

BRIDGELAND

COMMERCIAL PLANNING & DESIGN STANDARDS



FEBRUARY 02, 2024

I.	GENERAL INFORMATION	4
1.1	INTRODUCTION	4
1.2	PURPOSES OF STANDARDS	4
1.3	DESIGN AND REVIEW AUTHORITIES	5
1.4	DEFINITIONS	6
II.	PLAN REVIEW/ INSPECTIONS / PERMITS	15
2.1	GENERAL INFORMATION	15
2.2	PROFESSIONAL LICENSES	16
2.3	APPLICATION/ SUBMISSIONS	17
2.4	APPLICATION REVIEW FEES	19
2.5	COMPLIANCE DEPOSIT	20
2.6	GOVERNMENTAL REGULATIONS	20
2.7	VARIANCES	20
2.8	LIMITATION OF LIABILITY	21
2.9	RETROACTIVE EFFECT	22
2.10	DESIGN APPROVAL PROCESS	22
2.11	CONSTRUCTION REVIEW PROCESS	27
2.12	INSPECTIONS	30
2.13	LANDSCAPE/IRRIGATION PLANS; INSPECTIONS	30
2.14	OBJECTIONABLE EFFECTS OF CONSTRUCTION UPON NEIGHBORING SITES	31
2.15	REVIEW OF CONSTRUCTION AND FINAL WALK THROUGH	31
2.16	ARCHITECT’S LETTER OF COMPLETION	31
2.17	CERTIFICATION OF COMPLETION	32
III.	DEVELOPMENT DESIGN GUIDELINES	34
3.1	COMPLIANCE WITH GOVERNING AUTHORITIES	34
3.2	SITE DEVELOPMENT	34
3.3	SETBACKS	36
3.4	BUILDING DESIGN	40
3.5	DRIVES AND PARKING	42
3.6	LOADING, MANEUVERING, STORAGE AND SCREENING	46
3.7	AMENITIES AND WALKS	48
3.8	LANDSCAPE	50
3.9	EXTERIOR ILLUMINATION	58
IV.	SIGN STANDARDS	62
4.1	OBJECTIVES	62
4.2	GENERAL REQUIREMENTS	62
4.3	PERMANENT SIGNS	66
4.4	TEMPORARY SIGNS	74
V.	EXHIBITS & DIAGRAMS	86
	EXHIBIT “A1” – OVERALL SETBACK DIAGRAM	87
	EXHIBIT “A2” – SUSTAINABLE UPGRADE - SHARED DRIVEWAY DIAGRAM	88
	EXHIBIT “A3” – PARKING LOT AND BUILDING PERIMETER DIAGRAM	89
	EXHIBIT “A4” – SUSTAINABLE UPGRADE - PARKING LOT W/ BIOSWALES	90
	EXHIBIT “A5” – SUSTAINABLE UPGRADE - PERMEABLE SURFACE AT PARKING LOT	91
	EXHIBIT “A6” – ACCESSIBLE PARKING SPACES	92
	EXHIBIT “A7” – DRIVEWAY AND SIGNAGE DIAGRAM - WITH MEDIAN AND TRAIL	93
	EXHIBIT “A8” – DRIVEWAY AND SIGNAGE DIAGRAM - WITH MEDIAN AND NO TRAIL	94
	EXHIBIT “A9” – DRIVEWAY AND SIGNAGE DIAGRAM - WITH NO MEDIAN	95
	EXHIBIT “A10” – DRIVEWAY WITH ON-STREET PARALLEL PARKING	96
	EXHIBIT “A11” – TRAIL AT DRIVEWAY	97
	EXHIBIT “A12” – TRAIL RAMP WITH NO DETECTABLE WARNING PAVERS	98

EXHIBIT “A13” – TRAIL RAMP WITH DETECTABLE WARNING PAVERS	99
EXHIBIT “A14” – TRAIL CONSTRUCTION DETAILS.....	100
EXHIBIT “A15” – SCREENING AROUND SITE FACILITY	101
EXHIBIT “A16” – PARKING LOT LIGHTING	102
EXHIBIT “A17” – IRRIGATION AND PLANTING DIAGRAM AT DRIVEWAY.....	103
EXHIBIT “A18” – TREE PROTECTION DETAIL.....	104
EXHIBIT “A19” – MANICURED LANDSCAPE IN PHASED DEVELOPMENT (INITIAL PHASE).....	105
EXHIBIT “A20” – MANICURED LANDSCAPE IN FULLY DEVELOPED SITE.....	106
EXHIBIT “A21” – SUGGESTED PLANTING PALETTE	107
EXHIBIT “A22” – SUGGESTED PLANTING PALETTE	108
EXHIBIT “A23” – SUGGESTED PLANTING PALETTE	109
EXHIBIT “A24” – SUGGESTED PLANTING PALETTE	110
EXHIBIT “A25” – SUGGESTED PLANTING PALETTE	111
EXHIBIT “A26” – TREE PLANTING DETAIL.....	112
EXHIBIT “A27” – PLANT SPACING DIAGRAM.....	113
EXHIBIT “A28” – FENCE BETWEEN SIDE AND REAR PROPERTY LINES (OPTIONAL).....	114
EXHIBIT “A29” – OVERALL LANDSCAPE SETBACK PLANTING DIAGRAM.....	115
EXHIBIT “A30” – STREET FRONTAGE LANDSCAPE SETBACK PLANTING WITH TRAIL	116
EXHIBIT “A31” – STREET FRONTAGE LANDSCAPE SETBACK PLANTING WITH TRAIL	117
EXHIBIT “A32” – STREET FRONTAGE LANDSCAPE SETBACK PLANTING WITH NO TRAIL	118
EXHIBIT “A33” – LANDSCAPE SETBACK PLANTING AT SIDE AND REAR PROPERTY LINES	119
EXHIBIT “A34” – LANDSCAPE SETBACK AT SIDE AND REAR PROPERTY LINES.....	120
EXHIBIT “A35” – SUGGESTED PLANTING PALETTE FOR BLMZ.....	121
EXHIBIT “A36” – SUGGESTED PLANTING PALETTE FOR BLMZ.....	122
EXHIBIT “A37” – SUGGESTED PLANTING PALETTE FOR BLMZ.....	123
EXHIBIT “A38” – FORESTATION PLANTING MIX DIAGRAM	124
EXHIBIT “A39” – FORESTATION PLANTING MIX AND DENSITY.....	125
EXHIBIT “B1” – SINGLE OWNER/TENANT MONUMENT SIGNAGE.....	126
EXHIBIT “B2” – MULTI OWNER/TENANT MONUMENT SIGNAGE.....	127
EXHIBIT “B3” – NEIGHBORHOOD/VILLAGE SHOPPING CENTER MONUMENT SIGNAGE.....	128
EXHIBIT “B4” – REGIONAL SHOPPING CENTER MONUMENT SIGNAGE	129
EXHIBIT “B5” – ACCESSIBLE PARKING SIGNAGE.....	130
EXHIBIT “B6” – TRAFFIC SIGNAGE.....	131
EXHIBIT “B7” – TEMPORARY SIGNAGE - PROJECT ID SIGNAGE	132
EXHIBIT “C1” – BOMA SQUARE FOOTAGE CALCULATION	133
EXHIBIT “C2” – BRIDGELAND PARKING REQUIREMENTS	134

I. GENERAL INFORMATION

1.1 Introduction

- A.** Bridgeland is a hometown for people and companies being developed on 11,400 acres in Harris County, Texas, approximately 27 miles northwest of downtown Houston.
- B.** These Design Guidelines specifically pertain to Commercial Parcels; such as office, retail, light industrial, research, warehouse/distribution, religious facilities, schools, recreational, specialty/technical, medical, institutional and apartments within Bridgeland. In addition, Parcels in specific locations may have their own supplemental Design Guidelines known as Zone Criteria which may vary from or expand on these Design Guidelines. If applicable, the Zone Criteria will be provided to the Property Owner/Applicant with the Design Guidelines. References to the Design Guidelines shall be deemed to also refer to any applicable Zone Criteria. Separate Design Guidelines pertain to residential single-family dwellings, townhouses and condominiums.
- C.** The Covenants, these Design Guidelines and other Zone Criteria have been designed to carry forward the Bridgeland design philosophy and overall character, promote desirable Site planning and architecture, and establish a design baseline for key elements in the development. For example, the goal of preserving and enhancing the natural environment is implemented by the Design Guidelines through the designation of Landscape Setbacks along roadways, Building and Parking Setbacks, and landscaping within parking lots.

1.2 Purposes of Standards

The Design Guidelines, along with any applicable Zone Criteria, have been established to assist the Property Owner/Applicant and their consultants (designers, architects, landscape architects and builders) with design and construction in Bridgeland.

The purpose of these Design Guidelines is to promote a coordinated, desirable development and facilitate the submittal and review process by:

- A.** Assisting the Property Owner/Applicant and their design personnel in achieving the desired level of Site design, planning development, and construction.
- B.** Assisting the Property Owner/Applicant in expediting the architectural review of plans by prescribing the information required for the reviews early in the process.
- C.** Enhancing aesthetics and promoting a coordinated development of Bridgeland as a whole, creating a cohesive language of architectural materials, volumes and details consistent and compatible with existing structures.

1.3 Design and Review Authorities

A. The Covenants

The Declaration of Covenants, Conditions, and Restrictions for Bridgeland Commercial Properties (Covenants) are recorded in the Real Property Records of Harris County, Texas, and are legally binding upon the Commercial Properties, including the Parcels, and each Property Owner. The Covenants provide for the Bridgeland Commercial Association, Inc. to administer and enforce the Covenants including the design application and approval requirements set out in the Covenants, subject to the rights of Bridgeland Development, LP, as declarant. Any and all improvements to any property must be approved in writing by the Reviewer prior to the start of any construction activity. All construction must comply with the Covenants and these Design Guidelines. These Design Guidelines are subject to change without notice.

B. The Reviewer

Bridgeland Development, LP, as declarant under the Covenants, is authorized by the Covenants to adopt and enforce Design Guidelines governing property use, improvements, additions, modifications and maintenance requirements to properties within the area governed by the Covenants. The entity with review and approval authority is referred to in the Covenants and these Design Guidelines as the “Reviewer”. The Reviewer may seek and obtain the advice and counsel of professionals including architects, attorneys, designers, engineers and landscape architects in connection with its duties of implementing and enforcing the Commercial Design Guidelines. After the period of development and sale expires, or at such earlier time as Declarant determines, the review and approval of improvements will be the responsibility of the Bridgeland Commercial Association, Inc.

C. Compliance with Governing Authorities

It is the sole responsibility of the Property Owner/Applicant and their design consultants to comply with applicable codes, laws, statutes, ordinances, rules, regulations, requirements and restrictions of authorities having jurisdiction. All structures and/or other improvements shall be designed in accordance with applicable building codes, laws, statutes, ordinances, rules, regulations, requirements and restrictions of the applicable governing authorities, whether Local, County, State, or Federal and in compliance with the Covenants and these Design Guidelines. In the event of a conflict between the various governing authorities, the more stringent requirement will apply.

D. Local, State and Federal Law

Municipal Utility District (MUD), Water Control and Improvement District (WCID), other special purpose districts, city, county, state and federal laws and

regulations may apply to an improvement or project.

E. Plat

Subdivision plats (or maps of land divisions within an area) recorded in the Plat Records of Harris County, Texas, show individual lots, property lines, minimum building and paving setback lines, utility and other easements, street access limitations and other requirements.

F. Commercial Design Guidelines

Under authority of the Covenants, the Reviewer has adopted these Commercial Design Guidelines which apply to all improvements on property covered by the Covenants.

G. Terms and Definitions

Terms defined in the Covenants (as defined herein) and delineated herein by initial capital letters shall have the same meaning ascribed thereto in the Covenants. In addition, other terms not defined in the Covenants but defined herein will, when delineated with initial capital letters, have the meanings ascribed thereto in these Bridgeland Commercial Design Guidelines. Terms and phrases which are not delineated by initial capital letters shall have the meanings commonly ascribed thereto.

1.4 Definitions

Anchor Tenant

The primary Tenant in a shopping center designated by the landlord. There may be more than one (1) Anchor Tenant.

Application Review Fee

See Section 2.4.

Applicable Law

The rules and regulations of Bridgeland Committee, municipal utility districts, water control and improvement districts, other special purpose districts, as well as city, county, state and federal laws and regulations (collectively, the “Applicable Law”), may apply to a Site or to an Improvement. If a Site or Improvement is located in Montgomery County, the term “Applicable Law” includes the Montgomery County Fire Code.

Approved

Means that an item or matter must be approved by a Plan Review Committee or the Committee’s authorized designee.

Architect

An architect licensed to practice in the State of Texas.

Architect of Record

The Architect whose seal and stamp are affixed to the final set of Plans presented to the Plan Review Committee and who, as the agent of the Property Owner, requests all Approvals of the Plan Review Committee.

Architect of Record's Letter of Code Compliance

A letter signed, sealed and presented by the Architect of Record to the Plan Review Committee with the final Plans prior to the Commencement of Construction that states that the Improvement has been designed in accordance with and is in compliance with the Codes, the applicable Covenants, these Standards and Applicable Law. (Form available online at www.KenAnderson.com)

Architect of Record's Letter of Completion

A letter signed, sealed and presented by the Architect of Record to the Plan Review Committee after the completion of construction of the Improvement that certifies that the Improvement has been constructed in compliance with the Approved final Plans, the Codes, the applicable Covenants, these Standards and Applicable Law. (Form available online at www.KenAnderson.com)

Association

The Bridgeland Commercial Association, Inc., a non-profit corporation established in accordance with the Covenants to administer and enforce the Covenants and provide community services.

Bridgeland Commercial Design Review Committee (BCDRC)

Under the authority of the Covenants, the Design Review Committee have adopted these Commercial Planning and Design Standards (the "Standards") which apply to all development and construction of Sites restricted to Commercial Use.

Bridgeland Landscape Maintenance Zone (B.L.M.Z.)

The area of a tenant's parcel which fronts any vehicular drive that the Bridgeland Commercial Association has design and landscape control over which is composed of a landscape zone which may or may not include a trail or pathway. Any drives which are installed after a B.L.M.Z. has been constructed are the tenant/Property Owner's responsibility. Any drives which are installed prior to a B.L.M.Z. being developed are to have double six (6) inch PVC sleeves under them for the future B.L.M.Z. development.

Building Setback

A line parallel or approximately parallel to the Street Right-of-Way or Property Line at a specified distance therefrom marking the minimum distance from the Street Right-of-Way or Property Line that any buildings may be constructed.

Building Sign

Any Sign attached to any portion of a building that is intended to identify the building name or one (1) or more Tenants of the building.

Business Clarifier

Any tag-line a business uses to make the service of the business clear or easier to understand.

Certificate of Compliance/Completion

A written certificate issued by a Plan Review Committee after completion of construction of an Improvement and after receipt of the Architect of Record's Letter of Completion. No Certificate of Compliance/Completion shall be issued unless the Architect of Record's Letter of Completion is acceptable to the Plan Review Committee. A Certificate of Compliance/Completion may be issued on one (1) or more phases of a multi-phase Improvement or upon final completion of the Improvement. (Form available online at www.KenAnderson.com)

Clearing Plan

A "Clearing Plan" must be Submitted and Approved prior to any clearing. This plan should be included with the Final Plan Application as an attachment. The Clearing Plan shall show the clearing limits and proposed location of the protective fencing.

Codes

Refers to all applicable codes and authorities having jurisdiction including but not limited to Building, Structural, Electrical, Accessibility, Fire, Energy, Elevator, Gas and Boiler codes.

Collector (Street)

A street right-of-way which provides access and circulation between major thoroughfares, local access, and interior streets.

Commencement of Construction

The commencement of the pouring of a slab or footers for a slab on a Site for the construction of Improvements.

Commercial Land Uses

For the purpose of these Design Guidelines, office, retail, industrial, research, warehouse/distribution, specialty/technical, medical, religious facilities, schools, recreational, institutional, apartments, conference centers, multi-family and other community uses.

Community Shopping Center Village Center

Retail center anchored by a junior department store(s) or "big box" store(s).

Convenience Shopping Center

Retail strip center without a major anchor that is comprised primarily of inline retail, convenience stores, or a gas station.

Covenants

The restrictive Covenants described in Section 1.3.

Declarant (Developer)

Bridgeland Development, LP, or successors or assigns as provided in the Covenants.

Directional Sign

A sign that provides information about loading, delivery and service areas, fire zones and internal traffic flow patterns.

Easement

Allows another entity to use a portion of property for a limited purpose without owning it. An Easement is the right of a third party (e.g. the developer, a utility company, governmental authority, or other Person) to use a portion of a Site for a limited purpose, as set out in a Plat, the Covenants, or an Easement agreement recorded in county real property records. The Covenants create Easements in favor of the Developer which are ten (10) feet wide at the front and rear of a Site, and five (5) feet wide at each side of the Site. Many Sites are also affected by Drainage Easements (D.E.), Storm Sewer Easements (S.S.E.), Sanitary Sewer Easements (S.E.), Utility Easements (U.E.), Access and Utility Easements (A.U.E.), and Pathway Easements (P.E.). The Property Owner must determine if the approval of the Property Owner of an Easement affecting a Site is required. If such approval is necessary, the Property Owner is solely responsible for obtaining approval prior to the commencement of any construction. Approval of Plans by the Plan Review Committee does not constitute approval of the Plans or the construction contemplated therein by the Property Owner of an Easement affecting a Site.

Engineer

A structural, mechanical, electrical, plumbing, or civil engineer licensed to practice in the State of Texas.

Freeway

A limited access divided highway, including but not limited to The Grand Parkway.

Gross Building Area

The total constructed area of a building measured as provided in The Standard Method for Measuring Floor Area in Office Buildings (current ANSI/BOMA) published by the Building Owners and Managers Association.

Improvement

The construction, alteration, repair or placement of any improvement to the land, including but not limited to, adding or removing square footage to or from a structure, or in any way altering the grading, drainage, construction, size, shape, or physical appearance of the exterior of a structure.

Initial Construction

The first construction of an Improvement on an undeveloped Site.

Landscape Architect

A landscape architect licensed to practice in the State of Texas.

Landscape Irrigator

A landscape irrigator licensed to practice in the State of Texas.

Landscape Pocket

Those areas on a Site where additional landscaping is required by the Plan Review Committee as a condition of Plan Approval to meet open space requirements.

Landscape Setback

Strip of land between streets (freeway, major thoroughfare, collector streets) or Property Lines and Landscape Setback lines, where landscape plantings shall be preserved, enhanced, and/or reforested to meet the requirements of these Design Guidelines, See Section 3.3.

Major Thoroughfare

A street right-of-way which is designated by the City of Houston as a major thoroughfare; including, but not limited to Fry Road, North Bridgeland Lake Parkway, Central Bridgeland Creek Parkway, Tuckerton Road, Mason Road, Peek Road, Westgreen Boulevard, Becker Road, Louetta Road, Katy Hockley Road and Jack Road.

Multi-Tenant Retail Site

A shopping center without an Anchor Tenant that is comprised primarily of convenience stores such as a gas station. (Examples: _____).

Neighborhood Shopping Center

A retail center comprised primarily of convenience stores and anchored by a supermarket and/or drugstore and having a service radius of three (3) to five (5) miles with 30,001 to 150,000 GSF.

OSR

Open Space Reserve.

Pad Site

A tract located within a shopping center that has different ownership from the shopping center and typically has only one (1) Tenant. The buildings on a Pad Site are not physically connected to other buildings in the shopping center.

Paving Setback

A line parallel or approximately parallel to the Street Right-of-Way or to a Property Line at a specified distance therefrom marking the minimum distance from the Street Right-of-Way or Property Line that any impervious cover, such as pavement, parking lots and necessary maneuvering areas, may be constructed.

Permitted Construction

Construction of drainage facilities, utility facilities, landscaping (including landscaped earthen berms), illumination, pathways, fences, directional and identification Signs, streets, driveways providing access to Improvements from adjacent public streets and selective thinning of the Forest Preserves for the

creation of “view corridors” constructed or developed pursuant to Plans Approved by the Plan Review Committee.

Person

A natural person or a legal entity such as a corporation, limited partnership or limited liability company.

Plan Review Committee(s)

Generally, each of the Covenants establishes a separate committee and authorizes the committee to adopt and enforce rules and regulations imposing controls on the development of property within the jurisdiction of the appropriate committee. These committees are referred to individually as a “Plan Review Committee” and collectively as the “Plan Review Committees.” The term “Plan Review Committee” means the Plan Review Committee with jurisdiction over the Site at issue.

The Plan Review Committee(s)

Bridgeland Commercial Development Review Committee (the “BCDRC”);

Plans

Plans and specifications for an Improvement.

Primary Entrance

The main entrance into a Site which is typically divided by a landscape median.

Property Line(s)

The legal boundary of a parcel of land, See Section 3.3

A. Front Property Line

The Property Line of a Site fronting on or bordering any street, unless the Site is on a corner, in which case the Front Property Line will be designated by the Developer or by the Plan Review Committee.

B. Side Property Line

The Property Lines which intersect a Front Property Line.

C. Rear Property Line

The Property Line which connects the Side Property Lines and never intersects with a Front Property Line.

Property Owner/Applicant

The owner(s) of record title in any tract of land whether or not the owner(s) resides on the land.

Reforestation

To replant a depleted forest or landscape zone or to supplement a forested area or landscape zone that has less than the minimum required density of plant material.

Religious Institutions

Churches, synagogues, mosques, temples and similar institutions.

Residential Village

Villages which are predominately residential as described in the General Plan of Bridgeland, including, but not limited to Lakeland Village, Parkland Village, Creekland Village and Prairieland Village.

Reviewer

The entity with review and approval authority of the design guidelines, as described in Section 1.3 B.

Review Period

After the Bridgeland Commercial Design Review Committee receives an Architect of Record's Letter of Completion, the Bridgeland Commercial Design Review Committee shall have forty-five (45) days (the "Review Period") in which to:

- A. Determine if the Architect of Record's Letter of Completion complies (Form available online at www.KenAnderson.com) and if the exterior aesthetic portion of the Improvement complies with the Approved Plans and;
- B. Notify the Property Owner of its decision and any impact to the release of applicable deposits.

Service Area

A portion of the Commercial Properties which receives additional or particular services or is subject to additional Covenants, as provided in the Covenants.

Setbacks

See Sections 3.3 for definitions.

Sign

A display of a message, picture and/or logo located on a Site or on or in a building. Although the Covenants give the Plan Review Committees the authority to regulate all Signs, at this time the Plan Review Committees only regulate:

- A. Signs located on an undeveloped Site,
- B. Directional Signs located on a Site,
- C. Signs located on the exterior of a building (including Signs located on the exterior or interior of the windows of a building) and
- D. Signs located on or in the interior of a building (including Signs which are and are not attached to the building) which can be clearly seen from the exterior of the building.

By limiting the current Standards to the regulation of the Signs described herein, the Plan Review Committees do not waive the right to regulate all Signs.

Single-Family Lot

A lot within Bridgeland, restricted to a structure designed for single-family residential use (Single-Family Dwellings), excluding apartments. Single-Family Dwellings may be attached or detached (townhouses, duplexes, or one or two-story condominiums).

Site

A parcel of land or portion thereof with frontage on a street, devoted to or intended for a use or occupied by a structure or a group of structures.

Street Right-of-Way (ROW)

The area, both paved or unpaved, which has been dedicated to the county or other public body for public access, drainage, and utility purposes.

Submitted

Means that an item or matter must be presented to the Plan Review Committee for consideration.

Subsequent Construction

Changes to existing Improvements on a Site, including changes to landscaping and existing Signs, and installation of new Signs, which occur subsequent to Initial Construction.

Subsequent Inspection

An inspection following an initial inspection during which a violation was noted, or after a notice of violation is sent and the cure period set out in the notice, if any, has expired, to determine if the violation has been cured.

Subsequent Inspection Fee

A fee established by the Plan Review Committees paid by the Property Owner prior to the commencement of a Subsequent Inspection.

Temporary Events

A planned public or social occasion, gathering or activity held for the benefit of the community and its residents or a Company/Tenants, or Institutions, or Non-Profit Organizations. Any event that includes Temporary Improvements to the property such as tents, outdoor seating, signage, music structures, additional Site accessories, and/or lighting.

Temporary Sign / Temporary Signage

A sign to be displayed for less than six (6) months and which does not involve permanent attachment to a building/structure and does not require the removal of vegetation.

Tenant

Holder of a leasehold estate in a Site pursuant to a written or oral lease agreement.

Tower

A communication tower, cell tower, or water tower.

Zone Criteria

Specific Design Guidelines generally created by the Developer or the Property Owner and approved by the Reviewer for a particular zone based upon characteristics unique to that zone, except as provided herein. For example, Zone Criteria for a particular shopping center, may include, but shall not be limited to, materials, colors, roof design, and signage for the center or setback lines, driveway access locations and/or landscape that pertain to specific parcels or land within that shopping center. Because Zone Criteria vary from one area to another, they are not published as part of the Design Guidelines and are available from the Reviewer if a Zone Criteria for a specific area has been approved in writing by the Reviewer. In the event of conflict between Zone Criteria and the Design Guidelines, the Zone Criteria will apply.

II. PLAN REVIEW/ INSPECTIONS / PERMITS

2.1 General Information

- A. All new construction, renovations, remodels, expansions, improvement and/or demolitions of/to any structure are subject to review by the Bridgeland Commercial Design Review Committee. Notwithstanding this general requirement, minor Subsequent Construction may be Approved by Staff without the Bridgeland Commercial Design Review Committee action upon receipt of a completed application and Staff verification that the proposed Improvement is in compliance with these Standards and any applicable Zone Criteria.
- B. The Covenants provide that no improvement to any property will begin on any Site unless complete plans and specifications have been submitted to, and approved, in writing by the Bridgeland Commercial Design Review Committee. It is the responsibility of the Property Owner/Applicant to comply with these requirements in the Covenants and these Design Guidelines. Prior approvals for commercial Sites do not establish precedence for future development. If vertical construction on any improvement does not begin within one year after the approval date, the improvement is subject to a new plan review.
- C. Approvals are based upon, among other things, congruency and harmony of external design with neighboring structures, massing, materials, location and orientation of improvements with neighboring Sites, proper orientation of main elevations with respect to nearby streets, traffic, parking, circulation, landscaping and conformity of plans and specifications to the intent of the Design Guidelines.
- D. All Improvements must be designed and built in accordance with the Covenants, the Codes, these Standards and Applicable Law.
- E. The Bridgeland Commercial Design Review Committee reserves the right to stop construction in the event that any requirement of these Design Guidelines is violated.
- F. All Design Review Submissions shall be submitted to:

Ken Anderson & Associates
ATTN: Commercial Department
2219 Sawdust Road - Suite 1601
The Woodlands, TX 77380
281-367-5430
www.KenAnderson.com

G. Commercial Project Approval Process

- (1)** Review Guidelines, including Zone Criteria, if applicable.
- (2)** Submit Concept Design Submission.
- (3)** Receive Concept Design Approval
- (4)** Submit Preliminary Design Submission
- (5)** Receive Preliminary Design Approval
- (6)** Submit Final Design Submission
- (7)** Receive Final Design Approval and;

Submit required drawings and applications to Harris County for Building Permit and Fire Code Permit, verify requirements with County.
- (8)** Begin Construction
- (9)** Submit a Fire Code Request for Final Inspection to Harris County.
- (10)** Submit Architects letter of Completion after construction is complete.
- (11)** Reviewer conducts Final Compliance Inspection
- (12)** Reviewer issues Certification of Completion after Final Compliance Inspection verifying the project and landscaping reflect the approved plans and specifications.
- (13)** Compliance Deposits are released, if applicable.

2.2 Professional Licenses

- A.** All structures and improvements shall be designed by an Architect registered in the State of Texas. The Architect, assisted by Engineers (also registered in the State of Texas), shall have responsibility for the design concepts, character and technical design and detailing of the various building systems to be incorporated in the improvements. In addition, the Architect shall have responsibility for compliance with the requirements of the various applicable governing authorities and the Covenants and these Design Guidelines. The Bridgeland Commercial Design Review Committee does not review or approve these elements. Final design submission must be prepared by, sealed by, and signed by an Architect and Engineer(s) registered in the State of Texas.
- B.** The landscape plan and irrigation plan, if applicable, must be prepared by a Registered Landscape Architect and Landscape Irrigator, respectively. All

submitted landscape plans must be prepared and stamped by a registered Landscape architect (registered in the State of Texas).

2.3 Application/ Submissions

- A.** Applications and required documents are to be submitted electronically online at www.KenAnderson.com. A completed application form and one (1) electronic set of required documents (listed below) are to be included for review in each of the three (3) required submissions – Concept, Preliminary, and Final Design. See Section 2.10 for Design Approval Process.

Each submission must include the following:

(1) Title Block

Including project name, parcel and village designation, name and address of the Property Owner/Applicant, Architect, Engineers, Landscape and Architect. Submission type, revision dates, graphic scale/drawing scale and the status of the submission shall be indicated as well.

(2) Existing Site Conditions

Showing all existing civil Site conditions such as Property Boundary (with meets and bounds), parcel acreage, north arrow, existing or proposed streets (including name, elevations, ROW, width and paving limits), Site drainage systems, easements, Landscape Setbacks, Paving Setbacks, Building Setbacks, topography, major stands of vegetation, existing trees and all other significant natural features such as ponds, creeks, etc.

- B.** The following shall be submitted at the completion of the Construction Process:

(1) Architect’s Letter of Code Compliance

A letter signed, sealed and presented by the Architect of Record to the Bridgeland Commercial Design Review Committee with the final Plans prior to the Commencement of Construction that states that the Improvement has been designed in accordance with and is in compliance with the Codes, the applicable Covenants, these Standards and Applicable Law. (Please refer to www.KenAnderson.com for the appropriate form). This letter is a requirement to release any withheld development and/or compliance deposits.

(2) Architect’s Letter of Completion

A letter signed, sealed and presented by the Architect of Record to the Bridgeland Commercial Design Review Committee after the completion

of construction of the Improvement that certifies that the Improvement has been constructed in compliance with the Approved Final Plans, the Codes, the applicable Covenants, these Standards and Applicable Law. (Please refer to www.KenAnderson.com for the appropriate form). This letter is a requirement to release any withheld development and/or compliance deposits.

- C.** Required Information and Documents. Each application must include the following information or documents and must satisfy the following requirements:
- (1)** All information and attachments required by these Standards and noted on the appropriate application must be provided and attached thereto.
 - (2)** A master plan for a Site is required for projects with more than one (1) phase of construction (example: schools, religious institutions, shopping centers) and must be presented with the Concept Plan Application. Subsequent applications must include the originally Approved master plan and any proposed changes.
 - (3)** Landscape Plans and irrigation plans (if applicable) must be prepared and sealed by a Landscape Architect. The Bridgeland Commercial Design Review Committee may choose to grant a variance to allow for these drawings to be submitted for review and approval up to three months after construction has commenced.
 - (4)** The official seal and signature of the Architect of Record, Engineer, or Landscape Architect must appear on the Final Plans.
 - (5)** A “Clearing Plan” must be Submitted and Approved prior to any clearing. This plan should be included with the Final Plan Application as an attachment. The Clearing Plan should show the clearing and proposed location of the protective fencing.
 - (6)** A Soil Boring Plan must be submitted and approved prior to any soil boring work commencing. Must avoid all trees eight (8) inch caliper and above when setting the soil boring locations.
 - (7)** The Site grading plan will be reviewed in connection with the Preliminary Plan Application to ensure that no clearing will occur in any Forest Preserve/ landscaping zone due to grade changes required from building or parking areas.
 - (8)** The final construction Plans must demonstrate that Landscape Setbacks will not be cleared, except for Permitted Construction.
 - (9)** Plans for the following types of construction must be prepared by an Architect:

- (a) Initial Construction;
- (b) Subsequent Construction of Improvements greater than 1,000 square feet in Gross Building Area.

2.4 Application Review Fees

The Application Review Fees shall be paid at the time of Concept Submission. The Fees are established to defray the expenses associated with the review of improvements. Checks for the Review Fees shall be made payable to the Bridgeland Commercial Association, Inc. Currently, the Fees are as follows:

BRIDGELAND COMMERCIAL FEE STRUCTURE

Square Footage Calculated per BOMA standards

DESCRIPTION	COMMERCIAL				INDUSTRIAL			
	(Base) 0-30	(Base + \$/SF) 30-100	(Base + \$/SF) 100-250	(Base + \$/SF) 250+	(Base) 0-30	(Base + \$/SF) 30-100	(Base + \$/SF) 100-250	(Base + \$/SF) 250+
Square Footage Ranges (in thousands)								
Items Listed Below are Included in Total Fee								
Development Criteria								
Concept Review								
Concept Review (1st Resubmittal Included)								
Preliminary Review								
Preliminary Review (1st Resubmittal Included)								
Final Review								
Final Review (Included)								
Clearing permit								
Site Inspection								
Pre-Landscape Meeting								
Architect Letter of Completion								
Final Inspection								
Final Reinspection (Included)								
Certificate of Completion								
Exterior Signage Package								

Fees	(Base) 0-30	(Base + \$/SF) 30-100	(Base + \$/SF) 100-250	(Base + \$/SF) 250+	(Base) 0-30	(Base + \$/SF) 30-100	(Base + \$/SF) 100-250	(Base + \$/SF) 250+
Minimum Fee Requirement (Up to 30,000 SQFT)	\$ 6,750				\$ 5,000			
Additional Fee Based on Rate per SQFT (30,000+ SQFT)	\$ -	\$ 0.05	\$ 0.04	\$ 0.03	\$ -	\$ 0.05	\$ 0.04	\$ 0.03

Payment Requirements
100% Due at Application Submittal

Additional Resubmittal and Inspection Fees (per)	
Concept Review	\$ 350
Preliminary Review	\$ 500
Final Review	\$ 400
Final Reinspection	\$ 150

Example - SQFT Calculation	30,000	100,000	250,000	500,000	30,000	100,000	250,000	500,000
Minimum Fee Requirement	\$ 6,750	\$ 6,750	\$ 10,250	\$ 16,250	\$ 5,000	\$ 5,000	\$ 8,500	\$ 14,500
Additional Fee	\$ -	\$ 3,500	\$ 6,000	\$ 7,500	\$ -	\$ 3,500	\$ 6,000	\$ 7,500
Total Fee	\$ 6,750	\$ 10,250	\$ 16,250	\$ 23,750	\$ 5,000	\$ 8,500	\$ 14,500	\$ 22,000
Payment Requirements								
100% Due at Application Submittal	\$ 6,750	\$ 10,250	\$ 16,250	\$ 23,750	\$ 5,000	\$ 8,500	\$ 14,500	\$ 22,000

Misc Items

	30,000	100,000	250,000	500,000	30,000	100,000	250,000	500,000
Renovation w/o Additional SF (10% New App)	\$ 675.00	\$ 1,025.00	\$ 1,625.00	\$ 2,375.00	\$ 500.00	\$ 850.00	\$ 1,450.00	\$ 2,200.00
Renovation w/ Additional SF (15% New App)	\$ 1,012.50	\$ 1,537.50	\$ 2,437.50	\$ 3,562.50	\$ 750.00	\$ 1,275.00	\$ 2,175.00	\$ 3,300.00

	30,000	100,000	250,000	500,000	30,000	100,000	250,000	500,000
Landscaping Only	\$ 500.00	\$ 550.00	\$ 605.00	\$ 665.50	\$ 500.00	\$ 550.00	\$ 605.00	\$ 665.50
Parking Garage Only	\$ 500.00	\$ 550.00	\$ 605.00	\$ 665.50	\$ 500.00	\$ 550.00	\$ 605.00	\$ 665.50

Signage	30,000	100,000	250,000	500,000	30,000	100,000	250,000	500,000
Signage Only	\$ 250.00	\$ 275.00	\$ 302.50	\$ 332.75	\$ 250.00	\$ 275.00	\$ 302.50	\$ 332.75
Temporary Sign(s)	\$ 251.00	\$ 276.10	\$ 303.71	\$ 334.08	\$ 251.00	\$ 276.10	\$ 303.71	\$ 334.08
Event Sign(s)	\$ 252.00	\$ 277.20	\$ 304.92	\$ 335.41	\$ 252.00	\$ 277.20	\$ 304.92	\$ 335.41

2.5 Compliance Deposit

- A.** In addition to the Application Review Fee, the Bridgeland Commercial Design Review Committee will require the Property Owner to post a Compliance Deposit for both Initial Construction and Subsequent Construction.
- B.** The Bridgeland Commercial Design Review Committee shall determine the amount of the deposit based on the complexity of the project.
- C.** Within sixty (60) days following the issuance of a Certificate of Completion/Compliance by the Bridgeland Commercial Design Review Committee, the Bridgeland Commercial Design Review Committee shall refund the Compliance Deposit to the Property Owner less such amounts as the Bridgeland Commercial Design Review Committee may determine are necessary to penalize the Property Owner for non-compliance with the Covenants, these Standards, conditions of Approval or Approved Plans, failure to obtain required inspections, and/or occupancy of the Improvement prior to the issuance of a Certificate of Compliance/Completion.
- D.** No interest shall be payable on the Compliance Deposit, the deposit may be co-mingled with other funds of the Bridgeland Commercial Design Review Committee and need not be deposited in a separate or escrow account. The compliance deposit will be forfeited if the Certificate of Compliance is not issued within one year of construction completion due to continued outstanding compliance violations.
- E.** A Compliance Deposit differs from a Development Deposit which may be imposed by the Developer upon the sale of a Site.

2.6 Governmental Regulations

The Covenants and these Design Guidelines are not intended to permit any action prohibited by applicable law, rules, or regulations of any governmental authority. Where these Design Guidelines contain requirements in addition to or are more restrictive than the Codes or applicable governmental laws or regulations, the provisions of these Design Guidelines are binding and enforceable and prevail over the requirements of such laws or regulations unless these Design Guidelines are expressly made unenforceable by law or judicial decisions.

2.7 Variances

- A.** The Bridgeland Commercial Design Review Committee may grant variances to these Standards at the sole discretion of the Bridgeland Commercial Design Review Committee when strict compliance would create an undue hardship by depriving the Property Owner or Tenant reasonable utilization of the Site, when unusual characteristics affect the Site making strict compliance unreasonable or when the variance constitutes a design improvement.

- B. The Bridgeland Commercial Design Review Committee will grant a variance only if the general purposes of these Standards are maintained.
- C. A variance shall only apply to the specific Site or Improvement and conditions for which the variance was granted and will in no respect constitute a change in or affect the terms or conditions of these Standards as they apply to other Sites, Improvements or conditions. All variances must be shown on the Final Plan Application.
- D. The Bridgeland Commercial Design Review Committee shall use and apply the considerations in this Section 2.7 when considering any request for a variance to these Standards on a consistent and non-discriminatory basis.

2.8 Limitation of Liability

- A. Neither the Commercial Association, the Declarant, nor the Design Review Committee shall have responsibility for ensuring the structural integrity or soundness of construction or modifications approved by the Design Review Committee or for compliance with the applicable laws, statutes, ordinances, rules, regulations, requirements and restrictions of the applicable governing authorities. It is solely the duty of the Property Owner/Applicant and any contractor or consultant of the Property Owner/Applicant to design and construct the proposed structure or improvement in accordance with the Covenants, Design Guidelines, applicable governmental requirements, and accepted professional practices. NONE OF THE DECLARANT, THE COMMERCIAL ASSOCIATION AND ANY COMMITTEE SERVING AS THE DESIGN REVIEW COMMITTEE, NOR ANY PARTNER, OFFICER, DIRECTOR, EMPLOYEE, MEMBER OR REPRESENTATIVE OF ANY OF THE FOREGOING SHALL BE HELD LIABLE FOR SOIL CONDITIONS, DRAINAGE OR OTHER GENERAL SITE WORK; ANY DEFECTS IN PLANS AND SPECIFICATIONS REVIEWED OR APPROVED HEREUNDER; OR FOR ANY INJURY, DAMAGES, OR LOSS ARISING OUT OF THE MANNER OR QUALITY OR OTHER CIRCUMSTANCES OF APPROVED CONSTRUCTION ON OR MODIFICATIONS TO ANY SITE, STRUCTURE OR IMPROVEMENT.
- B. Each Property Owner Submitting an application for Approval of Plans must execute and deliver a Release and Waiver of Liability (Form available online at www.KenAnderson.com) to the Plan Review Committee before the Plan Review Committee will consider the application.
- C. If a Property Owner does not execute and deliver a Release and Waiver of Liability to the Bridgeland Commercial Design Review Committee , the Property Owner, by Submitting an application for Approval of Plans, shall be deemed to have agreed to and accepted the Release and Waiver of Liability set out above as if the Property Owner had executed same and to have appointed the Bridgeland Commercial Design Review Committee as the Property Owner's attorney-in-fact with the power to execute a Release and

Waiver of Liability on behalf of the Property Owner and to deliver same to the Bridgeland Commercial Design Review Committee.

2.9 Retroactive Effect

New improvements on a Site, alterations and/or additions to existing improvements shall be subject to the most up-to-date Design Guidelines current at the time of such improvements, alterations and/or additions.

2.10 Design Approval Process

No improvements to a Site, except for interior improvements and alterations not visible from the exterior, will begin prior to compliance with the following three-part review process and written approval by the Bridgeland Commercial Design Review Committee. All initial and subsequent exterior improvements must be designed and built according to the most up to date Design Guidelines.

A. Initial Construction

(1) Concept Design Submission

When basic planning and design concepts have been developed, the Property Owner/Applicant shall submit the Concept Design Submission for approval. This Submission is an initial plan review intended to identify any specific Site development issues or requirements. This benefits the Property Owner/Applicant through identification of potential problems at an early stage in the process. Visit www.KenAnderson.com for Concept Design Application Form.

A complete Conceptual Design Submission for a project will consist of a completed concept design application form and one (1) set of the following in electronic format:

- (a)** All title block information referenced in Section 2.3
- (b)** Site plan showing the location, size and scope of all improvements including but not limited to buildings, parking, and circulation, both vehicular and pedestrian. Plan shall include the property boundaries, Setbacks, Easements, neighboring structures and streets/roadways.
- (c)** If the Tract is subdivided or phased a Master Development Plan must be submitted. Plan shall include future building or buildings including phasing, parking/vehicular circulation and landscape.
- (d)** Architectural Plans shall have a graphic scale.
- (e)** Conceptual Landscape Plan showing percentage of hard surface coverage.

- (f) Statement indicating use of the Site, estimated occupant load and statistical data including but not limited to building square foot areas, and parking ratios.
- (g) Topographic Survey of existing Site.
- (h) Tree Survey of existing Site (showing eight (8") inch caliper and above).
- (i) Landscape setback or tree preservation areas.
- (j) Provisions and Trash Areas.
- (k) Building Plan(s).
- (l) Development Criteria from original land sale contract.
- (m) Future expansion areas or Master Plan, if applicable.
- (n) Non-refundable Submission Review Fee.

The Concept Design Submission must be approved in writing prior to proceeding with the Preliminary Design Submission. Only complete Conceptual Design Submissions will be reviewed.

Approval of Concept Design should be taken only as approval to proceed with design work based on the reviewed Concept Submission itself. Approval or conditional approval of a concept design does not constitute automatic approval of the subsequent Submissions. Emphasizing the Concept Design Review helps expose and resolve any Site development issues, design issues, or conflicts before final drawings are submitted for approval.

The Concept Plan Application must be Submitted and Approved prior to proceeding to Preliminary Plan Review.

(2) Preliminary Design Submission

The Preliminary Design Submission is required of all Commercial Applicants and shall consist of the completed Preliminary Design Application Form (available at www.KenAnderson.com) and an electronic set of the following reflecting the approved Concept Submission:

- (a) All title block information referenced in Section 2.3
- (b) Summary of Concept comments and design responses.
- (c) Topographic Survey of existing Site.

- (d)** Tree Survey of existing Site (showing eight (8") inch caliper and above).
- (e)** Landscape Setback and Tree Preservation areas.
- (f)** Variance requests.
- (g)** Exterior Rendering, including mechanical equipment and applicable screening.
- (h)** Civil plans that include existing and proposed grades and wet/dry utilities with sizes and locations. All utility tie-ins should be designed to be located in the access drives.
- (i)** Grading and draining plans based upon a one-foot contour interval.
- (j)** Site improvement details such as walks, curbing, culverts, fences, screens and mechanical equipment locations.
- (k)** Separate landscape and irrigation plans, by a registered landscape architect, showing all landscape setbacks with new landscape material to be installed. Include planting list and location. Include any existing landscape materials on plans.
- (l)** Site Plan showing building footprint, all paved areas (drive areas, parking, walks), and all external and internal setbacks including the property line.
- (m)** Architectural Plans shall have a graphic scale.
- (n)** Detailed plans including floor plans, all building elevations, building sections, and wall sections. Exterior elevations shall indicate overall massing, fenestration, proposed exterior materials and colors.
- (o)** Sample board(s) no larger than eighteen inches by twenty-four inches (18"x 24") indicating all exterior building materials to show color, texture, and finish. Exterior renderings to be included on material board indicating exterior materials proposed. Material of board shall be black foam, materials such as wood will not be accepted.
- (p)** Site and Exterior lighting plan including photometrics. Include cut sheets of exterior wall packs and parking lot lights including finishes and shielding selections.
- (q)** Provisions for trash collection and removal, and for exterior storage.

- (r) Location of exterior, non-roof mounted mechanical equipment and trash containers with the purpose of eliminating or minimizing sounds, sight and/or odor influences on neighboring property.
- (s) Height and material for any exterior fence or wall.
- (t) Roof Plan indicating materials and apertures, mechanical equipment and screening. Location and details for all exterior signage whether freestanding or building-mounted. Recommend a complete exterior sign package to be submitted separately for review and approval.
- (u) All plans are to indicate the same north orientation.
- (v) Non-refundable Submission Review Fee.
- (w) A Summary of Concept items of concern with responses and sheet numbers associated with the new submission and where the information has been addressed within the drawings.
- (x) The Preliminary Design Submission must be approved in writing prior to proceeding with the Final Design Submission. Only complete Preliminary Design Submittals will be reviewed by the Bridgeland Commercial Design Review Committee.

(3) Final Design Submission

The Final Design Submission shall consist of a completed Final Design Application Form (available at www.KenAnderson.com) with electronic drawings signed and sealed reflecting the approved preliminary design. In addition to the requirements included in the preliminary submission, this submission must include the following:

- (a) All title block information referenced in Section 2.3
- (b) Summary of Preliminary comments and design responses.
- (c) Complete Architectural, Landscape, Irrigation, Civil, Mechanical, Electrical, and Structural Data for all proposed improvements, including specifications. All plans must be completed by a registered professional.
- (d) Site service data, utility routing and connection locations including all electric service lines which must be buried underground.
- (e) Any requested variances noted on the application.
- (f) Traffic Control Plan only as required by the governing entity.

- (g) Architectural Plans shall have a graphic scale.
- (h) A separate and comprehensive landscape design plans and plant list and landscape irrigation plans to include watering system data, where applicable.
- (i) Clearing plan (indicating protective fencing, if applicable).
- (j) Construction Activity Plan showing construction access, protective fence location, construction staging area, construction trailer, dumpster, portable toilets, project ID sign, and all other proposed construction signage. Construction Activity Plan may be submitted for review at a later date, but no later than 60 days prior to commencement of construction.
- (k) Conceptual Signage Drawings indicating location and lighting style/type of all exterior signage included in project including but not limited to Monument, Building and Directional signage in project. A complete exterior sign package will be required to be submitted separately for review and approval.
- (l) Project Identification sign submittal.
- (m) Separate lighting plan indicating all exterior lighting, including a photometric layout and light fixture cut sheets. See Section 3.9 for additional information.
- (n) Summary of square footage, parking ratio, and ratios of landscape to hardscape.
- (o) Architect's Letter of Code Compliance (available at www.KenAnderson.com)
- (p) Digital Site plan in AutoCAD and entire drawing set in PDF format shall be submitted.
- (q) Clearing plan showing all areas to be cleared and all areas to be preserved (if applicable) as well as the construction activity plan.
- (r) Non-refundable Submission Review Fee.
- (s) A Summary of Preliminary items of concern with responses and sheet numbers associated with the new submission and where the information has been addressed within the drawings.

B. Subsequent Construction

Plan review by the Bridgeland Commercial Design Review Committee is required for Subsequent Construction; however, minor Improvements

subsequent to Initial Construction may be Approved by Staff without Bridgeland Commercial Design Review Committee action upon receipt of a completed application and Staff verification that the Improvement is in compliance with these Standards and any applicable Zone Criteria. Concept Plan Review and/or Preliminary Plan Review for a specific project, as well as payment of an Application Review Fee and/or a Compliance Deposit, may be required by the Bridgeland Commercial Design Review Committee.

C. Automatic Disapproval

If the Bridgeland Commercial Design Review Committee does not take action on a completed application or if all required supporting information required by the application has not been presented as required by the application within forty-five (45) days of receipt by the Bridgeland Commercial Design Review Committee of the application, the application shall be deemed disapproved.

2.11 Construction Review Process

A. General

- (1)** During construction all building materials shall be kept inside the Site Setbacks and shall either be used or removed from the Site within the normal construction schedule of such a project.
- (2)** All construction debris, trash and garbage shall be stored in enclosed containers of a type and a manner approved by the Bridgeland Commercial Design Review Committee. Said debris, trash and garbage shall be removed from the Site to a proper disposal location at least once every two (2) weeks.
- (3)** Enclosures adjacent to residential Sites shall be located to minimize visual, odor and noise distraction in the opinion of the Bridgeland Commercial Design Review Committee. All construction shall be completed in accordance with the approved plans. Every Site shall be landscaped in accordance with the approved plans and completed at the same time as the structure and improvements are completed, unless otherwise expressly approved in writing.

B. Commencement of Construction

- (1)** If Commencement of vertical Construction of a specific Improvement Approved by a Bridgeland Commercial Design Review Committee has not occurred within one (1) year from the date the Bridgeland Commercial Design Review Committee Approved the final Plans, Approval of the final plans shall be automatically deemed revoked at the end of the one (1) year period.

- (2) A Property Owner may apply to the Bridgeland Commercial Design Review Committee for an extension of the one (1) year deadline for the Commencement of Construction no later than sixty (60) days prior to the deadline.
- (3) If Plan Approval is automatically disapproved as provided in Section 2.10 C, the Property Owner must re-apply for Approval of the Plans and may be charged an additional Application Review Fee. In addition, the Plans must comply with the Codes in effect at the time the new application is presented.

C. Completion of Construction

After Commencement of Construction, the Property Owner must continuously work on the construction approved on an indicated Phased Master Plan to completion within a reasonable time. Failure to complete construction within a reasonable time may result in forfeiture of all or part of the Compliance Deposit.

D. Construction / Delivery Hours

Hours of construction for exterior work are limited to:

Monday through Friday: 6 AM - 8 PM (CST)

Weekends and Holidays: 8 AM - 8 PM (CST)

The Bridgeland Commercial Design Review Committee must grant written Approval to exceptions to these construction hours. All requests for exceptions will be considered on a case-by-case basis. Examples to be considered would include but not be limited to concrete pours and forecasted atmospheric conditions.

D. Clearing Limits

- (1) Clearing is not allowed more than three (3') feet from the edge of the on- Site paving, ten (10') feet beyond a building face or wall, and inside Landscape Pockets.
- (2) No clearing is permitted within a Landscape or Building Setback except clearing for driveways or for utilities that cross the area perpendicular to the applicable Setback line and other Permitted Construction.
- (3) Utility lines should be grouped together where possible in order to minimize the number of crossings of the Landscape Setback.
- (4) The Architect, Engineer or contractor shall determine the distance required for construction and to slope back to natural grade to ensure

that any natural vegetation is not disturbed within the Landscape Setback and Paving Setback.

- (5) The contractor shall ribbon off the Approved clearing limits with continuous bright white tape and call for a Site inspection prior to the commencement of actual clearing.
- (6) The clearing permit/Approval is normally issued subsequent to Approval of the Final Plan Application. However, if special circumstances are shown, a clearing permit/Approval may be issued after Approval of the Preliminary Plan Application.
- (7) The Property Owner is responsible for contacting the Bridgeland Commercial Design Review Committee to arrange a time to review the clearing tape in the field and obtaining the issuance of a clearing permit/Approval by the Bridgeland Commercial Design Review Committee prior to any clearing activity.
- (8) An approved clearing permit will be the governing document of agreement stipulating extents of clearing. Other drawings will not be accepted.

E. Construction Fencing and Erosion Control

- (1) Prior to demolition of any buildings on the Site or if no demolition is necessary, within ten (10) days after clearing the Site and prior to any other Site work, the Property Owner must furnish and install a six (6') foot tall chain link protective fence (with green, brown, or black construction screen) around the entire interior edge of the perimeter Forest Preserves and around any interior Landscape Pockets (or such other area as Approved).
- (2) Additional fencing around the exterior perimeter may also be required in certain cases in order to protect vegetation from construction activities on the street.
- (3) Protective fencing must remain in place throughout the construction process or until the Bridgeland Commercial Design Review Committee permits its removal.

See 3.2 A for erosion control provisions.

F. Demolition; Demolition Deposit

- (1) Exterior demolition must be Approved in writing since such work may result in noise, dust, visual and other impacts.
- (2) The Bridgeland Commercial Design Review Committee may require a

Demolition Deposit to ensure compliance with any requirements or restrictions placed on the demolition by the committee.

- (3)** Within sixty (60) days following the completion of the demolition and the removal of all debris from the Site, the Bridgeland Commercial Design Review Committee shall refund the Demolition Deposit to the Property Owner less such amount as the Bridgeland Commercial Design Review Committee may determine is necessary to penalize the Property Owner for non-compliance with the Covenants, these Standards, conditions of Approval or Approved Plans, and/or failure to comply with any requirements or restrictions placed on the demolition. All requests for exceptions will be considered by the BCDRC on a case-by-case basis.
- (4)** No interest shall be payable on the Demolition Deposit, the deposit may be co-mingled with other funds of the Bridgeland Commercial Design Review Committee and need not be deposited in a separate or escrow account.

2.12 Inspections

- A.** The Covenants give the Bridgeland Commercial Design Review Committees and agents of the Bridgeland Commercial Design Review Committees the right, but not the obligation, to enter upon a Site to make inspections to determine if the demolition or construction work is in compliance with the Covenants, these Standards and Approved Plans.
- B.** These inspections are for the sole and exclusive benefit of the Bridgeland Commercial Design Review Committees and no other Person is entitled to rely on the Bridgeland Commercial Design Review Committees' inspections as evidence of the safety of the Improvements or their compliance with the Covenants, these Standards, Approved Plans or Applicable Law.
- C.** THE PROPERTY OWNER IS SOLELY RESPONSIBLE FOR CONDUCTING ALL INSPECTIONS REQUIRED BY APPLICABLE LAW AND NECESSARY TO DETERMINE THAT THE IMPROVEMENT AND ITS SYSTEMS, SUCH AS MECHANICAL AND ELECTRICAL, COMPLY WITH THE CODES AND ARE FREE FROM DEFECTS.

2.13 Landscape/Irrigation Plans; Inspections

- A.** Every Site shall be landscaped in accordance with Approved landscape plans. The Bridgeland Commercial Design Review Committee may require redistribution of Approved landscape material to accommodate conditions at the Site.
- B.** The Property Owner is responsible for notifying the Bridgeland Commercial Design Review Committee prior to the installation of landscaping or irrigation so that the Bridgeland Commercial Design Review Committee can schedule a Pre-Landscape and Irrigation meeting and conduct an inspection to determine

if modifications to the Approved landscape plan are required due to construction problems, unexpected natural conditions at the Site, etc.

2.14 Objectionable Effects of Construction upon Neighboring Sites

- A.** Offensive or inappropriate light, odor or other objectionable effects of construction upon neighboring Sites must be avoided and will be addressed by the Bridgeland Commercial Design Review Committee on a case-by-case basis.
- B.** Construction illumination or lights must not exceed 0.1 foot candles at the Property Line or create glare or a level of illumination that is offensive when viewed from residential Sites which are adjacent to the Site under construction or a public right-of-way. The final project lighting requires the submission of a photometrics Site plan for review and approval during the Preliminary Review Submission. The Bridgeland Commercial Design Review Committee reserves the right to have final lighting adjusted with the use of additional shielding or dimmers if lighting is found to be offensive, creates glare, or has an excessive level of illumination.
- C.** Special attention must be paid to exterior illumination when the adjacent Site is a Single-Family Lot.

2.15 Review of Construction and Final Walk Through

- A.** The Bridgeland Commercial Design Review Committee periodically observes construction to review compliance with the approved Submissions. Any variation from approved Submittals will be regarded as a violation of these Design Guidelines and may be subject to corrections at the discretion of the Bridgeland Commercial Design Review Committee. The Final Walk Through reviews the construction (Site, landscape, and structure) for compliance with the approved Submissions.
- B.** THE PROPERTY OWNER/APPLICANT AND THEIR CONSULTANTS HAVE THE SOLE RESPONSIBILITY FOR ANY INSPECTION OF THE STRUCTURE OR OTHER IMPROVEMENTS OR SYSTEMS INCLUDING, BUT NOT LIMITED TO STRUCTURAL FRAME, CONCRETE, MECHANICAL AND ELECTRICAL SYSTEMS.
- C.** At the time of project completion, the Property Owner is to request a Final Inspection, accompanied with the Final Inspection Fee and a request to the Architect to provide the Letter of Completion to the Bridgeland Commercial Design Review Committee.

2.16 Architect's Letter of Completion

Upon final completion of construction, the Architect whose seal appears on the plans and/or specifications shall submit the exhibit form to the Bridgeland Commercial Design Review Committee, certifying that the structure and

improvements, to the best of the Architect's knowledge, information and belief have been completed in general conformance with the approved plans and specifications and, in the Architect's professional opinion, in compliance with applicable codes, ordinances, laws, statutes, regulations, rules, restrictions and Covenants and Design Guidelines of Bridgeland, subject to any approved variances, (available at www.KenAnderson.com).

2.17 Certification of Completion

- A.** The Bridgeland Commercial Design Review Committee will issue a Certificate of Compliance/Completion if it determines (1) that the Architect of Record's Letter of Completion for an Improvement is in the required form (Form available online at www.KenAnderson.com) and (2) that the exterior aesthetic portion of the Improvement complies with the Approved Plans and the Final Inspection Review Fee has been received.
- B.** It is the responsibility of the Property Owner to deliver the Architect of Record's Letter of Completion to the Bridgeland Commercial Design Review Committee.
- C.** After the Bridgeland Commercial Design Review Committee receives an Architect of Record's Letter of Completion, the Bridgeland Commercial Design Review Committee shall have forty-five (45) days (the "Review Period") in which (1) to determine if the Architect of Record's Letter of Completion complies (Form available online at www.KenAnderson.com) and if the exterior aesthetic portion of the Improvement complies with the Approved Plans and (2) to notify the Property Owner of its decision and any impact to the release of applicable deposits.
- D.** If the Bridgeland Commercial Design Review Committee determines that (a) the Architect of Record's Letter of Completion does not comply (Form available online at www.KenAnderson.com) and/or that the exterior aesthetic portions of the Improvement do not comply with the Approved Plans and (b) notifies the Property Owner of its decision prior to the expiration of the forty-five (45) day Review Period, no Certificate of Compliance/Completion shall be issued unless the Property Owner cures the deficiencies set out in the notice to the reasonable satisfaction of the Bridgeland Commercial Design Review Committee .
- E.** The Bridgeland Commercial Design Review Committee may charge the Property Owner additional re-inspection review fees based on the structure's square footage for each Subsequent Inspection of the Improvements or for consideration of any revisions to the Architect of Record's Letter of Completion.
- F.** The Bridgeland Commercial Design Review Committee must be notified within sixty (30) days of project completion to inspect the project for compliance and

issuance of the Certificate of Compliance. If an Improvement does not obtain a Certificate of Compliance/Completion within one year from the construction completion date, the Bridgeland Commercial Design Review Committee may cause the Property Owner to forfeit all or part of the Compliance Deposit and/or may pursue legal action.

III. DEVELOPMENT DESIGN GUIDELINES

3.1 Compliance with Governing Authorities

All structures and/or other improvements shall be designed in accordance with the applicable building codes and other applicable laws, statutes, ordinances, rules, regulations, requirements and restrictions of the applicable governing authorities, whether Local, County, State or Federal, and in compliance with the Covenants and Design Guidelines of Bridgeland.

3.2 Site Development

The overall Site design shall conform to these Design Guidelines, the Covenants, and the plats and shall take maximum advantage of any natural features. Site planning and building layout should present a sense of individuality while reinforcing the overall image of Bridgeland. Various Site development elements that need to be considered include setbacks, parking, walks, drainage, lighting, and landscaping. In instances of specific Zone Criteria for individual villages or shopping centers, those criteria shall govern the design.

A. Grading and Drainage

- (1) Site grading must be kept to a minimum where practical. Paving, structures, and improvements will be designed for maximum preservation of the natural grade and vegetation.
- (2) Drainage systems must be designed to minimize runoff, erosion, and siltation. Utilization of bio-swales is encouraged to capture runoff from impervious surfaces.
- (3) Surface drainage must not cause damage to adjacent properties or existing vegetation either during or after construction.
- (4) Drainage, erosion, and siltation control provisions must be employed during and after construction. Control devices must meet applicable governmental requirements.
- (5) In areas without existing detention, Site detention shall be reviewed on a case-by-case basis.

B. Utilities

- (1) All utility services, including all electric service, pipelines, cables, fittings and appurtenances for such utilities, must be installed and maintained underground or as allowed in applicable Zone Criteria. Facility extension to provide electrical service must also be underground.
- (2) Transformers, mechanical equipment, electric, gas or other meters of any type must be adequately screened by vegetation and/or physical

screen wall and painted (if allowed by utility company) a color to blend with the color of the building or native planting and must be reviewed and approved by the Bridgeland Commercial Design Review Committee. The intent is for these items to be concealed from public view.

- (3) To minimize disturbances of the landscape system, where appropriate, all Site utility service access must be located beneath or directly adjacent to vehicular drives where they penetrate the Landscape Setbacks.
- (4) Utilities and fixtures which must be installed above ground, including irrigation backflow preventers, gas meters, telecommunication and electric pedestals, and light fixtures taller than twelve (12") inches above ground, must be screened from view by vegetation and/or physical screen wall and/or painted a color to blend with the native planting or building color.

C. Operational Noise

Noise absorptive fencing and other noise abatement measures may be required by the Plan Review Committee for Improvements located near residential Sites.

D. Easements

- (1) An Easement is the right of a third party (e.g. the developer, a utility company, governmental authority, Bridgeland HOA/COA or other Person) to use a portion of a Site for a limited purpose, as set out in a Plat, the Covenants, or an Easement agreement recorded in county real property records.
- (2) The Covenants create Easements in favor of the Developer which are ten (10') feet wide at the front and rear of a Site, and five (5') feet wide at each side of the Site.
- (3) Many Sites are also affected by Drainage Easements (D.E.), Storm Sewer Easements (S.S.E.), Sanitary Sewer Easements (S.E.), Utility Easements (U.E.), Access and Utility Easements (A.U.E.), and Pathway Easements (P.E.).
- (4) The Property Owner must determine if the approval of the Property Owner of an Easement affecting a Site is required. If such approval is necessary, the Property Owner is solely responsible for obtaining approval prior to the commencement of any construction.
- (5) Approval of Plans by the Plan Review Committee does not constitute approval of the Plans or the construction contemplated therein by the Property Owner of an Easement affecting a Site.

- (6) Any proposed improvements within easements must be approved in writing by the holder of said easement. Proof of such approvals must be furnished by the Property Owner/Applicant prior to any review of the Final Design Submission.
- (7) It is recommended no vertical improvements be constructed within fifteen (15') feet of a pipeline easement. Any improvement within a pipeline easement must be approved in writing by the Property Owner of the pipeline easement.

3.3 Setbacks

A. Property Lines

Property lines are the boundary lines of a Site separating it from adjacent lands due to ownership or plat.

Property lines are distinguished as follows:

(1) Front Property Line

The property line of a Site fronting on or bordering upon any street, unless the property is on a corner, then the Front Property Line will be determined by the Reviewer.

(2) Side Property Line

The property lines which intersect with a Front Property Line.

(3) Rear Property Line

The property line which connects the Side Property Lines and never intersects with a Front Property Line.

(Continued on the following page.)

B. Front Property Landscape Setbacks

Front property landscape Setbacks vary according to the type of street on which a particular Site has frontage. The minimum setbacks from street Right-of-Ways and interior Property Lines may also be found in Zone Criteria (if applicable) for specific areas.

The following Front Setbacks, measured from the Front Property Line will apply unless modified by a Zone Criteria (approved in writing by the Plan Review Committee):

TYPE	EXAMPLE	LANDSCAPE SETBACK
Freeway	Grand Parkway	50'
Major Thoroughfare	Fry Road	<ul style="list-style-type: none">• 45' / 45'*• 25' / 65'*
Collector	Lake Somerville Crossing	25'
Local Street		Varies

See Definitions for list of Freeways and Major Thoroughfares. All other commercial streets are considered Collectors.

*Refer to the Bridgeland Village Landscape Setbacks Map.

C. Side and Rear Landscape Setbacks

- (1) Landscape Setback – fifteen (15') feet, See Exhibits A1, A33, and A34.
- (2) These distances may be increased when utility easements are adjacent to Property Lines.
- (3) A building that is three (3) stories or greater may have additional setback requirements.

D. Paving Setbacks

- (1) At property frontage, where there is a Landscape Setback and head-in or angled parking, there will be a Paving Setback line of five (5') feet beyond the Landscape Setback line. This five (5') foot Paving Setback area must contain a continuous bed (hedge) of evergreen screening with a minimum maintained height of thirty to forty-eight (30"-48") inches and width of three (3') feet that is twenty-four (24") inches from the edge of Paving curb. The remaining twenty-four (24") inches of paving setback is to be low ground cover vegetation not to exceed twelve (12") inches in height. See Exhibits A21-A25 for approved plant list. Screening to shield parking lots are subject to review and approval.

- (2) At side and rear of properties, the Paving Setback line is coincident with the Landscape Setback line.

E. Building Setbacks

(1) Adjacent Sites with Different Land Uses (Commercial/Residential):

- (i) The minimum on-Site Landscape Setback and Paving Setback line for Commercial Uses is fifteen (15) feet from the Side Property Line and Rear Property Line.
- (ii) When a Commercial Use Site is located adjacent to a Single-Family Lot, additional Paving Setbacks and Building Setbacks may be required.
- (iii) If a Site is subject to an OSR which is fifty (50) feet or more in depth, the Landscape Setback or Reforested area must be at least fifteen (15) feet deep and the Building Line must be at least twenty-five (25) feet from the Property Line. In addition, if the building is three (3) stories or greater, an additional twenty (20) feet must be added to the Building Line for each additional story.
- (iv) If a Site is subject to an OSR which is less than fifty (50) feet in depth, the Landscape Setback or Reforested area must be at least thirty (30) feet deep and the Building Line must be at least forty (40) feet from the Property Line. In addition, if the building is three stories or greater, an additional twenty (20) feet must be added to the Building Line for each additional story.

(2) Adjacent Sites with Same Land Use (Commercial/Commercial):

- (i) Building Setback – twenty-five (25) feet
- (ii) A building that is three (3) stories or greater may have additional Setback requirements.

F. Landscape Requirements for Landscape Setbacks

See Section 3.8 I for information on landscaping Landscape Setbacks.

G. Lift Stations, Water Wells, Drill Sites and Facilities

A minimum ten (10') foot Landscape Setback and screening walls shall be provided adjacent to a lift station, water wells, drill Site or facilities. Enclosure to match adjacent masonry, metal gates to be used and enclosure design is to be reviewed on a case-by-case basis. See Exhibit A15.

H. Permissible Activity Concerning Setbacks

- (1)** No clearing, excavation, paving, construction, storage of materials, buildings, or other improvements shall be conducted upon or placed within the Landscape Setbacks except for “Permitted Construction”. The term, “Permitted Construction”, shall mean construction of drainage and utilities, landscaping, including landscaped earthen berms, approved planters where they would cause a visual obstruction at Site access points, illumination, pathways, fences, directional and identification signs, streets, and driveways providing access to improvements from the adjacent public streets (“Permitted Construction”).
- (2)** Except as herein provided, Permitted Construction and surface improvements (such as parking areas and walks) are the only types of improvements which will be permitted within the area between the Paving Setback line and the Building Setback Line.
- (3)** Site plans and location of all new construction as well as renovations and additions are required to comply with all setback lines and must conform to the restrictions set forth in the Covenants, Design Guidelines, and Plats showing the building setback lines along with all easements. More restrictive setbacks may be established by Zone Criteria’s for special areas.

I. Exceptions

With respect to any Site, the following structures and Improvements shall be considered on a case-by-case basis, unless otherwise provided by The Bridgeland Commercial Design Review Committee:

- (1)** Roof Overhangs.
- (2)** Steps and walks.
- (3)** Paving and associated curbing necessary to provide access to buildings, docks, and parking areas.
- (4)** Fences, except that no fence shall be placed within the landscape setback area.
- (5)** Landscaping.
- (6)** Planters.
- (7)** Railroad spur tracks, switches, and bumpers.

3.4 Building Design

A. Design Criteria

- (1)** All structures and improvements must be designed by an Architect registered in the State of Texas. Minor Improvements subsequent to Initial Construction may not require an Architect or Engineer, as determined by the Bridgeland Commercial Design Review Committee.
- (2)** All architectural, civil, structural, mechanical, electrical, plumbing or landscape drawings must be sealed by the corresponding Architect, Engineer, or Landscape Architect. Minor Improvements subsequent to Initial Construction may not require an Architect or Engineer, as determined by the Bridgeland Commercial Design Review Committee.
- (3)** The architectural design must be consistent with accepted American Institute of Architects (AIA) standards of care and professional practice for similar developments and shall be compatible with the surrounding development and in harmony with the environment, as determined in the sole judgment of The Bridgeland Commercial Design Review Committee. Elements to be considered include the building placement, size, shape, massing, heights, style, exterior materials and colors, and overall relationship to all proposed Site improvements.
- (4)** Buildings should be considered as three-dimensional objects, and attention should be given to the harmonious treatment of all exterior surfaces.
- (5)** The considerations contained in this section are to be applied on a consistent and non-discriminatory basis.

B. Architectural Character

- (1)** Although there is no specific typology or vocabulary set forth in these criteria, the Architect shall pay particular consideration to design and Site layout with special attention given to context, orientation, appropriateness, image, form, proportion, and scale (both generic and human).
- (2)** Architectural detail (such as change of plane, vertical heights, massing, texturing, ribbing, fluting, banding, etc.) should be considered to give large surfaces interest where appropriate. Boxlike buildings with limited or no horizontal relief or articulation will not be approved. The use of pitched or varied rooflines is strongly encouraged.
- (3)** Exterior building materials, textures and colors must be carefully selected so as to be in harmony with the surrounding environment or adjacent materials. Accent colors will be considered on a case-by-case

basis. Generally, buildings should be predominantly of one (1) to three (3) different exterior materials. Buildings shall be constructed of a minimum of seventy (70%) percent stone or brick unless the architectural style as determined on a case-by-case basis per The Bridgeland Commercial Design Review Committee or Zone Criteria dictates otherwise, accompanied by accent materials such as stone, honed or split-faced block, stucco, or material approved by The Bridgeland Commercial Design Review Committee. Changes in exterior wall material should have a logical relationship to the massing of the structure and may not be made for reasons of economy and function only. Changes of material in the same plane along a vertical surface must be strictly avoided unless needed for proper architectural detail. Reflective glazing is prohibited on commercial buildings unless approved otherwise.

- (4) Vertical relief shall be incorporated for contiguous roof areas to create a more pleasing effect. All roofing materials and colors are subject to approval by The Bridgeland Commercial Design Review Committee.
- (5) While innovative architectural designs are encouraged, the Bridgeland Commercial Design Review Committee also reserves the right to restrict the architectural style, materials, and colors of a building within certain zones to specific materials, pallets or styles.

C. Zone Criteria

The Bridgeland Commercial Design Review Committee may adopt Zone Criteria for specific areas and utilize or implement such criteria for future development requests.

D. Additional Considerations

- (1) The design, location and color of rooftop surfaces (including materials) and equipment, including antennas visible from the street, public way or neighboring property, are subject to Bridgeland Design Review Committee Approval and must not be visible to the public. Roof equipment shall not exceed parapet height on single story buildings. Additional appropriate screening devices may be required.
- (2) Emergency generators shall be screened with walls to match the building. See Exhibit A15 for additional Screening Wall requirements.
- (3) Dumpster enclosures shall match the architectural style of the building. See Exhibit A15 for additional Screening Wall requirements.
- (4) Exterior wall-mounted electrical panels, switchgear, conduit, building-mounted security cameras or speakers or other accessory type equipment, etc. shall be painted to match the building.

- (5) Wall and through-roof items such as exterior louvers, exhausts, vents, fans, flashings, etc. shall be painted to match adjacent surfaces of the building unless architectural character suggests otherwise.
- (6) All outbuildings or detached structures shall be consistent with the architectural character including materials of the main structure.
- (7) No temporary buildings or outdoor storage will be permitted. Variations may be subject to review and approval.
- (8) Furniture or any patio decor being placed outside of tenant spaces needs to be applied for by the property owner or property manager and approved in advance of installation and must be uniform throughout the center. Unfinished metal items/furniture will be considered on a case-by-case basis. All materials must have a color finish approved in writing by the Plan Review Committee.
- (9) Commercial vending equipment including but not limited to: propane cages, ice machines, water machines, entertainment venue kiosks, etc. are to be screened at all times within an enclosure constructed with materials and finishes complimentary to the primary structure.

3.5 Drives and Parking

A. Vehicular Access

- (1) The number and location of access drives will be limited by the Bridgeland Commercial Design Review Committee as part of plan approval. The size of the Site, frontage dimension, street type and traffic volume, street intersection distances, relationship to neighboring Site access, together with Site functions will be considered in making these determinations.
- (2) Generally, a Site will be limited to a maximum of two (2) access drives. On smaller Sites, typically only one (1) access point will be permitted unless other provisions are required by the appropriate County having jurisdiction. All access drives, after approved by the Bridgeland Commercial Design Review Committee, are required to be approved by the authorities having jurisdiction.
- (3) Location of any driveway(s) shall be approved subject to evaluation of Site access considerations relative to any thoroughfare(s) adjacent to the Site. Criteria for driveways vary depending on their intended usage. Entry drive width shall be a minimum of thirty (30') feet, with a twenty-five (25') foot curve radius at entry drives. Any island with a monument sign included in an entry drive shall be a minimum of sixteen (16') feet wide to accommodate the monument sign with, minimum county requirements for visual clearances. Larger radii may be required for truck

access.

- (4) Shared drives are encouraged and may be required. Where driveway access on major thoroughfares is limited by existing median locations a shared minimum thirty (30') foot wide access easement for driveways will be required. See Exhibits A2 - A4 for Site/Parking Lot Diagrams and examples of shared driveways.
- (5) Hardscape nosing and paving at boulevard median noses are to be constructed using black concrete. See Exhibits A7 - A8 for examples.
- (6) When crossing a roadside drainage ditch, driveways must have a properly sized culvert and headwall design which meet the requirements for the authorities having jurisdiction and are approved by the Reviewer.

B. Requirements for Parking Spaces

- (1) All required off-street parking must be provided for each Site to accommodate all parking needs for employees, visitors and company vehicles, except for specific areas where shared parking is approved by the Bridgeland Commercial Design Review Committee or where Zone Criteria allow on-street and/or shared parking. The intent of this provision is to eliminate any non-approved on-street parking. All permanent parking areas shall be paved with reinforced concrete. See Exhibits A3 - A4 for off-street parking requirements.
- (2) Delivery vehicles shall park at the rear of building(s)/Tenant spaces, etc. or in designated areas, within the property, which have been approved in writing by the Plan Review Committee.
- (3) When developing a Site, special consideration should be taken to design and include inconspicuous designated parking areas (where needed or anticipated) for company/Tenant owned or operated delivery, service and commercial vehicles in order to minimize the visibility of those vehicles from public view.
- (4) In areas where fully concealing company/Tenant owned or operated delivery, service and commercial vehicles is not possible, additional means of screening may be required on a case-by-case basis by the Plan Review Committee.
- (5) Vehicles which require more than one (1) parking space in any commercial areas and/or Site shall be kept in the service area of the Site to which it pertains or in designated areas, within the property, which have been approved in writing by the Plan Review Committee prior to placement on the property. The vehicle may not impede traffic flow through the area in which it is kept. School transportation vehicles on institutional sites are exempt from this requirement. (See Section 4.4AA

- Vehicle Signage.)

- (6)** Vehicles, trailers, etc. which are primarily used for storage or advertising of any kind may not be kept on Site.
- (7)** The Plan Review Committee reserves the right to limit the number of company/Tenant owned and operated vehicles on a Site.
- (8)** Requirements for alternate uses shall be provided by the Bridgeland Commercial Design Review Committee upon request.
- (9)** The Bridgeland Design Review Committee shall approve the appropriate use category in each case. If there is any uncertainty with respect to the amount of parking spaces required by the provisions as a result of any indefiniteness as to the proposed use of a building or of land, the maximum requirement for the general type of use that is involved shall govern. Bridgeland parking requirements are based upon the City of Houston Parking Ordinances. See Exhibit C2.
- (10)** If the parking requirements result in a fractional requirement and that fraction is 0.5 or greater, the Property Owner/Applicant shall provide parking spaces equal to the next higher whole number.
- (11)** All parking must be in designated parking areas.
- (12)** Accessible parking spaces for vehicles operated by or for persons with disabilities shall be provided in accordance with state and federal standards. See Exhibit A6.
- (13)** All parking lot striping shall be white in color. All drives and parking lots shall have a six (6") inch high concrete curb.
- (14)** Parking is not permitted in front of any Landscape Setback. All parking shall be in designated parking areas. Parking is not permitted on access drives between the Street Right-of-Way and the Paving Setback line. These Design Guidelines are considered a minimum; each Property Owner/Applicant is responsible for evaluating their parking to ensure it will meet the project's needs.
- (15)** All parking lot islands must have at least one (1) tree (65 gal. / 2.5" caliper minimum) from the approved plant list, shrubs and grasses.
- (16)** On-street parking is typically discouraged as a design feature, but will be reviewed on a case-by-case basis. See Exhibit A10 for parallel parking diagrams.

C. Screening

- (1)** Parking, Loading and Service areas must be screened from view from any ROW or adjacent Site by a solid screen of shrubs or grasses with a minimum maintained height of thirty (30") inches and minimum width of five (5') feet. Plant material to be selected from the approved list. See Exhibits A22 - A24.
- (2)** Where parking is adjacent to Side or Rear Property Setbacks forestation planting will function to screen parking from neighboring Sites.
- (3)** All trash containers must be enclosed in an approved enclosure and reviewed prior to installation. Container doors must remain closed at all times when not being immediately accessed. No element of the container may be visible from the public view.
- (4)** Fences used for security purposes should be designed and placed to be as inconspicuous as possible. For certain locations and applications, chain link type fences may be approvable conditioned upon the use of black vinyl coated material, posts, and accessories.
- (5)** Provide an eighteen (18") inch setback from all curbs for fencing where wheel stops are not to be utilized.
- (6)** See Section 3.8 I for landscape requirements at Landscape Setbacks.

D. Layout and Landscaping for At-Grade On-Site (Off-Street) Parking

Parking areas with internal spaces must be designed to include internal islands with trees to provide shade to parked cars and to mitigate heat island effect of large parking areas. See Exhibits A3 - A4 for suggested parking layouts.

The minimum design requirements are as follows:

- (1)** Parking areas must be designed and landscaped to break up the monotony of a single large paved area.
- (2)** A landscaped median having a minimum width of fifteen (15') feet and running the length of the aisle will be provided for every three (3) contiguous double-loaded parking aisles.
- (3)** Landscaping islands having a minimum width of ten (10') feet will be provided along parking aisles at maximum intervals of fifteen (15) parking spaces.
- (4)** Parking aisles must not exceed forty (40) cars in a row. The total parking area must be broken into sections not to exceed four hundred (400) cars. The maximum number of cars per acre is one hundred and ten (110).

- (5) For standard size autos, the minimum stall width must be nine (9') feet.
- (6) No more than twenty (20%) percent of the available parking may be designated for compact size autos utilizing a smaller parking space.
- (7) The minimum double-loaded aisle dimensions (including standard parking space), assuming no overhang, must be:
 - (a) Sixty-two (62') feet (when parking at ninety (90°) degrees); Ref. Exhibit A3 - A5; and
 - (b) Fifty-seven (57') feet (when parking at sixty (60°) degrees).
- (8) The minimum single-loaded aisle dimensions, assuming no overhang, must be:
 - (a) Forty-five (45') feet (when parking at ninety (90°) degrees); and
 - (b) Thirty-five (35") feet (when parking at sixty (60°) degrees).
- (9) Designs for covered parking over surface parking shall be submitted for approval by the Bridgeland Commercial Design Review Committee. The structure and its components shall be appropriately scaled and aesthetically pleasing to the structures on Site and shall be constructed of materials complimentary to other structures on the Site.

See Exhibits A3 - A5 for Parking Lot and Building Perimeter Diagram, and Parking Lot Examples.

E. Construction

- (1) All parking areas and driveways must be paved using reinforced concrete or asphalt.
- (2) A curb must be provided at the perimeter of planted areas to prevent vehicular intrusion.
- (3) Where curb and gutter are used at the pavement edge, the top of the curb must be placed at natural grade. Where no curb is utilized, the pavement must terminate with a suitable edging to ensure stability of the pavement edge, and to direct drainage away from landscaped areas.

3.6 Loading, Maneuvering, Storage and Screening

A. Loading and Maneuvering

- (1) All parking and driveways must be paved using reinforced concrete or asphalt unless approved by variance.

- (2) A curb must be provided at the perimeter of planted areas to prevent vehicular intrusion. Wheel stops are not permitted.
- (3) Adequate area shall be provided on Site for all loading and maneuvering of trucks and other vehicles in order that such operations will not be carried out in any street.
- (4) Truck loading and service areas shall be located and/or screened so as not to be visible from any street or from an adjoining Site. No loading area or door will be permitted to face a street.
- (5) Truck loading and service areas shall be located to the side or rear of the building unless Zone Criteria indicate otherwise. Loading doors that are located on the side of a building will be set back a minimum distance of 60' from the front building line unless Zone Criteria indicate otherwise.
- (6) No such areas will encroach into any Landscape Setback.
- (7) Truck loading and service areas must be located and/or screened using vegetation and/or walls as Approved so that such areas are not visible from any street or adjoining Site.

B. Storage

- (1) No materials, supplies or equipment (including company owned or operated trucks, trailers, recreational vehicles, boats, etc.) will be stored in any area on a Site except inside a closed building or behind a suitable barrier so as not to be visible to the general public or to an adjoining Site. Such storage areas will be confined to designated spaces as determined by the Plan Review Committee.
- (2) Permanent outside storage units or containers may be allowed on a case-by-case basis by the Bridgeland Commercial Design Review Committee.
- (3) Temporary outside storage buildings and containers are allowed for short term use on a case-by-case basis as Approved. Such storage buildings must be screened as required by The Bridgeland Commercial Design Review Committee and must be Approved pursuant to an executed agreement between the Bridgeland Commercial Design Review Committee and the Property Owner to ensure timely removal and to establish penalties for non-compliance.
- (4) A limited display of seasonal products may be allowed under the existing permanent canopy of a store's front façade on a case-by-case basis. Signs will be limited to showing only prices and information shall be intended for viewing in close proximity to the merchandise.

C. Screening

- (1)** Unless Zone Criteria dictate otherwise: all roof additions (any device, mechanical or otherwise located or installed on roof) visible from a public street or from an adjoining Site must be fully screened by a roof parapet or screen device approved by the Bridgeland Commercial Design Review Committee. No wall, screen, or fence of any kind may be constructed unless specifically approved by the Reviewer. The design, materials, textures, and colors of such items must be architecturally compatible with those of the building, and where possible, are to be integrated with the building so as to be an extension thereof. Screening devices which face a street must not extend closer to an adjacent street than the building. All screening devices shall be indicated on the preliminary submittal.
- (2)** Frequently, planting materials can provide an effective screen offering the same opaqueness of a wall. Planting should be considered to soften the appearance of man-made screens. See Plant list, Exhibits A21 - A25. If planting is used as a screening device, mature landscaping is required at installation.
- (3)** Screening devices must be of a height at least equal to that of the materials or equipment being screened, but in no event may they be less than 6" in height.
- (4)** Fences used for security purposes shall be designed and placed to be as inconspicuous as possible; chain link fence in non-public areas may be considered on a case-by-case basis. Masonry fences per Bridgeland Commercial Design Guidelines or Zone Criteria must be installed along property lines between commercial and residential parcels unless there is an existing residential wood fence, which shall be left in place. Wrought Iron fences will only be permitted on a case-by-case basis and are not encouraged.
- (5)** All trash or debris will be properly contained within trash containers which will be located and screened so as not to be visible from any street or from an adjoining Site.

3.7 Amenities and Walks

A. Site Amenities

Certain projects or areas may be designated for special landscape and streetscape treatment.

Accordingly, supplemental architectural and landscape design guidelines stated in applicable Zone Criteria are imposed on Sites within these areas and will be provided to the Property Owner/Applicant. Although not permitted in

landscape setbacks, Applicants/Owners are encouraged to incorporate architecturally integrated streetscape elements into their project such as pavers, planters, fountains, benches, bollards, trash receptacles, recreation equipment, bicycle racks, decorative lighting, graphics, trellises, gazebos and kiosks.

Flagpoles shall match light pole finishes and are not to exceed twenty-five (25') feet in height. Only the United States flag, the Texas flag and community flag may be displayed. Company flags are not permitted. If the flags are illuminated, the light fixtures shall be screened from view with shrubs and incorporate shielding unless Zone Criteria stipulate otherwise.

B. Walks

- (1)** A proposed trail/pathway plan exists for many areas of Bridgeland. See Exhibits A11 - A14 for community walk layouts in Front Property Landscape Setbacks.
- (2)** Community walks shall be constructed by the Developer during the building construction phase within the right-of-way or landscape Setback.
- (3)** For those Sites containing or immediately adjacent to a community walk, the Property Owner must connect to the Community walk system with internal connector walks. Internal connectors shall be six (6') feet wide and constructed by the Property Owner/Applicant during the building construction phase.
- (4)** All walks must be of concrete with a minimum thickness of four (4") inches with rebar reinforcing. All walks must be constructed so as not to obstruct the flow of natural drainage. See Exhibits A12 - A14 for typical concrete sidewalk details. Property Owner/Applicant is responsible for cut-in ramp details.
- (5)** Applicants/Owners are encouraged to provide adequate parking spaces and racks (with locking devices) for bicycles near the walk located within their Site.
- (6)** Vehicular drives accessing the property and intersecting a trail/pathway must transition to curb crossing and are the responsibility of the Owner. Minimum of 2 saw cut panel lengths or longer if needed to ensure a smooth radial transition to the existing trail. A maximum of an 8' landing is required and must smoothly transition to the 10'-12' trail sidewalks.

C. Accessible Ramps

Accessibility ramps shall comply with Harris County and Texas Department of Licensing and Regulations (TDLR). See Exhibits A11 - A13 for typical ADA ramp

details and notes.

Ramp types:

- (1) Ramp down to driveway. See Exhibits A11 - A13
- (2) Ramp stays flush with driveway. See Exhibits A11 - A13

3.8 Landscape

A. General

With over 3,000 acres dedicated to lakes, trails and parks, Bridgeland is known for the harmonic blending of nature, dwellings, lifestyle and enterprise. Located along the eastern boundary of the Katy Prairie and traversed by a portion of the Cypress Creek riparian corridor, Bridgeland offers scenic landscapes filled with native flora, creating diverse habitats and open space networks to define and connect the community in a unified manner.

The goals of the Landscape Design Guidelines are as follows:

- (1) To provide a set of comprehensive rules governing Site and edge conditions to ensure the development of a harmonious, coordinated landscape in keeping with Bridgeland's character.
- (2) To enhance aesthetics and promote the use of native plants and low maintenance plantings so as to emphasize the Site's prairie origins and support habitat development.
- (3) An approved comprehensive landscape plan is required before the construction of any building, structure or other improvement can begin. This plan must be prepared and sealed by a Landscape Architect.
- (4) Landscape design shall conform to the requirements of these Design Guidelines.

B. Landscape/Irrigation Plans; Inspections

Every Site shall be landscaped in accordance with Approved landscape plans. The Plan Review Committee reserves the right to require additional vegetation to meet the design intent of the Design Guidelines.

C. Pre-Landscape Installation

Pre-Landscape Installation techniques are employed to protect existing forest areas from further decline during the construction process and include:

- (1) Removal of Debris and Dead Trees. Remove dead trees and debris and maintain a good cover of hardwood mulch to dress up the appearance

of a Site.

- (2) Tree Protection Fencing. Six (6') foot high chain link fencing must be installed around the complete drip line of trees to be saved during construction. (See Exhibit A18.) Additional fencing may be required by the Plan Review Committee.
- (3) Erosion Control Fencing. Erosion control fencing may be required to prevent excessive siltation over the root zones of existing trees.
- (4) Root Pruning. All root pruning must be done by a licensed arborist and must occur at least six (6") inches behind the curb.
- (5) Tree Inoculation. Owners are encouraged to treat trees to lessen stress from construction activities. All tree inoculation must be done by a licensed arborist.

D. Plant Material

- (1) New plant material must consist primarily of native species in order to support and implement the Bridgeland landscape character. All areas of a Site not otherwise improved with buildings, structures, paving, etc. must be landscaped.
- (2) Landscape improvements may include mowed grass, trees, shrubs, or groundcover plantings maintained to a high standard, including irrigation, See Exhibits A19 - A25. Large mulched areas are not to be considered as Manicured Landscape Areas.
- (3) Driveway planting and curbs for new driveways are the Property Owner's responsibility.
- (4) When possible, it is recommended to install a minimum of ten (10') feet of landscaped area between building and pavement edge. Plastic or wood edging is not permitted at perimeter of planting beds.
- (5) Groundcover and shrub planting shall be performed according to the requirements outlined in Exhibit A27. and include plant spacing.
- (6) Landscaped islands and median areas within parking lots must be protected from automobiles by the use of curbs and must be vegetated with groundcover and a minimum of one (1) tree.
- (7) Trees shall be staked per best methods and practice. Existing trees shall have tree protection fencing per Exhibit A18.

E. Plant Quality

Plant material shall meet or exceed minimum guidelines established by the

American Standard for Nursery Stock, current edition. Trees shall be grown in containers or machined moved. No ball & burlap trees permitted.

F. Plant Sizes

See Exhibits A21 - A25 for the approved plant lists.

G. Tree Staking

Trees and plants are to be staked under the best methods and practice. See Exhibit A26.

H. Landscape Site Development

- (1)** On Sites where the entire project is developed in one phase, areas not occupied by parking, Setbacks, buildings, roadways or walks must be landscaped and will be considered Manicured Landscape.
- (2)** On Sites where improvements are phased, Property Owner/ Applicant must submit phased plans illustrating the actual phasing of the Site including buildings, parking and landscape.
- (3)** Hard Coverage Ratios are to be referred to in each Development Criteria Exhibit and are established on a number of factors including but not limited to setbacks, adjacency of differing construction types and building heights.
- (4)** Trees may be arranged in groupings within the Manicured Landscape Areas in both the structured groundcover/shrubs and/or the mowed grass. See Exhibit A27 for the plant spacing diagram regarding shrub and tree planting.
- (5)** Island and medians must be planted with groundcovers and trees selected from plant list per Exhibits A21 - A25.
- (6)** Forestation planting areas shall be planted in accordance with the Forestation Mix per Exhibits A38 - A39. Tree planting shall be randomly spaced eight (8') foot on center minimum and twelve (12') foot on center maximum or in accordance with the Forestation Mix. Plant material sizes shall be evenly distributed in the Forestation planting areas. Trees shall be grouped together in odd numbers of three (3), five (5), and seven (7) where possible. Trees shall be located so neither root ball or stakes interfere with existing underground utilities. Alternating groups of evergreen trees and deciduous trees in random quantities are required in these areas.

I. Landscape Setbacks

(1) Landscape Setbacks are required to be installed in their entirety as part of any Site development and construction on the property even if the project is going to be developed in phases, unless otherwise approved by Reviewer. See Overall Landscape Setback Planting Diagram Exhibit A29.

(2) B.L.M.Z. and Landscape Setbacks Width

TYPE	B.L.M.Z.*	LANDSCAPE SETBACK
Major Thoroughfare	25'	
Collector Street	25'	
Side & Rear Property		15'
Drill Site, Lift Station, Water Well, or Site Facility		10'

**Bridgeland Landscape Maintenance Zones (B.L.M.Z.)*

(3) B.L.M.Z. Setbacks - Major Thoroughfare

- (a)** See Definitions for a list of Major Thoroughfares.
- (b)** Grading, landscape planting, irrigation and pedestrian pavements for B.L.M.Z. landscape Setbacks shall be constructed by the Bridgeland Commercial Association at the time of construction of Site development (drives, parking lots and building) unless otherwise indicated within applicable Zone Criteria.
- (c)** B.L.M.Z. Landscape Setbacks shall be characterized by areas of mowed grass, shrub planting and ornamental tree groupings.
- (d)** A community walk may run along the property frontage within the Landscape Setback.
- (e)** Areas within the ROW shall be mowed Bermuda grass. See Exhibits A30 - A32 for planting design and layout, and A35 - A37 for plant lists.
- (f)** Property Owner/Applicant is responsible for providing any and all improvements related to median cuts to the Property Owner's development.
- (g)** Bridgeland Landscape Maintenance Zones along Major Thoroughfares shall be maintained by the Commercial Association at all times.

(4) B.L.M.Z. Setbacks - Collector Streets

- (a) B.L.M.Z. landscape setbacks shall be constructed by the Bridgeland Commercial Association at the time of construction of Site development (drives, parking lots and building) unless otherwise indicated within applicable Zone Criteria. Refer to the Parkland Village Landscape Setbacks exhibit for the extents of community walks which shall run parallel to the street.
- (b) Property Owner/Applicant is responsible for providing any and all improvements related to median cuts to the Property Owner's development.
- (c) Bridgeland Landscape Maintenance Zones along Collector Streets shall be maintained by the Commercial Association at all times.

J. Setbacks - Side and Rear Property

There shall be a fifteen (15') foot wide setback on both sides of the property line. The Property Owner/Applicant is responsible for construction and maintenance of the side and rear Landscape Setbacks. The Setback landscape shall be a forestation planting (See Exhibits A38 - A39 for Forestation Mix) utilizing a combination of native trees and under-story planting. There will be a three (3') foot mowed grass buffer strip at the setback line when adjacent to paving. When adjacent to lawn or landscaping, there shall be a three (3') foot mulch buffer. Shrubs and tree trunks shall be kept three (3') feet from back of curb. A metal fence shall be installed along the property line if required for security. See Exhibit A28 for fence requirements and Exhibit A34 for Landscape Setback at Side and Rear Property Lines.

K. Metal Fence Requirements

Metal fencing is restricted to Ameristar or Fortress as a basis of design. Fencing is to be three inches by three inches (3"x 3") tubular steel post with 1-1/2"x 1-7/16" ribbed channel rail at five (5') feet above grade and 3/4" square tubular pickets, all painted black. See Exhibit A28 for fence requirements.

L. Setbacks - Drill Site, Lift Station, Water Well and Site Facility

Where commercial tracts abut an active drill Site, lift station, water well or Site facility the Property Owner/Applicant is responsible for the construction and maintenance of a ten (10') foot wide Landscape Setback. The setback landscaping shall be a forestation planting (See Exhibit A22 for screening planting list) utilizing a combination of native trees and understory planting. A six-foot eight inch (6'-8") high single wythe masonry wall shall be installed by the Property Owner/Applicant along the property line of the drill Site, lift station, water well or facility. Intent of wall is to match the architectural aesthetic of the primary building with metal gates. See Exhibit A15 for additional information.

M. Parking Lot Islands

Parking lot islands and median shall be planted with large trees selected from the Parking Lot Tree list. See A21 - A25 for Parking Lot Planting Palette. A minimum of one (1) tree is required for each full-length island. One (1) tree for single islands adjacent to perimeter landscape areas is required. Islands and medians shall be planted with groundcovers selected from plant list. See Exhibits A3 - A4 for Parking Lot Tree layouts.

N. Signage Areas

Landscape for Signage areas will be reviewed on a case-by-case basis. Planting at signage/driveway/blvd. median shall be Property Owner installed, maintained, and irrigated. Planting within sight visibility triangle shall be limited to twenty-four (24") inches in height and must conceal ground mounted lighting. Planting extents around a monument sign shall not exceed a twenty-foot by twenty-foot (20'x 20') area.

O. Street Right-of-Way

The B.L.M.Z. permanent landscape area in the Setbacks and that portion of the ROW which flanks the driveway entrances must be protected during Property Owner/Applicant construction activity.

The Property Owner/Applicant of a Site will be responsible for vehicular and pedestrian drives and access pathways and all repairs to damaged landscaping, sidewalks, piping etc. within an established B.L.M.Z.

The Property Owner/Applicant is responsible for restoring the street ROW and/or Setbacks to their original condition if damaged due to the Property Owner/Applicant construction activities. Such landscaping must not interfere with vehicular sight line requirements.

P. Installation and Maintenance

An Approved and comprehensive Landscape Plan prepared and sealed by a Landscape Architect is required for new Landscape installations and major changes to existing landscape installations.

- (1)** Clearing Plan, as well as a Reforestation Plan, must be reviewed and Approved by the Bridgeland Commercial Design Review Committee before any construction begins.
- (2)** Compliance with clearing and coverage ratios, as well as limiting the removal of trees, mid-growth vegetation and understory vegetation during construction, is required.

- (3)** Additional or replacement plantings may be required to ensure compliance with the Landscape Standards and Forestation.
- (4)** Bermuda grass sod is required for lawn areas. A ground cover of native grasses and wildflowers is required for open areas not otherwise improved. Hydromulch application will be approved for large areas.
- (5)** New plant material must be primarily of native varieties. (See Exhibit A39 for Approved Species for Forestation and Exhibits A21 – A25 for Approved Species for Formalized Plantings.) Automatic irrigation systems must be installed and maintained for all newly landscaped areas, including any applicable landscaping island at split boulevard drive entries. Irrigation system information may be included as part of the landscape plan or may be shown on a separate plan.
- (6)** Landscape will be inspected and must be completed concurrent with the completion of the building unless otherwise Approved.
- (7)** Complete installation of all landscape improvements in setback areas, parking lots and around buildings must be implemented at the time of construction of Site development (drives, parking lots and building). A project is not considered complete until the comprehensive landscape Site development plan for all external aspects of the Site has been implemented.
- (8)** During construction and thereafter, the Property Owner/Applicant of each Site must take all reasonable measures to protect and preserve all trees and vegetation upon such Site. No tree having a diameter of four (4") inches or greater, measured two (2') feet above the ground is to be removed without the approval of the Bridgeland Commercial Design Review Committee.
- (9)** Every Site must be landscaped in accordance with the plans approved by the Bridgeland Commercial Design Review Committee. Such landscaping will be completed concurrent with the completion of the building, unless otherwise expressly approved. Once completed, all landscaping must be well maintained on a regular schedule. See Exhibit A20 Manicured Landscape in Fully Developed Site (Initial or Subsequent Phase).
- (10)** Undeveloped areas adjacent to any improved property, landscape Setbacks, rights of way and fences shall be mowed to maintain a fifty (50') foot buffer strip at a maximum height of six (6") inches. Undeveloped areas adjacent to landscape setbacks shall be mowed to maintain a fifty (50') foot buffer strip at a maximum height of six (6") inches. The remaining portion of undeveloped land must have vegetation maintained at a maximum height not to exceed thirty (30") inches in height. See Exhibit A19 Manicured Landscape in Phased

Development (Initial Phase).

- (11)** Owners are responsible for maintenance and irrigation of all landscaping within the side and rear Landscape Setbacks and any areas outside of the B.L.M.Z. on the Tenant/Property Owner's property.

- (a) Pruning**

Trees and shrubs must be pruned as needed and with such frequency as is consistent with safety and good property management. Pruning shrubs into rigid shapes is discouraged in landscaped areas and prohibited in landscape setbacks.

- (b) Mowing**

Lawn areas of the landscape must be mowed regularly to achieve a maintained appearance.

- (c) Weed Control**

Owners are required to prevent excessive weed growth in formal planting beds by weeding and maintaining a two (2") inch layer of hardwood mulch. Red or other unnatural mulch colors are not allowed.

- (d) Plant/Tree Removal and Replacement**

If a plant or tree is removed or dies, complete removal, disposal, and replacement are required. Replacements must be at least two (2") inch caliper size for trees and fifteen (15) gallon size for shrubs.

Q. Irrigation System

- (1)** Provide a minimum double six (6") inch Schedule 40 PVC sleeve under entry drives for Major Thoroughfare or Collector Street (including reciprocal or shared access) use only. Cut, lower and reroute the existing irrigation system and control wiring and any additional required irrigation in the Landscape Setback through six (6") inch sleeves dedicated for Bridgeland Landscape Setback use only. See Exhibit A17 for irrigation diagrams at the driveway.
- (2)** The irrigation system in the Landscape Setback area shall be installed, modified or replaced by the Site contractor/Property Owner so as to provide a full and completely functional and operating irrigation system in compliance with the Design Guidelines.
- (3)** Backflow preventers shall be caged and located within the landscape setback and screened by a shrub/groundcover planting area to reduce their visibility.

- (4) Prior to construction, Bridgeland requires a meeting with the Property Owner/Applicant's landscape manager or representative; and the Property Owner/Applicant's landscape/irrigation contractor for an on-Site Pre-Landscape Meeting.

3.9 Exterior Illumination

A. General Requirements

- (1) Exterior Site, building and parking lot lighting are required on all Sites and are to be designed in accordance with the Illumination Engineering Standards for Lighting. Light overspill is not to exceed 0.1 Foot-candles at the Property Line.
- (2) Exterior lighting shall minimize light trespass from the buildings and Site, reduce sky-glow to increase night sky access, improve night-time visibility through glare reduction and reduce development impact on nocturnal environments.
- (3) All lighting fixtures must be confined to that area of the Site within Paving Setback lines, except for entry drives and illumination of signs.
- (4) Illumination of building monument identification signs is permissible as described in the following "Signage" section of these Design Guidelines. Multi-colored illumination is not permissible.
- (5) No fixtures may be placed in ROW or Landscape Setbacks.
- (6) Lamps shall be LED. See Exhibit A16 for typical Parking Lot lighting.

(7) Parking Lot Lighting

The installation of parking lot lighting must conform to shielding and maximum illuminance requirements. Lighting shall be orientated to eliminate light overspill and glare to adjacent parcels. All lighting equipment specified shall incorporate cut-off devices and light fixtures shall not emit light above the bottom of the fixture or horizontal plane of the lowest part of the fixture.

- (8) Light fixtures in parking lots shall not exceed a maximum height of twenty-five (25') feet including the base. Walkway lighting fixtures may have an overall maximum height of twelve (12') feet. See Exhibit A16 for approved Parking Lot Fixture types.
- (9) Accent illumination is permissible for key points such as building entries. Exterior building lighting shall have concealed sources of illumination and shall not exceed levels required for general and accent illumination.

- (10)** Searchlights, lasers, blinking, flashing, moving, or any similar high-intensity light are not permitted, except in emergencies where temporary lighting is needed by police, emergency medical technicians, and fire personnel.
- (11)** Ground mounted lighting is to be screened by landscaping not to exceed thirty (30") inches in height.
- (12)** Drop lens light fixtures are not permitted.
- (13)** All light fixtures, except traffic signals, shall be located, aimed or shielded so as to minimize visible glare and stray light trespassing across property boundaries where the luminaires are installed.
- (14)** Any building-mounted security lighting or wall pack sources may be used in service areas only and must not project above the fascia or roofline of the building and must be shielded. Such fixtures shall incorporate cut-off devices and must be painted to match the surface to which they are attached or must otherwise be of a harmonious color. Security fixtures may not be substituted for parking lot or walkway lighting and are restricted to loading, storage, service and similar locations.
- (15)** New Recreational Facilities: Illumination for new outdoor recreation facilities must conform to the shielding and aiming requirements except when such shielding would interfere with the intended activity. For such facilities, partially-shielded luminaires may be permitted as a substitute for full shielding with written approval from the Reviewer. Examples of activities where partially-shielded luminaires may be permitted as a substitute include, but are not limited to, baseball, softball, and football arenas. Specifically, tennis, volleyball, racquetball and handball courts and swimming pools must utilize fully-shielded luminaires. All light fixtures must also conform to the light trespass requirements.
- (16)** Business shall reduce outdoor lighting between the hours of 11:00 p.m. local time and sunrise by turning off any unnecessary lights. Examples of necessary outdoor lighting include lighting associated with the flag display, safety, and security. Where any provisions of the Texas State Statutes, any federal law, or any companion ordinance conflicts with the requirements of this outdoor light control provision, the more restrictive law or regulation shall govern.
- (17)** New construction projects shall include an Outdoor Lighting Plan with Final Submission that indicates point to point ISO foot-candle illuminance values to twenty (20') feet beyond the property lines of the Site under development. The Reviewer will review the Outdoor Lighting Plan to determine conformance prior to construction and installation.

(18) The following information shall be included in the Site and Exterior Lighting Plan:

- (a)** Proposed use of outdoor light involved.
- (b)** Type of lamp to be used, including manufacturer's part number.
- (c)** Type of light fixture used, via cut sheets including manufacturer's model number and specification as well as final selected finish and light color temperature and intensity.
- (d)** Proposed location of outdoor light.
- (e)** Average maintained illuminance for the task area.
- (f)** Illuminance levels at the property line shall not exceed 0.1 foot candles when adjacent to non-commercial properties.
- (g)** Aiming and shielding instructions (details) for floodlighting or spotlighting.
- (h)** Luminaire and lamp schedule.
- (i)** If applicable, include details on the automatic timing sequence used for this Site.

B. Shielding and Aiming Requirements

- (1)** All exterior lighting must be inconspicuous and directed to prevent glare or spillage into a public way, street or adjoining Site(s).
 - (a)** Flag illumination: Luminaires must be shielded so that light illuminates only the area about the flag pole in which the flag flies.
 - (b)** Spotlights and floodlights elevated above the ground on poles or buildings and used for area lighting must be adjusted so that their axis of illumination is at an angle not greater than twenty (20°) degrees measured from the vertical line between the fixture and the ground.
 - (c)** Outdoor sales and gas station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.

C. A valid photometric plan must be generated indicating all existing and proposed light sources within the property zone and must be dark-sky compliant.

- D.** Special attention must be paid to exterior illumination when the adjacent Site is a Single-Family Lot. Fixture and coverage selection are critical to insure no light spill to Single Family Lot(s).

IV. SIGN STANDARDS

4.1 Objectives

The objectives of the Sign Standards are to:

- A.** Permit a limited number of Signs which aid orientation and identify activities or uses.
- B.** Restrict private Signs which overload the public's capacity to receive information.
- C.** Restrict private Signs which hinder public safety by increasing the probability of an accident and/or incident, either by distracting attention or by obstructing vision.
- D.** Maintain aesthetics.

4.2 General Requirements

- A.** All Signs, temporary or permanent, which can be clearly seen from the exterior of the building, are subject to Plan Review Committee review and require written Approval prior to fabrication and installation.
- B.** All signage must be located on the Site itself and within the Property Line.
- C.** All building mounted signs and monument signs are limited to two (2) lines of text for their name and logo. Three (3) lines can be applied for and reviewed by the Plan Review Committee on a case-by-case basis.
- D.** Signs with two (2) lines of text must have a space, between the two (2) lines of text, that is at least one sixth (1/6) of the total height of the sign's text.
- E.** Specific Zone Criteria, which must be approved in writing by the Plan Review Committee, may require alternate signage elements including, but not limited to graphics, materials, illumination, etc. that may differ from these Sign Standards.
- F.** All Signs must be appropriate for viewing by the general public and professional in appearance.
- G.** Signs must be kept in good order and repair and must be in keeping with the character of Bridgeland.
- H.** Business names, logos and/or logotypes on monument Signs must be the same as business names, logos and/or logotypes on building mounted Signs and window graphics. The business name must be identified as: (a) the entity name of a Texas entity or a foreign entity registered in Texas, in either case as recorded with the Texas Secretary of State; (b) the assumed name in a current

assumed name filing that complies with Texas Business and Commerce Code Chapter 71, such as an assumed name filing with the Texas Secretary of State; or (c) the trademark identified in a current U.S. or Texas trademark application or registration.

- I.** Signs cannot be supported in trees, held by Person(s), hung or nailed to other structures not designed for the display of Signs.
- J.** Signs, Sign holders and fixtures, except as provided herein, that move, make noise, are accompanied by music or sound, scroll, employ blinking lights, balloons, pennants or similar devices, or utilize inflatables of any type are prohibited.
- K.** If the business is owned by an individual, the Property Owner may not place his/her name on the building or any other sign on the exterior of the building unless it is a part of the registered business name. Personal names may not be added to Franchises or Cooperatives.
- L.** Sub-leased departments, specific brands, products for sale, concessionaires, and services, whether offered within a business or off-Site, will not be allowed unless the identification is part of the registered business name and Approved.
- M.** Signs on exterior fixtures, such as gas pumps and light poles, which advertise a service or product are not allowed. Inclusion of a monitor type screen for advertising purposes that is incorporated into the gas pump structure may be considered by the Plan Review Committee and/or designee on a case-by-case basis.
- N.** Contact information, including phone numbers, websites, tag lines, and hours of operation are not permitted on any Sign unless specifically allowed in these Standards. A registered Business Clarifier will be considered on a case-by-case basis.
- O.** Phone number, website, and hours of operation are permitted with restrictions in the Sign Standards and must be applied for prior to installation, including, but not limited to, window graphics and decals. Tag lines are not permitted. A Business Clarifier will be considered on a case-by-case basis.
- P.** Signs which are installed without a written approval from the Plan Design Review Committee including, but not limited to, signs which are in violation of the Sign Standards shall be removed at the Property Owner's sole expense and liability.
- Q.** Signs, including unapproved graphics, paintings, and posters, are not allowed in exterior windows or doors where they can be seen from outside the building unless specifically allowed in these Standards except as follows:

- (2)** One (1) illuminated “Open” Sign that does not exceed two (2) square feet in size is permitted per occupied Tenant space.
- (3)** One (1) white vinyl die-cut or “engraved look” window graphic of the registered name and/or logo of the Tenant is permitted on the interior surface of the glass adjacent to or on the Tenant’s primary entry door and must not exceed two (2) square feet in area.
- (4)** One (1) set of white vinyl die-cut or “engraved look” letters noting the hours of operation and contact information, website, and one (1) set of credit card identification stickers are permitted per Tenant. These window graphics shall be installed on the side-light (window) adjacent to the primary entrance unless otherwise stated in applicable Zone Criteria.
- (5)** The combined size of the hours of operation, contact information, and website must not exceed one-hundred and forty-four (144) square inches in area. Vinyl must be installed directly to the interior surface of the glass in Maximum letter height shall not exceed two (2”) inches in height. No other window signs or graphics may be placed on the inside of the glass except as approved by these standards.
- (6)** Credit card identification stickers must not exceed thirty (30) square inches and no single credit card image shall exceed six (6) square inches.
- (7)** Businesses which have an active drive-thru, in which the hours of the lobby and the hours of the drive-thru *differ*, may be permitted to display two (2) sets of hours. One (1) set on the lobby door and one (1) set on the drive-thru window (each set of window graphics may include the individual hours for both the lobby and drive-thru and shall be white vinyl die-cut or “engraved look” letters.
- (8)** Businesses which have an active drive-thru, in which the hours of the lobby and the hours of the drive-thru are the *same*, may be permitted to display two (2) sets of hours. One (1) set on the lobby door and one (1) set on the drive-thru and shall be white vinyl die-cut or “engraved look” letters.
- (9)** Suite numbers, unless specified within Zone Criteria are to be white, vinyl die-cut, four (4”) inch tall, Helvetica, installed on the exterior of the glass centered above the primary entrance door. Suite number window graphics must be consistent throughout the entire property or campus.
- (10)** One (1) white or black vinyl die-cut or "engraved look" letters noting the suite number and tenant name (No logos will be allowed) on the employee entrance/delivery access door at the back of each tenant space. The combined size must not exceed one (1) square foot in area. All door graphics in a shopping center or multi-tenant retail building must have matching color, size and fonts. No colors or logos are permitted.

- R. Signs displayed within a business must be placed a minimum of three (3') feet from any exterior glass or other transparent exterior building material and are meant for customer viewing within the store.
- S. Illuminated Signs displayed within a business must be placed on a wall in a location where they are not primarily visible from the outside of the building.
- T. All Signs including but not limited to building signs must be removed within thirty (30) days after the business vacates the location. All exterior facades are to be patched and painted to match originally approved color(s) and condition(s) in areas where exterior signage is removed. Monument panels are to be replaced with blank panels matching the original fit and finish.
- U. Signs required for compliance with Applicable Laws or Codes are permitted without application or Plan Review Committee Approval.
- V. Trademarks Related to the Bridgeland® Community

Bridgeland Development, LP holds U.S. trademark registrations for the following trademarks:

- Bridgeland®
- Bridgeland Central®
- Lakeland Village®
- Prairieland Village®
- Parkland Village®
- Creekland Village®
- Lakeland Village Center®
- Trademarks related to the Bridgeland Bill® mascot

This list may change. In addition, it holds rights to unregistered trademarks such as logos, neighborhood names, and park names. No trademarks owned by Bridgeland Development, LP may be used on a Sign unless Bridgeland Development, LP has granted the user a license to do so. Bridgeland Development, LP has advised that some use of its trademarks in the community, such as Bridgeland High School and several HOAs, are pursuant to licenses. Licenses are granted in limited situations.

4.3 Permanent Signs

A. Monument Signs

(1) General Requirements

- (a)** Monument signage materials and configurations have been pre-designed with materials and dimensions indicated. Contact the governing covenant entities to determine if there are any additional criteria for the property.
- (b)** Signs must be ground-mounted and structurally sound. Finish materials must extend to natural grade. The base must not be raised more than twenty-one (21") inches above natural grade, unless restricted by the physical conditions of the Site. See Exhibits B1 - B4.
- (c)** All Signs must be designed and constructed for low maintenance.
- (d)** Higher initial cost for materials is preferable to lower initial cost with high maintenance.
- (e)** A logo and/or logotype may be allowed if Approved by the Committee; however, the logo must occupy no more than twenty (20%) percent of the overall Tenant's message area.
- (f)** Signs must be placed perpendicular to the street unless restricted by the physical conditions of the Site or on the corner of two (2) perpendicular streets.
- (g)** Multi-tenant panels are not required to be the same on both sides of two-sided Signs.
- (h)** For structures with a limited number of Tenants, sign location, lighting, and associated landscaping requirements are the same as Single Tenant. See Exhibits B1.
- (i)** Signs in residential villages may be ground illuminated or internally illuminated. All lamps are to be shielded.
- (j)** LED message boards are restricted to governmental entities, emergency services, Religious, and Educational Facilities. LED message boards must be dimmable and information must not move, scroll, or change more than every ten (10) seconds. Illumination must not be offensive. Size of any character may not exceed four (4") inches in height.

- (k) The Committee reserves the right to govern the message content, frequency of message change, illumination levels, and color of text. Message must be static (no animation permitted). No commercial advertising is allowed and all content must relate to the facility owning the sign or emergency information. No letters taller than five and one-half (5-1/2") inches with the exception to emergency information.
 - (l) Monument Signs must be placed at least one (1') foot behind the Property Line and located to minimize removal of mature vegetation.
 - (m) Vegetation may be removed near the monument Sign to provide a view corridor of approximately sixty (60°) degrees from each side of the Sign face.
 - (n) A formal planting area, sized to compliment the sign, must be installed, permanently irrigated, and maintained around any monument Sign or any existing monument signs submitting modifications due to repair, replacement or change in tenants
 - (o) Monument signage placement should typically be on the left side of the vehicular entry as a driver enters the Site when a middle median boulevard is not being proposed. This provides for drivers exiting the Site an obstruction free zone of Site towards potential oncoming traffic. See Exhibits A7 - A9 for Driveway and Signage Diagrams.
 - (p) Caslon Pro font is to be the standard/default character font if one has not been registered.
- (2) Office, including Medical Office and Service Centers**
- (a) Office and multiple Tenant monument Signs may be permitted a maximum of four (4) Tenant panels in addition to the name of the project/building and address.
 - (b) Signs must be of a horizontal format and not exceed six (6') feet high from natural grade by ten (10') feet wide.
 - (c) All Tenant panels must be of equal size.
- (Continued on the following page.)*

(3) Retail

(a) Neighborhood/Village Shopping Centers

- (i)** Signs must be of a horizontal format and not exceed seven feet nine inches (7'-9") high from natural grade by eleven (11') feet wide.
- (ii)** No more than four (4) Tenant names may be included on the Sign, per side. See Exhibit B3.

(b) Community Shopping Centers

- (i)** Community Shopping Centers may be allowed one (1) primary monument Sign that shall not exceed twelve (12') feet in height from natural grade be no wider than ten (10') feet.
- (ii)** No more than six (6) names are permitted on the Sign, per side.

(c) Regional Shopping Centers

- (i)** Free-standing entry identification Signs for a Regional Shopping Center will be determined on a case-by-case basis by the Plan Review Committee.
- (ii)** No more than six (6) Tenant names may be included on the sign, per side. See Exhibit B4.

(d) Specialty/Mixed Use Centers

Specific zones or districts have been established for these areas that allow Sign elements such as size, color, materials, motion, and lighting methods that may be different from these Standards.

(e) Multi-Tenant Retail Sites

- (i)** Signs must be of a horizontal format and not exceed six feet six inches (6'-6") high from natural grade by eleven (11') feet wide.
- (ii)** A maximum of four (4) names of Tenants, per Sign side, may be listed on the Sign. See Exhibit B3.

(f) Single Tenant Retail Buildings

- (i)** Separate monument Signs may be allowed; however, if the Site is peripheral to, and part of, a defined shopping center, inclusion on the Sign which identifies the overall shopping center will not be permitted.
- (ii)** Signs must be of a horizontal format and not exceed six feet six inches (6'-6") high from stone plinth x twelve (12') feet wide. See Exhibit B1.
- (iii)** Gas Stations may be permitted to display a maximum of two (2) gasoline prices (dimnable red LED for unleaded and dimmable green LED for diesel) and a generic name for one (1) additional service (i.e. Food Mart or Car Wash). The Committee reserves the right to govern the illumination levels of all sign lighting. Sign panel backgrounds for gas prices and/or an additional service must match the overall Sign background.

(4) Schools and Religious Institutions

- (a)** Signs must be ground mounted, ground or internally illuminated, and of a horizontal format not to exceed six feet six inches (6'-6") high from natural grade by twelve (12') feet wide. See Exhibit B1.
- (b)** Message boards may be allowed at schools provided that the school must be the primary user of the Site and must be dimmed after dusk.
- (c)** Signs with message boards must be framed with at least one (1) foot of Sign base material.
- (d)** The message insert must not exceed four (4) lines, with school-related messages only.
- (e)** The message board content may change at a maximum frequency of every ten (10) seconds.
- (f)** Sign panels are not to deviate from the intended smooth monolithic construction when a message board is incorporated into the design.

(5) Industrial

Industrial Monument Signs will be reviewed by the Plan Review Committee on a case-by-case basis.

(6) Residential

Monument Signs will be reviewed by the Plan Review Committee on a case-by-case basis. (Examples: Apartments, Condominiums and attached Single-Family Residences.)

B. Building-Mounted Signs

(1) General Requirements

- (a)** One (1) sign will be allowed per each tenant with a tenant specific exterior public entry to the building. Two (2) signs may be considered on a case-by-case basis for end or corner units.
- (b)** The maximum horizontal dimension for building-mounted Signs must not exceed seventy-five (75%) percent of the total storefront width.
- (c)** The maximum total vertical height must not exceed one and a half (1½) times the maximum single letter height.
- (d)** The Sign design is limited to individually mounted, fabricated metal channel letters or pin-mounted letters. Letters mounted on a solid backing piece will not be accepted unless permitted in specific applicable Zone Criteria. Lighting shall be halo lit, not externally lit from above or below or face lit.
- (e)** Returns of letters and graphics must be dark bronze, black, or match the color of the letter face. Return color, depth and material must be consistent for all Tenants of a multi-Tenant building. Letters shall not have painted white halo edges or contrasting border colors.
- (f)** A logo and/or logotype may be allowed if Submitted and Approved; however, the logo must occupy no more than twenty (20) percent of the overall Tenant's message area.
- (g)** Signs must be mounted and centered horizontally on the face of the building in the portion of the fascia band dedicated to the Tenant, preferably centered within the extents of the store front facade except when the architecture of the Tenant façade prohibits centering of the Sign.
- (h)** No exposed wire ways, raceways, crossovers, exterior florescent lamps, transformers or conduit will be permitted unless Approved by the Plan Review Committee. Raceways approved by the Plan Review Committee shall be three inches by eight inches (3"x 8") with all necessary electrical equipment and structural elements

hidden inside the raceway. Raceway and all mounting hardware shall be painted to match the building façade or color as determined by the Plan Review Committee.

- (i) Signs identifying separate and private primary entrances for Tenants in a multiple Tenant building must comply with the building's overall Sign criteria.
 - (j) New signs proposed for replacement in a location where an existing sign is installed, requires all exterior facades are to be patched and painted to match originally approved color(s) and condition(s) in areas where exterior signage is removed. Including repair of all exposed anchor holes, painting to hide any repairs and all repairs must not be visible or leave any ghosting from the previous signage.
 - (k) All fasteners shall be non-corrosive type and shall not be visible to the public. No exposed tubing or lamps will be permitted. Manufacturer's labels shall be hidden from public view.
 - (l) The signage copy shall consist of the Tenant's name in their chosen typeface, in one single color. The use of symbols or logos may be permitted, but are subject to Plan Review Committee approval. Logo may not exceed twenty (20%) percent of the message area. The copy shall be located along the centerline of the tenant fascia and typically installed as one line, unless Tenant name will not fit on one line.
- (2) Office, including Medical and Service Centers**
- (a) Multi-Tenant office buildings are allowed one (1) building mounted Sign.
 - (b) Where allowed, Signs identifying separate and private primary entrances for Tenants of multiple Tenant buildings must comply with the building's overall Sign criteria.
- (3) Retail**
- (a) A building on a single Tenant Pad Site and each Tenant space in a multi-Tenant building may have no more than one (1) Sign oriented to each street on which the building or Tenant has frontage, with a maximum of two (2) Signs per Tenant. Two (2) signs may be considered on a case-by-case basis for end or corner units.

(Continued on the following page.)

- (b)** The maximum vertical dimensions for Signs with one (1) line of copy/text are:
 - (i)** 50,000 square feet of Gross Building Area or larger (example: grocery stores) – six (6') feet.
 - (ii)** 20,000 to 49,999 square feet of Gross Building Area (example: department stores) – four (4') feet.
 - (iii)** 10,000 to 19,999 square feet of Gross Building Area (example: drug stores) – three (3') feet.
 - (iv)** Under 10,000 square feet of Gross Building Area (example: fast food/restaurant Sites, gas stations) – two (2') feet.
 - (v)** In-line retail stores – two (2') feet.
 - (vi)** The maximum vertical dimension for Signs with two (2) lines of copy, including space between lines, is one and a half (1 ½) times the height allowed for one line of copy.
 - (vii)** Box Signs in special circumstances may be permitted on a case-by-case basis to supplement individual channel letters for unusually long business names.
 - (viii)** Building Signs are not allowed above the first floor for buildings more than one (1) story in height.

(4) Schools and Religious Institutions

Building mounted Signs must comply with standards of Office, Medical and Service Center Signs in all respects.

(5) Industrial

Building mounted Signs must comply with standards of Office, Medical and Service Center Signs in all respects.

C. Permanent Directional Signs

Directional Signs are Signs which provide information about loading, delivery and service areas, fire zones and internal traffic flow patterns. Directional Signs:

- (1)** Must be as few in number as is functionally practical and be consolidated where possible and located internal to the Site.
- (2)** Must be permanently mounted on a pole, post or other permanent structure.

- (3) Pole and back of sign must be painted dark bronze or painted as directed by the Plan Review Committee on a case-by-case basis. No part of a sign may be unfinished/unpainted.
- (4) Sign faces must not exceed six (6) square feet in area.
- (5) Ground mounted Directional Signs must not exceed four (4') feet above natural grade in total installed height.
- (6) Letter height must not exceed four (4") inches and must be of a single neutral color.
- (7) Must have a single neutral color background. A face color and lettering color matching the monument sign is recommended.
- (8) No logo or business name is allowed.
- (9) Permanent Directional Signs may not be illuminated.

D. Parking Lot Signs

- (1) Parking lot Signs, including, "No Parking," "No Trucks," "Handicap Parking", and "Tow Away", must comply with the requirements of the Texas Transportation Code and Texas Occupation Code, which may be amended from time to time. Signs conforming to the Texas Transportation Code are permitted without application or Plan Review Committee Approval. "Tow Away" signs are to comply with the Texas Occupation Code and must be submitted for review and written approval.
- (2) Reserved Parking Signs that designate parking lot use such as "(Business Name) Parking Only" will only be permitted on a case-by-case basis by the Committee where the parking ratio meets the required number of spaces per the standards, but parking issues remain.
- (3) "To-Go Parking" signs may be permitted for restaurants and businesses which have a quick service component which requires limited-time parking. Generally, allowing parking for ten (10) minutes or less. The sign cannot be directly in front of the establishment; they should be located in an area near the storefront which does not obstruct the view of any storefronts.
- (4) Reserved Parking Signs and "To-Go Parking" signs are to utilize curb edge mounted painting when available. In the event curbs are not available for signage, wheel stops are to be used. In the less likely event that neither curbs nor wheel stops are available for Reserved Parking Signs or "To-Go Parking" signs, then post mounted signs will be considered on a case-by-case basis.

- (a) Curb-painted Reserved Parking signs shall have a Pantone 424C colored background six (6") inches tall and seven (7') foot wide (centered in the parking space) with four (4") inch max height white painted letters in Helvetica. All text is to be centered on background.
 - (b) Reserved parking spaces which do not have a curb, but instead a wheel stop, shall utilize the wheel stop for reserved parking signage. In this case the entire wheel stop shall be painted Pantone 424C with four (4") inch max height white painted letters in Helvetica centered on the front face of the wheel stop.
- (5) Regulatory posted signs and accessible parking signage are to be designed or constructed as depicted in Exhibit B5 - B6, "Accessible Parking Signage".

4.4 Temporary Signs

A. General

- (1) All Temporary Signs must be placed on the Site to which they pertain. The exact location must be approved by the Plan Review Committee.
- (2) Temporary Signage shall not be illuminated.
- (3) Existing vegetation must not be disturbed or removed solely for the display of a Temporary Sign.
- (4) All Temporary Signs shall be constructed in accordance with the Bridgeland Commercial Design Guidelines, See Exhibit B7.
- (5) Temporary Signs must have a blue background and white letter color. Letters must not exceed nine (9") inches in height. Company logos are allowed but must not exceed twenty (20%) percent of the Sign size.
- (6) Temporary event Signs may be displayed for the event duration and for seven (7) days immediately before the event and must be removed immediately following the conclusion of the event.
- (7) With the exception of temporary Signs for Approved events and Signs specifically addressed below, no temporary Sign may contain product, price or other advertising message.
- (8) Seasonal Lighting, Decorations and Signage
- (9) Shall be reviewed on a case-by-case nature. Tree and building seasonal lighting must be uniform and complete with no flashing.

- (a) Winter Holiday decor is restricted to being installed no earlier than the second Saturday in October with any lighting to remain non-illuminated until the day after Thanksgiving. All decor and lighting to be removed by January 15th.
- (b) A generic holiday decoration may be permitted for nationally recognized holidays to be on the exterior of establishments. Decor may not include flashing or moving lights, window signs or decals, noise, advertising and/or any offensive items that are not community appropriate. The committee reserves the right to deem a display inappropriate and require removal at the Owner or Tenant's sole expense.

B. Future Land Use Identification Signs

- (1) One (1) Sign which identifies future land uses may be installed prior to installation of a "project identification" Sign for a particular Site.
- (2) The Sign's design must comply with example shown in Exhibit B8:
 - (a) The Sign must be constructed of three-quarter (3/4") inch or larger exterior grade plywood, sealed and painted with exterior grade paint. A full-scale vinyl print may be used in lieu of paint.
 - (b) The maximum panel size is eight (8') feet high and four (4') feet wide.
 - (c) Letters must be white vinyl with a maximum of nine (9") inch capital height in Helvetica Medium Stroke.
 - (d) Entire face of Sign shall be of a single printed image to include all image(s), background and text.
 - (e) The bottom edge of the Sign cannot exceed two (2') feet above the ground.
- (3) The Sign must be removed before installation of the Project Identification Sign.

W. Project Identification Signs

- (1) The Property Owner of the Site is required to install on that Site one (1) temporary project identification Sign. Following the closing of the Site the Property Owner/Applicant of a Site must install one (1) temporary project identification sign.

- (2)** The Sign must be Submitted, and obtain written approval, prior to an approved Site Clearing.
- (3)** The message must be limited to
 - a. the name of the project,
 - b. a brief project description and opening date, financial institution, broker name and telephone number
 - c. the name and contact information for the developer and contractor for the Site.
- (4)** A logo or rendering of the project is recommended on the sign, but all of the items are required to fit within the maximum text/image area.
- (5)** The Sign's design must comply with the example shown in Exhibit B7:
 - (a)** The Sign must be constructed of three-quarter (3/4") inch or larger exterior grade plywood, sealed and painted with exterior grade paint. A full-scale vinyl print may be used in lieu of paint.
 - (b)** The ground-mounted Temporary Signs must be mounted no more than ten (10') feet above natural grade overall height and bottom edge to be twenty-four (24") inches above natural grade. Signs cannot be more than thirty-two (32) square feet in area (four (4') feet by eight (8') feet typical).
 - (c)** Letters must be white vinyl with a maximum of nine (9") inch capital height in Helvetica Medium Stroke.
- (6)** (The Sign must be installed with the bottom edge of the Sign no more than two (2') feet above the ground.
- (7)** The Sign must be removed upon the earlier to occur of (a) occupancy of the individual building, (b) placement of a permanent Sign on the Site for the individual building, or (c) final inspection.

X. For Sale Signs

- (1)** One (1) Sign is permitted on each Site.
- (2)** The Sign may have a logo no larger than two feet by two feet (2'x 2').
- (3)** The Sign's design must comply with example shown in Exhibit B7:
 - (a)** The Sign must be constructed of three-quarter (3/4") inch or larger exterior grade plywood, sealed and painted with exterior grade paint.

- (b) The maximum panel size is eight (8') feet high and four (4') feet wide.
 - (c) Letters must be white vinyl with a maximum of nine (9") inch capital height in Helvetica Medium Stroke.
- (4) The Sign must be removed within seven (7) days of the close of sale.

Y. For Lease and For Rent Signs

- (1) Each available Tenant space may have no more than one (1) Sign oriented to each street on which the Site has frontage with a maximum of two (2) Signs per Site.
- (2) The Sign(s) must be placed in a window or primary entrance door of the available Tenant space.
- (3) The Sign cannot exceed four (4) square feet in size.
- (4) The Sign must be removed within seven (7) days after the rental or lease contract is signed.

Z. Political Campaign Signs

These Signs must comply with the requirements set out in the Bridgeland Residential Development Standards which are incorporated herein by reference. A copy of these Standards is available online at www.KenAnderson.com.

AA. On-Site Banners (approved on a case-by-case basis)

- (1) Banners are allowed in retail center, church, and school properties, provided that the design relates to the theme is integrated into the overall design of the property.
- (2) Messages relating to the sale or promotion of merchandise, events or individual stores are prohibited.
- (3) The design, color, size, location, and number must be appropriate for the individual retail center, church, or school.

BB. Banners and Signs Announcing New Businesses

Banners and Signs are allowed only for announcement of the opening or "Now Hiring" for a new business, and must meet the following requirements:

- (1) Cannot be displayed for more than the two (2) weeks before and two (2) weeks after initial opening of a new business.

- (2)** May be attached to the surface or hung below the temporary construction Sign, the permanent Sign, the Building Sign band, or in the window of the business.
- (3)** Cannot exceed three (3') feet high by eight (8') feet wide.
- (4)** Must have a single neutral background color (white, gray, or black) and no more than two (2) letter colors. Logos may be Approved on a case-by-case basis.
- (5)** Window Graphic Banners and Signs Announcing New Businesses – during the active and approved period of a new retail tenant build out, one (1) window of the tenant space may have an interior window graphic wrap within the following requirements:
 - (a)** May have no more than three background colors.
 - (b)** May have the following information:
 - (i)** The tenant's registered business name.
 - (ii)** The tenant's logo and/or logotype.
 - (iii)** "Coming Soon" or "Coming (date)" or comparable message announcing the completion or opening date or month and year.
 - (iv)** The Tenant's website address.
 - (c)** Entire window graphic must:
 - (i)** Be contained in one (1) single storefront window pane of the Tenant's space.
 - (ii)** May not exceed fifty (50) square feet regardless of whether a greater amount of space is available on a single pane of glass.

CC. Light Pole Banners

- (1)** Light pole banners must be Submitted for review and Approval by the Plan Review Committee prior to fabrication and installation.
- (2)** Light Pole Banners:
 - (a)** May be displayed for holidays, major community events, and campus sign programs, which take place in Bridgeland.
 - (b)** Must be eighty-four (84") inches high by thirty (30") inches wide and hung from existing banner brackets on light poles.

- (c) Holiday banners can be displayed no more than one (1) month prior to the event and must be removed immediately following the event.
- (d) The display duration of campus and lifestyle banners shall be determined by the Plan Review Committee on a case-by-case basis.
- (e) Must be installed and removed by authorized Staff at a per banner fee established by the Plan Review Committees.

DD. “Now Hiring” Signs for Established Businesses

- (1) These Signs are limited to one (1) Sign no larger than four (4) square feet in size, per location, and may be placed on the interior surface of the tenant’s window or door visible from the outside of the store.
- (2) Signs complying with this Standard and professionally designed and produced are pre-Approved and do not require application or Plan Review Committee Approval.

EE. Sandwich Board Signs (“A-Frames”)

“A-Frame” Signage: Movable pedestrian scale signage intended for Retail and Restaurant businesses within multi-tenant settings.

- (1) Tenants are permitted only one (1) “A-Frame” sign displayed on the exterior of a business near the main entrance.
- (2) Sign shall be placed no more than six (6”) inches from the storefront and shall not block traffic flow or accessibility.
- (3) Sign shall be placed inside of store each evening upon closing and shall not be chained to nearby posts.
- (4) Messages are restricted to general products/services and special events, and shall not include pricing information, specific product/service name and/or logos.
- (5) Changeable graphic content is only permitted in the message area of the selected sign.
- (6) Content of changeable graphic area is subject to Landlord review and approval.
- (7) The top twelve (12”) inches of the message area may be reserved for the Tenant’s registered business name and/or logo.

(8) Design of “A-Frame” sign shall conform to the custom design parameters provided by Landlord and the Plan Review Committee. No other design or “off the shelf” versions of this sign are permitted without prior written approval from the Landlord and the Plan Review Committee. The Tenant may choose one of the following “A-Frame” sign designs or approved equal.

(a) “A-Frame” Sign Design: (Option 1)

Manufacturer	Crestline
Model	122203 01A
Size	21 5/8”W x 32 1/2”H
Style	Black Satin Wood Frame with Chalkboard
Website	https://www.crestline.com



(Continued on following page.)

(b) "A-Frame" Sign Design: (Option 2)

Manufacturer	billyBoards
Model	Slimline Outdoor Aluminum Easel
Size	24"W x 32"H
Style	Aluminum Frame with Chalkboard
Website	https://www.billyboardsmfg.com



(c) "A-Frame" Sign Design: (Option 3)

Manufacturer	Displays2go
Model	AFBK4325WES
Size	24"W x 36"H
Style	Anodized Aluminum Frame w/ Chalkboard
Website	https://www.displays2go.com



FF. Valet Parking / Parking Information (Event parking, validation for garages)

Valet Parking/Parking information board signs are limited to one (1) Sign no larger than six (6) square feet in size, per location. Additional signs may be necessary depending on the Site layout and will be reviewed on a case-by-case basis. Overall Sign height, including any stand or base, cannot exceed four (4') feet. The Sign must have a single neutral background color and may not include product advertisements.

GG. Community Events

Community Events board signs are limited to one (1) Sign no larger than six (6) square feet in size, per location. Additional signs may be necessary depending on the Site layout and will be reviewed on a case-by-case basis. Overall Sign height, including any stand or base, cannot exceed four (4') feet. The Sign must have a single neutral background color and may not include product advertisements.

HH. Schools and Religious Institutions

- (1) Schools and Religious Institutions may install one (1) temporary banner or Sign per main entrance, with a maximum of two (2) Signs, for up to four (4) events per calendar year for a maximum of fourteen (14) days per event.
- (2) Banners or Signs located on an existing temporary or permanent Sign must be attached to the surface or hung below the Sign and cannot exceed three (3') feet high by eight (8') feet wide.
- (3) Free-standing banners or Signs must be placed near the monument Sign, cannot exceed three (3') feet high by eight (8') feet wide, and must be installed no more than two (2') feet above grade.
- (4) Temporary banners or Signs must have a single neutral background color (white, gray, blue, or black) and no more than two (2) letter colors. Logos may be Approved on a case-by-case basis.
- (5) A religious institution that holds services at a temporary location may display one (1) temporary Sign with a maximum size of four (4') feet high and four (4') feet wide beginning after 5 p.m. the day before the service and until one (1) hour after the time of the service. The Sign background must be of a neutral color with white or black letters.

II. Flag Poles

A maximum of two (2) flag poles may be permitted in order to display the official flag of the United States of America and/or the official state of Texas flag. Flag poles:

- (1) May not exceed twenty-five (25') feet in height.
- (2) May not be located within a Landscape Setback or B.L.M.Z.

Flags which are displayed after sunset must be illuminated and light fixtures shall be screened from view with shrubs. Additionally, a light shield may be required at the Plan Review Committee's discretion.

JJ. Use of Street Rights-of-Way, Islands and Medians

- (1) The Street Rights-of-Way are subject to the applicable Covenants, these Standards and Applicable Law.
- (2) No temporary or permanent Improvement may be constructed or placed in a Street Right-of-Way without being Approved and if required, approved by the appropriate governmental authorities. The Person requesting use of a Street Right-of-Way is responsible for determining if the approval of governmental authorities is required and for providing the Plan Review Committee proof of such approval. Approval of a use by the Plan Review Committee does not mean that the use has been approved by governmental authorities or that the Approved use complies with Applicable Law.
- (3) The requirements and standards regarding the use of Street Rights-of-Way found in the Bridgeland Residential Development Standards and are incorporated herein by reference. The Bridgeland Residential Development Standards are available online at www.KenAnderson.com.
- (4) Texas law prohibits placing Signs in the right of way of state highways and public roads except for certain temporary directional Signs and "kiosks." The Texas Highway Department should be contacted for an application for a permit to place a temporary directional Sign or "kiosk" in the right of way of a state highway or of a public road. Please contact the Bridgeland Development, LP for information on which rights of way in Bridgeland are state highways or public roads.

KK. Vehicle Signage

- (1) All vehicles with signage are to be submitted to the Plan Review Committee for review and written approval, including the proposed long-term parking locations.
- (2) All vehicles with business signage, identification, graphics, or advertisement(s) are to be submitted for review and must receive written approval from the Plan Review Committee prior to parking the vehicle(s) on Site.

- (3) The Plan Review Committee reserves the right to limit the number of company/Tenant owned and operated vehicles on a Site.
- (4) Vehicles, trailers, etc. which are primarily used for storage or advertising of any kind may not be kept on Site.
- (5) Vehicles with business signage and/or identification, that are used specifically for deliveries to company's/Tenant's clients/customers (such as food delivery, dry cleaning delivery, etc.), may be permitted to display the registered name of the business and a contact phone number and website.
- (6) Vehicles with signage are to be parked behind the building, away from public view, or in a designated parking spot established by the Plan Review Committee.
- (7) Institutional sites are exempt from Items (1) through (6) from the above requirements if associated with the institute.

LL. Temporary Events

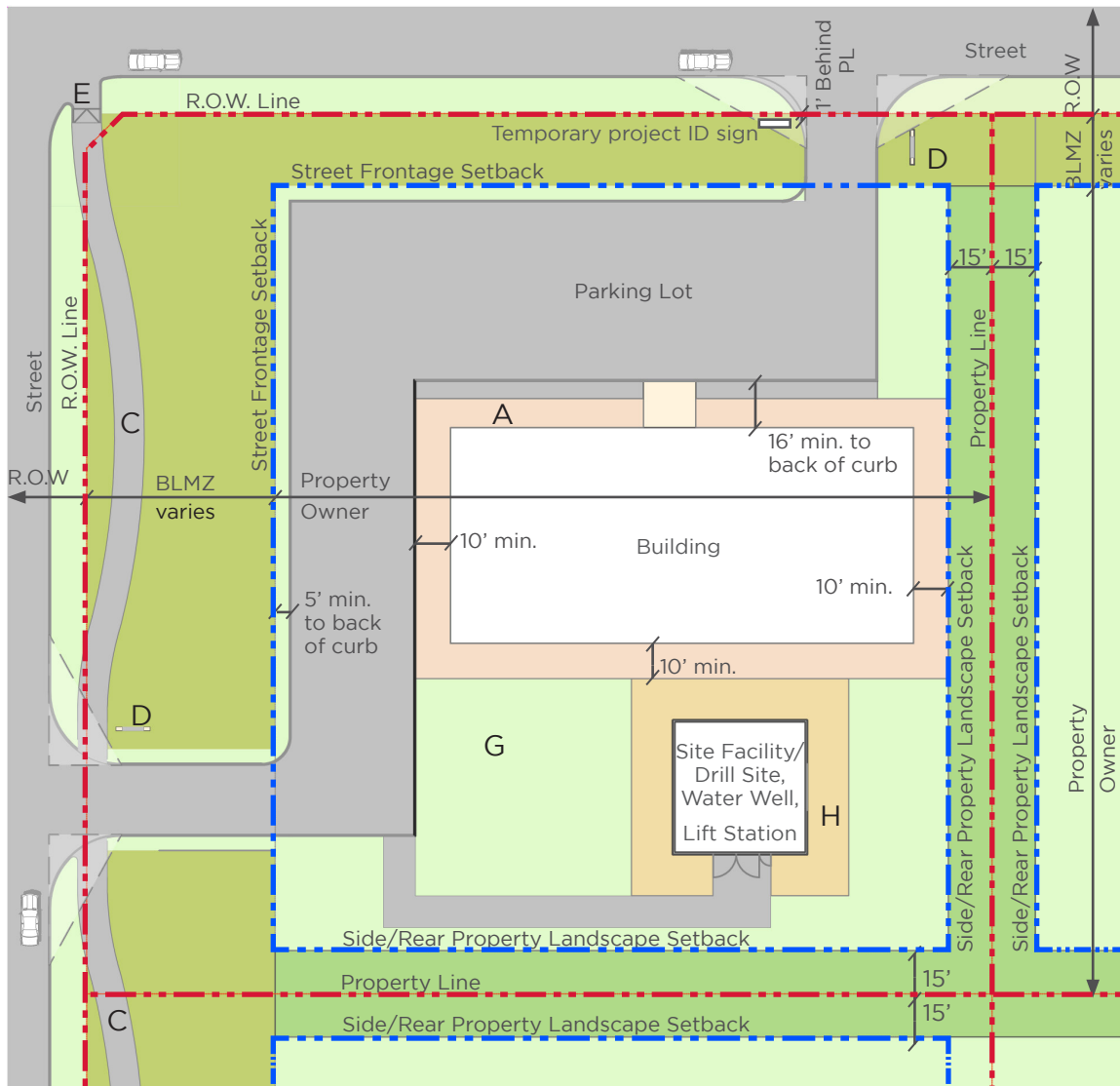
- (1) All Temporary Events and all details/elements/items pertaining to them are subject to review by the Plan Review Committee and will be considered on a case-by case basis.
- (2) All Temporary Events must be submitted to and receive written approval from the Plan Review Committee prior to the Temporary Event.
- (3) Temporary Events are gatherings or activities that are held for:
 - (d) The benefit of the community and it's residents.
 - (e) Company/Tenants
 - (f) Religious and Educational Institutions
 - (g) Non-Profit Organizations
- (4) Temporary events shall not include any company, Tenant, product or additional event(s) advertising. Identification for Institutions and Non-Profit Organizations will be considered by the Plan Review Committee on a case-by-case basis.

(Continued on following page.)

- (5)** Temporary Events details/elements/items that may be considered by the Plan Review Committee on a case-by-case basis include, but are not limited to:
 - (a)** Temporary Tents
 - (b)** Temporary Signage
 - (c)** Temporary Structures
 - (d)** Music
 - (e)** Additional Site accessories
- (6)** Any and all noise for temporary events must comply with the Houston Sound Ordinances for residential areas.

V. Exhibits & Diagrams

All exhibits & diagrams will be found on the pages that follow.



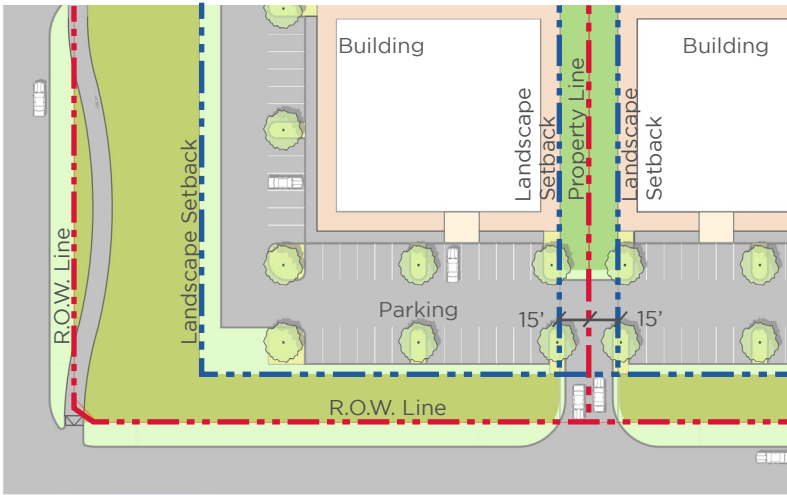
LEGEND

- A** Planting Bed next to Building, refer to Parking Lot and Building Perimeter Diagram
- B** Temporary project ID sign
- C** Concrete Trail, Width Varies, refer to Regional Trail Master Plan
- D** Monument Sign, refer to B1-B4
- E** Trail Ramp
- G** Area between building and site facility
- H** Screening around Site Facility (masonry wall and planting), refer to A15

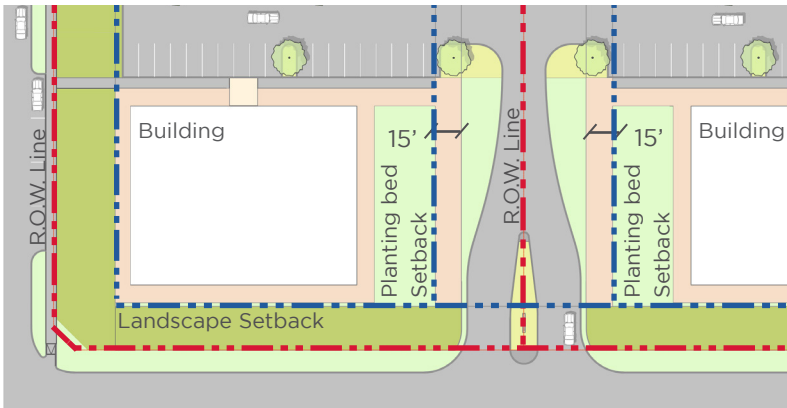
NOTES

- Landscape in R.O.W. and Street Frontage
- Landscape Setback are installed by developer (trail ramps, trail transition, driveway curb cuts, and monument sign and its landscape are installed by Property Owner)

OVERALL SETBACK DIAGRAM



Example A: Shared driveway with center landscape setback between buildings



Example B: Shared driveway with median and planting bed landscape setback on both sides of driveway

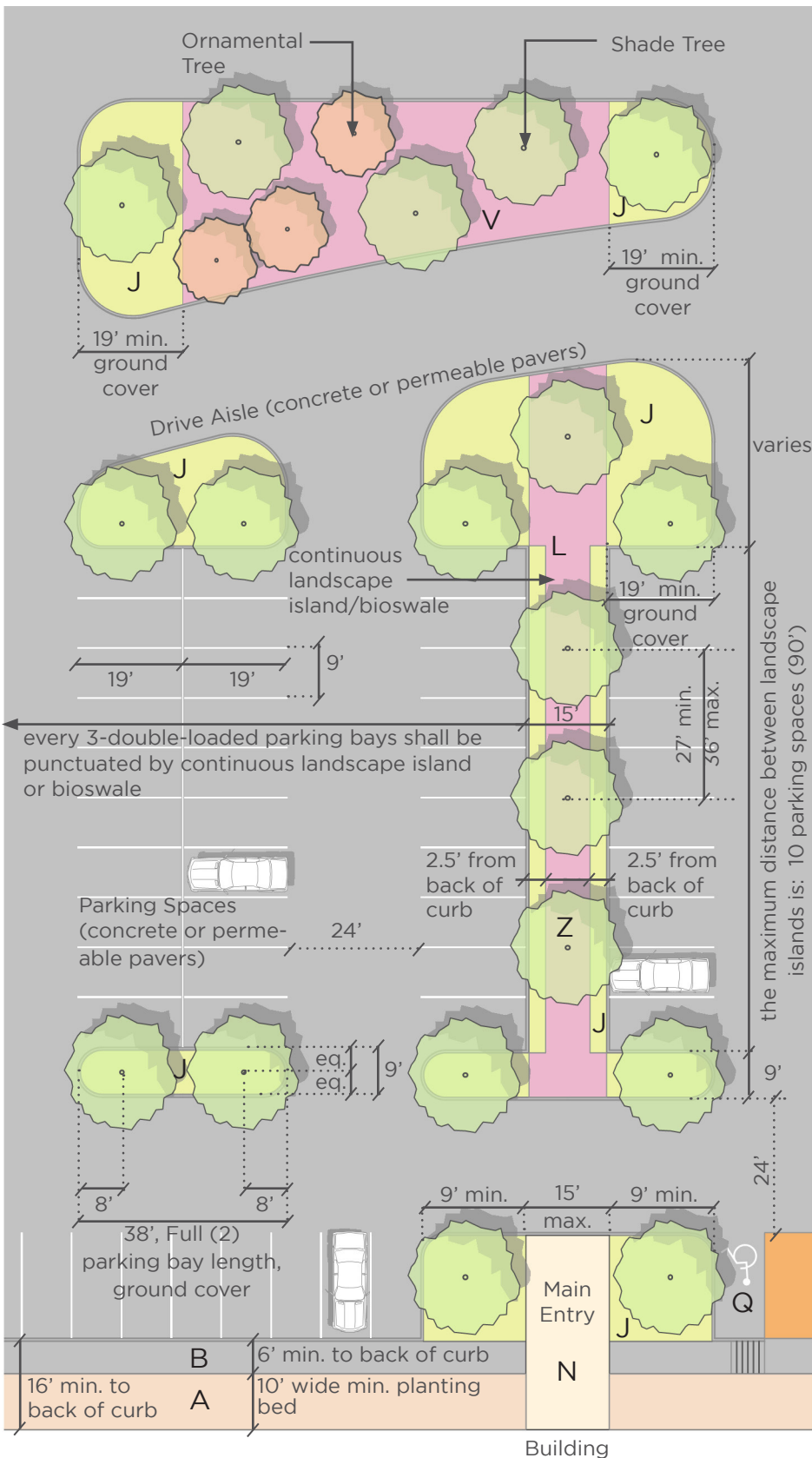
Economic/Sustainability Opportunities

(apply to both examples)

Planning Consideration

Consider shared driveways and parking:

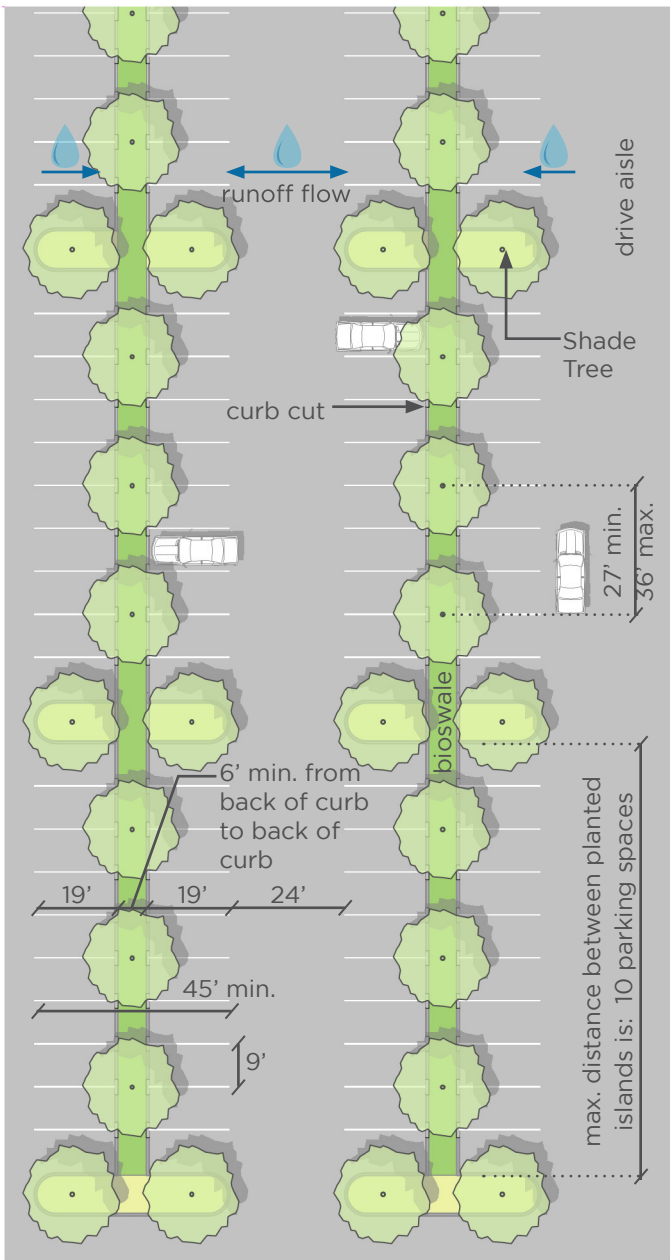
- To maximize land value by increasing areas for higher land use values (buildings, amenities, open space, etc.)
- To increase connectivity between
- Adjacent properties to increase spill over business opportunities
- To reduce development cost
- To reduce stormwater runoff



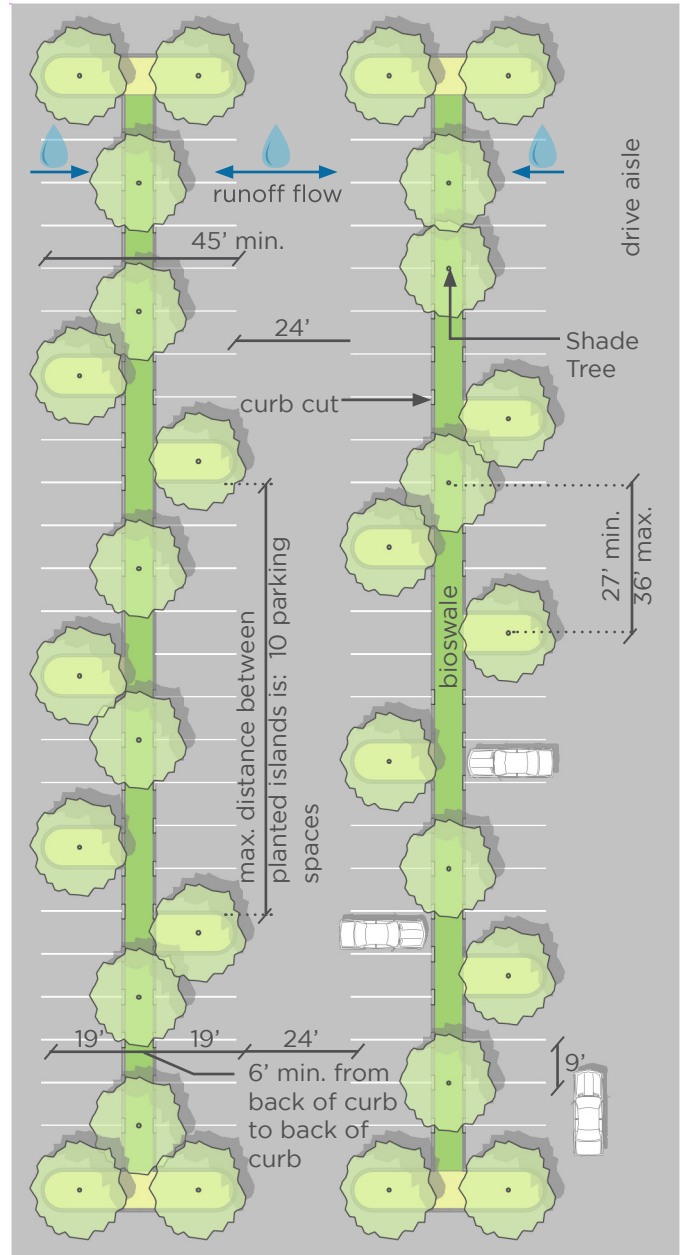
LEGEND

- A** Planting Bed next to Building (shall consist of 75% shrubs, ornamental grasses, or perennials and 25% ground cover)
- B** Concrete Sidewalk
- J** Ground Cover
- L** 15' wide minimum continuous landscape island or bioswale (from back of curb to back of curb) required for every 3-double-loaded parking bays. Landscape island shall be full length between end islands) A minimum of 2.5' wide area around the island perimeter shall be planted with ground cover.
- V** Planting Bed - include ornamental grasses, shrubs, and perennials
- N** Pavers at Main Building
- Q** Entrance (recommended)
- Z** Van Accessible parking space Shade trees shall be spaced at 27' min., 36' max. at continuous landscape island. Shade trees shall be spaced as shown at parking end islands (2 trees per 38' long end islands).

PARKING LOT AND BUILDING PERIMETER DIAGRAM



Option A - Uniformly Spaced Planted Islands



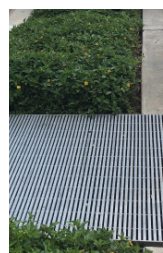
Option B - Randomly Spaced Planted Islands

Sustainability, Enhanced Experience & Economic Opportunity

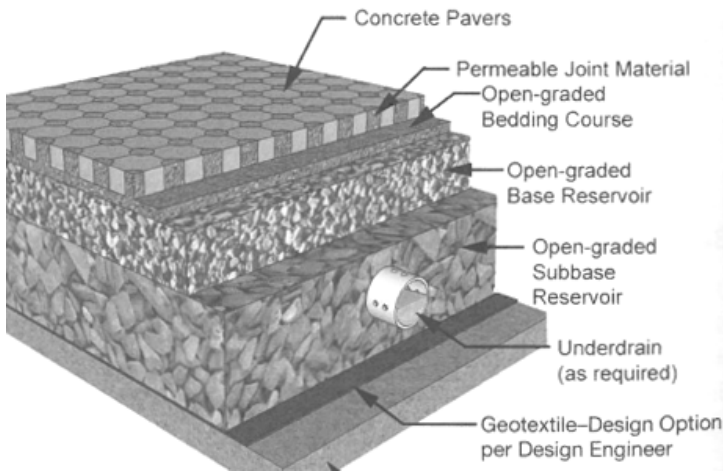
- Use bioswales to reduce stormwater runoff and infrastructure cost
- Plant trees inside the bioswales to break the sea of asphalt and reduce urban heat island effect
- Use steel grate for circulation crossing bioswale



Bioswale (with curb cuts)



Stainless Steel Grate for crossing bioswale (curb shall be notched so that top of grate is flushed with adjacent top of curb)



Permeable concrete pavers details

(shown as reference only; confirm with Engineer and Local Governing Bodies)



Permeable concrete pavers in parking stalls

Use permeable pavers to encourage infiltration and slowing down stormwater runoff



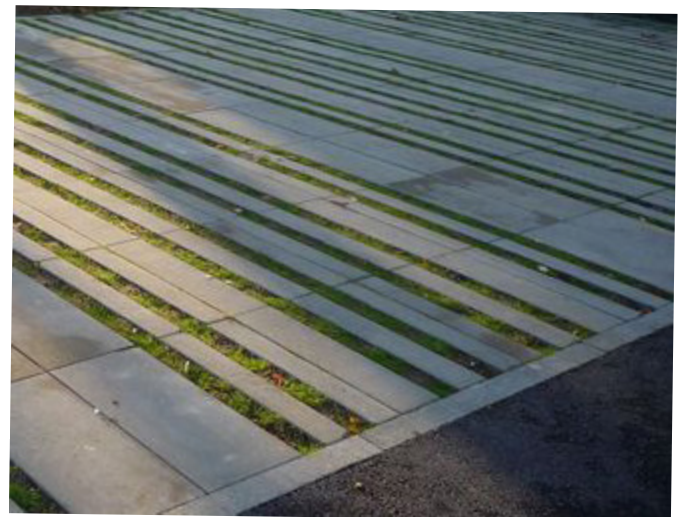
Turf Grass in parking stalls

Increase ratio of permeable surface in parking lot to minimize/slow down stormwater runoff by using turf grass in parking stalls (with support structure under grass)

Sustainability/Enhanced Experience Opportunity

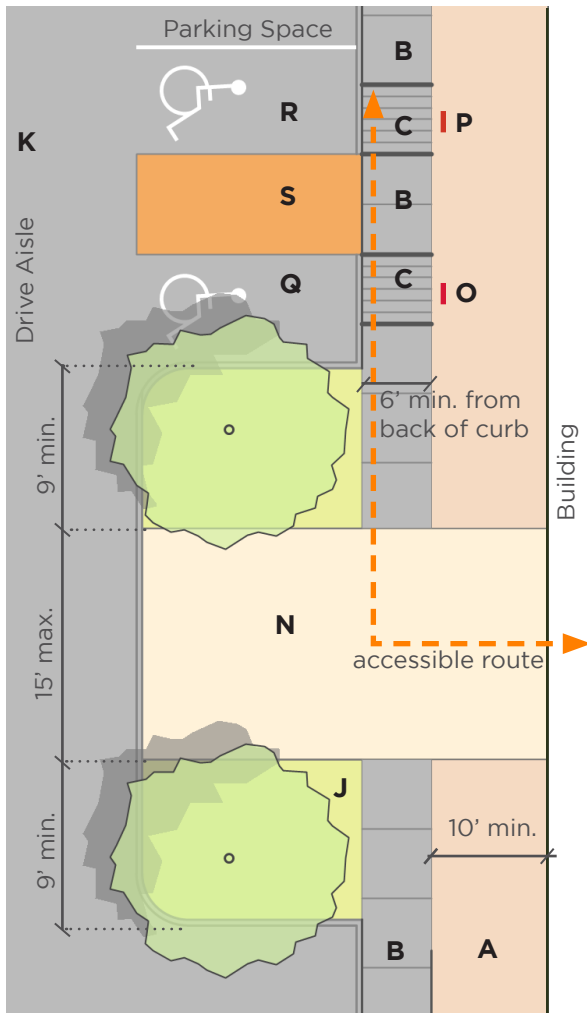
Environmental Consideration

- Reduce stormwater runoff through:
 - » *Reduction of impervious surfaces (use permeable pavers, increase vegetated areas, green roofs)*
 - » *Minimize stormwater runoff (use bioswale)*
- Reduce urban heat island
 - » *Increase number of trees in parking lots*
 - » *Use light color paving*



Turf Grass in parking stalls

Increase ratio of permeable surface in parking lot to minimize/slow down stormwater runoff by using turf grass in parking stalls (with support structure under grass)



Plan

Aesthetic Opportunity

Accessible Parking Upgraded Materials

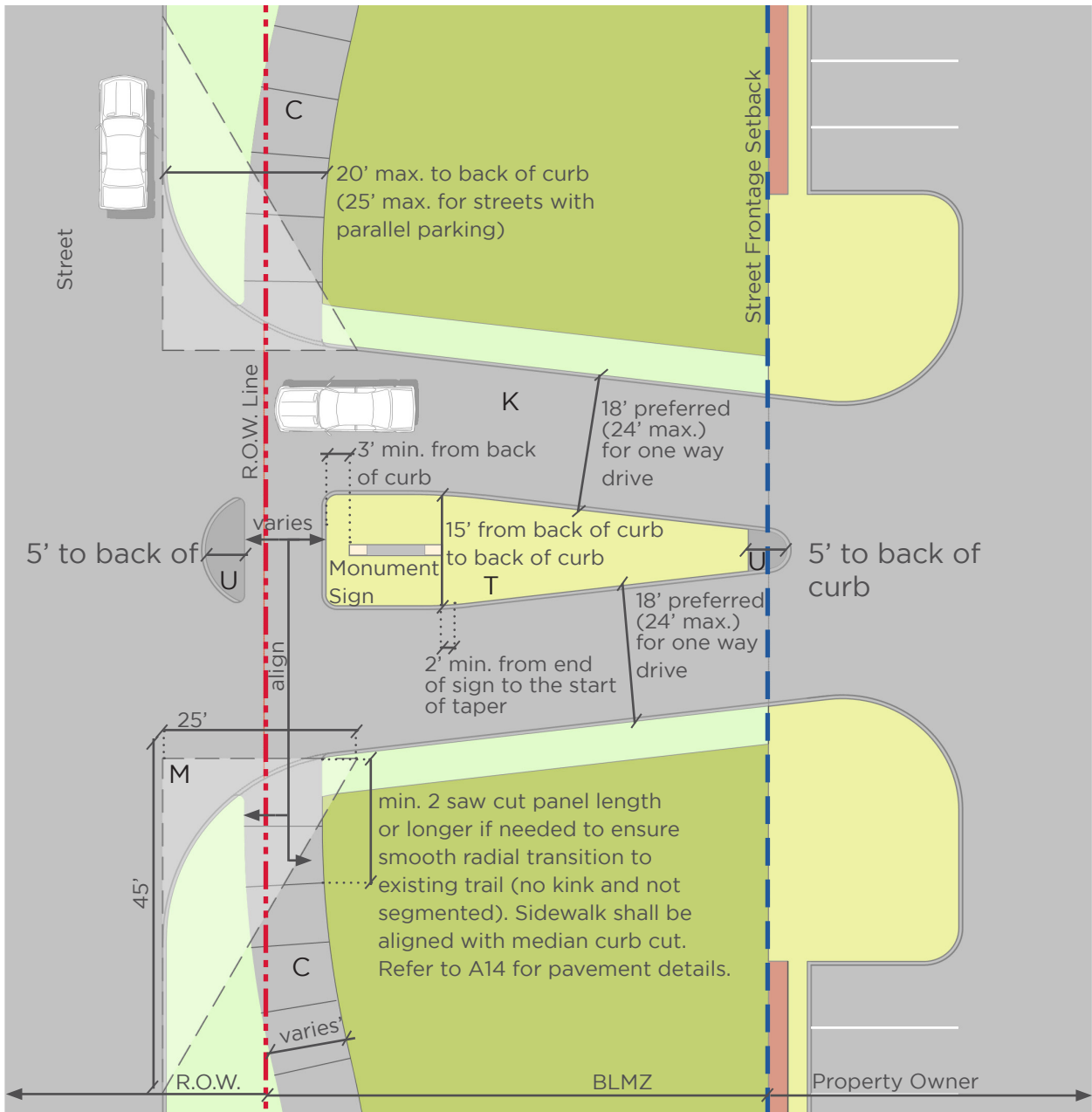
- Concrete unit pavers in lieu of striping at access aisle

LEGEND

- A** Planting Bed next to Building (shall consist of 75% shrubs, ornamental grasses, or perennials and 25% ground cover)
- B** Concrete sidewalk
- C** Curb Ramp, curb next to ramp shall slope with ramp to avoid tripping hazard
- J** Planted Island with ground cover and tree
- K** Parking lot and drive aisle (concrete or permeable pavers)
- N** Pavers at main building entrance (recommended, but not required). Planting bed cut outs are encouraged to scale the pavement down.
- O** Van accessible parking signage, refer to pole specifications below*
- P** Accessible parking signage, refer to polespecifications below*
- Q** Van Accessible parking space
- R** Accessible parking space
- S** Access Aisle (pavers in lieu of striping are recommended, but not required)

NOTES

- Refer to Texas Accessibility Guidelines and other and local governing bodies for requirements of number and locations of accessible/van accessible parking spaces required and for other requirements.
- Confirm all dimensions with rules and regulations of local governing bodies. If there is any discrepancies, the strictest rule shall be applied.



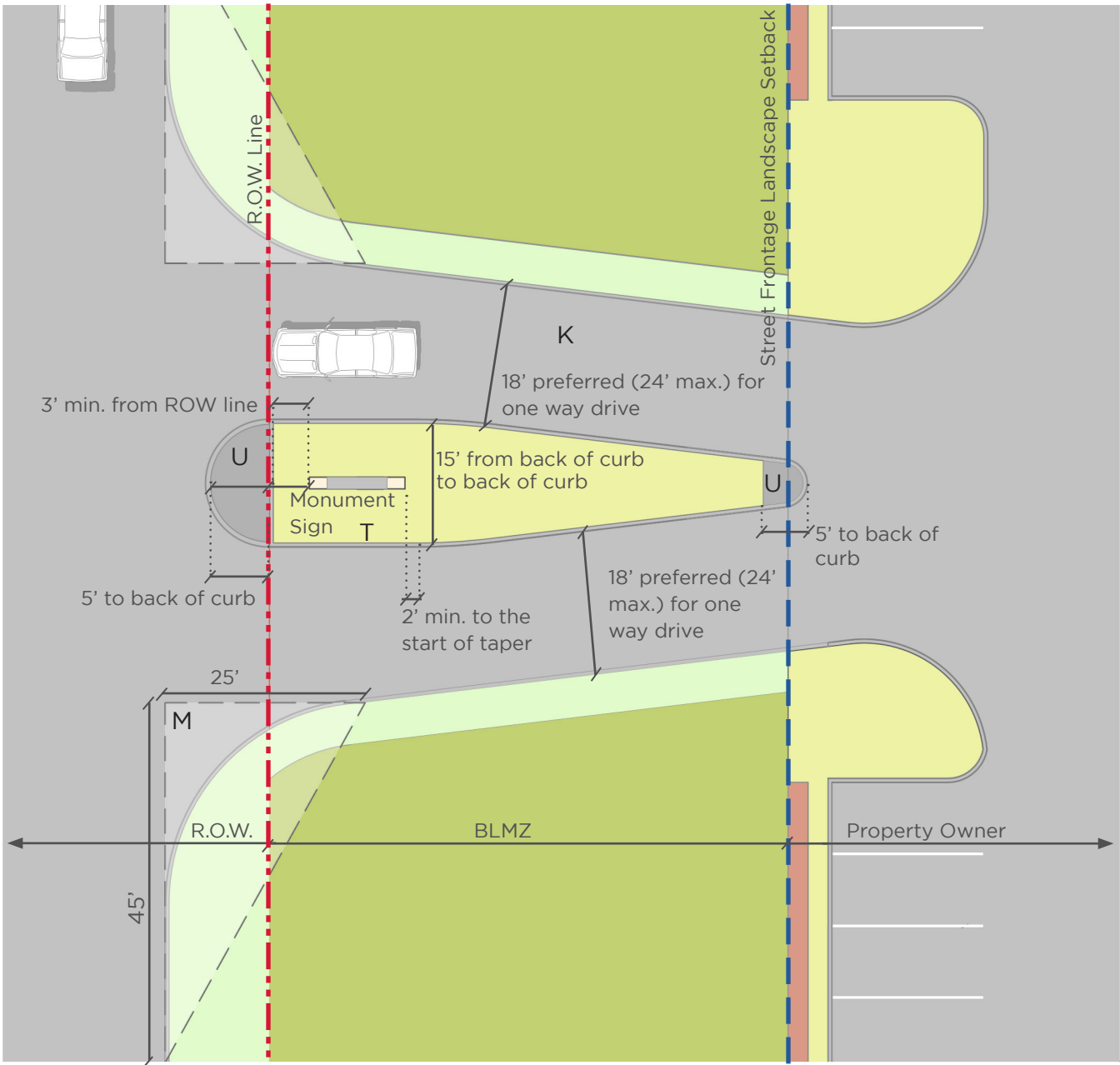
LEGEND

- | | |
|--|---|
| <p>C Concrete Trail, width varies, refer to Regional Trail Master Plan. Trail transition shall be of smooth radius.</p> <p>K Parking lot and driveway (concrete)</p> <p>M 45' x 25' Sight Visibility Triangle at Driveway</p> | <p>T Planting at signage/median shall be Property Owner installed, maintained, and irrigated. Planting within sight visibility triangle shall be limited to 24" high.</p> <p>U Required hardscape at median nosing (black concrete)</p> |
|--|---|

NOTES

- Landscape in R.O.W. and Street Frontage Landscape Setback are installed by Developer (trail ramps, driveway curb cuts, sidewalk transition to driveway curb cuts, median, (2) 6" sleeves under pavements (for BLMZ use, excluding sleeves for monument sign or other Owner's use), and monument sign and its landscape are installed by Property Owner.
- Confirm all dimensions with rules and regulations of local governing bodies. If there is any discrepancies, the strictest rule shall be applied.

DRIVEWAY AND SIGNAGE DIAGRAM - WITH MEDIAN AND TRAIL



LEGEND

K Parking lot and driveway (concrete or permeable pavers)

M 45' x 25' Sight Visibility Triangle at Driveway

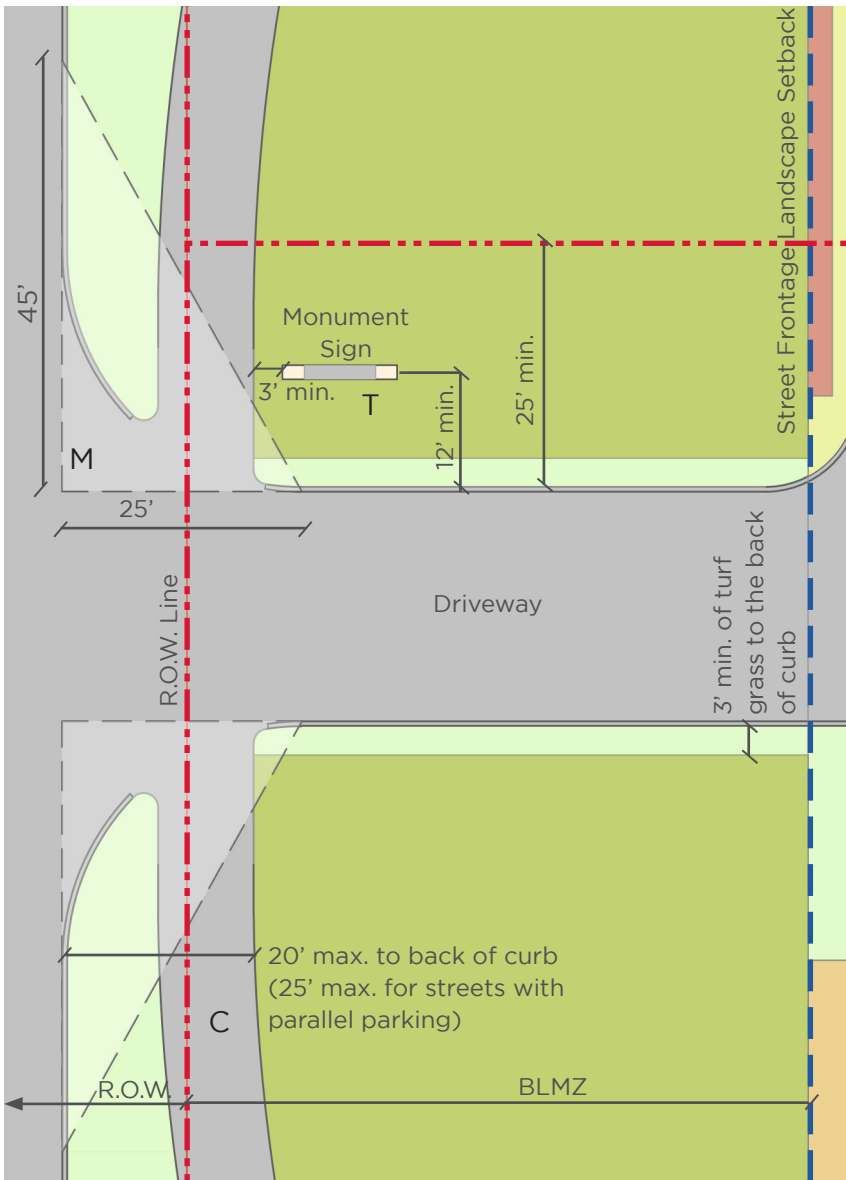
T Planting at signage/median shall be Property Owner installed, maintained, and irrigated. Planting within sight visibility triangle shall be limited to 24" high.

U Hardscape at median nosing (black concrete)

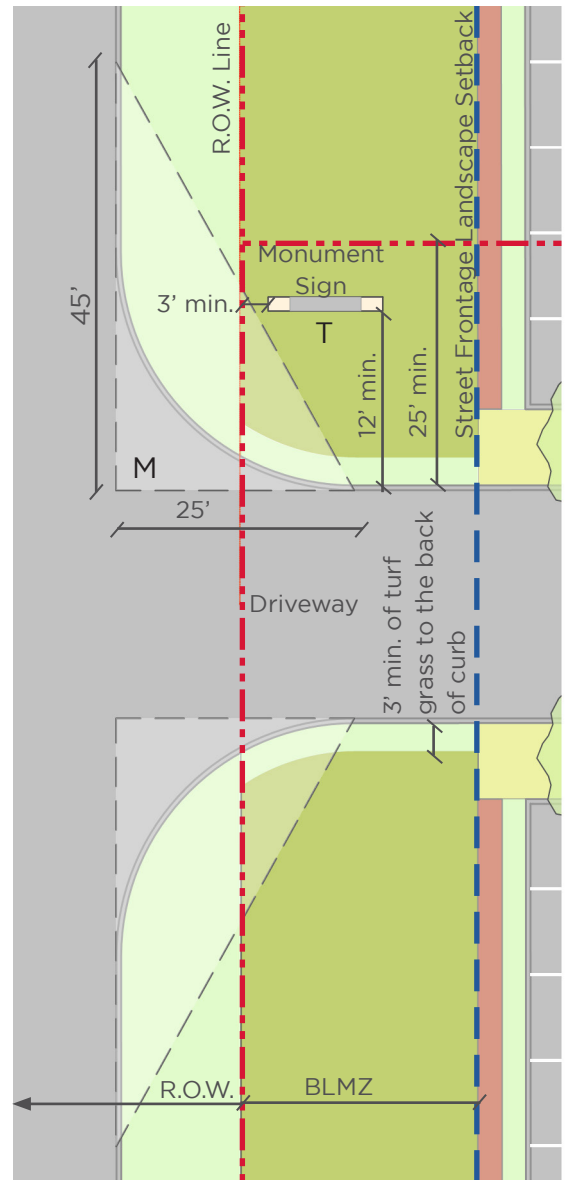
NOTES

- Landscape in R.O.W. and Street Frontage Landscape Setback are installed by Developer (trail ramps, driveway curb cuts, sidewalk transition to driveway curb cuts, median, and monument sign and its landscape are installed by Property Owner).
- Confirm all dimensions with rules and regulations of local governing bodies. If there is any discrepancies, the strictest rule shall be applied.

DRIVEWAY AND SIGNAGE DIAGRAM - WITH MEDIAN AND NO TRAIL



Driveway with Trail



Driveway with No Trail and 25' wide landscape setback

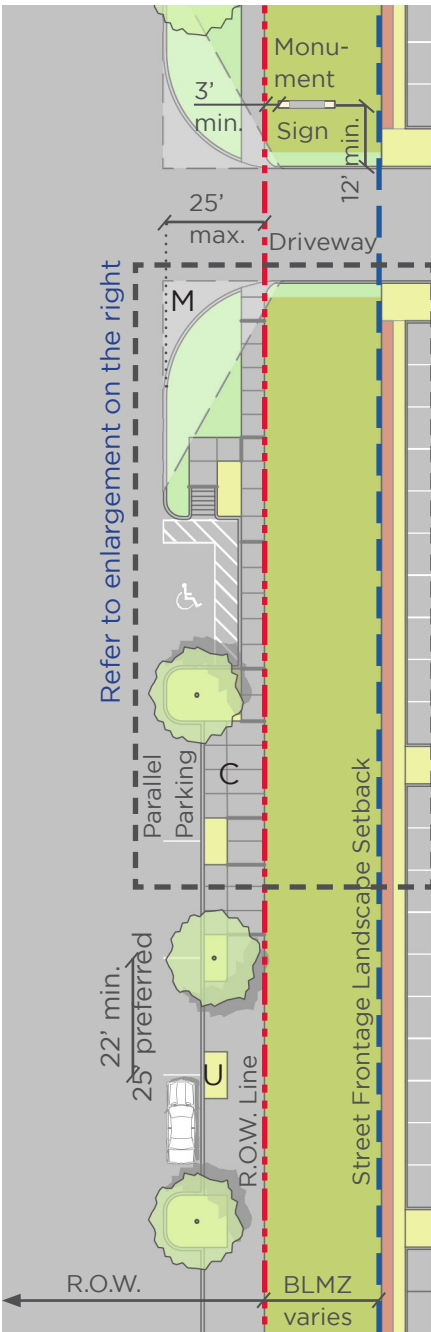
LEGEND

- C** Concrete Trail, width varies, refer to Regional Trail Master Plan
- M** 45' x 25' Sight Visibility Triangle at Driveway

- T** Planting at signage shall be Property Owner installed, maintained, and irrigated. Planting within sight visibility triangle shall be limited to 24" high.

NOTES

- Landscape in R.O.W. and Street Frontage Landscape Setback are installed by developer (trail ramps, driveway curb cuts, sidewalk transition to driveway curb cuts, median, and business monument sign and its landscape are installed by Property Owner).
- Confirm all dimensions with rules and regulations of local governing bodies. If there is any discrepancies, the strictest rule shall be applied.



LEGEND

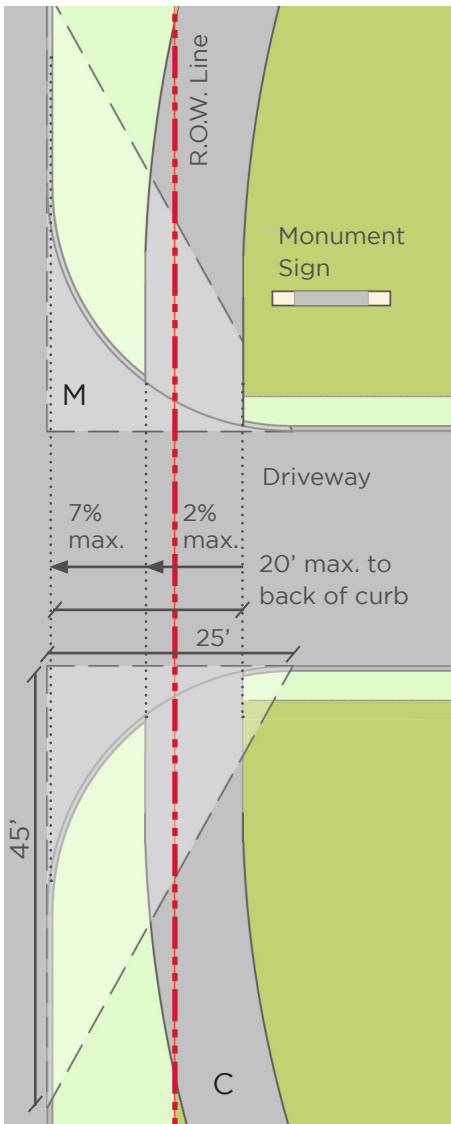
- C** Concrete Trail, width varies, refer to Regional Trail Master Plan
- M** 45' x 25' Sight Visibility Triangle at Driveway

- T** Planting at signage/ median shall be Property Owner installed, maintained, and irrigated. Planting within sight visibility triangle shall be limited to 24" high.
- U** 5'x10' planting bed

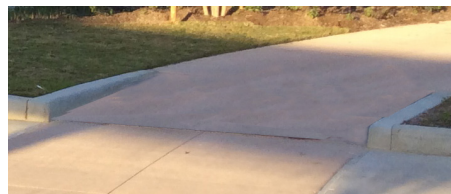
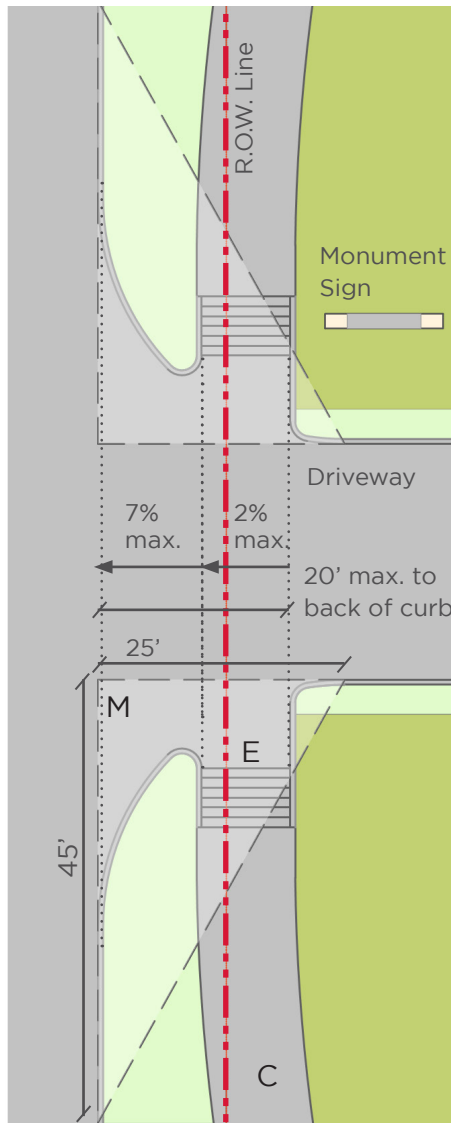
NOTES

- Landscape in R.O.W. and Street Frontage. Landscape Setback are installed by developer (curb ramps, driveway curb cuts, and business monument sign and its landscape are installed by Property Owner)
- Refer to Texas Accessibility Standards for location and number of accessible parking spaces
- Confirm all dimensions with rules and regulations of local governing bodies. If there is any discrepancies, the strictest rule shall be applied.

DRIVEWAY WITH ON-STREET PARALLEL PARKING



Option A - Driveway with no trail ramp



Option B - Driveway with trail ramp (variance, only if necessary per site conditions). Refer to A12-A14

LEGEND

- C** Concrete Trail, width varies, refer to Regional Trail Master Plan.
- E** Trail ramp (curb ramp), refer to A12-A14
- M** 45' x 25' Sight Visibility Triangle at Driveway

NOTES

- Landscape in R.O.W. and Street Frontage Landscape Setback are installed by developer (curb ramps, driveway curb cuts, and business monument sign and its landscape are installed by Property Owner).
- Detectable warning pavers are not required on trail ramps (curb ramps) in typical low volume traffic driveway. A driveway leading to major retail centers or parking garages may require detectable warning pavers. Refer to A12-A14
- Confirm all dimensions with rules and regulations of local governing bodies. If there is any discrepancies, the strictest rule shall be applied.

TRAIL AT DRIVEWAY

Must comply with all current ADA requirements.

Vehicular rated concrete (driveway and bottom landing of curb ramp), per Civil detail, constructed by property owner. Trail control joint pattern shall not be continued across driveway.

Trail ramp, Portland grey concrete, broom finish (no grooving), constructed by property owner.

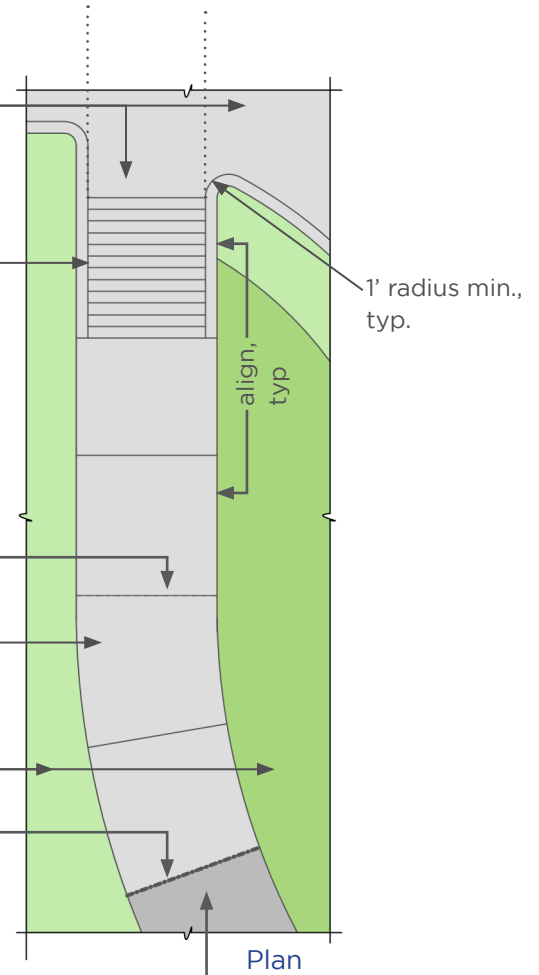
Control joint, match adjacent joint type and spacing

New concrete Trail (constructed by property owner)

Planting/turf grass

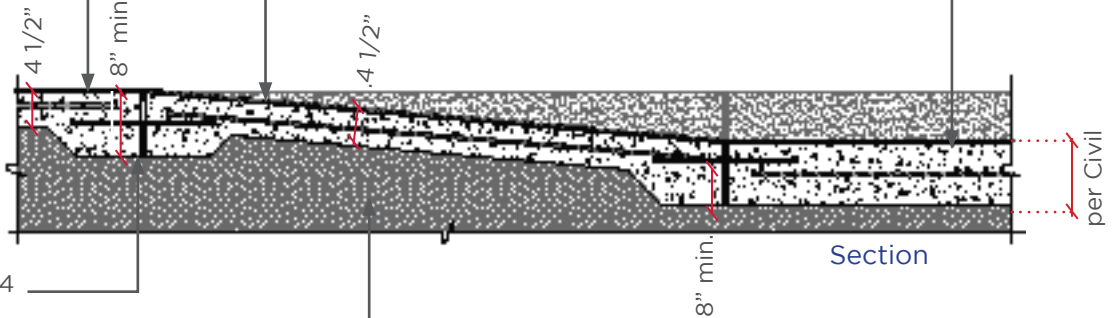
Saw cut existing concrete trail at existing joint that allows for gradual, smooth transition (no kink). Segmented trail alignment will not be accepted. New concrete shall be flushed with existing. Refer to A14 for tying new and existing concrete.

Existing concrete Trail



Vehicular rated concrete per Civil

Pedestrian rated concrete (4 1/2" thick min., with 8" x 8" turn down min. at expansion joint, #3 at 18" o.c., each way, 3000 psi)



Expansion joint, refer to A14

Compacted subgrade to 95% proctor density or per geotechnical recommendations

TRAIL RAMP WITH NO DETECTABLE WARNING PAVERS

A12

Must comply with all current ADA requirements.

Vehicular rated concrete (driveway and bottom landing of curb ramp), per Civil detail, constructed by property owner. Trail control joint pattern shall not be continued across driveway.

Detectable warning pavers. CityScape, 6x12, dark grey, by Pavestone (to be used with Portland Grey driveway). Confirm color if driveway is not Portland Grey concrete to ensure sufficient color contrast per code.

Trail ramp, Portland grey concrete, broom finish (no grooving), constructed by property owner.

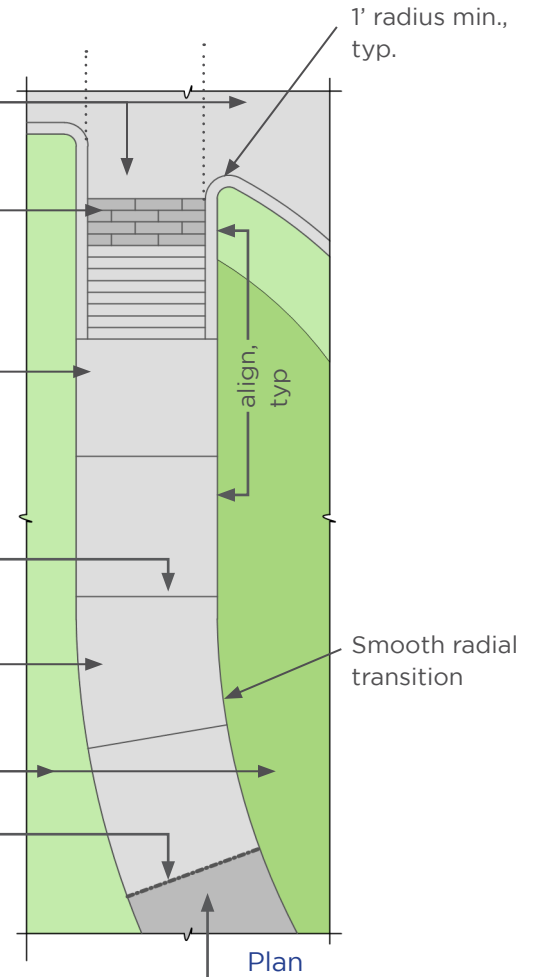
Control joint, match adjacent joint type and spacing. Refer to A14

New concrete Trail (constructed by property owner)

Planting/turf grass

Saw cut existing concrete trail at existing joint that allows for gradual, smooth transition (no kink). Segmented trail alignment will not be accepted. New concrete shall be flushed with existing. Refer to A14 for tying new and existing concrete.

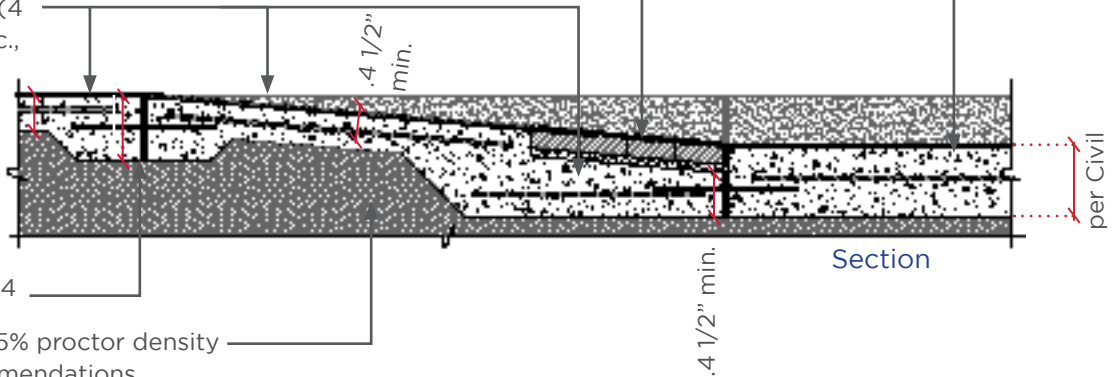
Existing concrete Trail



Vehicular rated concrete per Civil

Detectable warning pavers on 1" sand setting bed. Install per manufacturer's recommendations

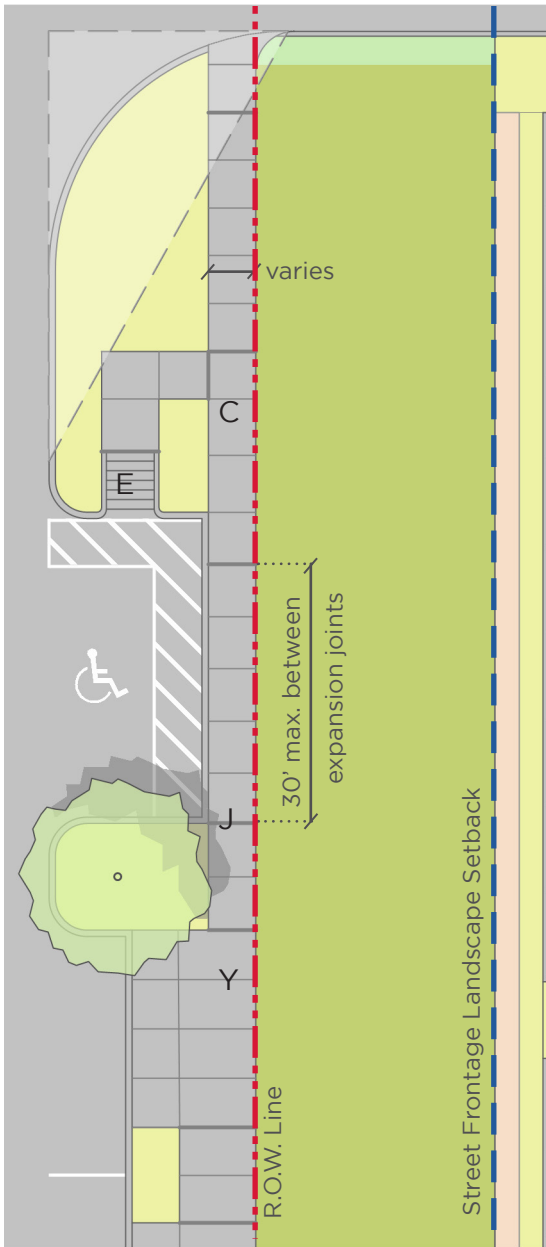
Pedestrian rated concrete (4 1/2" thick min., #3 at 18" o.c., each way, 3000 psi)



Expansion joint, refer to A14

Compacted subgrade to 95% proctor density or per geotechnical recommendations

TRAIL RAMP WITH DETECTABLE WARNING PAVERS



Plan

LEGEND

- C** Concrete Trail, width varies, refer to Trail Master Plan
- E** Curb Ramp
- J** Expansion joint, 30' O.C., max.
- Y** Control joint

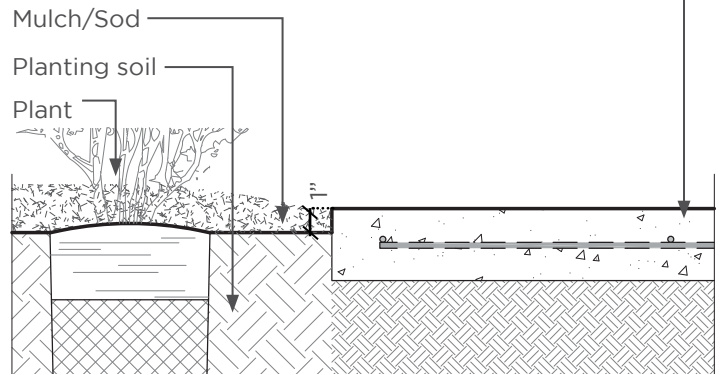
NOTES

- Sidewalk and planting in BLMZ is installed by Developer. Property Owner is responsible for any repair if damaged during driveway installation/construction. Sidewalk shall be installed per detail shown.
- Confirm concrete thickness, strength, subbase requirements with Geotechnical Engineer for project site.

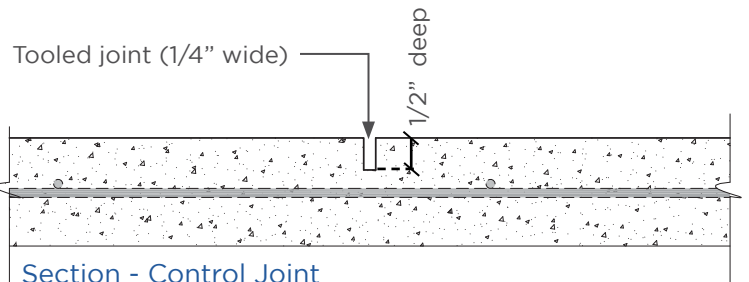
TRAIL CONSTRUCTION DETAILS

Concrete Pavement, 4 1/2" thick, 3000 P.S.I., with #3 bars, at 18" on center, each way. Cross slope shall not exceed 2%. Medium broom finish (no window pane). All pavement shall be ADA accessible.

Final elevation of 'planting soil' to be 1" inches below finish grade of paving. Top of mulch to be approximately 1/8" to 1/4" inch lower than paving elevation. Mulch to gradually taper up to an overall mulch thickness of 3 inches.



Section - Concrete Pavement

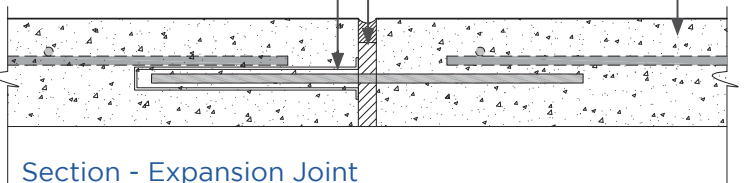


Section - Control Joint

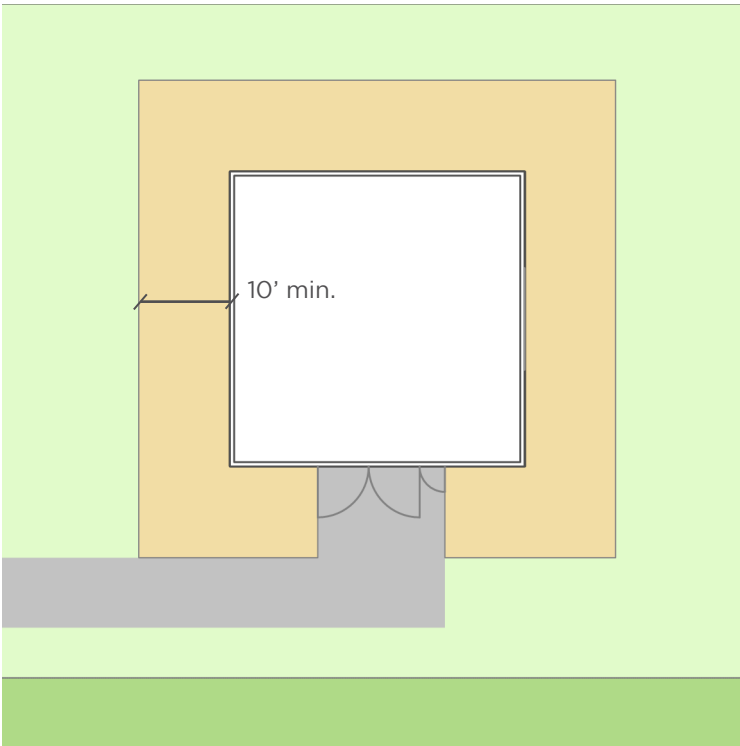
New or existing concrete (refer to concrete detail above). Adjacent pavement shall be flushed.

1x4 redwood with joint sealer to match adjacent concrete color

#4 x 18" smooth steel dowel with sleeve on one side, 18" on center, grease/oil one end



Section - Expansion Joint



Screening Wall with Metal Gate

A minimum of 6'-8" high masonry wall with metal gate and a minimum 10' wide of screening planting shall be planted to screen and soften the wall around site facilities (trash/transformer enclosures, drill site, lift station, etc.).



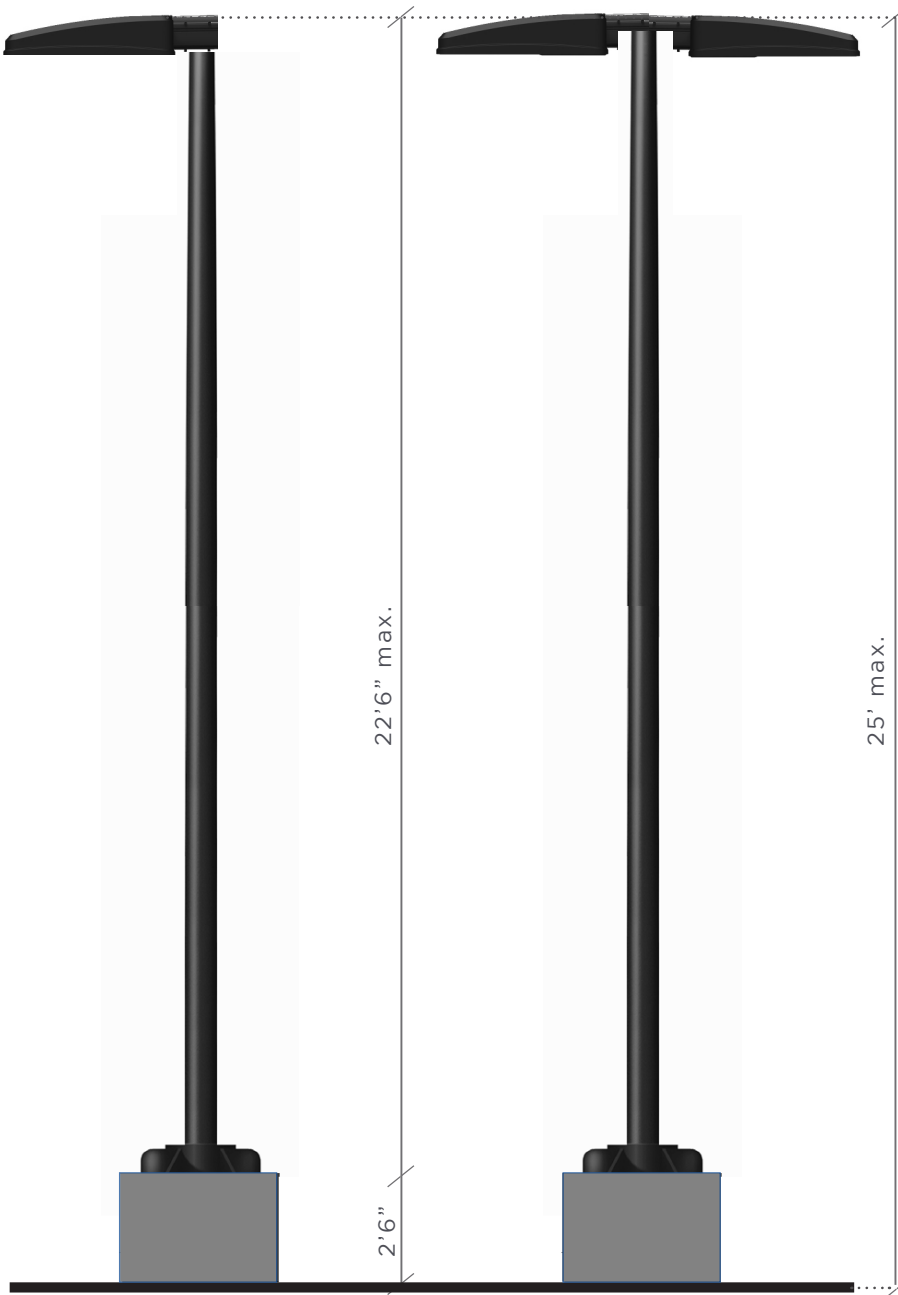
Screening Plants

Refer to A22 for screening planting list. Fig ivy vine on wall (optional) shall be used in conjunction with other taller plants. Forestation mix can be used if the width is greater than 25'. (refer to forestation mix on page A38-A39)



Metal Gate at Screening Wall

Swing Gates with Galvanized and Powder Coated Steel Fixed Louver Fence, Shadow 100 by Ametco or approved equal. Powder coat to match building metal/site furnishings.



Product Criteria

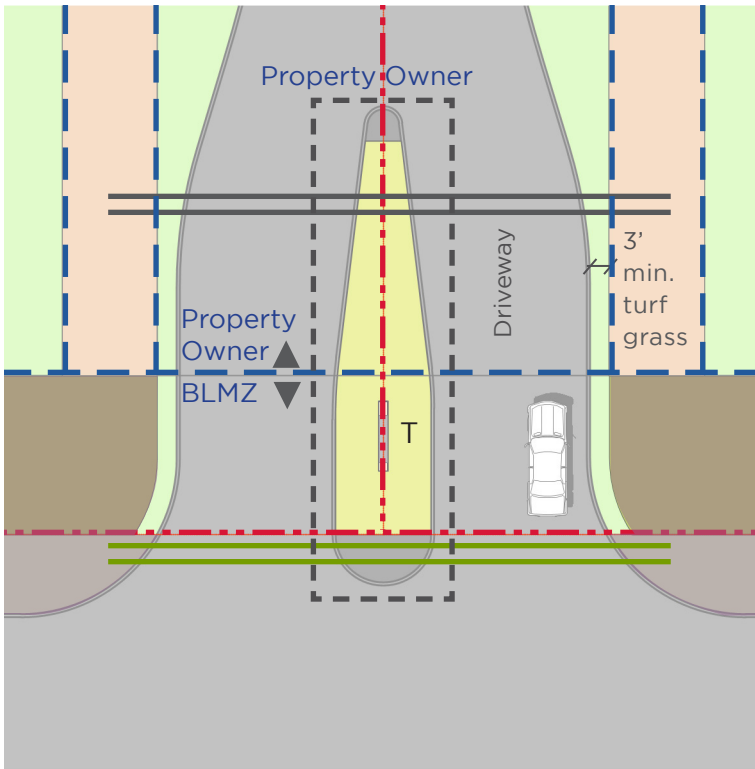
- Illumination criteria shall follow Illuminating Engineering Society recommendations for the appropriate activity levels during nighttime hours.
- Illumination or lights must not exceed 0.1 foot candles at the property line or create glare or a level of illumination that is offensive.
- LED
- Light Color: 4000K
- Full Cut Off, Dark Sky compliance fixture.
- Abutting Residential Conditions, the use of backlight control with Type 4W is required.
- Use photocell (required) and time clock (suggested additional) to regulate lighting and avoid energy waste.

Parking Lot Light
(option 1A, basis of design)

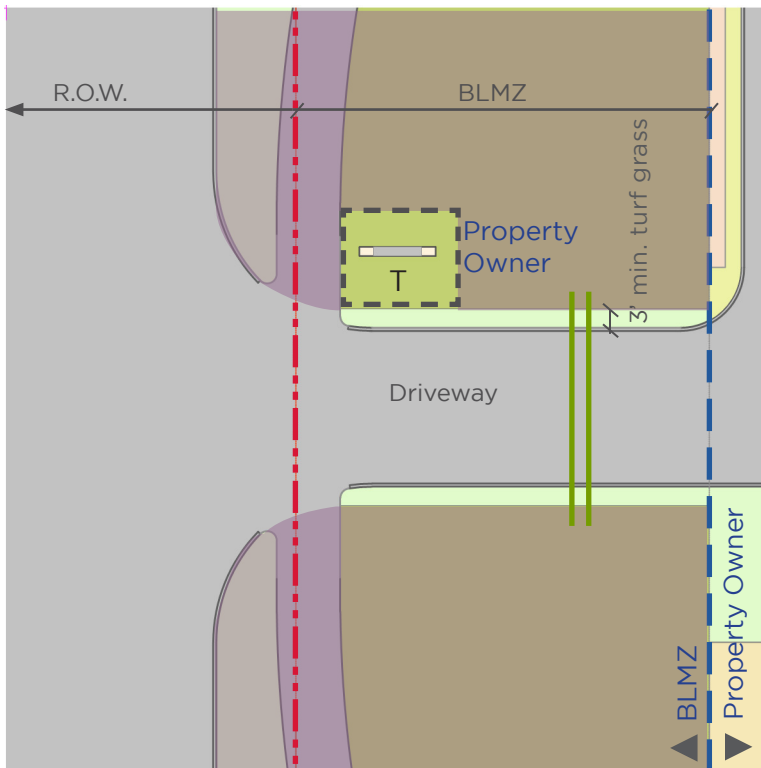
Beacon Viper Large, LED
- VP-L-64NB-135-4K-T3,
UNV, PRCU, RA, BB (single
headed) as basis of design,
black with 2' 6" high
Portland Gray concrete
base. Confirm electrical
requirements with MEP.

Parking Lot Light
(option 1B, basis of design)

Beacon Viper Large, LED
- VP-L-64NB-135-4K-T3,
UNV, PRCU, RA, BB (double
headed) as basis of design,
black with 2' 6" high Portland
Gray concrete base. Confirm
electrical requirements with
MEP.



Driveway with Median






Driveway with No Median

LEGEND

T Planting at signage/median shall be Owner installed, maintained, and irrigated). Planting within sight visibility triangle shall be limited to 24" high.

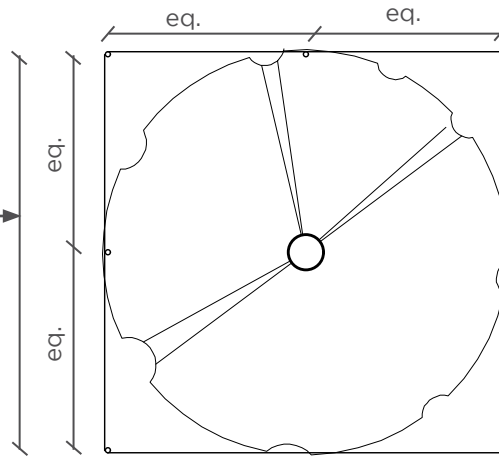
KEY

-  Irrigation in R.O.W. and Street Frontage Landscape Setback (BLMZ is installed and maintained by Bridgeland Council.
-  Irrigation sleeve for BLMZ; Property Owner shall provide a minimum of double 6" Schedule 40 PVC sleeves for BLMZ use with driveway construction to allow for irrigation connections for all landscape setbacks and R.O.W. areas.
-  Irrigation/Electrical sleeves for Property Owner shall not be combined with sleeves for BLMZ.

NOTES

- Use black cage for backflow preventer.
- Cage shall be screened and shall not be visible from entry drive.
- Blackflow preventer shall be located within property line (not in BLMZ), away from sidewalk and entry drive. Water meter will remain at R.O.W.

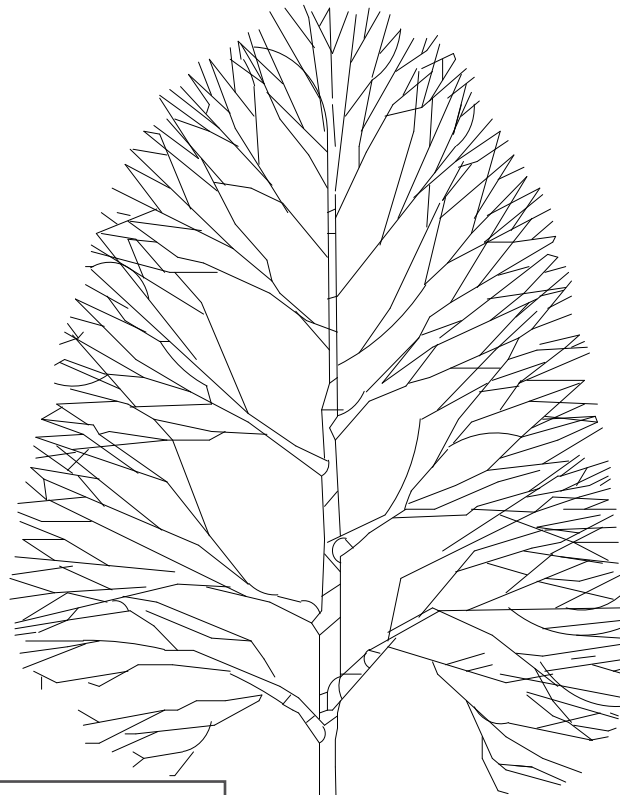
Refer to dimension shown on plan or if no dimension shown, eleven times trunk diameter.



Plan

NOTE

All existing planting to remain within BLMZ shall be protected with tree protection detail as shown. Additional construction fencing may be needed to protect understory planting.



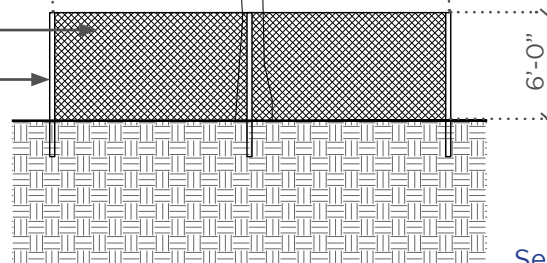
Refer to dimension shown on plan or if no dimension shown, eleven times trunk diameter.



Tie overlapping ends with metal fasteners.

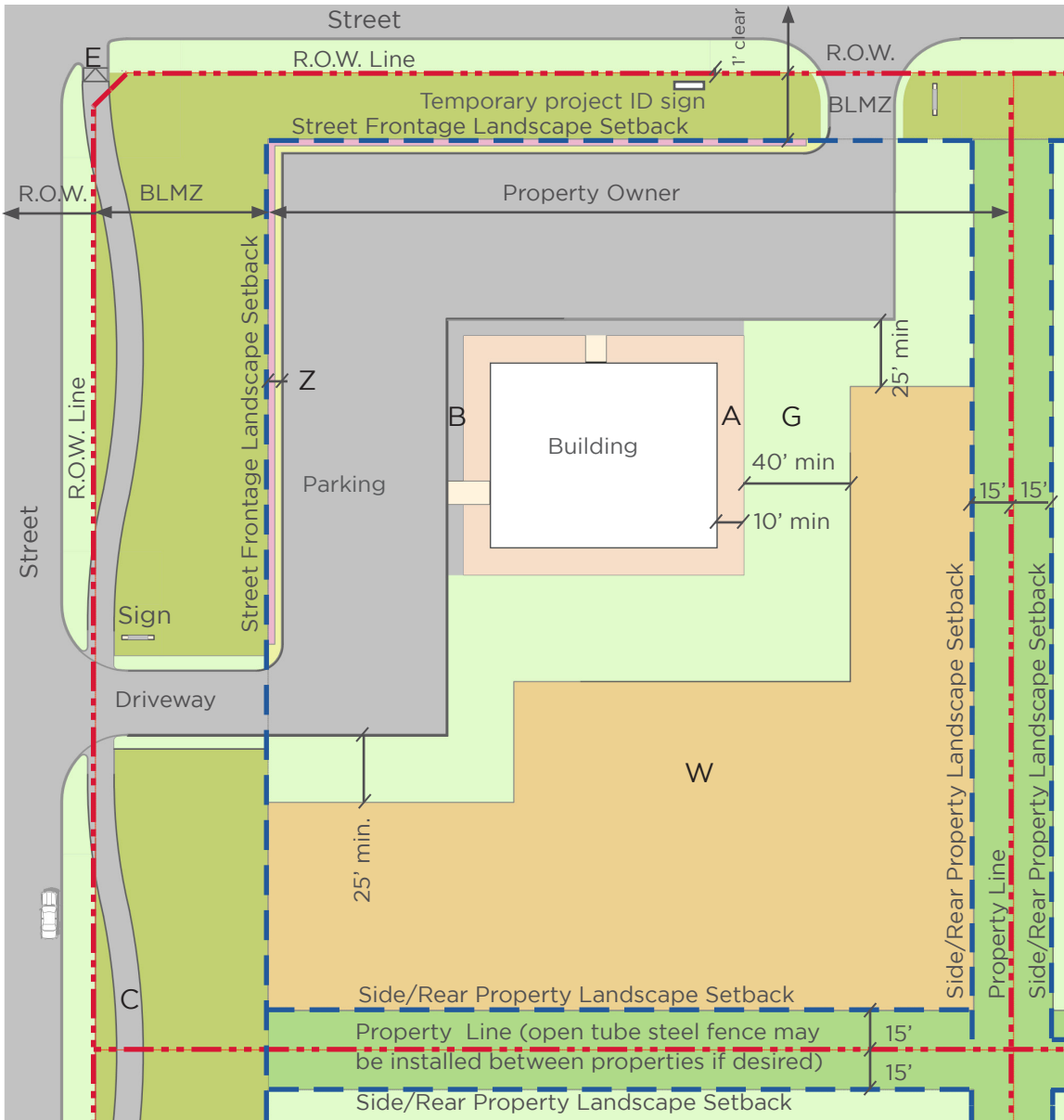
6' high chain link fencing

Metal posts driven into grade 2' deep, posts as required, 8'-0" O.C. max.



Section

TREE PROTECTION DETAIL



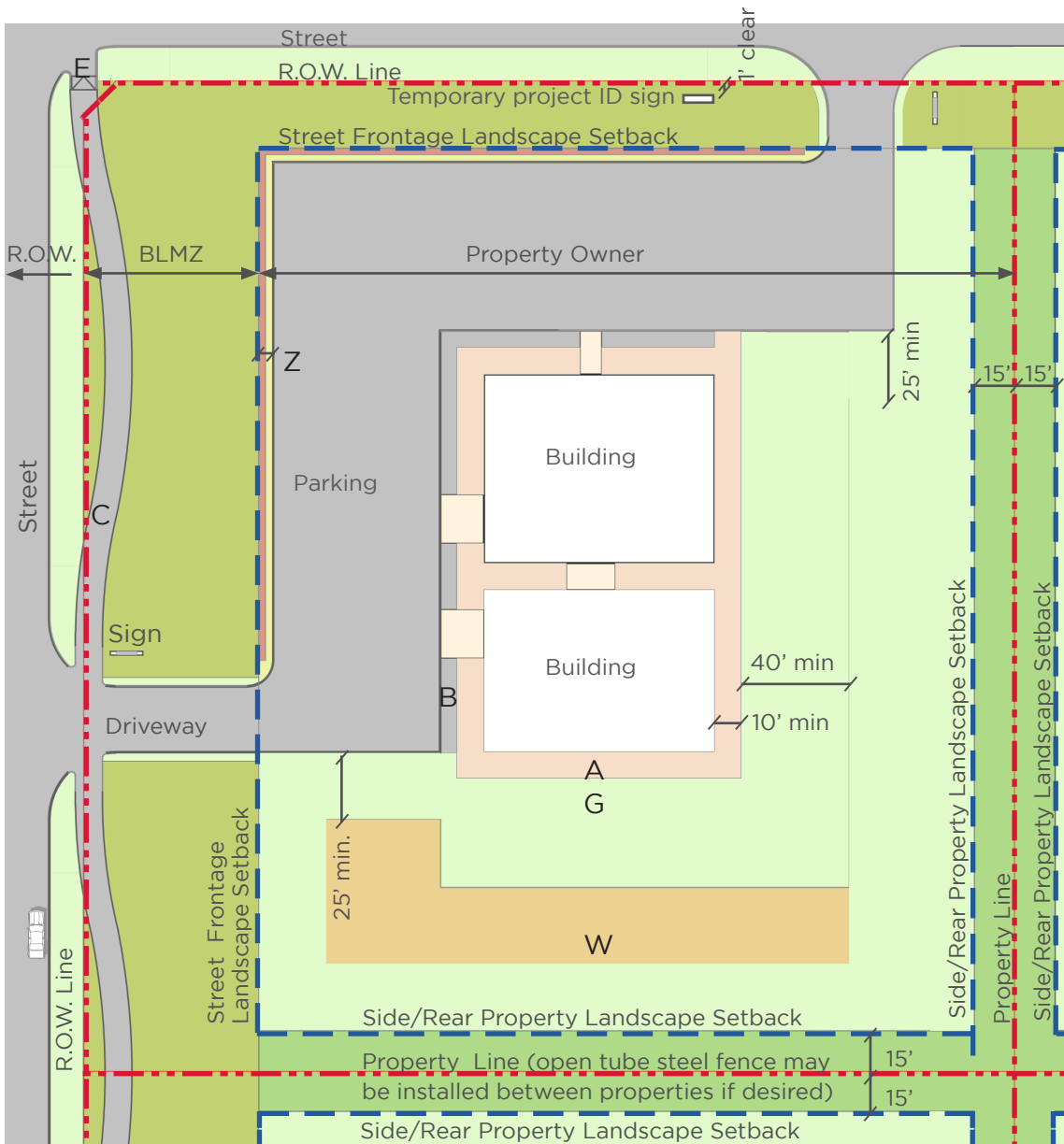
LEGEND

- A** Planting Bed next to Building (shall consist of 75% shrubs, ornamental grasses, or perennials and 25% ground cover)
- B** Concrete Sidewalk
- C** Concrete Trail, width varies, refer to Regional Trail Master Plan
- E** Trail Ramp (curb ramp)
- G** Manicured Landscape beyond 10' wide min. of planting bed around building with 40' min. of turf grass. Manicured Landscape at parking/drive aisle shall consist of 25' wide min. of turf grass (planting beds can be part of this min. width). The total area of manicured landscape shall not be less than 12% of entire site area. Turf grass in this area shall be mowed to 6" high maximum.
- W** Turf grass beyond the required manicured landscape area can be maintained at 30" high max during the initial phase only.
- Z** Pavement transition planting (5' wide min.)

NOTE

Landscape in R.O.W. and Street Frontage Landscape Setback are installed by developer (curb ramps, driveway curb cuts, and monument sign and its landscape are installed by Property Owner).

MANICURED LANDSCAPE IN PHASED DEVELOPMENT (INITIAL PHASE)



LEGEND

- A** Planting Bed next to Building (shall consist of 75% shrubs, ornamental grasses, or perennials and 25% ground cover)
- B** Concrete Sidewalk
- C** Concrete Trail, width varies, refer to Regional Trail Master Plan
- E** Curb Ramp
- G** Manicured Landscape beyond 10' wide min. of planting bed around building with 40' min. of turf grass. Manicured Landscape at parking/drive aisle shall consist of 25' wide min. of turf grass (planting beds can be part of this min. width). The total area of manicured landscape shall not be less than 12% of entire site area. Turf grass in this area shall be mowed to 6" high maximum.
- W** Turf grass beyond the required manicured landscape area can be maintained at 30" high max during the initial phase only.
- Z** Pavement transition planting (5' wide min.)

NOTE

Landscape in R.O.W. and Street Frontage Landscape Setback are installed by developer (curb ramps, driveway curb cuts, and business monument sign and its landscape are installed by Property Owner)

MANICURED LANDSCAPE IN FULLY DEVELOPED SITE

Botanical Name	Common Name	Min. Size, Caliper Size	Max. Spacing
<i>Shade Trees for Parking Lots (Perimeter and Small/Large Islands) and Building Perimeter</i>			
Platanus mexicana	Mexican Sycamore	65 gal., 3" cal. min.	re. parking diagram
Quercus muehlenbergii	Chinkapin Oak	65 gal., 3" cal. min.	re. parking diagram
Quercus polymorpha	Monterrey Oak/ Mexican White Oak	65 gal., 3" cal. min.	re. parking diagram
Quercus virginiana	Live Oak (var. include Cathedral, High Rise, etc.)	65 gal., 3" cal. min.	re. parking diagram
Quercus lyrata 'QLFTB'	High Beam Overcup Oak	65 gal., 3" cal. min.	re. parking diagram
Quercus texana	Nuttall Oak	65 gal., 3" cal. min.	re. parking diagram
Ulmus crassifolia	Cedar Elm	65 gal. 3" cal. min.	re. parking diagram

Ornamental Trees for Building Perimeter and Large Parking Islands

(location shall not interfere with vehicular path of travel)

Cercis canadensis var. 'Texensis'	Texas Redbud	30 gal., 2.5" cal. min.	
Lagerstroemia indica	Crape Myrtle (varities include Natchez White, Basham Pink, etc.)	30 gal., 2.5" cal. min.	
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	30 gal., 2.5" cal. min.	
Vitex Agnus-Castus	Chaste Tree	30 gal., 2.5" cal. min.	

NOTES

- Shade tree characteristics: strong control leader with consistent branching and pruned to 7' clear branching height.
- Suggested ornamental tree characteristics: multi-trunks with non-parallel trunks (picturesque character), 3 canes minimum.
- Project Landscape Architect is responsible for selecting plants based on microclimate, design intent, soil conditions, expected level of maintenance, irrigation requirements, drainage, etc.
- Caliper size shall be measured 2' above ground

SUGGESTED PLANTING PALETTE

A21

Botanical Name	Common Name	Min. Size	Max. Spacing
<i>Evergreen Shrubs for Parking Lot Perimeter</i>			
(all plants listed below shall be in shrub forms, tree form varieties of the same species will not be acceptable)			
Feijoa sellowiana	Pineapple Guava	5 gal.	36" o.c.
Ilex x attenuata	Holly varieties include Eagleston, East Palatka	5 gal.	36" o.c.
Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	5 gal.	36" o.c.
Ilex vomitoria	Yaupon Holly variety includes Pride of Houston	5 gal.	36" o.c.
Viburnum suspensum	Sandankwa Viburnum	5 gal.	36" o.c.
Viburnum odoratissimum var. awabuki	Awabuki Sweet Viburnum	5 gal.	36" o.c.

Evergreen Shrubs as Screening Planting (to be used around trash enclosures, drill sites, loading docks, etc.)
(all plants listed below shall be in shrub forms, tree form varieties of the same species will not be acceptable)

Feijoa sellowiana	Pineapple Guava	30 gal.	42" o.c.
Ilex x attenuata	Holly, varieties include Eagleston, East Palatka	30 gal.	42" o.c.
Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	30 gal.	42" o.c.
Ilex vomitoria	Yaupon Holly variety includes Pride of Houston	30 gal.	42" o.c.
Myrica cerifera	Wax Myrtle	30 gal.	42" o.c.
Podocarpus macrophyllus	Japanese Yew	30 gal.	42" o.c.
Viburnum suspensum	Sandankwa Viburnum	15 gal.	36" o.c.
Viburnum odoratissimum var. awabuki	Awabuki Sweet Viburnum	15 gal.	36" o.c.
Ficus pumila	Fig Ivy	1 gal.	12" o.c.

Evergreen Vine as Screening Planting (optional, to be used in conjunction with evergreen shrubs around masonry enclosures of site facilities such as trash enclosures, drill sites, loading docks, etc.)

Ficus pumila	Fig Ivy	1 gal.	12" o.c.
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NOTES

- All shrubs shall be grade #1, and shall have evenly full, dense growth to the ground (not leggy) at planting time.
- All plants shall be fully rooted into container size and fully filling specified container size at planting time.

SUGGESTED PLANTING PALETTE

A22

Botanical Name	Common Name	Min. Size	Spacing
<i>Shrubs for Parking Lot (Small/Large Islands) and Building Perimeter</i>			
(all plants listed below shall be in shrub forms, tree form varieties of the same species will not be acceptable)			
Callicarpus americana	American Beautyberry	5 gal.	42" o.c.
Cephalanthus occidentalis	Buttonbush	5 gal.	42" o.c.
Feijoa sellowiana	Pineapple Guava	5 gal.	42" o.c.
Ilex x attenuata	Holly varieties include Eagleston, East Palatka	5 gal.	42" o.c.
Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	5 gal.	42" o.c.
Ilex vomitoria	Yaupon Holly variety includes Pride of Houston	5 gal.	42" o.c.
Itea virginica	Virginia Sweetspire	3 gal.	36" o.c.
Malvaviscus arboreus var. Drummondii	Turk's Cap	3 gal.	36" o.c.

Ornamental Grasses for Parking Lot/Building Perimeter

Muhlenbergia capillaris	Gulf Coast Muhly	3 gal.	30" o.c.
Muhlenbergia lindheimeri	Lindheimer Muhly	3 gal.	36" o.c.
Miscanthus sinensis	Maiden Grass (var. include Adagio, Yakujima, Morning Light, etc.)	3 gal.	36" o.c.
Panicum virgatum	Switch Grass (var. include Shenandoah, Heavy Metal)	3 gal.	36" o.c.

NOTES

- All shrubs shall be grade #1, and shall have evenly full, dense growth to the ground (not leggy) at planting time.
- All plants shall be fully rooted into container size and fully filling specified container size at planting time.
- Project Landscape Architect is responsible for selecting plants based on microclimate, design intent, soil, expected level of maintenance, irrigation requirements, etc.

SUGGESTED PLANTING PALETTE

A23

Botanical Name	Common Name	Min. Size	Spacing
<i>Perennials for Parking Lot/Building Perimeter</i>			
Achillea millefolium	Yarrow	3 gal.	18" o.c.
Asparagus densiflorus 'Myers'	Foxtail Fern	3 gal.	18" o.c.
Dianella tasmanica	Flax Lily	3 gal.	18" o.c.
Dietes bicolor	Bicolor Iris	3 gal.	18" o.c.
Hesperaloe parvifolia	Red Yucca	5 gal.	18" o.c.
Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	3 gal.	18" o.c.
Salvia coccinea	Scarlet Sage	3 gal.	18" o.c.
Salvia 'Indigo Spires'	Indigo Spires Salvia	3 gal.	18" o.c.
Salvia leucantha	Mexican Bush Sage	3 gal.	18" o.c.

Ground Cover for Parking Lot/Building Perimeter

Ficus tikoua	Sandi-leaf Fig	1 gal.	12" o.c.
Lantana montevidensis	Purple Trailing Lantana	1 gal.	12" o.c.
Lantana	Lantana (var. include New Gold, etc.)	1 gal.	12" o.c.
Ruellia Brittoniana	Mexican Petunia	1 gal.	12" o.c.
Trachelospermum asiaticum	Asian Jasmine	1 gal.	12" o.c.
Wedelia trilobata	Wedelia	1 gal.	12" o.c.

NOTES

- All shrubs shall be grade #1, and shall have evenly full, dense growth to the ground (not leggy) at planting time.
- All plants shall be fully rooted into container size and fully filling specified container size at planting time.
- Project Landscape Architect is responsible for selecting plants based on microclimate, design intent, soil, expected level of maintenance, irrigation requirements, etc.

SUGGESTED PLANTING PALETTE

A24

Botanical Name	Common Name	Min. Size	Spacing
<i>Shade Trees for Bioswales in Parking Lot**</i>			
Acer rubrum var. drummondii*	Drummond red maple/ Swamp maple*	45 gal.*	re. parking diagram
Quercus polymorpha	Monterrey Oak/ Mexican White Oak	65 gal.	re. parking diagram
Quercus muehlenbergii	Chinkapin Oak	65 gal.	re. parking diagram
Taxodium ascendens	Pond Cypress	65 gal.	re. parking diagram
Taxodium distichum	Bald Cypress	65 gal.	re. parking diagram

*Perennials for Bioswales in Parking Lot***

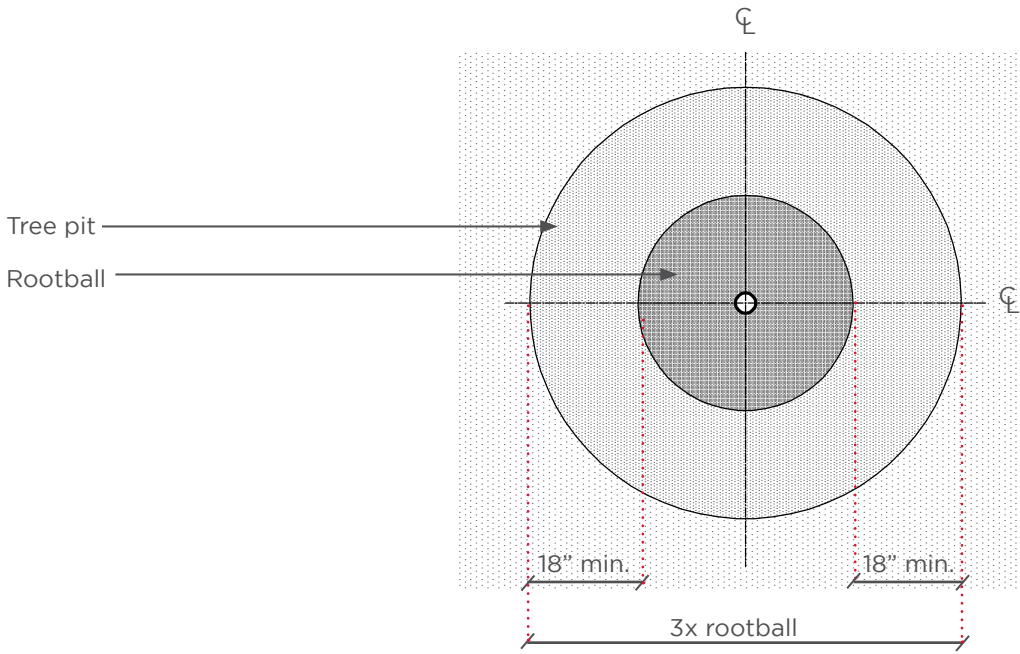
Chasmantium latifolium	Inland Sea Oats	1 gal.	18" o.c.
Coreopsis verticillata	Coreopsis (Moonbeam, etc.)	1 gal.	18" o.c.
Eleocharis motevidensis	Sand Spike Rush	1 gal.	18" o.c.
Helianthus angustifolius	Swamp Sunflower	1 gal.	18" o.c.
Hemerocallis spp.	Daylilies	1 gal.	18" o.c.
Hymenocallis occidentalis	Spider Lily	1 gal.	18" o.c.
Iris pseudacorus	Yellow Flag Iris	1 gal.	18" o.c.
Panicum virgatum 'Shenandoah'	Switch Grass (Shenandoah, etc.)	1 gal.	18" o.c.
Phyla nodiflora	Frog Fruit	1 gal.	18" o.c.
Pontederia cordata	Pickereel Weed	1 gal.	18" o.c.

NOTES

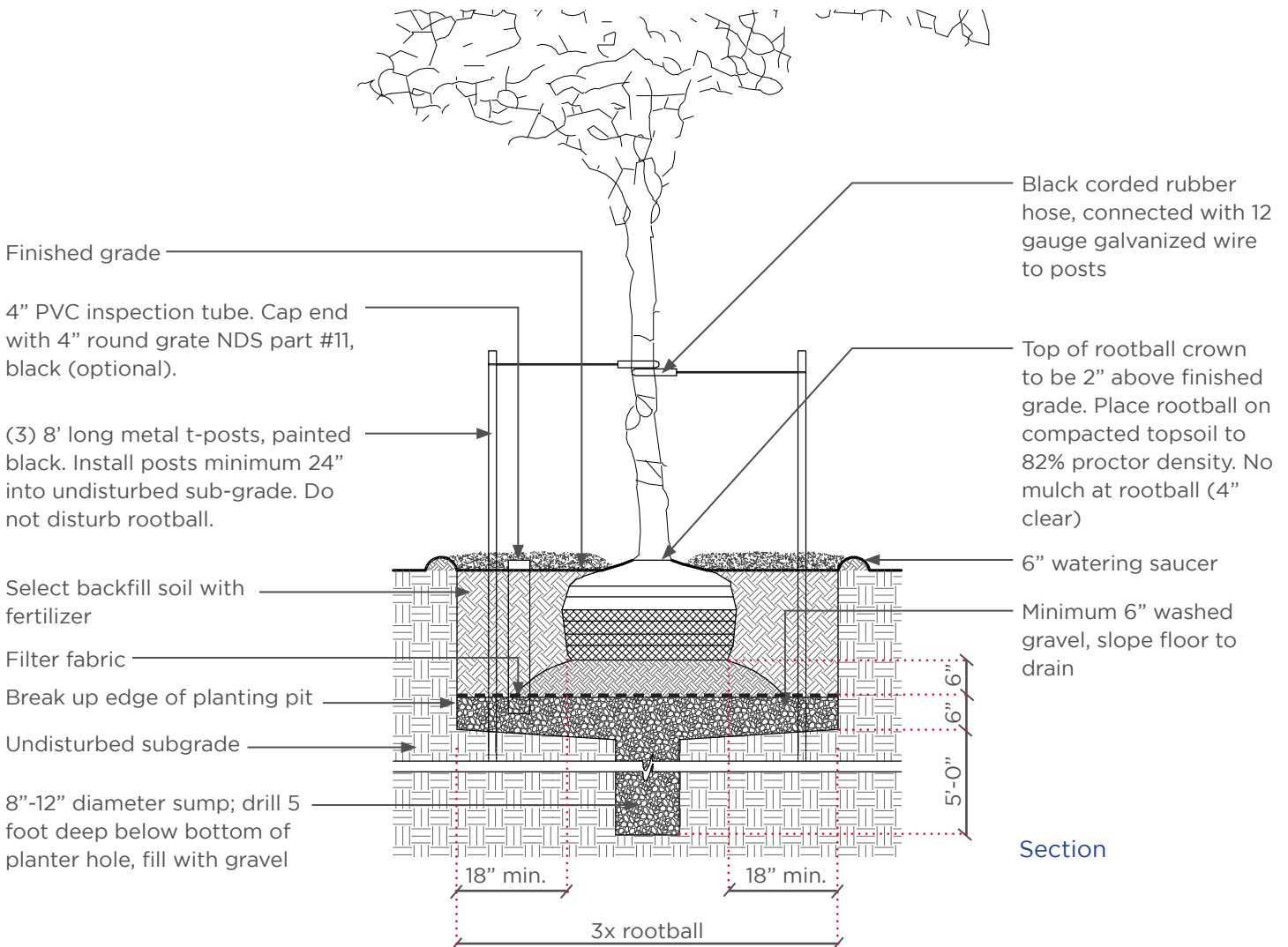
- *This tree does not withstand transplant well when planted larger than 45 gal.
- **Project Landscape Architect is responsible for selecting plants based on microclimate, planting soil, expected duration of water retention in bioswale, and specific locations of the plants in bioswale (embankments or bottom of bioswale), design intent, soil, expected level of maintenance, irrigation requirements, etc. Bioswale drainage may be designed in various different ways, if water is expected to drain quickly, perennial palette shall be modified accordingly.
- Suggested shade tree characteristics: strong control leader with consistent branching and pruned to 7' clear trunk height.
- Certain species maybe invasive if not planted in contained planting site.

SUGGESTED PLANTING PALETTE

A25

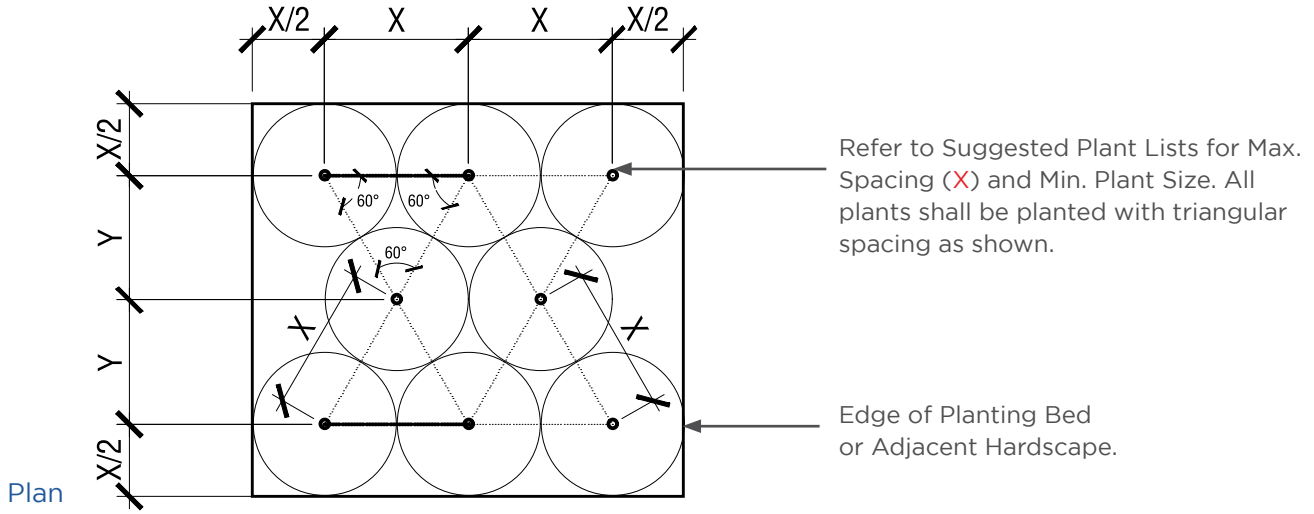


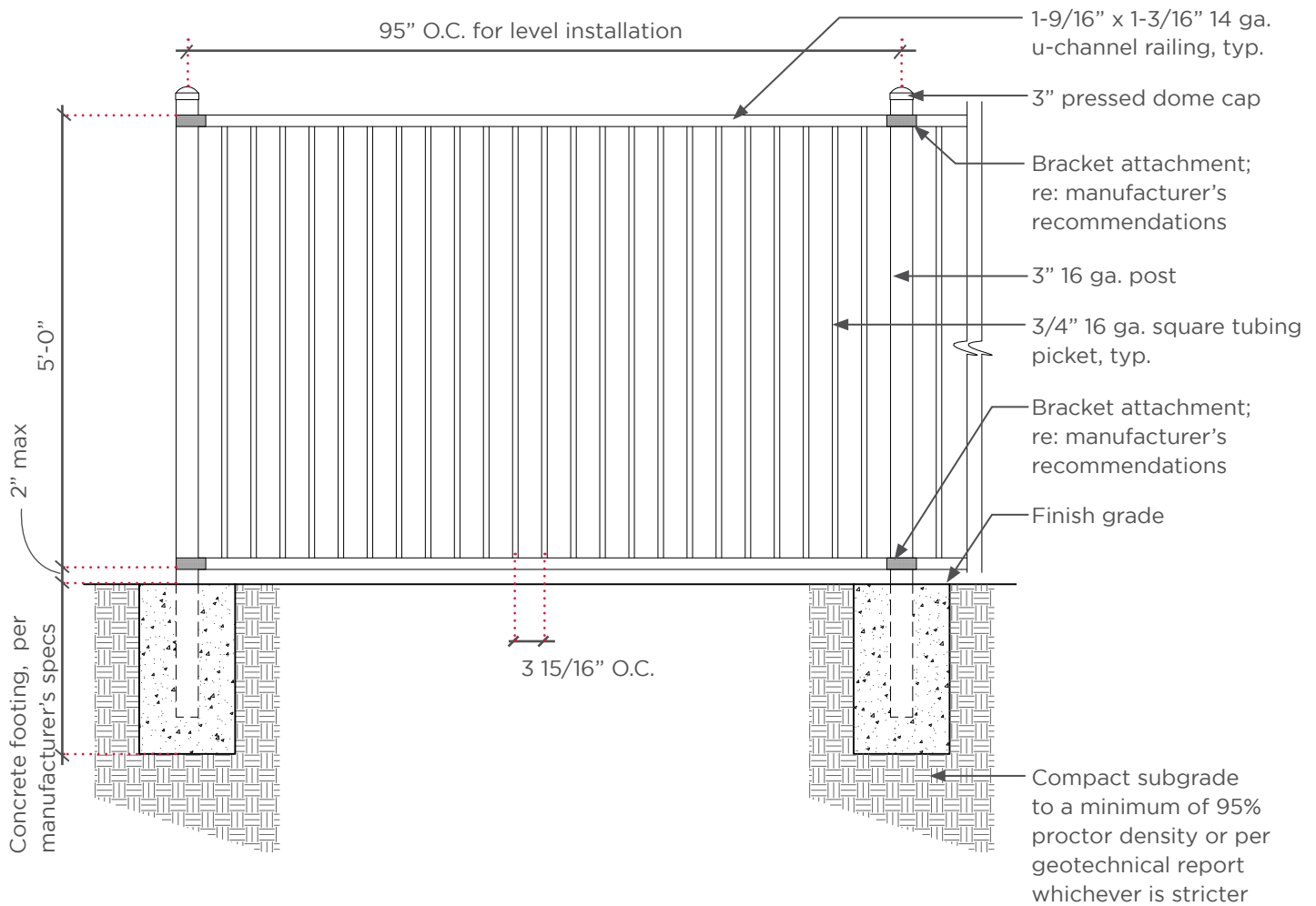
Plan



Section

TREE PLANTING DETAIL





NOTES

- Tube steel fence shall be commercial grade, V2 Versai with flat top and flat bottom by Fortress Fence or equal commercial grade fence from Ameristar, or other approved equal manufacturers.
- Per manufacturer's specifications, fence panels shall not be installed in slope greater than 21 degrees.
- Ensure compliance with all applicable codes and regulations.
- Color shall be black.
- Sizes shown are for steel, if aluminium is used, sizes shall be adjusted per manufacturer's recommendations. Aluminium fencing is recommended for longevity.

FENCE BETWEEN SIDE AND REAR PROPERTY LINES (OPTIONAL)

A28



LEGEND

- C** Concrete Trail, width varies, refer to Regional Trail Master Plan
- K** Parking Lot and Driveway (Concrete or Permeable Pavers)

Community Identity

Planning Consideration

- Consider building facade as street frontage in lieu of parking lot.

NOTES

- Landscape (planting and trails) in R.O.W. and Street Frontage Landscape Setback are installed by Developer prior to property being sold to Property Owner; thus, the locations of buildings and driveways shown are diagrammatic. They do not represent the relationships of forestation/planting bed locations to building or driveway.

OVERALL LANDSCAPE SETBACK PLANTING DIAGRAM

Open areas shall have Bermuda grass seed with 16" wide minimum of Bermuda grass sod along curbs or trails that are not bordered by planting beds or forestation

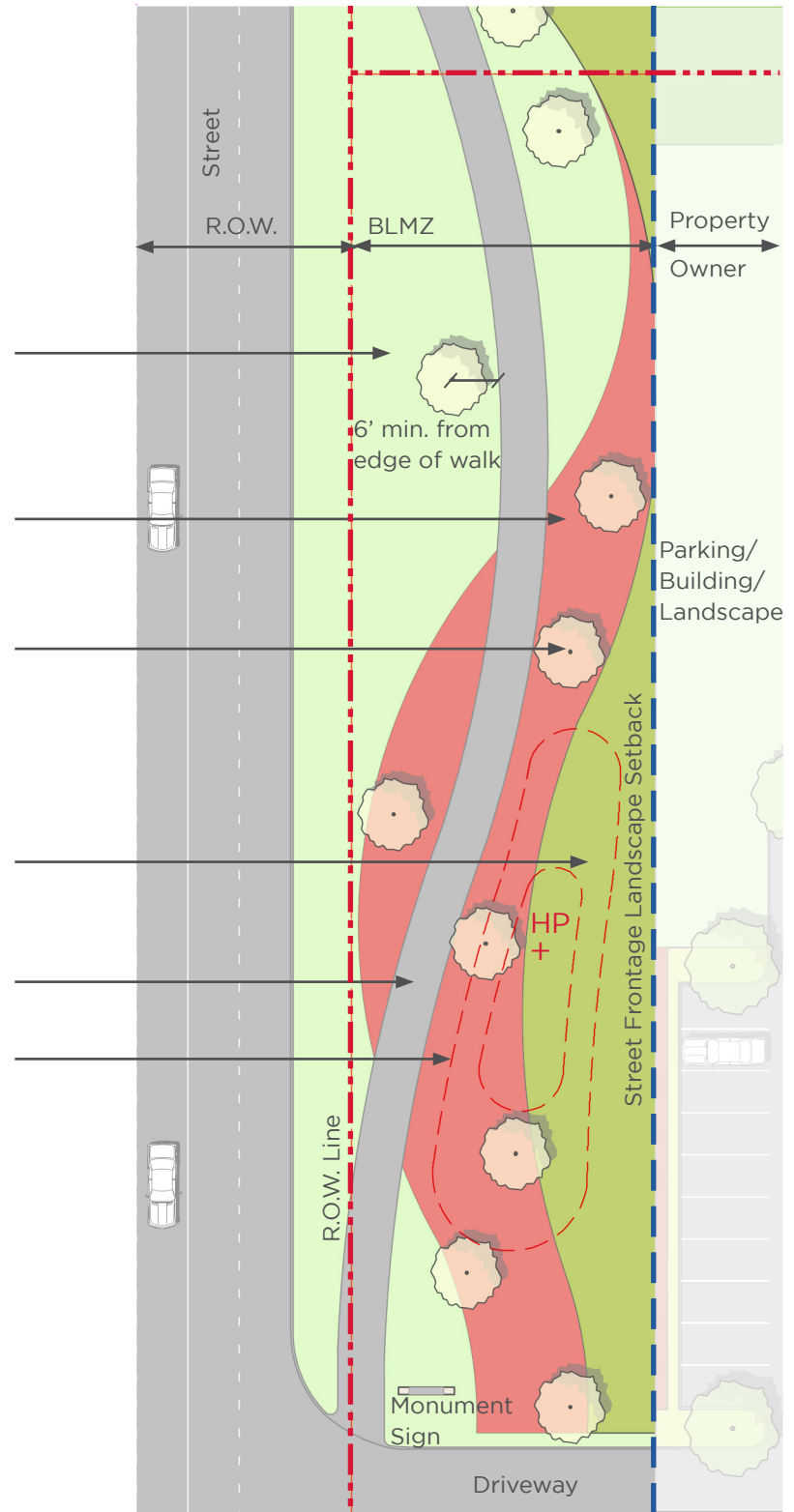
Planting bed, refer to A35-A37 for planting palette

Shade trees in odd number grouping. Refer to A35 for planting palette (27' o.c. min., and 45' o.c., max. within the same grouping).

Forestation, refer to A39 for planting mix and density

Trail, smooth and continuous curve, refer to A14

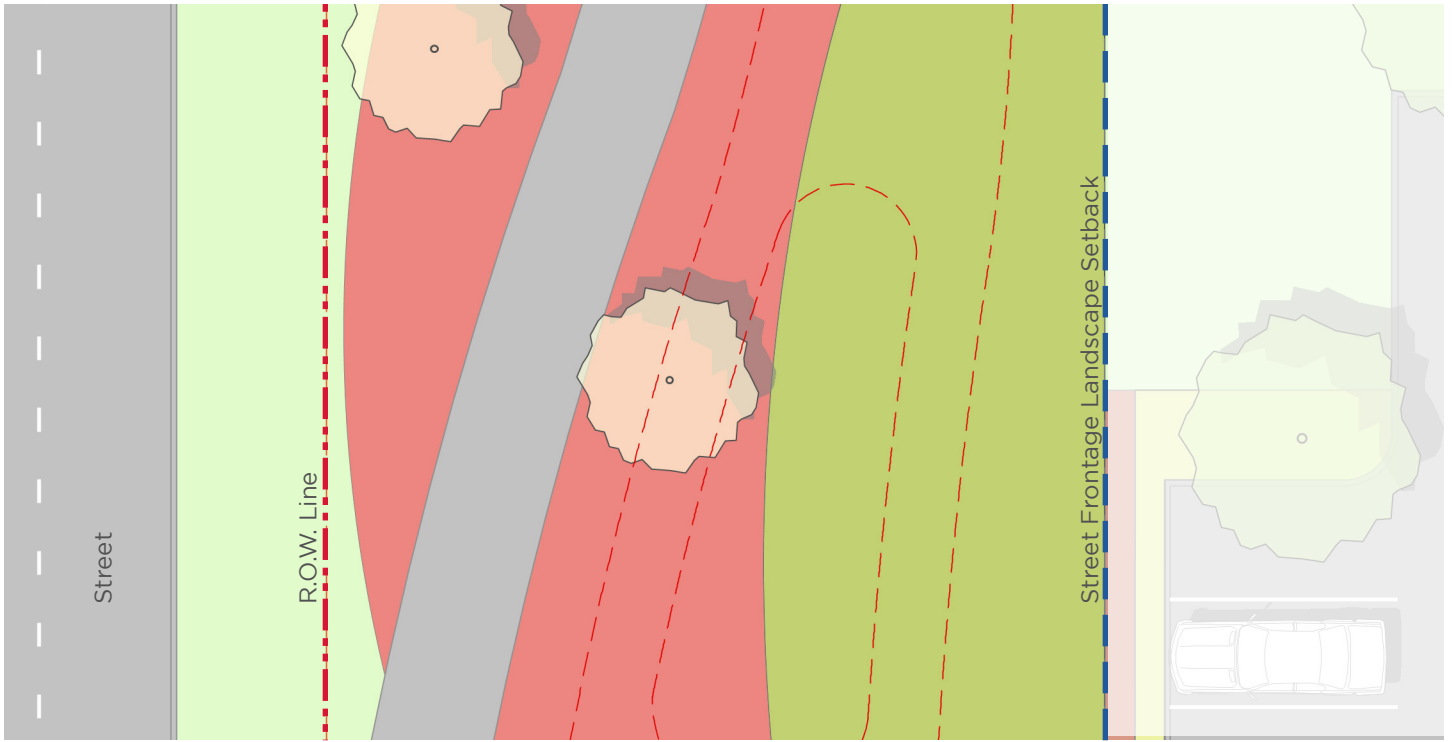
Berm, 3' max. from top of curb. Berm shall have consistent slope (cross section from top to bottom at the same point, but it can vary throughout the berm longitudinally) and shall be graded to a high point at the top (not flat top).



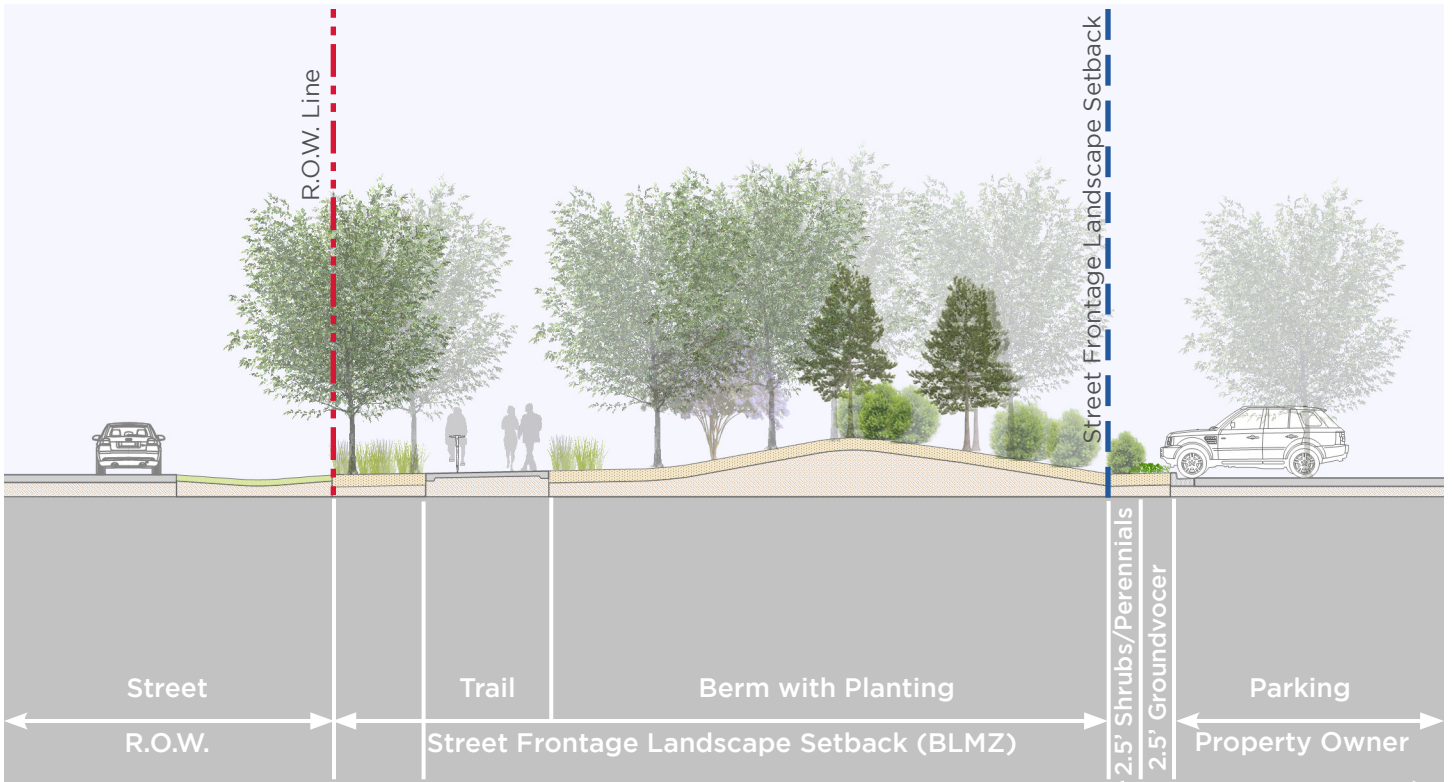
NOTES

- Landscape (planting and trails) in R.O.W. and Street Frontage Landscape Setback are installed by Developer prior to property being sold to Property Owner; thus, the locations of buildings and driveways shown are diagrammatic. They do not represent the relationships of forestation/planting bed locations to building or driveway.

STREET FRONTAGE LANDSCAPE SETBACK PLANTING WITH TRAIL

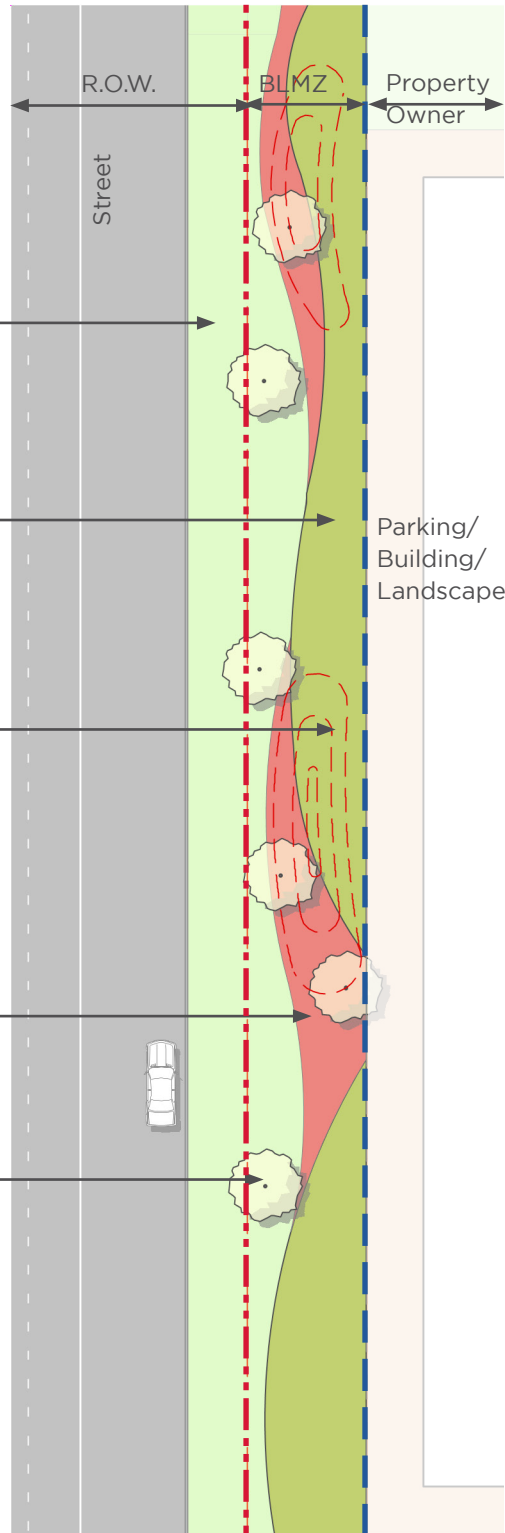


Plan



Elevation

STREET FRONTAGE LANDSCAPE SETBACK PLANTING WITH TRAIL



Plan

Open areas shall have Bermuda grass seed with 16" wide minimum of Bermuda grass sod along curbs or trails that are not bordered by planting beds or forestation

Forestation, refer to A39 for planting mix and density

Berm, 3' max. from top of curb. Berm shall have consistent slope (cross section from top to bottom at the same point, but it can vary throughout the berm longitudinally) and shall graded to a high point at the top (not flat top).

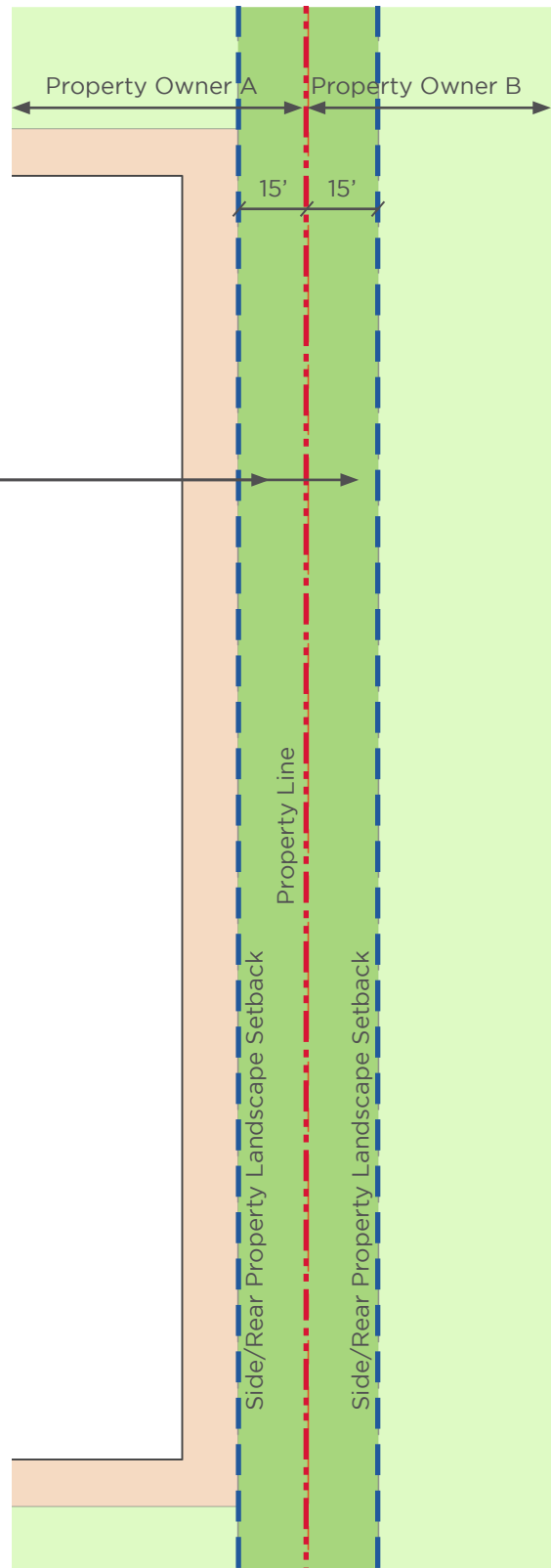
Planting bed, refer to A35-A37 for planting palette

Shade trees in odd number grouping. Refer to A35 for planting palette (27' o.c. min., and 45' o.c., max. within the same grouping).

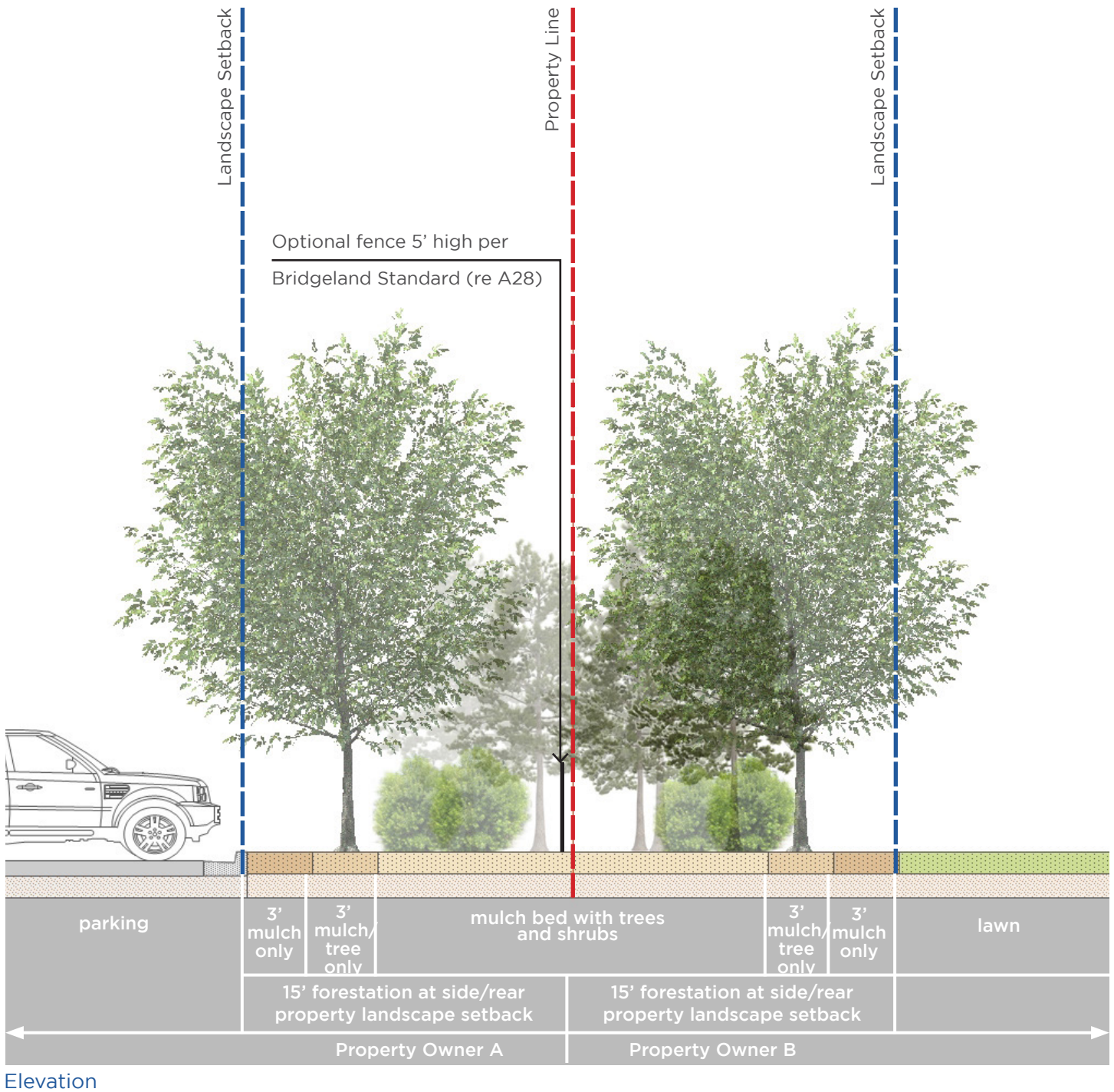
NOTES

- Landscape (planting and trails) in R.O.W. and Street Frontage Landscape Setback are installed by Developer prior to property being sold to Property Owner; thus, the locations of buildings and driveways shown are diagrammatic. They do not represent the relationship of forestation/planting bed locations to building or driveway.

15' wide (each side) Landscape Setback
Forestation between properties. Refer
to forestation planting mix on page A39.
Forestation shall be mulched with pine straw.



Plan



NOTES

- Refer to forestation mix on page A39
- Mulch shall be 3" thick pine straw mulch.
- All tree species shall be installed in a random pattern with a minimum spacing of 8' and a maximum spacing of 12'.

LANDSCAPE SETBACK AT SIDE AND REAR PROPERTY LINES

Botanical Name	Common Name	Min. Size / Caliper Size
<i>Trees</i> (large trees not recommended near or under power lines)		
Platanus mexicana	Mexican Sycamore	65 gal. / 3-3.5" cal.
Quercus alba	White Oak	65 gal. / 3-3.5" cal.
Quercus virginiana	Live Oak	65 gal. / 3-3.5" cal.
Quercus lyrata	Overcup Oak	65 gal. / 3-3.5" cal.
Quercus nigra	Water Oak	65 gal. / 3-3.5" cal.
Quercus phellos	Willow Oak	65 gal. / 3-3.5" cal.
Quercus texana	Nuttall Oak	65 gal. / 3-3.5" cal.
Quercus shumardii	Shumard Red Oak	65 gal. / 3-3.5" cal.

Ornamental Trees

Cercis canadensis var. 'Texensis'	Texas Redbud	30 gal. / 2-2.5" cal.
Ilex x Attenuata 'Savannah'	Savannah Holly	15 gal. / 1-2" cal.
Lagerstroemia indica	Crape Myrtle	30 gal. / 2-2.5" cal.
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	30 gal. / 2-2.5" cal.
Vitex Agnus-Castus	Chaste Tree	30 gal. / 2-2.5" cal.

Suggested ornamental tree characteristics: multi-trunks with non-parallel trunks (picturesque character), 3 canes minimum.

NOTES

- Project Landscape Architect is responsible for selecting plants based on microclimate, design intent, soil conditions, expected level of maintenance, irrigation requirements, drainage, etc.
- No trees or understory plants shall be planted within 6'-0" of the edge of any sidewalk, wall, building.
- Caliper size shall be measured 2' above ground.

SUGGESTED PLANTING PALETTE FOR BLMZ

Botanical Name	Common Name	Min. Size	Spacing
<i>Shrubs</i>			
(all plants listed below shall be in shrub forms, tree form varieties of the same species will not be acceptable)			
Anisacanthus quadrifidus Wrightii	Flame Acanthus	3 gal.	30" o.c.
Callicarpus americana	American Beautyberry	5 gal.	42" o.c.
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	3 gal.	24" o.c.
Cephalanthus occidentalis	Buttonbush	5 gal.	42" o.c.
Feijoa sellowiana	Pineapple Guava	5 gal.	42" o.c.
Ilex x attenuata	Holly varieties include Eagleston, East Palatka	5 gal.	42" o.c.
Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	5 gal.	42" o.c.
Ilex vomitoria	Yaupon Holly variety includes Pride of Houston	5 gal.	42" o.c.
Itea virginica	Virginia Sweetspire	3 gal.	36" o.c.
Malvaviscus arboreus var. Drummondii	Turk's Cap	3 gal.	36" o.c.
Myrica cerifera Nana	Dwarf Southern Wax Myrtle	5 gal.	30" o.c.
Viburnum suspensum	Sandankwa Viburnum	5 gal.	30" o.c.

NOTE

Project Landscape Architect is responsible for selecting plants based on microclimate, design intent, soil conditions, expected level of maintenance, irrigation requirements, drainage, etc.

SUGGESTED PLANTING PALETTE FOR BLMZ

Botanical Name	Common Name	Min. Size	Spacing
<i>Ornamental Grasses</i>			
Muhlenbergia capillaris	Gulf Coast Muhly	3 gal.	30" o.c.
Muhlenbergia lindheimeri	Lindheimer Muhly	3 gal.	36" o.c.
Miscanthus sinensis	Maiden Grass (var. include Adagio, Yakujima, Morning Light, etc.)	3 gal.	36" o.c.
Panicum virgatum	Switch Grass (var. include Shenandoah, Heavy Metal, Northwind, etc.)	3 gal.	36" o.c.

Perennials

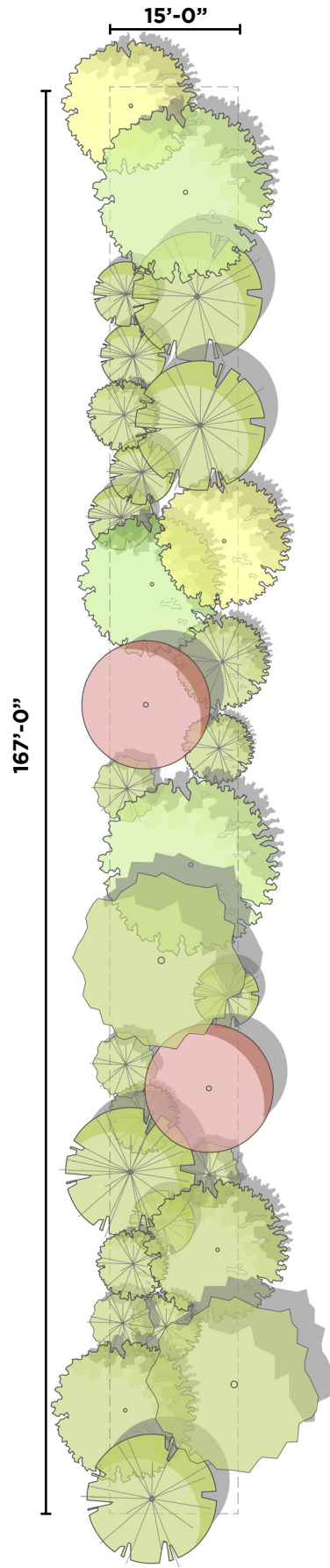
Achillea millefolium	Yarrow	3 gal.	18" o.c.
Asparagus densiflorus 'Myers'	Foxtail Fern	3 gal.	18" o.c.
Dianella tasmanica	Flax Lily	3 gal.	18" o.c.
Dietes bicolor	Bicolor Iris	3 gal.	18" o.c.
Hesperaloe parvifolia	Red Yucca	5 gal.	18" o.c.
Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	3 gal.	18" o.c.
Salvia coccinea	Scarlet Sage	3 gal.	18" o.c.
Salvia 'Indigo Spires'	Indigo Spires Salvia	3 gal.	18" o.c.
Salvia leucantha	Mexican Bush Sage	3 gal.	18" o.c.

NOTE

Project Landscape Architect is responsible for selecting plants based on microclimate, design intent, soil conditions, expected level of maintenance, irrigation requirements, drainage, etc.

SUGGESTED PLANTING PALETTE FOR BLMZ

A37



PLAN

NOTE

Refer to page A39 for forestation planting mix for 2,500 SF.

FORESTATION PLANTING MIX DIAGRAM

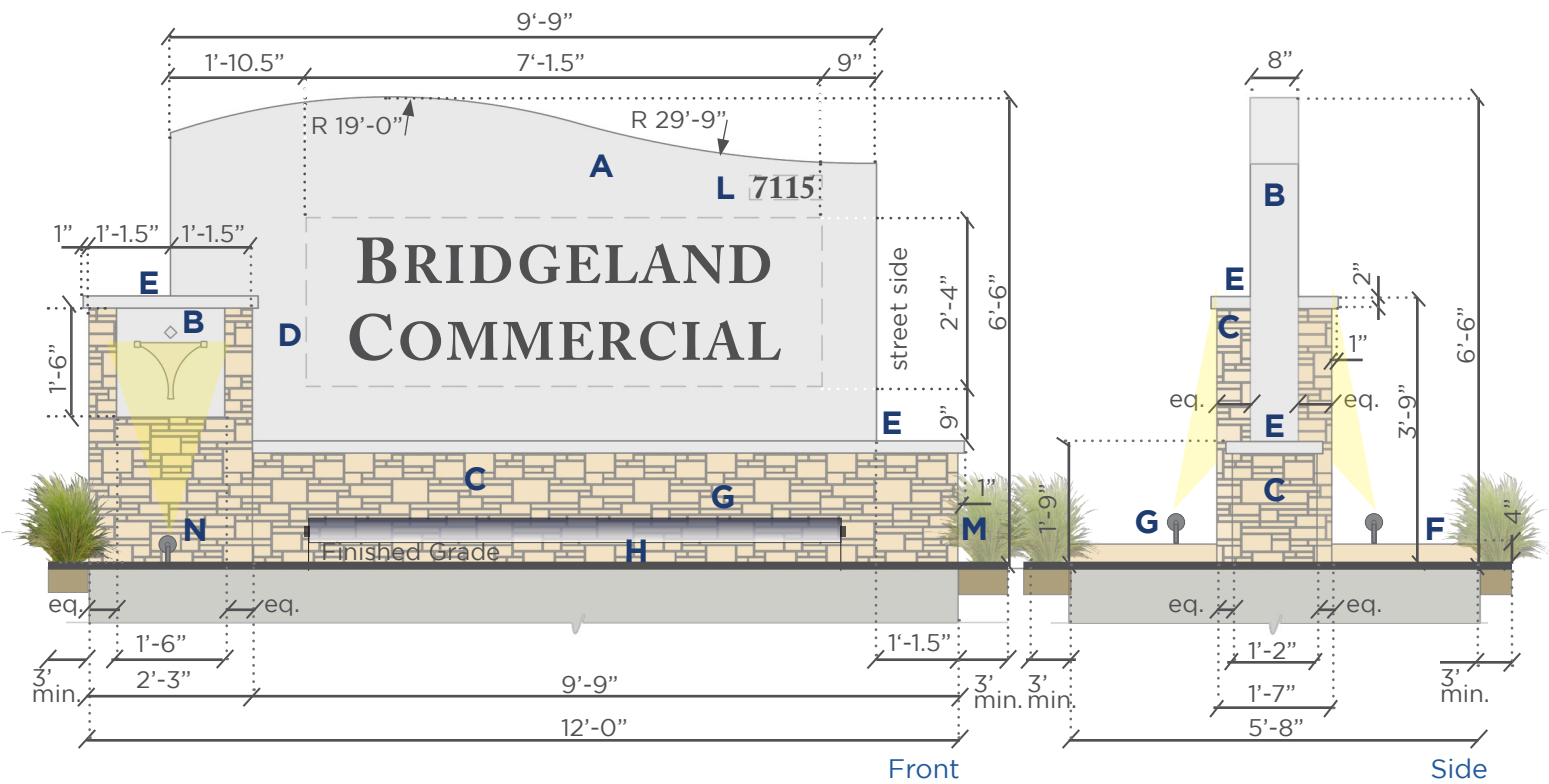
Botanical Name	Common Name	Min. Size	Qty.	%	Form
<i>Typical Forestation Distribtuion per 2500 SF*</i>					
Acer rubrum var. 'Drummondii'	Drummond Red Maple	30 gal.	2	6%	Deciduous Tree
Ilex attenuata 'Savannah'	Savanna Holly	15 gal.	1	3%	Evergreen Shrub
Ilex vomitoria	Yaupon Holly	5 gal.	4	11%	Evergreen Shrub
Myrica cerifera	Wax Myrtle	5 gal.	4	11%	Evergreen Shrub
Platanus mexicana	Mexican Sycamore	30 gal.	2	6%	Deciduous Tree
Pinus taeda	Loblolly Pine	Machine Moved	3	9%	Evergreen Tree
Pinus taeda	Loblolly Pine	30 gal.	2	6%	Evergreen Tree
Pinus taeda	Loblolly Pine	15 gal.	4	11%	Evergreen Tree
Pinus taeda	Loblolly Pine	5 gal.	6	16%	Evergreen Tree
Quercus nigra	Water Oak	30 gal.	2	6%	Deciduous Tree
Quercus phellos	Willow Oak	5 gal.	1	3%	Deciduous Tree
Quercus shumardii	Shumard Oak	30 gal.	2	6%	Deciduous Tree
Ulmus crassifolia	Cedar Elm	5 gal.	2	6%	Deciduous Tree

NOTES

- No trees or understory plants shall be planted within 6'-0" of the edge of any sidewalk, wall, building.
- All forestation areas bordering lawn shall have spade edge.
- All forestation shall receive 4" thick pine straw mulch.

FORESTATION PLANTING MIX AND DENSITY

A39



LEGEND

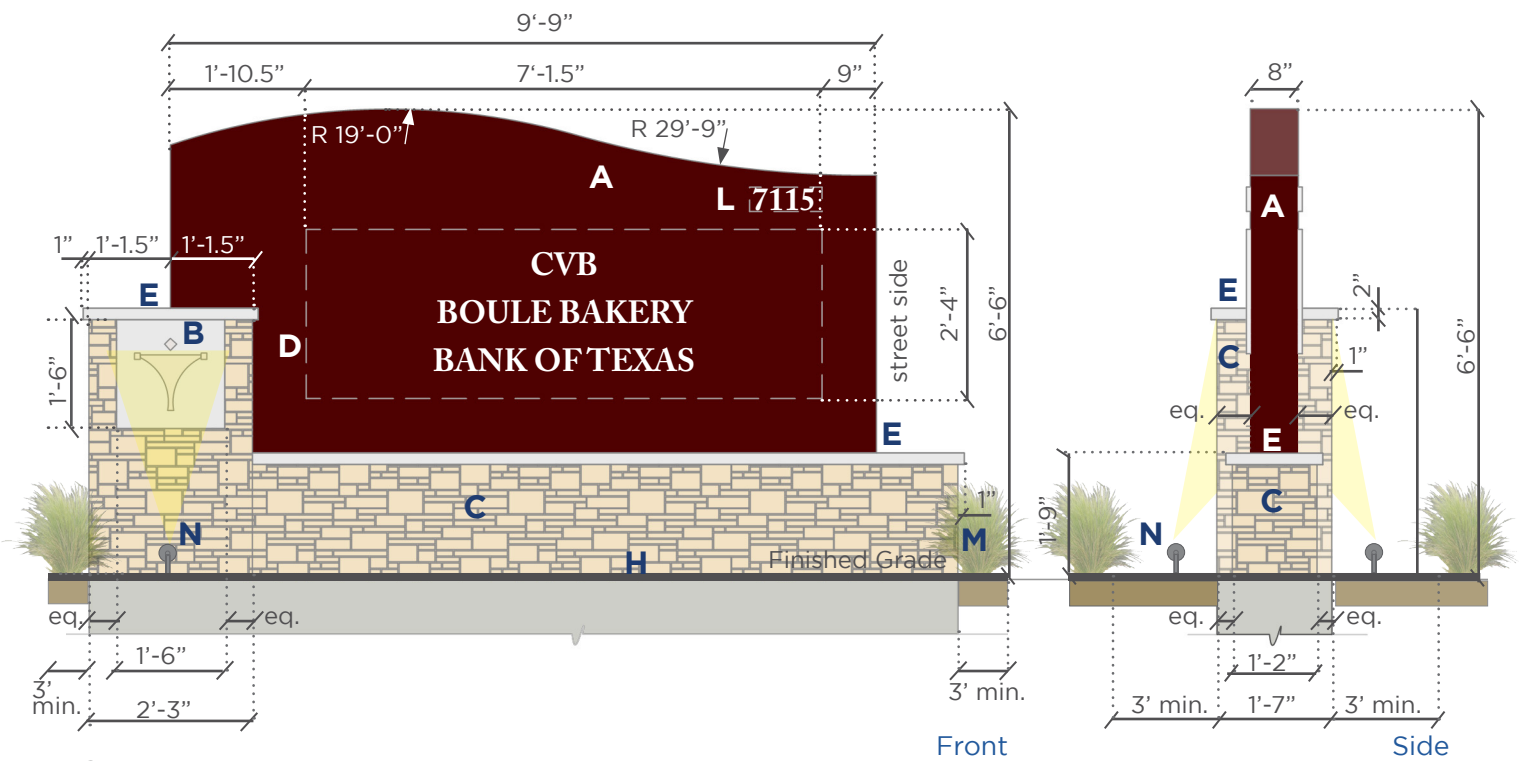
- A Sign Face**..... 8" thick precast concrete (one solid piece, no joint). Custom color to match Bridgeland standard (i.e., match color "Buff" from Tomball Stone Graphic). Obtain pricing and sample from the following precast manufacturer: QCP, Tectura, and Georgia Precast (pending approval)
- B Icon**..... Sandblasted and infilled with lithochrome paint on precast concrete panel
- C Stone Base**..... "Bridgeland Blend" from Alamo Stone over concrete foundation
- D Tenant Name Text Box** Sandblasted and infilled with lithochrome paint on precast concrete panel (typical each side) to match Bridgeland Signage Standard. Text shall be contained within dashed text box. Caslon Pro typeface, all caps, not to exceed 2 rows. Vertical type is not permitted. Church or school may utilize LED message board (if approved); message board shall be contained within the same dashed text box.
- E Cap**..... 2" thick precast concrete cap (tapered for drainage) to match sign face and icon. 1" overhang (typical).
- F Stone Plinth**..... "Bridgeland Blend" from Alamo Stone on concrete foundation
- G Lighting**..... 4348P70 (49" long PicoPrism), 32L-3KUV (74W, 32 LEDs), DB (Dark Bronze), JBR-3 (Brass-In-Grade J-Box, (2) L" NPT in bottom) or approved equal.
- H Top of Concrete Foundation**..... To be flush with finished grade, no exposed concrete foundation.
- L Street Number**..... Sandblasted and infilled with lithochrome paint on precast concrete panel. Caslon Pro typeface. 4" letter height.
- M Landscape**..... A planting bed with a minimum width of 3'-0" is required around the entire perimeter of the sign. Planting shall be a mix of evergreen and deciduous, and height shall be no greater than 24" in height at maturity and shall not block the view of the tenant name. Planting shall block the view of stone plinth.
- N Icon Lighting**..... Denali Floodlight by B-K Lighting, 20WLED/3K, Flood (35 degree) Satin Bronze, Soft Focus Lens, Honeycomb Baffle, Flush Cap (DE-LED-X62-FL-BZP-12-11-C). Locate so that top of light doesn't shine pass the top cap (E). Install with Power Pipe II System, with 18" junction box (PPII-J18).

NOTES

- All precast concrete panels (sign face, caps, and icon) shall be made by the same manufacturer to ensure color consistency matching Bridgeland standard.
- Refer to additional notes on the following page

SINGLE OWNER/TENANT MONUMENT SIGNAGE

B1



LEGEND

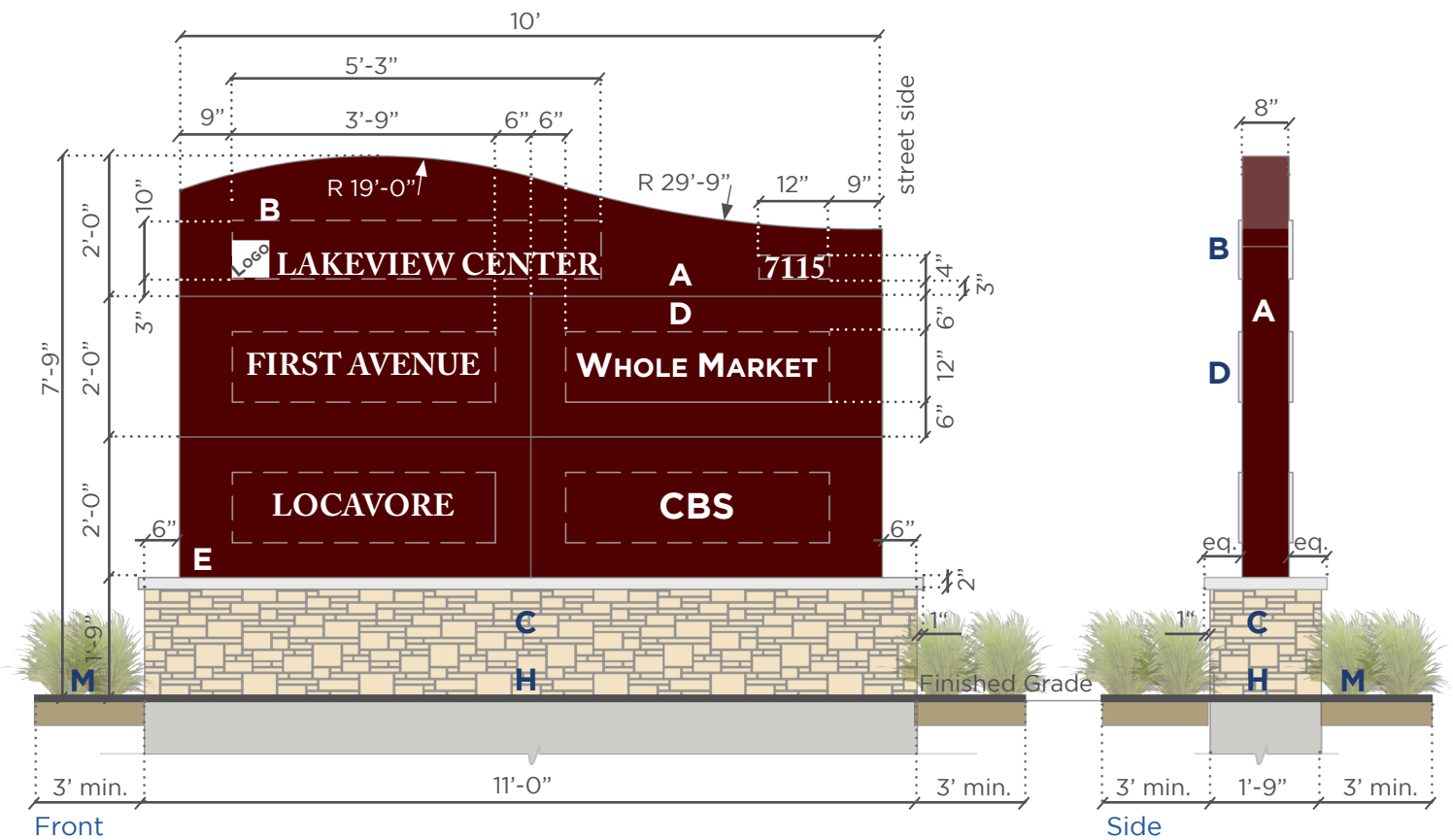
- A Sign Cabinet**..... 1/8" thick aluminum cladding, seamlessly fabricated around internal aluminum frame structure and painted to match corten on all exposed faces. Sign shall be internally illuminated by a GE LED lighting system and transformers. Lighting shall evenly illuminate tenant name text box. Powder coat cabinet with Interpon 600JW415QF, Exterior Penny Vein/33-9759.
- B Icon**..... Sandblasted and infilled with lithochrome paint on precast concrete panel
- C Stone Base**..... "Bridgeland Blend" from Alamo Stone over foundation
- D Tenant Name Text Box** Letterforms to be 1/2" thick white acrylic with an internal acrylic diffuser pushed through the 1/8" aluminium sign face to protrude 3/8". Text shall be contained within dashed text box. Caslon Pro typeface, all caps. Maximum letter height is 4". Letter height may vary with number of tenants at discretion of the Reviewer. Vertical type is not permitted. Tenant panels may be removable for ease of change (no exposed attachments or fasteners, 1/4" joint max.).
- E Cap**..... 2" thick precast concrete cap (tapered for drainage) per Bridgeland standard. 1" overhang (typ.).
- H Top of Concrete Foundation**..... To be flush with finished grade, no exposed concrete foundation
- L Street Number**..... Letterforms to match Tenant Name. 4" letter height. Caslon Pro typeface. Internally illuminated similar to Tenant Name Text.
- M Landscape**..... A planting bed with a minimum width of 3'-0" is required around the entire perimeter of the sign. Planting shall be a mix of evergreen and deciduous, and height shall be no greater than 24" in height at maturity and shall not block the view of the tenant name.
- N Icon Lighting**..... Denali Floodlight by B-K Lighting, 20WLED/3K, Flood (35 degree), Satin Bronze, Soft Focus Lens, Honeycomb Baffle, Flush Cap (DE-LED-X62-FL-BZP-12-11-C). Locate so that top of light doesn't shine pass the top cap (E). Install with Power Pipe II System, with 18" junction box (PPII-J18).

NOTES

- Signs shall be oriented perpendicular to the right-of-way with the column furthest from the R.O.W.
- Confirm all dimensions with rules and regulations of local governing bodies. If there is any discrepancies, the strictest rule shall be applied.
- Icon and Bridgeland curve artwork available from the Bridgeland Commercial Association Inc.
- All precast concrete panels (caps and icon) shall be made by the same manufacturer to ensure color consistency matching Bridgeland standard.
- Install photocell (required) and dimmer (additional recommended).

MULTI OWNER/TENANT MONUMENT SIGNAGE (including shared driveway)

B2



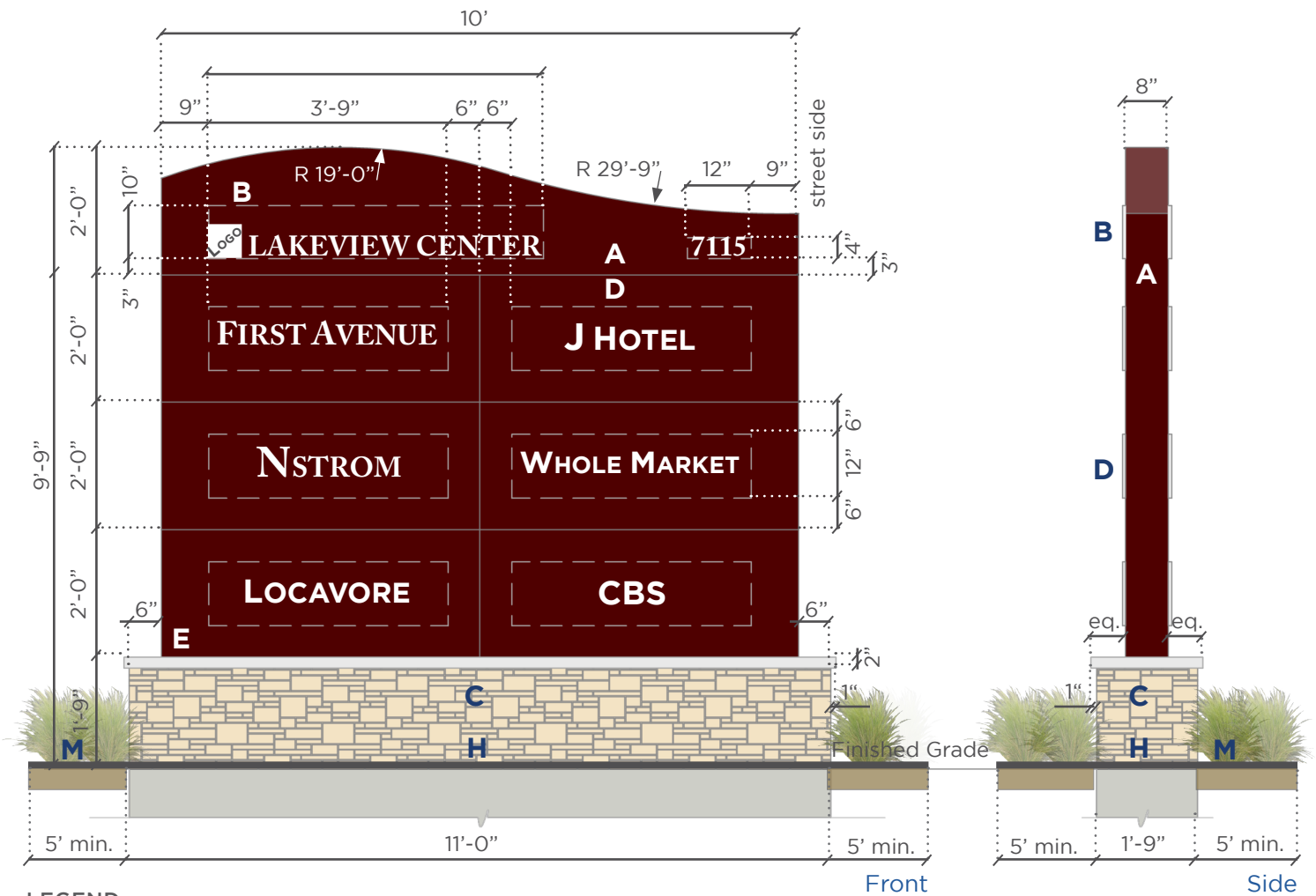
LEGEND

- A Sign Cabinet**..... 1/8" thick aluminum cladding, seamlessly fabricated around internal aluminum frame structure and painted to match corten on all exposed faces. Sign shall be internally illuminated by a GE LED lighting system and transformers. Lighting shall evenly illuminate tenant name text box. Powder coat cabinet with Interpon 600JW415QF, Exterior Penny Vein/33-9759.
- B Development Name/ Logo**..... Letterforms to be 1/2" thick white acrylic with an internal acrylic diffuser pushed through the 1/8" aluminium sign face to protrude 3/8". Caslon Pro typeface large and small caps. Text/logo shall be contained within the box shown.
- C Stone Base**..... "Bridgeland Blend" from Alamo Stone over foundation
- D Tenant Name Text Box** Letterforms to be 1/2" thick white acrylic with an internal acrylic diffuser pushed through the 1/8" aluminium sign face to protrude 3/8". Text/logo shall be contained within the text box shown. Tenant panels may be removable for ease of change (no exposed attachments or fasteners, 1/4" joint max.). Brand logos are acceptable within the same text box dimension. A maximum of one tenant name per text box.
- E Cap**..... 2" thick precast concrete cap (tapered for drainage) per Bridgeland Standard. 1" overhang (typ.).
- H Top of Concrete Foundation**..... To be flush with finished grade, no exposed concrete foundation
- L Street Number**..... Letterforms to match Tenant Name. 4" letter height. Caslon Pro typeface. Internally illuminated similar to Tenant Name Text.
- M Landscape**..... A planting bed with a minimum width of 3'-0" is required around the entire perimeter of the sign. Planting shall be a mix of evergreen and deciduous, and height shall be no greater than 24" in height at maturity and shall not block the view of the sign.

NOTES

- Signs shall be oriented perpendicular to the right-of-way with the column furthest from the R.O.W.
- Confirm all dimensions with rules and regulations of local governing bodies. If there is any discrepancies, the strictest rule shall be applied.

NEIGHBORHOOD/VILLAGE SHOPPING CENTER MONUMENT SIGNAGE



LEGEND

- A Sign Cabinet**..... 1/8" thick aluminum cladding, seamlessly fabricated around internal aluminum frame structure and painted to match corten on all exposed faces. Sign shall be internally illuminated by a GE LED lighting system and transformers. Lighting shall evenly illuminate tenant name text box. Powder coat cabinet with Interpon 600JW415QF, Exterior Penny Vein/33-9759
- B Development Name/ Logo**..... Letterforms to be 1/2" thick white acrylic with an internal acrylic diffuser pushed through the 1/8" aluminium sign face to protrude 3/8". Goudy bold large and small caps. Text/logo shall be contained within the box shown.
- C Stone Base**..... "Bridgeland Blend" from Alamo Stone over foundation
- D Tenant Name Text Box** Letterforms to be 1/2" thick white acrylic with an internal acrylic diffuser pushed through the 1/8" aluminium sign face to protrude 3/8". Text/logo shall be contained within the box shown. Tenant panels may be removable for ease of change (no exposed attachments or fasteners, 1/4" joint max.). Brand logos are acceptable within the same text box dimension. A maximum of one tenant name per text box.
- E Cap**..... 2" thick precast concrete cap (tapered for drainage) per Bridgeland Standard. 1" overhang (typ.).
- H Top of Concrete Foundation**..... To be flush with finished grade, no exposed concrete foundation
- L Street Number**..... Letterforms to match Tenant Name. 4" letter height. Caslon Pro typeface. Internally illuminated similar to Tenant Name Text.
- M Landscape**..... A planting bed with a minimum width of 5'-0" is required around the entire perimeter of the sign (3' min. if located in median). Planting shall be a mix of evergreen and deciduous, and height shall be no greater than 24" in height at maturity and shall not block the view of the sign.

NOTES

- Signs shall be oriented perpendicular to the right-of-way with the column furthest from the R.O.W.
- Confirm all dimensions with rules and regulations of local governing bodies. If there is any discrepancies, the strictest rule shall be applied.

REGIONAL SHOPPING CENTER MONUMENT SIGNAGE

B4



Accessible Parking Signs for locations in pavement (to be determined on a case-by-case basis) or planting (optional upgrade)

Accessible Parking Sign Poles for locations in planting only

- All signage poles shall be painted per-approved color. 3"x3" x 1/4" Aluminium square tube poles.
- Unistrut or galvanized steel will not be acceptable. The back sides of the signs shall be painted the same exact paint color as the poles.
- Paint specifications: see next page (Traffic Signage).
- Refer to MUTCD (Manual on Uniform Traffic Control Device) and all applicable codes and regulations for height of poles, sign reflectivity, etc.

NOTES

- Refer to Texas Accessibility Guidelines and other and local governing bodies for requirements of number and locations of accessible/van accessible parking spaces required and for other requirements.
- Confirm all dimensions with rules and regulations of local governing bodies. If there is any discrepancies, the strictest rule shall be applied.

ACCESSIBLE PARKING SIGNAGE



NOTES

- All traffic signage shall be mounted on 3"x3"x1/4" square aluminium tubes.
- Unistrut or galvanized steel will not be acceptable.
- The back side of the signs shall be painted the same exact color as the posts.
- Paint color to be determined on a case-by-case basis.
- Confirm all dimensions with rules and regulations of local governing bodies. If there is any discrepancies, the strictest rule shall be applied.



SCHEDULE

- Face is fabricated of 3/4" thick medium density overlay plywood of treated wood mounted on both sides of frame
- Face is secured to frame by galvanized nails or screws installed with heads flush to surface. All seams are tight, holes filled and sanded smooth, and all exposed surfaces coated with exterior grade paint.
- Sign is anchored by two (2) 4x4 treated wood posts anchored in concrete
- Posts shall be set in concrete 2'-6" below grade minimum or per Structural Engineer design

COLORS

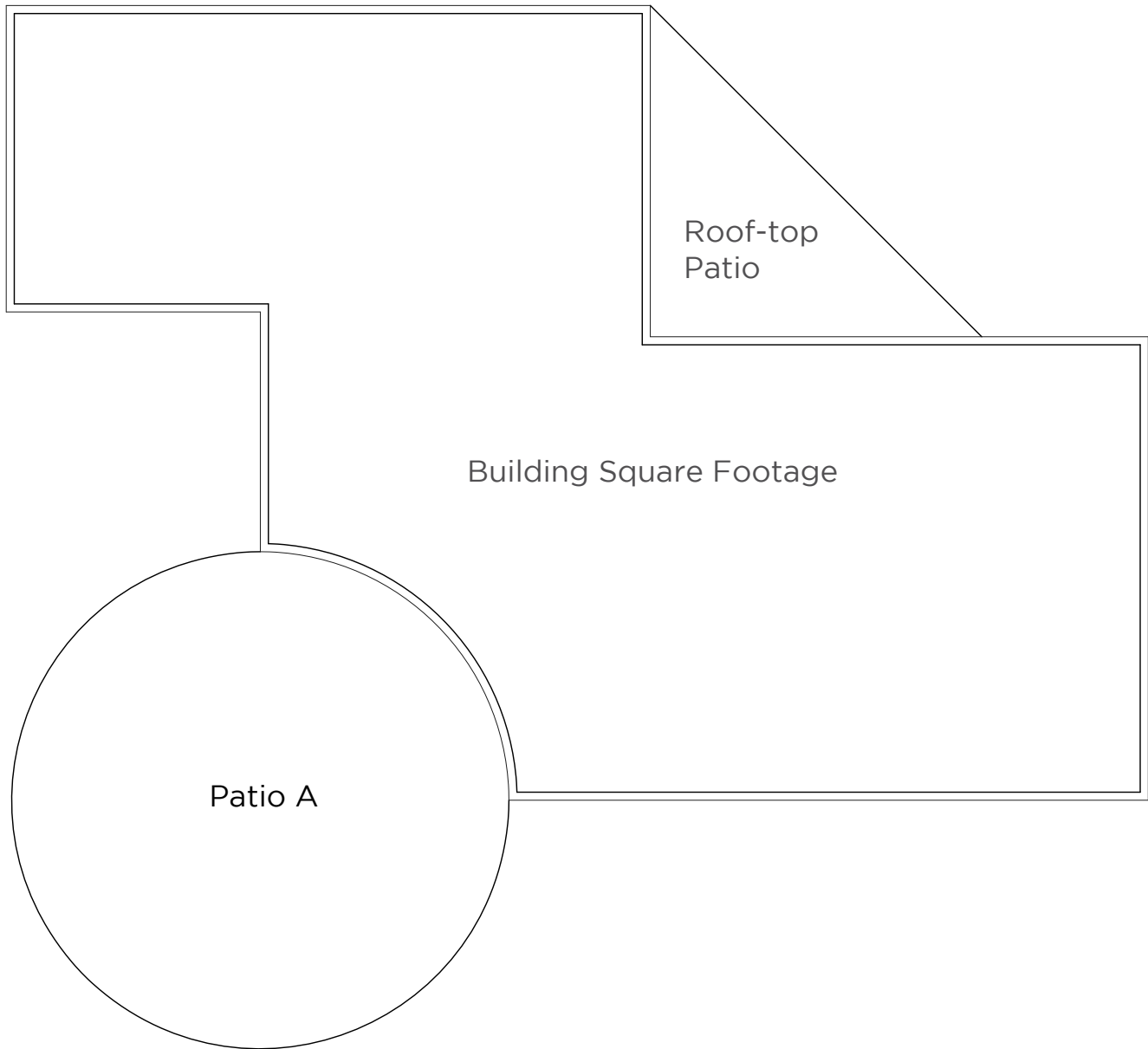
- BLUE - Pantone Matching System PMS 295
- WHITE - White opaque vinyl - Gerber #220-10 (made by 3M)

INSTALLATION INSTRUCTIONS

- Bottom face of sign must be 2' above natural ground.
- No part of frame post extend beyond the sign face at the side of top of sign.
- Generally centered along front of lot.
- No more than 2' from back of curb.
- BL swoop, logo in standard branding color

SIGN SPECIFICATIONS

- 4'x8' blue background with white letters
- Coming soon
- General Contractor company
- Model plan rendering
- Contact information (Phone # and website only)



Building Square Footage + Patio A + Roof-top Patio = Total Square Footage

Square Footage is calculated via the 2017 BOMA (Building Owner's and Manager's Association) standard and is to include all patio and roof-top spaces. Dimensions are to be taken from the outer most edge of building/patio/roof construction for total square footage calculations.

Use Classification		Required Number of Parking Spaces
Class 1. Office:		
a.	Office	2.5 parking spaces for every 1,000 square feet of GFA; or 2.75 parking spaces for every 1,000 square feet of UFA
b.	Financial facility	4.0 parking spaces for every 1,000 square feet of GFA
Class 2. Residential:		
a.	Apartment	1.250 parking spaces for each efficiency dwelling unit
		1.333 parking spaces for each one-bedroom dwelling unit
		1.666 parking spaces for each two-bedroom dwelling unit
		2.0 parking spaces for each dwelling unit with 3 or more bedrooms
b.	Single-family residential or manufactured home	2.0 parking spaces for each dwelling unit, except:
		<ul style="list-style-type: none"> 1.0 parking space per dwelling unit that is 1,500 sf or less
		<ul style="list-style-type: none"> No parking space if the criteria of § 42-186(a)(2) is met
	Second dwelling unit	If the first unit meets off-street parking requirements, then the second unit needs:
		<ul style="list-style-type: none"> +0 parking space if the unit is 1,000 sf or less
		<ul style="list-style-type: none"> +1 parking space if the unit is 1,001 sf—1,500 sf
	Single-family residential lots within Courtyard style development	1.0 parking space per dwelling unit 1,000 sf or less
		2.00 parking spaces per dwelling unit is 1,001—1,800 sf
c.	Special residential	0.3 parking spaces per sleeping room; and 1.0 parking space per employee on largest shift
d.	Retirement community (with kitchen facilities)	0.75 parking spaces per dwelling unit; and 1.0 space per employee on the largest shift
e.	Retirement community (without kitchen facilities)	1.0 parking space for every 6 beds; and 1.0 parking space per employee on largest shift
f.	Hotel or motel	1.0 parking space for each sleeping room up and including 250 rooms;
		0.75 parking spaces for each sleeping room from 251 rooms to 500 rooms;
		0.50 parking spaces for each sleeping room in excess of 500 rooms
g.	Multi-unit residential (MUR)	1.0 parking space per dwelling unit 1,000 sf or less
		2.0 parking spaces per dwelling unit 1,000 sf or greater

PARKING REQUIREMENTS

C2

Use Classification		Required Number of Parking Spaces
Class 3. Health Care Facilities:		
a.	Hospital	2.2 parking spaces for each bed
b.	Psychiatric hospital	1.0 parking space for every 4 beds; and 1.0 parking space for every 4 employees
c.	Clinic (medical complex)	2.7 parking spaces for every 1,000 square feet of GFA
d.	Clinic (medical or dental)	3.5 parking spaces for every 1,000 square feet of GFA
e.	Nursing home	1.0 parking space for every 3 beds; and 1.0 parking space for every 4 employees
f.	Funeral home or mortuary	0.5 parking spaces for every chapel seat
g.	Veterinary clinic	5.0 parking spaces for every 1,000 square feet of UFA
Class 4. Industrial and Commercial Manufacturing:		
a.	Multi-tenant (or multi-building project):	
	1. At grade (no docks)	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 5,000 square feet of GFA of warehouse space
	2. Semi-dock high	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 5,000 square feet of GFA of warehouse space
	3. Full-dock high	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 7,000 square feet of GFA of warehouse space
b.	Bulk warehouse	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 7,000 square feet of GFA of warehouse space
c.	Heavy manufacturing and industrial	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 2,000 square feet of GFA of warehouse space
d.	Light manufacturing assembly and research and development	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 1,500 square feet of GFA of assembly space
e.	Transportation terminal	6.5 parking spaces per 1,000 square feet of GFA of waiting area
f.	Truck terminal	1.0 parking space per 2,000 square feet of GFA
g.	Mini-warehouse facility	1.0 parking space for every 50 storage units or bays

Use Classification		Required Number of Parking Spaces
Class 5. Religious and Educational:		
a.	Church	1.0 parking space for every 5 fixed seats in auditorium or sanctuary or, if there are no fixed seats, 1.0 parking space for every 40 square feet of GFA in the main auditorium or sanctuary
b.	Nursery school or day care center	1.0 parking space for every employee on duty during the largest shift, plus 1.0 parking space for every 5 children in attendance when the facility is operating at maximum capacity
		1.0 parking space for every employee on duty during the largest shift and 1.0 parking space for every 10 children in attendance when the facility is operating at maximum capacity if a drop-off, drive-in, or drive-thru facility is provided
c.	School (public, denominational or private):	
	1. Elementary school	1.0 parking space per every 12 occupants
	2. Junior high school (including a school for 9th grade only)	1.0 parking space per every 7 occupants
	3. Senior high school	1.0 parking space per every 3 occupants
d.	College, university, or trade school	1.0 parking space for every 3 employees plus 1.0 parking space for every 10 students residing on campus and 1.0 parking space for every 5 students not residing on campus
e.	Library	1.2 parking spaces for every 1,000 square feet of GFA
f.	Art gallery or museum	3.0 parking spaces for every 1,000 square feet of GFA of exhibit area or gallery space

Use Classification		Required Number of Parking Spaces
Class 6. Recreation and Entertainment:		
a.	Golf course	5.0 parking spaces for every green
b.	Movie theater	0.3 parking spaces for every seat
c.	Bowling alley	5.0 parking spaces per lane
d.	Theater, auditorium, or arena	1.0 parking space for every 3 seats
e.	Tennis or racquet club	3.0 parking spaces per court
f.	Sports club or health spa	5.0 parking spaces for every 1,000 square feet of GFA
g.	Roller or ice skating rink	5.0 parking spaces for every 1,000 square feet of GFA
h.	Swimming club	9.0 parking spaces per employee
i.	Park (5 to 10 acres)	1.0 parking space for the first 2 acres; and 1.0 parking space for each additional acre and additional parking spaces must be provided for each separate use classification constructed in the park
j.	Park (over 10 acres)	5.0 spaces for the first acre; and 1.0 space for each additional 10.0 acres, and additional parking spaces must be provided for each separate use classification constructed in the park
k.	Park pavilion	1.0 parking space for each picnic table
l.	Sports complex	1.0 parking space for every 40 square feet of seating
m.	Miniature golf	1.0 parking space for each hole
n.	Driving range (golf)	1.0 parking space for each tee
o.	Arcade or game room	5.0 parking spaces for every 1,000 square feet of GFA

Use Classification		Required Number of Parking Spaces
Class 7. Food and Beverage:		
a.	Take-out restaurant	4.0 parking spaces for every 1,000 square feet of GFA
b.	Dessert shop	6.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
c.	Small restaurant	8.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
d.	Neighborhood restaurant	9.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
e.	Restaurant	10.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
f.	Tavern or pub	10.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas
g.	Small bar	12.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas
h.	Bar, club or lounge	14.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patios and seating areas
Class 8. Retail Services:		
a.	Supermarket	5.0 parking spaces for every 1,000 square feet of GFA
b.	Furniture store	2.0 parking spaces for every 1,000 square feet of GFA
c.	Retail store	4.0 parking spaces for every 1,000 square feet of GFA
d.	Building materials or home improvement store	4.0 parking spaces for every 1,000 square feet of GFA of retail sales area
e.	Barber or beauty shop	8.0 parking spaces for every 1,000 square feet of GFA
f.	Shopping center (strip) (up to 25,000 square feet of GFA)	4.0 parking spaces for every 1,000 square feet of GFA; and the incremental increase in the number of parking spaces required by 26-495(a)
g.	Shopping center (neighborhood) (25,000—100,000 square feet of GFA)	4.0 parking spaces per 1,000 square feet of GFA; and the incremental increase in the number of parking spaces required by 26-495(b)
h.	Shopping center (regional) (over 100,000 square feet of GFA)	4.0 parking spaces for every 1,000 square feet of GFA

Use Classification		Required Number of Parking Spaces
Class 9. Automobiles:		
a.	Auto sales dealer	5.5 parking spaces for every 1,000 square feet of GFA
b.	Auto repair establishment	5.0 parking spaces for every 1,000 square feet of GFA
c.	Car wash (automated)	2.5 parking spaces for each bay or stall for stacking space
d.	Car wash (all other)	1.0 parking space per bay or stall
e.	Service station	3.0 parking spaces for each service stall; and 1.0 space for each employee on duty during largest shift
f.	Auto parts and supply store	4.0 parking spaces for every 1,000 square feet of GFA of retail sales area