



**CITY OF ANGLETON**  
**PLANNING AND ZONING COMMISSION SPECIAL MEETING**  
**AGENDA**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**MONDAY, JULY 06, 2026 AT 12:00 PM**

---

**Chair | William Garwood**

**Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson**

**NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON MONDAY, JULY 6, 2026, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.**

**DECLARATION OF A QUORUM AND CALL TO ORDER**

1. Discussion and possible action on the approval meeting minutes for June 4th, 2026.

**PUBLIC HEARINGS AND ACTION ITEMS**

**REGULAR AGENDA**

2. Discussion and possible action on the Preliminary Plat of Ashland Reserves Section 1 Preliminary Plat Review as submitted, and to consider updates to the Ashland Land Plan as it relates to this section located on the northeast corner of Ashland Blvd. and FM521.

**ADJOURNMENT**

**CERTIFICATION**

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, [www.angleton.tx.us](http://www.angleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Tuesday, June 30, 2026, by 12:00 p.m. and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis Spriggs

Development Services Director

*Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of*

*charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email [cmartin@angleton.tx.us](mailto:cmartin@angleton.tx.us) to arrange auxiliary aides or accommodations necessary.*



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** July 6, 2025

**PREPARED BY:** Otis T. Spriggs, AICP, Development Services Director

**AGENDA CONTENT:** Discussion and possible action on the Preliminary Plat of Ashland Reserves Section 1 Preliminary Plat Review as resubmitted, and to consider updates to the Ashland Land Plan as it relates to this section located on the northeast corner of Ashland Blvd. and FM521.

**AGENDA ITEM SECTION:** Regular Agenda Item.

**BUDGETED AMOUNT:** None

**FUNDS REQUESTED:** None

**FUND:** None

### EXECUTIVE SUMMARY:

Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.

### Staff and City Engineering Review:

The Preliminary Plat of Ashland Reserves Section 1 Preliminary Plat Review has been submitted and reviewed in alignment with the Ashland Development Agreement and Concept Plan.

Per section 3.13e of the development agreement, the developer has submitted the required commercial building guidelines for all non-residential land uses within Ashland.

They state that they are mimicking the architecture styles of the two schools on site while incorporating some of the theme elements of Ashland.

The City Engineer has reviewed the plat and offered the following comments:

### Preliminary Plat

Sheet 1 of 2

1. Update note to allow for access to each lot per Angleton LDC Sec. 23-12.
2. Include "Preliminary Plat" in the plat heading.

Sheet 2 of 2

1. Review plat for providing a shared/cross access easement to allow for a driveway to Reserve A that meets spacing distance from the intersection of FM 521 (Arterial). Based on frontage, Reserve B may be allowed an additional access point to the east. Angleton LDC Sec. 23-12, N.
2. Bearings do not match metes and bounds.

3. For distance and lengths, provide decimals in the table to match metes and bounds.

4. Recommend making the existing block graphic dashed/unbold (typical).

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HD

Staff anticipates all comments which are minor in nature can effectively be cleared prior to Council's action.

**Recommendation:** The Planning and Zoning Commission should approve the Preliminary Plat for Ashland Section 1 Reserves with the condition that all comments must be cleared prior to Council's consideration and approval.



June 26, 2026

Mr. Otis Spriggs  
Director of Development Services  
City of Angleton  
121 S. Velasco  
Angleton, TX 77515

Re: On-Going Services  
Ashland Reserves Section 1 Preliminary Plat Review – 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10420700

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the following comments:

**Preliminary Plat**

Sheet 1 of 2

1. Update note to allow for access to each lot per Angleton LDC Sec. 23-12.
2. Include "Preliminary Plat" in the plat heading.

Sheet 2 of 2

1. Review plat for providing a shared/cross access easement to allow for a driveway to Reserve A that meets spacing distance from the intersection of FM 521 (Arterial). Based on frontage, Reserve B may be allowed an additional access point to the east. Angleton LDC Sec. 23-12, N.
2. Bearings do not match metes and bounds.
3. For distance and lengths, provide decimals in the table to match metes and bounds.
4. Recommend making the existing block graphic dashed/unbold (typical).

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Reserves Section 1 Preliminary Plat Review be Revised and Resubmitted.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10420700)  
Attachments

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Reserve Section 1, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: "Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner  
Duly Authorized Agent

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_

Notary Public  
State of Texas

Update note to allow for access to each lot per Angleton LDC Sec. 23-12

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
12.) HORIZONTAL DATUM: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE. VERTICAL DATUM: ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS\_1012 AND HCOG\_14012.
13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION NO. F-23290, TBPLS FIRM REGISTRATION NO. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
16.) PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
18.) LOTS OR RESERVES BACKING OR SIDING ON ASHLAND BOULEVARD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.
19.) THERE IS A PIPELINE OR PIPELINE EASEMENT WITHIN THE PLATTED AREA SHOWN HEREON. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS AS SET FORTH IN BRAZORIA COUNTY CLERK'S FILE NO. 2024035087.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 4.08 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of the remainder of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 4.08 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the southwest corner of Unrestricted Reserve "A" of Ashland Section One, plat of which is recorded in Instrument No. 2025019950 of the Plat Records of Brazoria County (PRBC), said iron rod being in the east right-of-way line of F.M. 521 (called 100-foot wide right-of-way) dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCRBC);

THENCE, along a southwest lines of said Ashland Section One, the following three (3) courses and distances:

- 1. South 71°59'47" East, 560.10 feet to a point for corner;
2. South 14°45'48" East, 51.62 feet to a point for corner;
3. South 01°53'19" East, 311.02 feet to a point in the north right-of-way line of Ashland Boulevard (called 120-foot wide right-of-way), plat of which is recorded in Instrument No. 2025012903 PRBC, at the beginning of a non-tangent curve to the left;

THENCE, along the north right-of-way line of said Ashland Boulevard, the following three (3) courses and distances:

- 1. Along the arc of said non-tangent curve to the left having a radius of 2060.00 feet, a central angle of 17°55'00", an arc length of 644.18 feet, and a long chord bearing North 66°59'25" West, 641.55 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
2. North 75°56'55" West, 10.30 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner in the east right-of-way line of the aforementioned F.M. 521;
3. North 30°57'09" West, 35.36 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner in the aforementioned east right-of-way line of F.M. 521;

THENCE, North 14°02'37" East, along in the east right-of-way line of F.M. 521, 257.99 feet to the POINT OF BEGINNING, CONTAINING 4.08 acres of land in Brazoria County, Texas.

This metes and bounds description is to be used to initiate title research and shall not be used for transfer of title to the property herein described.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

I, Steven Jores, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Quiddity Engineering, LLC.

Steven Jores  
Registered Professional Land Surveyor  
No. 5317

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshon, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshon, P.E.  
Professional Engineer

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

John Wright, Mayor

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

\_\_\_\_\_, City Secretary, City of Angleton, on behalf of the City.

Notary Public  
State of Texas

Include "Preliminary Plat" in the plat heading

ASHLAND RESERVES SEC 1 BEING 4.08 ACRES OF LAND CONTAINING ZERO LOTS AND TWO RESERVES IN ONE BLOCK.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 J.W. CLOUD SURVEY, A-169 BRAZORIA COUNTY, TEXAS

OWNER: WILDROCK HOLDINGS LLC 101 PARKLANE BOULEVARD, SUITE 102 SUGAR LAND, TEXAS 77478

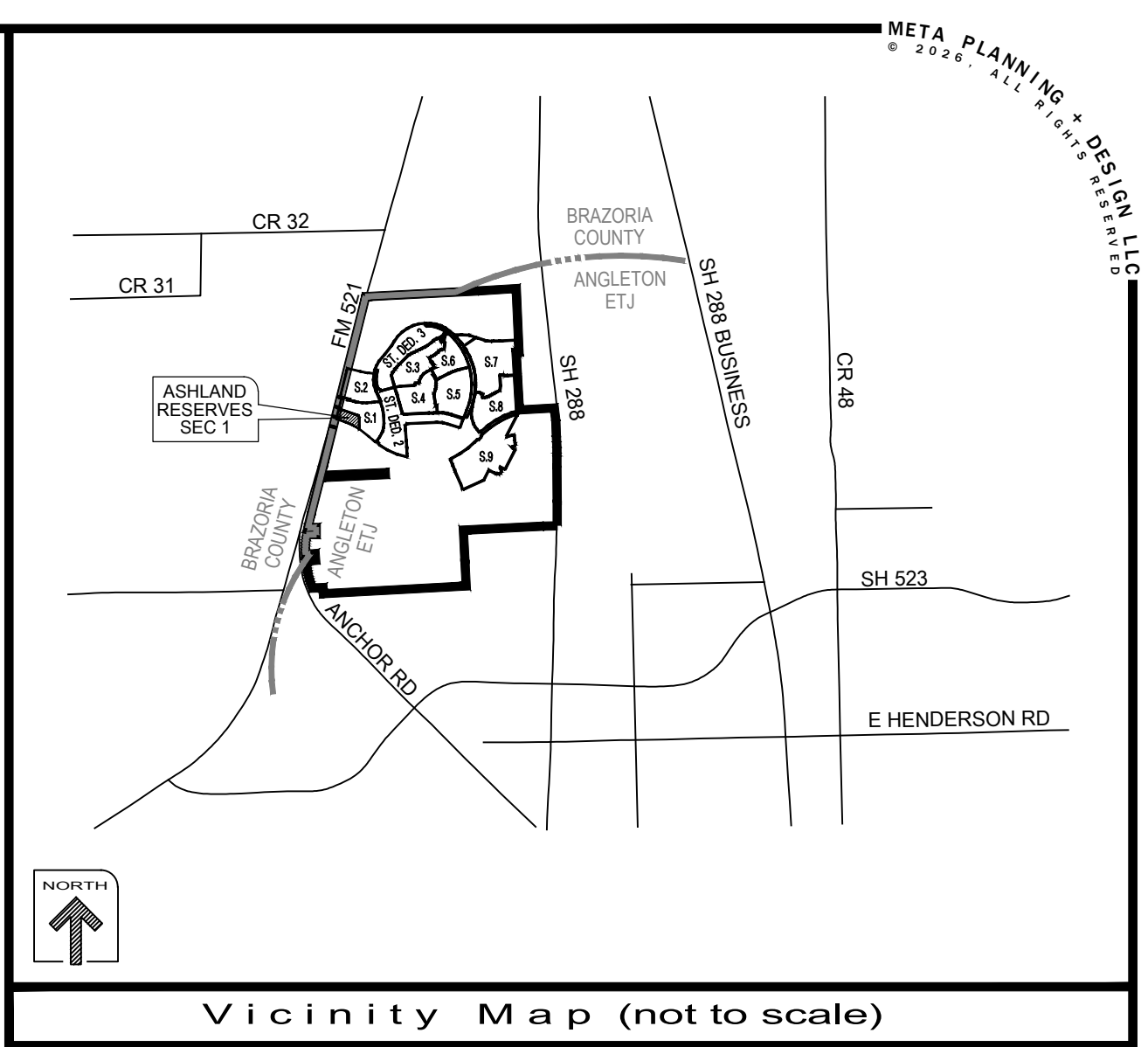
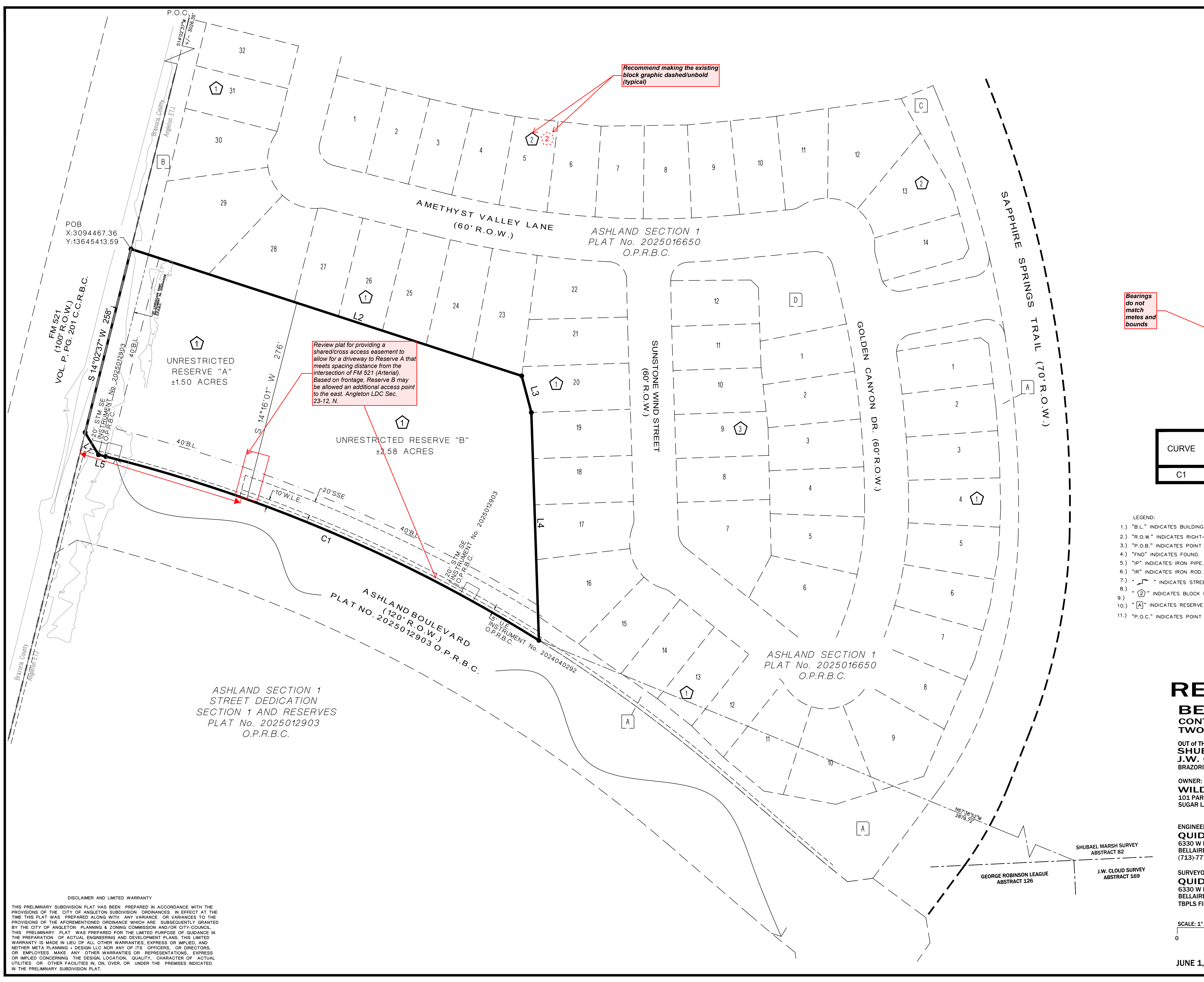
ENGINEER: QUIDDITY ENGINEERING, LLC 6330 W LOOP S, SUITE 150 BELLAIRE, TEXAS 77401 (713)-777-5337

SURVEYOR: QUIDDITY ENGINEERING, LLC 6330 W LOOP S, SUITE 150 BELLAIRE, TEXAS 77401 TBPLS FIRM REGISTRATION No. 10046104

PLANNER: META PLANNING + DESIGN

SCALE: 1" = 60' 0 60 120

META PLANNING + DESIGN LLC 24285 KATY FREEWAY, SUITE 525 KATY, TEXAS 77494 | TEL: 281-810-1422



Bearings do not match metes and bounds

LINE	BEARING	DISTANCE
L1	N 30°57'09" W	35'
L2	S 71°59'47" E	560'
L3	N 14°45'48" W	52'
L4	S 01°53'19" E	311'
L5	N 75°56'55" W	10'

For distance and lengths, provide decimals in the table to match metes and bounds

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2060'	17°55'00"	644'	N 66°59'25" W	642'

- LEGEND:
- "B.L." INDICATES BUILDING LINE.
  - "R.O.W." INDICATES RIGHT-OF-WAY.
  - "P.O.B." INDICATES POINT OF BEGINNING.
  - "FND" INDICATES FOUND.
  - "IP" INDICATES IRON PIPE.
  - "IR" INDICATES IRON ROD.
  - "S" INDICATES STREET NAME CHANGE.
  - "⊙" INDICATES BLOCK NUMBER.
  - "A" INDICATES RESERVE NUMBER.
  - "P.O.C." INDICATES POINT OF COMMENCEMENT.

- LINE TYPE LEGEND
- PLAT BOUNDARY
  - LOT LINE, R.O.W.
  - UTILITY EASEMENT, 1' RESERVE
  - BUILDING LINE
  - EXISTING SECTION BOUNDARY

# ASHLAND RESERVES SECTION 1

BEING 4.08 ACRES OF LAND CONTAINING ZERO LOTS AND TWO RESERVES IN ONE BLOCK.

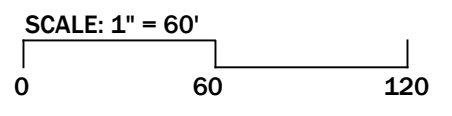
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82  
 J.W. CLOUD SURVEY, A-169  
 BRAZORIA COUNTY, TEXAS

OWNER:  
**WILDROCK HOLDINGS LLC**  
 101 PARKLANE BOULEVARD, SUITE 102  
 SUGAR LAND, TEXAS 77478

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
 6330 W LOOP S, SUITE 150  
 BELLAIRE, TEXAS 77401  
 (713)-777-5337

SURVEYOR:  
**QUIDDITY ENGINEERING, LLC**  
 6330 W LOOP S, SUITE 150  
 BELLAIRE, TEXAS 77401  
 TBPLS FIRM REGISTRATION No. 10046104

PLANNER:  
**META**  
 PLANNING + DESIGN  
 META PLANNING + DESIGN LLC  
 24285 KATY FREEWAY, SUITE 525  
 KATY, TEXAS 77494 | TEL: 281-810-1422



JUNE 1, 2026

PAGE: 2 OF 2

MTA-78006

**DISCLAIMER AND LIMITED WARRANTY**

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



# ASHLAND

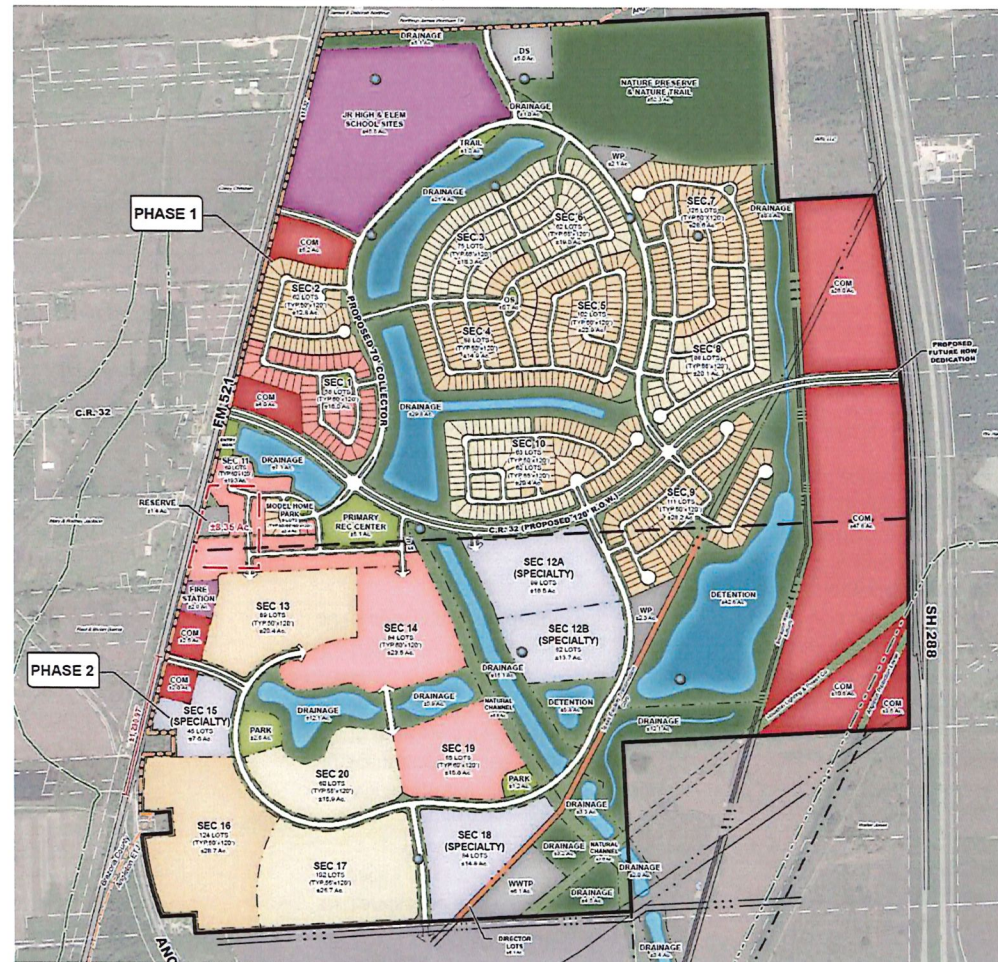
## Commercial Design Guidelines

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



## 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.

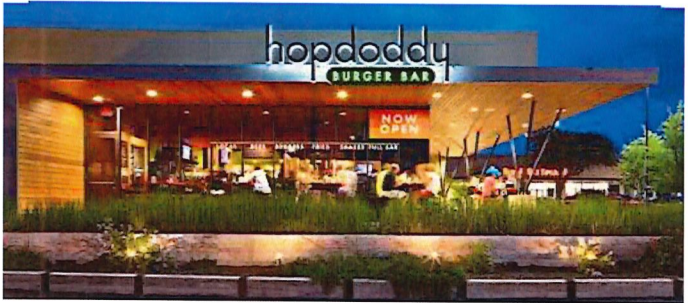


Ashland Commercial Design Guidelines  
Created by McCauley Architectural Reviews, Inc.

### 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.

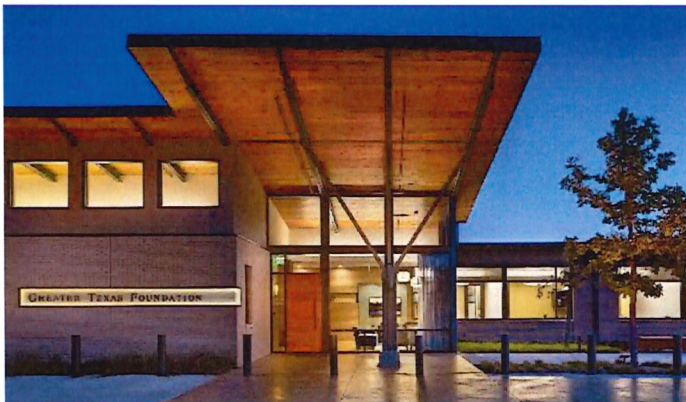


### Architectural Articulation

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.



Architectural Criteria  
  
Ashland Commercial Design Guidelines



Architectural Criteria

Ashland Commercial Design Guidelines

### 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.

Ashland Commercial Design Guidelines

## 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.

Ashland Commercial Design Guidelines Landscape Criteria

## 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

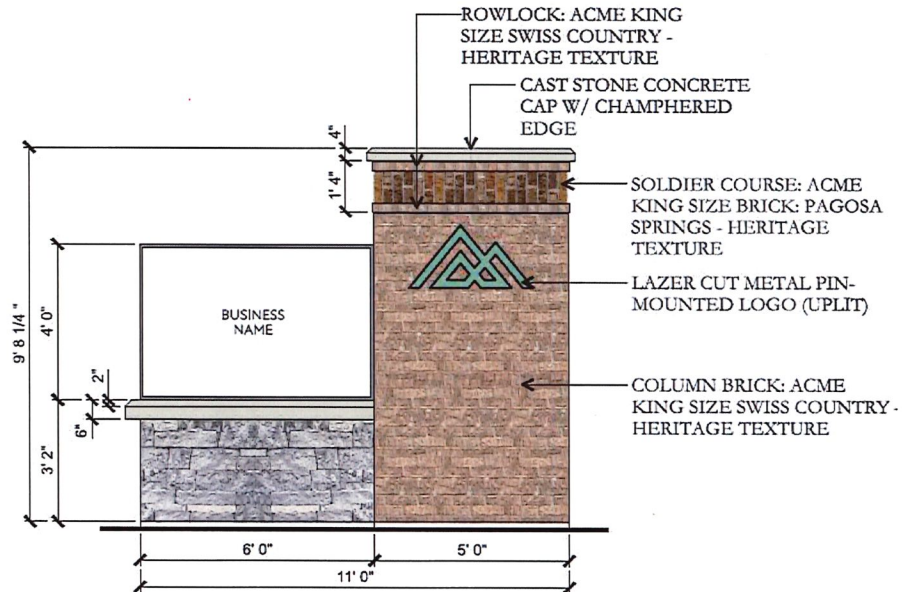
All sign faces shall be maintained in like-new condition. Faded, damaged, peeling, cracked, stained, or delaminated panels shall be repaired or replaced within thirty (30) days of written notice from the Reviewer.

#### 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 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.



Signage Criteria

Ashland Commercial Design Guidelines

### 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



Signage Criteria  
Ashland Commercial Design Guidelines

## 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

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