



ASHLAND

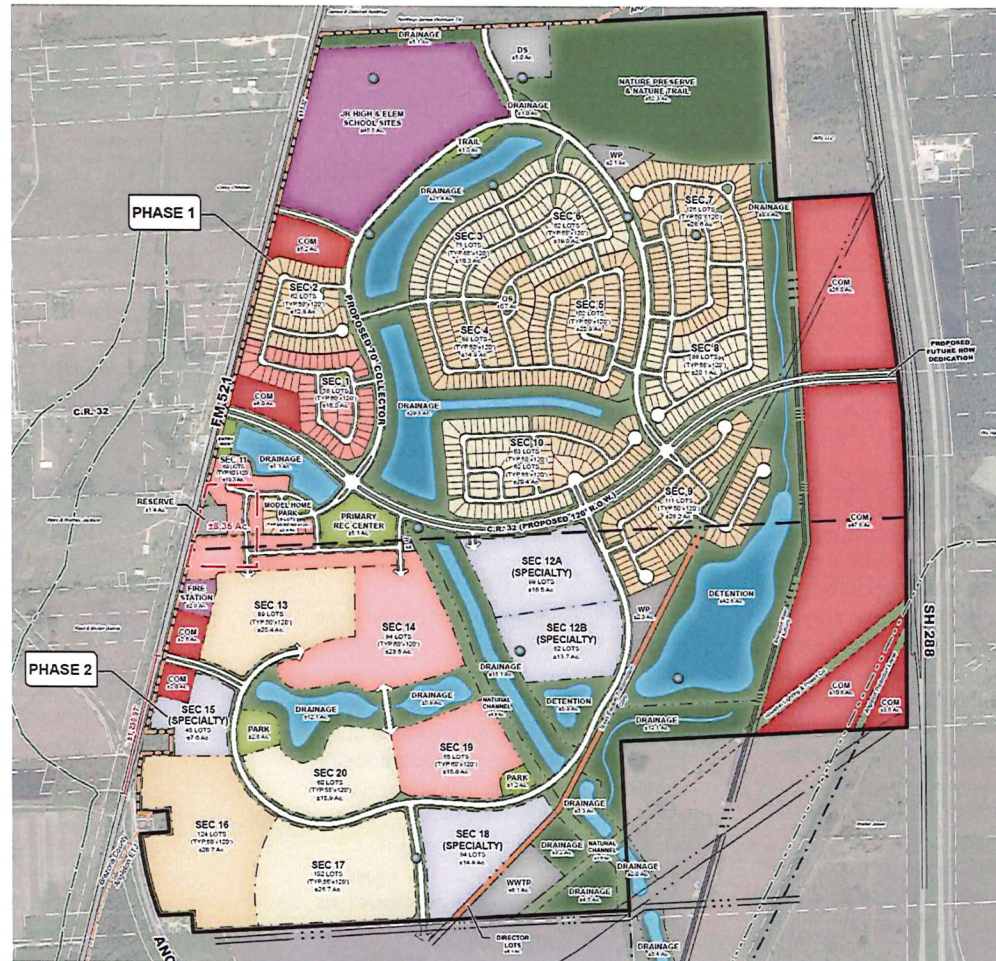
Commercial Design Guidelines

6.24.2026

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Ashland Overall Map

These site locations are for conceptual purposes only. Actual commercial site locations are subject to change and may vary based on future developments and approvals.



Landscape Setbacks along Thoroughfares

Where Commercial parcels adjoin areas maintained by Ashland Commercial Community, Inc., the intent shall be to integrate the commercial development seamlessly with the overall Ashland community through consistent landscape design, plant materials, and streetscape character, as designated for each parcel.

Site Developers are responsible for the installation and maintenance of all landscape and irrigation improvements within the landscape setback areas adjacent to Major and Minor Thoroughfares. Landscape design, planting patterns, plant palette, and tree species shall be consistent along both Major and Minor Thoroughfares.

All Right-of-Way landscape areas shall be irrigated by an automatic irrigation system served by a separate irrigation meter. Installation of landscape and irrigation improvements shall be the responsibility of the Site Developer, subject to existing conditions and approved development plans.

Upon completion and acceptance, landscape and irrigation improvements designated for common maintenance shall be conveyed to and maintained by Ashland Commercial Community, Inc.

Thoroughfare Design

- Street trees shall be spaced a minimum of twenty feet (20') and a maximum of thirty feet (30') on center
- Street trees must be a minimum of two inches (2") measured twelve inches (12") from base, installed in informal groupings where practical to create a natural streetscape appearance
- A minimum of seventy-five percent (75%) of street trees shall be canopy trees
- Ornamental trees shall comprise no more than twenty-five percent (25%) of the total street tree count
- Tree spacing may be adjusted to accommodate utilities, driveways, intersections, and other site constraints, subject to ARC approval

Access/Egress Driveways

Driveways should line up with existing and proposed esplanade cuts in major streets and conform to Brazoria County regulations. Exceptions are discouraged but may be considered by the ARC subject to City/County regulations. Access drives are to be twenty-five feet (25') minimum and forty-five feet (45') maximum at the Property Line; measured from back of curb to curb with a curb radius of twenty-five feet (25'). Access/egress with two-way traffic should be a minimum of twenty-eight feet (28') wide.

Shared access is required between all parking facilities. No commercial use parking lot may be isolated from adjoining parking areas. Divided access/egress roads are encouraged.

Openings and Curb Cuts

Curb cuts will be constructed at the cost of the Site Developer requesting the cut. The pavement to be cut shall match the existing pavement as closely as possible.

Clear Zone

Intersections of driveways with public streets require a twenty-five foot (25') non-obstructed visibility triangle. Trees, large shrubs or other obstructions are prohibited within this area. Grass, flowers, small shrubs, streetlights and sidewalks are permitted and encouraged.

Parking Lots

General

The purpose of parking lot standards and required landscape is to prevent the parking lot from being the dominant feature of the project. All parking areas shall comply with the minimum parking ratios and requirements of the applicable governing jurisdiction, including Brazoria County and any other authority having jurisdiction. No asphalt parking areas are allowed in Ashland.

Avoid vehicle/pedestrian conflicts in keeping with the concept of the pedestrian friendly Guidelines.

Ninety (90) degree parking is encouraged. Stall size to be a minimum of nine feet by eighteen feet (9'x18'). Parallel parking is allowed with a minimum stall size of eight feet by twenty-two feet (8'x22'). Aisle widths must be a minimum of twenty-four feet (24'). All parking lot striping must be white.

No parking may be located within the required landscape setback. Parking areas for pad sites must be connected to parking areas of adjacent parcels and structures with a connecting driveway.

One nine by eighteen-foot landscape island is required for every ten (10) parking spaces, or twenty (20) SF of landscaped parking lot island is required for each parking space. One (1) three-inch (3") caliper shade tree measured twelve inches (12") from base plus low shrub and groundcover shall be provided in each island with a three-foot (3') radius at each corner along the driving aisle. No parking island shall have less than one hundred thirty-seven square feet (137 SF) of contiguous landscape area. Fifty percent (50%) of trees within the parking lot islands shall be evergreen, preferably canopy trees. Sod is not allowed in landscape islands.

Each bay of parking must be separated from the end drive aisles by a landscape island consisting of the required parking lot island landscaping.

One twelve-foot (12') wide minimum planting median is required for every four (4) bays of parking as a means to interrupt large expanses of paving. A four-foot (4') width sidewalk is recommended within this space. Large expanses of pavement are prohibited. Aligning these planting strips with building entries is desired.

The Site Developer is responsible for landscape installation and maintenance in all parking lots.

All landscape areas within the parking lot shall be irrigated. The required landscape areas must be distributed evenly throughout the parking lot so that shade is distributed.

Parking Lot Perimeter Planting

A continuous single hedge row of evergreen shrubs is required, planted around the parking lot, including the front, sides, and rear, with irrigation. The shrubs must be selected from the Preferred Plant List. Shrubs must be a minimum five (5) gallon size at installation and shall be capable of attaining a mature height of at least forty-eight inches (48"). Shrubs shall be maintained at a uniform height of forty-eight inches (48").

Two-inch (") Street trees may be required along the street frontage of Major Thoroughfares.

Site Furnishings

The Guidelines provide recommendations for a coordinated family of site furnishings and materials for use in Ashland. Accessories such as benches, trash receptacles, and bike racks add character to the pedestrian environment. The Guidelines address both functional and aesthetic concerns and are intended to provide guidance regarding treatments that are considered appropriate and acceptable. Final approval is subject to the ARC.

Benches, tables, chairs, or other outdoor site furnishings shall be placed to encourage social interaction.

The positioning of site furnishings shall not hinder the flow of pedestrian or bicycle movements and shall take into consideration landscape maintenance activities such as lawn mowing and edging. Place furnishings to avoid conflicts with these and other maintenance activities.

Design Principles

The ARC will be looking at the selection and coordination of regional materials, textures and colors. All materials must be highly durable and minimize maintenance.

Benches, trash receptacles, bike racks, and similar site furnishings shall be compatible with and complementary to the architectural style, materials, and character of the development.

Bollards must be painted Dark Gray to match furnishing throughout the site and meet k4 ratings or higher. 4" safety stripe is allowed.

Flagpoles

Flagpoles shall be anodized aluminum, not exceed twenty-five feet (25') in height. Exterior flags are restricted to the United States and Texas Flags. Company advertising flags are not permitted. The flag shall be well maintained and displayed only between sunrise and sunset.

Commercial Service Areas

Views

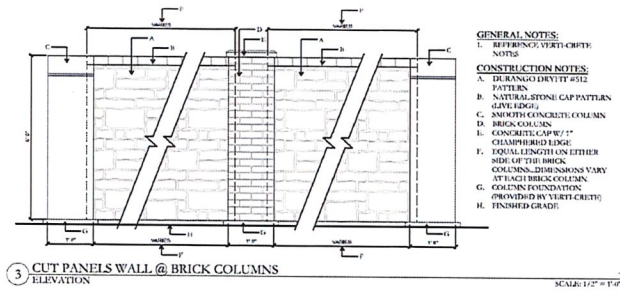
Direct access and views into service areas (rear service drives and service yards) from public Rights-of-Way are specifically prohibited. For screening service areas from the street, a buffer wall or dense landscaping is required. Service areas must be located towards the rear of all Commercial and shall blend into surroundings. No service areas may face a Major Thoroughfare.

Electrical Service

Plans must show routes for electricity from pad mounted transformers. Pole mounted transformers are prohibited

VERTI-CRETE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY THEIR FORCES.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES AND CITY INSPECTIONS.
3. LAYOUT OF PROPOSED WALL SHALL BE PERFORMED IN THE FIELD BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. LAYOUT TO BE APPROVED BY OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
4. PANEL LENGTHS THAT ARE REQUIRED TO BE SHORTER THAN THE TYPICAL 12' 0" LENGTH SHALL BE POSITIONED ON EITHER SIDE OF THE BRICK COLUMNS.
5. CONTRACTOR TO VERIFY ALL REQUIRED DIMENSIONS OF THE SHORTER PANELS BEFORE INSTALLATION TO PROVIDE DIMENSIONAL SYMMETRY.
6. VERTICAL ALIGNMENT SHALL REMAIN LEVEL, WHERE VERTICAL ALIGNMENT IS NOT POSSIBLE DUE TO EXISTING GLADING THE CONTRACTOR IS TO ADJUST THE PANEL ELEVATIONS IN 1" INCREMENTS. NO WALL SHALL HAVE GREATER THAN 4" ELEVATION CHANGE. CONTRACTOR SHALL NOT CONTINUE CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECTURE IN CASES WHERE THIS CANNOT BE ACCOMPLISHED.
7. CONTRACTOR SHALL PROVIDE NATURAL STONE CAP FOR THE WALL.
8. CONTRACTOR TO PROVIDE THE BRICK COLUMN CAP WITH 1" CHAMFERED EDGE, REF. CAP DIAGRAM.
9. CONTRACTOR TO COORDINATE PAINT STAIN COLORS WITH LANDSCAPE ARCHITECT AND SHALL PROVIDE SAMPLES OF THE COLOR SCHEME BEFORE FINAL PAINT/STAIN IS PROVIDED.
10. CONTRACTOR TO PROVIDE SUBMITTALS FOR THE SMOOTH CONCRETE COLUMN, BRICK COLUMN W/ CONCRETE CAP W/ 1" CHAMFERED EDGE, WALL PANEL, W/ NATURAL STONE CAP. SUBMITTALS SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PRODUCTION BEGINS.
11. CONTRACTOR TO COORDINATE AND SCHEDULE VISITS WITH LANDSCAPE ARCHITECT / BRUNO LAND DESIGN REPRESENTATIVE AT KEY MILESTONES THE CONSTRUCTION PROCESS.



Pattern: Durango DryFit #512



Key Features

The authentic look of hand-laid stone with minimal grout joints. The Durango DryFit feature includes a balanced mix of large and smaller stones for greater visibility and appeal from further away. Available also with integral wall cap with the texture of stacked limestone.



Specifications

- Maximum relief: 5/8"
- Average relief: 1/2"
- Liner Thickness: 1" (No Backing)
- Liner Thickness: 1 3/4" (Preformed Backing)
- Maximum Part Size: 135" w x 120" h



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VERTI-CRETE FORMLINERS

Architectural Criteria

General

These Guidelines and standards are meant to foster a sense of design continuity that creates a sense of place in the master planned mixed-use land development. The following Architectural Criteria is intended to make the building designer aware of the architectural context, not to inhibit or limit unique design.

Designs are encouraged to respond to the environmental context, to maintain a homogenous vocabulary of building characteristics in terms of style, material, color, and form while maintaining a sense of individual identity. Building orientations should also be responsive to the nature and characteristics of adjacent surrounding buildings within Ashland, streets, views, nature areas, and all other pertinent environmental conditions.

To promote a quality pedestrian environment, amenities such as storefront windows, towers, cupolas, decorative façade, balconies, awnings, exterior railings, detailed eaves and lighting, along streets and outdoor space shall be provided. All improvements will be constructed of the highest quality materials.

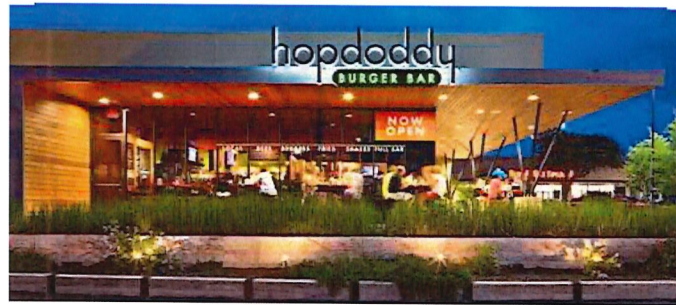


Ashland Commercial Design Guidelines
Created by McCauley Architectural Reviews, Inc.

Architectural Elements

The examples on the following pages represent how integrity of structure and simultaneous implementation of different textures and materials can be successful.

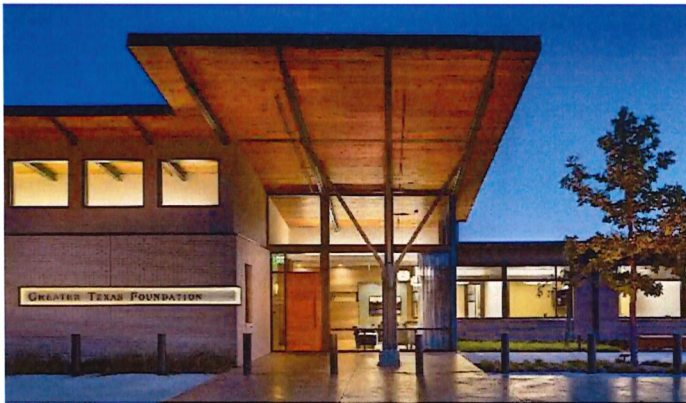
Simple and minimal forms with strategic moments of pop can help navigate successful engagement with architecture.



Architectural Articulation

The photos provide examples for massing, scale and proportion, and building materials in understanding the particular style. The following photos reflect the architectural context to be expressed in Ashland. Not one single image captures the exact look.





Ashland Commercial Design Guidelines

Architectural Criteria

Windows and Doors

The design of windows should be compatible in a complementary way with the expression of the building scale. Aluminum frames must dark gray to match the Architectural Style and materials of the building.

Window design may *not* include:

- False and highly decorative accent mullions
- Gold and copper glazing colors
- Patterns formed by glass colors
- Highly reflective or mirrored glazing

Rain Gutter Drainage

Gutters and downspouts should be integrated with architectural design in color to complement the building, shape, and location. All roof drainage shall be connected through downspouts into an underground storm sewer system.

Roofs

Commercial/retail roofs may be low slope with parapet walls, except on pad sites, major tenant entries or corner/end elements where pitched roofs are allowed. Combining different roof heights for tenants gives the opportunity to reduce scale and add interest through a variety of roof and wall heights.

Roofs can be used to mark important building features, while a material change on the parapet will help to “frame” the building. All roof slopes shall be determined by architectural style and approved by the ARC. TPO permitted if not visible from the street. Mechanical equipment must be completely concealed from public view.

Mechanical & Rooftop Equipment

Exposed meters, transformers, or exterior condensers of any type are prohibited. All HVAC and utility equipment/apparatus shall be fully concealed architecturally with a wall, fence, or structure with approved dense landscaping. All wall mounted equipment must be painted to match the adjacent wall. The locations of meters, transformers, telephone equipment, condensers, and similar equipment or accessories must be submitted for approval. Concealment is required to be in compliance with the standards of the utility affected.

Mechanical equipment, communication dishes, and antennae located on rooftops must not be visible from public view, drainage easements or public rights-of-way. Where flat rooftops have been allowed, parapets must be tall enough to screen all rooftop equipment from public view. Placing rooftop equipment within a roof structure will be reviewed by the ARC. Any visible accessories to rooftop equipment (i.e., conduit) must be same color as the roof.

Office Criteria

Design Objectives

- To create high quality office buildings that enhance the character of Ashland
- To utilize high quality architectural design to create a cohesive and attractive environment for people who live, work, and visit Ashland
- To set high standards for architectural and site design by first designing high quality office buildings that strengthen identity and a sense of place

Buildings should be clustered around common open spaces, amenities or plazas. Building height, location and architectural character is intended to create a strong point of site identity and an anchor for pedestrian connections. Common elements shall include private streets, sidewalks, trails, pedestrian plazas, public and private street landscaping, project signage, parks, greens and courtyards.

Individual buildings isolated amongst parking lots are not permitted. Walkways must be attractive, inviting, and readily accessible. All sidewalks must be adequately lighted.

Offices must meet all Site Planning, Architectural, Landscape and Signage Criteria stated in these Guidelines.

Scale

Buildings are encouraged to have a human scale at the street level and encouraged to be articulated vertically as well as horizontally in order to break up their mass. Buildings are encouraged to utilize simple geometric shapes in plan and in elevation. Buildings are encouraged to be articulated in both plan and vertical elevation, by providing recesses or projections of the facade in the form of offsets, notches, openings, balconies, bay windows, etc., or change of material or color of material. The building is encouraged to be articulated through the use of changes in material that create visual character at intervals.

Temporary Buildings

Temporary buildings are permitted for use only during the construction of permanent buildings, streets, utilities, and driveways. All temporary buildings must be located outside the landscape setbacks. The temporary buildings may be used only for construction offices, security offices, leasing or information offices, and storage of tools and equipment. The location, design and general appearance of all temporary buildings must be approved by the ARC and must be maintained in good condition at all times with landscape screening. Temporary buildings must have access from hard paved or temporary gravel driveways. All temporary driveways must be removed once the concrete parking / driveway areas are installed.

Parking Lot Landscaping

General

The purpose of parking lot standards and required landscape is to prevent the parking lot from being the dominant feature of the project. All parking areas shall comply with the minimum parking ratios and requirements of the applicable governing jurisdiction, including Brazoria County and any other authority having jurisdiction. No asphalt parking areas are allowed in Ashland.

Avoid vehicle/pedestrian conflicts in keeping with the concept of the pedestrian friendly Guidelines.

Ninety (90) degree parking is encouraged. Stall size to be a minimum of nine feet by eighteen feet (9'x18'). Parallel parking is allowed with a minimum stall size of eight feet by twenty-two feet (8'x22'). Aisle widths must be a minimum of twenty-four feet (24'). All parking lot striping must be white.

No parking may be located within the required landscape setback. Parking areas for pad sites must be connected to parking areas of adjacent parcels and structures with a connecting driveway.

One nine by eighteen-foot landscape island is required for every ten (10) parking spaces, or twenty (20) SF of landscaped parking lot island is required for each parking space. One (1) three-inch (3") caliper shade tree measured twelve inches (12") from base plus low shrub and groundcover shall be provided in each island with a three-foot (3') radius at each corner along the driving aisle. No parking island shall have less than one hundred thirty-seven square feet (137 SF) of contiguous landscape area. Fifty percent (50%) of trees within the parking lot islands shall be evergreen, preferably canopy trees. Sod is not allowed in landscape islands.

Each bay of parking must be separated from the end drive aisles by a landscape island consisting of the required parking lot island landscaping.

One twelve-foot (12') wide minimum planting median is required for every four (4) bays of parking as a means to interrupt large expanses of paving. A four-foot (4') width sidewalk is recommended within this space. Large expanses of pavement are prohibited. Aligning these planting strips with building entries is desired.

The Site Developer is responsible for landscape installation and maintenance in all parking lots.

All landscape areas within the parking lot shall be irrigated. The required landscape areas must be distributed evenly throughout the parking lot so that shade is distributed.

Parking Lot Perimeter Planting

A continuous single hedge row of evergreen shrubs is required, planted around the parking lot, including the front, sides, and rear, with irrigation. The shrubs must be selected from the Preferred Plant List. Shrubs must be a minimum five (5) gallon size at installation and shall be capable of attaining a mature height of at least forty-eight inches (48"). Shrubs shall be maintained at a uniform height of forty-eight inches (48").

Two-inch (2") Street trees (Live Oak) may be required along the street frontage of Major Thoroughfares.

Irrigation

General

Installation of an irrigation systems on a separate meter is mandatory. All landscaped and lawn areas must be effectively watered, including islands and medians in parking lots and divided access driveways. The landscape and irrigation along major roadways and throughout the site will be installed and maintained by the Site Developer. Irrigation and landscape must extend to the curb. Sprinkler heads must be positioned to effectively water the intended areas with minimal overspray onto pavement, walkways, and other surfaces. Ensure one hundred percent (100%) coverage overlap to achieve effective and even distribution.

All irrigation systems must be designed and installed by a licensed irrigator doing business in Texas.

Standards:

- a. Head to head coverage system providing one hundred percent (100%) coverage
- b. Swing joints on all heads should be used to avoid all mechanical damage
- c. Use hi-pop risers in beds next to walks and driveways keeping rigid risers away from street and driveway curbs to prevent damage from traffic
- d. All pressure mains should be Schedule 40 PVC with slip joint connections.
- e. All pressure mains three inch (3") or less should be Schedule 40 PVC with slip joint connections. All mains three inches (3") or greater are to be HDPE with electro-fusion weld joints and fittings
- f. Utilize separate valved sections for shrub and lawn areas, which have different water requirements
- g. Automatic controllers are to be hidden from public view
- h. Trenching should be avoided within drip line of existing trees

- i. Do not design circuits for more than seventy-five percent (75%) of maximum pressure
- j. Choose best head type for particular application
- k. Irrigation by bubblers and drip acceptable
- l. Moisture sensors, and/or weather sensors etc. are required to conserve water by not overwatering
- m. Connect via modem and phone lines to master computer

All Right-of-Way landscape areas shall be irrigated by an automatic irrigation system served by a separate irrigation meter. Installation of landscape and irrigation improvements shall be the responsibility of the Site Developer, subject to existing conditions and approved development plans.

Upon completion and acceptance, landscape and irrigation improvements designated for common maintenance shall be conveyed to and maintained by Ashland Commercial Community, Inc.

Signage Criteria

General

To ensure that the aesthetic continuity between the design of the building and the individual Tenant identification is maintained, the Site Developer and Tenant shall submit all sign proposals to the ARC for review and consideration for approval.

The Site Developer, Tenant and sign contractor shall be responsible for the repair and refinish of the facade at the Tenant location when an existing sign is removed. Any other sign, either illuminated or non-illuminated shall not be allowed unless approved in writing by ARC and, further, unless such sign does not constitute a violation of any applicable ordinance.

Monument Signs

Each monument sign shall be determined on a case-by-case basis as determined by the ARC. The need for consistency in the establishment of the monument signage is paramount. Materials, dimensions, and craftsmanship must be treated with equal importance. Only one (1) monument sign is allowed per project in the Landscape Setback.

All type on all signs shall be arranged to read horizontally. Vertically arranged type is not permitted. The type on all signs shall not exceed two lines of text. Overall type composition shall not exceed the allowable text area. The wording of all signs shall be in English; exceptions are permitted only for proper names of establishments.

1. General

All tenant names, logos, and graphics shall be professionally fabricated and installed. Sign faces shall maintain a high-quality appearance and be constructed of durable materials designed for long-term exterior exposure.

2. Sign Face Materials

- Tenant identification panels shall consist of aluminum, ACM (Aluminum Composite Material), high-pressure laminate (HPL), or other approved durable exterior-grade material.
- Painted plywood, MDO, corrugated plastic, vinyl banners, paper-faced products, and similar temporary materials are prohibited.
- Sign faces shall be fabricated to resist fading, warping, cracking, peeling, rusting, and delamination.

3. Tenant Names and Logos

- Tenant names and logos shall be applied using:
- High-performance cast vinyl graphics specifically designed for long-term exterior use.
 - Internally illuminated cabinet inserts with translucent vinyl graphics may be permitted where approved by the ARC.
 - Screen-printed, digitally printed, or vinyl-applied graphics shall utilize commercial-grade materials with a minimum manufacturer-rated exterior durability of seven (7) years.

4. Tenant Turnover

Replacement tenant panels shall match the approved monument sign design, dimensions, materials, background color, frame color, and illumination method. Replacement panels shall maintain a consistent appearance throughout the development.

5. Maintenance

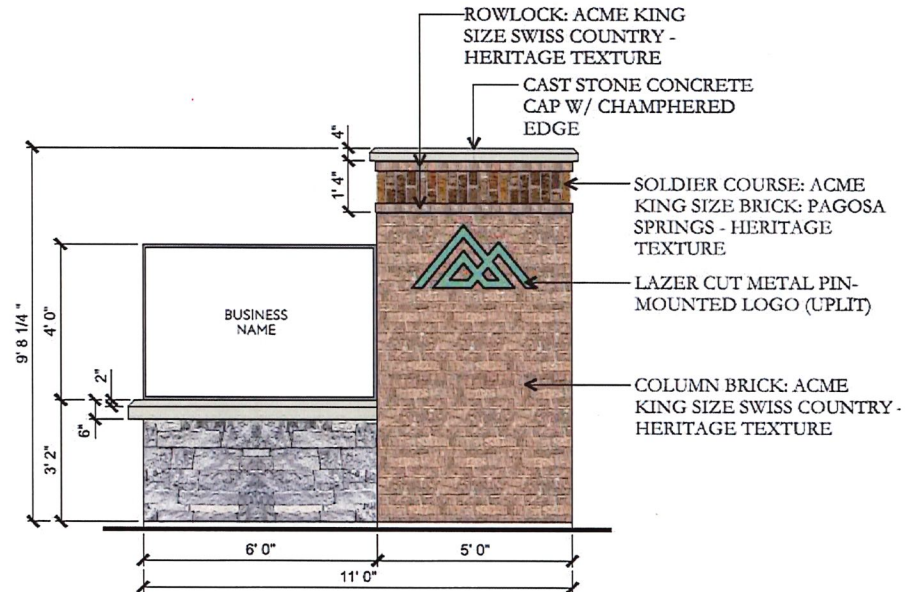
All sign faces shall be maintained in like-new condition. Faded, damaged, peeling, cracked, stained, or delaminated panels shall be repaired or replaced within thirty (30) days of written notice from the Reviewer.

6. Prohibited Applications

- The following shall not be permitted:
- Hand-painted lettering;
 - Temporary vinyl decals intended for short-term use;
 - Paper graphics;
 - Reflective materials unless specifically approved;
 - Exposed fasteners through tenant logos or lettering;
 - Inconsistent background colors between tenant panels.

Single Tenant Sign

1. Encouraged for primary entries and prominent locations along major roadways.
2. Must be constructed perpendicular to street curb and located 10' minimum from street Right-of-Way line or same setback as existing adjacent signage
3. Dimensions are not to exceed 9'-8 $\frac{1}{4}$ " height x 11'-0" length
4. Highlands Project Stone – Legend Stone Ashland Grey LedgeStone
5. Sign cabinet must be powder coated SW 7076 Cyberspace
6. Sign cabinets must be internally illuminated with 5,000K LED's
7. Ashland logo must be reverse channel metal pin mounted logo. Contact Developer for logo design. Color must be SW6473 Surf Green.



Building ID Signs

Final written approval must be obtained from the ARC prior to the manufacturing or installation of any signage. The ARC shall make all final and controlling determinations concerning any questions or interpretations of this sign policy.

All building identification signage must be as follows:

1. One (1) building identifier will be permitted for each tenant. A second building sign may be considered on a corner if ARC has granted approval.
2. The building ID sign faces and returns must be SW 7076 Cyberspace
3. Recommended: Backlit illuminated, individual channel letters and shall be mounted to backing or directly to the building fascia. Sign assembly shall be bolted to masonry or fascia structure with non-corrosive galvanized bolts.
4. Allowed: Raceways. All raceways must be painted to match the adjacent wall color; contrasting or unpainted raceways will not be permitted.
5. Typical Commercial Maximum Heights:
 - Major Tenant – 48" height
 - Greater than 10,000 SF – 36" height
 - Less than 10,000 SF – 24" height
 - Multiple Rows - not to exceed 36" in total height including spaces between rows
6. 288 Retail Maximum Height
 - One line – 36" height
 - Two lines – 48" height
7. The maximum span of the tenant's sign shall not exceed 75% of the store frontage width.

8. Logos Requirements
 - Acceptable from regional or national chain only
 - Height cannot exceed the height of Building ID letters
9. Tag lines are prohibited
10. The assigned position for each tenant shall be as close to a center-of-frontage location as possible, subject to allowance for positioning corner store signs and suitable space between adjacent tenant signs, as determined by the ARC.

Pad Site, colors and logos may be accepted, subject to ARC review.

- Acceptable from regional or national chain only
- Height cannot exceed the height of Building ID letters



Prohibited Sign Types

The following are prohibited:

- Box and cloud signs
- Sign creating confusion interfering with emergency police or fire response
- Temporary signs not conforming to and approved by ARC
- Bandit Signs, as the term is recognized in the industry
- Unapproved window signs
- Exposed neon and window neon signs
- Mobile, human or portable signs/stickers and signs mounted, attached, or painted on cars, buses, trailers, and boats and used as stationary advertising
- Child/Day care buses with graphics must be parked out of public view
- Promotional graphics, such as marketing banners, flags or balloons
- Advertising searchlights and revolving beacons
- Sky signs, tethered pilot-less balloons, and all inflatable advertising devices
- Sandwich or "A-frame" signs and sidewalk and curb signs
- Signs that emit any sound
- Political signs in public Rights-of-Way or on public property

- Signs with changeable copy
- No person shall hold signage, distribute or cause to be distributed any poster, placard, handbill, or advertising material in such a manner that the materials could reasonably be expected to be blown by the wind.
- Any other sign which the ARC would find objectionable



ASHLAND COMMERCIAL ARCHITECTURAL REVIEW PROCESS

The official submittal of plans and specifications to Ashland Architectural Review Committee (ARC) is to provide a review process for conformance to Ashland Commercial Guidelines, adopted by the ARC. The site plan, architecture, signage, and landscape must be reviewed and approved concurrently in writing by the ARC and Brazoria County before construction can begin. All new construction, subsequent construction, remodeling with exterior exposure, expansion and demolition of structures shall be reviewed and approved by Ashland ARC and Brazoria County prior to the submittal of building permit application and prior to commencement of any on-site building or construction activity including grading, utility installations or tree clearing. The ARC reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of Site Developers. The following is a list of what is considered a complete submittal, no exceptions will be made.

Optional Conceptual Plan

- One (1) eleven by seventeen inch (11" x 17") + electronic sets of Conceptual Site Plan
- Sections, elevations, and details as necessary to illustrate design intent

Phase I Submittal

- One (1) eleven by seventeen inch (11" x 17") + electronic sets of the Schematic Site Plan Including:
 - a) Tree Survey indicating location of trees greater than 6" in diameter
 - b) Building setbacks, easements, and Right-of-Way
 - c) Utility Service Locations
 - d) Overall Site Drainage Plan
- Exterior Elevations
- Perspective Color Rendering of Exterior Elevation minimum 1 or 2 perspectives
- Material Sample Board

Phase II Submittal

- One (1) eleven by seventeen inch (11" x 17") + electronic sets of the following:
 - a) Changes indicated at Phase I review
 - b) Site plot plan, drainage and grading plans, mechanical/electrical/plumbing plans
 - c) Building Plans, Elevations and Sections
 - d) Foundation and parking lot design certification by a registered, professional engineer
 - e) Final Survey
 - f) Landscape Plans (Size of plant material noted)
 - g) Irrigation Plans
 - h) Parking and building lighting photometrics to include cut sheets for all exterior lights
 - i) Sign criteria and location (building ID, monument and directionals)
 - j) Color elevation rendering(s)

Before construction begins, there must be a pre-construction meeting for tree preservation on site. After construction is complete and before opening, there must be a post-construction meeting. A Final Review will be performed by the ARC upon completion of the project and may produce a punch-list of items needing attention. There is a time frame of three (3) weeks for this punch-list to be completed. Should there be a situation that a variance is requested, it must be completed in writing before the three-week deadline. Fines will be levied on a daily basis for non-compliance.

Ashland ARC may require a \$10,000 deposit for protection of the existing landscape and irrigation. The deposit is required before construction commences and will be returned upon successful completion of the project and ARC Final Review.



ASHLAND

Concept Commercial Plan Consultation Submittal Form

The Concept Plan Consultation is intended to identify and highlight specific Site development issues and requirements. This serves to assist the Applicant in understanding pertinent planning and design concepts and Preliminary Plan submittal requirements. No official approval of submittals will be rendered at this consultation.

Please forward this completed form to McCauley Architectural Reviews, Inc. c/o Janet McCauley at the address below.

Commercial/Retail – Office _____

Gross Site Sq. Ft. _____ Building Sq. Ft. _____

Location _____

Submittal Date _____ Estimated Start Date _____

Owner/Builder _____

Business Address _____

Telephone _____ E-Mail _____

Signature _____

Please provide the following:

- One 11" x 17" hard copy + electronic set of the Conceptual Site Plan
- Sections, Elevations and details as necessary to illustrate design intent
- Non-refundable consultation fee of \$1,000
- Check made out to McCauley Architectural Reviews, Inc.

McCauley Architectural Reviews, Inc.
Phone: 281-844-6201

13711 Pristine Lake Lane, Cypress, TX 77429
E-mail: info@mccauleyarc.com



ASHLAND

Phase II Commercial Plan Submittal Form

Please forward this completed form to McCauley Architectural Reviews, Inc. c/o Janet McCauley at the address below.

Commercial/Retail – Office

Gross Site Sq. Ft. _____

Building Sq. Ft. _____

Location: _____

Submittal Date: _____

Estimated Start Date _____

Owner/Builder: _____

Business Address: _____

Telephone: _____

E-Mail: _____

Signature _____

Please provide one 11" x 17" hard copy + electronic set of the following:

- Changes indicated at Phase I Review
- Architectural Plans
- Civil Plans
- Site Plan with dimensions showing paving areas, landscape areas, walkways, etc.
- Decorative paving specifications
- Mechanical/Electrical/Plumbing Plans
- Foundation and parking lot design certification by a registered, professional engineer
- Landscape Plans (Size of plant material noted)
- Irrigation Plans
- Parking and building exterior lighting cut sheets and photometrics
- Sign criteria (building ID, blade, door, awning, window banner, directionals)
- Color elevation rendering(s)
- Re-review \$1,500

Only complete submittals will be reviewed. **Final Approval** is required for construction to begin. **Post Construction Inspection** is mandatory.

McCauley Architectural Reviews, Inc.
Phone: 281-844-6201

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