

**Ordinance No. 2016.09
Village of Salado
County of Bell
State of Texas
April 7, 2016**

**DEVELOPMENT AND DESIGN STANDARDS
FOR SANCTUARY MASTER PLANNED COMMUNITY**

AN ORDINANCE PROVIDING FOR DEVELOPMENT DESIGN STANDARDS IN ACCORDANCE WITH THE MASTER DEVELOPMENT AGREEMENT THAT ENCOMPASSES THE BOUNDARY OF THE LAND, ADOPTING DEVELOPMENT DESIGN STANDARDS; ADOPTING A CONCEPT PLAN, AND FURTHER ESTABLISHING REGULATIONS AND STANDARDS FOR THE DEVELOPMENT AND CONSTRUCTION OF A MASTER-PLANNED COMMUNITY; SEVERABILITY; PROVIDING FOR A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Board of Aldermen of the Village of Salado ("Board of Aldermen") seeks to protect the health, safety, and welfare of those living, working, and visiting the Village of Salado ("Village"); and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the Village has general authority to adopt an ordinance or police regulation that is for good government, peace, or order of the Village and is necessary or proper for carrying out a power granted by law to the Village; and

WHEREAS, pursuant to Texas Local Government Code Section 212.172, on November 25, 2015, the Board of Alderman of the Village of Salado approved a Master Development Agreement between the Village of Salado, Texas and Sanctuary Property Owners, which remains in full force and effect, and in accordance Texas Local Government Code Section 212.172(g), Section 8.01 of the Master Development Agreement provides that the Master Development Agreement constitutes a permit under Chapter 245 of the Texas Local Government Code Section; and

WHEREAS, pursuant to its legislative authority under Chapter 211 of the Texas Local Government Code, the Board of Aldermen approved PDD Zoning Ordinances Nos. 2016.04 (PDD #2) and No. 2016.05 (PDD #3) on February 18, 2016 (collectively referred to as the "Sanctuary PDD Ordinances"); and

WHEREAS, the Sanctuary PDD Ordinances provided, *inter alia*, that site development and design would be in accordance with Design Standards subsequently approved by the Board of Alderman, and this Ordinance is being enacted in furtherance of and as contemplated by the approved Sanctuary PDD Ordinances; and

WHEREAS, pursuant to Chapter 212 of the Texas Local Government Code, the Village has subdivision authority and pursuant to Section 212.002 of the Texas Local Government Code the Board of Alderman may adopt subdivision regulations; and

WHEREAS, the Board of Aldermen finds that the public benefits from rules and regulations that are crafted specifically to govern particular tracts for particular projects through the enactment of Design Standards, as allowed by Sections III and V of the Village of Salado Subdivision Ordinance No. 2009.03, as amended (the "Subdivision Ordinance"), and Village Building Ordinance No. 2015.02, that address (a) the superior design of lots or buildings; (c) protection or preservation of natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, viewsapes, and wildlife habitats; (d) an appropriate balance between the intensity of the development and the ability to provide adequate supporting public facilities and services; and (e) a quality municipal environment by establishing standards for the provision of adequate light, air, open space, storm water drainage, transportation, public utilities and facilities, and other needs necessary for ensuring the creation and continuance of a healthy, attractive, safe and efficient community that provides for the conservation, enhancement and protection of its human and natural resources; and

WHEREAS, Section II of the Subdivision Ordinance establishes platting procedures which require Board of Aldermen approval of a Concept Plan as the first phase of the subdivision process; and

WHEREAS, in accordance with Texas Local Government Code Chapter 245, the concept plan attached as Exhibit "B" to the Master Development Agreement and further approved in PDD Zoning Ordinances Nos. 2016.04 (PDD #2) and No. 2016.05 (PDD #3) on February 18, 2016 is the concept plan required by the first phase of the subdivision process; and

WHEREAS, the Owners of approximately 309.172 acres of land in Bell County, Texas, more particularly described in *Exhibit "A"* and shown on the attached *Exhibit "B"* (collectively referred to as the "*Land*") and being all of the Land described in the Sanctuary PDD Ordinances, have requested that the Village consider a Concept Plan along with Development and Design Standards with rights associated herein; and

WHEREAS, the Board of Aldermen finds that the Development Design Standards for the Sanctuary Master Planned Community Ordinance affixed to this Ordinance as *Attachment "A"* (and all exhibits thereto) and incorporated herein for all purposes, is beneficial to the Village, preserves characteristics consistent with the

Comprehensive Plan and the Village of Salado Code of Ordinances and is in the best interests of the citizens; and

WHEREAS, the Board of Aldermen finds that it is necessary and proper for good government, peace, or order of the Village of Salado to grant the Land the Development Design Standards as provided for in Ordinance No. 2016-09.

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of Salado:

1. FINDINGS OF FACT

The Board of Aldermen finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

A. Ordinance. This Ordinance is hereby established so to read in accordance with *Attachment "A"* (and all exhibits thereto) which is attached hereto and incorporated into Ordinance No. 2016.09 for all intents and purposes.

B. Development Plan. This Ordinance, together with the Attachments and related exhibits, constitutes the development plan for the Land created by this Ordinance. All development and design standards within this Ordinance No. 2016.09 for the Land must conform to the limitations and conditions set forth in the Village's Code of Ordinances (except as modified in *Attachment "A"* and the exhibits thereto), this Ordinance, and its Attachments and related exhibits.

C. Concept Plan. The Concept Plan, attached to *Attachment "A"* as *Exhibit "C"* is hereby approved in compliance with Section 2.3 of the Subdivision Ordinance.

D. Conflicting Provisions. The provisions of this Ordinance shall govern the development of the Land. In case of a conflict between the provisions of this Ordinance and the Village's Subdivision Ordinance, No. 2009.03, as amended, and any other provisions of the Village's Code of Ordinances, the provisions of this Ordinance shall control. If not specifically addressed in this Ordinance, the Village's Subdivision Ordinance, No. 2009.03, as amended, shall control.

E. Attachments and Exhibits. The following Attachments and their related exhibits are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment "A" - Development Design Standards for the Sanctuary Master Planned Community

Exhibit A	Description of Land
Exhibit B	Map of Land
Exhibit C	Concept Plan

Exhibit D	Development and Design Standards for the Sanctuary Development
Exhibit E	Density Units Table

3. CONFLICTING ORDINANCES

This ordinance supersedes all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein. Notwithstanding anything in this Ordinance, PDD No. 2, PDD No. 3, and the Master Development Agreement, the following hierarchy shall apply in resolving conflicts between development requirements: (i) Development and Design Standards, (ii) the Land Uses and provisions authorized in PDD No. 2 and PDD No. 3, (iii) the PD Concept Plan, (iv) the Subdivision Concept Plan, and (v) the Village of Salado Code of Ordinances.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. PENALTY

Any person, firm, or corporation, who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance or the Village of Salado's Zoning Ordinance, 2013.08.14, as amended (except as modified in *Attachment "A"* and the exhibits thereto) shall be deemed guilty of a misdemeanor, and upon conviction fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense. The penal provisions shall not preclude the Village of Salado from filing suit to enjoin violations of this ordinance. The Village of Salado retains all legal rights and remedies available to it pursuant to local, state and federal law.

7. CODIFICATION

The Village Secretary is hereby directed to record and publish this ordinance as authorized by Section 52.001 of the Texas Local Government Code.

8. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as

required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

9. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

PASSED & APPROVED this, the 7th day of April, 2016
by a vote of 5 (ayes) to 0 (nays) to 0 (abstentions)
of the Board of Aldermen of the Village of Salado.

VILLAGE OF SALADO:


Skip Blancett, Mayor

ATTEST:


Mary Ann Ray, Village Secretary



Attachment "A"

Village of Salado

DEVELOPMENT AND DESIGN STANDARDS FOR SANCTUARY MASTER PLANNED COMMUNITY

ARTICLE 1. ENACTMENT PROVISIONS

1.1. Popular Name.

This Ordinance shall be commonly cited as the "Development and Design Standards for Sanctuary Master Planned Community."

1.2. Purpose.

The enactment of this Ordinance memorializes the Board of Aldermen's legislative approval of the Development Design Standards for the Land.

1.3. Scope.

This Ordinance applies to the Land described in *Exhibit "A"* and depicted in *Exhibit "B"*.

ARTICLE 2. DEFINITIONS

2.1. General.

Words and phrases used in this Ordinance shall have the meanings set forth in this Ordinance. Terms that are not defined below but are defined elsewhere in the Code of Ordinances shall be given the meanings set forth in the Code. Words and phrases not defined in the Code of Ordinance shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

2.2. Specific.

Village: the Village of Salado, an incorporated municipality located in Bell County, Texas ("Village").

Developer: Sanctuary Development Company, a Texas limited liability company, incorporated under the laws of the State of Texas.

Land: Approximately 309.172 acres located within the Village Limits of Salado, in Bell County, Texas, commonly known as The Sanctuary and more fully described in *Exhibit*

"A" and depicted in *Exhibit "B"* of *Attachment "A"* and incorporated into this agreement for all purposes.

ARTICLE 3. APPROVAL

- 3.1. **Exceptions and Minimum Specifications.** The exceptions and minimum specifications to Village Ordinances as attached hereto as the Development and Design Standards for the Sanctuary Development in *Exhibit "D"* are hereby fully approved by the Board of Aldermen, by and through its legislative authority.
- 3.2. **Concept Plan Approved.** Section 2.3 of the Subdivision Ordinance requires as the first step of platting, adoption of a Concept Plan. The Concept Plans, as required by the Subdivision Ordinance, for the Land are hereby fully approved by the Board of Aldermen, by and through its legislative authority. The Land shall be developed in accordance with the Concept Plan, as approved by the Village attached hereto as *Exhibit "C"*. The Village further hereby acknowledges that the Concept Plan complies with the Village's objectives as expressed in the Village's Comprehensive Plan and the Village of Salado Code of Ordinances.
- 3.3. **Execution of Ordinance 2016.09.** The Board of Aldermen hereby authorizes the Mayor to execute Ordinance 2016.09 on behalf of the Village.
- 3.4. **Recordation.** The Board of Aldermen hereby instructs the Village Secretary to publish Ordinance 2016.09 in and among the official records of the Village, and cause Ordinance 2016.09 to be filed in and among the official public records of Bell County.

ARTICLE 4. DEVELOPMENT DESIGN STANDARDS

- 4.1. **Boundary.** The boundary that these Development and Design Standards shall apply are more particularly described in *Exhibit "A"* of this *Attachment "A"* and depicted in *Exhibit "B"* of *Attachment "A"*.
- 4.2. **Design Standards.** Area C of the Land has been designated "PDD No. 2" with a base district of "C" (Commercial) and shall be developed in accordance with the PD Concept Plan. Areas A and B of the Land have been designated "PDD No. 3" with a base district of "MU" (Mixed Use) and shall be developed in accordance with the PD Concept Plan. Notwithstanding anything in the Code of Ordinances to the contrary, development and design standards and regulations applicable to the Land are hereby established and set forth in the Subdivision Concept Plan in *Exhibit "C"* attached hereto, in the Development and Design Standards for the Sanctuary Development in *Exhibit "D"* attached hereto, and incorporated herein. Subject to and without waiving the terms of the Master Development Agreement, matters not specifically addressed in this Ordinance or the exhibits attached hereto shall be regulated by applicable sections of the Village's Code of Ordinances.

4.2.1. Additional Design Standards shall be provided to and approved by the Village Board of Alderman prior to the Owner submitting the first Preliminary Plat and shall establish the overall vision for the quality of the Project and its development over time (the "Additional Design Standards"). The Additional Design Standards shall meet or exceed the minimum standards set forth in Exhibit D and comply with the land uses, standards, and provisions as approved in PDD #2 and PDD #3. Should revisions to the Additional Design Standards be proposed by the Owner, as long as such revisions meet or exceed the minimum standards set forth in Exhibit D and comply with the land uses, standards, and provisions as approved in PDD #2 and PDD #3, such revisions shall be processed as a Minor Amendment. Requested revisions that do not meet or exceed the Design Standards in Exhibit D or are not addressed in the aforementioned documents, will be processed as a Major Amendment.

4.2.2. Additional Design Standards shall include additional architectural, site, and landscape design requirements. Restrictive covenants, if any, or Property Owner Association requirements, if any must be in conformance with the Design Standards approved by the Village Board of Alderman.

4.3 **Site Plan:** Prior to beginning any development on a building site for non-residential or multiple-family, or residential development, a detailed Site Plan shall be submitted to the Village for review and action to ensure that the proposed development is consistent with this Ordinance, the approved PD Concept Plan, the approved Subdivision Concept Plan, the standards for development set forth in the PDD No. 2 and PDD No. 3 Ordinances, in compliance with Section 3.16 of the Zoning Ordinance related to Planned Development Districts, Section 2.6 of the Zoning Ordinance related to Concept Plan and Site Plan Review Processes, and the Subdivision Ordinance. No construction shall commence prior to approval of the detailed Site Plan.

4.4 Density Transfer/Use Exchanges. Density transfers are allowed as follows:

4.4.1. Density may be transferred between the phases proposed for the Sanctuary Community Project described in the Master Development Agreement (the "Project") by up to twenty percent (20%) of the then-approved density as shown in the Concept Plan for the receiving phase, if sufficient sewer capacity is available or if an owner agrees to any sewer upgrades necessary to accommodate the density changes. Such transfers shall be a Minor Amendment that may be approved administratively.

4.4.2 Transfers exceeding twenty percent (20%) of the then-approved density in the receiving phase shall require a Major Amendment to the Concept for the affected phases requiring approval by the Village Board of Aldermen.

4.4.3 An Owner shall be responsible for tracking density transfers at the time of filing a Preliminary Plat by such Owner. Each such Owner shall provide the Village with an updated Concept Plan each time a density transfer is approved. The Owners may exchange residential uses for non-residential uses, and vice versa, using density unit equivalents ("DU") as the density conversion factor in accordance with the Density Units Table

attached hereto as *Exhibit "E"*.

4.4.4 If such exchanges do not increase the Project's overall density by more than 20% based on DUs and the resulting land uses are allowed in the Land Use Chart, the Village Administrator shall approve such an exchange administratively as a Minor Amendment. If the exchange increases density by more than 20% or otherwise changes any conditions or assumptions beyond what is otherwise allowed in this Agreement, the City may treat such exchanges as a Major Amendment and process the proposed change accordingly.

4.4.5 Each owner seeking an amendment shall provide the Village with an updated Concept Plan with its application for a Major or Minor Amendment.

4.4.6 In addition to the description of Major Amendments and Minor Amendments described above or below, (i) "Major Amendments" means amendments to the Concept Plan that meet the following criteria: an increase in commercial square footage, hotel rooms, or residential units equal to or more than 20% of the square footage, rooms or units currently shown in the Concept Plan, and (ii) "Minor Amendments" means amendments to the Concept Plan that do not otherwise qualify as Major Amendments. Due to the fact that the Project comprises a significant land area and its development will occur in phases over a number of years, each Owner may make Major Amendments or Minor Amendments to the Concept Plan as applied to such Owner's Tract upon notification to the Village Administrator. Major Amendments to the Concept Plan shall require approval of the Village Board of Aldermen, which approval will not be unreasonably withheld, conditioned, or delayed. Minor Amendments to the Concept Plan may be administratively approved by the Village Administrator or representative designated by the Board of Aldermen. Such Owner shall provide the Village with an updated Conceptual Master Plan with its application for a Major Amendment or Minor Amendment.

4.5 The land uses established in the Concept Plan, along with the maximum square footage, rooms or units associated with each land use (which maximums may be increased or altered as provided above), are set forth below:

General Use Categories:

Commercial (e.g. office, retail, restaurants, etc)	515,000 HSF
Entertainment Venue (performing arts)	40,000 HSF
Lodging	355 rooms
Multi-Family (multi-story, including senior housing, rental)	575 units
Multi-Family (for sale, including condos, townhomes, duplexes)	130 units
Single Family (for sale)	364 units

Parking Garage(s)

500 spaces

Ancillary service buildings, kiosks, band shell, entry monument structures, pools, fountains, artwork, mechanical equipment storage, maintenance buildings, wastewater treatment plant.

- 4.6 Applicable Rules and Regulations of the Village.** Except as modified by this Ordinance No. 2016-09 and the exhibits attached hereto, the Village's Code of Ordinances in effect on November 25, 2015, shall apply to development of the Land.
- 4.7 Building Code Compliance.** Except for any structures associated with the continued land uses authorized in the Master Development Agreement or Sanctuary PDD Ordinances, permanent structures constructed on the Land shall comply with the International Building Code (2012) in effect in the Village on November 25, 2015. Such code compliance as it applies to the Land and structures constructed on the Land shall be limited to health and safety issues which apply uniformly to all other Land within the corporate limits of Village. An Owner may provide its own compliance inspections using qualified personnel, either its own staff or outsourcing such duties to a qualified third party therefore. In that event, the Village will not perform building code inspections, and such Owner will not be required to pay the Village inspection or review fees or obtain building permits from the Village.
- 4.8 Transportation.** Village hereby approves an internal roadway network within the Land, and road design standards, as identified on the Concept Plan, attached as *Exhibit "C"*, and according to standards as provided and set forth in *Exhibit "D"* attached hereto. Each Owner shall dedicate rights-of-way for streets within the Project in accordance with the street sections depicted in the *Exhibit "D"* attached hereto; however, each Owner reserves the right to designate certain streets as private for the exclusive use of the Project's residents, owners, tenants and guests. Such Owner, the Master Association, a qualified land trust or a governmental entity other than the Village shall be responsible for the maintenance and operation of any private street. Except as allowed or required in the PDD No. 2 and PDD No. 3 Ordinances, streets shall conform to the Village of Salado's Transportation Plan and the following:
- a. New or improved off-site streets or private roadways that connect to the Land that are proposed by Developer shall conform to the Village of Salado's Code of Ordinances.
 - b. New or improved off-site residential streets or private roadways that connect to the Land that proposed by Developer shall be constructed with traffic calming devices.
 - c. New or off-site street improvements to Village Streets or private streets that are peripheral to the Land that are proposed by the Developer shall be constructed in accordance with design standards and construction plans approved by the Village Board of Aldermen.

- d. New, off-site Village Streets or private streets that are peripheral to the Land shall be constructed in accordance with Design Standards and construction plans approved by the Village Board of Alderman.

ARTICLE 5. ENFORCEMENT

5.1. Civil & Criminal Penalties

The Village shall have the power to administer and enforce the provisions of this Ordinance as may be required by governing law. Any person violating any provision of this Ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this Ordinance is hereby declared to be a nuisance.

5.2. Criminal Prosecution

Any person violating any provision of this Ordinance shall, upon conviction, be fined a sum not exceeding Two Thousand dollars (\$2,000.00). Each day that a provision of this Ordinance is violated shall constitute a separate offense. An offense under this Ordinance is a misdemeanor.

5.3. Civil Remedies

Nothing in this Ordinance shall be construed as a waiver of the Village's right to bring a civil action to enforce the provisions of this Ordinance and to seek remedies as allowed by law, including, but not limited to the following:

- a. **Injunctive relief** to prevent specific conduct that violates the Ordinance or to require specific conduct that is necessary for compliance with the Ordinance; and
- b. **A civil penalty** up to Five Hundred dollars (\$500) a day to be assessed for violations of this Ordinance, in addition to other available relief.
- c. **Stop Work Order.** In the event work is not being performed in accordance with this Ordinance, the Village shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.
- d. **Withhold Authorizations.** Among other civil remedies, the Village may withhold related development approvals to ensure compliance with this Ordinance.

Exhibit "A"

Description of Land – Metes and Bounds

Exhibit "B"
Development & Design
Standards Ordinance –
Map of Land
309.172 acres

Exhibit B
Development & Design
Standards Ordinance –
Map of Land
309.172 acres

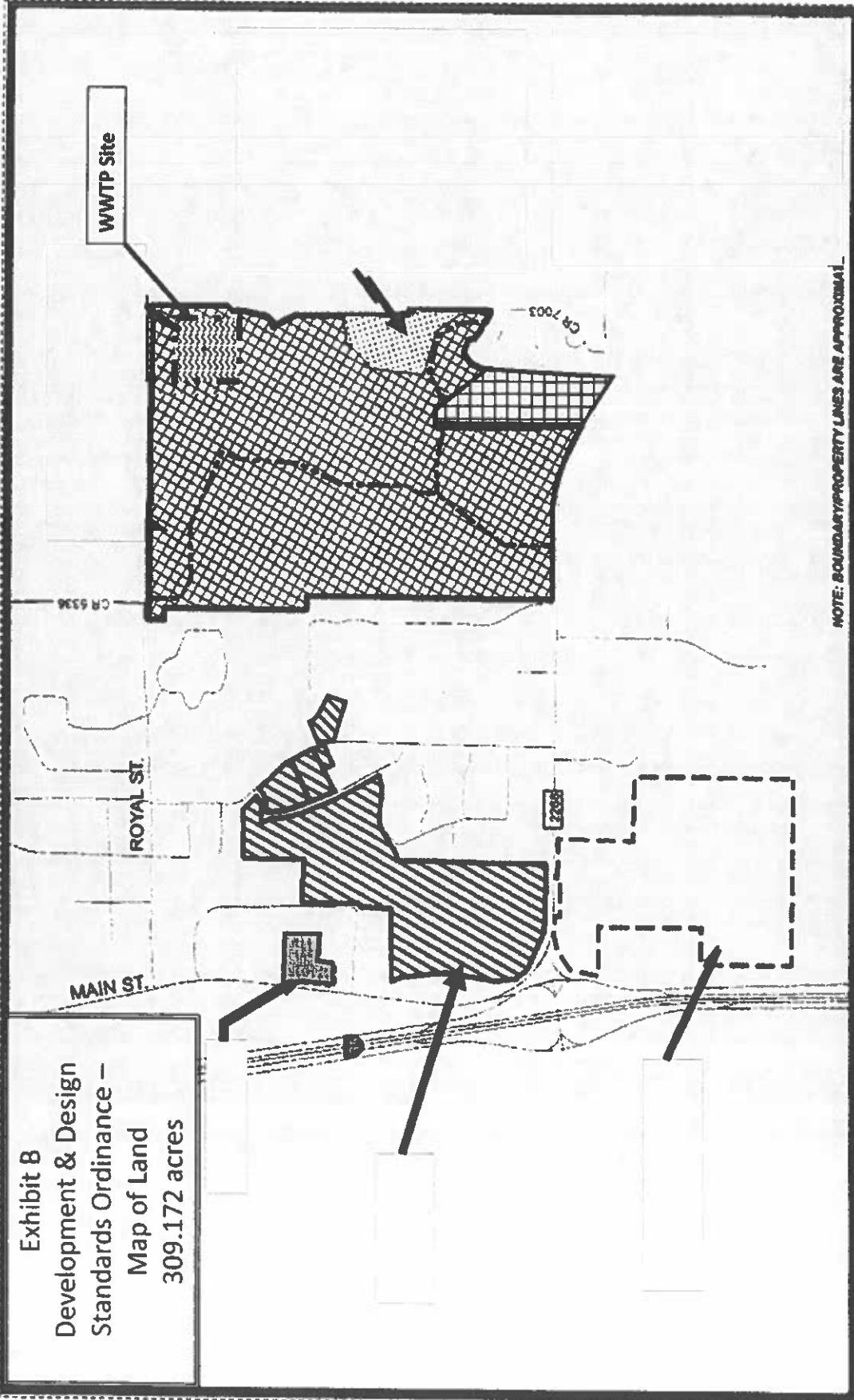


Exhibit "C"

Concept Plan (Subdivision)

Exhibit "C"
Subdivision Concept Plan
Sanctuary Development

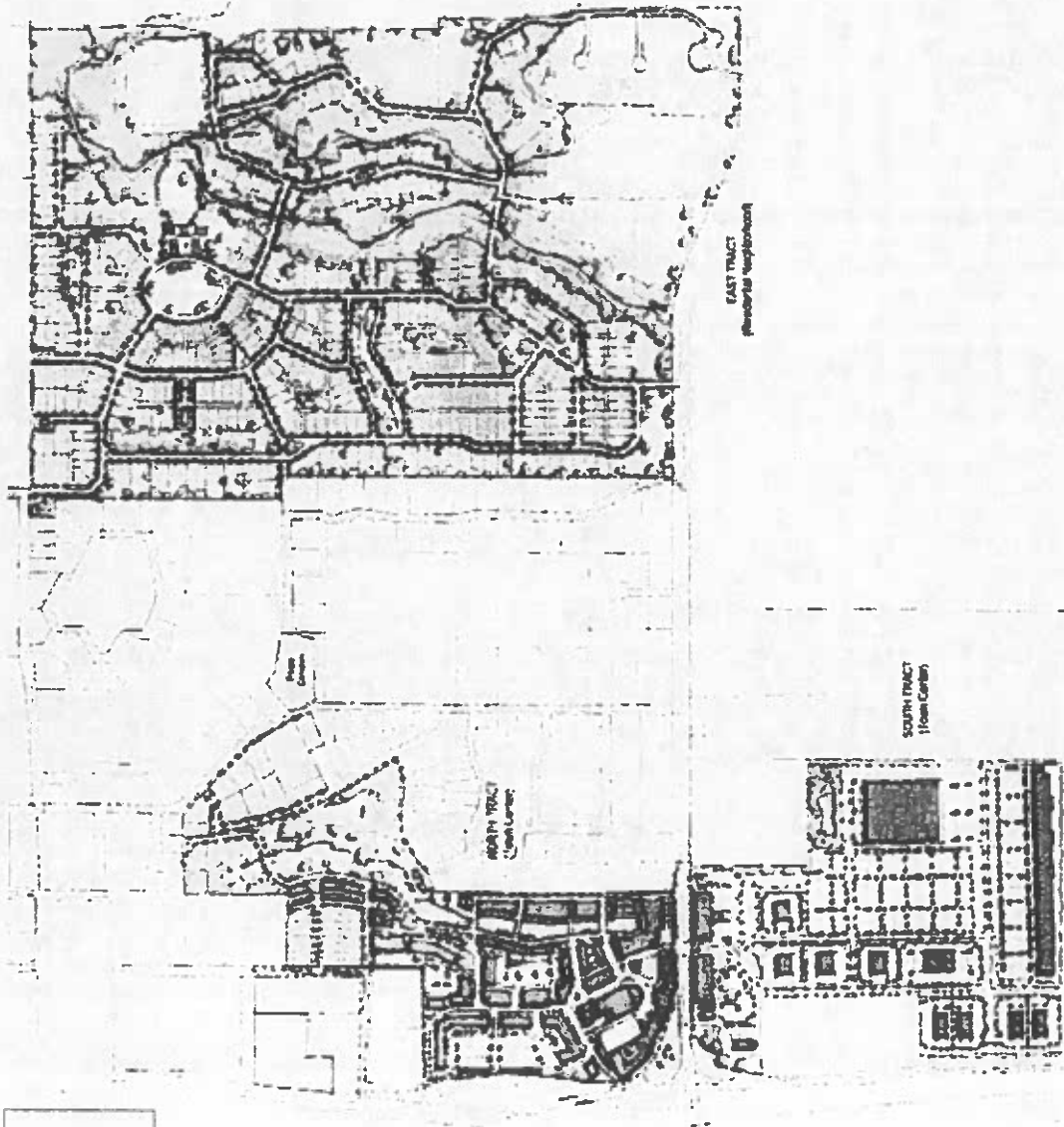


Exhibit "D"

Development and Design Standards for the Sanctuary Development

[insert]

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 1: GENERAL STANDARDS				
Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
NFPA 1, NFPA 101 (2010) and Salado Fire Marshall	503.2.1	Dimensions	Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).	Primary Access (1 side) shall have a 24 feet clear zone (façade to façade dimension, or face of curb to face of curb), level for fire access. Secondary Access (2 side) shall have the required 12' minimum access width; paved or reinforced earth.
NFPA 1, NFPA 101 (2010) and Salado Fire Marshall	503.2.1	Dimensions	Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).	All commercial, mixed use and public use buildings shall have sprinklers; if buildings do not install sprinklers, then 26 feet clear zone beginning 15 feet from the building façade will be required to accommodate ladder trucks
Salado Sign Ordinance	Entire Document	Signs	Salado is currently revising its sign ordinance.	Until such time as the Village of Salado has adopted a new sign ordinance and the Sanctuary has consented to the such signs described in the adopted ordinance, the Sanctuary may follow the City of Belton's Sign Ordinance 2008-11 and/or the current Village of Salado Sign Ordinance. In any event, the Village of Salado shall approve at least two, two sided, illuminated billboards that shall be located on the Sanctuary project, and closest permissible location to Interstate 35 and its service roads. Each sign face shall have a maximum sign area of 672 square feet and maximum dimensions of 14'x 48' and the overall top of the sign shall be no more than 50' from the grade level where the sign is located.
Salado Subdivision Ordinance	Section 2.2 e(2)	Plat Application Review Process	The School District shall be notified so that any desire the District may have to obtain a future school site within any portion of the subject property can be documented.	The Sanctuary shall not be required to notify the School District or dedicate any land for a public school

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 1: GENERAL STANDARDS				
Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	Section 2.2 g	Plat Application Review Process	The Mayor/Village Administrator (or designee) shall have the authority to determine what document(s) the Village will require to prove ownership, such as one of the following: General Warranty deed; Special warranty deed; title policy; or some other documentation that is acceptable to the Mayor/Village Administrator (or designee)	The Proof of Ownership shall be by a signed statement from the owner(s) and acknowledged before a Notary Public, general warranty deed, special warranty deed, or title policy.
Salado Subdivision Ordinance	2.3	Concept Plan Approval	Salado requires the submittal of a concept plan.	The Conceptual Master Plan submitted as Exhibit B and the land uses included in the Master Development Agreement are approved. The next required submittal by Sanctuary prior to development is the Construction Plat or otherwise called the Preliminary Plat
Salado Subdivision Ordinance	2.4 g	Procedures and Submission Requirements for Construction Plat Approval	No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the construction plat by the Board of Alderman, nor prior to issuance of all appropriate construction permits by the Village and other appropriate entities or agencies.	The Sanctuary may extend primary water lines, sewer lines, discharge lines, and related mass grading in connection with the construction set forth in the Wastewater Service Agreement provided the Sanctuary gives the Village a set of Construction plans prepared and sealed by a licensed civil engineer and obtained all required County, State, and Federal permits.
Salado Subdivision Ordinance	2.4 g	Procedures and Submission Requirements for Construction Plat Approval	No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the construction plat by the Board of Alderman, nor prior to issuance of all appropriate construction permits by the Village and other appropriate entities or agencies.	The Sanctuary may install driveway aprons, access roads, fencing and barriers in connection with the construction of the sanitary sewer plant and the completion of the access roads in connection with the TXDOT road improvements at the Interstate 35 Exit 283 and 284, provided the Sanctuary gives the Village a set of construction plans prepared and sealed by a licensed civil engineer and obtained all required County, State, and Federal Permits.
Salado Subdivision Ordinance	2.4 g	Procedures and Submission Requirements for Construction Plat Approval	No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the construction plat by the Board of Alderman, nor prior to issuance of all appropriate construction permits by the Village and other appropriate entities or agencies.	The Sanctuary may complete mass grading, excavate ponds, and install storm water piping in order to establish a master storm water drainage system in advance of construction for a commercial or neighborhood phase of construction provided the Sanctuary gives the Village a set of construction plans prepared and sealed by a licensed civil engineer and obtained all required County, State, and Federal permits.

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 1: GENERAL STANDARDS				
Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	2.4 g	Procedures and Submission Requirements for Construction Plat Approval	No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the construction plat by the Board of Alderman, nor prior to issuance of all appropriate construction permits by the Village and other appropriate entities or agencies.	The Sanctuary may clear, grade, construct, or place temporary construction offices, marketing offices ("Preview Center") or other such temporary structures and signage for the purposes of promoting or building the Project provided the Sanctuary gives the Village a set of construction plans prepared and sealed by a licensed civil engineer and obtained all required County, State, and Federal permits.
Salado Subdivision Ordinance	2.4 h. 19(f)(6)	Procedures and Submission Requirements for Construction Plat Approval	The undersigned owner does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the Village of Salado's paving standards for fire lanes and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including boats, or there impediments to the accessibility of fire apparatus.	The Sanctuary may use a "red" paving material to achieve the fire lane designation including concrete or brick pavers (such as Belgard®) in lieu of Village of Salado's paving standards for fire lanes. All other requirements will be met.
Salado Subdivision Ordinance	2.7 e	Development Plats	Standards of Approval: The development plat shall not be approved until the following standards have been satisfied (see page 38 of Salado Subdivision Ordinance)	The Conceptual Master Plan satisfies any requirement in the Village of Salado Subdivision Ordinance or an individual subdivision plat for public facilities and services, parks, and open spaces. The Sanctuary shall not be required to dedicate any recreational facilities, meeting halls, lakes, ponds, parks, open spaces or streets to the Village of Salado and consequently the Village shall have no operating or maintenance duties or expenses related to these private facilities.

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 1: GENERAL STANDARDS				
Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	2.10 e.1 (c)	Plat Vacation	The Board of Alderman, on its motion and following a public hearing on the matter, may vacate the plat of an approved subdivision or addition when: c) the plat has been of record for more than five (5) years and the Village determines that the further sale of lots within the subdivision or addition presents a threat to public health, safety or welfare, except that the vacation shall apply only to lots owned by the property owner or its successor.	The Village may only vacate a plat in the Project if the Village has given notice to the Sanctuary of the potential threat to public health, safety or welfare with a ninety (90) day notice to cure such threat(s). In no event shall the price of housing, architectural design, or commercial uses be a condition for vacating a plat.
Salado Subdivision Ordinance	3.1	Street Alignments	No Standard Provided	Streets shall have canted horizontal alignments to control vehicular speeds; street alignment adjustments will not exceed a 45 degree change in direction and will have a minimum center-line radius of 60 feet for local streets; or a minimum of center-line radius of 100 feet for a collector street
Salado Subdivision Ordinance	3.1	Street Dimensions- Two Way	No Standard Provided	Option for Commercial and Neighborhood Street shall have two (2) – 10 foot travel lanes in each direction with 4 foot minimum pedestrian or multi-modal zone flush with pavement texture change; total clear zone is 24 feet.
Salado Subdivision Ordinance	3.1	Street Dimensions - One Way	No Standard Provided	One Way Street shall have a 16 foot cart way width plus one 4 foot parallel pedestrian lane, flush with pavement texture change on one side and a 4 foot reinforced earth shoulder on the park side; total clear zone is 24 feet.
Salado Subdivision Ordinance	3.1	Street Dimensions- Streets with medians	No Standard Provided	Landscape islands, or medians, will be allowed in streets for traffic calming and added aesthetics. Minimum dimension of cart ways shall be a minimum width of clear zone of 14 feet, face of curb to face of curb.
Salado Subdivision Ordinance	3.1	Street Dimensions - Curbing	Section 5.5 and TCSS	All streets shall have a flush concrete ribbon curb, 4" mountable" curb, or 4" "rollover" curb constructed with materials and methods per Village Standard.

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 1: GENERAL STANDARDS				
Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	3.1 c10 (a)	Private Streets	Private Streets shall be permitted only within a subdivision satisfying each of the following criteria: (see page 51 of Subdivision Ordinance) Any public water, sewer and drainage facilities, street lights, and traffic control devices, such as traffic signs, placed within the private street lot shall be designed and constructed to Village standards, and shall be accepted by and dedicated to the Village prior to filing the record plat for the subdivision. All private traffic control devices and regulatory signs shall conform to the "Texas Manual of Uniform Traffic Control Devices", as amended, and to Village standards. All Village regulations relating to infrastructure financing, Sanctuary cost participation, and capital cost recovery shall apply to developments with private streets, with the exception of those applying to street construction.	The Project may have private streets as determined by Sanctuary. All traffic control devices and regulatory signs shall conform to the "Texas Manual of Uniform Traffic Control Devices" however, the Sanctuary may place such control devices and regulatory signs in custom fixtures or equipment provided the Sanctuary pays for the cost of installing and maintaining such custom fixtures.
Salado Subdivision Ordinance	3.1 c10(h)	Private Streets	The metering for utilities such as water, gas and electricity shall be located on the individual lots to be served, not grouped together in a centralized location(s), such as "gang-box" style metering stations, which shall not be permitted.	The Sanctuary may create a centralized location for utility meters in commercial areas and high density residential areas.
Salado Subdivision Ordinance	3.1 c4(b)	Adequacy of Roads and Access	Each residential lot in the subdivision shall have a minimum frontage on a dedicated public street as required by applicable zoning or thirty-five feet (35'), whichever is greater, unless other provisions have been authorized through planned development approval. Each non-residential lot shall have a minimum frontage on a dedicated public street as required by applicable zoning or fifty feet (50'), whichever is greater, unless other provisions have been authorized through planned development approval.	The minimum residential lot shall be 24' wide x 125' deep. There is no minimum lot size for a commercial lot.

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 1: GENERAL STANDARDS				
Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	3.1 e	Traffic Impact Analysis	Any proposed development project or plat involving a significant change to a proposed roadway alignment from that shown on the Village of Salado's Transportation Plan (or involving a development of two hundred [200] or more dwelling units, or for developments generating two thousand [2,000] or more "one-way" trips per day) shall be preceded by submission, Village staff and Planning and Zoning Commission review, and Board of Aldermen approval of a traffic impact analysis as specified in Subsection (f) below.	The Conceptual Master Plan indicates the street layout and design satisfactory and acceptable to the Village; specifically the intersections and the vehicular connections at Main Street, College Hill Drive, FM 2268, and Royal Street. The Project can contain one-way streets. The Sanctuary is not required to submit a Traffic Analysis or compliance with the Transportation Plan provided Sanctuary does not exceed the total land uses pursuant to Article IV (Development Matters) of the Master Development Agreement.
Salado Subdivision Ordinance	3.1 p & TCSS Pg 1-4 (E1,2)	Cul-de-sac criteria	A cul-de-sac street shall not be longer than six hundred feet (600'), and at the closed end shall have a turnaround bulb with an outside pavement diameter of at least eighty feet (80') and a right-of-way diameter of at least one hundred feet (100'). The length of a cul-de-sac shall be measured from the centerline of the intersecting street to the centerline of the cul-de-sac bulb.	There is no minimum or maximum length for a cul-de-sac street.
Salado Subdivision Ordinance	3.1 u bold	Points of Access	Residential driveway cuts shall not be allowed on roadways that are larger than a residential collector street (60-foot right-of-way) unless specifically approved by the Board of Alderman with the construction plat application	The Sanctuary may authorize driveway cuts on any street provided there is a concrete or brick paver or poured concrete apron that is at least 4 inches thick and on compacted base.
Salado Subdivision Ordinance	Section 3.1 (Page 61)	Dead end criteria	No dead ends allowed unless they will connect to future streets. If that is the case then no more than 1 lot per side can front onto the street stub unless a temporary turnaround bulb is provided. Max length is 600' and outside diameter needs to be at least 80' with a ROW of 100'	Maximum dead-end street length shall conform to the 800 feet maximum currently allowed; All dead-end streets shall have turnarounds with a minimum outside curb to curb dimension of 80 feet and a rectangular as long as they meet the same turning radii requirements; Landscape islands, or medians, shall be allowed in turnarounds.

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 1: GENERAL STANDARDS				
Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance & Salado TCSS	Subdivision Ordinance, Section 3.1 (pg. 60), TCSS 1-4 D	Rights of way (ROW), Intersection spacing and design	Intersecting, undivided streets must have centerline offsets of at least 150'. A street intersection with a major thoroughfare will be at a 90 degree angle and tangent to the intersecting street for at least 100'. No major street shall intersect another major street at an angle of less than 60 degrees. No minor street shall intersect a major street at less than 45 degrees. No local residential street shall intersect any other street at less than 60 degrees	Shall meet Village standards for distance between intersections of 150 feet centerline to centerline; Shall meet Village standards for layout for 90 degrees or will not exceed a 60 degree angle at its intersection point; Landscape islands, or medians, will be allowed at intersections for traffic calming and adding aesthetics.
Salado Subdivision Ordinance	Section 3.2 (pg. 62-63)	Alleys	Service alleys in non residential districts shall have a minimum ROW width of 30' and a pavement width of 24'. In residential districts alleys shall be parallel to the frontage of the street and have a minimum ROW width of 20' and 12' of pavement. Dead-end/hammerhead alleys are not allowed. Maximum length is 1,600'. Alley intersections shall be perpendicular and 3-way whenever possible.	Commercial alleys shall have a 30 foot Right-of Way (ROW) with a 22 foot minimum paved lane; Residential alleys shall have a 20 foot ROW width with 12 foot paving lane.
Salado Subdivision Ordinance	3.2 c(4)	Alleys	Alleys may not exceed a maximum length of one thousand six hundred feet (1,600'), as measured along the centerline of the alley and between intersections with other alleys or entrances onto streets (at the right-of-way line of the street at the alley entrance).	There is no minimum or maximum length for an alley street.
Salado Subdivision Ordinance	3.3 a	Easements	The minimum width for Village utility easements shall be twenty feet (20') or as otherwise required by the Village's Engineer.	The minimum width of a utility easement is twenty feet (20'); however the Sanctuary may increase the width as required for multiple lines in a trench or increase depth.
Salado Subdivision Ordinance	3.3 a	Sidewalks	Pedestrian concrete walkways (sidewalks) not less than four feet (4') wide shall be required within a residential subdivision on both sides of Type 1, 2 and 3 streets, in accordance with the Thoroughfare Plan and sidewalks not less than five feet (5') wide shall be provided within all nonresidential developments and along all perimeter arterials, as set forth in the Village of Salado's TCSS and in applicable state standards.	When adjacent or proximate to a ROW, sidewalks shall be 4' minimum width for residential, 5' minimum width for commercial areas where there is retail, restaurants, or entertainment, otherwise 4' minimum width unless site conditions otherwise prohibit.

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 1: GENERAL STANDARDS

Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	3.3 e	Easements	For new development, all necessary on-site easements shall be established on the subdivision plat and not by separate instrument, and they shall be labeled for the specific purpose, and to the specific entity if other than the Village, for which they are being provided.	The Sanctuary is required to provide easements to the Village for services it provides to the Project but shall not be required to provide easements to the public for access to the Projects parks, open spaces, trails or amenities.
Salado Subdivision Ordinance	3.3	Easements	No Standard Provided	The Sanctuary may place walking trails , bicycle paths, gold carts paths or other such pedestrian pathways over easements provided the property owners association or other similar entity is responsible for its maintenance and repair.
Salado Subdivision Ordinance	3.4	Blocks	The length, width, and shapes of blocks shall be determined with due regard to: (See page 63 of Salado Subdivision ordinance)	The blocks shown on the Preliminary Site Plan are acceptable and there is no minimum or maximum length to the block.
Salado Subdivision Ordinance	3.4 b	Blocks	Where no existing subdivision or topographical constraints control, the block lengths shall not exceed one thousand two hundred feet (1,200') in length. Where no existing subdivision or topographical constraints control, the blocks shall not be less than four hundred feet (400') in length;	Maximum block length shall comply with the 1200 foot maximum length except along property boundaries that limit access or have a continuous pattern of development existing. Where this occurs, block lengths shall match the existing condition of adjacent properties.
Salado Subdivision Ordinance	3.4 b	Blocks	Where no existing subdivision or topographical constraints control, the block lengths shall not exceed one thousand two hundred feet (1,200') in length. Where no existing subdivision or topographical constraints control, the blocks shall not be less than four hundred feet (400') in length;	Blocks sizes shall average 250 feet x 500 feet; minimum block dimension shall be 180 feet x 300'; property line to property line; Blocks with irregular shapes (non-rectangular) shall be assessed for compliance by total square footage of the block based on the above minimum dimensions.
Salado Subdivision Ordinance	3.6 b	Lots	In all cases, lots shall have a minimum of thirty-five feet (35') of frontage along a dedicated, improved street.	The minimum residential lot size is 24' wide by 125' deep. There is no minimum lot size for commercial lots.

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 1: GENERAL STANDARDS				
Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	3.6 d	Lots	Side lot lines shall be at ninety degree (90°) angles or radial to street right-of-way lines to the greatest extent possible. The Village reserves the right to disapprove any lot which, in its sole opinion, is shaped or oriented in such a fashion as to be unsuitable or undesirable for the purpose intended, or which is not attractively or appropriately oriented toward its street frontage.	The configuration and orientation of the residential lots shown on the Conceptual Master Site Plan are acceptable to the Village.
Salado Subdivision Ordinance	3.7 a	Building Lines	Front, rear, side and street side building lines shall be shown on a concept plan and on any type of plat for all lots, and shall be consistent with the Zoning Ordinance requirements for the district in which the development is located (if subject to the Village's zoning regulations) and with any other applicable Village ordinance, respectively.	Building lines shall be shown on the Construction Plat pursuant to PDD #2 and PDD #3 - Ordinance made part of this Exhibit
Salado Subdivision Ordinance	4.2 a	Protection of Drainage and Creek Areas	All creeks and drainage areas shall be preserved and protected in their natural condition wherever possible, unless significant storm drainage improvements are required by the Village in these areas. All development adjacent to creeks and drainage areas shall be in accordance with the Village's TCSS Manual, and with any other Village policies or ordinances related to aesthetics or public access or enjoyment of creeks and waterways.	The Sanctuary reserves the right to maintain the vegetation within drainage areas, place walking trails and paths, or other open space provided the Sanctuary is in compliance with the applicable State statutes and Federal laws.
Salado Subdivision Ordinance	4.3	Property Owners or Homeowners Associations	The Sanctuary will submit the articles of incorporation, association by-laws and the Covenants, Codes and Restrictions (CCR's) for Village approval. The Village shall not unreasonable withhold such approval.	The Sanctuary will provide a copy of the Articles of Incorporation, By-Laws, and the Covenants, Codes and Restrictions (CCR's) organizing the property owners association and establishing the architectural review board. The architectural review board shall include at least one registered architect and one registered landscape architect.

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 1: GENERAL STANDARDS				
Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	4.4 b	Park Land & Public Facility Dedication	<p>Any person, firm, or corporation offering a preliminary or final plat for development of any area zoned and to be used for single-family, duplex, or multi-family residential purposes within the Village shall include on such preliminary or final plat the dedication (to the Village of Salado) of land for public park purposes, calculated at the rate of not less than one (1) acre of park land per one hundred (100) ultimate units of such residential subdivision, and the buildable area of public parks shall not be smaller than five (5) in size</p> <p>All street lighting shall be in keeping with the "semi-rural" atmosphere of Salado, and shall be in conformance with the Village's TCSS, "dark sky" lighting ordinance (when and if enacted), and any other applicable Village codes.</p>	<p>The Sanctuary is exempt from the requirements of 4.4 b (Public Land Dedication)</p>
Salado Subdivision Ordinance	5.3	Street Lights		<p>The Sanctuary may install custom designed streetlight poles and fixtures and shall be "dark sky" fixtures. The minimum street light spacing shall be at each intersection with at least one street light per intersection.</p>
Salado Subdivision Ordinance	5.4 a	Street Names and Signs	<p>Street names must be submitted to the Village for review and approval in accordance with the Village's guidelines for the naming of streets. The Village shall forward all proposed street names to others for review, including the U.S. Postal Service, the County, and any other applicable emergency service providers. Proposed street names shall be submitted for review along with (and as a part of) the construction plat application, and shall become fixed at the time of approval of the construction plat.</p>	<p>Village accepts the following street names approved by Central Council of Governments: Max Barnett, Cabiness Lane, Hanks Boulevard, Big Bill's Lane, Freda's Court, Hudson Court, Maggie's Cove, Nelson's Way, JL Nutt Circle, Gene Warr, Wayne Watts, Grady Wilson, TW Wilson, Heidi Circle, Alpen, Arosa, Avonlea, Bariloche, Edinburgh, Nottingham, Rothernberg, Sandringham, Totteham, Villars, Basketflower, Black Locust, Blue Sage, Blue Salvia, Blue Waterleaf, Button Bush, Cedar Sage, Chimaberry, Columbine, Crimson Clover, Crinum Lily, Crossvine, Dayflower, Elderberry, Firewheel, Frostweed, Last Daisy, Milfoil, Milkweed, Mistflower, Passion Flower, Rain Lily, Sand Lily, Sandbells, Spider Lily Turk's Cap, White Clover, Borders, Retriever, Lovers Lane, Polo, Provincial, Sadie, Samantha, Spotted Fawn, Tartan, Heather Lane</p>

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 1: GENERAL STANDARDS				
Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	5.4 b	Street Names and Signs	<p>Sumnames of people or the names of corporations or businesses shall not be used as street names, unless approved by the Board of Aldermen.</p>	<p>Village accepts the following street names approved by Central Council of Governments: Max Barnett, Cabiness Lane, Hanks Boulevard, Big Bill's Lane, Freda's Court, Hudson Court, Maggie's Cove, Nelson's Way, JL Nutt Circle, Gene Warr, Wayne Watts, Grady Wilson, TW Wilson, Heidi Circle</p>
Salado Subdivision Ordinance	5.7 b(2)	Entryway Features	<p>The entryway feature shall include low maintenance, living landscaped materials as approved by the Board of Aldermen. The</p>	<p>For entryway features, the Sanctuary may design and construction stone column, arches, fountains, wooden gates or other such ornamental features. The entry features may be illuminated and include lighting, subject to approval by the Sanctuary Architectural Review Board.</p>
Salado Subdivision Ordinance (Landscape)	N/A	Planting Requirements - Residential Lots	No Standard Provided	<p>One (1) canopy or one (1) understory tree per 30 foot of lot frontage; 30% of each lot shall be planted in ground covers, grasses, perennials, or shrubs; lawn is limited to 70% of lot area.</p>
Salado Subdivision Ordinance (Landscape)	N/A	Planting Requirements - Streets and Parking Lots	See Section 5.2 - Zoning	<p>Street Trees shall be planted on streets outside the Town Center (defined as streets that do not front Commercial Lots and Apartment Lots) at 40 feet on center; No street trees are required for Commercial or Apartment Lots; One (1) canopy or one (1) understory tree per every 10 parking spaces required in parking lots</p>
Salado TCSS	1-4 "F"	Other	<p>All street in non-residential developments shall be 24-inch standard curb and gutter. Residential streets shall have 24-inch standard curb and gutter or mountable curb (24" is standard), or ribbon curb (no detail).</p>	<p>Curbing may be a flush poured concrete ribbon curb, 4" "mountable" curb, 4" "rollover" curbs per Village Standard.</p>
Salado TCSS	Exhibit 1.1 Page 1-2	Horizontal minimum curves: 20 mph, 30 mph	<p>Local & Neigh Col. = 200', Minor Col = 450', Major Col. = 1,000', Arterial 1,800'</p>	<p>Local & Neigh Col. = 200', Minor Col = 450', Major Col. = 1,000', Arterial 1,800'</p>

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 1: GENERAL STANDARDS				
Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado TCSS	Exhibit 1.1 Page 1-2	Maximum grade	5% for arterial & major col., 7% for minor col & neigh col., 10% for local street	Street grades shall not exceed 8% except where topography or other condition warrant; Limited street segments of less than 300' in length shall have street slopes up to 12% where topography and ingress and egress dictate; design speed for vertical curves shall be 25 mph for all streets other than TXDOT streets
Salado TCSS	Exhibit 1.1 Page 1-2	Minimum grade	0.75% for arterial - minor collector, 0.50% for local and neigh col.	No minimum grade stated
Salado TCSS	Exhibit 1.1 Page 1-2	Vertical minimum curves 20 mph, 30 mph	AASHTO standards, Site distance - Min design speed criteria is 40 mph for local - minor col., 50 mph major col., 60 mph arterial	Design speed for vertical curves shall be 25 mph for all streets other than TXDOT streets
Salado TCSS	Exhibit 1.1 Page 1-2 & Page 1-4 "D"	Curb radii at intersections	Exhibit 1: arterial = 50', major col. = 30', minor col. = 20', neigh col. = 20', local street = 20'. 1-4D: All radii are measured at back of curb. Curb radii at intersections shall be min. 15' for local street and 20' for all others.	Curb radii shall be standard at 15 foot
Salado TCSS	Section 3	Typical off-street parking	24' drive lanes, 9- x 18' 90 degree parking	Any parking space may be 60 degree diagonal or 90 degree perpendicular; 18 feet deep and 9 feet wide
Salado TCSS		Impervious cover	See TCSS, Exhibit 5.5	The maximum impervious area is 85% but the overall impervious shall not exceed 60% for the Sanctuary.

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 2: LOTS AND VERTICAL DESIGN ELEMENTS				
Land Use	Minimum Lot Size in Square Feet (SF)	Maximum Height	Minimum Lot Width and Depth (WxD)	Minimum Front, Side and Rear Setback
SF-PH	4500	2.5 stories or 40'	none required	10' Front, 0' Side (one side) 10' (opposite side), 10' Rear
SFA	3,000	2.5 stories or 40'	24'x 125'	10' Front, 6' Side when adjacent to the street or another multi-unit building, 5' Rear. Multi-unit buildings shall have at least three (3) dwelling units but shall be no longer than 200' in length or width or six (6) units
SF (any unattached single family units)	6,250	2.5 or 40'	50'x125'	15' Front but at least 20' from the Right-Of-Way to the front edge of the main building, 6' Side but at least 12' on Side Streets, 5' Rear
MF-1	Maximum of 25 DUA	4 stories or 80'	none required	10' Front, 6' Side, 6' Rear per building. Buildings shall be separated from other type buildings by 15'.
MU	None Specified	10 stories or 160'	none specified	none specified
Commercial	None Specified	5 stories or 80'	none specified	none specified

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 3: ARCHITECTURAL STYLE AND MATERIALS			
Architectural Style	<p>Flemish</p> <p>Northern European style with primarily stucco on thick masonry walls, stepped gable roof parapet fronting the street, casement windows, flush façade, generous proportions of windows. Exterior colors are typically white, crème, or taupe for the body with bold accent colors for the trim and door. Style is predominant in Bruges and Ghent, Belgium.</p>		
Architectural Style	<p>Franconian</p> <p>German Romantic style is similar to an English Tudor with steep rooflines, natural earthy materials and colors, use of half timbers on exterior, multi-plane double hung windows, masonry foundations. Style is predominant in the center city of Rothenberg ob de Taber. Storybook, Swiss Chalet and Bavarian are acceptable architectural styles found within the Franconian Style. Within the United States, this architectural style is in communities like Biltmore Forest, NC, Flushing, New York, and Lake Forest, IL, and other communities designed in the early 20th century by Frederick Law Olmsted.</p>		
Architectural Style	<p>French Country</p> <p>An architectural style imported to the United States during the colonial period is characterized by large steep sheltering hip roofs, casement windows, stucco and stone. Greens, taupes, and white are used for the body color with more bold accent colors used on the trim and door. The French Country style is found in rural provinces of Normandy and Brittany in France but has also been used extensively in the United States. Fort Worth (Art Museum District), TX has many exceptional examples.</p>		
Architectural Style	<p>Texas Classical</p> <p>An architectural style predominant in the Hill Country of Texas. Symmetrical in form using stone and lap siding. Roofs can be metal or asphalt shingle. Deep porches are common. Exterior colors are wide ranging but never fluorescent or garish. The Baines House in Salado, TX is an excellent example of the Texas Classical style.</p>		
Architectural Style	<p>Mediterranean Coastal</p> <p>An architectural style with unmistakable influences of the Spanish, Italian and Baroque styles. This style was developed for the warm climate. Primarily asymmetrical composition of discrete building volumes. Typically masonry walls with stucco and low pitched flat clay tiled roofs. Extensive use of balconies, loggias, colonnades and arcades. Tower elements at the corners and ornamental columns, cornices, and door surrounds. The Tuscan style is an acceptable derivative of this style. The Mediterranean style is found along the Mediterranean Sea in Italy, Spain and Portugal. Sintra, Portugal has exceptional examples of this style. With the United States, this style is found in the historic neighborhoods of Austin, Highlands Shopping Center (Dallas, TX) and San Antonio.</p>		
Type	Criteria	Standard	Sanctuary Minimum Standard or Specification
Materials	Acceptable Exterior Materials	See Section 5.4	Stucco, Stone, Lap Siding, Brick, Aluminum, Metal and Glass. Materials may be from natural, recycled or synthetic materials.
Materials	Acceptable Roofing Material	No Standard Provided	Fiberglass/asphalt shingle, metal, tile, wood shake, membrane (for flat or low slope roofs). Roofing materials may be fabricated from natural recycled, or synthetic materials.
Materials	Acceptable materials for fences	See Section 5.3	Iron, aluminum, wood, fiberglass, recycled material, synthetic materials.

Development and Design Standards for the Sanctuary Development - Exhibit D

SECTION 3: ARCHITECTURAL STYLE AND MATERIALS				
Type	Type 2	Criteria	Standard	Sanctuary Minimum Standard or Specification
Materials	All Styles	Acceptable materials for roadways/streets	See Section 3.1 and 5.5 - Subdivision Ordinance	Concrete, asphalt (Hot Mix), concrete pavers
Materials	All Styles	Acceptable materials for walkways, pathways, or other paved surfaces	No Standard Provided	Concrete, asphalt, "chip & seal" asphalt, granite, limestone, concrete pavers, stone, gravel fines, and mulch

Exhibit "E"

Density Units Table

DENSITY UNITS TABLE			
Use	Quantity	Unit of Measure	DU
Commercial-Entertainment	2,000	Square Feet	1.00
Commercial-Hotel	0.50	Rooms (Keys)	1.00
Commercial-Office	1,750	Square Feet	1.00
Commercial-Mixed Use Building	1,600	Square Feet	1.00
Commercial-Recreational Facilities & Community Hall	700	Square Feet	1.00
Commercial-Restaurant	500	Square Feet	1.00
Commercial-Retail	6,000	Square Feet	1.00
Commercial-Retailers/Groceries over 40,000 sf	>40,000	Square Feet	30.00
Parks, Pavillions, Shelters	1	Parcel	1.00
Residential-Multi-Family	1	Unit	0.75
Residential-Single Family	1	Unit	1.00