

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 2023-32

AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, ADOPTING AND APPROVING A SPECIAL PURPOSE SIGN DISTRICT, PURSUANT TO SECTION 3.14.015 OF THE TOWN'S CODE OF ORDINANCES, AS AMENDED, FOR 52.114 ACRES OF LAND, MORE OR LESS, COMMONLY KNOWN AS THE GATES OF PROSPER, PHASE 2 AND PHASE 3; MAKING FINDINGS; PROVIDING A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, Section 3.14.015 of the Town's Code of Ordinances, as amended, provides for the approval by the Town Council of the Town of Prosper, Texas (the "Town Council"), of a special district that exclusively addresses sign regulations; and

WHEREAS, the special district, if approved by the Town Council, is designated a Special Purpose Sign District ("SPSD"), and in general, the purposes of an SPSP are to (1) promote consistency among signs within a development, thus creating visual harmony between signs, buildings, and other components of the property; (2) enhance the compatibility of signs with the architectural and site design features within a development; (3) encourage signage that is in character with planned and existing uses, thus creating a unique sense of place; and (4) encourage multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards; and

WHEREAS, an application has been submitted to the Town for an SPSP for 52.114 acres of land, more or less ("the Property"), commonly known as The Gates of Prosper, Phase 2 and Phase 3, generally located on the northwest corner of U.S. Highway 380 and Preston Road in the Town; and

WHEREAS, the proposed SPSP consists of signage for The Gates of Prosper, Phase 2 and Phase 3, which is generally consistent with the SPSP previously approved for Gates of Prosper, Phase 1, east of Preston Road; and

WHEREAS, the Town Council has further investigated and determined that it will be advantageous and beneficial to Prosper and its inhabitants to adopt an SPSP on the aforementioned property, subject to the terms and conditions as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:

SECTION 1

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

There is hereby created and approved a Special Purpose Sign District on the Property. All signage on the Property, more particularly described in Exhibit B, attached hereto and incorporated herein for all purposes as if set forth verbatim, shall be subject the Sign Coordination

Plan, also attached hereto as part of Exhibit B, to the Statement of Intent and Purpose, attached hereto as Exhibit A and incorporated by reference, the detailed elevations, attached hereto as Exhibits C-1 through C-32, and the Sign Schedule, attached hereto as Exhibit D and incorporated by reference. Any signage not specifically addressed in the attachments to this Special Purpose Sign District Ordinance shall comply with the Town's Sign Ordinance, contained in Article 3.14, "Signs," of Chapter 3, "Building Regulations," of the Town's Code of Ordinances, as amended.

SECTION 3

No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

SECTION 4

It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any signage that is not in conformity with this Ordinance.

SECTION 5

Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Five Hundred (\$500.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the Town from filing suit to enjoin the violation. The Town retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8

This Ordinance shall become effective from and after its adoption and publication, as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE
TOWN OF PROSPER, TEXAS, ON THIS 28TH DAY OF MARCH, 2023.



David F. Bristol, Mayor

ATTEST:



Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:



Terrence S. Welch, Town Attorney



EXHIBIT A / STATEMENT OF INTENT AND PURPOSE

This request of the SPECIAL PURPOSE SIGN DISTRICT (SPSD) is to maintain the quality and graphic environment that has been designated for the signage previously approved within the **SPSD - 4 : Gates of Prosper - East of Preston Road**. The intent is to create signage that complies with the established designs for the unified, multi-tenant and single tenant free standing signs of **SPSD - 4**. The following exhibits will also show proposed building signage locations for the tenants within the proposed SPSP.

We are requesting an SPSP for the Gates of Prosper West of Preston Road, Phase 2 & Phase 3 to allow for the construction of the following deviations

PROPOSED DEVIATIONS

1. Maximum number of signs.

- Deviation Per Sec. 3.14.012; (N); (v); (a) One per street frontage of the unified development zone (UDZ)

PHASE 3:

- LOT 1.67 AC: Requesting 1 additional monument sign; SIGN 23
- LOT 2.06 AC: Requesting 1 additional monument sign; SIGN 25
- LOT 11.07 AC: Requesting 1 additional monument sign; SIGN 34
- LOT 16.10 AC: Requesting 1 additional monument sign; SIGN 37

2. Larger than code allowance signage for the Target wall signs.

- Deviation Per Sec. 3.14.012; (I); (iii), Maximum Height

REFER TO EXHIBIT C-24

- C1-A - Allowed 8' per code; Requesting 13'-0"
- C1-C - Allowed 8' per code; Requesting 15'-6 3/8"
- C1-D - Allowed 8' per code; Requesting 8'-1"
- C1-E - Allowed 8' per code; Requesting 8'-1"
- C1-E - Allowed 8' per code; Requesting 12'-0"
- C1-F - Allowed 8' per code; Requesting 12'-0"
 - Requesting sign to project above parapet.

3. Masonry Border.

-The Sign Ordinance requires Unified Development Signs and Monument Signs to contain a minimum one-foot (1') masonry with mortar border around all sides of signage.

-Deviation was previously approved for Phase 2 in order to allow for signage consistent with existing signage located on the east side of Preston Road in Gates of Prosper, Phase 1.

Per MD20-0001:

- Signs 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 12, and 15 have been previously approved.
- Signs 13, 14, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, and 37 are seeking approval.

4. Signage Area.

-The Sign Ordinance requires 20' Unified Development Signs to not exceed a signage area of 240 SF and Monument Signs to not exceed a signage area of 64 SF

REFER TO EXHIBIT C-2

20' Unified Development Sign (Type B) exceeds 240 SF maximum allowed per ordinance.

- Existing sign built on HW 380.
- Sign 29 seeking approval.

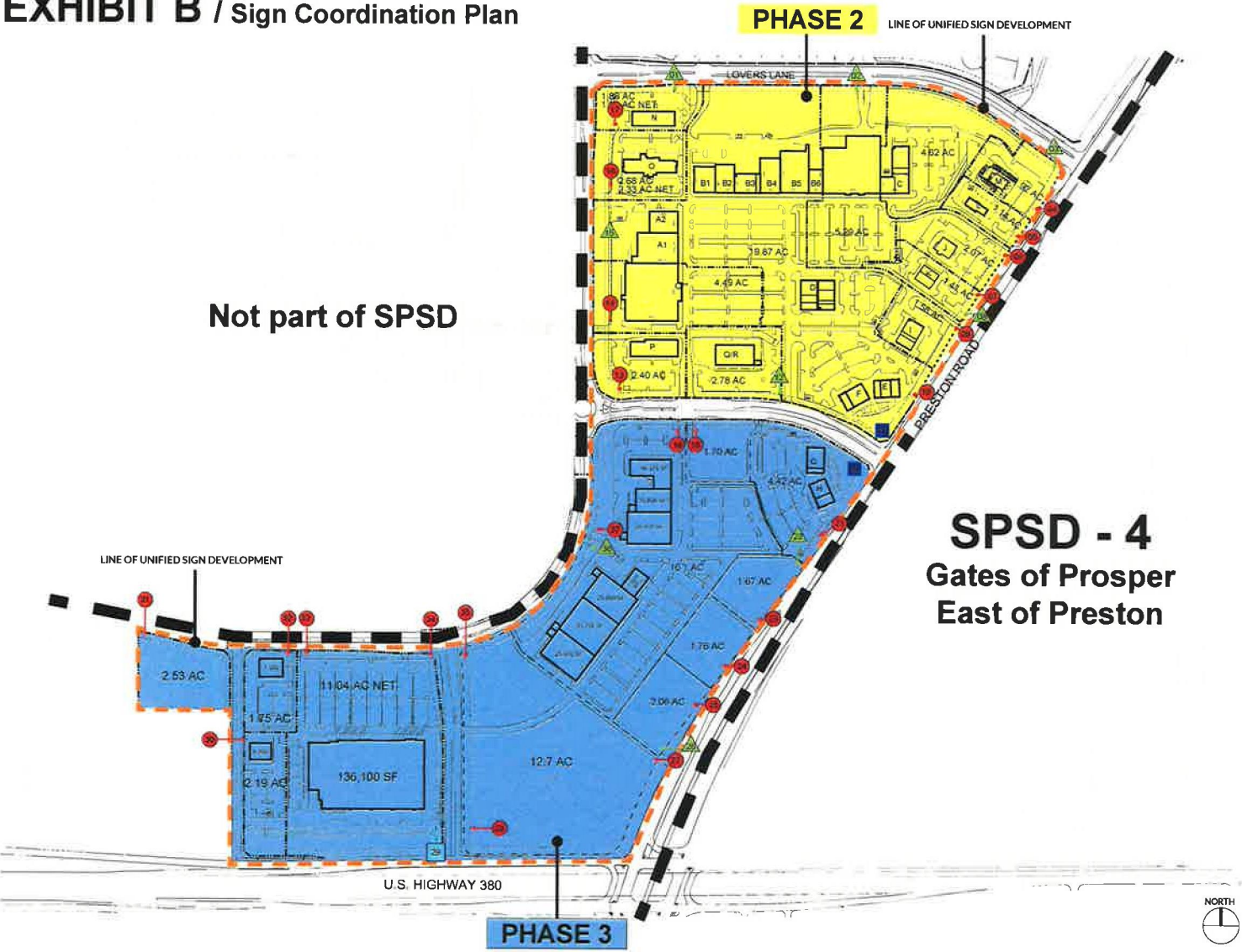
REFER TO EXHIBIT C-3

Monument Sign (Type C) exceeds 64 SF maximum allowed per ordinance.

Per MD20-0001:

- Signs 04, 05, 06, 07, 09, and 10 have been previously approved.
- Signs 13, 14, 16, 17, 18, 19, 21, 23, 24, 25, 27, 28, 30, 32, 33, 34, 35, and 37 are seeking approval.

EXHIBIT B / Sign Coordination Plan



Not part of SPSPD

SPSPD - 4
Gates of Prosper
East of Preston

TYPE A @ 12'-0"
- UNIFIED DEVELOPMENT
MONUMENT SIGN

Total Proposed Signs: **9**
PHASE 2 01, 02*, 03*, 08*, 12*, 15*
PHASE 3 22, 26, 36
*Existing

TYPE B @ 20'-0"
- UNIFIED DEVELOPMENT
MONUMENT SIGN

Total Proposed Signs: **1**
PHASE 3 29

TYPE C @ 8'-0"
- MONUMENT SIGN

Total Proposed Signs: **25**
PHASE 2 04, 05*, 06, 07*, 09*, 10*, 13, 14, 16, 17
PHASE 3 18, 19, 21, 23, 24, 25, 27, 28, 30, 31, 32, 33, 34, 35, 37
*Existing

TYPE D @ 5'-0"
- DEVELOPMENT IDENTITY
"GATES OF PROSPER" SIGN

Total Proposed Signs: **2**
PHASE 2 11*
PHASE 3 20*
*Existing

Per currently adopted Sign Ordinance:
1. One (1) sign per street frontage of the UDZ
2. 75' separation between signs of single or multi tenant or unified development sign within an adjacent UDZ.
3. 750' per street frontage, from an additional unified development sign within the same UDZ.

DISTANCES

	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-01	18-01
PHASE 2	750'	890'	181'	137'	39'	295'	67'	75'	336'	156'	418'	581'	302'	465'	83'	258'	307'	795'
PHASE 3	75'	670'	270'	149'	290'	242'	203'	229'	75'	600'	150'	1174'	902'	911'	75'	524'	140'	888'

LEGEND

PHASE 2

PHASE 3

LINE OF UNIFIED SIGN DEVELOPMENT

EXHIBIT B / Metes and Bounds

PROPERTY DESCRIPTION

52.114 Acres

BEING a tract of land situated in the Collin County School Land No. 12 Survey, Abstract No. 147, and the Ben Renison Survey, Abstract No. 755 County, Texas, Town of Prosper, Collin County, Texas, and being all of Gates of Prosper, Phase 2, Block A, Lots 1-14, an Addition to the Town of Prosper, Collin County, Texas, according to the Final Plat thereof recorded in Volume 2020, Page 560 of the Plat Records of Collin County, Texas, all of Gates of prosper, Phase 2, Block A, Lot 7R, an Addition to the Town of Prosper, Collin County, Texas, according to the Replat thereof recorded in Volume 2020, Page 260 of the Plat records of Collin County, Texas, and being all of Gates of Prosper, Phase 2, Block A, Lots 2, 3, & 14, an Addition to the Town of Prosper, Collin County, Texas, according to the Replat thereof recorded in Volume 2021, Page 94 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the north end of a corner clip at the intersection of the easterly right-of-way line of South Coleman Street, a variable width right-of-way, with the southerly right-of-way line of Lovers Lane, a variable width right-of-way, both as created in the Gates of Prosper, Phase 2, Block A, Lot 1, an Addition to the Town of Prosper, according to the Conveyance Plat thereof recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, same being the northerly northwest corner of said Gates of Prosper, Phase 2, Block A, Lots 1-14;

THENCE along the southerly right-of-way line of said Lovers Lane, the northerly line of said Gates of Prosper, Phase 2, Block A, Lots 1-14 and the northerly line of said Gates of Prosper, Phase 2, Block A, Lots 2, 3, & 14, the following courses and distances:

North 90°00'00" East, a distance of 150.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 86°11'09" East, a distance of 150.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" East, a distance of 923.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 805.00 feet, a central angle of 34°09'35", and a chord bearing and distance of South 72°55'13" East, 472.86 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 479.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 55°50'25" East, a distance of 56.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 52°01'34" East, along said corner clip, a distance of 150.33 feet to a point for corner;

South 55°50'25" East, a distance of 112.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the north of a corner clip at the intersection of the southerly right-of-way line of said Lovers Lane with the westerly right-of-way line of State Highway 289 (Preston Road), as dedicated in a Deed to the State of Texas, recorded in Instrument No. 20110818000872270 of the Official Public Records of Collin County, Texas, same being the northerly northeast corner of said Gates of Prosper, Phase 2, Block A, Lots 2, 3, & 14;

THENCE South 13°11'56" East, departing the southerly right-of-way line of said Lovers Lane, along the northerly line of said Gates of Prosper, Phase 2, Block A, Lots 2, 3, & 14 and along said corner clip, a distance of 36.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the south end of said corner clip, same being the easterly northeast corner of said Gates of Prosper, Phase 2, Block A, Lots 2, 3, & 14, same also being on the westerly right-of-way line of said State Highway 289 (Preston Road);

THENCE along the westerly right-of-way line of said State Highway 289 (Preston Road), The easterly line of said Gates of prosper, Phase 2, Block A, Lots 2, 3, & 14, and along the easterly line of said Gates of prosper, Phase 2, Block A, Lots 1-14, the following courses and distances:

South 29°26'34" West, a distance of 146.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 35°04'16" West, a distance of 385.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 33°38'20" West, a distance of 300.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 30°18'02" West, a distance of 324.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 33°39'32" West, a distance of 189.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the east end of a corner clip at the intersection of the westerly right-of-way line of said State Highway 289 (Preston Road) with the northerly right-of-way line of Richard Boulevard, a Variable width right-of-way, as created in said Gates of Prosper, Block A, Lot 1, same being the easterly southeast corner of said Gates of Prosper, Phase 2, Block A, Lots 1-14;

THENCE South 78°54'33" West, departing the westerly right-of-way line of said State Highway 289 (Preston Road), along the easterly line of said Gates of Prosper, Phase 2, Block A, Lots 1-14 and along said corner clip, a distance of 35.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the west end of said corner clip, same being the southerly southeast corner of said Gates of Prosper, Phase 2, Block A, Lots 1-14, same also being on the northerly right-of-way line of said Richard Boulevard;

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THENCE along the northerly right-of-way line of said Richard Boulevard, the southerly line of said Gates of Prosper, Phase 2, Block A, Lots 1-14, and along the southerly line of said Gates of Prosper, Phase 2, Block A, Lot 7R, the following courses and distances:

North 55°50'25" West, a distance of 61.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 905.00 feet, a central angle of 04°00'12", and a chord bearing and distance of North 57°50'31" West, 63.22 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 63.24 feet to a point for corner;

North 68°25'22" West, a distance of 150.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 895.00 feet, a central angle of 20°37'01", and a chord bearing and distance of North 79°41'29" West, 320.32 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 322.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" West, a distance of 431.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 546.00 feet, a central angle of 06°58'57", and a chord bearing and distance of South 86°30'31" West, 66.50 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 66.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 83°01'03" West, a distance of 35.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 83.00 feet, a central angle of 35°41'21", and a chord bearing and distance of North 79°08'17" West, 50.87 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 51.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner at the intersection of the northerly right-of-way line of said Richland Boulevard with the easterly right-of-way line of aforesaid South Coleman Street, same also being at the southwesterly corner of said Gates of Prosper, Phase 2, Block A, Lots 1-14;

THENCE along the easterly right-of-way line of said South Coleman Street and along the westerly line of said Gates of prosper, Phase 2, Block A, Lots 1-14, the following courses and distances:

North 61°17'36" West, a distance of 36.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 38.00 feet, a central angle of 39°59'13", and a chord bearing and distance of North 41°18'00" West, 25.99 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 26.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the right with a radius of 338.00 feet, a central angle of 21°18'24", and a chord bearing and distance of North 10°39'12" West, 124.97 feet;

In a northwesterly direction, with said compound curve to the right, an arc distance of 125.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°00'00" East, a distance of 848.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 03°48'51" East, a distance of 150.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°00'00" East, a distance of 125.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the south corner of aforesaid corner clip at the intersection of the easterly right-of-way line of said South Coleman Street with the southerly right-of-way line of said Lovers Lane, same also being the westerly northwest corner of said Gates of prosper, Phase 2, Block A, Lots 1-14;

THENCE North 45°00'00" East, departing the easterly right-of-way line of said South Coleman Street, along the easterly line of said Gates of Prosper, Phase 2, Block A, lots 1-14, and along said corner clip, a distance of 35.36 feet; to the **POINT OF BEGINNING** and containing 52.114 acres (2,270,076 square feet) of land, more or less.

PROPERTY DESCRIPTION

BLOCK B, LOT 1

BEING a tract of land situated in the Ben Renison (Rennison) Survey, Abstract No. 755, Town of Prosper, Collin County, Texas, and being all of Block B, Lot 1 of Gates of Prosper, Phase 2, Block B, Lot 1, and Addition to the Town of Prosper, Collin County, Texas, according to the Final Plat thereof recorded in Volume 2021, Page 92 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

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PROPERTY DESCRIPTION

32.875 Acres

BEING a tract of land situated in the John Yarnel Survey, Abstract No. 1038 and the Ben Renison Survey, Abstract No. 755, Town of Prosper, Collin County, Texas, and being a portion of Lot 2, Block B of Gates of Prosper, Phase 2, Block B, Lot 2 & Block C, Lot 1, an Addition to the Town of Prosper, Collin County, Texas, according to the revised Conveyance Plat thereof recorded in Volume 2022, Page 755 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found at the intersection of the northwesterly right-of-way line of State Highway No. 289 (also known as Preston Road)(variable width right-of-way) with the northerly right-of-way line of U.S. Highway No. 380 (also known as University Drive)(variable width right-of-way), same being the southerly southeast corner of said Lot 2;

THENCE South 89°12'09" West, along the northerly right-of-way line of said U.S. Highway No. 380 and along the southerly line of said Lot 2, a distance of 102.62 feet to a point at the beginning of a non-tangent curve to the left with a radius of 233.10 feet, a central angle of 11°42'36", and a chord bearing and distance of North 85°16'11" West, 47.56 feet;

THENCE departing the northerly right-of-way line of said U.S. Highway No. 380 and the southerly line of said Lot 2, crossing said Lot 2, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 47.64 feet to a point for corner;

South 89°11'05" West, a distance of 219.97 feet to a point for corner;

North 45°24'28" West, a distance of 35.10 feet to a point for corner;

North 00°00'00" East, a distance of 540.55 feet to a point at the beginning of a tangent curve to the left with a radius of 695.00 feet, a central angle of 00°46'22", and a chord bearing and distance of North 00°23'11" West, 9.37 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 9.37 feet to a point for corner;

North 01°22'45" West, a distance of 149.48 feet to a point for corner;

North 06°35'33" West, a distance of 125.00 feet to a point for corner;

North 35°37'22" East, a distance of 37.03 feet to a point at the beginning of a non-tangent curve to the left with a radius of 695.00 feet, a central angle of 76°48'27", and a chord bearing and distance of North 38°24'14" East, 863.47 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 931.68 feet to a point for corner;

THENCE North 00°00'00" East, continuing across said Lot 2, a distance of 67.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner on the northerly line of said Lot 2, being on the easterly right-of-way line of South Coleman Street, a variable width right-of-way, as created in the Gates of Prosper, Phase 2, Block A, Lot 1, an Addition to the Town of Prosper, according to the Conveyance Plat thereof recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, same being at the beginning of a tangent curve to the left with a radius of 546.00 feet, a central angle of 06°58'57", and a chord bearing and distance of North 03°29'29" West, 66.50 feet;

THENCE in a westerly direction, along the northerly line of said Lot 2 and along the easterly right-of-way line of said South Coleman Street, with said tangent curve to the left, an arc distance of 66.54 feet to a 5/8 inch iron rod with plastic cap stamped KHA found for corner;

THENCE North 06°58'57" West, continuing along the northerly line of said Lot 2 and the easterly right-of-way line of said South Coleman Street, a distance of 35.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 83.00 feet, a central angle of 35°41'21", and a chord bearing and distance of North 10°51'43" East, 50.87 feet;

THENCE in a northeasterly direction, continuing along the northerly line of said lot 2 and the easterly right-of-way line of said South Coleman Street, with said tangent curve to the right, an arc distance of 51.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the intersection of the easterly right-of-way line of said South Coleman Street with the southerly right-of-way line of Richard Boulevard, a variable width right-of-way, as created in said Gates of Prosper, Block A, Lot 1;

THENCE continuing along the northerly line of said Lot 2 and along the southerly right-of-way line of said Richard Boulevard, the following courses and distances:

North 28°42'24" East, a distance of 36.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 38.00 feet, a central angle of 39°59'13", and a chord bearing and distance of North 48°42'00" East, 25.99 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 26.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a compound curve to the right with a radius of 338.00 feet, a central angle of 21°18'24", and a chord bearing and distance of North 79°20'48" East, 124.97 feet;

In a northeasterly direction, with said compound curve to the right, an arc distance of 125.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 90°00'00" East, a distance of 494.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of

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805.00 feet, a central angle of 03°19'52", and a chord bearing and distance of South 88°20'04" East, 46.80 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 46.80 feet to the northwest corner of Lot 1, Block B of Gates of Prosper, Phase 2, Block B, Lot 1, an Addition to the Town of Prosper, Collin County, Texas, according to the Final Plat thereof recorded in Volume 2021, Page 92 of the Plat Records of Collin County, Texas, common to a northeast corner of said Lot 2;

THENCE departing the southerly right-of-way line of said Richard Boulevard, along the easterly line of said Lot 2 and along the westerly line of said Lot 1, the following courses and distances:

South 00°00'00" East, a distance of 27.94 feet to a point at the beginning of a non-tangent curve to the right with a radius of 42.00 feet, a central angle of 54°54'25", and a chord bearing and distance of South 27°50'53" West, 38.73 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 40.25 feet to a point for corner the beginning of a reverse curve to the left with a radius of 42.00 feet, a central angle of 55°17'38", and a chord bearing and distance of South 27°39'16" West, 38.98 feet;

In a southwesterly direction, with said reverse curve to the left, an arc distance of 40.53 feet to a point for corner;

South 00°00'00" West, a distance of 166.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 90°00'00" East, a distance of 18.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 632.50 feet, a central angle of 27°58'38", and a chord bearing and distance of South 22°38'40" East, 305.78 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 308.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 00°00'00" East, a distance of 30.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Lot 1;

THENCE North 90°00'00" East, continuing along the easterly line of said Lot 2 and along the southerly line of said Lot 1, a distance of 43.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 52°46'40" East, continuing along the easterly line of said Lot 2 and the southerly line of said Lot 1, a distance of 64.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southeast corner of said Lot 1, being on the northwesterly right-of-way line of state Highway 289 (Preston Road), as dedicated in a Deed to the State of Texas,

recorded in Instrument No. 20110818000872270 of the Official Public Records of Collin County, Texas;

THENCE continuing along the easterly line of said Lot 2 and along the northwesterly right-of-way line of said State Highway 289 (Preston Road), the following courses and distances:

South 37°09'28" West, a distance of 348.81 feet to a point for corner;

South 44°07'24" West, a distance of 418.54 feet to a point for corner;

North 60°08'40" West, a distance of 32.61 feet to a point for corner;

North 16°37'20" West, a distance of 93.29 feet to a 5/8 inch iron rod found for corner;

South 89°43'04" West, a distance of 59.48 feet to a 5/8 inch iron rod found for corner;

South 10°42'09" West, a distance of 261.71 feet to an aluminum TxDot right-of-way monument found for corner;

South 42°38'30" West, a distance of 436.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 13°02'09" West, a distance of 142.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 51°12'09" West, a distance of 62.97 feet to the **POINT OF BEGINNING** and containing 32.857 acres (1,431,263 square feet) of land, more or less.

EXHIBIT C-1 / Elevations - Sign Details

TYPE A - UNIFIED DEVELOPMENT MONUMENT SIGN - 12'-0" PROVIDED 9 SIGNS

Per code:

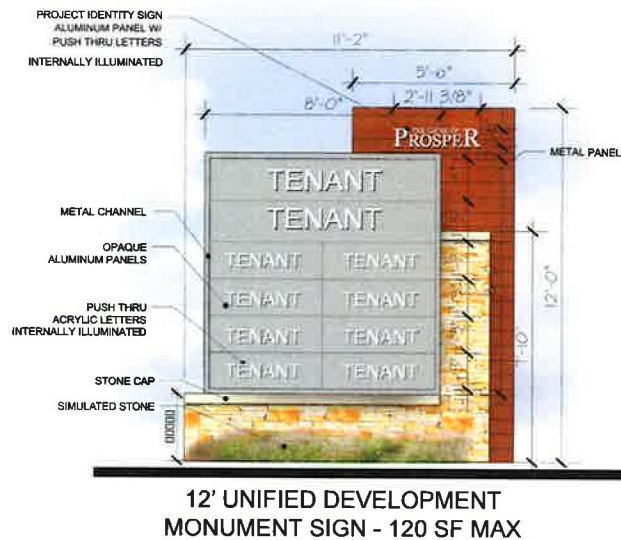
1. 15' minimum setback required.
2. 24" minimum base required.
3. 1' masonry with mortar border around all sides required.

Deviation from code:

1. Sign design does not meet 1' masonry with mortar border around all sides.

Per MD20-0001:

1. Signs 01, 02, 03, 08, 12, and 15 have been previously approved.
2. Signs 22, 26, and 36 are seeking approval.



120 SF.

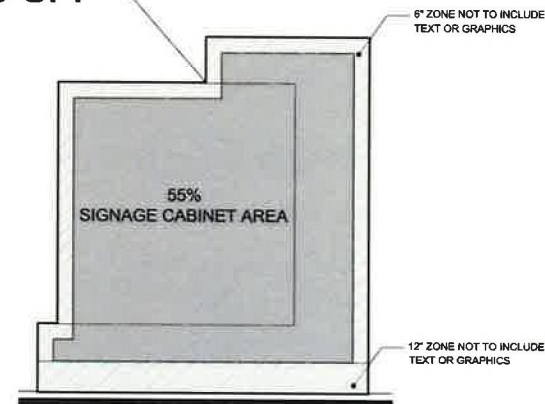


EXHIBIT C-2 / Elevations - Sign Details

 TYPE B - UNIFIED DEVELOPMENT MONUMENT SIGN - 20'-0"
PROVIDED 1 SIGNS

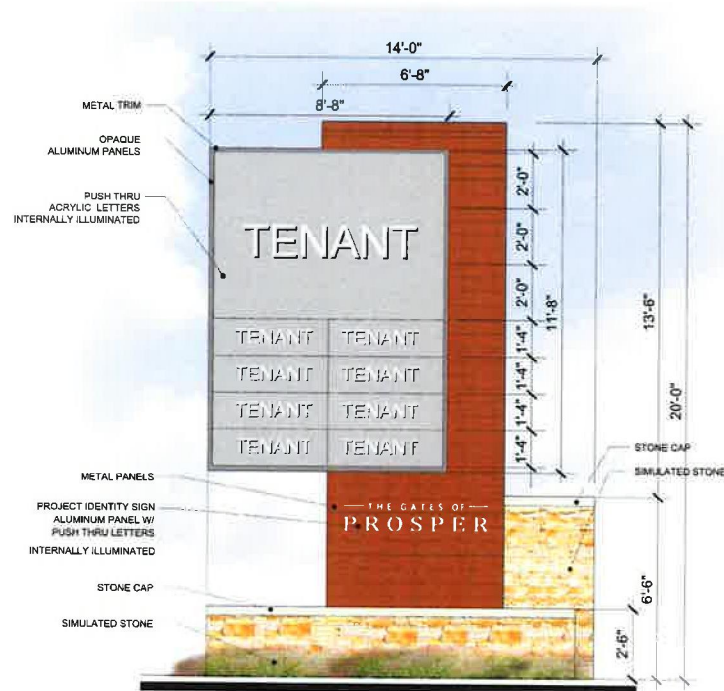
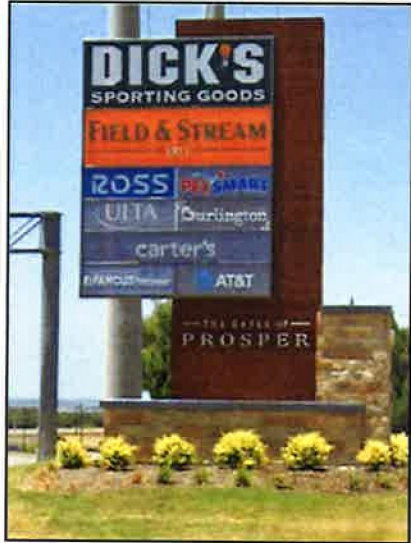
Per code:

1. 15' minimum setback required.
2. 24" minimum base required.
3. 1' masonry with mortar border around all sides required.

Deviation from code:

1. Sign design does not meet 1' masonry with mortar border around all sides.
2. Sign exceeds 240 SF maximum allowed per ordinance.

EXISTING SIGN ON HW 380



20' UNIFIED DEVELOPMENT
MONUMENT SIGN - 120 SF MAX

212 SF

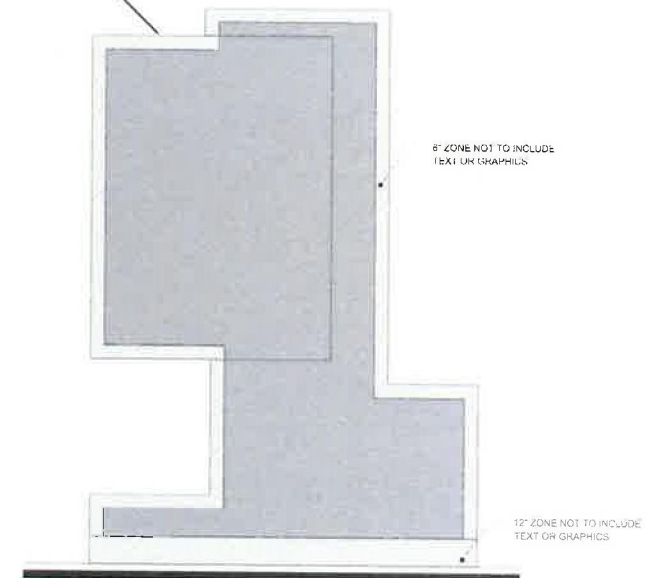


EXHIBIT C-3 / Elevations - Sign Details

TYPE C - MONUMENT SIGN PROVIDED 25 SIGNS

Per code:

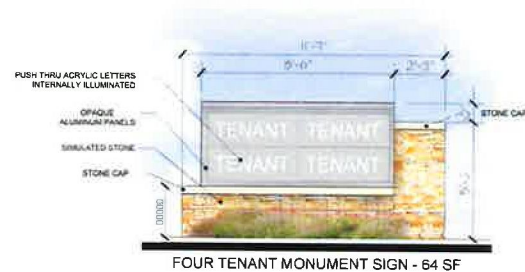
1. 15' minimum setback required.
2. 24" minimum base required.
3. 1' masonry with mortar border around all sides required.

Deviation from code:

1. Sign design does not meet 1' masonry with mortar border around all sides.
2. Sign exceeds 64 SF maximum allowed per ordinance.

Per MD20-0001:

1. Signs 04, 05, 06, 07, 09, and 10 have been previously approved.
2. Signs 13, 14, 16, 17, 18, 19, 21, 23, 24, 25, 27, 28, 30, 31, 32, 33, 34, 35, and 37 are seeking approval.



64 SF.

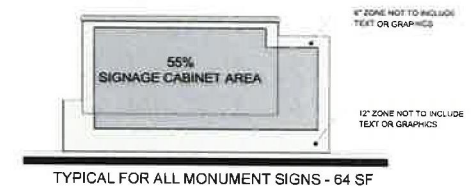


EXHIBIT C-4 / Elevations - Sign Details

TYPE D - DEVELOPMENT IDENTITY "GATES OF PROSPER" SIGN - 5'-0"
PROVIDED 2 SIGNS

SIGN 11 - EXISTING

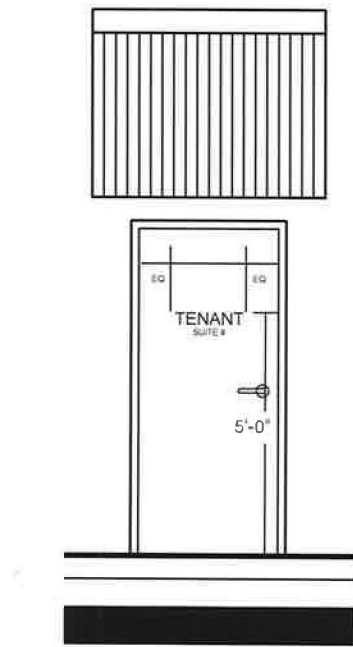


SIGN 20 - EXISTING



EXHIBIT C-5 / Elevations - Sign Details

*Per code, no deviations. No permit required for this type of sign.
For reference only.*



TYPICAL REAR ENTRY SIGN - N.T.S.

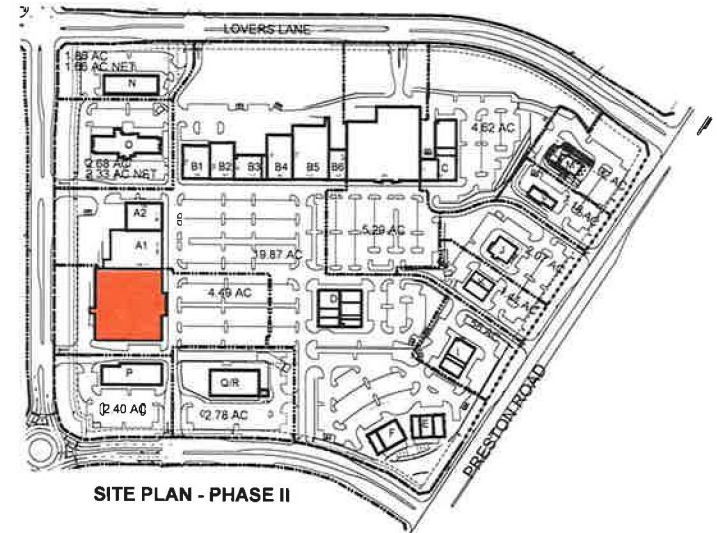


TYPEFACE:
ARIAL
Sherwin Williams
SW7675 Sealskin
RGB: R-73, G-69, B-64

TYPICAL REAR ENTRY LETTER DETAIL - N.T.S.

EXHIBIT C-6 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR REFERENCE ONLY.

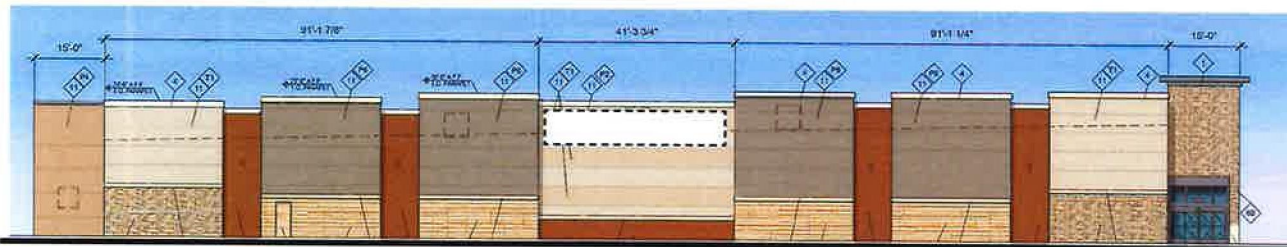


SITE PLAN - PHASE II



BUILDING A - EAST ELEVATION

ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

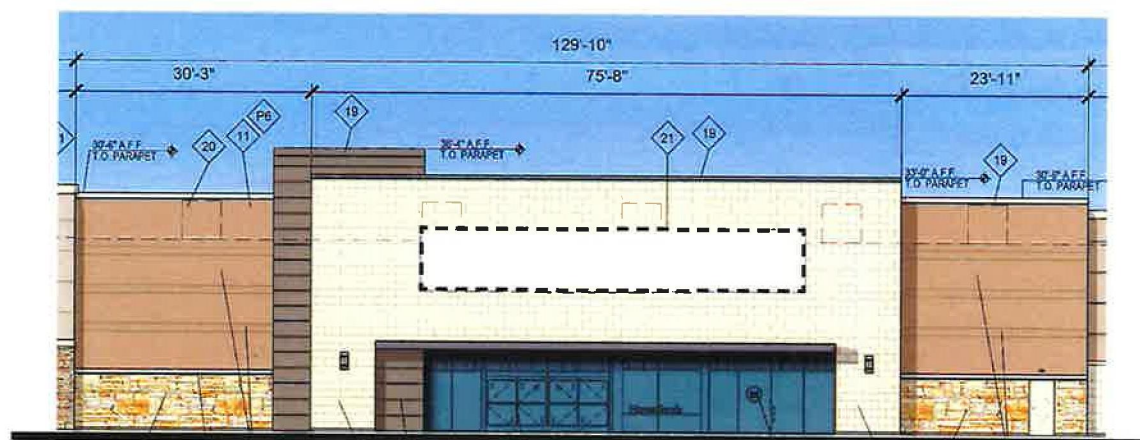


BUILDING A - SOUTH ELEVATION

ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-7 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



BUILDING A-1 - EAST ELEVATION

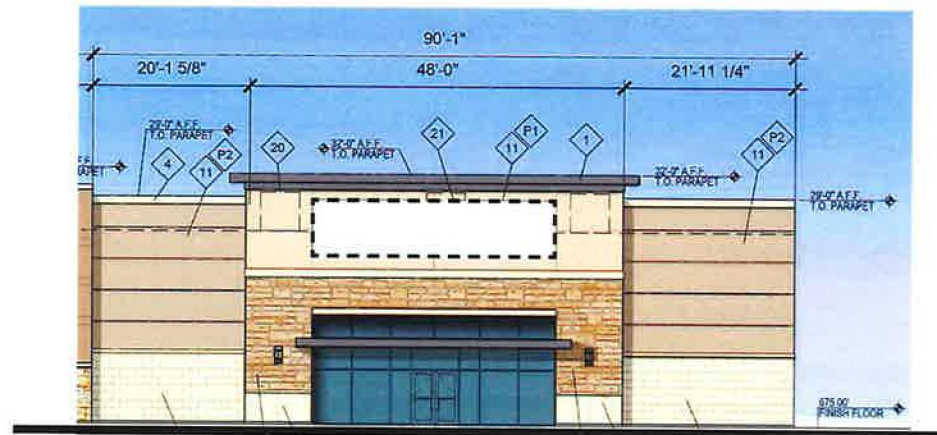
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-8 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



SITE PLAN - PHASE II

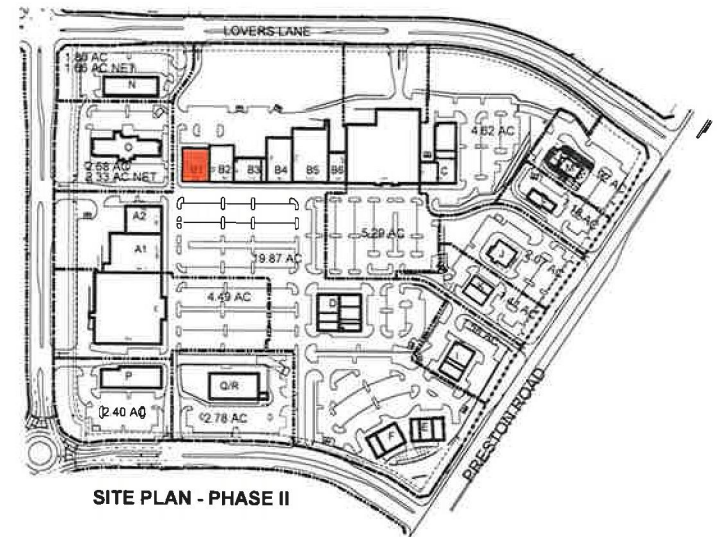


BUILDING A-2 - EAST ELEVATION

ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-9 / Elevations - Sign Details

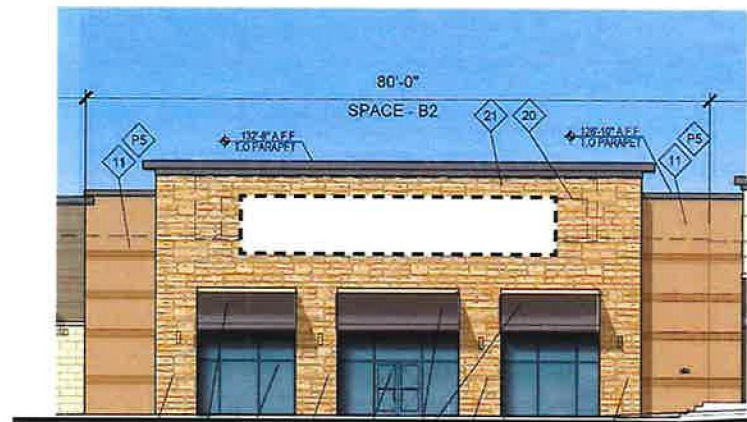
- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



BUILDING B-1 - SOUTH ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-10 / Elevations - Sign Details

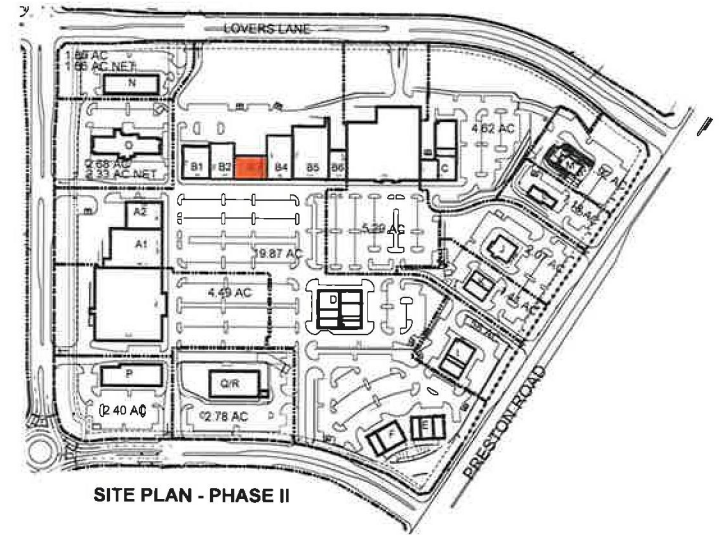
- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



BUILDING B-2 - SOUTH ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-11 / Elevations - Sign Details

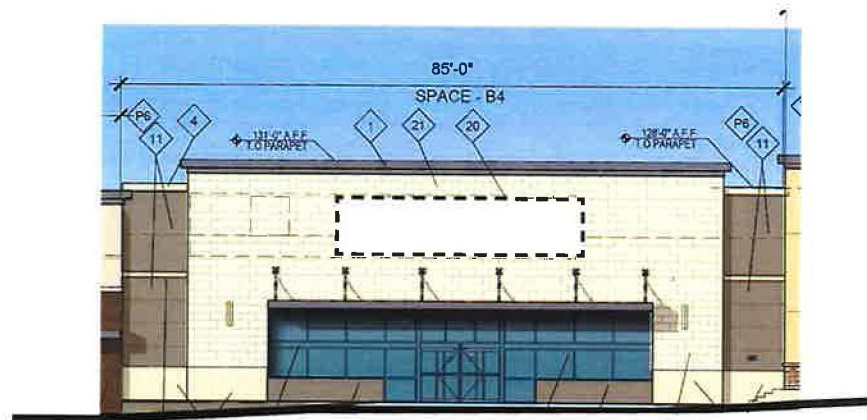
- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



BUILDING B-3 - SOUTH ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-12 / Elevations - Sign Details

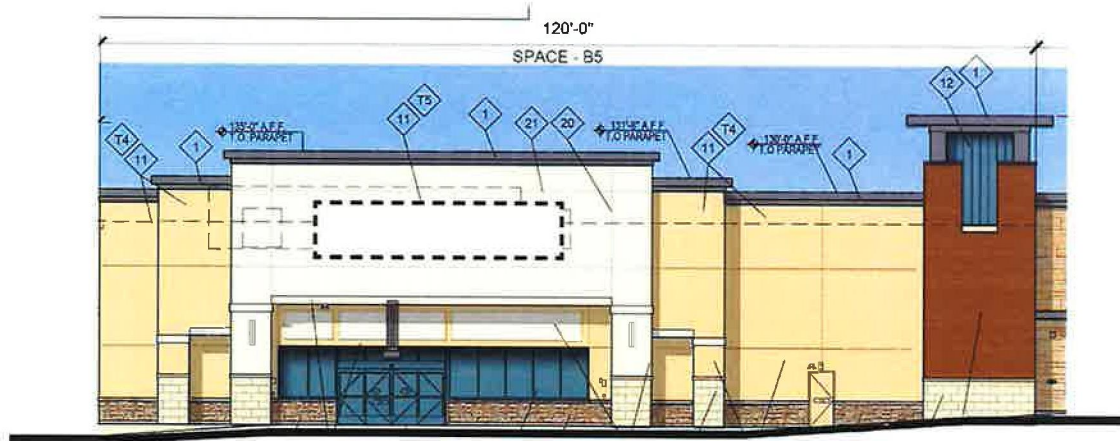
- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



BUILDING B-4 - SOUTH ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-13 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



BUILDING B-5 - SOUTH ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-14 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



BUILDING B-6 - SOUTH ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-15 / Elevations - Sign Details

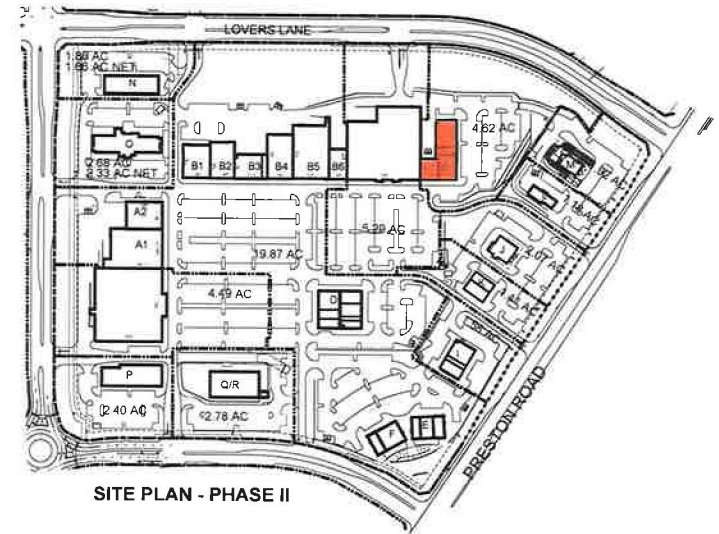
- BUILDING ELEVATIONS ARE FOR REFERENCE ONLY.



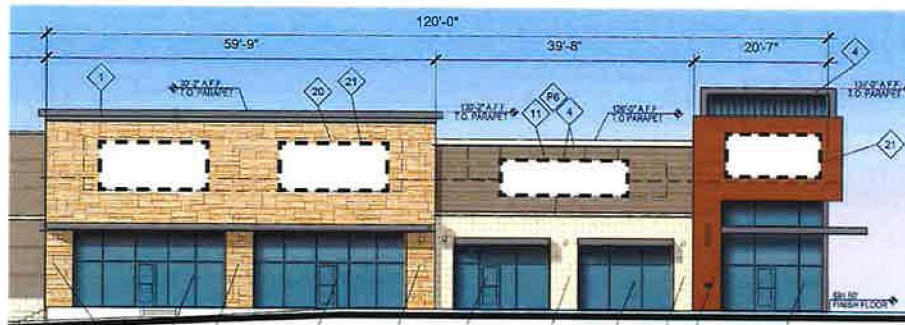
BUILDING C-1 - SOUTH ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-16 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR REFERENCE ONLY.

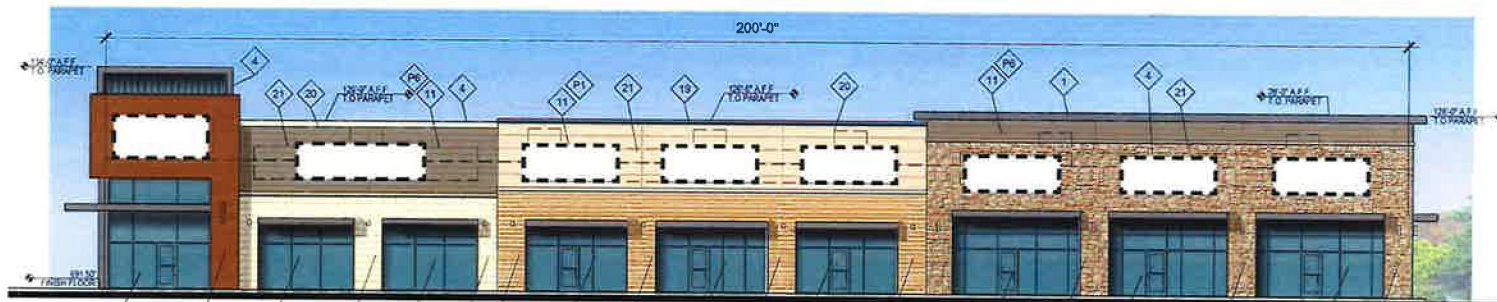


SITE PLAN - PHASE II



BUILDING C-2 - SOUTH ELEVATION

ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

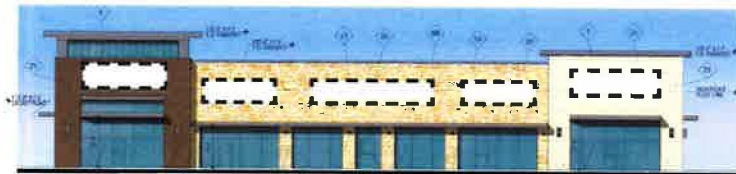
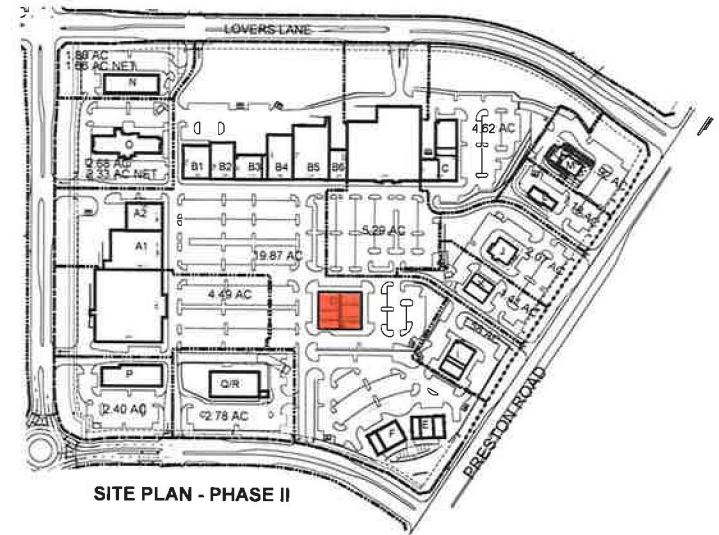


BUILDING C-2 - EAST ELEVATION

ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-17 / Elevations - Sign Details

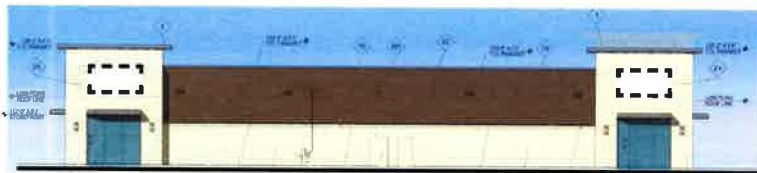
- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



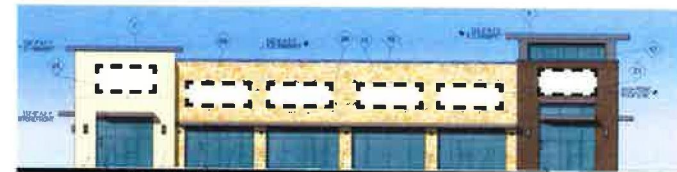
BUILDING D - FRONT ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING D - SIDE A ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING D - REAR ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING D - SIDE B ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-18 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



BUILDING E - FRONT ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING E - SIDE A ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



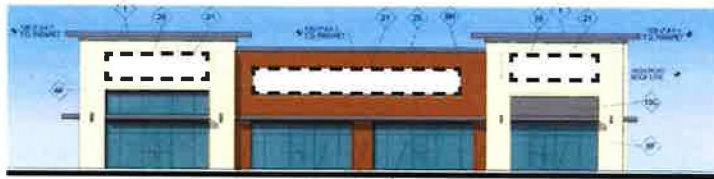
BUILDING E - REAR ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



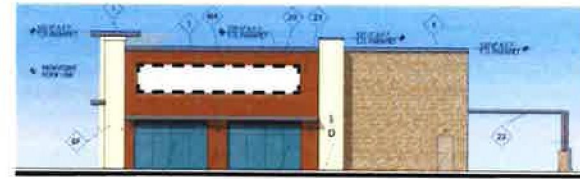
BUILDING E - SIDE B ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-19 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR REFERENCE ONLY.



BUILDING F - FRONT ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING F - SIDE A ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING F - REAR ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING F - SIDE B ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-20 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



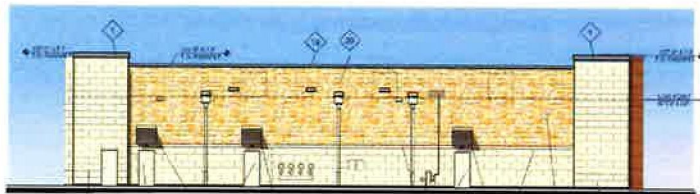
SITE PLAN - PHASE II



BUILDING I - FRONT ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING I - SIDE A ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



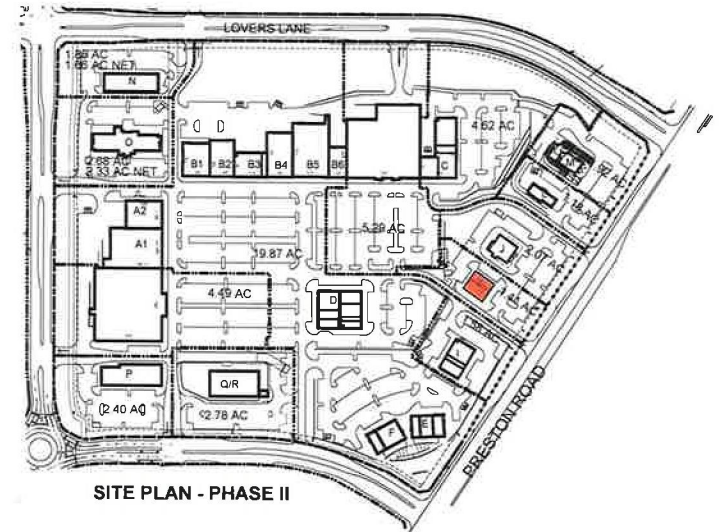
BUILDING I - REAR ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING I - SIDE B ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-21 / Elevations - Sign Details

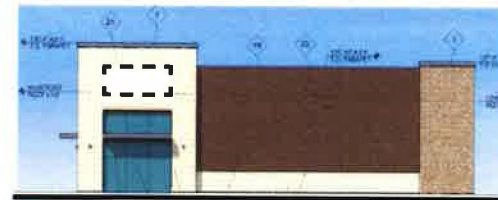
- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



SITE PLAN - PHASE II



BUILDING K - FRONT ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING K - SIDE A ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING K - REAR ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING K - SIDE B ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-22 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR REFERENCE ONLY.



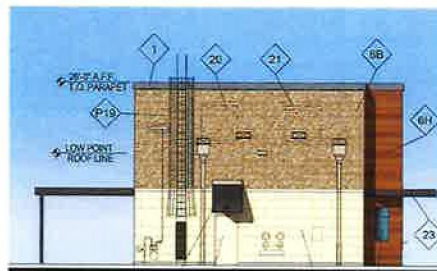
SITE PLAN - PHASE II



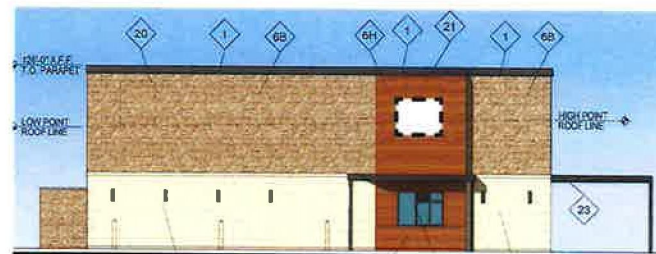
BUILDING L - FRONT ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING L - SIDE A ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



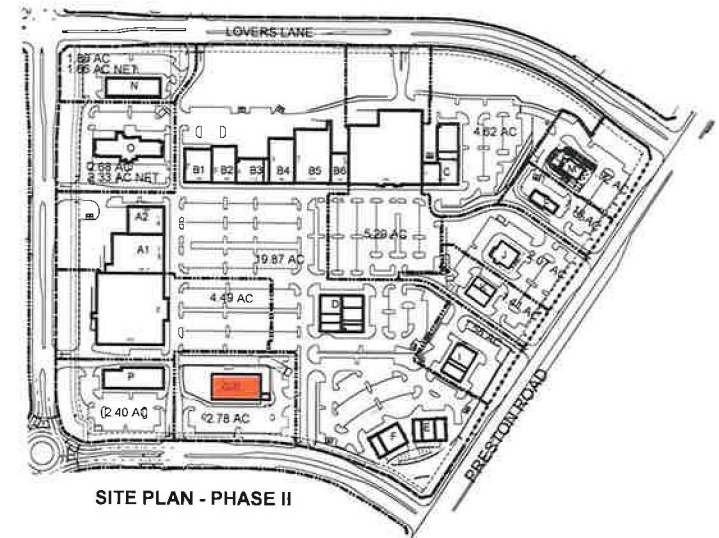
BUILDING L - REAR ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING L - SIDE B ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-23 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



BUILDING Q/R - SOUTH ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING Q/R - EAST ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-24 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR REFERENCE ONLY.



BUILDING C1 - NORTH ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING C1 - SOUTH ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING C1 - EAST ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING C1 - WEST ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

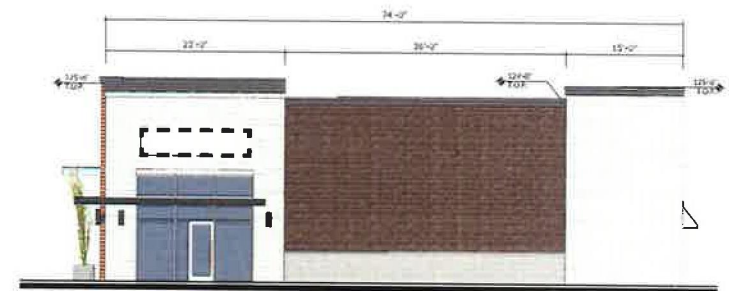
- Deviation Per Sec. 3.14.012; (I); (iii),
Maximum Height



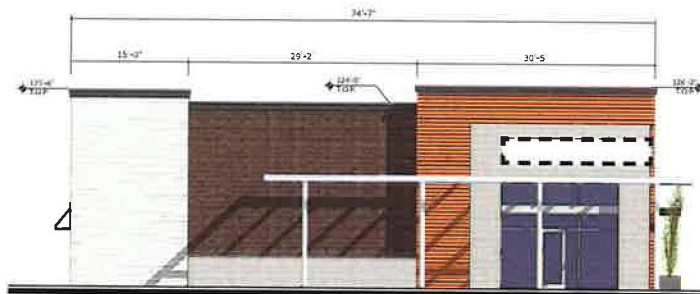
- C1-A - Allowed 8' per code; Requesting 13'-0"
- C1-B - Allowed 6' per code; Complies with code
- C1-C - Allowed 8' per code; Requesting 15'-6 3/8"
- C1-D - Allowed 8' per code; Requesting 8'-1"
- C1-E - Allowed 8' per code; Requesting 8'-1"
- C1-E - Allowed 8' per code; Requesting 12'-0"
- C1-F - Allowed 8' per code; Requesting 12'-0"
- Requesting sign to project above parapet.

EXHIBIT C-25 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR REFERENCE ONLY.



BUILDING C2 - SIDE A ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



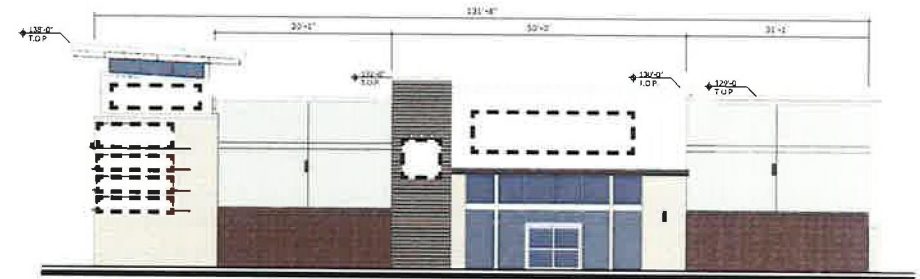
BUILDING C2 - SIDE B ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



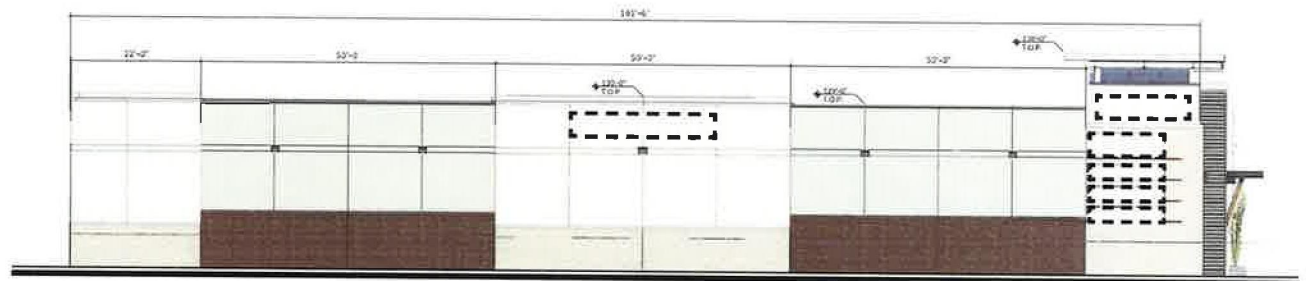
BUILDING C2 - FRONT ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-26 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



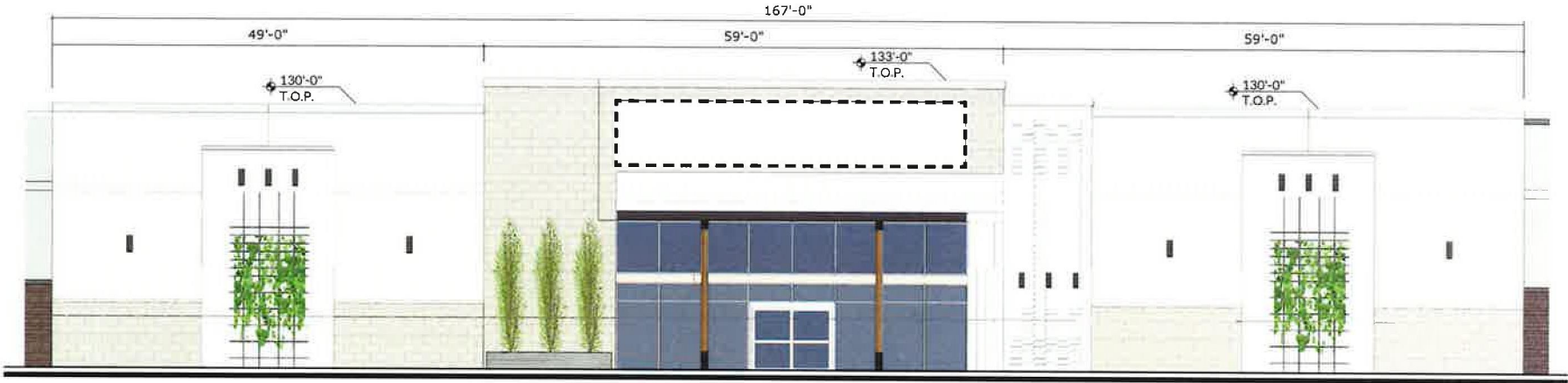
BUILDING B1 - FRONT ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING B1 - SIDE ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-27 / Elevations - Sign Details

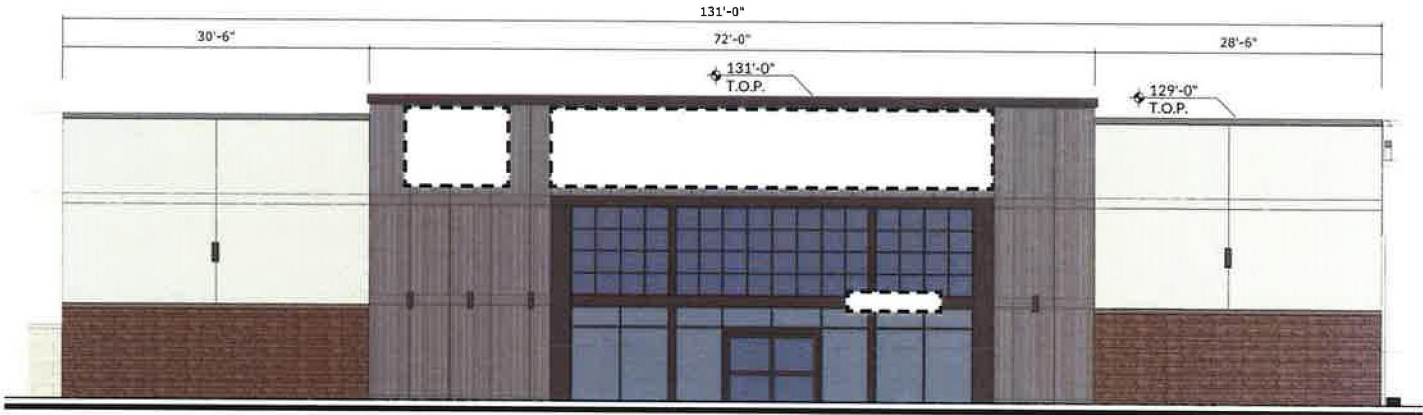
- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



BUILDING B2 - FRONT ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-28 / Elevations - Sign Details

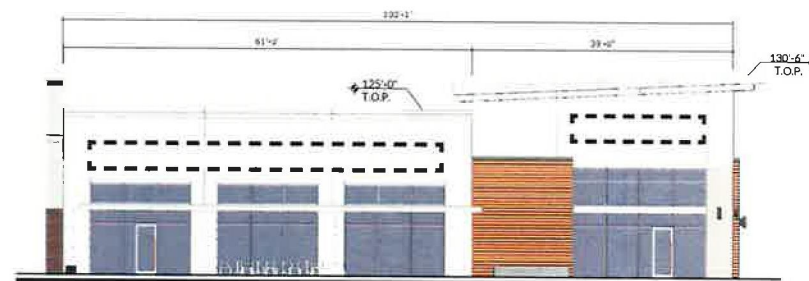
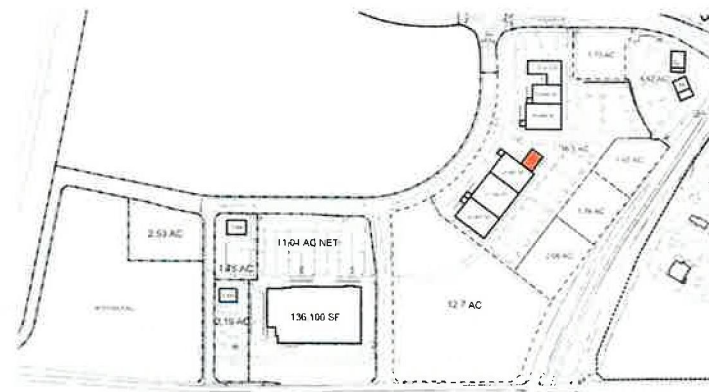
- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



BUILDING B3 - FRONT ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-29 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



BUILDING B4 - FRONT ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



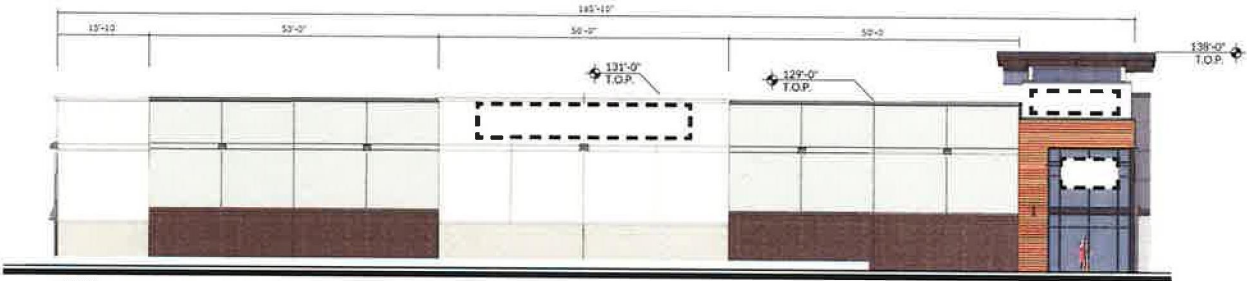
BUILDING B4 - SIDE ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-30 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



BUILDING A1 - FRONT ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING A1 - SIDE ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-31 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



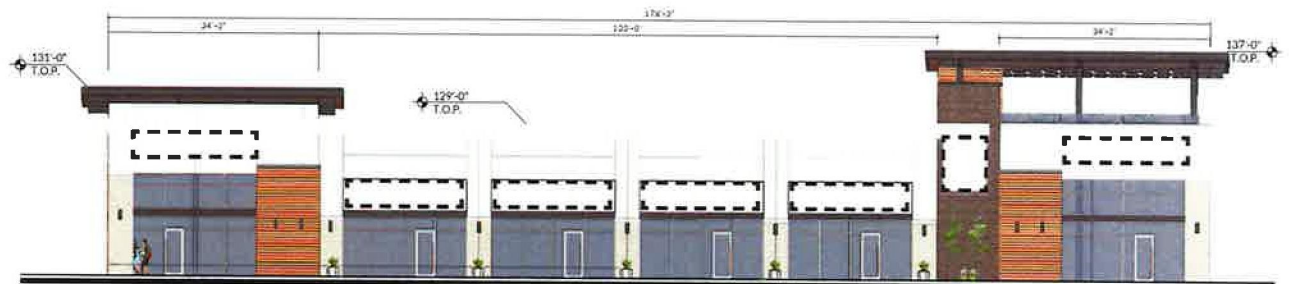
BUILDING A2 - FRONT ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT C-32 / Elevations - Sign Details

- BUILDING ELEVATIONS ARE FOR
REFERENCE ONLY.



BUILDING A2 - FRONT ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY



BUILDING A2 - SIDE ELEVATION
ELEVATION TO IDENTIFY POTENTIAL SIGN AREA ONLY

EXHIBIT D / Sign Schedule - Development Standards

MONUMENT SIGNS (UNIFIED DEVELOPMENT/ SINGLE/ MULTI-TENANT/ OTHER) refer to EXHIBIT B; page 3			
SIGN NUMBER	CONFORMS	DEVIATE	DETAILS
01	✓		
02	✓		
03	✓		
04	✓		
05	✓		
06	✓		
07	✓		
08	✓		
09	✓		
10	✓		
11	✓		
12	✓		
13		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
14		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
15	✓		
16		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
17		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
18		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
19		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
20	✓		
21		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
22		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Design matches approved signs in Phase 2.
23		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Maximum number of signs. Per Sec. 3.14.012; (N); (a) One per street frontage of the unified development zone (UDZ); Requesting 1 additional sign along frontage of lot. Design matches approved signs in SP50 - 4.
24		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
25		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Maximum number of signs. Per Sec. 3.14.012; (N); (a) One per street frontage of the unified development zone (UDZ); Requesting 1 additional sign along frontage of lot. Design matches approved signs in SP50 - 4.
26		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Design matches approved signs in Phase 2.
27		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
28		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
29		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 240 SF maximum allowed per ordinance. Design matches approved signs in Phase 1.
30		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
31		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
32		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
33		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
34		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Maximum number of signs. Per Sec. 3.14.012; (N); (a) One per street frontage of the unified development zone (UDZ); Requesting 1 additional sign along frontage of lot. Design matches approved signs in SP50 - 4.
35		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Design matches approved signs in Phase 2.
36		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Design matches approved signs in Phase 2.
37		✓	Masonry Border. Requires 1' masonry border around all sides of signage. Signage Area. Sign exceeds 64 SF maximum allowed per ordinance. Maximum number of signs. Per Sec. 3.14.012; (N); (a) One per street frontage of the unified development zone (UDZ); Requesting 1 additional sign along frontage of lot. Design matches approved signs in SP50 - 4.

LEGEND

TYPE A	TYPE C
TYPE B	TYPE D

BUILDING WALL SIGN DEVIATIONS

COMPLIES WITH CODE:

EXHIBITS C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32

REFER TO EXHIBIT C-24

- Deviation Per Sec. 3.14.012; (I); (iii), Maximum Height

- C1-A - Allowed 8' per code; Requesting 13'-0"
- C1-B - Allowed 6' per code; Complies with code
- C1-C - Allowed 8' per code; Requesting 15'-6 3/8"
- C1-D - Allowed 8' per code; Requesting 8'-1"
- C1-E - Allowed 8' per code; Requesting 8'-1"
- C1-E - Allowed 8' per code; Requesting 12'-0"
- C1-F - Allowed 8' per code; Requesting 12'-0"
- Requesting sign to project above parapet.