and height may be within 20% of criteria referenced in monument sign table.
  - b. Chapter 5-19 B 2 d Requirements for Residential Private Streets
    - i. *Requirements for Residential Private Streets*. Residential Private Streets must: Have a maximum travel distance of 2,000 feet from a connecting Public Street, unless a specific approval is applied for and granted following a technical review by the City Engineer.
    - ii. Deviation: Criteria d which requires a maximum travel distance of 2,000 linear feet between connecting streets shall not apply to the Del Webb parcels within the development.
  - c. Chapter 5-21 6 –
    - i. Each subdivision must provide 1 access street to a collector street for each 75 lots, or portion thereof, within the subdivision. The requirement applies to each platted phase of a subdivision. In this paragraph, a "collector" street means a street that meets the Geometric Street Design Standards for collector streets as set forth in the Sugar Land Design Standards.
    - ii. Deviation: It is mutually understood that a divided roadway connecting to the collector shall count as two points of connection in fulfillment of this requirement, while an undivided roadway connecting to the collector shall only count as one. The deviation is requested on Parcel 9, and the Del Webb Parcels 1-7 (asterisk) below, all remaining parcels fulfill criteria.
    - iii. Parcel 17- 100 lots, 2 connections at buildout
    - iv. Parcels 13,15 – 288 lots, 4 connections at buildout
    - v. Parcels 10,11,12 – 628 lots, 6 connections at buildout
    - vi. Parcel 9 – 146 lots, 3 connections at buildout\*
    - vii. Parcel 8 – 249 lots, 4 connections at buildout
    - viii. Parcels 1,2,3,4,5,6,7 – 500 lots, 6 connections at buildout\*
    - ix. Thoroughfare connections will occur with the development of the immediate section and as the development progresses.
  - d. Chapter 7.3.8 –
    - i. The length of a cul-de-sac street is defined as the distance from the centerline of the intersecting pavement to the center of the cul-de-sac bulb measured along the centerline of the street right-of- way. (Ordinance No. 1161, Section 6, 1999). The maximum length of cul-de-sac streets for residential subdivisions shall be one thousand two hundred feet (1,200') or the cul-de-sac may serve a maximum of twenty-five (25) residential lots, whichever is less.
    - ii. Deviation: This criteria shall not apply.