

**RAYZOR RANCH ARCHITECTURAL
STANDARDS SOUTH MIXED-USE DISTRICT- 1 &
SOUTH-MIXED USE DISTRICT 2**

A. Architecture and Planning

1. Non-residential buildings (all uses except multifamily and single family) in the South Mixed-Use District - 1 (SMUD-2) and South Mixed Use District - 2 (SMUD-2) shall comply with the following planning and design standards.

B. Orientation / Site Design

1. The SMUD-1 and SMUD-2 sub-districts are intended to incorporate a wide array of commercial and mixed-use options including retail, personal service, restaurants, entertainment, hospitality, assisted living/memory care, office, healthcare, commercial, among other uses. The project should be complimentary to surrounding land-uses.
2. Parking areas must be paved with concrete, concrete pavers or brick pavers and curbed and guttered with concrete. Access drives must be paved, curbed and guttered with concrete in accordance with the development standards promulgated by the City.
3. Parking areas must meet Parking Standards detailed in 4.8.12 of this Ordinance to accommodate all parking needs for employees, company vehicles, residents, invitees and visitors. If parking needs increase on any building site, additional parking must be provided by the Owner of such building site.
4. Bicycle racks shall be included in each Development at a rate of 1 rack per 50 parking spaces.
5. Internal parking lot landscape islands are required in accordance with Diagram 1.
6. Pedestrian Connectivity:
 - a. Sidewalks shall be provided to promote pedestrian connectivity within each project site.
 - b. Sidewalk connection shall be provided from the primary entrances of all buildings to public sidewalk on any front facing adjacent street.
7. Directional and wayfinding signage shall provide assistance for pedestrians and vehicles.

C. Screening

1. Loading docks, trash containers, storage areas and ground mounted mechanical equipment shall be screened from public streets and residential uses or zones by evergreen shrubbery, trees, masonry screenwall, or a combination thereof. If screening mechanical equipment, the landscape material must be a minimum of 1 foot taller than the item they are to screen at time of planting and must comply with the planting standards set forth.
2. Storage areas, trucks based on the premises, trash containers, and maintenance facilities, shall either be housed in closed buildings or otherwise screened from view from public access ways, public areas, and adjacent residential properties. Service, loading, and storage areas shall be screened from view by walls, berms or a combination thereof, constructed a minimum 1 foot above all service equipment. Trash and recycling containers shall be screened from public view on three sides with a solid fence or wall to a minimum 1 foot above container (minimum 7'). Walls to be faced with brick, stone, or burnished CMU. Gates to be constructed of metal frame and metal fascia to match the building material.

3. Trash collection and compaction may not occur within 100' of a single-family detached residence located outside of Rayzor Ranch.
4. Mechanical equipment – ground mounted – may not be placed at an area or wall that faces single family residential that is located within 100' of a single-family detached residence located outside of Rayzor Ranch. Ground-mounted equipment shall not be located between the front building wall and the street.
5. All roof mounted mechanical equipment shall be fully screened from public view on the site or public pedestrian spaces, at a minimum height equal to the height of the roof mounted equipment. Acceptable methods for screening roof mounted equipment shall include parapet elements, louvers, or ridges of sloped roof forms. The color and finish of the screening shall comply with the color palette used for the building, and be complimentary to the building architecture.

D. Building Design and Materials

1. Buildings are to have architectural theming, including common design elements and materials within each development.
2. Window glass may not be flush with exterior walls or, if flush, shall have a surround of wood/metal frame or wall trim material.
3. Buildings shall be designed to enhance the community character and have features that provide visual interest. Large, blank facades and wall surfaces shall not be permitted. Windows and/or storefronts should be included in wall planes wherever feasible. The building facades should be broken up and softened when feasible through overhangs and colonnades, trellis, architectural detailing or landscaping.
- 4a. Building walls greater than 100' in length shall have vertical and horizontal façade articulation or other distinctive changes in the building façade, such as material changes, color or textural changes, projections or recesses greater than 16", canopies, porticos, and sunshades at intervals of 100' maximum.
- 4b. All buildings shall have some portion of parapet level changes or sculptural roof form through sloped roofs, mansards, etc.
5. All sides of buildings visible from the streets, or internal customer parking areas of the site, are encouraged to be constructed of masonry, including brick and native stone veneers, decorative block, Architectural finish concrete, stucco (EIFS), or other high quality material customarily used for this building style. Windows, doors and related trim are not included in this requirement.
- 5a. For all facades that face a public street, a minimum of 60% of the total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, are encouraged to be clay fired brick or native/natural stone.
- 5b. For all other facades that do not face a public street, a minimum of 40% of total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, is encouraged to be clay fired brick or native/natural stone.
- 5c. Preferred materials include:
 - a. Native Texas quarried natural stone or limestone of varying colors, sizes and textures.
 - b. Masonry, including burnished and architectural finish face CMU and brick.
 - c. Concrete – Architectural finish. Texture coated or textured and colored.
 - d. Porcelain Tile.

- e. Glass.
 - f. Galvanized metal panels or prefinished architectural metal panels of gray tone, neutral or earthtone color (maximum 20%).
 - g. Architectural cementitious panels in a warm, neutral/earthtone or gray tone color and “wood look” panels (maximum 40%).
 - h. EIFS or stucco in a warm, neutral/earthtone or gray tone color.
 - i. Natural metals such as, but not limited to, zinc and copper.
 - j. Natural wood, stained or painted (maximum 15%).
 - k. Roofing tile, metal roofing shingles and panels, slate, and minimum “40 year dimensional shadow type” composite shingles.
 - l. Accent colors should be used in a limited manner to contrast the more subtle “natural” palette.
6. Glass and Storefronts. Glass may be used to allow visual access into interior spaces, or for display purposes. Buildings may not incorporate glass for more than 70% of the wall plane.
7. Stone. Native stone and stone veneers are encouraged to be incorporated where practical as the common and unifying architectural material.
8. Metal Roofs. Metal roofs are permitted provided that they are pre-finished standing metal seam, batten seam or metal shingles, in natural earth-tone colors.

E. Outdoor Display and Pick-up

1. **Exterior sidewalk displays and cart storage.** Areas for customer loading or merchandise display and cart storage is allowed, but such areas shall be clearly delineated and shall not be located in front of any customer entrances, exit door(s), or within 15' on either side of the door(s).
2. **Pickup and Delivery.** Pickup, delivery, loading and unloading of merchandise, equipment or other items may not occur within 100' of single-family detached residential property located outside of Rayzor Ranch. Loading areas must be located to the side or rear of the building unless the loading area is completely screened from the street by landscaping or walls that are architecturally compatible with the building. Pavement may be located within 100' of residential property.

F. Accessory Use

1. All accessory uses shall be architecturally compatible with the main structure by sharing color, materials, architectural design, roof pitch elements or some other architectural feature.

G. Drive-Through Requirements

1. Drive-through uses shall provide sufficient stacking area to ensure that public rights-of-way are not obstructed. Fast food restaurants with drive-through facilities shall provide a minimum stacking distance of 160' unless the building owner or tenant can substantiate that a lesser requirement is appropriate based on a national standard or case studies of other facilities operated by that owner or tenant. Other drive-through facilities shall provide a minimum stacking distance of 100'.
2. Drive-through canopies must be built as an integral architectural element of the structure. The supporting structure shall include at least 1 of the following architectural features:
 - a. Native Texas stone, limestone, or brick on the supporting structure columns or building facade.
 - b. A sloped metal roof.

3. The materials are to be the same as those used in the primary structure. Drive-through structures and facilities physically separated from the primary structure must be architecturally compatible with the primary structure.
4. Drive-through uses must be located to the rear or side of the structure, and buffered on the rear and side lot lines as required in Denton Development Code Section 7.9.7.C. A portion of the buffer between sites can be provided on adjacent lots.

H. Light and Glare Performance Requirements

1. A comprehensive lighting plan shall be utilized for public safety in parking areas, illumination of building areas and pedestrian scale lighting along walkways and foot paths, intersections, and gathering places. All lighting within the Development shall meet the following standards.
 - a. Areas designated for parking use shall provide a minimum average of one foot candle of illumination.
 - b. Areas designated for pedestrian use shall provide a minimum average of one-half foot candle of illumination.
 - c. Light may not measure more than 1/4 foot-candle of illumination at property lines external to Rayzor Ranch or at internal property lines where adjacent to residential.
 - d. Use of ground mounted or pedestrian level accent lighting is encouraged.
 - e. Lights shall be shielded to prevent upward diffusion (full cut off). Up-lighting or sideward diffused lighting to highlight building features is permitted at 2500 lumens or less per fixture on building elevations that
 - 1) are not facing an adjacent property with single family residential use or district OR,
 - 2) are in excess of 100' from a single family residential use or district outside of Rayzor Ranch.
 - f. Lighting to be LED, 4000 degree Kelvin for parking and roadway lighting, 3000 degree Kelvin for pedestrian level accent lighting – 14' or lower.

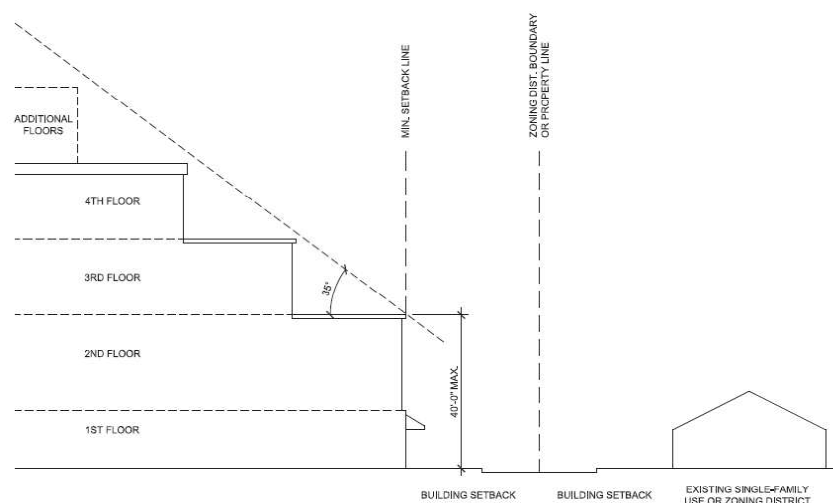
EXHIBIT C-2A

RAYZOR RANCH SOUTH MIXED-USE DISTRICT-1 and RAYZOR RANCH SOUTH MIXED-USE DISTRICT-2 MULTI-FAMILY RESIDENTIAL GUIDELINES

The following provisions apply to all Multi-Family Tracts and Lots located east of Heritage Trail, within Rayzor Ranch South Mixed-Use District-1 (SMUD) and Rayzor Ranch South Mixed-Use District-2 (SMUD-2). The Standards apply to Multi-Family and Age Restricted Multi-Family (Residents Restricted to 55 years and older).

A. Site Design & Orientation

1. Buildings shall be located within 20 feet of the property line for at least 50% of the total frontage along all public streets. Up to an additional 10 feet from the property line may be granted to this 20 feet restriction for 25% of the total frontage; to reasonably accommodate enhanced sidewalks, street trees, landscaping, or other requirements that would otherwise be limited due to easements or other encumbrances. This provision does not establish a maximum setback for the remaining 50% of the building.
2. Parking is not permitted between front facades of buildings and the R.O.W. property line. On street parking is permitted.
3. All buildings abutting an existing single-family use outside of Rayzor Ranch Overlay District shall comply with the Residential Proximity Slope. No part of any building may extend beyond the Residential Proximity Slope.
 - a. Residential Proximity Slope is represented by two planes projected upward and outward from a specific property or site, as defined by the text and diagrams below:
 - 1) The first plane is a vertical plane extending through the boundary line of a specific property or site at the building setback line up to a height of 45 feet.
 - 2) The second plane extends upwards and towards the restricted building at a slope of 35 degrees from horizontal, from its intersection with the top of the first plane.
 - 3) The horizontal distances used to calculate the height restrictions imposed by the residential proximity slope may be determined by using the lot, block, and right-of-way dimensions.



A RESIDENTIAL PROXIMITY SLOPE IS REQUIRED IF THE NEW DEVELOPMENT SHARES A PROPERTY LINE WITH AN EXISTING SINGLE-FAMILY USE OR ZONING DISTRICT. A 35-DEGREE RESIDENTIAL PROXIMITY SLOPE ANGLE IS MEASURED FROM A POINT 40 FEET ABOVE GRADE AT THE MINIMUM SETBACK LINE.

Figure 1

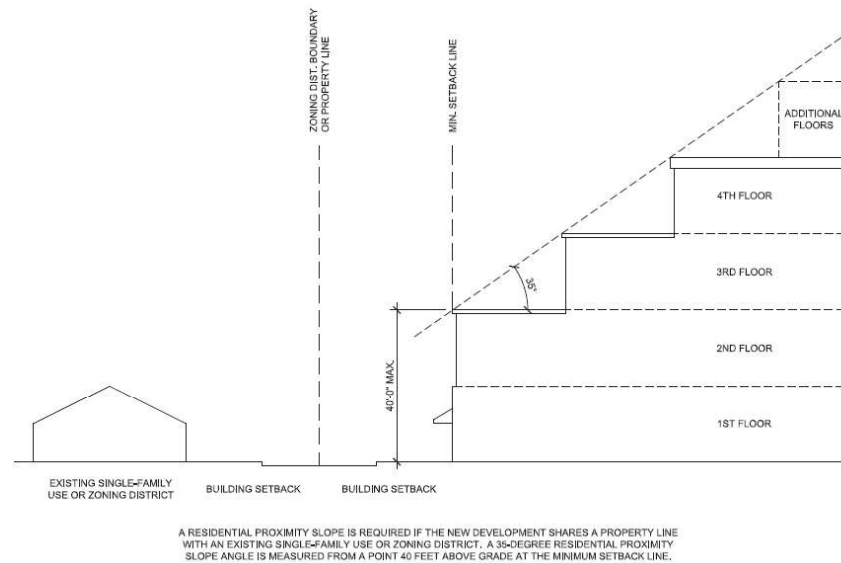


Figure 2

4. Buildings shall front on public streets and/or a private street system and may have secondary frontages onto parking lots.
5. Buildings shall be directly accessed from the street and the sidewalk with a minimum of one ground floor pedestrian entrance per building oriented toward the street or sidewalk.
 - a. Accessory structures such as carports, garages and storage units (but not including leasing offices, club houses or recreation centers) shall not be located along public right-of-way or private streets within the Rayzor Ranch District.
 - b. "Tuck under" or extended garages may occupy no more than 45% of the total building frontage. This measurement does not apply to garages facing an alley, courtyard, or parking field entrance. Any garage may not extend beyond the building front. Garages that are at least 30 feet behind the building front may exceed the 45% frontage minimum. Garages shall not be located along the portion of the building that fronts the public or private street.

B. Architectural Standards

1. Building frontages greater than 100 feet in length shall have recesses, projections, windows, arcades or other distinctive features to interrupt the length of building façade. Elements including, but not limited to, balconies, setbacks, and recesses or projections greater than 16 inches may be used to articulate individual units or collections of units.
2. Uninhabitable building features, outdoor patios (covered or uncovered), and architectural building feature elements (fountains, towers, awnings, trellis, outdoor gazebos for multi-family, or similar) may encroach upon the front setback or side setback (by as much as 10 feet).
3. Un-enclosed stairwells shall not be located on the exterior of any buildings. Stoops are permitted for the entrance to ground level units directly accessible from the sidewalk.
4. Use of false door or window openings shall be defined by frames, sills, and lintels.

5. All building façades shall include no less than 3 of the elements listed below. Elements shall occur at intervals of no more than 100 feet horizontally or 20 feet vertically. Vertical architectural design features, such as towers, are not required to comply with the 20 feet vertical requirement.
 - a. Color change.
 - b. Texture change.
 - c. Material change.
 - d. Medallions / accent pieces.
 - e. Decorative light fixtures.
6. Roofs:
 - a. If pitched roof forms (gable, hip, shed) with overhanging eaves are used, they shall be between 4 inches of vertical rise to 12 inches of horizontal run, and 12 inches of vertical rise to 12 inches of horizontal run.
 - b. Metal standing seam roofing allowed.
 - c. Asphalt roofing shingles shall be dimensional (shadow line) type and at least a “40 year” shingle.
 - d. Clay tile, concrete tile, and slate are permitted materials.
 - e. Distinctively shaped roof forms, detailed parapets, parapet steps, or exaggerated cornice lines should be incorporated into rooflines along building façades greater than 75 feet in length.
 - f. Flat roofs are permitted and must have parapets as required to screen any roof top equipment (equal to height of equipment). Walls adjoining flat roofs must contain a distinctive finish at the top of the wall such as a cornice, banding, large coping, or other architectural termination.
 - g. All sloped roofing areas shall include gutters and downspouts except for small roof areas such as, but not limited to, roofs over bay windows, awnings, and canopies.
7. Materials and Colors:
 - a. For all facades that face a public or private street, windows and doors shall comprise at least 20% of the wall area. All other facades may be reduced to 10%, or may provide one window or door per sleeping area (as defined by the Building Code), whichever method provides for the greater coverage of windows and doors. Shutters, trims, or false windows, shall not count toward the minimum requirement.
 - b. For all facades that face a public or private street, a minimum of 60% of the total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, are encouraged to be clay fired brick or native/natural stone. The balance of the 40% net exterior wall is encouraged to be comprised of at least 2 of the following materials.
 - 1) Stucco
 - 2) EIFS. When used, EIFS shall be a minimum of 8 feet above grade/walkway.
 - 3) Prefinished metal panels and siding materials with a dimensional shape (depth of approximately 1 inch or greater). All materials must have a factory finish with a 20 year warranty.
 - 4) Cement fiber siding such as Nichiha. All siding members must be individual boards or panels. (Soffits may utilize sheet materials of approximately 4' x 8')
 - 5) Cast stone.
 - c. For all other facades that do not face a public or private street, a minimum of 40% of total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, is encouraged to be clay fired brick or native/natural stone. The balance of the 60% net exterior wall is encouraged to be comprised of at least 2 of the following materials.
 - 1) Stucco
 - 2) EIFS. When used, EIFS shall be a minimum of 8 feet above grade/walkway.

- 3) Prefinished metal panels and siding materials with a dimensional shape (depth of approximately 1 inch or greater). All materials must have a factory finish with a 20 year warranty.
 - 4) Cement fiber siding such as Nichiha. All siding members must be individual boards or panels. (Soffits may utilize sheet materials of approximately 4' x 8')
 - 5) Cast stone.
- d. It is preferred that no individual building material, with the exception of clay fired brick or native/natural stone comprise more than 50% of the net exterior wall area of each building elevation.
 - e. All buildings within a particular project shall be constructed of building materials from a similar color and material palette. This is not intended to require similar materials with adjacent properties within Rayzor Ranch. General color palette shall be of earth tones, gray tones, and neutral colors with other accent colors permitted up to a maximum of 10% of each façade.
 - f. Windows may be residential type vinyl, aluminum, fiberglass, or wood with insulated glass. Storefront glazing systems are also permitted. Window surrounds (trim) are required in all walls other than brick or stone.
8. Public entrances to buildings shall be clearly defined and highly visible including features such as, canopies, porticos, awnings, peaked roof features, towers, or similar architectural forms and details.

C. Accessory Structures

1. Accessory structures (including parking structures, detached garages, and storage units) shall complement the main building architecture and use the same materials and color palette.
2. Accessory structures visible from a public or private street or a residential use or district are subject to the same masonry and roofing material requirements as the main buildings but are not subject to the other building design standards. Garage doors shall be metal or metal faced with wood.

Cl. Landscaping

1. Street Trees shall be provided along all public and private streets consistent with the requirements in Subchapter 7.7.7 of the Denton Development Code.
2. All parking lots and areas for vehicle maneuvering or loading must be screened from view from public and private streets by a 10-foot landscape screening buffer. The 10-foot buffer is the area located between the right-of-way and the parking lot. Utility easements are allowed to count towards part of the 10-foot wide right-of-way landscape screening buffer subject to required separation from utilities. The landscape screening buffer shall contain the following items.
 - a. One large tree for every 40 feet or three small accent trees for every 30 feet. If small trees are used, they shall be clustered as appropriate.
 - b. Landscape plantings containing at least one of the following:
 - 1) Xeriscaping landscaping may be planted within the landscape area and shall require water irrigation for a period of 3 years for landscaping to be established. After 3 years, no irrigation is required.
 - 2) A minimum 3 foot high, when mature, continuous row of evergreen shrubs. The shrubs may be grouped and not planted in a continuous row provided that the shrubs overlap to form a continuous buffer.
 - 3) A minimum 3 foot high continuous wall made of any combination of wrought iron,

stone, brick, or masonry. If wrought iron is used, vines shall be grown on the wrought iron to help screen the parking lot.

- 4) A grass or landscaped berm, 3 feet high above the parking pavement surface.
3. A minimum of 7% of the total parking area shall be landscaped.
4. A minimum of 5% of the total parking area shall be covered by tree canopy at maturity.
5. Landscape islands shall be evenly distributed throughout the parking areas at a maximum average spacing of 12 spaces. All landscape islands and endcaps shall be landscaped with sod or groundcover and include one large tree.
6. A 10 foot landscape buffer is required along the entire property line abutting a single-family use or district. The buffer shall include a combination of 6 evergreen and deciduous trees and 25 shrubs per 100 linear feet.
7. A minimum of 20% tree canopy at maturity is required. For the high density Multi-Family lot, trees may be planted in Civic Land or Park Land on the South Campus and the tree canopy be used as mitigation towards up to one-half of the canopy requirement.
8. See Appendix A for Plant List and Appendix B for Tree Mitigation List.

E. Open Space & Amenities

1. An area equal to at least 8% of the lot area, excepting required setbacks, shall be dedicated to open space for recreation for use by the tenants of the development. Mixed-use developments of greater than 25 units per acre may be allowed to reduce from this requirement to 5% of lot area.
2. Areas covered by shrubs, bark mulch and other ground covers which do not provide a suitable surface for human use may not be counted toward this requirement.
3. Private decks, patios, pool areas, and similar areas are eligible for up to 5% of the 8% required open space, or up to 2-1/2% of the 5% required.

F. Lighting

1. Lighting shall be provided for vehicular, pedestrian, signage and architectural and site features.
2. Site lighting fixtures used along entrance driveways and in parking areas shall be no taller than 25 feet high and the fixtures shall be of a consistent design within each project. This is not intended to require a consistent design within the whole of Rayzor Ranch.
3. Parking areas shall have a minimum average of 1 foot candle initial illumination. Maximum illumination at property lines where the adjacent property allows single family or multi-family uses shall not exceed 0.1 foot candles.
4. Light sources shall be LED. Yellow/orange source lights are prohibited from use in parking or drive areas, must be greater than minimum 2700 Kelvin.
5. Identification graphics and signs shall be lighted internally or from ground mounted locations. If ground mounted, light fixtures should be screened from view in front of the sign.
6. Illumination for all parking lots and pedestrian spaces shall commence one half hour before sunset and cease one half hour after sunrise.
7. Lights shall generally be shielded to prevent upward diffusion (full cut off). Up-lighting is only permitted for building elevations that are in excess of 150 feet from a single family residential use or district. LED light source is required for all such accent lighting.

G. Service & Security Areas

1. Service areas for common use recreation and activity buildings shall be located at the rear or side yard of the buildings. Such areas must not be visible from public roadways. No service or delivery vehicles may park or load/unload on public roadways, primary entrance drives or in visitor drop-off areas.
2. Service, loading and storage areas shall not encroach on any landscape area.
3. When used, guard houses (manned or unmanned) and entrance gates shall be a minimum of 60 feet from the property line.
4. When used, gate controls, card pads and intercom boxes shall be located in driveway islands adequate distances from the gate to allow "U-turning" without backing onto the public street.

H. Parking & Circulation

1. Parking areas must be paved with concrete, concrete pavers or brick pavers and curbed and guttered with concrete. Access drives must be paved, curbed and guttered with concrete in accordance with the development standards promulgated by the City.
2. Parking areas must be sufficient to accommodate all parking needs for employees, company vehicles, residents, invitees and visitors without the use of on-street parking. If parking needs increase on any building site, additional off-street parking must be provided by the Owner of such building site. The number of parking spaces must be provided as follows:
 - a. Multi-Family Development

1) Studio unit or 1 bedroom units 501 to 600 sq. ft.	1.0 space/unit
2) 1 bedroom unit 601 sq. ft. or larger.	1.5 space/unit
3) 2 bedroom units	1.75 space/unit
4) 3 bedroom units	2.0 space/unit
5) 4 bedroom units or more	1.0 space/bedroom
 - b. Age Restricted Multi-Family Development – 1 space per dwelling unit.
 - c. No additional guest parking is required.
3. See Diagram 1 for Island Example.
4. Pedestrian Connectivity:
 - a. Provide a logical layout for vehicular and pedestrian circulation to help minimize the conflicts between the two. When there are crossings or common path areas, provide well marked or differentiated pathways.
 - b. Sidewalks shall be provided along all sides of the lot that abut a public right-of-way and where otherwise required to promote pedestrian connectivity within the site and to adjacent properties. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building entry point.

I. Fencing

1. If walls and fencing are used to secure the perimeter of a building site in a multi-family zone, they must be 6 feet to 8 feet high and constructed of materials and finishes that match the buildings. "Wrought iron" style metal fencing is allowed provided it is interrupted with masonry columns or walls (to match the building) such that no run of metal fencing exceeds 40 feet. Metal fencing is to be powder coated or otherwise pre-finished. Field painting is only allowed for touch up when required. Walls/fences located in the front yards or forward of the front building line shall be no more than 50% opaque.
2. Walls and columns must be constructed with appropriate structural footings and foundations to minimize movement and wall failure, and must be constructed with level wall/fence tops.

3. Concrete walls (precast, cast-in-place, or tilt up) regardless of texture, finish and color are not permitted.
4. Fencing shall be setback a minimum of 5 feet from the sidewalk or 10 feet from the back of curb along a public or private street, whichever is greater. Additionally, fencing shall comply with the sight visibility triangle requirements in the City's Transportation Criteria Manual.

J. Screening (Dumpsters & Mechanical Equipment)

1. Storage areas, incinerators, storage tanks, trucks based on the premises, roof objects (including fans, vents, cooling towers, skylights and all roof-mounted equipment which rises above the roof line), trash containers and maintenance facilities, shall either be housed in closed buildings or otherwise completely screened from view from public access ways and adjacent properties. Service, loading and storage areas shall be screened from view by walls, berms or a combination thereof, constructed a minimum 1 foot above all service equipment, such as trash containers, incinerators, storage tanks and cooling towers. Dumpsters and recycling containers shall be screened from public view on three sides with a solid fence or wall constructed of brick, stone, or composite wood with metal posts and frame, only if compatible with building material.
2. No satellite dish shall be placed in an area visible from a public way and no dish shall be mounted to a balcony, unless not visible from public way.
3. Air conditioning units/compressors shall be located in clusters or linear groups and they shall be screened from view of public streets and pedestrian amenity areas by the use of parapet walls or screens of materials to match the building façade. If ground mounted, screens to be walls – including berms, evergreen planting, or a combination thereof. Height of shrubs, at planting, shall be no less than 30 inches above the grade, and spaced no further than 36 inches apart. Screening walls shall be of a height of 1 foot above the units.
4. Utility meters shall be located in clusters or groups preferably in separate structures or on either end of the building's exterior walls. If located on the ends of the building, they shall be screened from view with a wall finished to match the building material with evergreen plantings, and allow convenient accessibility by the utility company. Height of screen to be 1 foot above height of utility meters.

K. Signage

1. Each property shall be allowed one monument sign with a maximum height of 6 feet and maximum effective area of 60 square feet at each entry into the development. Related architectural features (such as clock towers, obelisks, etc) may be taller than six feet provided the signage mounted to such features is at a maximum height of six feet.
2. Building sites which front other perimeter public streets and have no access to that public street, may install one monument sign with a maximum height of 6 feet and maximum effective area of 60 square feet.
3. Monument signs are required to be setback a minimum of 10 feet from any public or private street and 10 feet from any rear or side property lines.
4. Directional signage is permitted and shall be limited to an effective sign area of 25 square feet and shall not exceed 5 feet in height.
5. Flashing or moving character signs may not be installed. Illuminated signs must be rear lighted or lighted from non-apparent light sources. Illuminated signs shall not be permitted to face an adjoining lot that is for residential use.
6. Each building elevation shall be allowed one wall sign limited to a maximum effective area no greater than 5% of the wall area to which the sign is attached. If signs are illuminated, it shall

- be from gooseneck or similar wall mounted lighting.
7. Site perimeter sign walls below 6 feet tall are allowed in lieu of monument sign, or at street corner. Graphic murals shall be counted as art, not signage. See Appendix 1, Project Identity Sign.
 8. Building mounted blade signage is allowed. The materials and scale of the sign must be appropriate to the building it is mounted to, but shall not exceed 10 square feet and a 5 foot projection from the building wall. The bottom of blade mounted signs must be no lower than 9 feet above grade and the top shall not extend above the eave line of sloped roofs or the parapet height on flat roofs.
 9. See attached Appendix 1 – 4 for Signage.

L. Grading and Drainage

1. All grading must be done to alleviate ponding and must be coordinated with the master storm drainage plan and detention facilities. Depressions on paving or the landscape areas which will allow ponding of water are not permitted.
2. Drainage swales must be shallow, gently contoured and sloped to minimize erosion. Concrete rip-rap, trapezoidal concrete channels and concrete pilot channel ditches are not permitted.

Appendix A

Approved Plan List

Canopy Trees

Mature Canopy 314-1256 sq. ft. - Site Design Criteria Manual

Common Name	Scientific Name
Soapberry	Sapindus drummandii
Bald Cypress	Taxodium distichum
Black Locust	Robina pseudoacacia
Eastern Red Cedar	Juniperus virginiana
Cedar Elm	Ulmus crassifolia
Texas Mesquite	Prosopis glandulosa
Chinquapin Oak	Quercus muhlenbergii
Post Oak	Quercus stellata
Live Oak	Quercus virginiana "Highrise"
Shumard Red Oak	Quercus shumardii
Texas Red Oak	Quercus texana
Chinese Pistache	Pistacia chinensis
Ginko	Ginko bilboa
Green Ash	Fraxinus pennsylvanica
Texas Ash	Fraxinus texensis
Bur Oak	Quercus macrocarpa
Bigtooth Maple	Acer grandidentatum
Foster Holly	Ilex x attenuata "Fosteri"
Caddo Maple	Acer saccharum "Caddo"
Pecan	Carya illinoensis
Southern Magnolia	Magnolia grandiflora
River Birch	Betula nigra

Ornamental Trees

Mature Canopy 79-314 sq. ft. - Site Criteria Manual

Common Name	Scientific Name
American Smoketree	Conius obovalus
Crape Myrtle	Lagerstromia indica
Desert Willow	Chilopsis linearis "Warren Jones"
Downy Hawthorne	Crataegus mollis
Hawthorn	Crataegus spp.
Mesquite Tree	Prosopis glandulosa
Mexican Plum	Prunus mexicana
Mexican Redbud	Cercis canadensis var mexicana
Possumhaw Holly	Llex decidua
Prairie Flameleaf Sumac	Rhus lanceolata
Red Bud	Cercis canadensis
Reverchon Hawthorn	Crataegus reverchonis
Rusty Blackhaw	Viburnum rufidulum
Texas Persimmon	Diospyros texana
Texas Sophora	Sophora affinis
Vitex	Vitex agnus-castus - "LeCompte"
Wax Myrtle	Myrica cerifera
Yaupon Holly	Ilex vomitoria

Shrubs

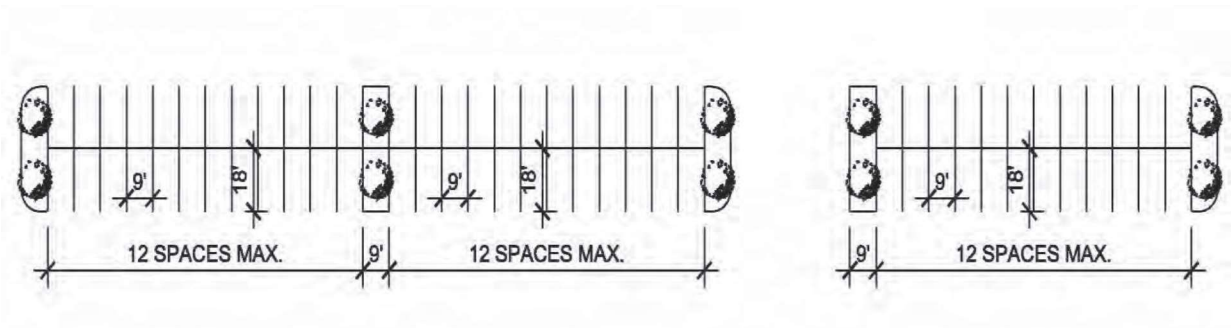
Common Name	Scientific Name
Agarita	Mahonia (Berberis) trifolita
Buttonbush	Cephalanthus occidentalis
Sesert Spoon	Dasyliiron spp.
Dwarf Buford Holly	Ilex cornuta "Dwarf Buford"
Dwarf Wax Myrtle	Myrica pusilia
Dwarf Yaupon Holly	Ilex vomitona "Nana"
Ebbing's Silverberry	Eleagnus ebbengei
False Indigo	Amorpha fruticosa
Foster Holly	Ilex x attenuaa
Fragrant Sumac	Rhus aromactica
Glossy Abelia	Abelia x grandoflora
Hardy Plumbago	Ceratostingma plumbaginoides
Indian Hawthorn	Rhaphiolepios indica
Knockout Rose	Roa "Knockout"
Purple Smoke Tree	Cotinus coggygria 'Royal Purple'
Red Yucca	Hesperaloe parviflora
Rosemary	Rosmarius officinalis
Sacahuista	Nolina texana
St. John's Wort	Hypecum perforatum
St. John's Wort	Hypericum beanii
Texas Sage	Leucophyllum frutescens
	Malvaviscus arboreus var.
Turk's Cap	drummondoni
Waxleaf Ligustrum	Ligustrum japonica "Texana"
Western White	
Honeysuckle	Lonicera albiflora
Yucca	Yucca app.

Grasses / Ground Cover / Vines

Common Name	Scientific Name
Asian Jasmine	Trachelosperum asiaticum
Aster	Aster spp.
Bermuda Grass	Cynodon dactylon
Blackfoot Daisy	Melampodium leucanthium
Bracken Fern	Pteridum aquilnum
Buffalo Grass	Bucchloe dactyiodes
Bushy Bluestem	Andropgon Glomeratus
Butterfly Weed	Asclepias tuberosa
Cactus	Opuntia spp.
Coconut Thyme	Thymus pulegioides coccineus
Coneflower	Rudbeckia fulgida
Cross Vine	Bignonia capreojata
Daylilly	Hermerocallis "Hyperion"
Desert Sage	Salvia gregii
Dwarf Fountain Grass	Pennisetum alopecuroides 'HamIn'
Englemann Daisy	Englemannia pinnatifida
Evening Primrose	Oenothera speciosa
Giant Liriope	Lirope gigantea

Gray Rush	<i>Juncus effusus</i>
Hamel Grass	<i>Pennisetum alopecuroides</i> "Hemel"
Inland Sea Oats	<i>Chasmananthus latifolius</i>
Kentucky Wisteria	<i>Wisteria macrostachya</i>
Lady Banks Rose	<i>Rosa banksiae</i>
Lindheimer's Muly	<i>Muhlenbergia lindheimeri</i>
Little Bluestem Grass	<i>Schizachyrium latifolium</i>
Little Bunny Fountain Grass	<i>Pennisetum alopecuroides</i> "Little Bunny"
Lirope	<i>Lirope muscari</i>
Maiden Grass	<i>Miscanthus sinensis</i> "Gracillimus"
Mexican Feather Grass	<i>Nasella(Stipa) tenuissima</i>
Muhly Grass	<i>Muhlenbergia</i> spp.
Orange Wedelia	<i>Wedelia hispida</i>
Prairie Zinnia	<i>Zinnia grandiflora</i>
Purple Cornflower	<i>Echinacea purpurea</i>
Purple Wintercreeper	<i>Euonymus fortunei</i>
Russian Sage	<i>Perovskia atriplicifolia</i>
Sideoats Grama	<i>Bouteloua curtipendula</i>
Splitbeard Grass	<i>Andropogon tenarius</i>
Switchgrass	<i>Panicum virgatum</i>
Texas Green Eyes	<i>Berlandiera texana</i>
Texas Sage	<i>Leucophyllum frutescens</i>
Trumpet Honeysuckle Vine	<i>Lonicera sempervirens</i>
Trumpet Vine	<i>Clematis radicans</i>
Turfgrass	<i>Bouteloua dactyloides</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
White Sagebrush	<i>Artemisia ludoviciana</i>
Yellow Elder	<i>Tacoma stans</i>

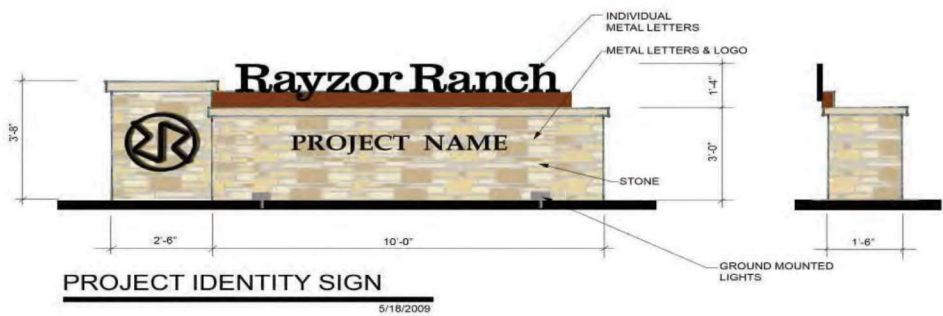
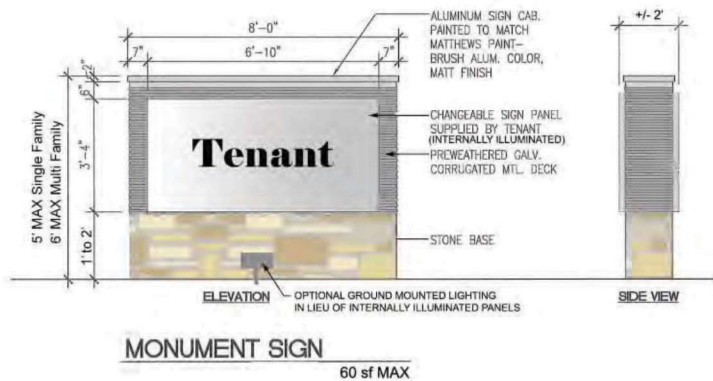
Diagram 1 – Parking Lot Landscape Islands

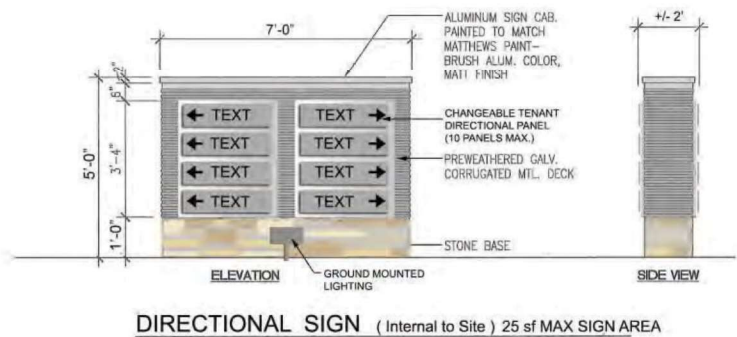


Single Island 90° Parking Example

APPENDIX 1

SIGNS





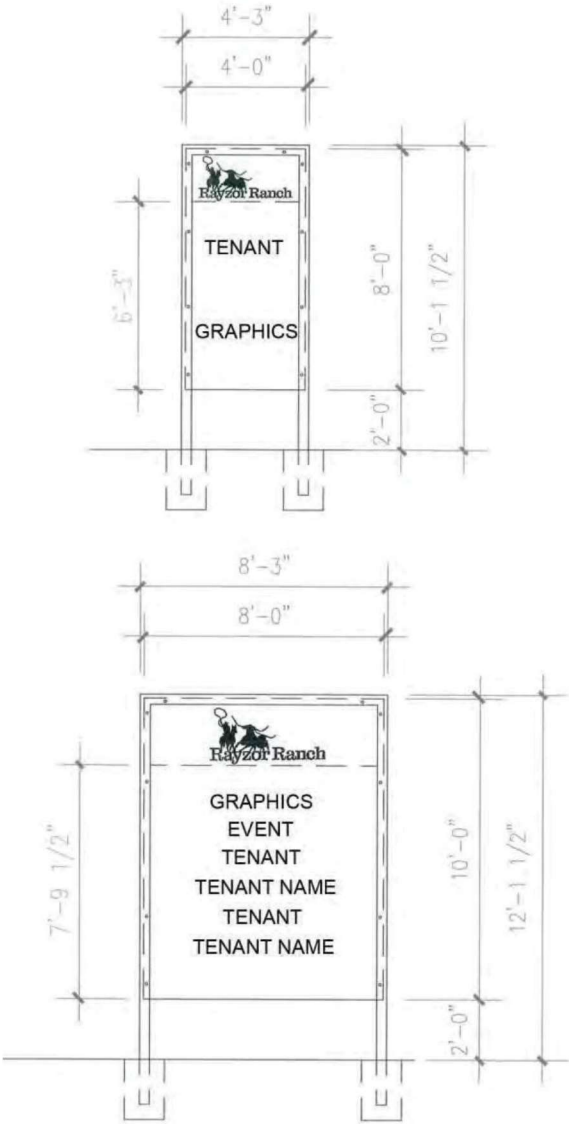
APPENDIX 2

Blade and Project Banner Sign Examples

All signage examples attached are for illustrative purposes only and to further define size calculations required for various sign types. Examples are not indicative of the final graphics for the Rayzor Ranch Sign District.

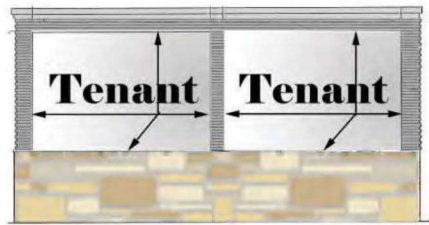


APPENDIX 3
Project Announcement Sign Example

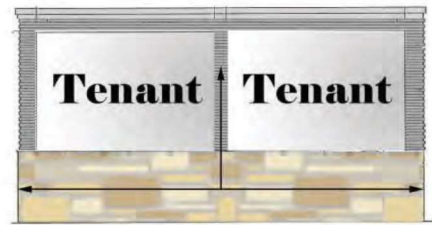


APPENDIX 4

Effective Area Example



EFFECTIVE SIGN AREA



SIGN AREA