ORDINANCE NO. 1920

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM PLANNED DEVELOPMENT DISTRICT (PD) GENERAL DEVELOPMENT PLAN TO PLANNED DEVELOPMENT DISTRICT (PD) FINAL DEVELOPMENT PLAN (CROSSING AT TELFAIR SECTION FOUR PART TWO) FOR APPROXIMATELY 17.22 ACRES OF LAND LOCATED SOUTH OF THE INTERSECTION OF STATE HIGHWAY 6 AND US 90A IN THE TELFAIR DEVELOPMENT.

WHEREAS, HWY 6 & 90, LTD. has applied for a change in zoning from Planned Development District (PD) General Development Plan zoning district classification to Planned Development District (PD) Final Development Plan (Crossing at Telfair Section Four Part Two) zoning district classification for 17.22 acres of land located south of the intersection of State Highway 6 and US 90A in the Telfair development; 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 17.22 acres of land located south of the intersection of State Highway 6 and US 90A in the Telfair development and described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from Planned Development District (PD) General Development Plan to Planned Development District (PD) Final Development Plan (Crossing at Telfair Section Four Part Two) zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

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

Exhibit A	Metes and Bounds Legal Description
Exhibit B	Final Development Plan
Exhibit C	Permitted Land Uses
Exhibit D	Plant List
Exhibit E	Overall Master Plan
Exhibit F	Driveway 4 Cross Section
Exhibit G	Private Access Easement #2 Cross Section
Exhibit H	Private Access Easement #1 Cross Section
Exhibit I	Private Access Easement #1 Cross Section
Exhibit J	Private Access Easement #1 Cross Section
Exhibit K	Landscape/Pedestrian/Traffic & Parking Plan
Exhibit L	Minimum Building Setback
Exhibit M	Project Entry Feature
Exhibit N	Example of Palapa Roof
Exhibit O	Example of Decorative Neon Scrolls
Exhibit P	Examples of Monument Signage
Exhibit Q	Examples of Entrance Awning Signage (Fabric and Non-fabric)

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 July 16, 2013.

APPROVED upon second consideration on August 06, 2013.

James A. Thompson, Mayor

ATTEST:

Glenda Gundermann, City Secretary

APPROVED AS TO FORM:

Meredith Reede

crossingattelfairPDrezoneord
6/25/13

Attachments:	Exhibit A	Metes and Bounds Legal Description
	Exhibit B	Final Development Plan
	Exhibit C	Permitted Land Uses
	Exhibit D	Plant List
	Exhibit E	Overall Master Plan
	Exhibit F	Driveway 4 Cross Section
	Exhibit G	Private Access Easement #2 Cross Section
	Exhibit H	Private Access Easement #1 Cross Section
	Exhibit I	Private Access Easement #1 Cross Section
	Exhibit J	Private Access Easement #1 Cross Section
	Exhibit K	Landscape/Pedestrian/Traffic & Parking Plan
	Exhibit L	Minimum Building Setback
	Exhibit M	Project Entry Feature
	Exhibit N	Example of Palapa Roof
	Exhibit O	Example of Decorative Neon Scrolls
	Exhibit P	Examples of Monument Signage
	Exhibit Q	Examples of Entrance Awning Signage (Fabric and Non-fabric)

EXHIBIT A
LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION
17.22 ACRES (750,187 SQ. FT.)
ALEXANDER HODGE LEAGUE, A-32
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 17.22 acres (750,187 square feet) situated in the Alexander Hodge League, Abstract No. 32, in Fort Bend County, Texas, and being out of that certain tract called 112.736 acres conveyed to Hwy 6 & 90, Ltd., as recorded in Fort Bend County Clerk's File No. 2006031364, of the Official Records of Fort Bend County, Texas, said 17.22 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to State Plane Coordinates, South Central Zone):

BEGINNING at a 5/8-inch iron rod found in the northeast line of said 112.736 acre tract for the most northerly corner of Reserve "B", the Crossing at Telfair, Section Four Part One, as recorded in Plat No. 20120252 of the Plat Records of Fort Bend County, in the southwesterly right-of-way line of State Highway No. 6 (width varies), being the most easterly corner of the herein described 17.22 acre tract;

THENCE South 34°03'17" West, along the northwesterly line of said Telfair Section Four Part One, a distance of 824.83 feet to a 5/8-inch iron rod found for the southwest corner of Reserve "C" in said Telfair, Section Four Part One, in the southwest line of said 112.736 acre tract and the northeast line of that certain tract called 2.449 acre conveyed to Fort Bend County Levee Improvement District No. 17 in Fort Bend County Clerk's File No. 2004077317, for the southeast corner of the herein described parcel;

THENCE along the southerly line of said 112.736 acre tract, being the northerly line of said 2.449 acre tract, the following two courses and distances;

> In a westerly direction, a distance of 1088.03 feet, following the arc of a curve to the left, having a radius of 1265.00 and a central angle of 49°16'49" (Ch=N88°51'10"W, 1054.80') to a 5/8-inch iron rod found for a point of tangency;
>
> South 66°30'39" West, a distance of 60.80 feet to a 5/8-inch iron rod set for the most southerly southwest corner of the herein described parcel;

THENCE North 18°42'23" West, departing said south line, a distance of 318.61 feet to a 5/8-inch iron rod set for an interior corner and the beginning of a non-tangent curve to the right;

THENCE in a westerly direction, a distance of 164.44 feet, following the arc of a curve to the right, having a radius of 35.00 and a central angle of 269°11'26" (Ch–N25°53'19"E, 49.85') to a 5/8-inch iron rod set for the end of said curve, and an interior corner of the herein described parcel;

THENCE North 70°29'02" East, a distance of 141.75 feet to a 5/8-inch iron rod set for a point of curvature;

In an easterly direction, a distance of 112.54 feet, following the arc of a curve to the right, having a radius of 1548.94 feet and a central angle of 04°09'46" (Ch=N72°33'55"E, 112.51') to a 5/8-inch iron rod set for an interior corner of the herein described parcel;

THENCE North 09°46'40" West, a distance of 191.76 feet to a 5/8-inch iron rod set for an interior corner of the herein described parcel;

THENCE South 79°58'11" West, a distance of 64.14 feet to a 5/8-inch iron rod set for a southwesterly corner of the herein described parcel;

THENCE North 06°30'15" West, a distance of 255.79 feet to a 5/8-inch iron rod set for the northwesterly corner the herein described parcel, on the north line of said 112.736 acre tract, in the south right-of-way line of said U. S. Highway 90-A;

THENCE along the northwest line of said 112.736 acre tract and the southeast right-of-way line of said U. S. Highway 90-A, the following two courses and distances:

> North 74°12'22" East, a distance of 235.80 feet to a 5/8-inch iron rod found for an angle point;
>
> North 80°00'58" East, a distance of 65.16 feet to a 5/8-inch iron rod found for a northeasterly corner;

THENCE South 03°28'39" East, a distance of 468.05 feet to a 5/8-inch iron rod found for an interior corner of the herein described parcel;

THENCE in an easterly direction, a distance of 705.73 feet, following the arc of a curve to the right, having a radius of 1548.94 and a central angle of 26°06'19" (Ch=S84°56'20"E, 699.64 ') to a 5/8-inch iron rod found for an interior corner of the herein described parcel;

THENCE North 16°34'02" East, a distance of 102.76 feet to a 5/8-inch iron rod found for a point of curvature;

THENCE in an northerly direction, a distance of 24.01 feet, following the arc of a curve to the right, having a radius of 500.00 and a central angle of 02°45'05" (Ch=N17°56'34"E, 24.01 ') to a 5/8-inch iron rod found for a point of tangency;

THENCE North 19°19'06" East, a distance of 119.73 feet to a 5/8-inch iron rod found for a point of curvature;

THENCE in an northerly direction, a distance of 208.56 feet, following the arc of a curve to the right, having a radius of 500.00 and a central angle of 23°53'59" (Ch=N31°16'06"E, 207.06 ') to a 5/8-inch iron rod found for a point of tangency;

THENCE North 43°13'18" East, a distance of 106.03 feet to a 5/8-inch iron rod found for a northwesterly corner of the herein described parcel in the northeast line of said 112.736 acre tract, being the southwesterly right-of-way line of said State Highway No. 6;

THENCE along the northeast line of said 112.736 acre tract and the southwest right-of-way line of said State Highway No. 6, the following two courses and distances:

> In a southeasterly direction, a distance of 325.94 feet , following the arc of a curve to the left, having a radius of 1,954.86 feet and a central angle of 09°33'11" (Ch=S51°33'14"E, 325.56') to a 5/8-inch iron rod found for a point of tangency;
>
> South 55°56'43" East, a distance of 10.46 feet to the POINT OF BEGINNING and containing 17.22 acres (750,187 square feet) of land, more or less.

TEJAS SURVEYING, INC.
Ph: (281) 240-9099
Job No. 04-1101 TF Sec4 Pt1 PD
April 2, 2013

EXHIBIT B: FINAL DEVELOPMENT PLAN
(CROSSING AT TELFAIR SECTION 4 PART 2)

A. Contents. This final development plan contains the following parts:

1. Contents
2. General Provisions and List of Exhibits
3. Permitted Uses
4. Development Regulations
5. Building Regulations
6. Landscape and Pedestrian Circulation Regulations
7. Additional Regulations

B. General Provisions.

1. The PD provided herein shall be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. lf any provision or regulation of any city ordinance applicable in the B-2 General Business zoning district is not specifically altered or replaced in this ordinance, all regulations of the B-2 zoning district in effect on this effective date of this ordinance apply to this PD.

2. Except as otherwise provided herein, the words used in this final development plan have the meaning established by the City of Sugar Land Development Code:

   Colored Concrete means the application of a color additive mixed into the concrete matrix for use in driveways, private access easements, parking surfaces and sidewalks as an architectural element within this Planned Development.

   Stamped Concrete means imprinting patterns in freshly placed concrete to achieve the look of cobblestone, interlocking pavers, fractured slate, natural stone, tile and other types of surface patterns for use in driveways, private access easements, parking surfaces and sidewalks as an architectural element within this Planned Development.

   Open Space means a portion of land contained within the PD that is not covered by buildings, parking lots, driveways, improved pedestrian areas, or other impermeable materials.

   PD means the Planned Development District created by this ordinance.

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

Structured Parking means a multi-level structure designed to accommodate vehicular parking at appropriate parking ratios for a combination of permitted uses located within one or more Reserves at various times during operational hours.

Zero Lot Line is herein defined as the Minimum Building Setback for Reserves G, H & K measured a distance equal to or less than one (1) foot from the shared side property line. In the event any one combination or all of Reserves G, H & K are not developed as Zero Lot Line reserves, then the Minimum Building Setback shall default to 6 feet as depicted for all other reserves in *Exhibit L*.

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 C	Permitted Land Uses
Exhibit D	Plant List
Exhibit E	Overall Master Plan
Exhibit F	Driveway 4 Cross Section
Exhibit G	Private Access Easement #2 Cross Section
Exhibit H	Private Access Easement #1 Cross Section
Exhibit I	Private Access Easement #1 Cross Section
Exhibit J	Private Access Easement #1 Cross Section
Exhibit K	Landscape/Pedestrian/Traffic & Parking Plan
Exhibit L	Minimum Building Setback
Exhibit M	Project Entry Feature
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Exhibit Q	Examples of Entrance Awning Signage (Fabric and Non-fabric)

C. Permitted Uses. Permitted Uses for Section 4 Part 2 shall be limited to those listed in *Exhibit C*.

1. Fleet vehicle storage is prohibited, except as permitted for Passenger Car Rental (SIC 7514) and Passenger Car Leasing (SIC 7515).

D. Development Regulations

1. Maximum Height of Structures – 8 stories or 100 feet above the finished grade exclusive of parapet walls, provided, however, that no building shall exceed the airport height hazard requirements of Chapter IX of the Development Code.

2. Minimum Building Setbacks: The Minimum Building Setbacks shall conform to the distances shown on *Exhibit L*.

   Minimum Building Setbacks for each Reserve shall be measured the stated distance from:

   a. the front edge of the Access Easement or Driveway curb line;
   b. shared side property line;
   c. front property line for Reserves with US 90 and Highway 6 frontage and;
   d. rear property line.

3. Minimum Parking Lot Setbacks: The location of parking setbacks shall conform to the distances shown on *Exhibit K*.

   Minimum Parking Lot Setbacks for each Reserve shall be measured the stated distance from:

   a. front edge of the Access Easement or Driveway curb line;
   b. shared side property line;
   c. front property line for Reserves with US 90 and Highway 6 frontage and;
   d. rear property line.

4. Paving:
   a. All parking spaces, driveways, and vehicle use areas shall be constructed of concrete or set with pavers.
   b. All concrete using a coloring agent shall be thoroughly integrated/ mixed into the concrete matrix creating a consistent, uniform color. No colored concrete topping or layering will be permitted.

5. Conditions for Entrance Enhancement:
   a. Entrance Enhancement shall be allowed at Driveway #4 on Highway 6. The illustrated Entrance Enhancement design shown on *Exhibit M* for Driveway #4 depicts the major elements which will be incorporated into the entrance design.
   b. The Entrance Enhancement will consist at a minimum:
      i. Monument tower(s);
      ii. Trellis structure;
      iii. Overhead signage depicting the name of the development and;
      iv. Decorative water improvements defined as waterfalls, fountains plaza style reflecting pools with or without water jets surrounded by landscape planting areas for perennial and annual plants and flowers.
   c. The Entrance Enhancement construction materials will consist of the following:

i. Tower: brick and or stone exterior combined with the use of stucco, decorative wrought iron and metal roof;
ii. Archway: decorative steel arch, support columns clad in brick or stone, stucco or stone column cap, development name integrated into the design of the steel arch and internally illuminated;
iii. Trellis: support columns clad in brick or stone, stucco or stone column caps and the trellis constructed of rough or smooth hewn wood beams which is treated for outdoor use.

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

1. Building Finishes –
    a. Building finish standards apply to all exterior walls of a building.
    b. Primary finishes are considered to be brick, stone (natural, cast or cultured- textured), stucco, and glass.
    c. Secondary finishes are limited to exterior insulated finish systems (EIFS), painted wood trim and wood lapped siding, ceramic tiles, decorative CMU (for example color infused split faced or burnished CMU) and fiberglass reinforced cement exterior siding.
    d. A minimum of 80 percent of the exterior finish shall be of primary finishes, as defined in this section. The remaining shall be of secondary finishes, as defined in this section.
    e. Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and shall meet the durability standards of the City of Sugar Land Development Code.
    f. A single building material shall not cover more than 80 percent of the front of any building.

2. Facades and Exterior Walls:
    a. Facades greater than 100 feet in length shall incorporate plane recesses having a minimum depth of at least three percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of facade shall exceed 100 feet in length.
    b. Ground floor facades for multi-tenant buildings which face a street (public or private), shall have glass fronts, arcades, display windows, and/or entry areas, along a minimum of 50 percent of their horizontal length. All defined building delivery/loading areas shall be screened through the use of an eight foot masonry wall.
    c. Multi-tenant buildings with a Gross Leaseable Area (GLA) occupying less than 20,000 square feet shall contain glass between the height of

three feet and eight feet above the grade for no less than 40 percent of the horizontal length of the building facade.

d. The ratio of glass to wall of the building facade shall not be more than 60 percent except for ground level commercial areas where the standard is listed in 2c above.

3. Fenestration:
    a. Punched-type windows, inset from the face of the building, are required above the first floor.
    b. Continuous horizontal ribbon windows are prohibited.
    c. Clear glass is required in all storefronts.
    d. Use of reflective glazing shall be limited to second level uses and above.

4. Detail Features: - Building façades shall include a repeating pattern that includes all of the elements listed below. All of the following elements shall repeat at intervals of no more than 50 feet, either horizontally or vertically.
    a. Color change
    b. Texture change
    c. Material module change

5. Roofs – All flat roofs and roof mounted equipment shall be fully screened from view. Roofs shall have at least one of the following features:
    a. Parapets that are used for screening shall not exceed 15 percent of the height of the supporting wall unless necessary to screen equipment. All parapets shall feature three dimensional cornice treatments and will be solid from all sides if visible at any distance on the ground.
    b. Overhanging eaves, no less than three feet past the supporting walls.
    c. Reserve F - A Palm thatch roof (palapa) as depicted in *Exhibit N* with the appropriate fire retardant as approved by the Fire Marshall with rope wrapped, painted wooden columns supporting the front entry structure is a permitted structural element.

F. Landscaping and Pedestrian Circulation *(see Exhibit K)*

1. Minimum Landscape Setbacks: The landscape setbacks shall be limited to the areas shown on *Exhibit K*.

2. Minimum Open Space: 20 percent

3. Street Trees**:**

a. Shall be planted 30 foot on center or clustered in a group along Highway 6.
b. Shall have a minimum caliper of 4 inches and minimum height of 10 feet as measured at ground level when planted.
c. Shall not be planted closer than ten feet from a street lamppost.

4. Sidewalks:
    a. Private sidewalks shall be a minimum of 5 feet in width installed in accordance with *Exhibit K*.
    b. Private sidewalks shall be a minimum of 8 feet in width along Private Access Easement #1.
    c. A continuous public sidewalk at a minimum of 5 feet in width shall be installed adjacent to those Reserves which abut Highway 6 and also US 90. Private sidewalks shall be installed as depicted within *Exhibit K*.
    d. The concrete private sidewalk along Bullhead Slough shall be 5 feet in width.

5. Landscape Plan:

    a. The site perimeter landscape plan is depicted in *Exhibit K*.
    b. There shall be a minimum of one tree for every 30 linear feet of perimeter landscaping installed within the areas labeled as Landscape Buffer on *Exhibits F, G, H & J*. For Landscape Buffers in Reserves D, F, and G that are located within the 20-foot pipeline easement, trees required by this section may be planted in other locations throughout the site, rather than in the landscape buffer, to meet this requirement.
    c. Within the specified Landscape Setbacks shown on *Exhibits F, G, H & J*, a Hedge/Shrub row shall be installed along the perimeter of the parking areas to shield vehicles from the street view along Private Access Easement #1, Private Access Easement #2 and Driveway 4. Shrubs used for screening purposes shall be 2.5 feet in height at planting and possess the potential to grow to heights of 3 to 8 feet tall. Specifically, shrubs capable of taller heights should be utilized to screen improvements such as ground mounted transformers, trash enclosures and truck docks. When shrubs are used for screening purposes such as a hedge row, they must be planted on triangular centers and not be separated by more than three feet and maintained to form a continuous, unbroken, solid, visual screen. Trees, additional shrubs, flower planter beds, benches or other decorative features may also be placed within the Landscape Buffer.

d. Plant list – An acceptable detailed plant list will be shown on the final landscape plan for each platted reserve. All plant material selected shall be in accordance with *Exhibit D* and installed prior to the issuance of a Certificate of Occupancy.

G. Sign Regulations

1. "A frame-sandwich style" outdoor signs shall be permitted to be placed in the sidewalk area within Reserves G, H, J & K. A maximum of one per tenant will be permitted to be placed in front of the respective tenant lease space. The A-frame signs shall be limited to 8 square feet for each sign face and shall be no more than 4 feet in height. Each sign shall be designed to incorporate a non- permanent type of anchor system such as "L" bracket feet to prevent the sign from being dislodged or blown over during high winds.

2. In addition to the standard building fascia signage typically found within shopping centers and single tenant buildings, the business name of each tenant will be permitted to be placed on the horizontal surface of any awning constructed above the front entrance. Refer to *Exhibit Q*. The following limitations shall apply:

    a. Fabric Awning: The height of the business name applied to the vertical surface of the awning shall not exceed 75% of the vertical surface height of fabric awning.
    b. Non-Fabric Awning: The height of the business name affixed to the surface of the Non-Fabric Awning shall comply with The City of Sugar Land signage regulations for wall signs.

3. Directional signage depicting the location of tenants, for example a kiosk, will be permitted to be constructed in the sidewalk area within Reserves G, H, J & K. The directional kiosk(s) shall total no more than one for each Reserve and shall not exceed dimensions of 4'x4'x10' if the kiosk contains four sides. If the kiosk is cylindrical in shape, the total diameter of the kiosk(s) shall not exceed 5' and be no more than 10' in height.

4. Holiday signs are permitted to be attached to those street light poles located along and on either side of Private Access Easement #1. Each street light pole shall be designed to accommodate two (2) banners and each individual banner shall not exceed 12 square feet. Content of said holiday signs shall be as defined by the Development Code of the City of Sugar Land.

5. Neon or LED lighting using a scroll design affixed to the building parapet perimeter or vertical fascia for the purpose of providing accent lighting shall be permitted on Reserve F. Further, straight line neon or LED utilized as accent lighting installed under, above or below building canopies or walkways at a height of no more than thirty (30) feet above the sidewalk is permitted on Reserves G, H, J, & K is not considered Wall Signage and shall not be deducted from the Maximum Effective Area of all Wall Signs. *Exhibit O* depicts the neon scroll design affiliated with Reserve F.

6. For the purposes of Chapter 4 of the Development Code all properties within the Crossing at Telfair Section 3 and 4 shall be considered one premise.

7. *Exhibit P* depicts the monument sign design, materials, alignment and arrangement based on the location within the development. Side by Side monument signs will be located on State Highway 6 and US 90 frontages. Single monument signs will be located along all Private Access Easements and Driveways.

H. Additional Regulations

1. Outside display of merchandise is prohibited.

2. All accessory buildings shall be located internal to each reserve and shall not abut Driveway 4, Private Access Easement #1, Private Access Easement #2, nor Bullhead Slough.

3. All ground equipment, meters, and other visible utility connections shall be screened from view of the public right-of-way, property to the west, Driveway 4, Private Access Easement #1, Private Access Easement #2, and Bullhead Slough.

4. The following types of wildlife attractants as defined under FAA Advisory Circular 150/1500/33B are prohibited, and shall not be constructed within the area of this Final Development Plan. Wetlands, ponds, storm water retention facilities are prohibited improvements.

EXHIBIT C

PERMITTED USES

USES	**SIC CODE**	**CONDITION NOTES**
Parks and Recreation	99	
Corporate Offices (not retail)	99	
Travel Agencies	4724	
RETAIL		
Lumber and Other Building Materials	5211	
Paint, Glass, and Wallpaper Stores	5231	
Hardware Stores	5251	
Retail Nurseries, Lawn and Garden Supply Stores	5261	
Department Stores	5311	
Variety Stores	5331	
Misc. General Merchandise Stores	5399	
Grocery Stores, Convenience Stores with or without Gas	5411	#1
Meat and Fish Markets	5421	
Fruit and Vegetable Markets	5431	
Candy, Nut, and Confectionary Stores	5441	
Dairy Products Stores	5451	
Retail Bakeries	5461	
Misc. Food Stores	5499	
Auto and Home Supply Stores	5531	
Men's and Boy's Clothing Stores	5611	
Women's Clothing Stores	5621	
Women's Accessory & Specialty Stores	5632	
Children's and Infant's Wear Stores	5641	
Family Clothing Stores	5651	
Shoe Stores	5661	
Misc. Apparel & Accessory Stores	5699	
Furniture Stores	5712	
Floor Covering Stores	5713	
Drapery, Curtain, and Upholstery Stores	5714	
Miscellaneous Home Furnishings Stores	5719	
Household Appliance Stores	5722	
Radio, Television & Consumer Electronic Stores	5731	
Computer and Computer Software Stores	5734	
Musical Instrument Stores	5736	
Eating Places	5812	
Drinking Places (with alcoholic beverages)	5813	
Drug Stores and Proprietary Stores	5912	

Liquor Stores	5921	
Used Merchandise Stores	5932	#8
Sporting Goods Stores and Bicycle Shops (Including gun sales & repair)	5941	
Book Stores	5942	
Stationery Stores	5943	
Jewelry Stores	5944	
Hobby, Toy, and Game Shops	5945	
Camera and Photographic Supply Stores	5946	
Gift, Novelty, and Souvenir Shops	5947	
Luggage and Leather Good Stores	5948	
Sewing, Needlework, and Piece Goods Stores	5949	
Florists	5992	
Optical Goods Stores	5995	
Miscellaneous Retail Stores, only as follows:	5999	
Cosmetic Stores		
Hearing Aid and Artificial Limb Stores		
Pets and Pet Supply Stores		
Art Dealers		
Telephone and Typewriter Stores		
Other Miscellaneous Retail Stores		
FINANCE, INSURANCE, AND REAL ESTATE		
National Commercial Banks	6021	
State Commercial Banks	6022	
Commercial Banks	6029	
Savings Institutions, Federally Chartered	6035	
Savings Institutions, Not Federally Chartered	6036	
Credit Unions, Federally Chartered	6061	
Credit Unions, Not Federally Chartered	6062	
Federal and Federally Sponsored Credit Agencies	6111	
Personal Credit Institutions	6141	#7
Short-Term Business Credit Institutions	6153	
Miscellaneous Business Credit Institutions	6159	
Mortgage Bankers and Loan Correspondents	6162	
Loan Brokers	6163	
Investment Advice	6282	
Life Insurance	6311	
Accident and Health Insurance	6321	
Hospital and Medical Service Plans	6324	
Fire, Marine and Casualty Insurance	6331	
Surety Insurance	6351	
Title Insurance	6361	
Pension, Health and Welfare Funds	6371	
Insurance Carriers, NEC	6399	

Insurance Agents, Brokers, and Service	6411	
Real Estate Agents and Managers	6531	
Title Abstract Offices	6541	
Land Subdividers and Developers	6552	
Offices of Bank Holdings Companies	6712	
Offices of Holding Companies, NEC	6719	
Management Investment Offices, Open-End	6722	
Education, Religious, and Charitable Trusts	6732	
Trusts, Except Educational, Religious, and Charitable Managers	6733	
Patent Owners and Lessors	6794	
Real Estate Investment Trusts	6798	
Investors, NEC	6799	
SERVICES		
Hotels and Motels	7011	#6
Laundries and Drycleaners (pickup-drop off only)	7212	
Photographic Studies, Portrait	7221	
Beauty Shops	7231	
Barber Shops	7241	
Shoe Repair Shops and Shoeshine Parlors	7251	
Tax Return Preparation Services	7291	
Miscellaneous Personal Services, only as follows:	7299	
Babysitting Bureaus		
Diet and Weight Reducing Services		
Formal Wear and Costume Rental		
Personal Care Services		
Advertising Agencies	7311	
Radio, Television & Publishers' Representatives	7313	
Advertising, NEC	7319	
Adjustment and Collection Services	7322	
Credit Reporting Services	7323	
Photocopying and Duplicating Services	7334	
Commercial Photography	7335	
Commercial Art and Graphic Design	7336	
Secretarial and Court Reporting	7338	
Medical Equipment Rental and Leasing	7352	
Employment Agencies	7361	
Help Supply Services	7363	
Computer Programming Services	7371	
Prepackaged Software	7372	
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Computer Processing & Data Preparation and Processing Services	7374	
Information Retrieval Services	7375	
Computer Facilities Management Services	7376	
Computer Rental and Leasing	7377	

Computer Maintenance & Repair	7378	
Computer Related Services, NEC	7379	
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Photofinishing Laboratories	7384	
Business Services, NEC	7389	
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Amusement rides		
Baseball instruction schools		
Basketball instruction schools		
Billiard parlors		
Bowling instruction		
Bridge club, non-membership		
Bridge instruction		
Concession operators, amusement devices and rides		
Go-cart raceway operation		
Go-cart rentals		
Golf courses, miniature operation of		
Golf, pitch-n-putt		
Gymnastics instruction		
Ice skating rink operation		
Judo instruction		
Karate instruction		
Pack trains for amusement		
Ping pong parlors		
Pool parlors		
Roller skating rink operation		
Scenic railroads for amusement		

Schools and camps, sports instructional		
Scuba and skin diving instruction		
Skating instruction, ice or roller		
Ski instruction		
Slot-car racetracks		
Sports instructors, professional: golf, skiing, swimming, etc.		
Sports professionals		
Swimming instruction		
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Tennis courts, outdoor and indoor operation of, non-membership		
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Offices and Clinics of Dentists	8021	
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Offices and Clinics of Chiropractors	8041	
Offices and Clinics of Optometrists	8042	
Offices and Clinics of Podiatrists	8043	
Offices and Clinics of Health Practitioners, NEC	8049	
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Vocational Schools, NEC	8249	
Schools and Educational Services, NEC	8299	#3
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Homes for the Elderly		
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Architectural Services	8712	
Surveying Services	8713	
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Management Services	8741	
Management Consulting Services	8742	
Public Relations Services	8743	
Facilities Support Management Services	8744	
Business Consulting Services, NEC	8748	
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Administration of Educational Programs	9411	
Administration of Public Health Programs	9431	
Administration of Social, Human Resources & Income Maintenance Programs	9441	
Administration of Veterans' Affairs, Except Health Insurance	9451	

Notes:

1. Grocery Stores or Convenience Stores with Gasoline Sales (SIC 5411):
    a. A maximum of one (1) Grocery Store (which may include Gasoline, Convenience Store and/or Car Wash) **or** one (1) Convenience Store (which may include Gasoline, Convenience Store and/or Car Wash) is permitted in the PD.
    b. There shall be a maximum of six pump stations, with two fuel dispensing areas per pump station.
    c. Lighting shall be recessed under the pump station canopy and in fixtures throughout the site.
    d. There shall be no outdoor speakers, except those required by law at pump stations.

    e. Fueling canopy columns shall be 100% of the following two materials: brick and/or stone.
    f. Canopy roofs over pump dispensers shall have a pitched roof.
    g. Minimum landscaping buffering shall include:
        i. Hedges of at least four feet in height at time of planting screening the entire parking lot perimeter.
        ii. Trees of at least four inches in diameter and ten feet in height at time of planting for every 50 feet of parking lot perimeter, except street trees.
2. Passenger Car Rental (SIC 7514) and Passenger Car Leasing (SIC 7515):
    a. The site shall provide separate areas for customer parking and fleet vehicle parking.
    b. Minimum landscaping buffering shall include:
        i. Hedges of at least four feet in height at time of planting screening the entire fleet vehicle parking lot perimeter.
        ii. Trees of at least four inches in diameter and ten feet in height at time of planting for every 50 feet of parking lot perimeter, except street trees.
3. Private Elementary School (SIC 8211):
    a. A maximum of one private elementary school shall be permitted in the PD.
    b. Shall be developed in accordance with an approved traffic circulation plan and traffic study to include only on-site queuing.
    c. May not exceed a maximum of 250 enrolled students.
    d. May only include preschool through 5th grades.
    e. Must provide dedicated outside or inside play areas, and shall not retrofit parking lots for play areas.
4. Child Day Care Services (SIC 8351):
    a. A maximum of two child day care services shall be permitted in the PD.
    b. Shall be developed in accordance with an approved traffic circulation plan and traffic study to include only on-site queuing.
    c. Must provide dedicated outside or inside play areas, and shall not retrofit parking lots for play areas.
    d. Maximum number of students shall be 300.
5. Skilled Nursing and Care Facilities (SIC 8051), Intermediate Care Facilities (SIC 8052), Nursing and Personal Care Facilities NEC (SIC 8059); and Residential Care (SIC 8361) shall provide, at a minimum, the following services:
    a. Common food service area;
    b. Weekly housekeeping service;
    c. 24-hour on-site courtesy office;
    d. Wellness center;
    e. Common leisure/activity area; and
    f. The maximum number of units shall be 160.
6. Hotels (7011):

a. A maximum of two hotels shall be permitted in the PD.
b. All hotels must be developed in accordance with the following criteria:
    i. Guest rooms will be accessible only through interior corridors;
    ii. Entrances through exterior doors must be secured and accessible only to guests and employees;
    iii. Hotel or motel management must be on-site 24 hours each day;
    iv. Overnight parking of trucks with more than two axles and recreational vehicles shall be prohibited in the hotel's or motel's parking lot and parking garage. Signs shall be erected in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel or motel property;
    v. Except for not more than five percent of the total number of guest rooms in a Full Service Hotel, guest rooms in a hotel or motel may not contain any Cooking Facility; and
    vi. Delivery service areas must be screened from the view of any right-of-way or residential area by masonry walls.
c. Hotels are limited to one of the following three categories:
    i. *Hotel, Boutique* means a hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities:
        (1) A minimum of 2,000 square feet of dedicated meeting and event facilities;
        (2) A limited food and beverage service area with staff available and accessible through the interior of the hotel;
        (3) Swimming pool; and
        (4) Fitness center.
    ii. *Hotel, Select Service* means a hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities:
        (1) A minimum of 4,000 square feet of dedicated meeting and event facilities;
        (2) A restaurant accessible through the interior of the hotel that offers made-to-order food and seating for at least 30 patrons during standard dining hours;
        (3) Swimming pool; and
        (4) Fitness center.
    iii. *Hotel, Full Service* means a hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities:
        (1) A minimum of 10,000 square feet of dedicated meeting and event facilities;
        (2) Full-menu room service;
        (3) Fitness center;
        (4) Swimming pool;

(5) Restaurant accessible through the interior of the hotel that offers a full-menu, table service, and seating for at least 50 patrons during standard dining hours; and
(6) Waiting Area

7. Personal Credit Institutions (SIC 6141) exclude check cashing, credit access businesses, and motor vehicle title loans (as defined by Chapter 455 of the Texas Occupations Code).
8. Used Merchandise Stores (SIC 5932):
    a. The following Used Merchandise Stores shall be prohibited:
        i. Pawn Shops;
        ii. Secondhand or used Building Material Stores or Yards;
        iii. Secondhand or used Furniture or Home Furnishing Stores;
        iv. Secondhand or used Electronic Stores.
    b. The following Used Merchandise Stores shall be permitted:
        i. Antique Stores selling high quality merchandise;
        ii. Secondhand or used Clothing Stores such as Baubles & Beads;
        iii. Antique Art Galleries;
        iv. Antique Jewelry Stores;
        v. Secondhand or used book stores such as Half-Price Books.
9. General Medical and Surgical Hospitals (SIC 8062) and Specialty Hospitals, Except Psychiatric (SIC 8069): one hospital, whether classified as SIC 8062 or SIC 8069, or a combination thereof, shall be permitted in the district.

PLANT LIST

The following is a list of plant material. If the property owners request plants that are not contained in this list, the Planning Director may approve them if they are determined to be of a similar hardiness.

Street Trees:

Nellie R. Stevens Holly - Ilex x attenuata 'Nellie R. Stevens'
Savannah Holly - Ilex attenuate 'Savannah'
Southern Magnolia - Magnolia grandiflora 'DD Blanchard'
Sycamore – 'Platunus occidentalis'
Water Oak - Quercus nigra
Live Oak - Quercus virginiana
Bald Cypress - Taxodium distichum
Bosque or Drake Elm - Ulmus parvifolia 'Bosque' or 'Drake'

Small & Ornamental Trees:

European Fan Palm - Chamaerops humilis
Loquat - Eryobotrya japonica
Foster Holly - Ilex x attenuata 'Fosterii'
Yaupon Holly - Ilex vomitoria
Columnar Junipar - Juniporus spp.
Crape Myrtle - Lagerstroemia indica 'Basham's Pink', 'Natchez' 'Muschogee'
Little Gem Magnolia - Magnolia grandiflora 'Little Gem'
Treeform (MT) Ligustrum - Ligustrum japonicum
Sweetbay Magnolia - Magnolia virginiana
Tree Wax Myrtle - Myrica cerifica
Cherry Laurel - Prunus caroliniana
Mexican Plum - Prunus mexicana
Texas Sable Palm - Sabal texana
Windmill Palm - Trachycarpus fortunei
California Fan Palm - Washingtonia filifera

Shrubs:

Encore Azalea - Azalea hybrid 'Autumn Sweetheart', 'Autumn Twist', 'Autumn Rouge', 'Autumn Bravo'
Indica Azalea - Azalea indica'Sweet Forgiveness', 'Geo. Taber', 'GG Gerbing', 'Formosa'
Abelia - Abelia x grandiflora ' Prostrata', 'Sherwoodi', Edward Goucher'
Boxwood - Buxus spp.
Dwarf Bottlebrush - Callistemon citrinus 'Austraflora',' Firebrand','Little John', and 'Splendens'
Camellia - Camellia spp.
Japanese Cleyera - Ternstroemia gymnathera
Sago Palm - Cycas revoluta

Umbrella Plant - Cyperus alternifolius
Butterfly Iris - Dietes iridioides
Elaeagnus Ebbingei - Elaeagnus macrophylla
Silverberry - Elaeagnus fruilandi
Gardenia - Gardenia spp.
Dwarf Burford Holly - Ilex cornuta ‘Burfordii Nana’
Pittosporum - Pittosporum tobika
Variegated Pittosporum - Pittosporum tobika varie gated
Barbados Cherry - Malpighia Glabra
Fatsia - Fatsia japonica
Chinese Holly - Ilex cornuta ‘Rotunda’
Dwarf Yaupon - Ilex vomitoria ‘Nana’
Louisiana Iris - Iris louisiana
Dwarf Crape Myrtle - Lagerstroemia indica ‘Nana’
Ligustrum - Ligustrum japonicum
Waxleaf Glossy Pruet - Ligustrum lucidum
Fringe Flower Razzleberri - Loropetalum chinese ‘Monraz’
Maiden Grass - Miscanthus sinensis var.
Dwarf Wax Myrtle - Myrica pusilla
Nandina - Nandina domestica
Purple Fountain Grass - Pennisetum setaceum
Indian Hawthorn - Raphiolepis indica ‘Clara’
Shrub Rose - Rosa spp. ‘Knockout’,’The Fairy’, ‘Bonica’
Society Garlic - Tulbaghia violacea
Sweet Viburnum - Viburnum spp.
Bridal Wreath Spirea - Spirea prunifolia
Feijoa - Feijoa sellowiana
Oleander - Nerium oleander
Dwarf Oleander - Nerium oleander ‘Petite Pink’
Plumbago - Plumbago auriculata
Dwarf Pomegranate - Punica granatum ‘Nana’
Kumquat - Fortunella spp.
Muhly Grass - Meuhlenbergia lindheimeri
Dwarf Maiden Grass - Miscanthus sinensis ‘Morning Light’

<u>Groundcovers & Vines:</u>

Carpet Bugle - Ajuga reptans
Coral Vine - Antigonon leptopus
Asparagus Fern - Asparagus sprengeri
Crossvine - Bignonia capreolata
Trumpet Creeper - Campsis radicans
Mexican Heather - Cuphea hyssopifolia
Wood Fern - Dryopteris normalis
Carolina Jasmine - Gelsimium sempervirens
English Ivy - Hedera helix
Daylily - Hemerocallis ‘Evergreen Yellow Supreme’, ‘Ming Toy’, ‘Stella D’oro’.

Coral Honeysuckle - Lonicera sempervirens
Big Blue Liriope - Liriope muscari ‘Big Blue’
Evergreen Wisteria - Millettia reticulata
Variegated Giant Liriope - Ophiopogon jaburan
Monkey Grass - Ophiopogon japonica
Katie Ruellia - Ruellia brittonia ‘Katy’
Virginia Creeper - Parthenocissus quinquefolia
Star Jasmine - Trachelospermum jasminoides
Purple Queen - Setcreatea pallida
Lantana - Lantana sellowiana
Fig Ivy - Ficus pumila
Bouganvillea - Bouganvillea spp.

Arborvitae, yucca, cactus, and bamboo are prohibited.

EXHIBIT E: OVERALL MASTER PLAN

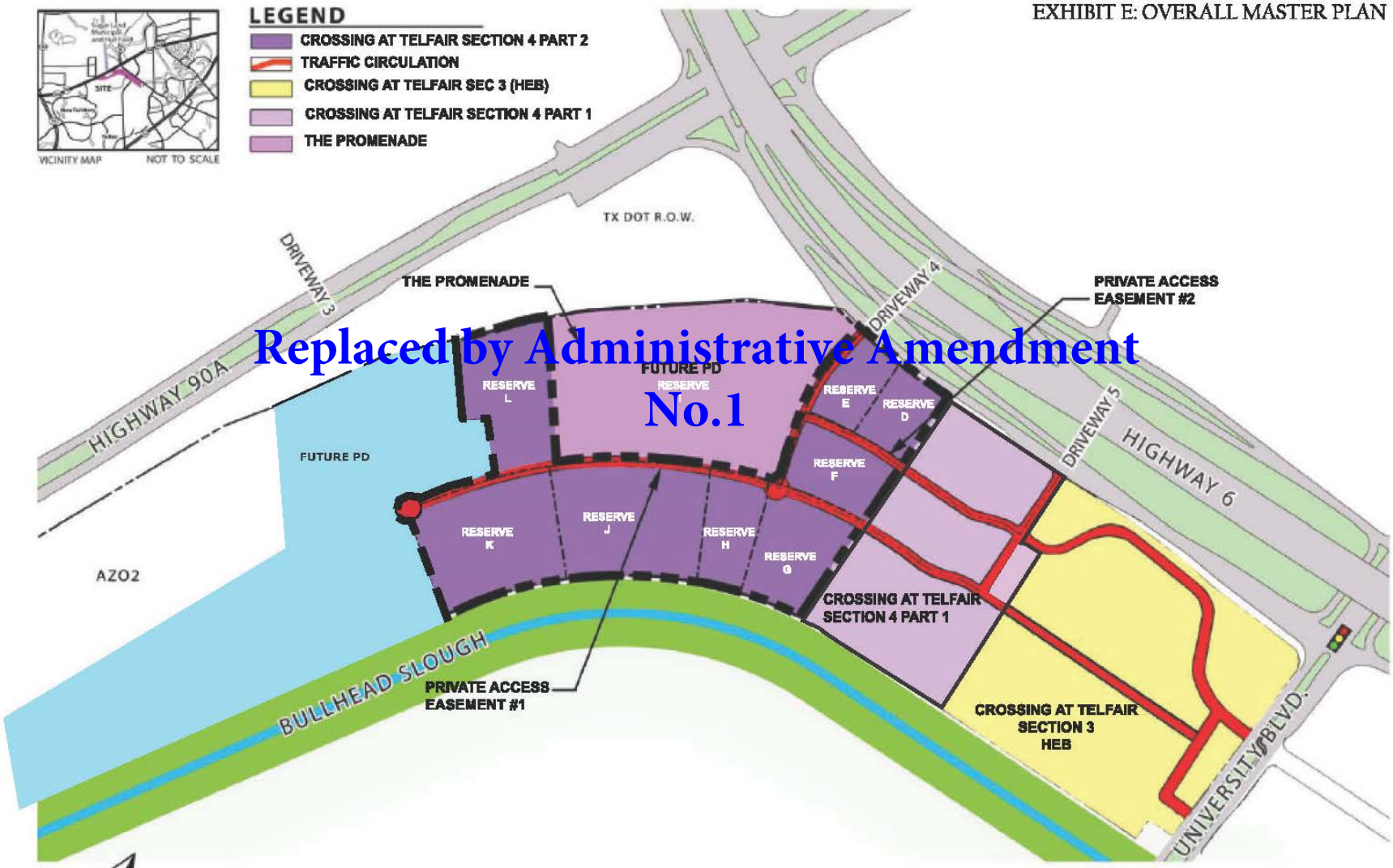

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EXHIBIT E
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THE CROSSING AT TELFAIR

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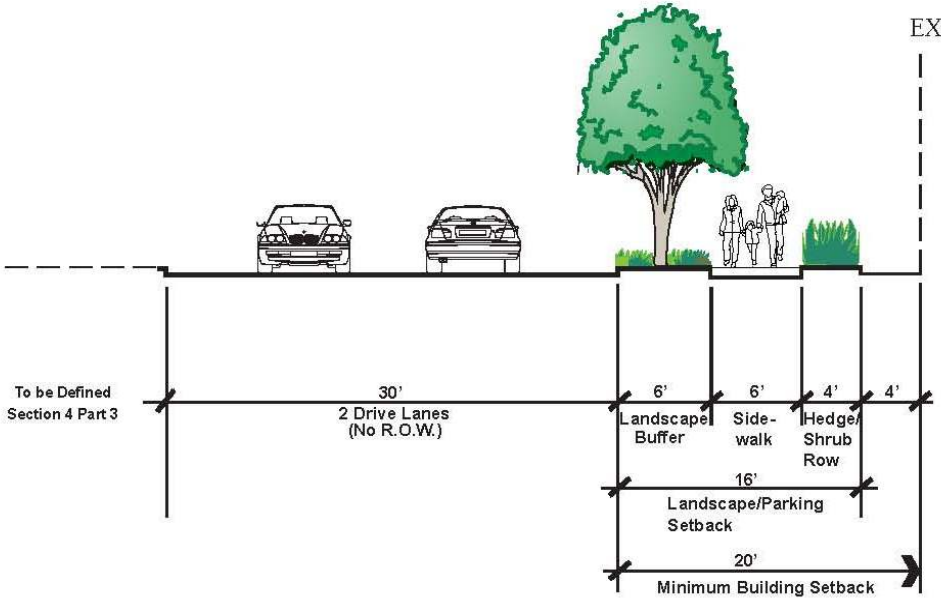
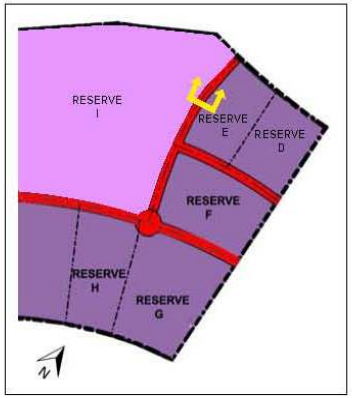
EXHIBIT F: DRIVEWAY 4 CROSS SECTION





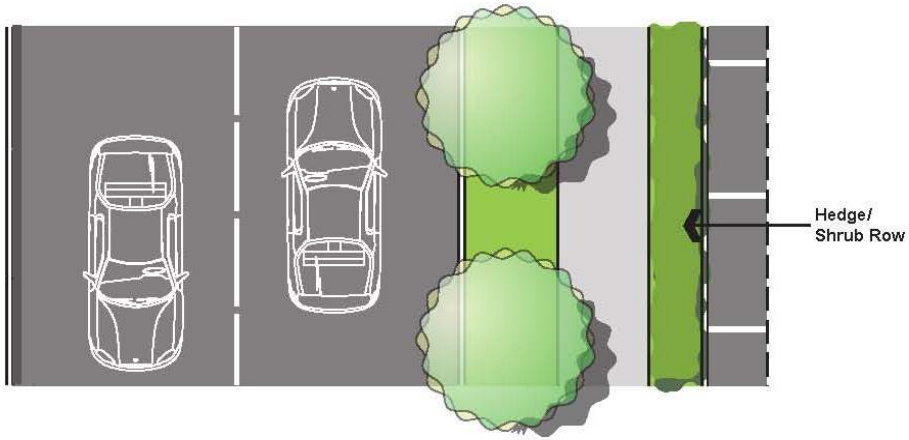


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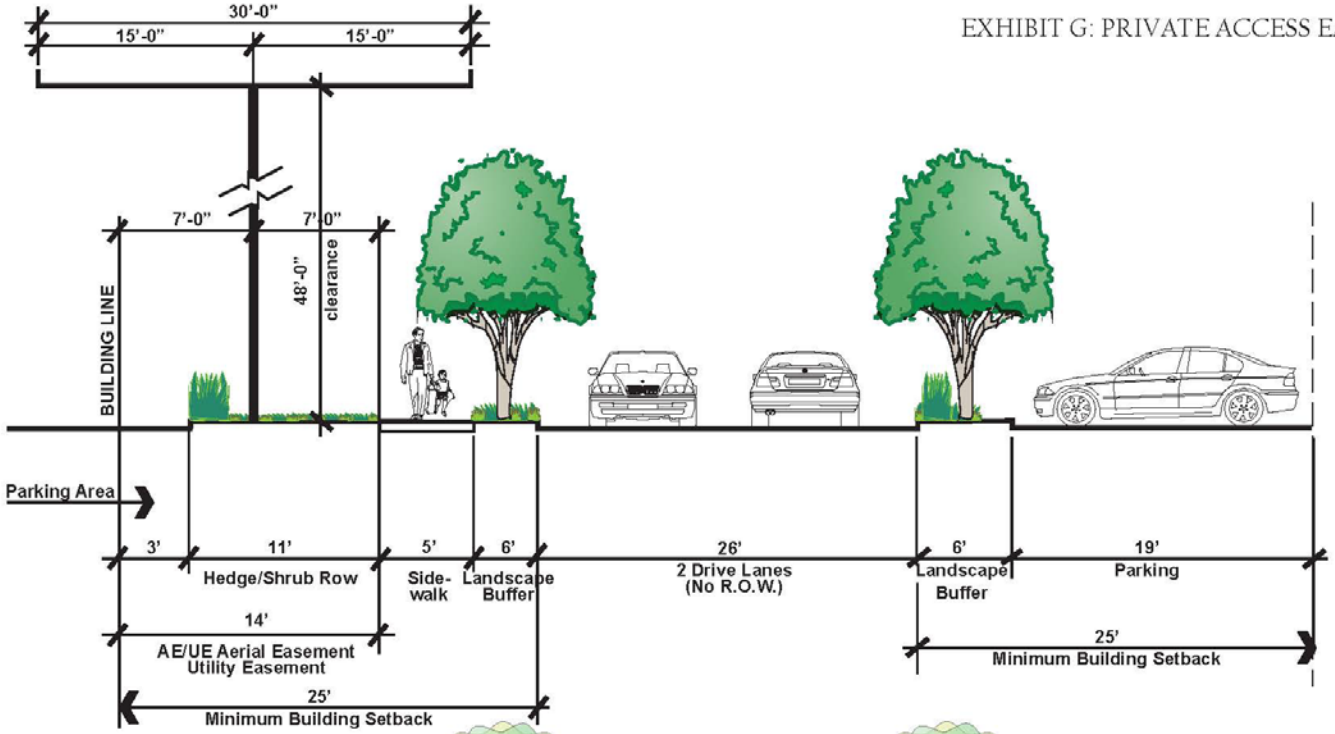
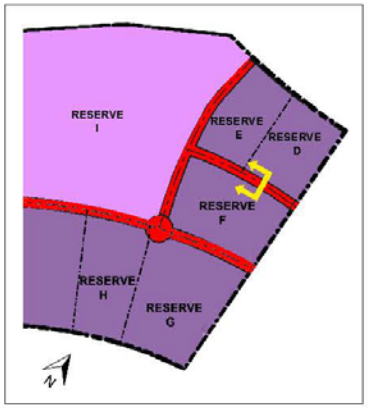
EXHIBIT G: PRIVATE ACCESS EASEMENT #2 CROSS SECTION





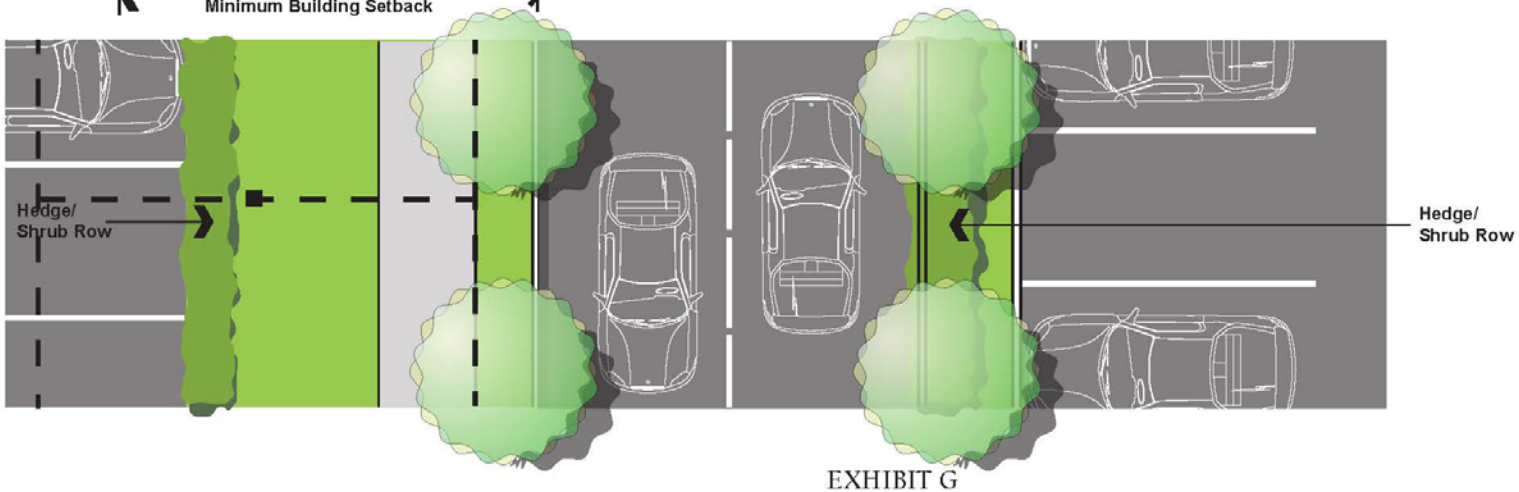


EXHIBIT G

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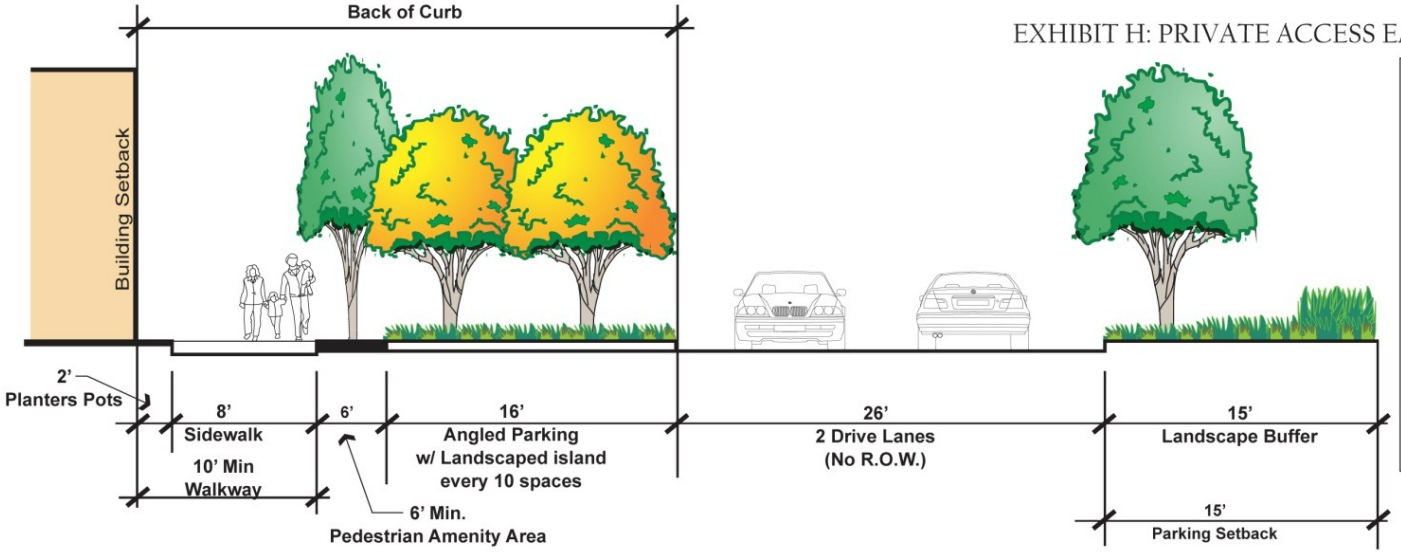
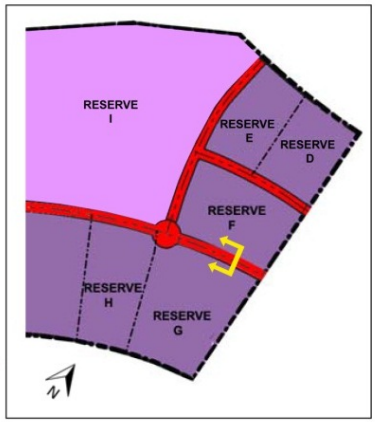
EXHIBIT H: PRIVATE ACCESS EASEMENT #1 CROSS SECTION





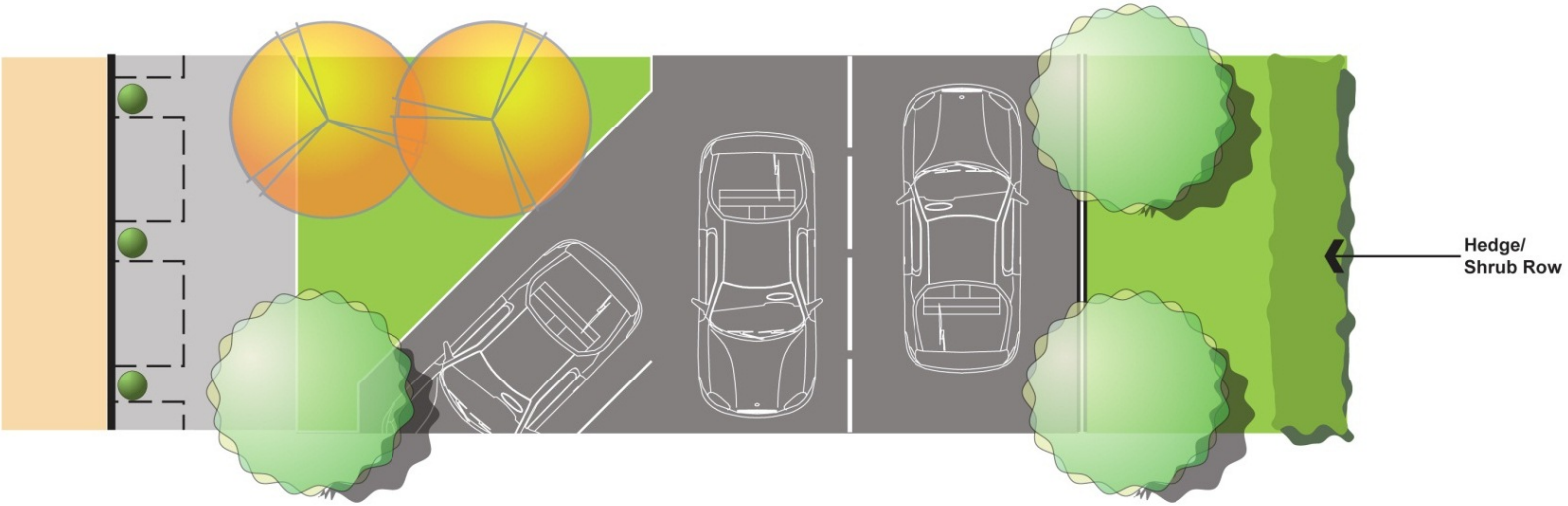


EXHIBIT H

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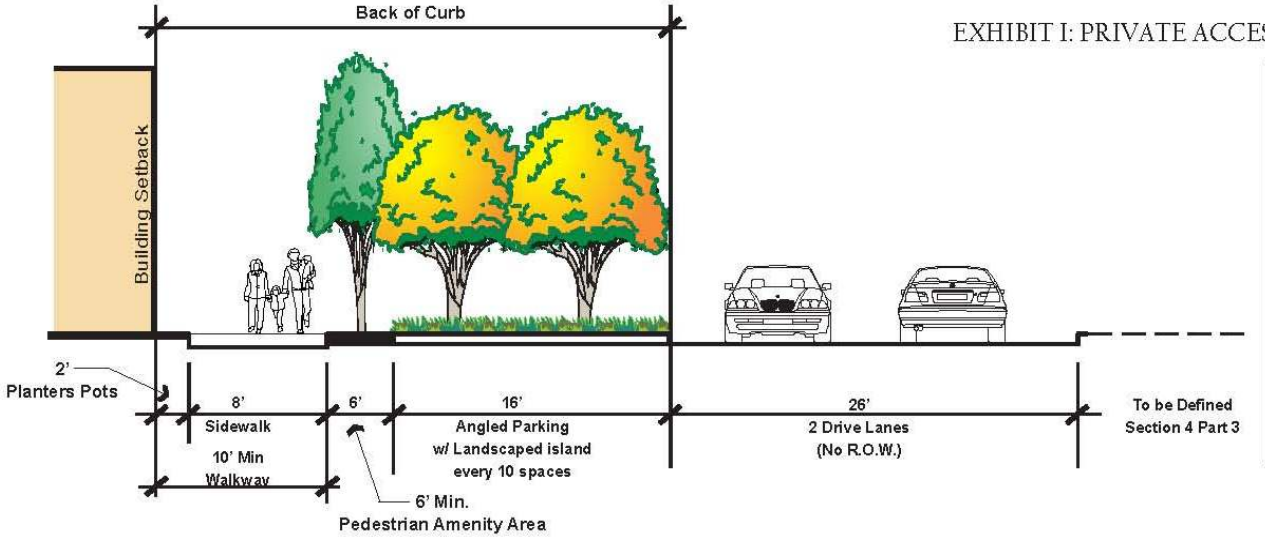
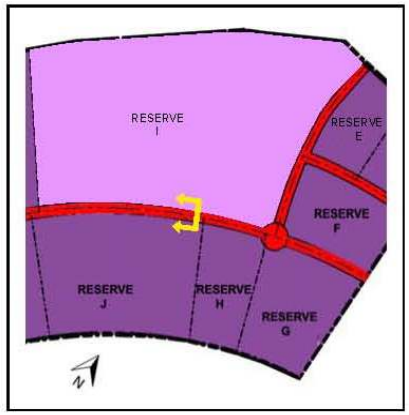
EXHIBIT I: PRIVATE ACCESS EASEMENT #1 CROSS SECTION





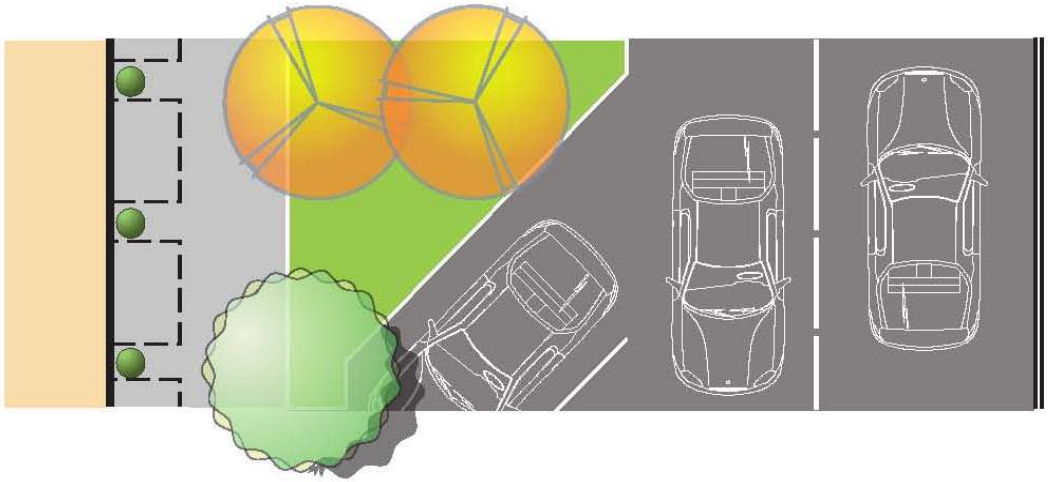


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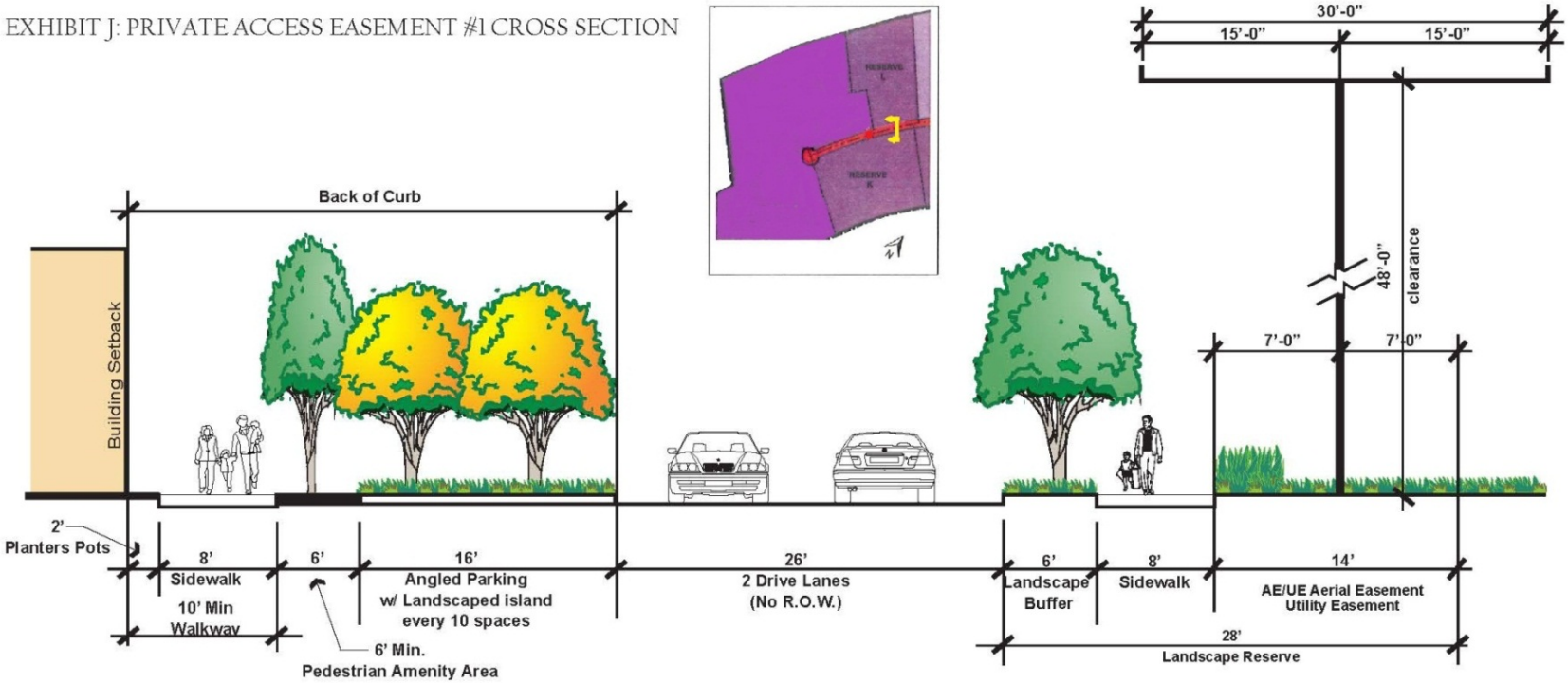
EXHIBIT J: PRIVATE ACCESS EASEMENT #1 CROSS SECTION



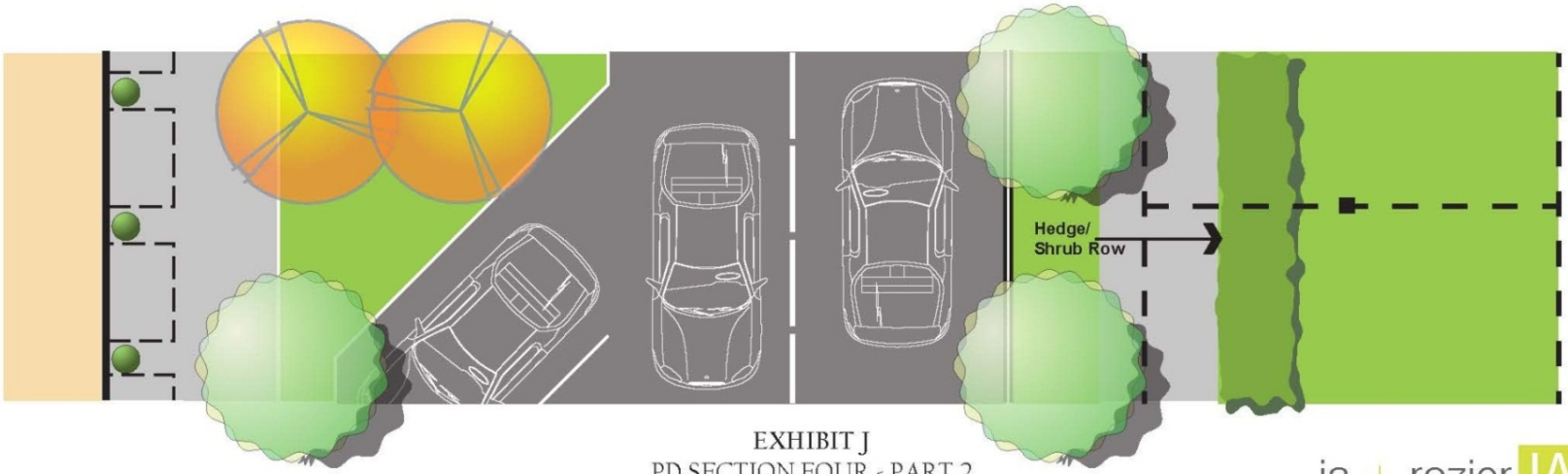


EXHIBIT J

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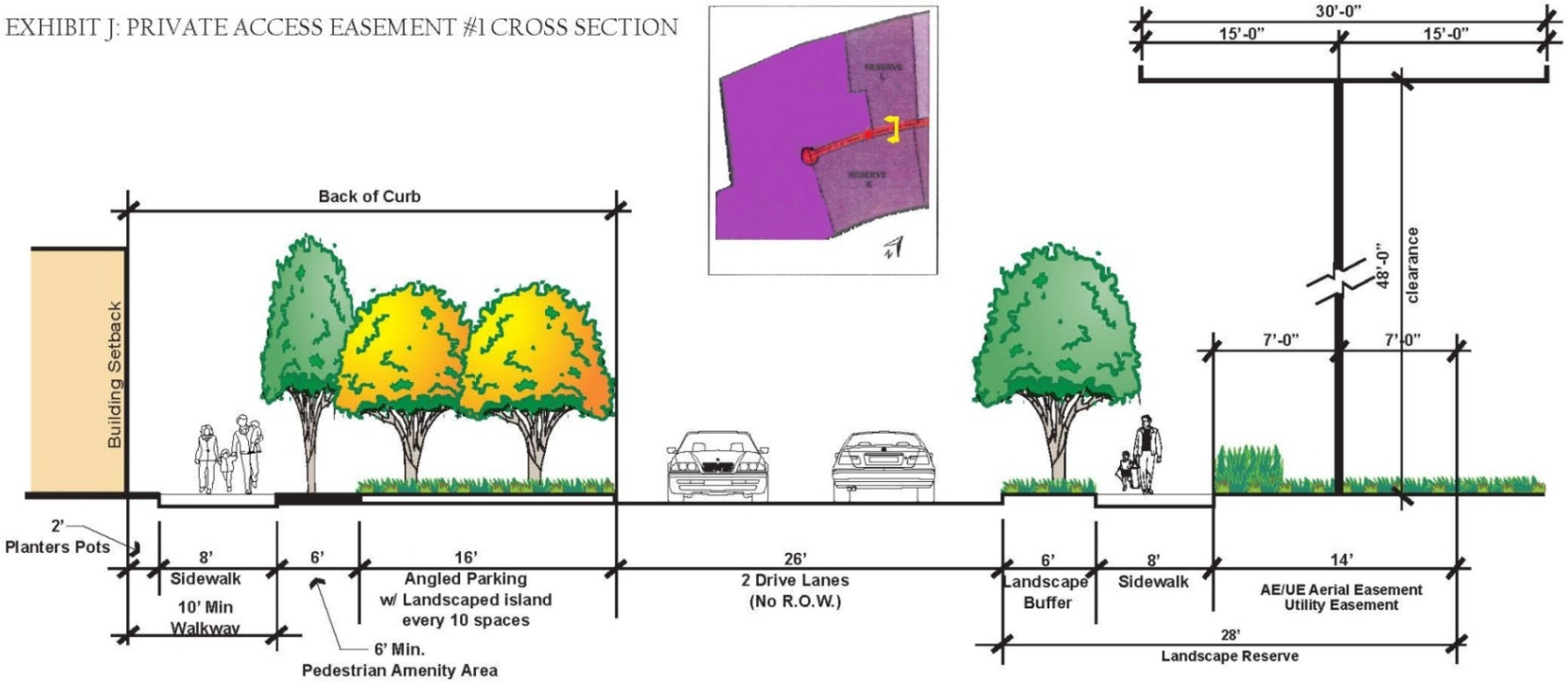

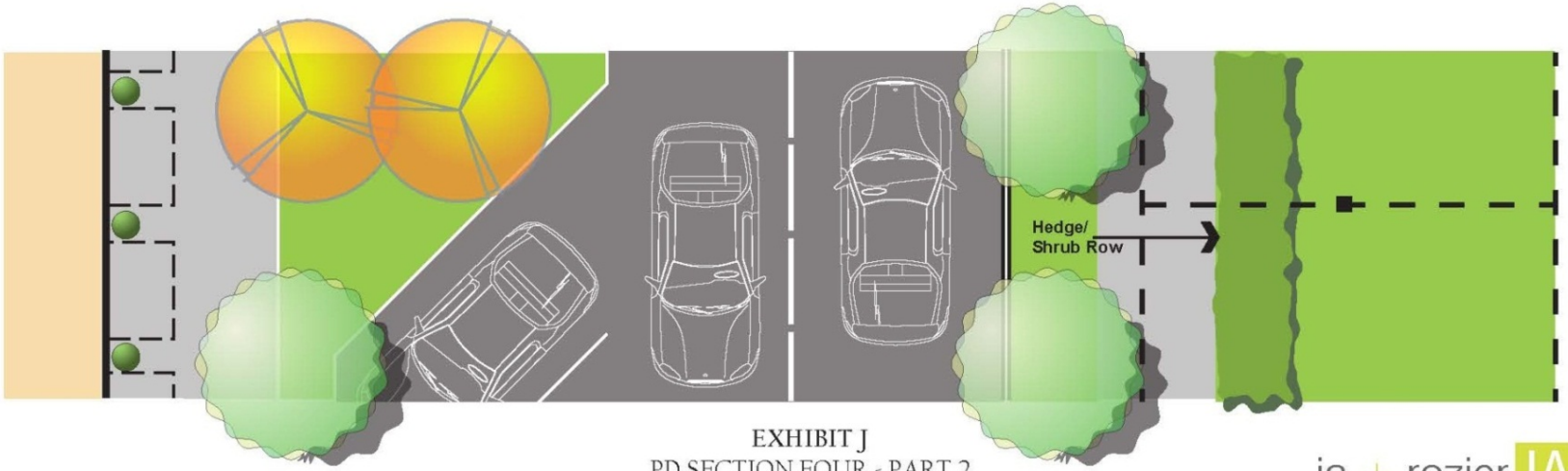

EXHIBIT J

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EXHIBIT K: LANDSCAPE / PEDESTRIAN/ TRAFFIC & PARKING PLAN

LEGEND

- PRIVATE SIDEWALK PATH
- PUBLIC SIDEWALK
- TRAFFIC CIRCULATION
- LANDSCAPE / PARKING SETBACKS
- PERIMETER DRIVE SECTIONS
- ANGLED PARKING
- REQUIRED CROSS ACCESS
- 20' GAS PIPELINE EASEMENT (NO PLANTING OF TREES ALLOWED)
- 65 DNL AREA

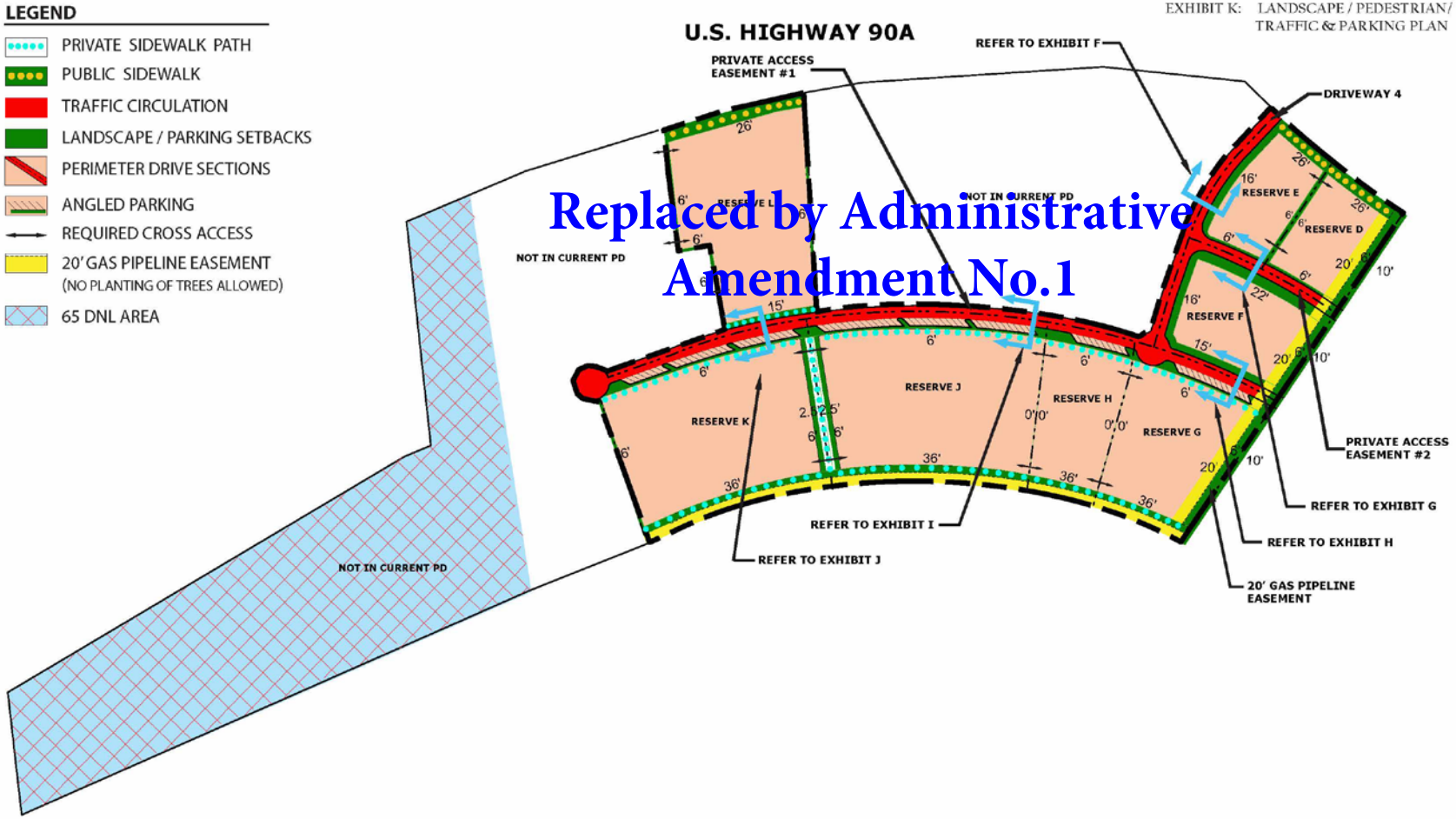

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EXHIBIT K
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THE CROSSING AT TELFAIR

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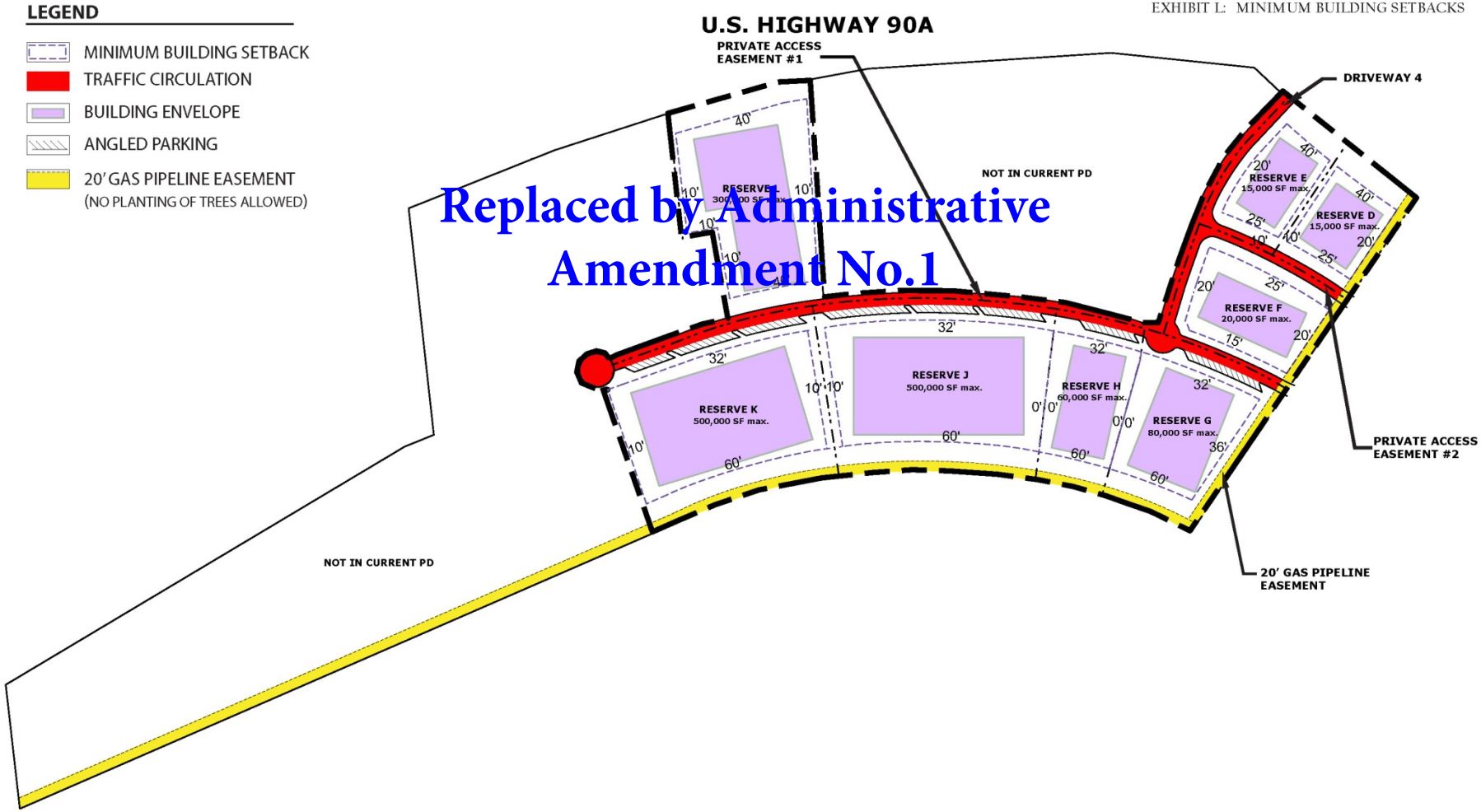
EXHIBIT L: MINIMUM BUILDING SETBACKS

LEGEND

- MINIMUM BUILDING SETBACK
- TRAFFIC CIRCULATION
- BUILDING ENVELOPE
- ANGLED PARKING
- 20' GAS PIPELINE EASEMENT (NO PLANTING OF TREES ALLOWED)



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0 50 100 200 FEET

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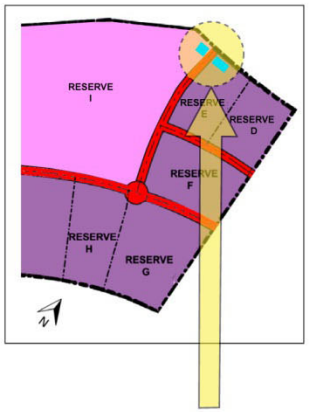
EXHIBIT M: PROJECT ENTRY FEATURE



LOCATION OF PROJECT ENTRY FEATURE

RUBICON REALTY GROUP

EXHIBIT M
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EXAMPLE OF A PALAPA

RUBICON REALTY GROUP

EXHIBIT N

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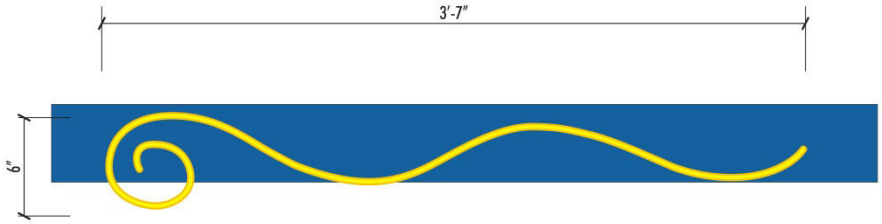
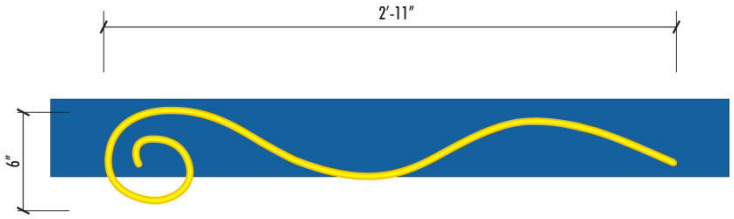


BORDER NEON UNIT- LONG UNIT (5.22 LINEAR FEET)
SCALE: 1 ½" = 1'-0"



BORDER NEON UNIT- SHORT UNIT (4.51 LINEAR FEET)
SCALE: 1 ½" = 1'-0"

EXHIBIT O

PD SECTION FOUR - PART 2

THE CROSSING AT TELFAIR

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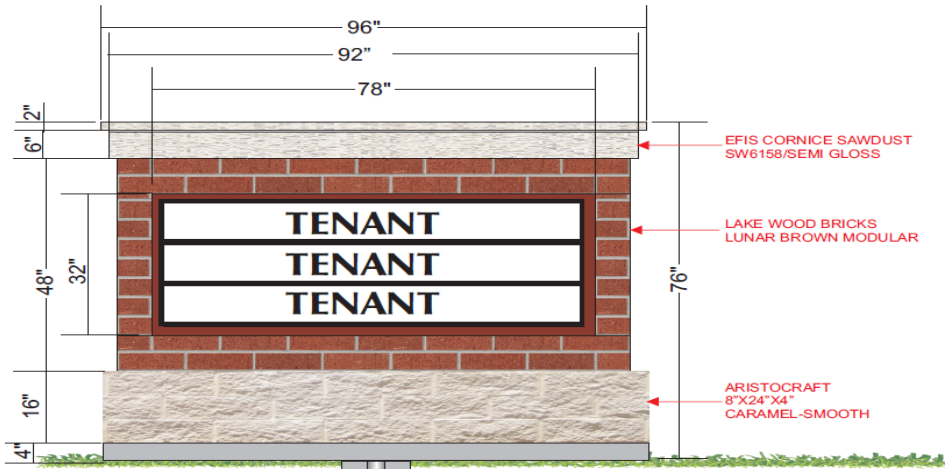
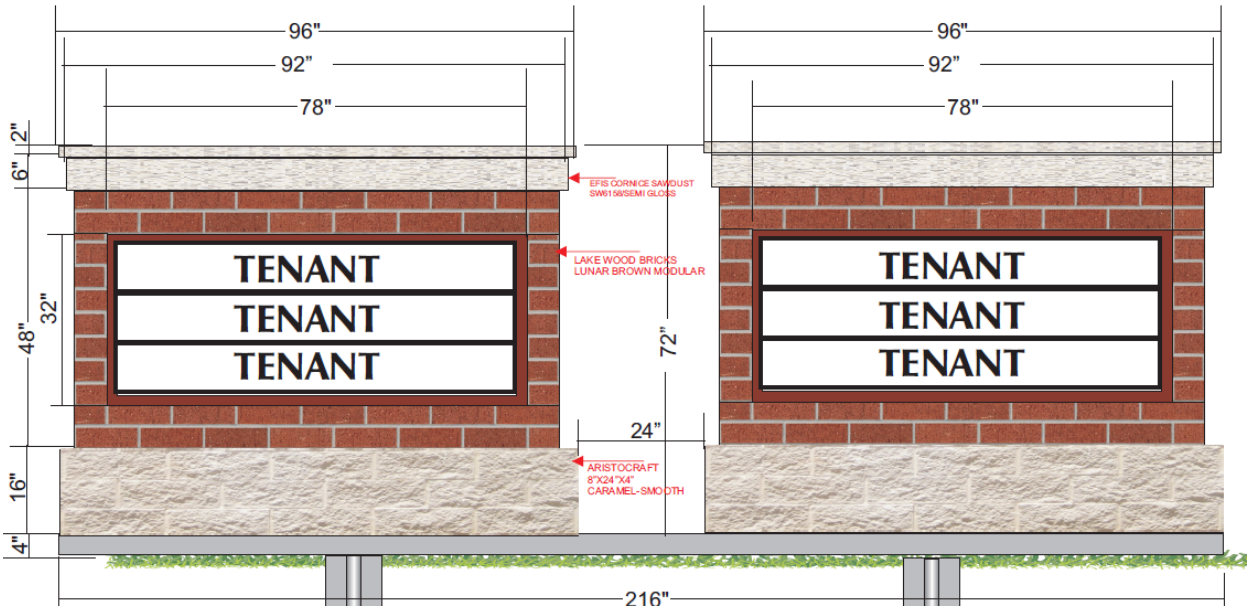
DOUBLE FACE INTERNALLY LIGHTED MONUMENT SIGN



SINGLE FREESTANDING MONUMENT SIGN

DOUBLE FACE INTERNALLY LIGHTED MONUMENT SIGNS SiDE BY SIDE



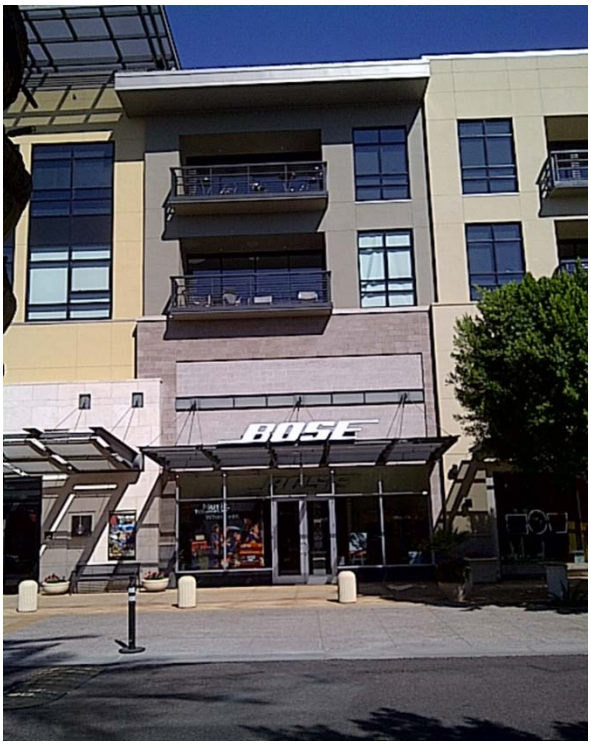
DOUBLE FREESTANDING MONUMENT SIGNS

EXHIBIT P

PD SECTION 4-PART 2

THE CROSSING AT TELFAIR

Example of Signage (Gymboree) on Horizontal Fabric Awnings over Entrance



Example of Signage on a Non-Fabric Awning over Entrance

EXHIBIT Q

PD SECTION 4-PART 2

THE CROSSING AT TELFAIR

Administrative Amendment to a Planned Development District
Authorized Under Development Code, Chapter 2, Article II, Part 16, Section 2-177

PD Amendment Information:	
PD Name	Crossing at Telfair Section 4 Part 2 Final Development Plan
PD Ordinance Number	Ordinance No. 1920
Date of Ordinance Adoption:	August 6, 2013
Classification	Administrative Amendment No. 1
Purpose of Administrative Amendment	1. Relocate common property line between Reserve "G" & Reserve "H"
Initiated by:	Property Owner
Affected Ordinance Exhibits	Exhibit E, Exhibit K, Exhibit L
Planning Case No.	12 21000012

Lisa Kocich-Meyer, AICP
Director of Planning

January 23, 2015

Attachments:
Revised Exhibit E, Exhibit K, Exhibit L

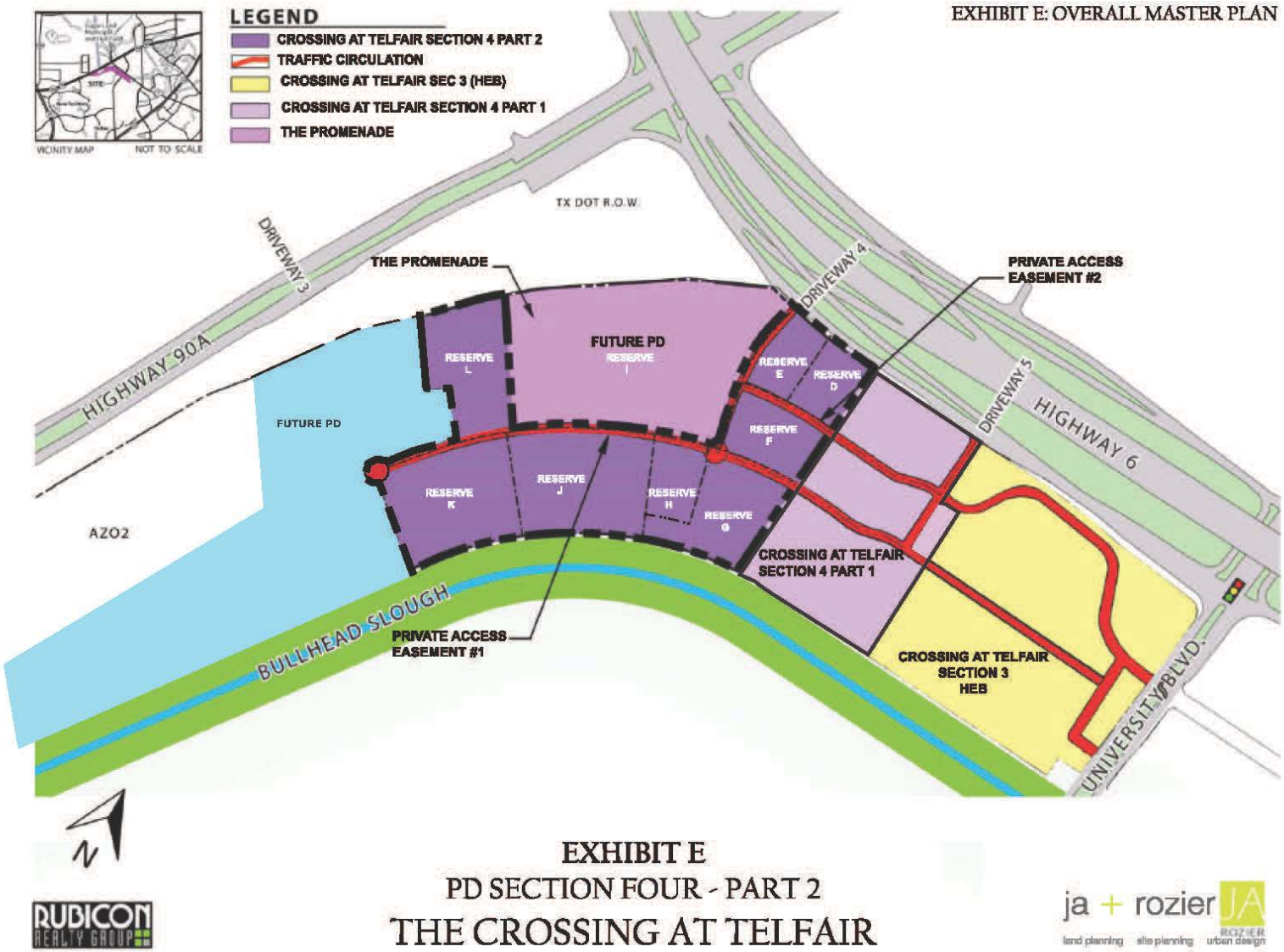


EXHIBIT E
PD SECTION FOUR - PART 2
THE CROSSING AT TELFAIR

EXHIBIT K: LANDSCAPE / PEDESTRIAN / TRAFFIC & PARKING PLAN

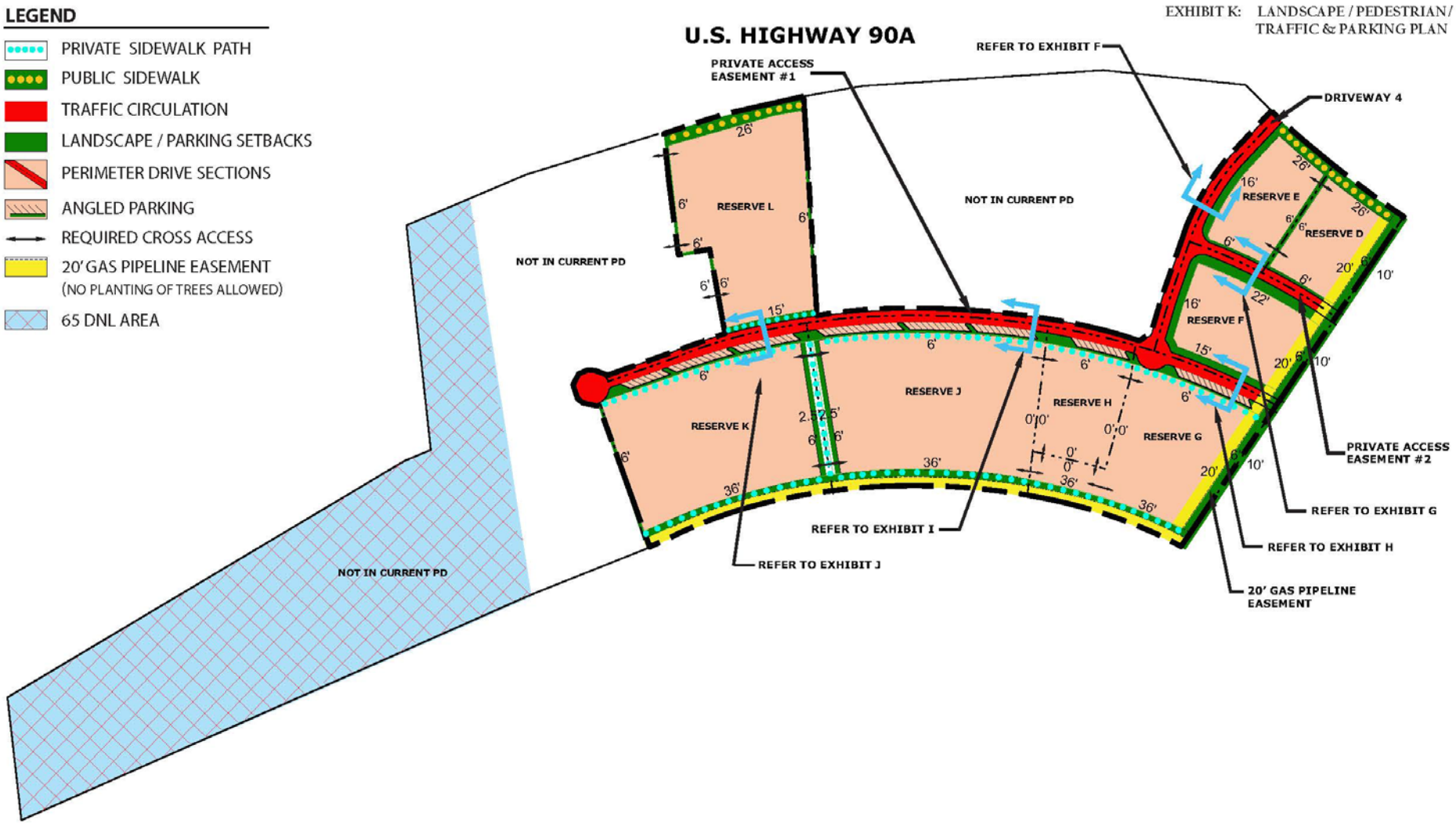


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EXHIBIT K
PD SECTION FOUR - PART 2
THE CROSSING AT TELFAIR

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EXHIBIT L: MINIMUM BUILDING SETBACKS

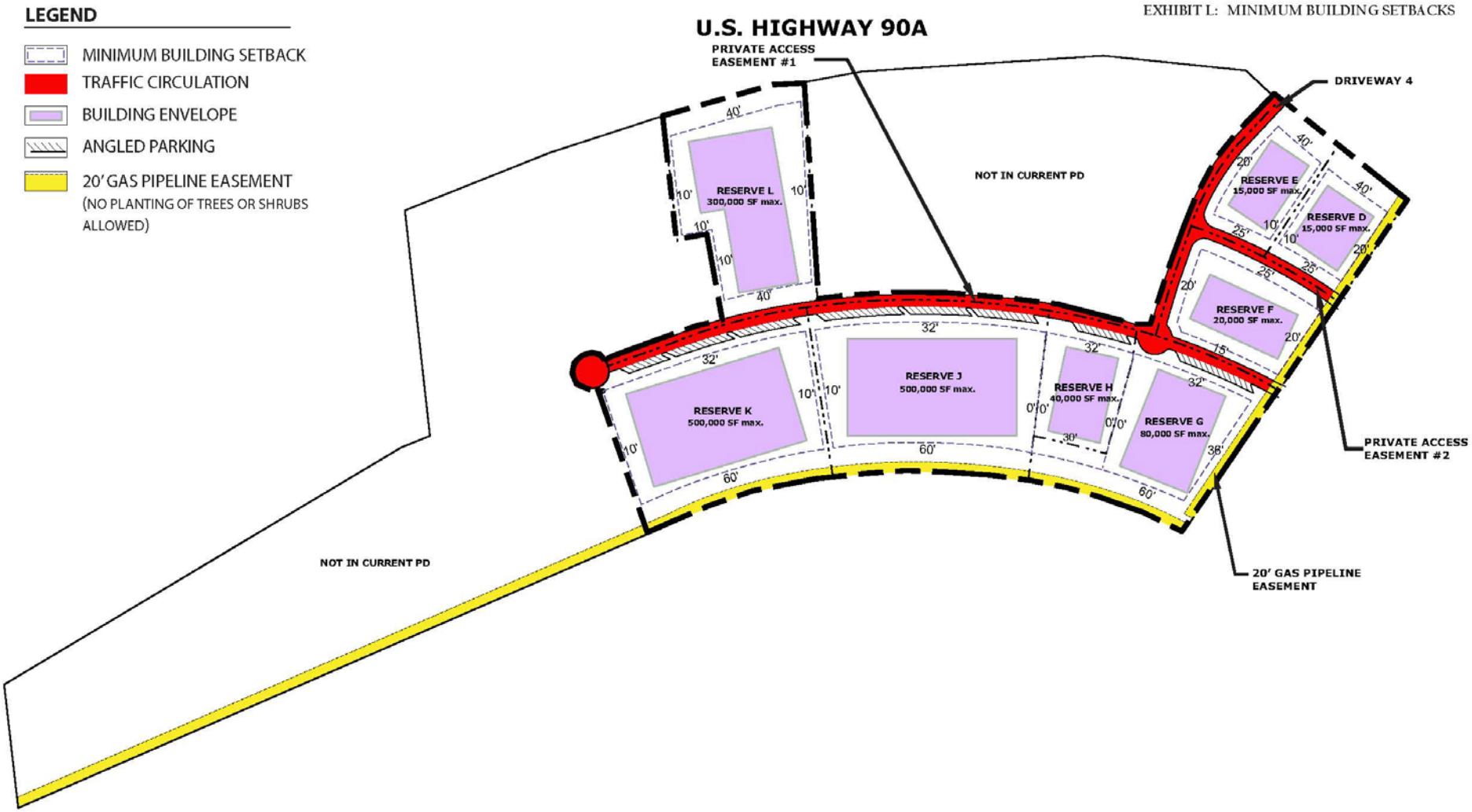

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EXHIBIT L
PD SECTION FOUR - PART 2
THE CROSSING AT TELFAIR

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