

BRIDGELAND

(6-7-2021)

Development Standards Reference Guide
to differences between:

Parkland Village

vs.

Prairieland Village

THIS REFERENCE GUIDE HAS BEEN CREATED FOR:

1. BUILDERS THAT ARE ACTIVELY OR HAVE RECENTLY BEEN BUILDING IN PARKLAND VILLAGE.
2. BUILDERS THAT ARE FAMILIAR WITH THE RESIDENTIAL NEW CONSTRUCTION DEVELOPMENT STANDARDS CREATED FOR PARKLAND VILLAGE; AS WELL AS ALL UPDATES POSTED AT <https://www.KenAnderson.com/res-bridgeland>.
3. BUILDERS THAT ARE CONTRACTED TO BUILD IN PRAIRIELAND VILLAGE.

NOTE:

FOR BUILDERS WHO DO NOT MEET ALL OF THE REQUIREMENTS LISTED ABOVE, IT IS RECOMMENDED THAT, RATHER THAN USING THIS REFERENCE GUIDE, YOU INSTEAD DOWNLOAD, COMPLETELY READ AND BECOME FAMILIAR WITH:

THE PRAIRIELAND VILLAGE RESIDENTIAL NEW CONSTRUCTION DEVELOPMENT STANDARDS AVAILABLE ONLINE AT:

<https://www.KenAnderson.com/res-bridgeland>.

PURPOSE OF THIS REFERENCE GUIDE

THE INTENDED PURPOSE OF THIS REFERENCE GUIDE IS TO ASSIST BUILDERS IN QUICKLY IDENTIFYING THE INITIAL DIFFERENCES BETWEEN THE RESIDENTIAL NEW CONSTRUCTION DEVELOPMENT STANDARDS CREATED FOR:

PARKLAND VILLAGE VS. PRAIRIELAND VILLAGE

IMPORTANT:

ALL BUILDERS CONTRACTED TO BUILD IN PRAIRIELAND VILLAGE SHOULD DOWNLOAD, COMPLETELY READ AND BECOME FAMILIAR WITH:

THE PRAIRIELAND VILLAGE RESIDENTIAL NEW CONSTRUCTION DEVELOPMENT STANDARDS ARE AVAILABLE ONLINE AT:

<https://www.KenAnderson.com/res-bridgeland>.

DISCLAIMER

THE RESIDENTIAL NEW CONSTRUCTION DEVELOPMENT STANDARDS (THE “STANDARDS”) ARE LIVING DOCUMENTS THAT ARE REVISED AND UPDATED FROM TIME TO TIME IN ORDER TO MEET THE NEEDS OF THIS EVER-EVOLVING ELITE COMMUNITY.

THIS REFERENCE GUIDE (THE “REFERENCE GUIDE”) IS ONLY INTENDED TO HIGHLIGHT THE INITIAL DIFFERENCES BETWEEN THE STANDARDS FOR PARKLAND VILLAGE AND THE STANDARDS FOR PRAIRIELAND VILLAGE. ALL BUILDERS SHOULD THOROUGHLY READ THE PRAIRIELAND VILLAGE RESIDENTIAL NEW CONSTRUCTION DEVELOPMENT STANDARDS.

WHILE BEST EFFORTS HAVE BEEN MADE TO HELP ENSURE THAT THIS REFERENCE GUIDE IS AS ACCURATE AND COMPREHENSIVE AS POSSIBLE, IT SHOULD NOT BE INTERPRETED TO BE ALL-INCLUSIVE. NOR IS IT INTENDED TO BE USED AS A SUBSTITUTE FOR THE COMPLETE GOVERNING DOCUMENT, KNOWN AS THE RESIDENTIAL NEW CONSTRUCTION DEVELOPMENT STANDARDS. IN CASE OF A DISCREPANCY BETWEEN THIS REFERENCE GUIDE AND THE STANDARDS, THE STANDARDS SHALL RULE. ADDITIONALLY, IT IS THE BUILDERS SOLE RESPONSIBILITY TO ENSURE THAT ALL REQUIREMENTS AND PROCEDURES OF THE MOST CURRENT STANDARDS ARE FOLLOWED.

THE MOST CURRENT PUBLISHED STANDARDS FOR EACH VILLAGE ARE AVAILABLE ONLINE AT:
<https://www.KenAnderson.com/res-bridgeland>



SECTION II.
SITE DESIGN

REVISED 06-07-2021

SITE DESIGN

SUMMARY OF DIFFERENCES

PRIVATE WALKWAYS

- PRIVATE WALKWAYS ARE INSTALLED FROM FRONT DOOR OF THE HOME TO:
- PRIVATE WALKWAYS:
- PRIVATE WALKWAY WIDTH:
- PRIVATE WALKWAY MAX. SLOPE:
- REFERENCE EXHIBITS:

PARKLAND VILLAGE

- BACK-OF-CURB
- INTERSECT THE PUBLIC SIDEWALK
- FIVE (5') FEET
- FIVE (5%) PERCENT
- SPECIFIC TO PARKLAND VILLAGE

PRAIRIELAND VILLAGE

- **DRIVEWAY**
- **DO NOT** INTERSECT THE PUBLIC SIDEWALK
- **FOUR (4')** FEET
- **TWO (2%)** PERCENT
- SPECIFIC TO **PRAIRIELAND** VILLAGE

SITE DESIGN

SUMMARY OF DIFFERENCES

PRIVATE WALKWAY (WALLS)

- PRIVATE WALKWAY WALL TYPE(S):

- PRIVATE WALKWAY WALLS:

- REFERENCE EXHIBITS:

PARKLAND VILLAGE

- WING WALLS, COLUMNS AND CHEEK WALLS.
- REQUIRED ON ALL LOTS*
- *OPTIONAL, ONLY ON CUL-DE-SAC LOTS, WHERE THE DISTANCE (AT THE FRONT PROPERTY LINE) BETWEEN THE SIDE PROPERTY LINE AND DRIVEWAY IS FIFTEEN (15') FEET OR LESS.
- SPECIFIC TO PARKLAND VILLAGE

PRAIRIELAND VILLAGE

- **ACCENT WALLS**, INSTEAD OF WING WALLS, COLUMNS AND CHEEK WALLS.
- **ACCENT WALLS** REQUIRED ON ALL LOTS, INCLUDING ALL CUL-DE-SAC LOTS (REGARDLESS OF LOT WIDTH).
- SPECIFIC TO **PRAIRIELAND** VILLAGE

SITE DESIGN

SUMMARY OF DIFFERENCES

PUBLIC SIDEWALKS

- PUBLIC SIDEWALK WIDTH:
- PUBLIC SIDEWALK DISTANCE FROM R.O.W. :
- REFERENCE EXHIBITS:

PARKLAND VILLAGE

- FIVE (5') FEET
- FOUR (4') FEET
- SPECIFIC TO PARKLAND VILLAGE

PRAIRIELAND VILLAGE

- FIVE (5') FEET
- SIX (6') FEET
- SPECIFIC TO PRAIRIELAND VILLAGE



SECTION III.

ARCHITECTURAL DESIGN

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ARCHITECTURAL DESIGN

SUMMARY OF DIFFERENCES

ADDRESS PLAQUE

PARKLAND VILLAGE

PRAIRIELAND VILLAGE

- ADDRESS PLAQUE TYPE:

- PRECAST STONE (WITH FOUR (4") INCH TALL SANDBLASTED NUMBERS)
- ALTERNATE TYPE, APPROPRIATE TO THE STYLE OF ARCHITECTURE, MAY BE CONSIDERED ON A CASE-BY-CASE BASIS.

- INTERNALLY LIT (SOLELY CONTROLLED BY A PHOTOCCELL)

- ADDRESS PLAQUE LOCATION:

- MOUNTED ON THE FRONT FAÇADE OF THE HOUSE.

- MOUNTED ON THE FRONT FAÇADE OF THE GARAGE, CLOSEST TO THE HOUSE.

- REFERENCE EXHIBITS:

- SPECIFIC TO PARKLAND VILLAGE

- SPECIFIC TO PRAIRIELAND VILLAGE



SECTION IV.
FENCING

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FENCING

SUMMARY OF DIFFERENCES

FENCING


- REFERENCE EXHIBITS:

PARKLAND VILLAGE

- SPECIFIC TO
PARKLAND VILLAGE

PRAIRIELAND VILLAGE

- SPECIFIC TO
PRAIRIELAND VILLAGE



SECTION V.
LANDSCAPING

LANDSCAPING

SUMMARY OF DIFFERENCES

LANDSCAPING

- SOD FRONT YARD MAX. COVERAGE:
- SOD TYPE:
- RESIDENTIAL PLANT LIST:
- REFERENCE EXHIBITS:

PARKLAND VILLAGE

- SIXTY (60%) PERCENT
- **TIFWAY 19** OR CELEBRATION BERMUDA
- SPECIFIC TO PARKLAND VILLAGE
- SPECIFIC TO PARKLAND VILLAGE

PRAIRIELAND VILLAGE

- **SEVENTY (70%)** PERCENT
- CELEBRATION BERMUDA
- SPECIFIC TO **PRAIRIELAND** VILLAGE
- SPECIFIC TO **PRAIRIELAND** VILLAGE

An aerial sketch of a village, showing numerous houses with gabled roofs, streets, and trees. The sketch is rendered in a light blue color against a darker blue background.

DOWNLOAD THE MOST CURRENT PUBLISHED STANDARDS FOR EACH VILLAGE
ONLINE AT:

<https://www.KenAnderson.com/res-bridgeland>