

EXHIBIT 'E-6':

Summit Office Sub-District

SUMMIT OFFICE SUB-DISTRICT

The primary intent of the *Summit Office Sub-District* is to capitalize on the superior views of Lake Ray Hubbard by providing mid-rise office buildings. Key characteristics of this *Sub-District* include good visibility and ease of access from Interstate 30 and Horizon Road. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range. Significant massing of existing trees are also present within this *Sub-District* which should be preserved where possible.

BUILDING PLACEMENT

| <u>BUILD-TO-LINE (DISTANCE FROM ROW LINE)</u> | |
|---|------|
| Street Type E | 25' |
| Street Type B | 10' |
| <u>SETBACK (DISTANCE FROM ROW LINE)</u> | |
| IH-30 Frontage Road | 50' |
| Horizon Road | 150' |
| Street Type B | 5' |

BUILDING FORM

| | |
|--|-----|
| Street Type E (IH-30 connection) block face must have a minimum of 80% of its length defined by a building façade. | |
| Street Type E (Horizon connection) block face must have a minimum of 20% of its length defined by a building façade. | |
| Street Type E (IH-30) Façade Built to BTL | 45% |
| Street Type E (IH-30) Façade Built to BTL | 45% |
| Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL. | |
| Maximum Lot Coverage | 60% |

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

| <u>USE</u> | |
|--------------|-----------------------------|
| Ground Floor | Office, Retail & Restaurant |
| Upper Floors | Office |

| <u>HEIGHT</u> | <u>STORIES</u> | <u>HEIGHT</u> |
|----------------------------------|----------------|---------------|
| Maximum Building Height | 8 | 120' |
| Maximum Mechanical Screen Height | | 20' |

ENCROACHMENTS

| | |
|---------------------|----|
| IH-30 Frontage Road | 5' |
| Horizon Road | 5' |
| Street Type E | 5' |
| Street Type B | 5' |

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

| <u>SURFACE PARKING SETBACK FROM ROW LINE</u> | |
|--|-----|
| IH-30 Frontage Road | 20' |
| Horizon Road | 30' |
| Street Type E | 10' |
| Street Type B | 10' |

SURFACE PARKING LOTS

A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)

| | |
|---------------------------------|---|
| IH-30 Frontage Road | 0 |
| Horizon Road | 0 |
| Street Type E, B (Horizon Road) | 2 |
| Street Type E, B (IH-30) | 2 |

