

ORDINANCE NO. 2118

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING OF APPROXIMATELY 12.8 ACRES OF LAND KNOWN AS UNIVERSITY COMMONS PHASE II LOCATED AT THE SOUTHWEST CORNER OF UNIVERSITY BLVD. AND TELFAIR AVENUE IN THE TELFAIR DEVELOPMENT FROM PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN TO PLANNED DEVELOPMENT (PD) DISTRICT FINAL DEVELOPMENT PLAN.

WHEREAS, Vista Group, LLP, requests that approximately 12.8 acres of land known as University Commons Phase II located at the southwest corner of University Boulevard and Telfair Avenue in the Telfair Development be rezoned from Planned Development District (PD) General Development Plan to Planned Development District (PD) Final Development Plan; and

WHEREAS, the City Planning and Zoning Commission forwarded its final report to the City Council, recommending approval of the rezoning request with the modifications reflected in this ordinance; and

WHEREAS, the City Planning and Zoning Commission and the City Council have each conducted, in the time and manner and after notice required by law and applicable ordinances, a public hearing on such requested zoning change; and

WHEREAS, the City Planning and Zoning Commission recommended granting such requested zoning change with modifications and the same is herein incorporated and made a part of this ordinance; and

WHEREAS, the City Council finds that the zoning request complies with the City's comprehensive plan and now deems it appropriate to make such zoning change; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS:

Section 1. That the facts and recitations set forth in the preamble of the ordinance are hereby declared true and correct.

Section 2. That the zoning district classification of approximately 12.8 acres of land known as University Commons Phase II located at the southwest corner of University Boulevard and Telfair Avenue in the Telfair development described in Exhibit A, attached hereto and incorporated herein into this ordinance by reference, is changed from Planned Development (PD) District General Development Plan to Planned Development (PD) District Final Development Plan zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 3. That the following Exhibits are attached hereto and incorporated into this ordinance:

Exhibit A: Metes and Bounds Description
Exhibit B: Final Development Plan
Exhibit B-1: General Site Location Plan
Exhibit B-2.1A: Final Site Layout Plan
Exhibit B-2.1B: Final Site Layout Plan Alternative 1
Exhibit B-2.2: Pedestrian Amenities
Exhibit B-2.3: Pedestrian Walkway Cross Section 1
Exhibit B-2.4: Pedestrian Walkway Cross Section 2
Exhibit B-3: Permitted Land Uses
Exhibit B-4.1: Telfair Landscape Species List
Exhibit B-4.2A: Landscape Planting Plan
Exhibit B-4.2B: Landscape Planting Plan Alternative 1
Exhibit B-5.1: Grocer Perspective
Exhibit B-5.2: Entrance Perspective
Exhibit B-5.3: Rear Corner Perspective
Exhibit B-5.4: Retail Perspective
Exhibit B-5.5: Retail Perspective
Exhibit B-5.6: South East Corner Perspective
Exhibit B-5.7: Berm and Screening Perspective
Exhibit B-5.8A: Building 2 Rear Corner Perspective
Exhibit B-5.8B: Building 2 Rear Corner Perspective Alternative 1
Exhibit B-5.9: Truck Dock Screening Perspective
Exhibit B-6: Building Transparency Plan
Exhibit B-7: Outdoor Sales Plan
Exhibit B-8.1A: Vehicular Circulation Plan
Exhibit B-8.1B: Vehicular Circulation Plan Alternative 1
Exhibit B-8.2A: Pedestrian Circulation Plan
Exhibit B-8.2B: Pedestrian Circulation Plan Alternative 1
Exhibit B-9.1: Final Signage Elevations
Exhibit B-9.2: Cotesworth Corner Final Signage Elevation
Exhibit B-10: Final Signage Layout Plan
Exhibit B-11: Berm Modification Plan
Exhibit B-12: Potential Patio Location Plans

Section 4. That the City's official zoning map be amended to reflect this change in zoning district classification.

READ IN FULL on first consideration on _____, 2017.

APPROVED upon second consideration on _____, 2017.

Joe R. Zimmerman, Mayor

ATTEST:

APPROVED AS TO FORM:



Attachments:

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UNIVERSITY COMMONS - PHASE II 12.80 AC.



DEVELOPER

Vista

ARCHITECT

O'BRIEN
ARCHITECTS

October 19, 2017

EXHIBIT A
METES AND BOUNDS DESCRIPTION
UNIVERSITY COMMONS - PHASE II

July 29, 2015
Job No. 1800-0144A.206

DESCRIPTION OF
12.804 ACRES
(557,759 SQUARE FEET)

Being 12.804 acres (557,759 square feet) of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of the residue of a called 1651.239 acre tract conveyed to NNP-Keepsake, L.P., by an instrument of record under File Number 2003149525, Official Public Records of said Fort Bend County (F.B.C.O.P.R.), amended and renamed to NNP-Telfair LP by an instrument of record under File Number 2006007940, F.B.C.O.P.R., now known as NNP-Telfair LLC by Certificate of Conversion effective date of March 22, 2012, said 12.804 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LJA ENG" found for the southeast corner of the easterly end of Telfair Avenue (90 feet wide at this point) as shown on Telfair Avenue Street Dedication, a subdivision of record in Plat Number 20060064, Plat Records of said Fort Bend County (F.B.C.P.R.), said point also being on the westerly right-of-way line of University Boulevard (width varies at this point) as shown on University Boulevard Phase One, a subdivision of record in Plat Number 20060062, F.B.C.P.R., the beginning of a curve;

Thence, southwesterly along the southerly right-of-way line of Telfair Avenue and 49.14 feet along the arc of a curve to the left having a radius of 1163.00 feet, a central angle of 02° 25' 15", and a chord that bears South 80° 41' 05" West, 49.14 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for the POINT OF BEGINNING of the herein described tract;

Thence, South 03° 51' 30" East, departing said southerly right-of-way line of said Telfair Avenue, 91.11 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 86° 02' 28" East, 102.02 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner on the west right-of-way line said University Boulevard;

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Thence, along the west right-of-way line of said University Boulevard the following three (3) course:

1. South 02° 55' 14" East, 440.93 feet to a chiseled "X" set for corner, the beginning of a curve;
2. 55.67 feet along the arc of a tangent curve to the left having a radius of 3000.00 feet, a central angle of 01° 03' 48", and a chord that bears South 03° 27' 08" East, 55.67 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
3. South 03° 59' 02" East, 54.23 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, departing said westerly right-of-way line and 50.75 feet along the arc of a tangent curve to the right having a radius of 35.00 feet, a central angle of 83° 04' 59", and a chord that bears South 37° 33' 28" West, 46.42 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a reverse curve;

Thence, 403.80 feet along the arc of a tangent curve to the left having a radius of 580.00 feet, a central angle of 39° 53' 24", and a chord that bears South 59° 09' 15" West, 395.70 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 39° 12' 33" West, 175.24 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 133.87 feet along the arc of a tangent curve to the right having a radius of 518.75 feet, a central angle of 14° 47' 09", and a chord that bears South 46° 36' 07" West, 133.50 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a compound curve;

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Thence, 44.86 feet along the arc of a tangent curve to the right having a radius of 25.00 feet, a central angle of $102^{\circ} 49' 07''$, and a chord that bears North $74^{\circ} 35' 45''$ West, 39.08 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a compound curve;

Thence, 175.31 feet along the arc of a tangent curve to the right having a radius of 520.00 feet, a central angle of $19^{\circ} 19' 00''$, and a chord that bears North $13^{\circ} 31' 41''$ West, 174.48 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North $03^{\circ} 52' 12''$ West, 50.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 450.52 feet along the arc of a tangent curve to the left having a radius of 580.00 feet, a central angle of $44^{\circ} 30' 17''$, and a chord that bears North $26^{\circ} 07' 20''$ West, 439.28 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a reverse curve;

Thence, 52.46 feet along the arc of a tangent curve to the right having a radius of 35.00 feet, a central angle of $85^{\circ} 52' 43''$, and a chord that bears North $05^{\circ} 26' 07''$ West, 47.69 feet to a chiseled "X" set for corner on the arc of a curve on the aforementioned south right-of-way line of Telfair Avenue (80 feet wide), the beginning of a compound curve;

Thence, along the aforementioned south right-of-way line of Telfair Avenue the following five (5) courses:

1. 664.94 feet along the arc of a tangent curve to the right having a radius of 1173.00 feet, a central angle of $32^{\circ} 28' 46''$, and a chord that bears North $53^{\circ} 44' 37''$ East, 656.07 feet to a chiseled "X" set for corner, passing the end of an 80 foot wide right-of-way of said Telfair Avenue and the beginning of a variable width right-of-way, the beginning of a compound curve;

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12.804 acres

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2. 92.55 feet along the arc of a tangent curve to the right having a radius of 488.50 feet, a central angle of $10^{\circ} 51' 20''$, and a chord that bears North $75^{\circ} 24' 40''$ East, 92.42 feet to a chiseled "X" set for compound corner;
3. North $80^{\circ} 50' 20''$ East, 42.45 feet to a point for corner, the beginning of a curve;
4. 26.01 feet along the arc of a tangent curve to the left having a radius of 500.00 feet, a central angle of $02^{\circ} 58' 49''$, and a chord that bears North $79^{\circ} 20' 56''$ East, 26.01 feet to a chiseled "X" set for corner, the end of a variable width right-of-way and the beginning of a 90 foot wide right-of-way, the beginning of a reverse curve;
5. 32.79 feet along the arc of a tangent curve to the right having a radius of 1163.00 feet, a central angle of $01^{\circ} 36' 56''$, and a chord that bears North $78^{\circ} 40' 00''$ East, 32.79 feet to the POINT OF BEGINNING and containing 12.804 acres (557,759 square feet) of land.

This description was prepared from a survey prepared by the undersigned dated July 29, 2015.


Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration No. 5659
LJA Engineering, Inc.



EXHIBIT B
FINAL DEVELOPMENT PLAN
UNIVERSITY COMMONS - PHASE II

A. Contents. This Final Development Plan includes the following sections:

- General Provisions
- Land Uses
- Development Regulations
- Landscape and Pedestrian Circulation Regulations
- Freestanding Signs
- Building Regulations

B. General Provisions

1. The PD approved herein for the 12.80 acre retail commercial parcel of the University Commons Phase II must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City of Sugar Land (City). If any provision or regulation of any City ordinance applicable in a B-2 (General Business) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-2 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.

2. Except as otherwise provided herein, the words used in this Final Development Plan have the meaning established by the Development Code. In this ordinance:

PD means the planned development district created by this ordinance.

Pavers mean colored interlocking bricks, tiles, stones, blocks, or concrete units.

Retail means a commercial establishment engaged in the selling of goods and merchandise to the general public and rendering services incidental to the sale of such goods

3. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this Final Development Plan:

Exhibit A:	<i>Metes and Bounds Description</i>
Exhibit B:	<i>Final Development Plan</i>
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Exhibit B-2.1A:	<i>Final Site Layout Plan</i>
Exhibit B-2.1B:	<i>Final Site Layout Plan Alternative 1</i>
Exhibit B-2.2:	<i>Pedestrian Amenities</i>
Exhibit B-2.3:	<i>Pedestrian Walkway Cross Section 1</i>
Exhibit B-2.4:	<i>Pedestrian Walkway Cross Section 2</i>
Exhibit B-3:	<i>Permitted Land Uses</i>
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Exhibit B-4.2A:	<i>Landscape Planting Plan</i>
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Exhibit B-5.1:	<i>Grocer Perspective</i>

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Exhibit B-5.2:	<i>Entrance Perspective</i>
Exhibit B-5.3:	<i>Rear Corner Perspective</i>
Exhibit B-5.4:	<i>Retail Perspective</i>
Exhibit B-5.5:	<i>Retail Perspective</i>
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Exhibit B-11:	<i>Berm Modification Plan</i>
Exhibit B-12:	<i>Potential Patio Location Plans</i>

4. As shown on *Exhibit B-1 General Site Layout Plan*, the PD shall encompass the following tract:

- a) 12.80 acres at the southwest corner of University Boulevard and Telfair Avenue, within the Telfair West Commercial District General Development Plan Ordinance No. 1926.

C. Land Uses.

1. Permitted land uses are identified in *Exhibit B-3 Permitted Land Uses*.
2. Certain land uses are permitted when developed under specified conditions as established in the Notes section of *Exhibit B-3 Permitted Land Uses*.
3. Drive-thrus are restricted to certain Retail and Financial land uses as established in the Notes section of *Exhibit B-3 Permitted Land Uses*. Drive-thrus shall not be visible from the public ROW, and shall require the use of screening and buffering in the form of landscaping elements to screen visibility of the cars in the drive-thru from the public ROW as shown in *Exhibit B-5.7 Berm and Screening Perspective*. Refer to *Exhibit B-2.1B Final Site Layout Plan Alternative 1*. Outdoor speakers cannot be closer than 200' from the nearest single-family lot. Outdoor speakers shall be oriented away from the nearest single-family lot.
4. The storage of fleet vehicles is strictly prohibited within the PD.
5. Outside Use: Merchandise may be displayed or stored outside the building on the same premises in an unscreened location if the merchandise:

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- a) Is not located on public property or within a required building setback, parking lot setback, parking space or drive aisle;
- b) Is delineated within the specific area shown on *Exhibit B-7 Outside Sales Plan*;
- c) Is owned by the owner or tenant of the building; and
- d) May only be used by a grocery tenant
- e) Is flowers, herbs, fruits, vegetables, or produce, excluding meat

D. Development Regulations – Sites within the PD shall be developed in accordance with the following development regulations:

- 1. Maximum Height of Structures: 35-feet above ground level
- 2. Maximum Building Square Footages; Refer to *Exhibit B-2.1a Final Site Plan Layout*
 - a) Building Envelope 1: 85,000 SF
 - b) Building Envelope 2: 25,000 SF
 - c) Building Envelope 3: 12,000 SF
 - d) Building Envelope 4: 12,000 SF

Maximum Building Square Footages; Refer to *Exhibit B-2.1b Final Site Plan Layout Alternative 1*

- a) Building Envelope 2a: 22,000 SF
 - b) Building Envelope 2b: 3,000 SF
- 3. Minimum Building Setbacks:
 - a) Abutting University Boulevard: 40-feet
 - b) Abutting Telfair Ave: 15-feet
 - c) Tarrington Ave, and Cotesworth Ave. 15-feet
- 4. Minimum Parking Setbacks:
 - a) University Boulevard lot lines: 40-feet
 - b) Abutting Telfair Ave., Tarrington Ave., and Cotesworth Ave. 15-feet
- 5. Paving:
 - a) All parking lots, driveways, and vehicle use areas must be constructed of concrete.

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b) All driveways and access easements may be paved with a concrete surface or interlocking pavers supported by 6 inch reinforced concrete tray and a subgrade per City design standards.

6. Bicycle Parking: Off-street parking for bicycles shall be provided at a ratio of 2% of the total number of automobile parking spaces, and shall be equally divided among building 1, building 2, and buildings 3 or 4, and shall be located within 50-feet of a building entrance, and shall include racks or other structures intended for parking bicycles.

7. Service Areas: Areas used to hold refuse containers must be screened from public view with a solid masonry enclosure not less than 6-feet in height and metal gate not less than 6-feet in height.

E. Landscape and Pedestrian Circulation Regulations – All sites within the PD shall be developed in accordance with the following landscape and pedestrian circulation regulations:

1. Minimum widths for landscape buffers, continuous along:

a) University Boulevard:	40-feet
b) Telfair Avenue	15-feet
c) Tarrington Ave., and Cotesworth Ave.	15-feet

2. Landscape buffers may include vehicular driveways, perpendicular to the length of the buffer, and pedestrian walkways. Buffers may also be used for future transit stops.

3. Berm along Telfair Avenue, Refer to *Exhibit B-11 Berm Modification Plan*:

- a) The existing berm shall be incorporated to the extent possible into the overall landscape plan as part of the landscape buffer. Where possible, the berm will be retained in its existing configuration but may be modified to incorporate visibility triangles and required parking.
- b) The berm may be removed to accommodate parking within the allowed parking setback. Any location where the berm is removed must be replaced with a 4' tall continuous vegetation screen as shown on *Exhibit B-11 Berm Modification Plan*.

4. Minimum 15% open space of lot area, inclusive of landscape buffers.

5. There shall be one shade tree for each 30-feet of lot width, or portion thereof, measured along the front or street side lot line. The trees may be clustered or spaced linearly and need not be placed evenly.

6. Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.

7. Shrubs used for screening and buffering shall be planted in a double row of 36 inches tall and planted triangularly spaced 36 inches on center.

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8. Plants shall be in accordance with *Exhibit B-4.1 Telfair Landscape Species List*. Modifications or additions to this list are subject to review and approval by the Director.
9. Sidewalks shall be provided in accordance with *Exhibit B-8.2A Pedestrian Circulation Plan* and *8.2B Pedestrian Circulation Plan Alternative 1* :
 - a) Existing sidewalk along University Boulevard.
 - b) Continuous sidewalks with a minimum 6-foot width shall be required along Telfair Ave., Tarrington Ave., and Cotesworth Ave.
10. Pedestrian walkways:
 - a) Pedestrian walkways required in this section shall meet the following criteria in accordance with *Exhibit B-8.2A Pedestrian Circulation Plan* and *8.2B Pedestrian Circulation Plan Alternative 1*:
 - i) Minimum 5-foot width;
 - ii) Readily visible and free of encroachment by parked vehicles;
 - iii) Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials;
 - iv) Predominantly shaded with shade trees at one per 30 linear feet of walkway or building canopies; and
 - v) Lighted with pedestrian-scaled fixtures not to exceed 15 feet in height. Location and quantity to be determined at site plan reviewed.
 - b) A pedestrian walkway shall be provided to connect the building entrance to the public street sidewalk.
 - c) Pedestrian amenities shall be provided at the intersection of the walkway with the sidewalk. Refer to *Exhibit B-2.2 Pedestrian Amenities*.
 - d) For land uses with parking located between the street and the building, at least one pedestrian walkway shall be provided to and through its associated parking area to connect the building entrance to the public street sidewalk. Refer to *Exhibit B-2.3 Pedestrian Walkway Cross Section 1*.
 - e) A pedestrian walkway shall be provided to connect the building entrance to adjacent retail use. Refer to *Exhibit B-2.4 Pedestrian Walkway Cross Section 2*.
 - f) Public Plaza, shown on *Exhibit B-2.2 Pedestrian Amenities, Item #3* and *Exhibit B-5.6 South East Corner Perspective*
 - i) One plaza shall be provided near the intersection of University Boulevard and Cotesworth Ave.
 - ii) The plaza shall have a minimum of 500 square feet.
 - iii) The plaza shall include a decorative paving pattern.
 - iv) The plaza shall include at least 2 benches, a shade structure, and 4 bicycle parking spaces.

F. Freestanding Signs – in accordance with *Exhibit B-10 Final Signage Layout Plan*:

1. Fronting on University Boulevard Telfair Ave., Tarrington Ave., Cotesworth Ave:
 - a) Maximum effective area: 60 square feet
 - b) Maximum height: 6-feet

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- c) Minimum setback: 10-feet
- d) Number per feet of frontage: 1 per 125-feet

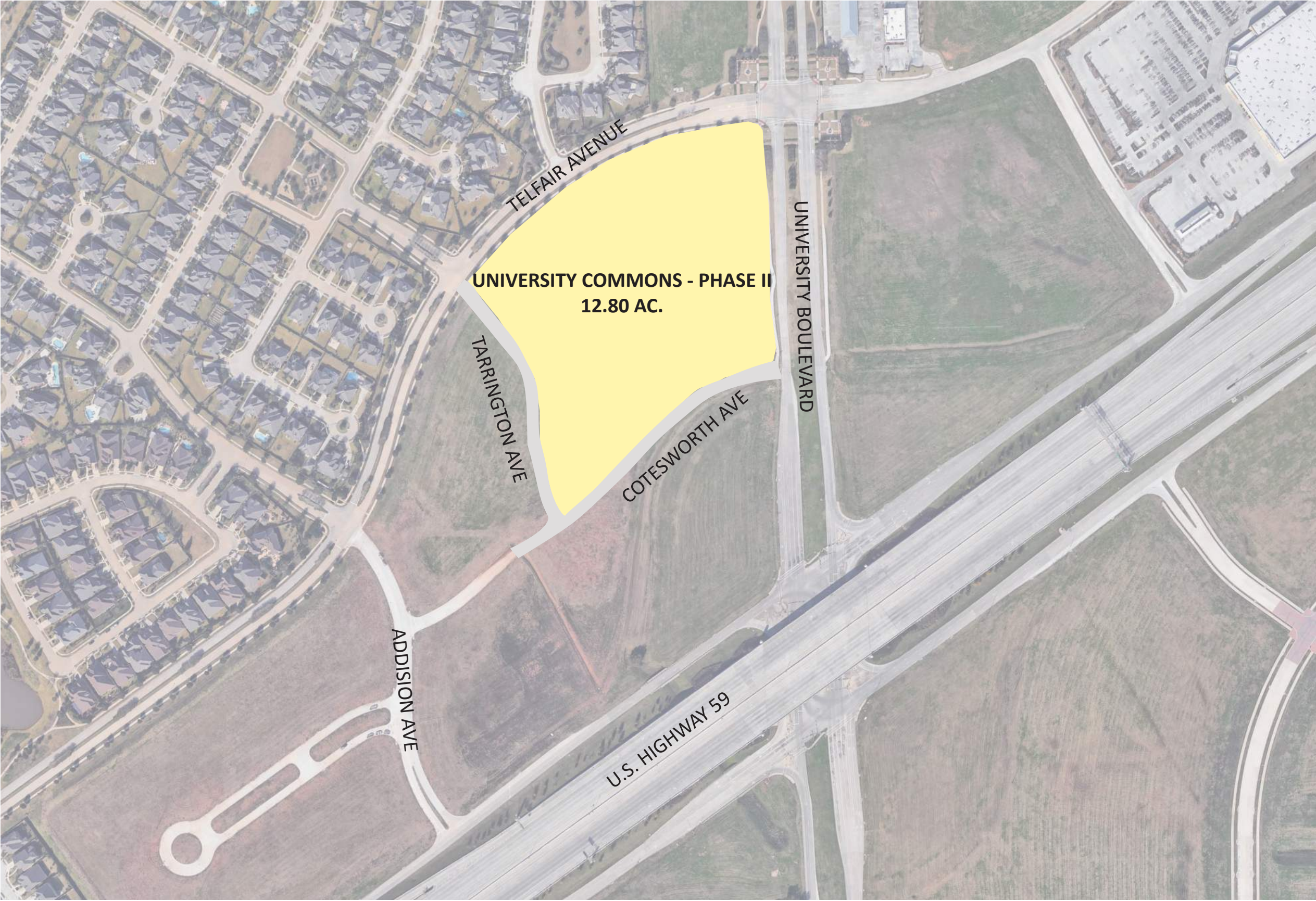
2. Each business within the PD shall be restricted to displaying signage on no more than one (1) single freestanding sign per street frontage.
3. All information on one supporting structure is counted as one sign for purposes of applying the regulations on the number of freestanding signs allowed on any one property.
4. Exterior finishes for freestanding signs shall comply with Chapter 4 of the Sugar Land Development Code and *Exhibit B-9.1 Final Signage Elevations, and Exhibit B-9.2 Cotesworth Corner Final Signage Elevation*.
5. Additional regulations on freestanding signs within the Chapter 4 Development Code remain applicable.

G. Building Regulations - Buildings within the PD shall be developed in accordance with the following building regulations:

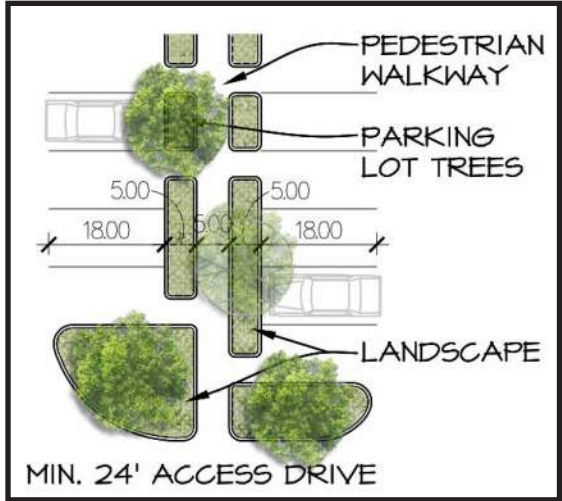
1. Buildings shall be designed in accordance with the following criteria:
 - a) Break up the horizontal and vertical building planes through offsets, changes in building materials, colors and textures or other methods; and
 - b) Incorporate architectural details that create shade and cast shadows to provide visual relief.
 - c) Facades greater than 100 feet in length that face public streets or internal access drives shall incorporate offsets having a minimum depth of at least 5 feet, and extending at least 20% of the length of the façade.
 - d) No uninterrupted length of a public street and internal facing façade shall exceed 100 feet.
2. Building Finishes:
 - a) Primary Finish means an Exterior Finish consisting of brick, stone, (natural, cast, or cultured textured), textured concrete panels, scored stucco, and glass.
 - b) Secondary Finish means an Exterior Finish consisting of simulated wood, ceramic tiles, concrete masonry units (indented, hammered, or split faced concrete), and fiber cement siding.
 - c) Primary Finishes shall comprise at least 85% of each façade. The remaining portion of an Exterior Wall that is not required to be constructed of a Primary Finish must be constructed of a Secondary Finish.
 - d) No single Primary Finish material shall cover more than 80% of the front of the building.
 - e) The Director may approve alternate Primary or Secondary Finishes not specified in this article if the Director determines that the alternative finish is substantially equal to or better than a specified Primary or Secondary Exterior Finish in quality, durability, and appearance and the use thereof will not violate any provision of this article.

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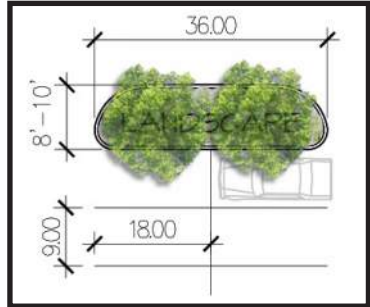
- f) The following building materials shall not be used as an Exterior Finish:
 - i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
 - ii) Unfired or underfired clay, sand, or shale brick.
 - iii) Smooth or un-textured surfaces (not to include architectural metals).
 - iv) Exterior Insulated Finish Systems (E.I.F.S.).
- 3. Building Treatments:
 - a) Canopies shall be provided at all building entrances intended for pedestrians that face public streets or internal access drives. Canopies may be structural extensions of the building or constructed of fabric attached to the building. An individual canopy shall cover a ground area of at least 20 square feet.
 - b) As depicted on *Exhibit B-6 Building Transparency Plan*, select façades of retail buildings facing a public street right-of way or internal access drive (not including back-of-building service and/or delivery areas) shall be at least 50% transparent below 12' in height in order to create a more inviting public entrance, and to permit visibility between building occupants, outdoor pedestrians and motor vehicle drivers.
 - c) Ground floor front facades of retail buildings that face public streets and/or internal access drives (not including back-of-building service and/or delivery areas) shall have storefronts, canopies, arcades, display windows, entry areas, awnings or other features along at least 50% of their horizontal length.
- 4. Buildings within this development shall be of complementary architectural design, color and materials. Such façade treatments shall be applied to all sides of each building.
- 5. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.
- 6. Rear-of-building façades facing the public ROW as depicted on *Exhibit B-5.7 Berm and Screening Perspective*, *Exhibit B-5.8A Building 2 Rear Corner Perspective*, and *Exhibit B-5.8B Building 2 Rear Corner Perspective Alternative 1* shall be required to incorporate appropriate architectural treatments and screening walls, or landscape screening walls, so as to provide visual relief and minimize visibility into service areas behind those buildings. Visual relief shall be accomplished through the breakup of horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods.



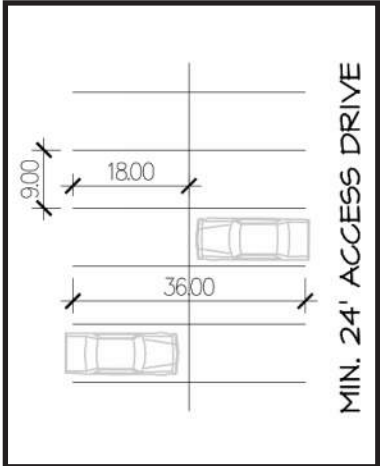
N.T.S



1 PEDESTRIAN WALKWAY



3 TYPICAL LANDSCAPE ISLAND



2 TYPICAL PARKING DIMENSIONS

BUILDING ENVELOPES

EXHIBIT B-2.1B
FINAL SITE LAYOUT - ALTERNATIVE 1
UNIVERSITY COMMONS - PHASE II

EXHIBIT B-2.1B

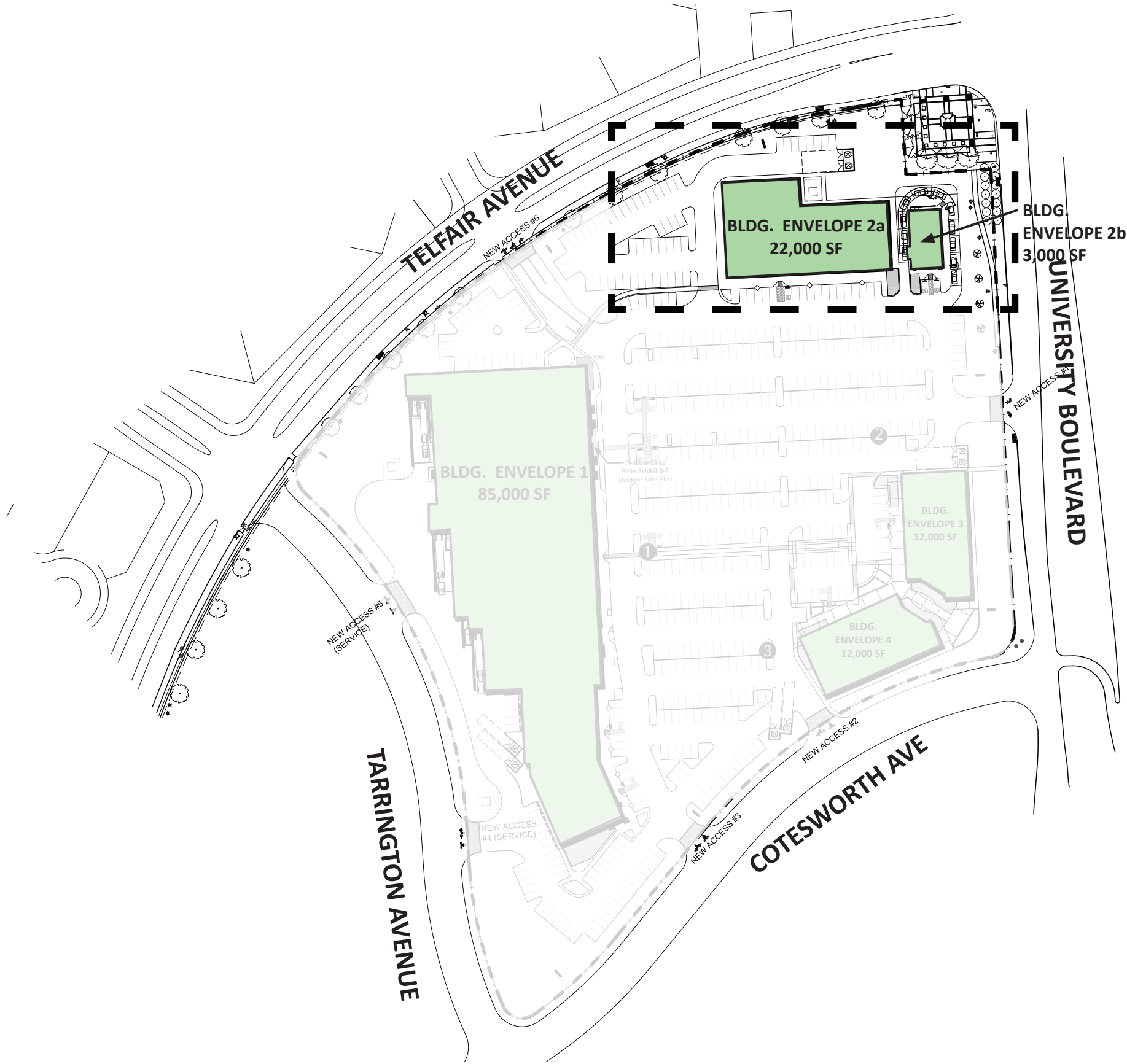
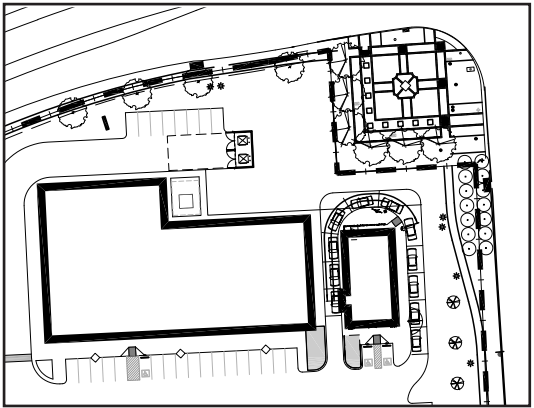
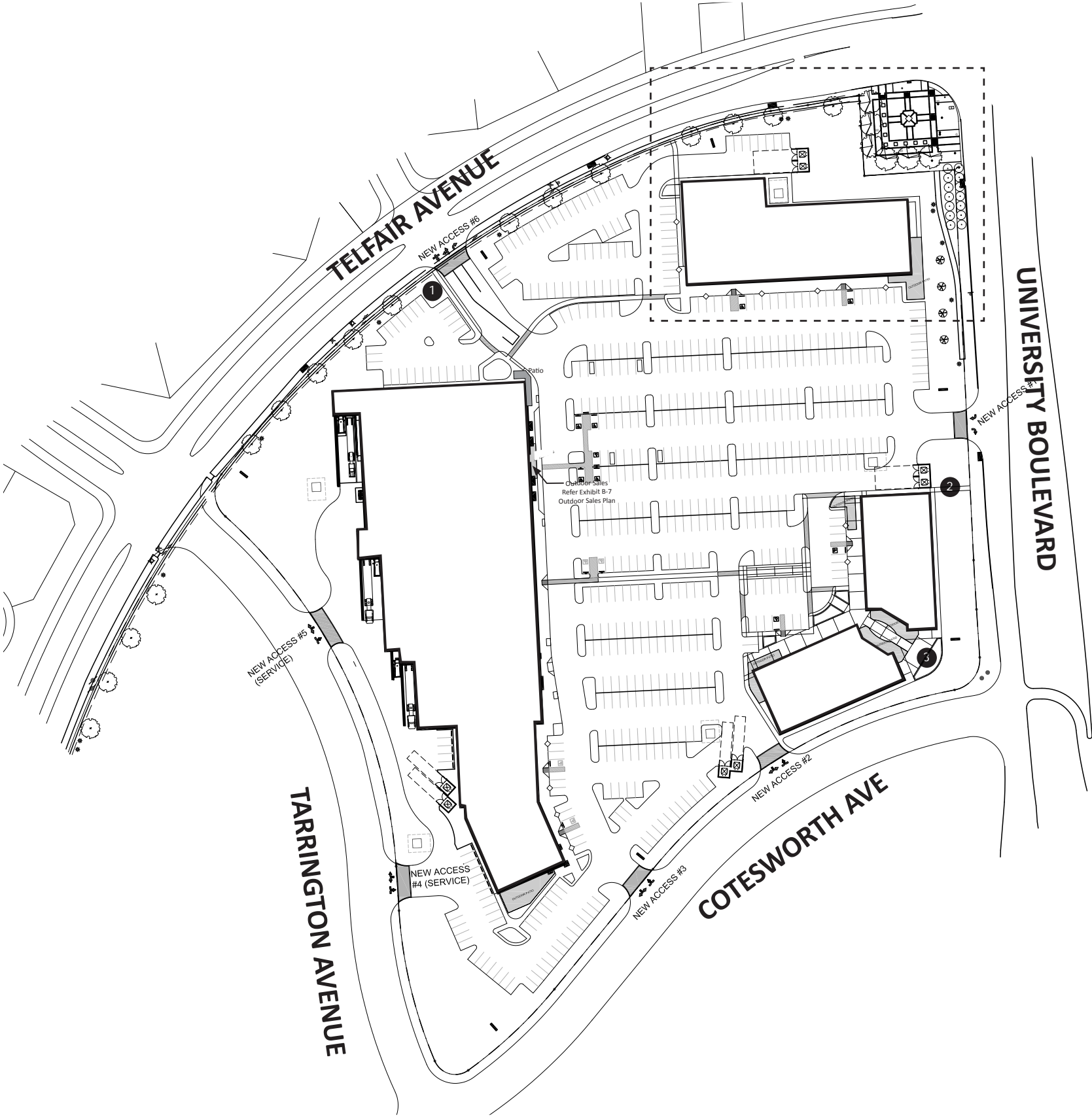
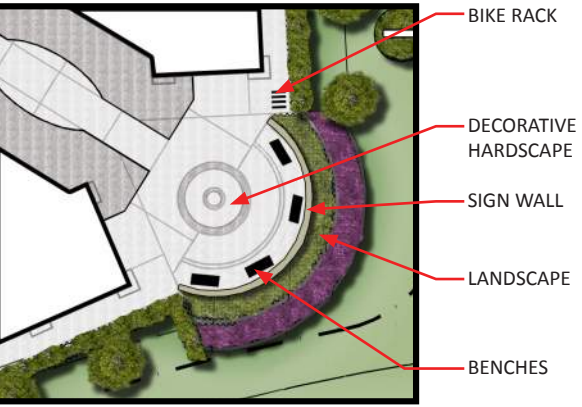
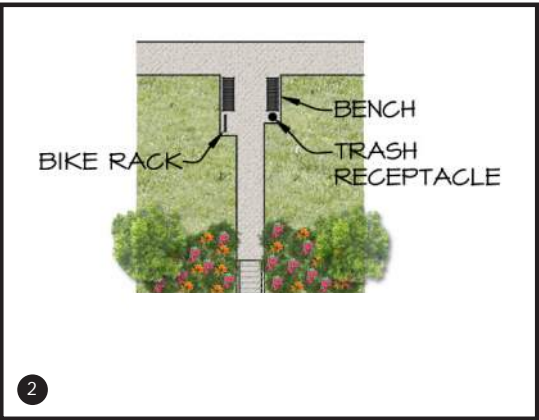
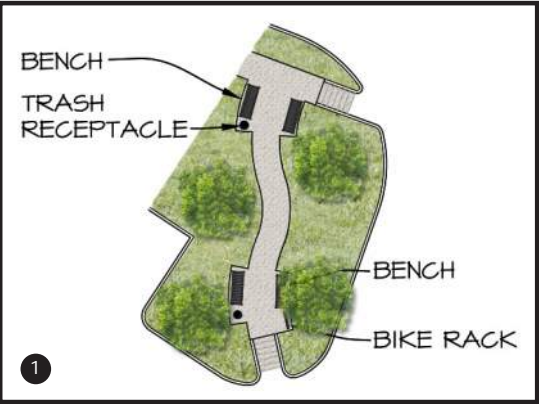


EXHIBIT B-2.2
PEDESTRIAN AMENITIES
UNIVERSITY COMMONS - PHASE II

EXHIBIT B-2.2

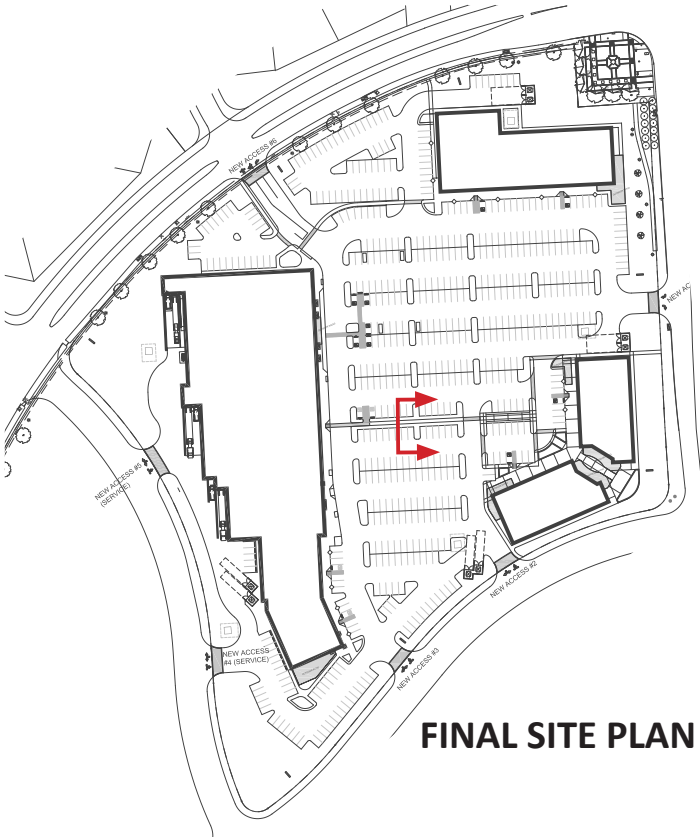


ALTERNATIVE 1

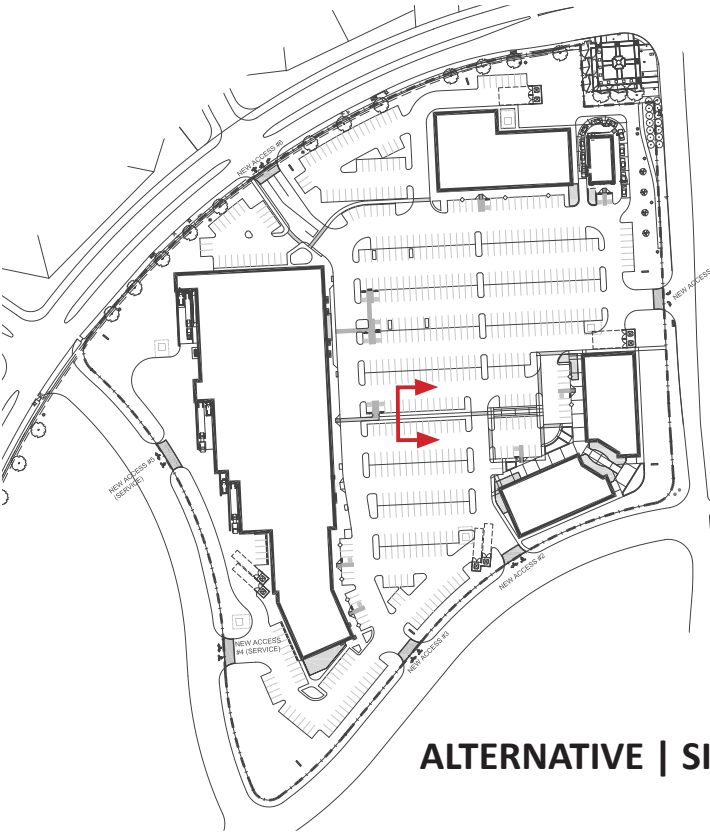


3 MINIMUM PLAZA AREA: 500 S.F.
(REFER Exhibit B-5.6 South East Corner Perspective)

EXHIBIT B-2.3
PEDESTRIAN WALKWAY CROSS SECTION 1
UNIVERSITY COMMONS - PHASE II



FINAL SITE PLAN



ALTERNATIVE | SITE PLAN

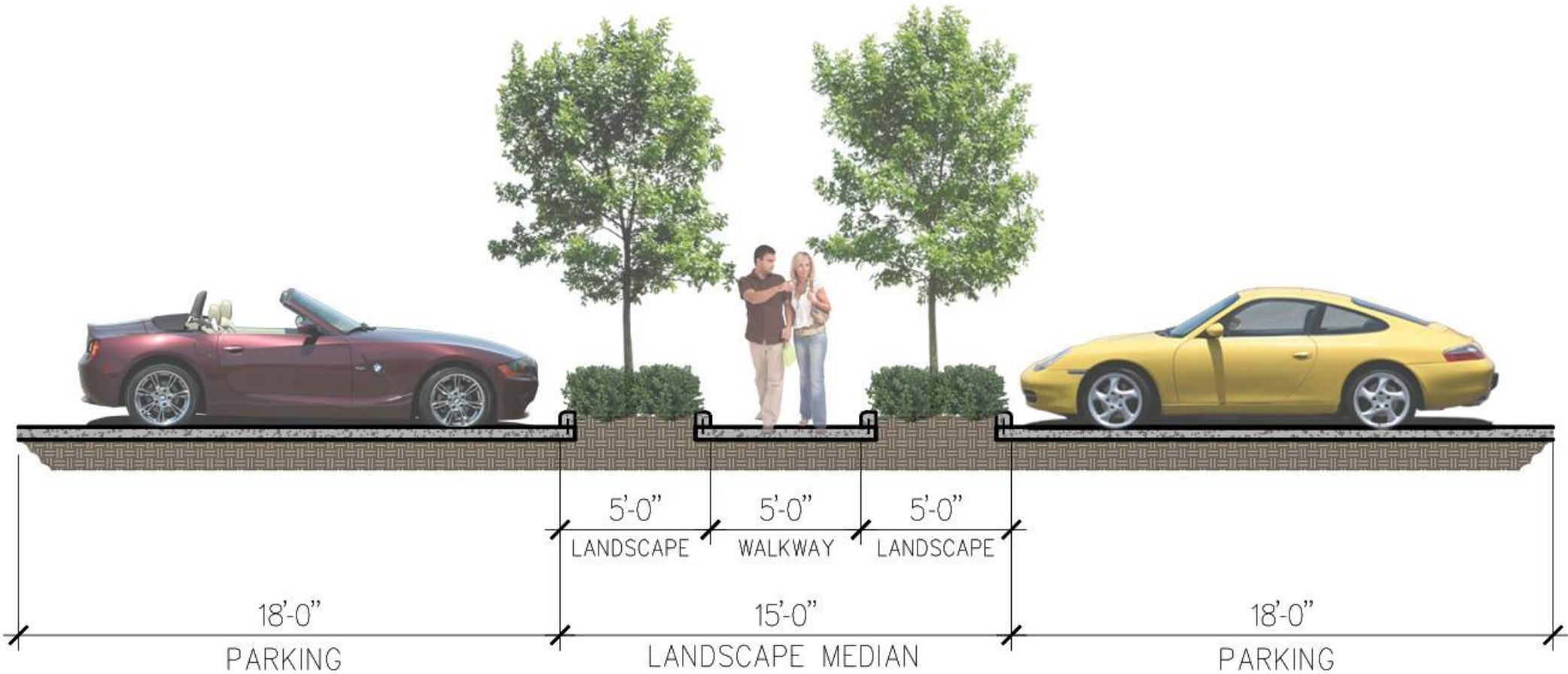
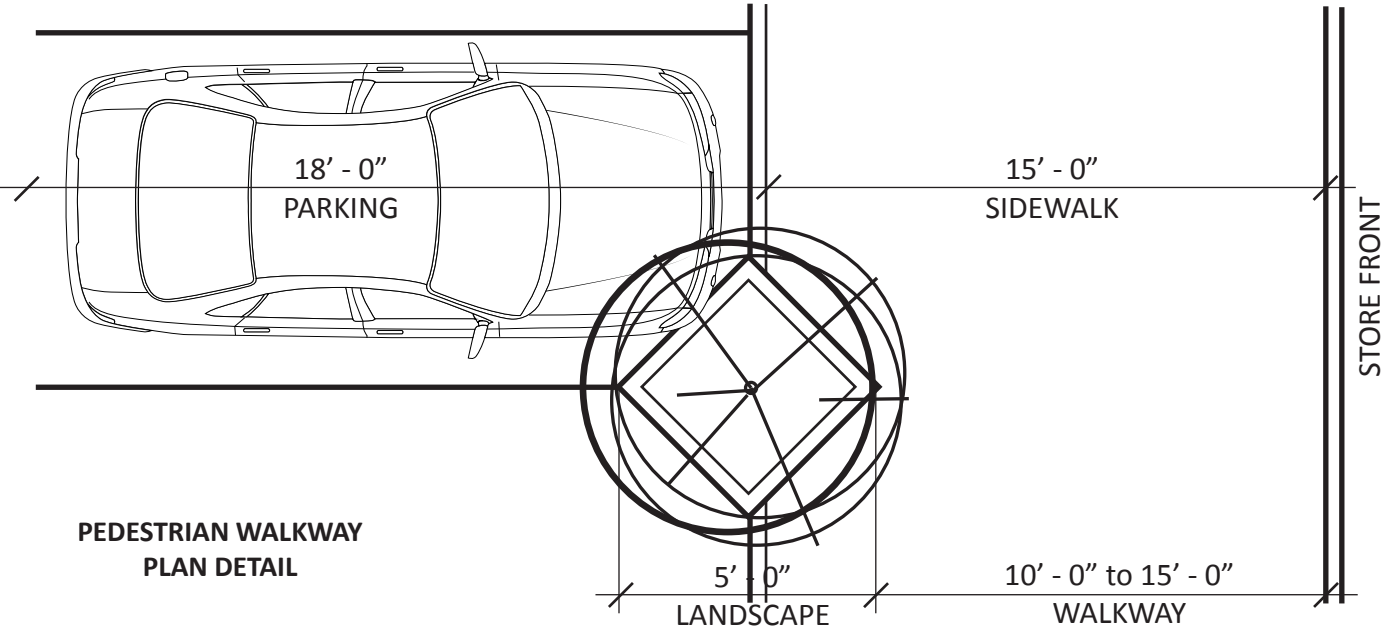
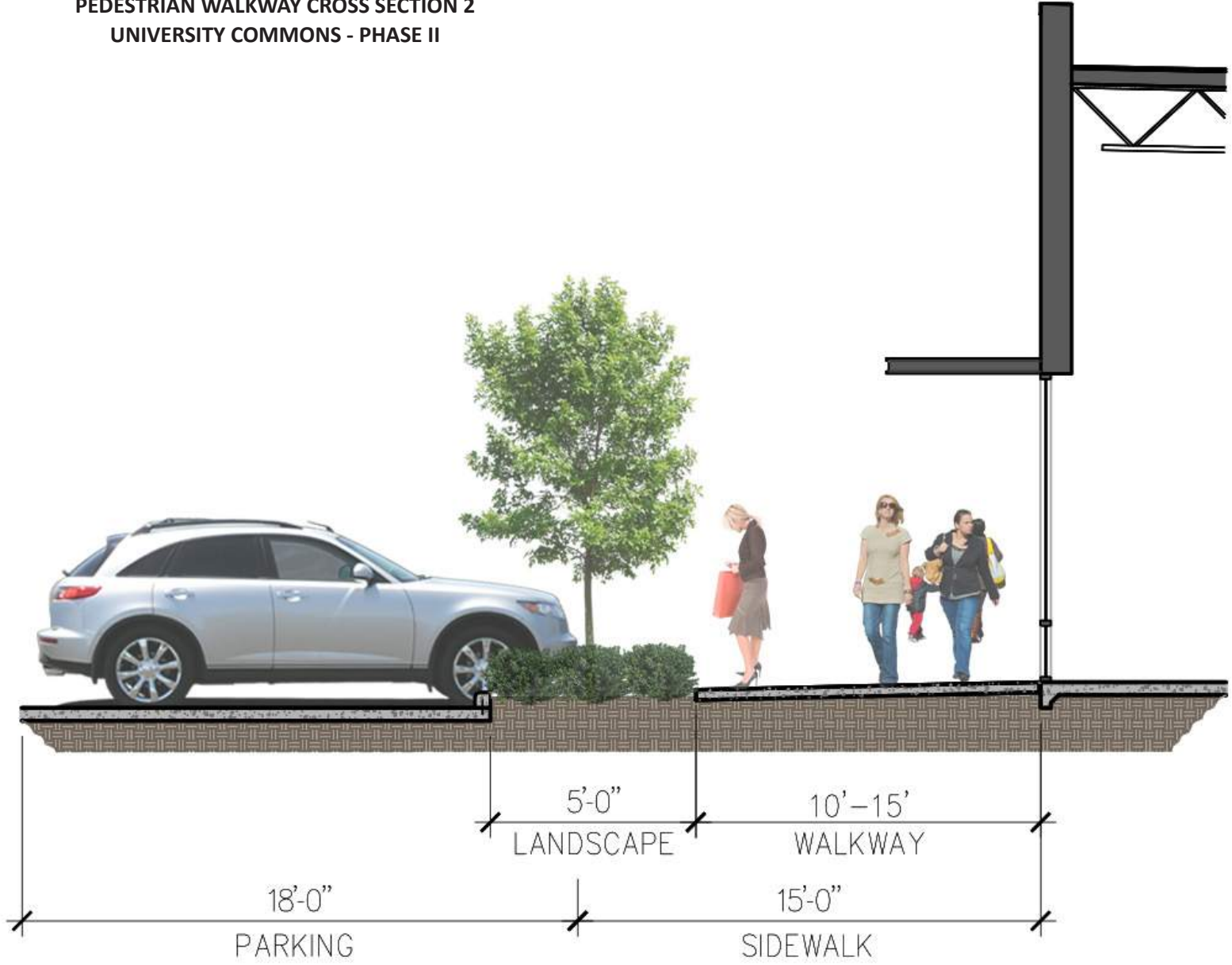
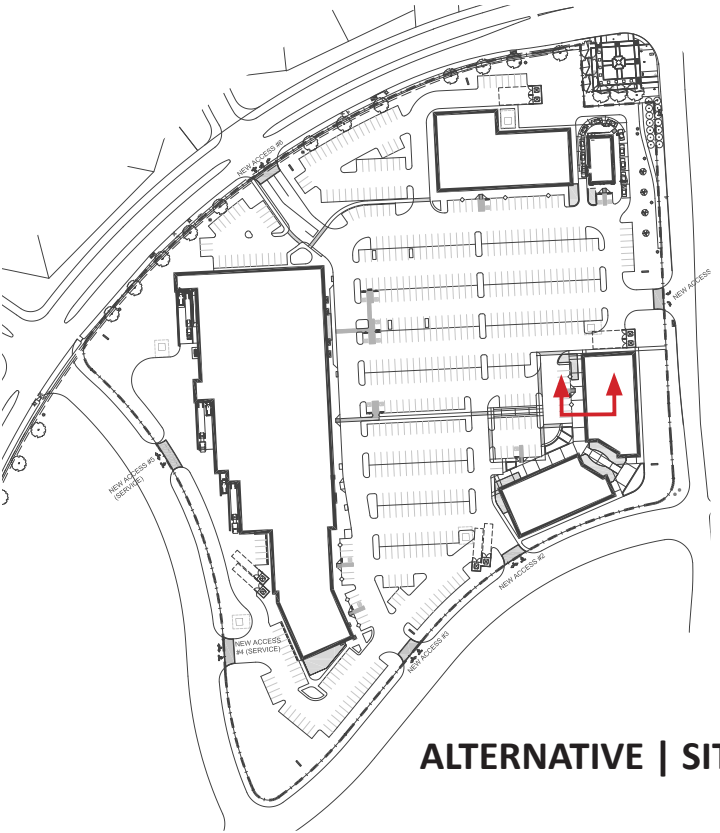
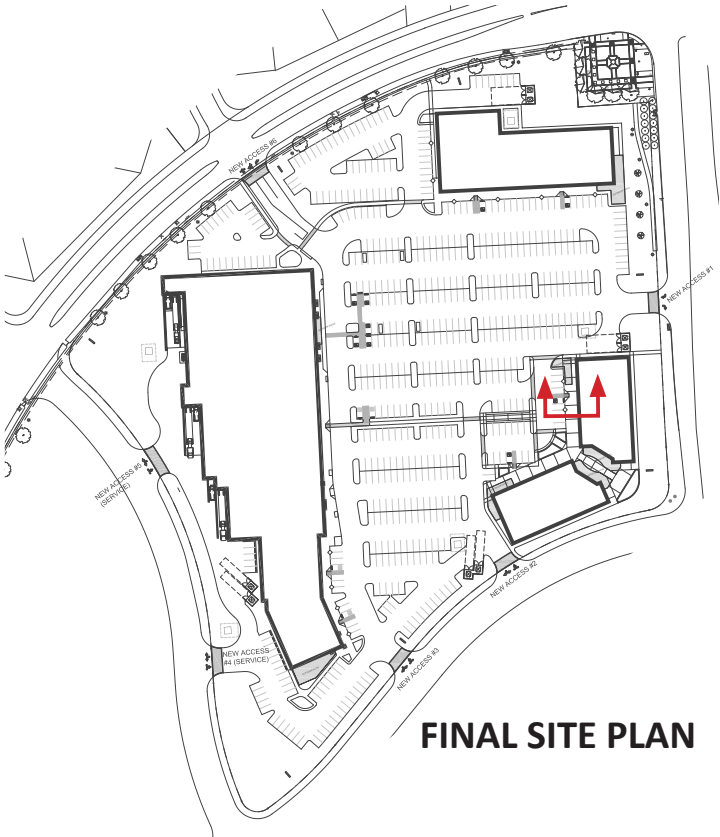


EXHIBIT B-2.4
PEDESTRIAN WALKWAY CROSS SECTION 2
UNIVERSITY COMMONS - PHASE II

EXHIBIT B-2.4



PEDESTRIAN WALKWAY
PLAN DETAIL

EXHIBIT B-3
PERMITTED LAND USES
UNIVERSITY COMMONS - PHASE II

DESCRIPTION	SIC CODE	NOTES
RETAIL		
Travel Agencies	4724	
Telephone Communications	4812-4813	
Telegraph and Other Message Communications	4822	
Radio and Television Broadcasting	4832-4833	
Cable and Other Pay Television Services	4841	
Miscellaneous Communication Services	4899	
Lumber and Other Building Materials	5211	
Paint, Glass, and Wallpaper Stores	5231	
Hardware Stores	5251	9
Retail Nurseries and Garden Stores	5261	
Department Stores	5311	9
Variety Stores	5331	
Grocery Stores	5411	1, 10
Meat and Fish (Seafood) Markets	5421	
Fruit and Vegetable Markets	5431	
Candy, Nut and Confectionery Stores	5441	
Dairy Product Stores	5451	
Retail Bakeries	5461	4
Miscellaneous Food Stores	5499	
Men's and Boy's Clothing Store	5611	9
Women's Clothing Stores	5621	9
Women's Accessory & Specialty Stores	5632	9
Children's and Infants' Wear Stores	5641	9
Family Clothing Stores	5651	9
Shoe Stores	5661	9
Miscellaneous Apparel & Accessory Stores	5699	
Furniture and Home Furnishings Stores	5712-5719	
Household Appliance Stores	5722	
Radio, Television & Computer Stores	5731-5736	
Eating Places	5812	4
Drug Stores and Proprietary Stores	5912	4
Liquor Stores	5921	7, 12

EXHIBIT B-3
PERMITTED LAND USES
UNIVERSITY COMMONS - PHASE II

Used Merchandise Stores, only as follows:	5932
Antique Stores - Retail	
Book Stores, Secondhand - Retail	
Building Materials, Used – Retail	
Clothing Stores, Secondhand – Retail	
Furniture Stores, Secondhand – Retail	
Furniture, Antique – Retail	
Glassware, Antique – Retail	
Home Furnishings, Antique – Retail	
Manuscripts, Rare - Retail	
Musical Instrument Stores, Secondhand – Retail	
Objects of Art, Antique - Retail	
Phonograph and Phonograph Record Stores, Secondhand – Retail	
Miscellaneous Shopping Goods Stores	5941-5949
Nonstore Retailers	5961-5963
Retail Stores, NEC	5992-5999

FINANCE, INSURANCE, AND REAL ESTATE

Central Reserve Depositories	6011-6099	4
Commercial Banks	6021-6029	4
Savings Institutions	6035-6036	4
Credit Unions	6061-6062	4
Foreign Bank & Branches & Agencies	6081-6082	4
Federal & Federal-Sponsored Credit	6111	4
Personal Credit Institutions	6141	4
Business Credit Institutions	6153-6159	4
Mortgage Bankers and Brokers	6162-6163	
Security & Commodity Brokers with no Outside Drive-Through	6211-6289	
Insurance Agents, Brokers, and Service	6411	
Real Estate Agents and Managers	6531	
Title Abstract Offices	6541	
Management Investment Offices, Open-End	6722	

SERVICES

Garment Pressing	7212	2, 3
Photographic Studies, Portrait	7221	
Beauty Shops	7231	
Barber Shops	7241	
Shoe Repair and Shoeshine Parlors	7251	
Miscellaneous Personal Services	7291-7299	
Advertising Agencies	7311	
Outdoor Advertising Agencies	7312	
Radio, Television & Publishers' Representatives	7313	
Advertising, NEC	7319	
Credit Reporting and Collection	7322-7323	

EXHIBIT B-3
PERMITTED LAND USES
UNIVERSITY COMMONS - PHASE II

Mailing, Reproduction, Stenographic	7331-7338	
Services to Buildings	7342-7349	
Computer and Data Processing Services	7371-7379	
Miscellaneous Business Services	7381-7389	
Electrical Repair Shops	7622-7629	
Watch, Clock and Jewelry Repair	7631	
Reupholstery and Furniture Repair	7641	
Motion Picture Theaters	7832-7833	11
Dance Studios, Schools and Halls	7911	
Producers, Orchestras, Entertainers	7922-7929	
Bowling Centers	7933	
Physical Fitness Facilities	7991	8
Amusement and Recreation Services, only as follows: Yoga Instruction	7999	6
Offices & Clinics of Medical Doctors	8011	
Offices & Clinics of Dentists	8021	
Offices of Osteopathic Physicians	8031	
Offices of Other Health Practitioners	8041-8049	
Medical and Dental Laboratories	8071-8072	
Home Health Care Services	8082	
Health and Allied Services, NEC	8092-8099	
Legal Services	8111	
Libraries	8231	
Schools and Educational Services, NEC	8299	13
Individual and Family Services	8322	5
Job Training and Related Services	8331	
Museums and Art Galleries	8412	
Business Associations	8611	
Professional Organizations	8621	
Labor Organizations	8631	
Civic and Social Organizations	8641	
Political Organizations	8651	
Membership Organizations, NEC	8699	
Engineering Services	8711	
Architectural Services	8712	
Surveying Services	8713	
Accounting, Auditing & Bookkeeping	8721	
Research and Testing Services	8731-8734	
Management Consulting Services	8742	
Public Relation Services	8743	
Business Consulting Services, NEC	8748	
Service, NEC	8999	
Finance, Taxation & Monetary Policy	9311	

EXHIBIT B-3
PERMITTED LAND USES
UNIVERSITY COMMONS - PHASE II

NOTES:

- 1) No fuel sales
- 2) No more than one Garment Pressing (SIC 7212)
- 3) For Garment Pressing (SIC 7212), rear doors must be screened by masonry screening walls that are a minimum of 6 feet in height.
- 4) No Drive – Thrus permitted except for Drug Stores and Proprietary Stores (SIC 5912), Central Reserve Depositories (SIC 6011-6099), Commercial Banks (SIC 6021-6029), Credit Unions (SIC 6061-6062), Foreign Bank & Branches & Agencies (SIC 6081-6082), Federal and Federal-Sponsored Credit (SIC 6111), Personal Credit Institutions (SIC 6141), Business Credit Institutions (SIC 6153-6159), Retail Bakery (SIC 5461), Savings Institutions (SIC 6035-6036), and Eating Places (SIC 5812)
- 5) Limited to the following: senior citizen centers, family counseling, elderly activity center, marriage counseling and adoption services
- 6) Size restricted to maximum of 6,000 square feet.
- 7) Size restricted to maximum of 30,000 square feet
- 8) Size restricted to maximum of 45,000 square feet
- 9) Size restricted to maximum of 65,000 square feet
- 10) Size restricted to maximum of 70,000 square feet
- 11) Size restricted to maximum of 45,000 square feet
- 12) For Liquor Stores (SIC 5912) greater than 12,000 square feet but less than or equal to 30,000 square feet, such establishments shall not dedicate more than fifty percent (50%) of its leased premises to the sale of hard liquor.
- 13) School and educational Services (SIC 8299) shall be limited to 8,000 square feet.

EXHIBIT B-4.1
TELFAIR LANDSCAPE SPECIES LIST
UNIVERSITY COMMONS - PHASE II

The following is a list of plant materials. If the property owner requests plants that are not contained in this list, the Planning Director may approve them if they are determined to be similarly hardy.

Shade Trees

Bald Cypress – *Taxodium distichum*
Bosque Elm – *Ulmus parvifolia* ‘Bosque’
Bur Oak – *Quercus macrocarpa*
Cedar Elm – *Ulmus crassifolia*
Drake Elm – *Ulmus parvifolia* ‘Drake’
Live Oak – *Quercus virginiana*
Shumard Oak – *Quercus shumardii*
Magnolia – *Magnolia* sp.
Monterrey Oak – *Quercus polymorpha*
Pecan – *Carya illinoensis*
Water Oak – *Quercus nigra*

Ornamental Trees

American Holly – *Ilex opaca*
Crape Myrtle – *Lagerstroemia* sp.
Redbud – *Cercis canadensis*
Yaupon Holly – *Ilex vomitoria*
Evergreen Chinese Elm – *Ulmus parvifolia*

Shrubs for Screening and Buffering

Hollies – *Hollies* sp.
Magnolia – *Magnolia* sp.
Oleander – *Oleander* sp.
Pittosporum – *Pittosporum tobira*
Southern Wax Myrtle – *Myrica cerifera*
Texas Silverleaf Sage – *Leucophyllum* sp.
Dwarf Wax Myrtle – *Myrica cerifera* var. *pumila*

Shrubs as a Single Specimen or for Mass Plantings

Azalea – *Rhododendron* sp.
Abelia – *Abelia x grandiflora*
Barberry – *Berberis thunbergii* ‘atropurpurea’
Butterfly Iris – *Dietes grandiflora*
Dwarf Pittosporum – *Pittosporum tobira wheeleri*
Fatsia – *Fatsia japonica*
Fringe Flower – *Loropetalum chinense*
Hollies – *Hollies* sp.
Indian Hawthorne – *Raphiolepis indica*
Muhly Grass – *Muhlenbergia* sp.
Nandina – *Nandina* sp.

EXHIBIT B-4.1
TELFAIR LANDSCAPE SPECIES LIST
UNIVERSITY COMMONS - PHASE II

Shrubs - continued

Pigmy Date Palm – *Phoenix roebelenii*
Pindo Palm – *Butia capitata*
Rosemary – *Rosmarinus officinalis*
Sago Palm – *Cycas revoluta*
Variegated Pittosporum – *Pittosporum tobira variegata*

Vines

Algerian Ivy – *Hedera canariensis*
Carolina Jessamine – *Gelsemium sempervirens*
Climbing Fig – *Ficus pumila*
Confederate Star Jasmine – *Trachelospermum jasminoides*
English Ivy – *Hedera helix*
Honeysuckle – *Lonicera sp.*
Trumpet Creeper – *Campsis radicans*
Wisteria – *Wisteria sp.*

Groundcovers

Ajuga – *Ajuga reptans*
Algerian Ivy – *Hedera canariensis*
Asian Jasmine – *Trachelospermum asiaticum*
Boston Fern – *Nephrolepis exaltata*
Daylily – *Hemerocallis sp.*
English Ivy – *Hedera helix*
Holly Fern – *Cyrtomium falcatum*
Honeysuckle – *Lonicera sp.*
Katie Ruellia – *Ruellia brittoniana 'Katie'*
Knockout Rose – *Rosa sp.*
Lamb's Ear – *Stachys byzantina*
Liriope/Variegated Liriope – *Liriope muscari/'variegata'*
Monkey Grass – *Ophiopogon japonica*
New Gold Lantana – *Lantana sp.*
Society Garlic – *Tulbaghia violacea*
Wood Fern – *Dryopteris sp.*

EXHIBIT B-4.2A
LANDSCAPE PLANTING PLAN
UNIVERSITY COMMONS - PHASE II

EXHIBIT B-4.2A

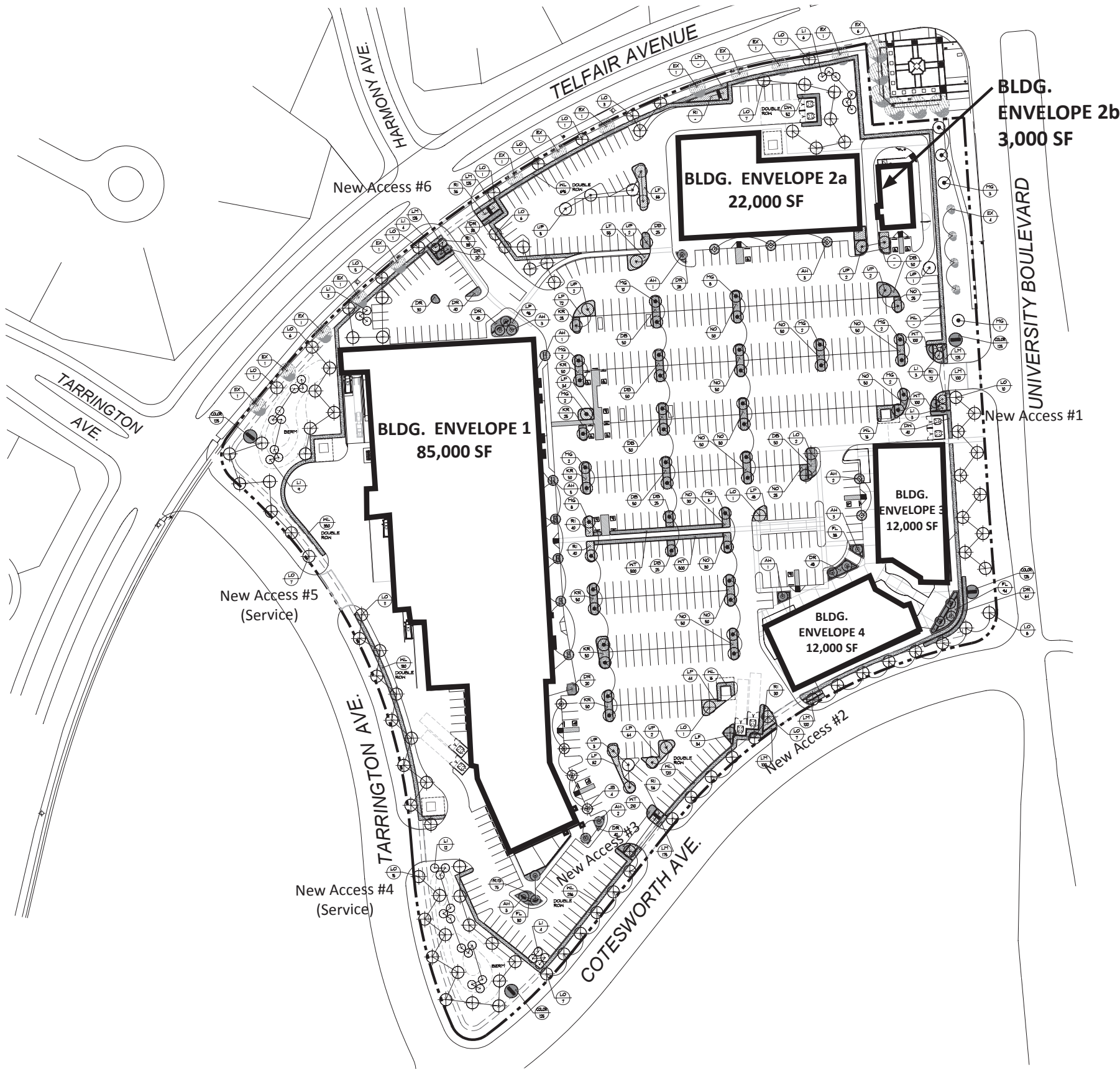


Landscape Legend:				
Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
EX	22	Existing Trees		Existing trees to remain.
LO	105	Quercus Virginiana	Live Oak	4" cal. 100 gal. container; 14' to 15' ht.
MG	49	Magnolia Grandiflora	DD Blanchard Magnolia	4" cal. 100 gal. container; 14' to 15' ht.
AH	27	Ilex x Attenuata	Eagleton American Holly	4" cal. 100 gal. container; 14' to 15' ht.
UP	19	Ulmus Parvifolia Sempervirens	'Allee' Elm	4" cal. 100 gal. container; 14' to 15' ht.
LI	44	Lagerstroemia Indica	Muskogree Crepe myrtles	3" cal. 65 gal. container; 12' to 14' ht. multi trunk.
JB	4	Eleocharis Decipiens	Japanese Blueberry Tree	2" cal. 30 gal. container; 10' to 12' ht. Standard tree form/single trunk.
WL	1927	Ligustrum Japonica	'Waxleaf' Ligustrum	5 gal. planted at 36" o.c. triangularly spaced/ double row. 30" ht. x 24" spread at time of installation.
DW	92	Myrica Pusilla	Dwarf Waxmyrtles	5 gal. planted at 36" o.c. triangularly spaced/ double row. 30" ht. x 24" spread at time of installation.
DR	434	Rosa 'Meigalpio'	Drift Red Roses	5 gal. planted at 30" o.c. triangularly spaced to fill up designated areas. 24" ht. x 24" spread at time of installation.
KR	300	Rosa Radrazz	Knockout Roses	5 gal. planted at 30" o.c. triangularly spaced to fill up designated areas. 24" ht. x 24" spread at time of installation.
NO	560	Nerium Oleander	Petite Pink Dwarf Oleander	5 gal. planted at 36" o.c. triangularly spaced to fill up designated areas. 24" ht. x 24" spread at time of installation.
Ri	344	Raphiolepis Indica	Clara Indian Hawthorn	5 gal. planted at 30" o.c. triangularly spaced to fill up designated areas. 24" ht. x 24" spread at time of installation.
DB	375	Callesimon Citrinus	Little John Dwarf Bottlebrush	5 gal. planted at 30" o.c. triangularly spaced to fill up designated area. 24" ht. x 24" spread at time of installation.
Iris	172	Morae Dietes Irindodes	Butterfly Iris	1 gal. planted at 24" o.c. triangularly spaced.
LP	358	Loropetalum Chinenses	Loropetalum	5 gal. planted at 30" o.c.
FL	162	Daniella Tasmanica	Variegated Flax Lily	1 gal. planted at 24" o.c. triangularly spaced.
LF	217	Leucophyllum Frutescens	Texas Sage	5 gal. planted at 36" o.c.
LM	850	Liriope Muscari	Big Blue Liriope	1 gal. planted at 12" o.c. triangularly spaced.
WT	1410	Wedelia Trilobata	Wedelia	1 gal. planted at 12" o.c. triangularly spaced.
FT	450	Asparagus Meyer	Foxtail Fern	1 gal. planted at 12" o.c.
Color	500	Seasonal Color	Annuals	4" pot planted at 8" o.c. triangularly spaced. Variety/ Color type to be selected by Owner.
Grass	Verify SF.	Cynodon Dactylon	Common Bermuda	Hydromulched for all unpaved areas within limits of the project including all right of way areas. All areas to be grassed shall be cleaned up of all construction debris and foreign objects. Spread and fine grade all grass areas with a minimum two inch layer of topsoil to adhere to civil grading and drainage plan. Coordinate all fine grading work with GC.

LANDSCAPE REQUIREMENTS: CITY OF SUGAR LAND	
A. Street Tree Requirements:	
1. Telfair Avenue: 870.00 LF / 30 = 29 Street Trees Required. 31 Street Trees Provided.	
2. University Boulevard: 580.00 LF / 30 = 19 Street Trees Required. 24 Street Trees Provided.	
3. Cotesworth Avenue: 750.00 LF / 30 = 25 Street Trees Required. 25 Street Trees Provided.	
4. Tarrington: 750.00 LF / 30 = 25 Street Trees Required. 25 Street Trees Provided.	
B. Parking Lot Trees Required:	
1. 1 car for every 10 space: 628 cars / 10 = 63 Parking Lot Trees Required . 83 Trees provided.	
C. Shrubs Plantings Required:	
1. Telfair Avenue: 870.00 LF = 290 Buffer Shrubs Required. 623 buffer shrubs provided.	
2. University Boulevard: 580.00 LF = 190 Buffer Shrubs Required. 315 buffer shrubs provided.	
3. Cotesworth Avenue: 750.00 LF = 250 Buffer Shrubs Required. 467 buffer shrubs provided.	
4. Tarrington: 750.00 LF = 250 Buffer Shrubs Required. 298 buffer shrubs provided.	
D. Total Landscape SF Required by COS: 15% of Total Land Area ().	
Total Landscape SF provided on this site: ().	

EXHIBIT B-4.2B
LANDSCAPE PLANTING PLAN ALTERNATIVE 1
UNIVERSITY COMMONS - PHASE II

EXHIBIT B-4.2B



Landscape Legend:

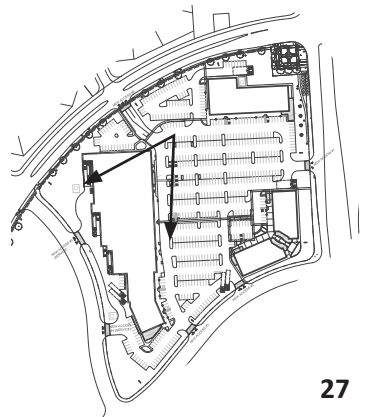
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LO	105	Quercus Virginiana	Live Oak	4" cal. 100 gal. container; 14' to 15' ht.
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4. Tarrington: 750.00 LF = 250 Buffer Shrubs Required. 298 buffer shrubs provided.
D. Total Landscape SF Required by COS: 15% of Total Land Area ().
Total Landscape SF provided on this site: ().

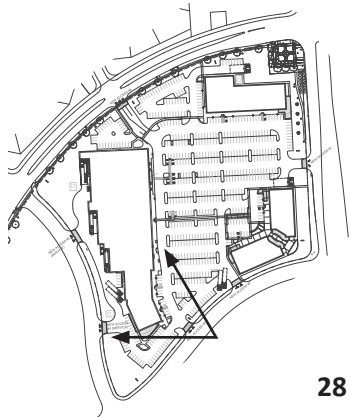


- | | | |
|-------------------------|----------------------------|-------------------------|
| A Brick 1 | G Metal Coping | N Simulated Wood |
| B Not Used | H Metal Canopy | |
| C Not Used | J Not Used | |
| D Aluminum/Glass | K Simulated Stone 1 | |
| E Cast Stone | L Simulated Stone 2 | |
| F Scored Stucco | M Not Used | |



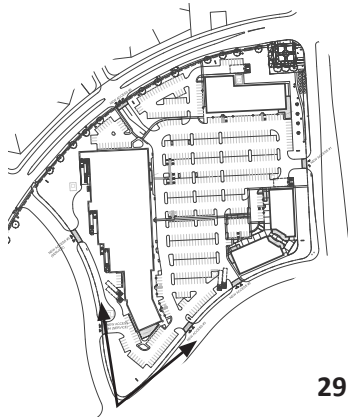


- | | | |
|-----------------------------|------------------------|-------------------------|
| A Brick 1 | G Metal Coping | N Simulated Wood |
| B Brick Accent Bands | H Metal Canopy | |
| C Brick 2 | J Fabric Awning | |
| D Aluminum/Glass | K Not Used | |
| E Cast Stone | L Not Used | |
| F Scored Stucco | M Not Used | |



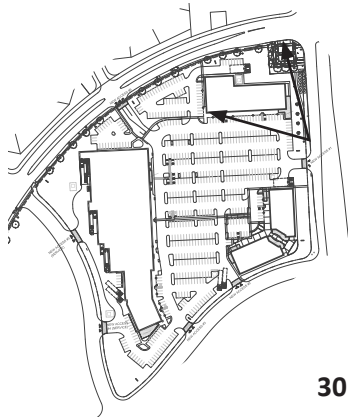


- | | | |
|-----------------------------|------------------------|-------------------------|
| A Brick 1 | G Metal Coping | N Simulated Wood |
| B Brick Accent Bands | H Metal Canopy | |
| C Brick 2 | J Fabric Awning | |
| D Aluminum/Glass | K Not Used | |
| E Cast Stone | L Not Used | |
| F Not Used | M Not Used | |



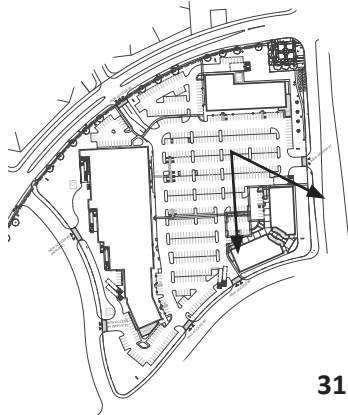


- | | | |
|-----------------------------|----------------------------|-------------------------|
| A Brick 1 | G Metal Coping | N Simulated Wood |
| B Brick Accent Bands | H Metal Canopy | |
| C Not Used | J Fabric Awning | |
| D Aluminum/Glass | K Not Used | |
| E Cast Stone | L Simulated Stone 2 | |
| F Scored Stucco | M Not Used | |



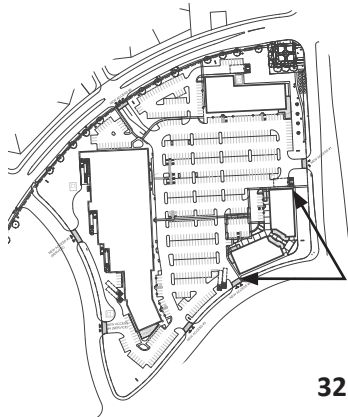


- | | | |
|-------------------------|----------------------------|-------------------------|
| A Not Used | G Metal Coping | N Simulated Wood |
| B Not Used | H Metal Canopy | |
| C Brick 2 | J Fabric Awning | |
| D Aluminum/Glass | K Not Used | |
| E Not Used | L Simulated Stone 2 | |
| F Not Used | M Not Used | |



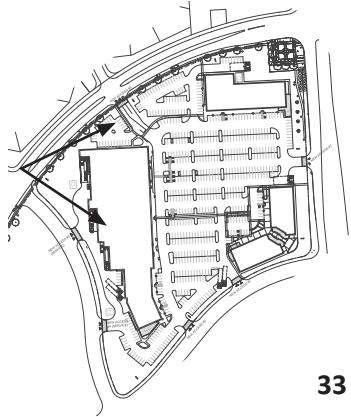


- | | | |
|--------------------|-----------------------|--------------------|
| (A) Brick 1 | (G) Metal Coping | (N) Simulated Wood |
| (B) Not Used | (H) Metal Canopy | |
| (C) Brick 2 | (J) Fabric Awning | |
| (D) Aluminum/Glass | (K) Simulated Stone 1 | |
| (E) Cast Stone | (L) Simulated Stone 2 | |
| (F) Scored Stucco | (M) Simulated Stone 3 | |



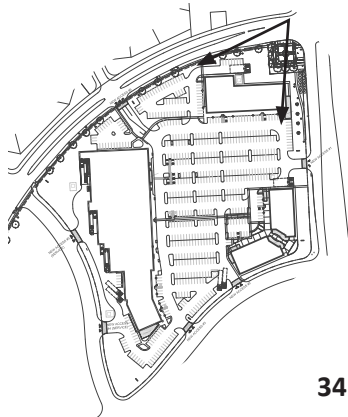


- | | | |
|---------------------|----------------------------|-----------------------------------|
| A Brick 1 | G Metal Coping | N Not Used |
| B Not Used | H Not Used | O Landscape Screen |
| C Brick2 | J Not Used | P Loading Dock Screen Wall |
| D Not Used | K Simulated Stone 1 | |
| E Cast Stone | L Not Used | |
| F Not Used | M Not Used | |



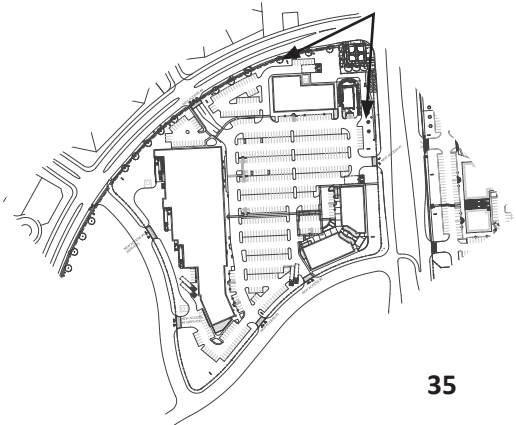


- | | | |
|-----------------------------|----------------------------|-------------------|
| A Brick 1 | G Metal Coping | N Not Used |
| B Brick Accent Bands | H Not Used | |
| C Not Used | J Not Used | |
| D Not Used | K Simulated Stone 1 | |
| E Not Used | L Not Used | |
| F Not Used | M Not Used | |





- | | | |
|-----------------------------|----------------------------|-------------------|
| A Brick 1 | G Metal Coping | N Not Used |
| B Brick Accent Bands | H Not Used | |
| C Not Used | J Not Used | |
| D Not Used | K Simulated Stone 1 | |
| E Not Used | L Not Used | |
| F Not Used | M Not Used | |





- | | | |
|-----------------------------|-----------------------|-----------------------------------|
| A Brick 1 | G Metal Coping | N Not Used |
| B Brick Accent Bands | H Not Used | O Landscape Screen |
| C Brick2 | J Not Used | P Loading Dock Screen Wall |
| D Not Used | K Not Used | |
| E Cast Stone | L Not Used | |
| F Not Used | M Not Used | |

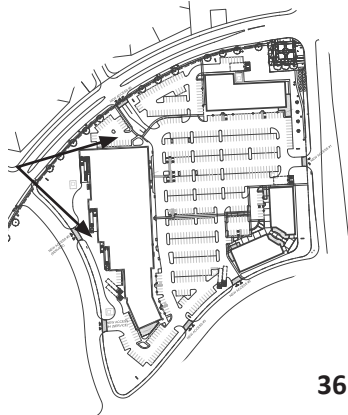
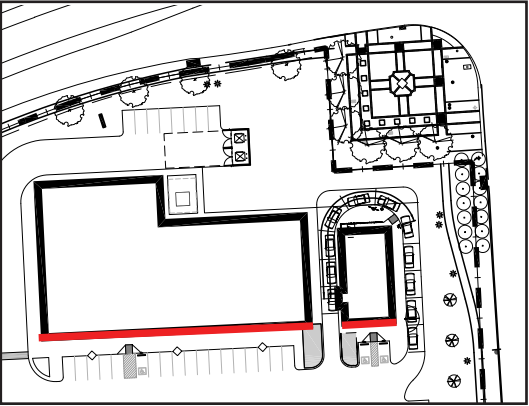
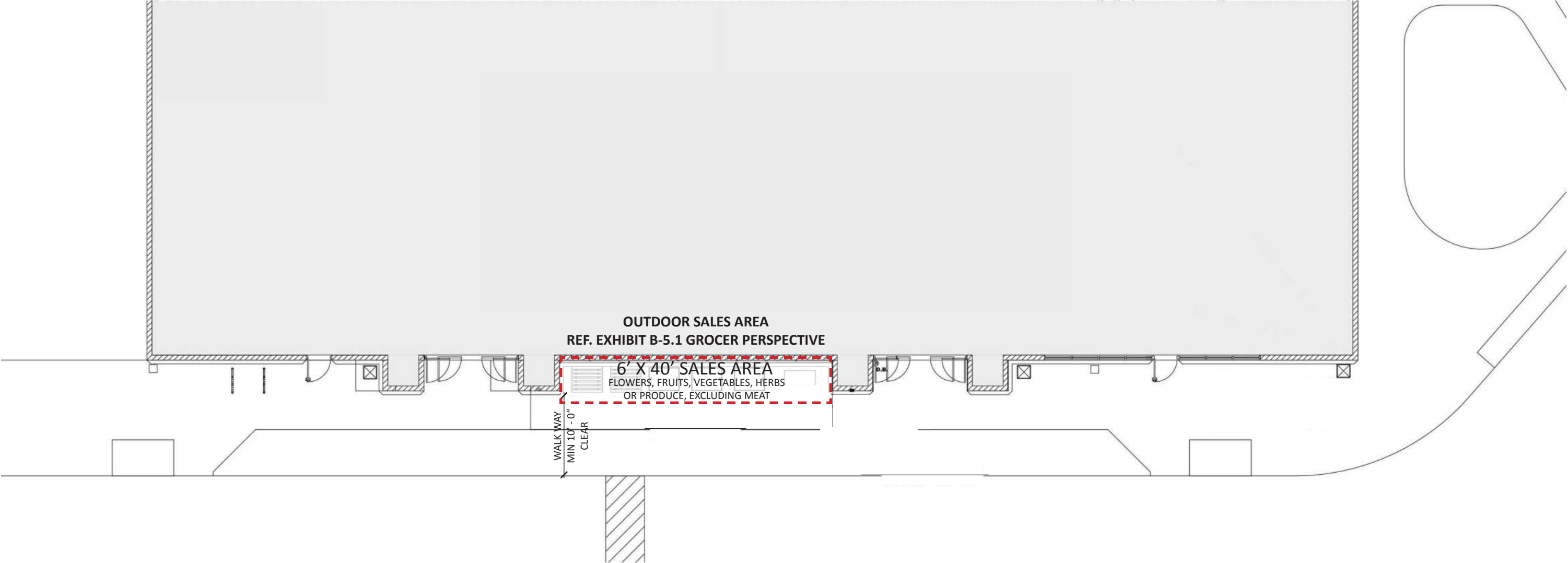


EXHIBIT B-6
BUILDING TRANSPARENCY PLAN
UNIVERSITY COMMONS - PHASE II



ALTERNATIVE 1

Select facades having at least 50% transparency below 12'



Allowable outdoor sales zone

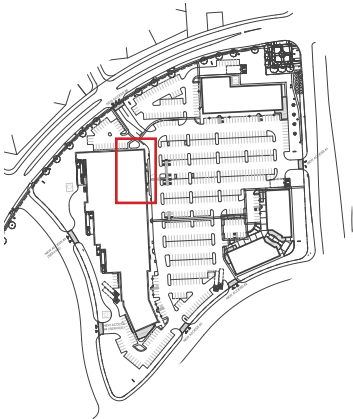
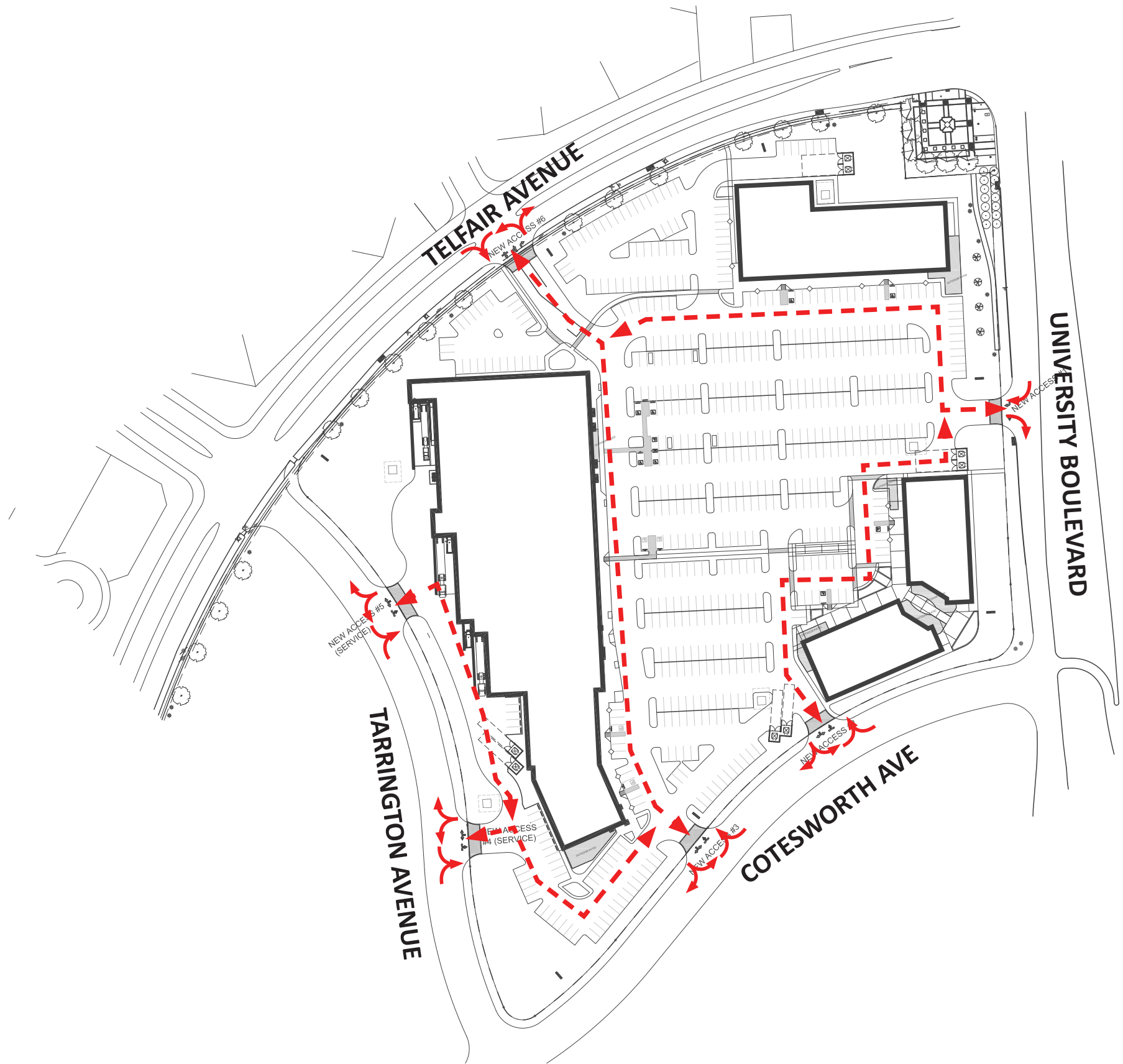


EXHIBIT B-8.1A
VEHICULAR CIRCULATION PLAN
UNIVERSITY COMMONS - PHASE II

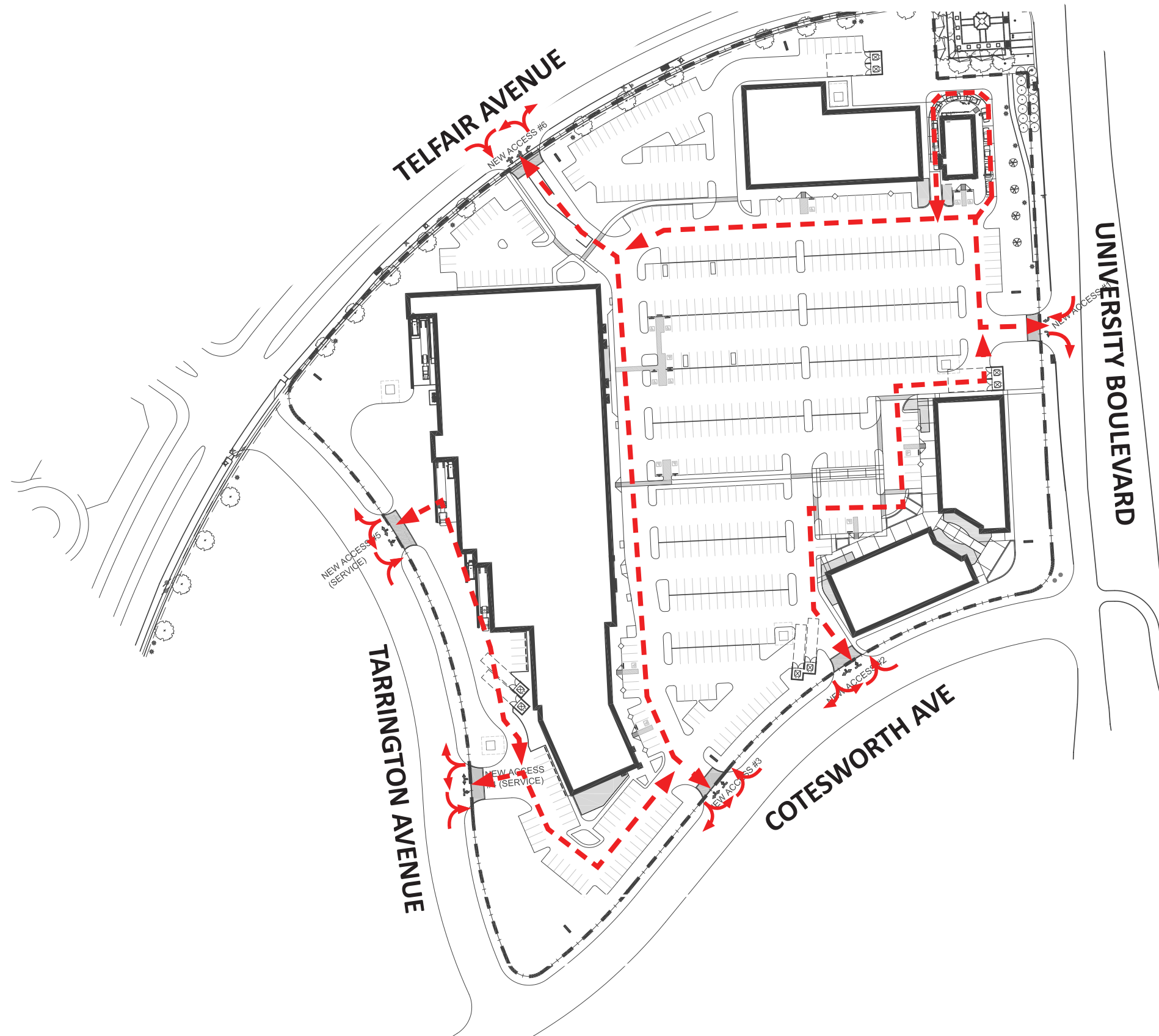
EXHIBIT B-8.1A



- Right In / Right Out
- Full Access
- Primary interior circulation drives

EXHIBIT B-8.1B
VEHICULAR CIRCULATION PLAN ALTERNATIVE 1
UNIVERSITY COMMONS - PHASE II

EXHIBIT B-8.1B



- Right In / Right Out
- Full Access
- Primary interior circulation drives

EXHIBIT B-8.2A
PEDESTRIAN CIRCULATION PLAN
UNIVERSITY COMMONS - PHASE II

EXHIBIT B-8.2A

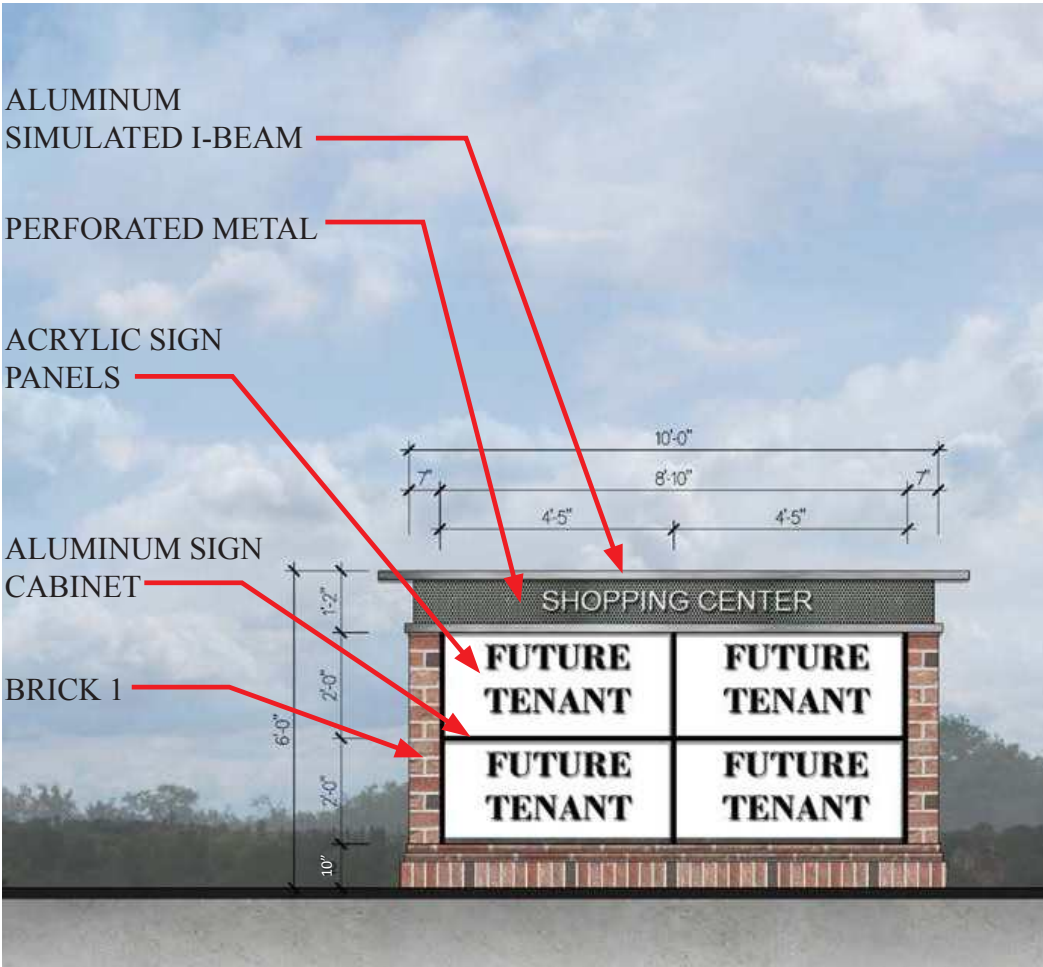


EXHIBIT B-8.2B
 PEDESTRIAN CIRCULATION PLAN ALTERNATIVE 1
 UNIVERSITY COMMONS - PHASE II

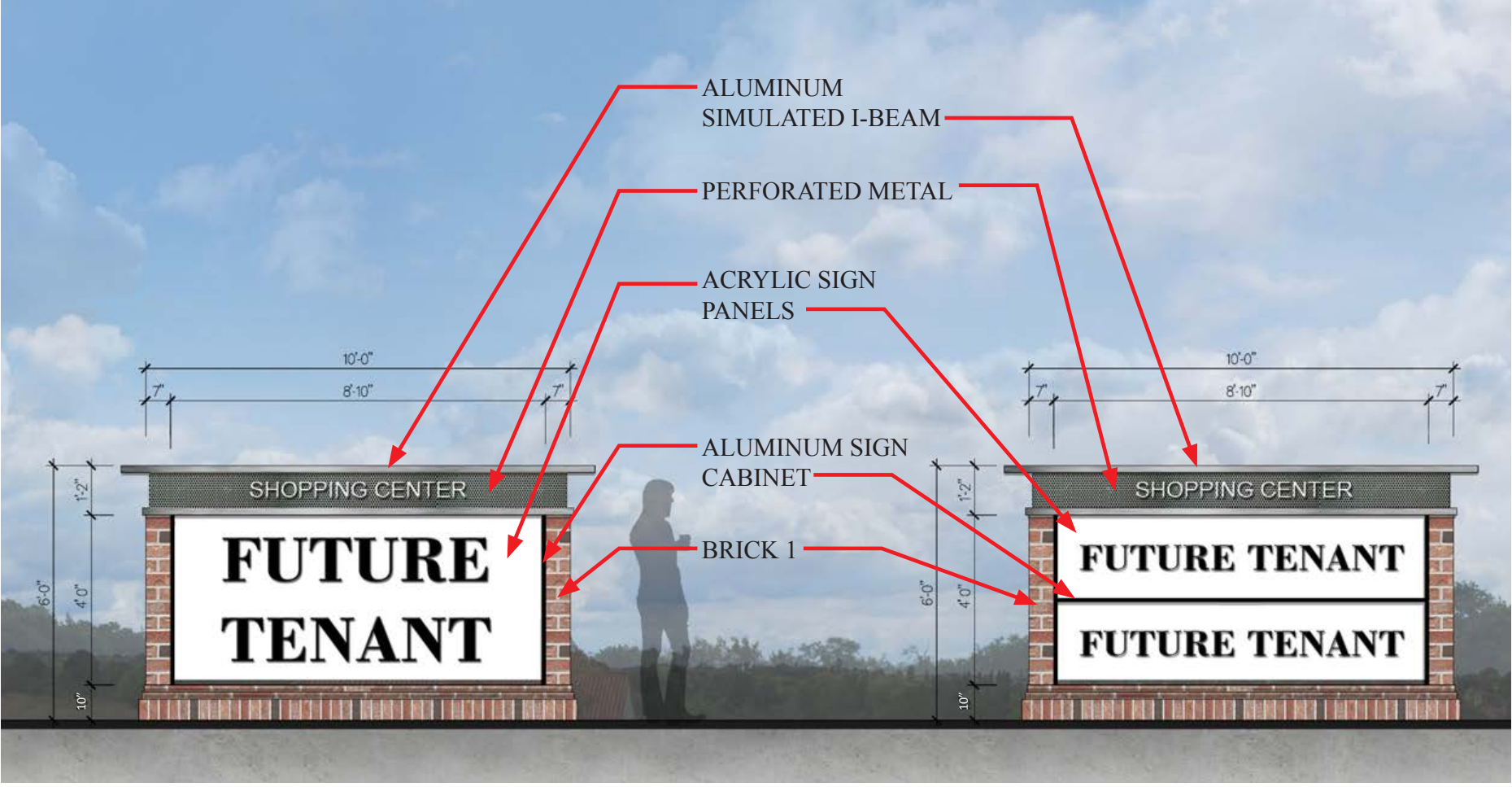
EXHIBIT B-8.2B



-  Existing 6-foot pedestrian sidewalk along Telfair Ave
-  Existing 10-foot pedestrian sidewalk along University Boulevard
-  New 6-foot pedestrian sidewalks
-  New 5-foot pedestrian walkways within University Commons



FREESTANDING SIGN OPTION 1



FREESTANDING SIGN OPTION 2

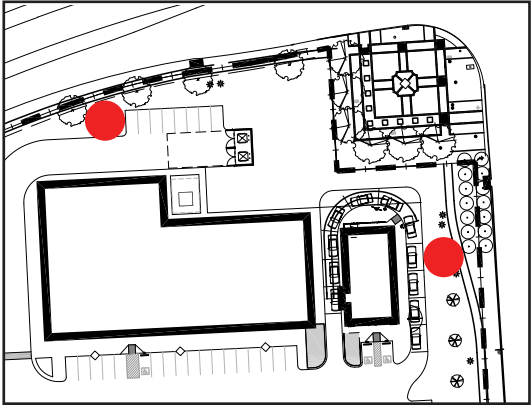
FREESTANDING SIGN OPTION 3



COTESWORTH RETAIL CORNER SIGN

EXHIBIT B-10
FINAL SIGNAGE LAYOUT PLAN
UNIVERSITY COMMONS - PHASE II

EXHIBIT B-10

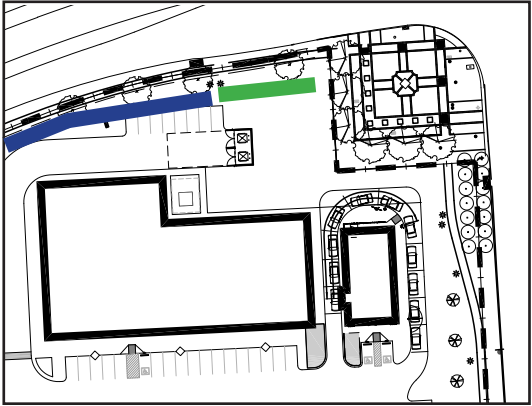


ALTERNATIVE 1

REFER Exhibit B-9.2
Cotesworth Corner Final
Signage Elevation

● PROPOSED MONUMENT
SIGN LOCATIONS IN
ACCORDANCE WITH
EXHIBIT B, SECTION F

EXHIBIT B-11
BERM MODIFICATION PLAN
UNIVERSITY COMMONS - PHASE II

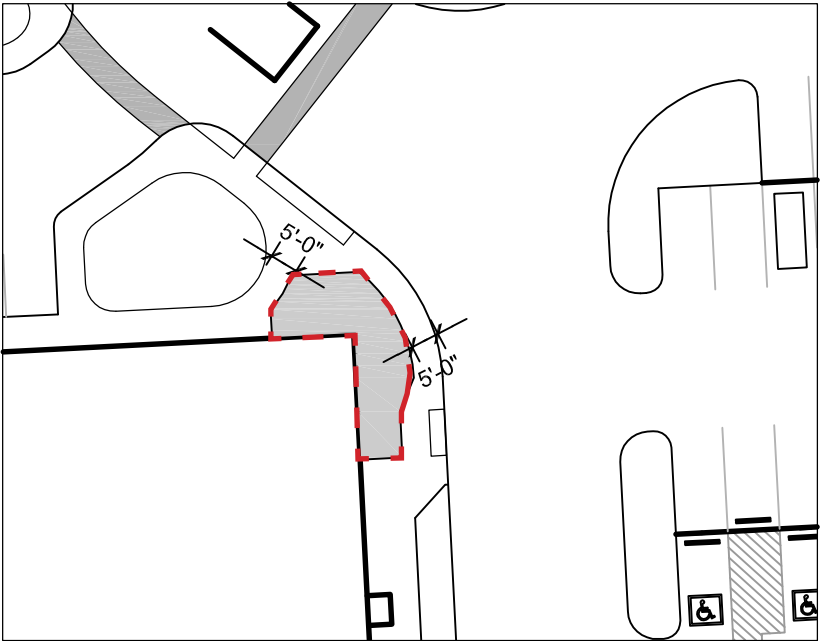


ALTERNATIVE 1

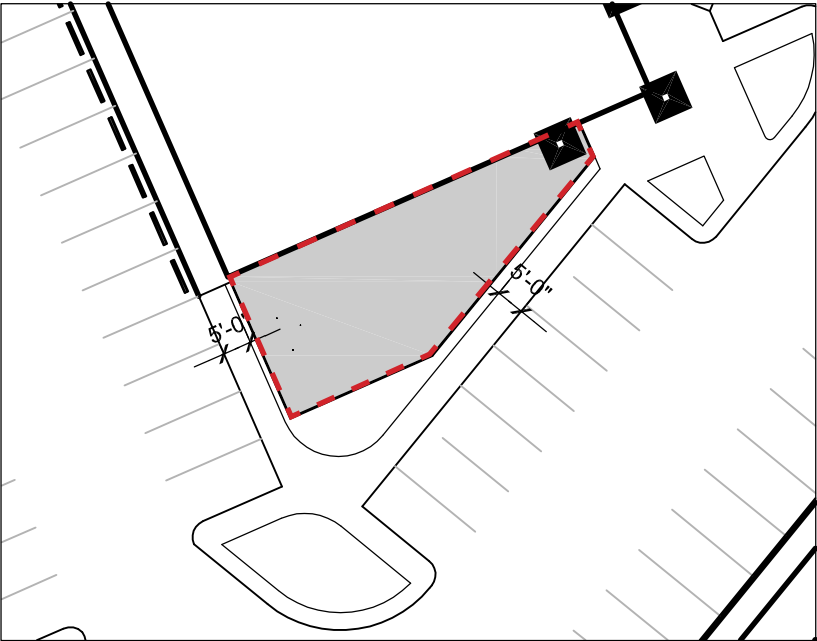
- EXISTING BERM TO REMAIN WITH 25% VEGETATION SCREENING
- EXISTING BERM TO BE REMOVED AND REPLACED WITH 4' TALL CONTINUOUS VEGETATION SCREEN

EXHIBIT B-12
POTENTIAL PATIO LOCATION PLANS
UNIVERSITY COMMONS - PHASE II

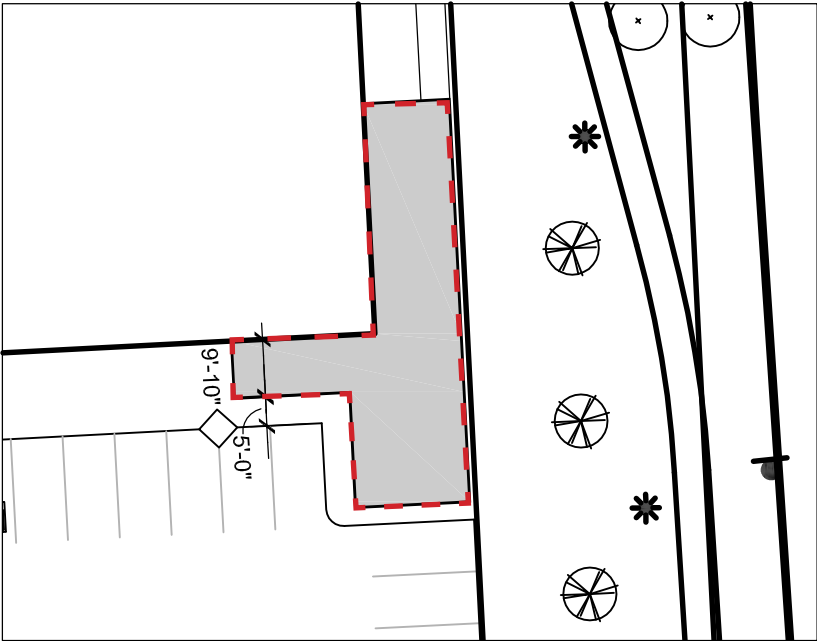
EXHIBIT B-12



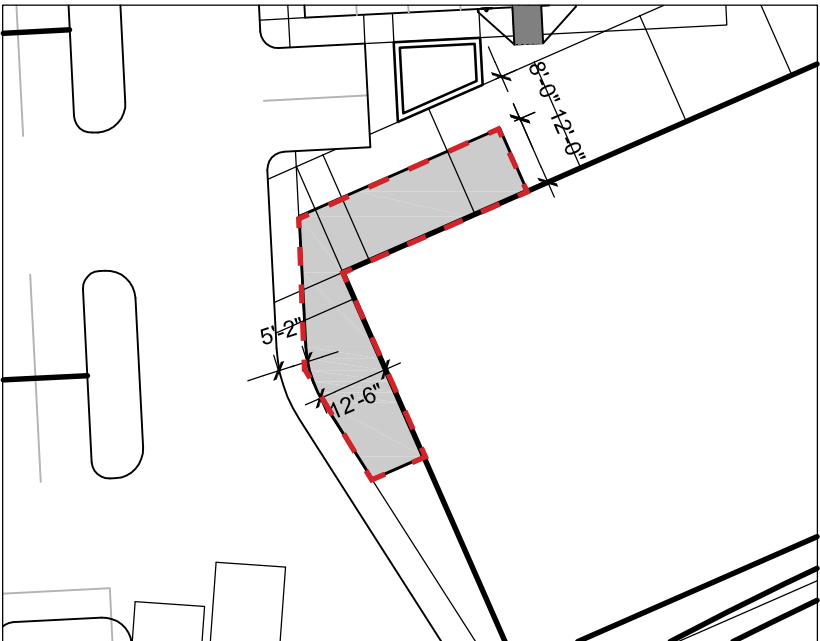
1 PATIO AT GROCER - BUILDING 1



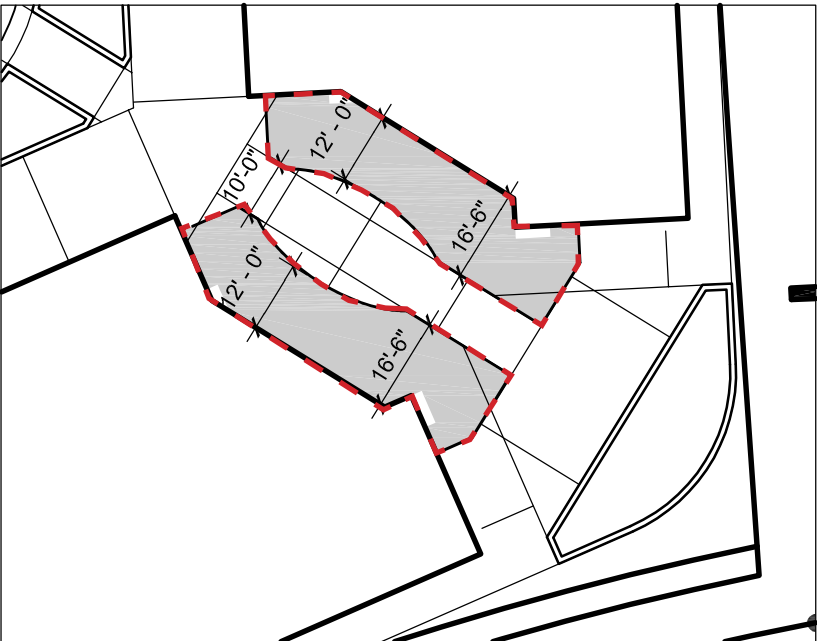
2 PATIO AT BUILDING 1



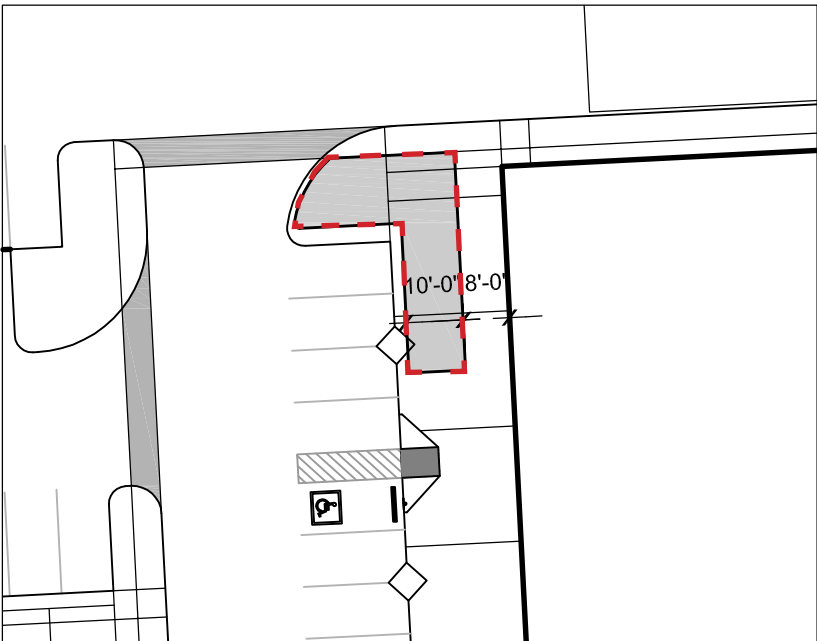
3 PATIO AT BUILDING 2



4 PATIO AT BUILDING 4



5 PATIO BETWEEN BUILDING 3 AND BUILDING 4



6 PATIO AT BUILDING 3

