

Yanni Meadows

A Master Plan Development

Prepared

By

JJ Development Co.

Table of Contents

1. Introduction
 - Purpose
 - Location
2. Existing Conditions
 - Site Description
 - Surrounding Land Use
3. Goals and Objectives
 - Community and Cohesiveness
 - Multiple Housing Options
 - Quality and Character of Community
 - Orderly Growth
4. Project / Plan Description
 - Land Use
 - Land Use Changes / Regulatory Compliance
 - Mobility (Arterial Plan)
 - Utilities
 - Amenities / Open Space
 - Phasing / Development Schedule
5. Exhibits
 - Vicinity Map
 - Location Map
 - Preliminary Land Plan

1. INTRODUCTION

Purpose

JJ Development CO. LLC is a small to large residential and commercial developer with residential projects in Manvel and Rosenberg, Texas. The newest project is Yanni Meadows, a master plan community for 735 single family homes. A planned unit development application will be prepared by JJ Development Co. LLC, pursuant to the City of Rosenberg ordinances related to Planned Unit Development (PUD). The purpose of the PUD is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities; to preserve the quality of the natural environment; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

Location

Yanni Meadows subdivision a Planned Unit Development is a mixed - use project located in the City of Rosenberg, Texas. The property consists of approximately 277 acres of land and is physically located south of Highway 59, a main corridor through Rosenberg. The property borders are in the City Limits of Rosenberg. A Vicinity Map, displaying the project's location relative to the greater Rosenberg area, is included in the Exhibits section of this document, as well as a more localized Location Map. A strong community character will be achieved within the proposed development by creatively mixing land uses, administering high quality architectural and design standards and providing a variety of amenities. Yanni Meadows will provide a wide variety of housing products and price ranges.

2. EXISTING CONDITIONS

Site Description

This development site is on the southeast side of Rosenberg. A survey was performed on the site several years ago, and will be sent in the near future, once it is released by the sellers. A new survey will be performed during the feasibility study timeframe. Existing physical constraints affecting development of Yanni Meadows will be to work with the City of Rosenberg in growing the City wastewater plant to accommodate this size subdivision. The City has agreed to improve the size of the wastewater treatment plant to meet the demands of the future houses and commercial sites within Yanni Meadows and future subdivisions. This condition has been discussed between JJ Development and City officials. A plan to upgrade the

WWTP has been devised as to there being a need for three to five upgrades to the WWTP. Each upgrade will be constructed during the phase of construction where it is required to support the lots in that phase.

Surrounding Land Use

Land uses surrounding the subject property are predominately residential and undeveloped land. Veranda, a smaller subdivision of single-family homes, is currently on its second phase of construction of homes ranging in size from 1600 to 4000 square feet and with a price range of \$240,000 to \$500,000. Please refer to the Vicinity Map located in the Exhibits section to see surrounding land uses.

3. GOALS AND OBJECTIVES

The goals of Yanni Meadows Planned Unit Development are to provide guidelines for the creation of a quality development that provides community cohesiveness, variety, and options in housing quality and uniformity in building construction, orderly growth and desired results. Further, the goals reflect the flexibility to achieve a high-quality development in a coordinated suburban setting. The goals and objectives are outlined below:

Goals

Community Cohesiveness

Multiple Housing Options

Quality and Character of Community

Objectives

Provide compatible and functional land uses for education, shopping, living, and recreational activities

Provide a variety of housing options, lifestyles, and price ranges.

Provide high quality planning and architecture of creatively designed houses and landscaping

The goals and objectives for Yanni Meadows will be achieved through the implementation of a series of planning strategies designed to maintain flexibility in the marketplace. Variety and choice will be achieved by creating a community of mixed land uses of commercial and a variety of lot sizes. The variety of lot sizes for single family detached residential units is intended to appeal to a broad spectrum of buyers, the variety of lifestyles will be provided by employment centers, shopping, and other commercial sites, recreational uses, aesthetic open space, greenbelts, trails, and other community and neighborhood amenities.

Orderly growth will be achieved through a master plan implemented by the proven and experienced land development team of JJ Development. This will ensure a completed project that is consistent in character and content, providing residents, businesses, and visitors with a clear sense of community.

In summary, the planning strategies that will be implemented in Yanni Meadows will ensure the future success of this community and its surrounding neighboring communities.

4. PROJECT / PLAN DESCRIPTION

Land Use

Yanni Meadows will be comprised of multiple land uses dominated by single family residential. Other anticipated uses include commercial and recreational. The intended uses are on the Preliminary Land Plan which is located in the Exhibits section. The Preliminary Land Plan for Yanni Meadows illustrates a collection of individual residential cells that take their access from the adjoining thoroughfare system designed within the subdivision. A major arterial spine street, Spacek Rd., which enters the property from Koebler Rd. and will end up connecting to Powerline Rd., will possess a 100' right of way with lakes on both sides and residential and landscaping decor. Individual residential cells will be developed with varying lot sizes as market conditions dictate. The City of Rosenberg will allow Yanni Meadows to contain lots with widths of 30', 55', 60', and 75' that have total lot sizes of 3600, 6600, 7200, and 9750 square feet, respectively. A large lake system will be established for the purposes of water retention and recreation. The lakes will have walking/jogging trails for all residents of Yanni Meadows.

Land Use Changes/Regulatory Compliance

In order to implement the Preliminary Land Plan as currently proposed, each of the proposed land uses have been assigned zoning categories consistent with the current Rosenberg regulations.

Mobility

Yanni Meadows will enjoy superior traffic mobility with the implementation of the planned arterial system. The commercial acreage has a significant amount of frontage along Koeblen Rd., while Spacek Rd. will provide generous access into the proposed community. All residents of Yanni Meadows will have connectivity to the local downtown area, as well as a short drive to Houston proper.

Utilities

Yanni Meadows' developer will work with the City of Rosenberg to get "will serve" letters for water and sewage capacity.

Proposed Improvements

A complete utility system is planned to include water distribution, a wastewater collection system, and a storm drainage system including outfall channel improvements. The design and construction of the utility plan will conform to the criteria published to the codes and regulations of Rosenberg.

Water

A new water main will be needed to be brought to the project site from the City water plant. The developer and City manager have already met and talked about the new water main construction plans. The existing waterline on Koeblen Rd. will be extended to the subdivision site. The developer will design the flow of water throughout the subdivision.

Wastewater

The developer will design and construct one or more lift stations which will flow into a City of Rosenberg WWTP. The design team will determine the required lift station capacities.

Wastewater Collection System

The wastewater system is predominately a gravity system designed to accommodate normal infiltration and sewage flows. The proposed pipe material, bedding, and manhole design should provide a collection system that requires little maintenance and allows minimum infiltration.

Storm Drainage System

There will be five large and two small detention ponds designed for the project. All ponds will have an underground outfall from the southwest section to the northeast section of the project that will then outfall into Dry Creek.

Flood Levels

All areas of Yanni Meadows are outside of both the 100-yr and the 500-yr floodplains, which means there is less than a 0.2% chance that the community will experience flooding in any given year. Proper drainage design will reduce the risks even further, and substantially insulate the neighborhood from the flooding issues affecting much of the Greater Houston area.

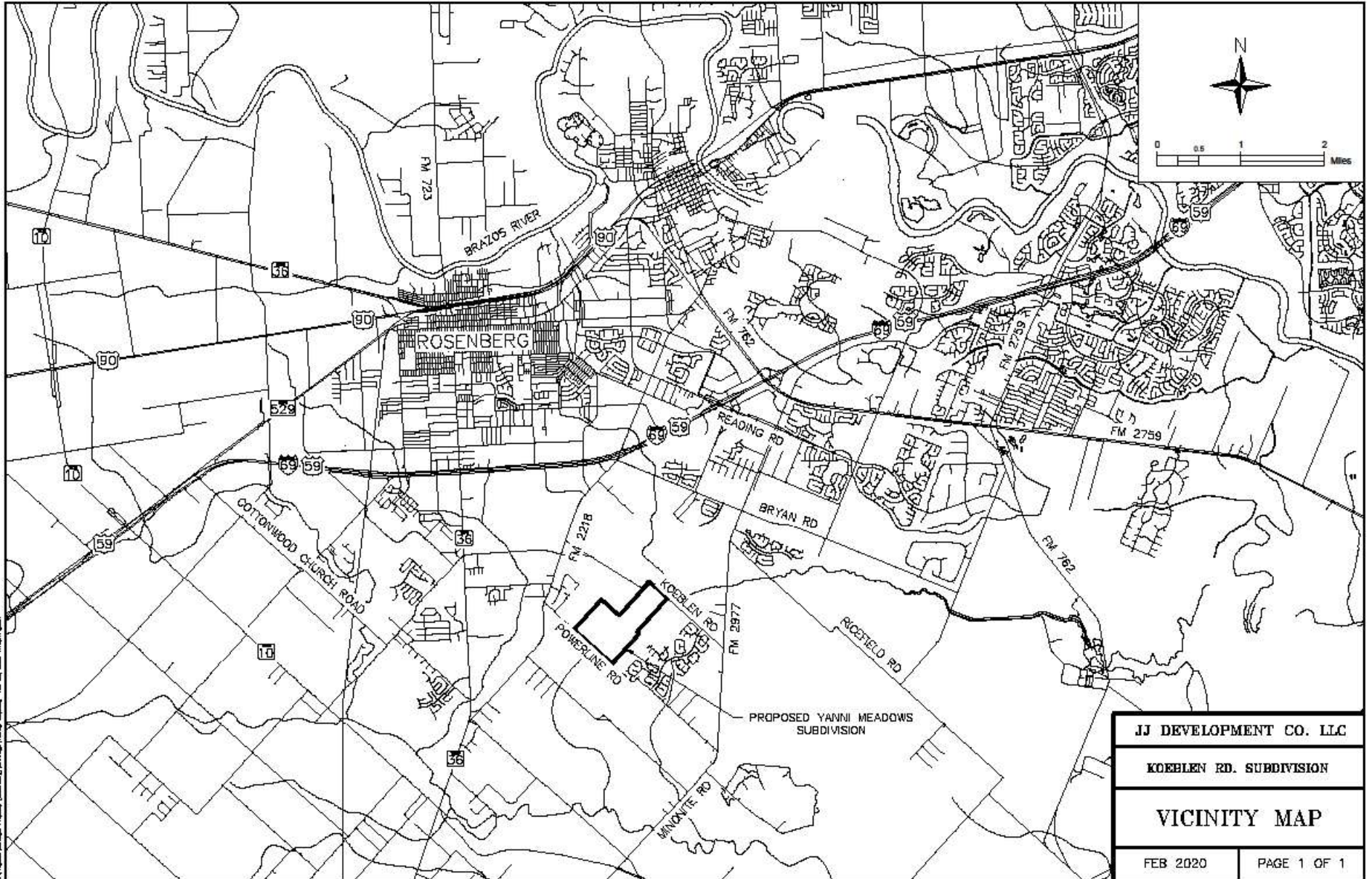
Amenities

The amenities for the subdivision will be a club house with an exercise room and a meeting room. A pool for all ages will be built, as well as a splash pad for all to enjoy. Room for bounce houses will be designed next to the club house. A six-foot-wide jogging/walking trail has been designed to meander around the lakes.

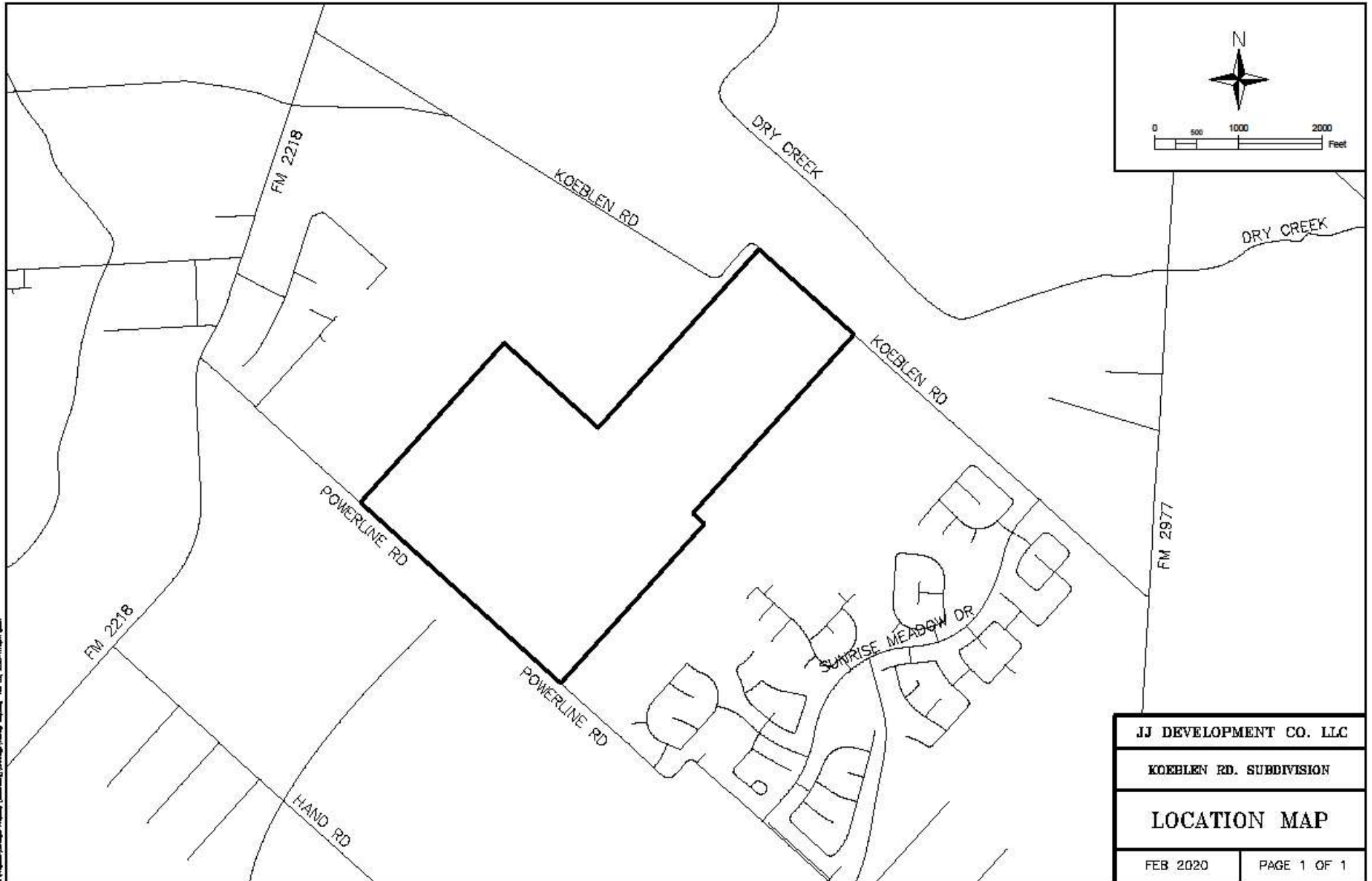
Phasing/Development Schedule

It is anticipated that the subdivision will be developed in two to three phases over a three to a maximum of four years depending on the velocity of builder's sales. This assumes each phase will contain a sufficient number of lots to be sold and built for an 18-month period. The initial phase of development starts along Koeblen Rd. Phase two will resume construction from the main arterial through the parcel as well as starting construction along Powerline Rd. Phase three will start construction from Powerline Rd. All construction timing of future phases will be dependent upon market driven forces.

5. EXHIBITS
Vicinity Map



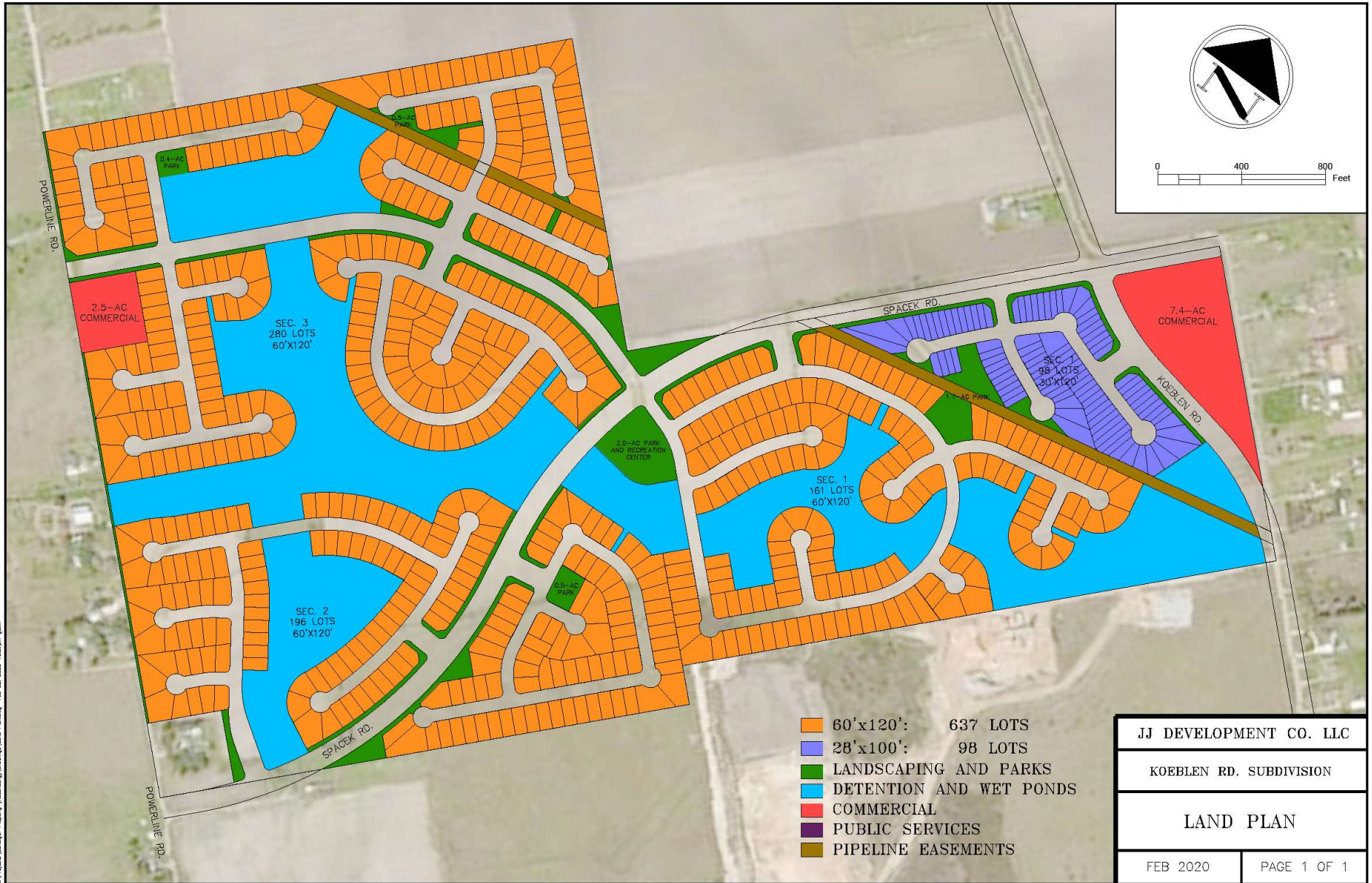
Location Map



JJ Development Co. LLC
11111 Highway 101, Suite 100, Houston, TX 77036

JJ DEVELOPMENT CO. LLC	
KOEBLEN RD. SUBDIVISION	
LOCATION MAP	
FEB 2020	PAGE 1 OF 1

Preliminary Land Plan



JJ Development Co. LLC
 24 Project Center Parkway (Commercial) Columbia, SC 29204-1527pm.south

- 60'x120': 637 LOTS
- 28'x100': 98 LOTS
- LANDSCAPING AND PARKS
- DETENTION AND WET PONDS
- COMMERCIAL
- PUBLIC SERVICES
- PIPELINE EASEMENTS

JJ DEVELOPMENT CO. LLC	
KOEBLEN RD. SUBDIVISION	
LAND PLAN	
FEB 2020	PAGE 1 OF 1