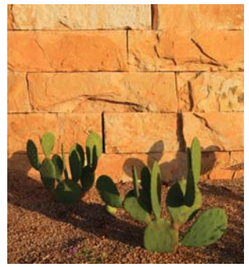

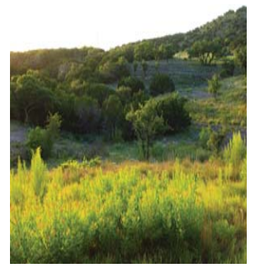

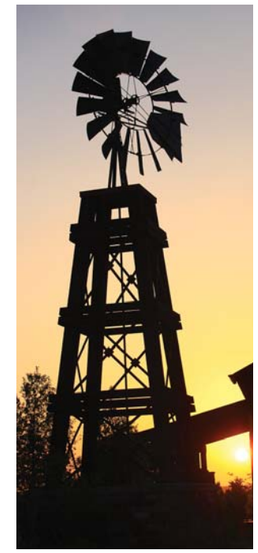

Sweetwater East
Master Development Standards

DECEMBER 04, 2015

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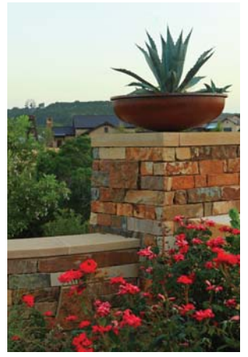


1.0 INTRODUCTION

1.1 Purpose

These Master Development Standards are established to ensure the overall development quality is maintained during the planning and design of Sweetwater East. They are intended to promote design excellence by encouraging builders and developers to explore and expand their range of architectural styles and methods when designing and placing commercial, office, and residential types within the community. These standards are intended to promote creativity and incorporate the flexibility necessary to achieve the diverse, yet cohesive community planned for Sweetwater East. Creativity and excellence in design will be the primary criteria for receiving approvals during the design review process. These standards are not intended to be interpreted as strict requirements, as this impairs the architect's and builder's ability to achieve high levels of creativity. Rather, these standards are meant to serve as an example for the level of quality design that is desired and expected for this mixed use community.

1.2 Relationship to Other Plans and Criteria

These Master Development Standards serve as the basis for guiding each builder's / developer's proposal for architectural design of the structures and other site improvements and ensuring conformance with the overall intent of the Sweetwater East development. Single Family Detached (SFD) Development shall comply with the approved Sweetwater Residential Master Development Standards.

These standards do not modify other applicable Federal and State codes and ordinances, but should be used in conjunction with these regulations. Use of property and Improvements to Property must comply with applicable building codes and other governmental requirements and regulations. Approval by the Design Review Committee (DRC) will not constitute assurance that improvements comply with applicable governmental requirements and regulations or that a permit or approval is not required from applicable governmental agencies.

Portions of Sweetwater East are subject to Nuisance Control Regulations and Impervious Cover Standards as noted in the Development Agreement with the City of Bee Cave. The City of Austin's Transportation Criteria Manual governs roadway engineering for the entire property.

1.3 Design Review Committee

All new development within Sweetwater East is subject to review by the Design Review Committee (DRC) for conformance with these Master Development Standards. The review process will consist of the following:

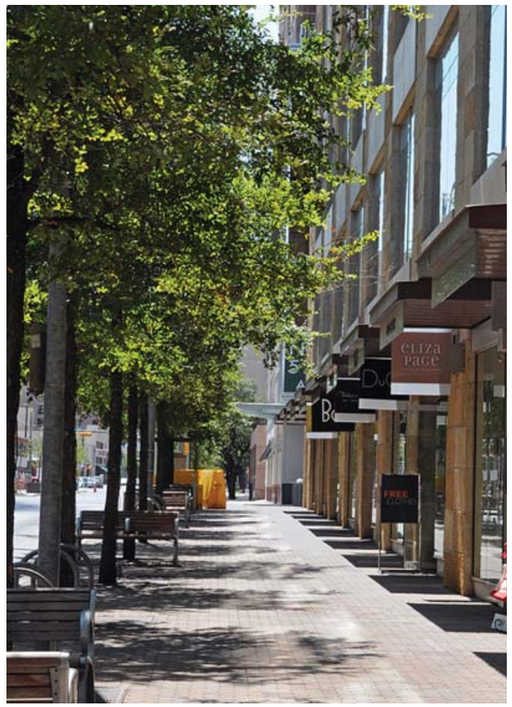
a. Concept Review (2 sets)
   1. Submittal package to include:
      - Preliminary floor plans, building elevations, material selections, colors, and landscape concepts which show overall design intent.
      - Application forms and conceptual plans
      - If the plans are incomplete or substantial design changes are required resulting from the Concept Review, the DRC may require an additional submittal review before proceeding forward.
   2. A Concept Review meeting will be held between the applicant and the DRC to provide initial approval and input on the neighborhood concept and preliminary building designs.

b. Architectural Drawings and Specifications Review (2 sets)
   1. Submittal package to include:
      - All four exterior elevations for each building including walk-out configurations, if applicable, including heights, materials, deck and balcony locations with railing `details, chimneys, skylights, or other exterior structural elements.
      - Floor plans indicating the square footage of the building and including balconies, decks, patios, atriums, garages, and all other structural elements.
      - Roof plans which indicate materials, pitches, ridges, valleys, chimneys, skylights, and any roof-mounted equipment.
      - Exterior materials, finishes, and color schedule including masonry palette of all bring and masonry material, trim, and exterior paint selections.
      - Complete exterior color schemes (combinations of brick, stone, or other masonry material, trim and exterior paint selections.)
      - Palette of roof materials and colors, including samples of all materials and colors.
      - Any other such material or information as may be requested by the DRC.

c. Landscape Plans Review (2 sets)
   1. The builder should submit landscape plans including a planting plan and a fencing plan design.

d. A review fee may be required with each application.

e. The DRC will attempt to act on the plans within 30 days of receipt of a complete application.



2.0 MASTER DEVELOPMENT PLAN

2.1 Natural Site Characteristics

Sweetwater East is located in the Central Texas Hill Country approximately 5 miles west of Bee Cave and just a 20-mile drive from the heart of Austin. The site is located on the south side of Highway 71 between the existing Sweetwater planned development to the west and the site of a future Lake Travis ISD High School to the east. The site and surrounding areas are characterized by the rolling hills and canyons, shallow rocky soils, and stunning views typical of the Texas Hill Country, with vegetation ranging from oak, cedar scrub and grassland in upland areas to larger oaks, elms, and sycamores in the lowland areas. This rugged and picturesque environment will establish both the character and form of Sweetwater East.

2.2 Vision

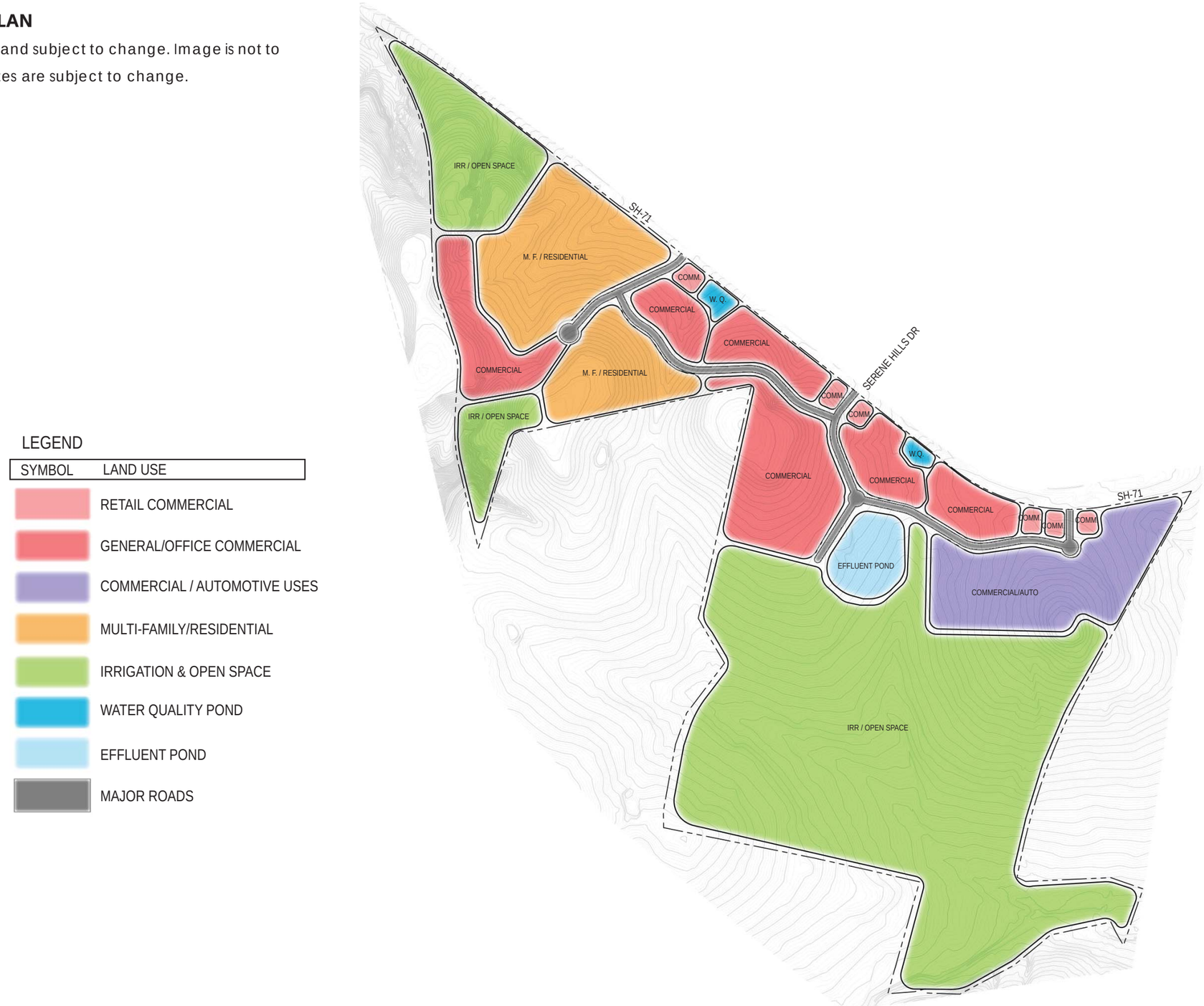
Sweetwater East is envisioned to be a mix of uses, including a range of both residential and non-residential uses. Residential uses may include more of the higher density housing types in contrast to the lower and medium density housing planned for the adjacent Sweetwater planned community. This may include single-family detached clustered homes, single-family attached homes and multi-family homes, however typical single-family detached is also permitted.

Non-residential uses may include a wide range of types and sizes of retail, commercial, office, public/community services and recreation / open space.

Sweetwater East is intended to be planned and designed in a cohesive manner in order to establish a well functioning mix of uses that is aesthetically pleasing and withstands the test of time. Beyond the simple goal of achieving cohesive design character within the property, pedestrian and vehicular connectivity should be a key design tenet throughout the property. These development standards and the DRC review process shall provide the platform to achieve these essential goals.

2.3 MASTER DEVELOPMENT PLAN

*Note: This plan is preliminary and subject to change. Image is not to scale. Land uses and tract sizes are subject to change.



LEGEND

SYMBOL	LAND USE
	RETAIL COMMERCIAL
	GENERAL/OFFICE COMMERCIAL
	COMMERCIAL / AUTOMOTIVE USES
	MULTI-FAMILY/RESIDENTIAL
	IRRIGATION & OPEN SPACE
	WATER QUALITY POND
	EFFLUENT POND
	MAJOR ROADS

3.0 LAND USES

The following uses are anticipated in Sweetwater East. This is not an all-inclusive list, and additional uses may be considered if appropriate in scale and context to the balance of the site. The DRC will have final authority on the review and approval of uses at Sweetwater East.

3.1 Residential

a. Single Family Detached (SFD)
b. Single Family Attached (SFA)
c. Cluster SFD or SFA including zero lot line/fee simple product
d. Multi-Family
e. Independent and Assisted Living Buildings and Facilities
f. Other related uses

3.2 Non-Residential

a. Commercial
b. Retail
c. Restaurants
d. Free Standing Big Box Retail
e. Town Center
f. Individual Pad Sites
g. Office Park
h. Free Standing Office Buildings
i. Public/Community Services
j. Automotive Sales and Services
k. Other related uses

3.3 Recreation, Park and Open Space (Public or Private)

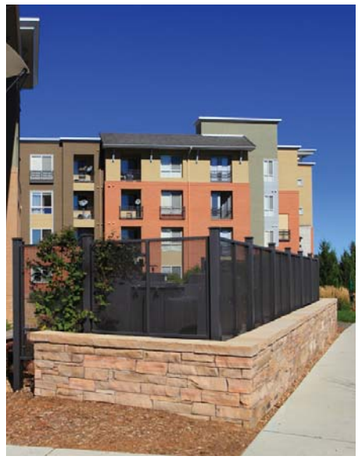
3.4 Prohibited Uses

a. Sexually Oriented Businesses
b. Junk Yards and Salvage Yards
c. Any use that, in the opinion of the DRC, produces adverse effects upon the development in terms of the health, safety or welfare of persons, or which may be harmful to the real property or improvements thereupon. This includes, but shall not be limited to the following nuisances: fire hazard, air or water pollution, electro-mechanical or electromagnetic interference, odors, gases, vapors, caustic or corrosive matter, vibration, intense glare or heat, noise and ground area conditions which will produce dust. This may also include uses that are incompatible functionally or aesthetically.

4.0 PROJECT GOALS

The following statements describe the intent for the Sweetwater East Master Development Standards. These should be considered throughout the community.

a. Achieve a harmonious plan and best accommodate the many uses allowed and proposed within Sweetwater East, the site shall be designed as a cohesive unit;
b. Integrate into the existing surrounding context;
c. Provide opportunities for a variety of uses over time: residential, retail, office, commercial, public/community services and recreation / open space uses;
d. Incorporate higher residential densities in strategic locations that can take advantage of the proximity to the highway, commercial, retail, and employment;
e. Cluster development to maintain the appropriate amount of open spaces;
f. Include architectural standards and aesthetic characteristics that promote high quality development;
g. Whenever possible, provide safe and usable pedestrian access to non-residential uses and community destinations through the use of plazas, trail connections, and sidewalks.



5.0 SITE DEVELOPMENT STANDARDS

5.1 Highway 71 Landscape Buffer Standards

As the major thoroughfare into the City of Bee Cave, Highway 71 should be treated as a gateway and significant view corridor, with a meandering landscape buffer to create a natural and aesthetically pleasing edge.

a. Minimum buffer width from Highway 71: 50 feet

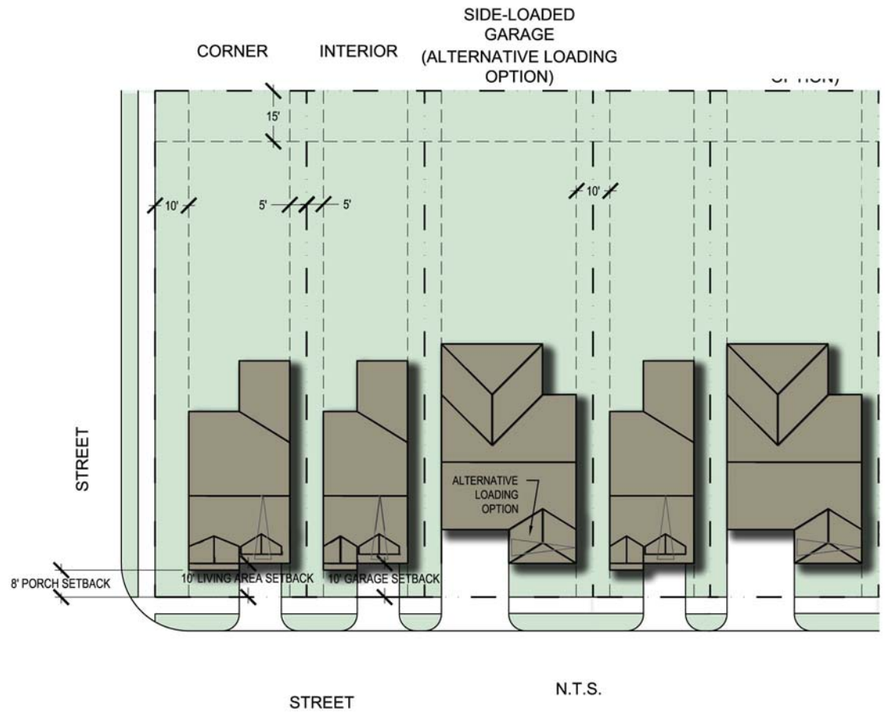
5.2 Detached and Attached Single-Family Residential Development Standards

The following development standards should be used in conjunction with the setbacks defined herein.

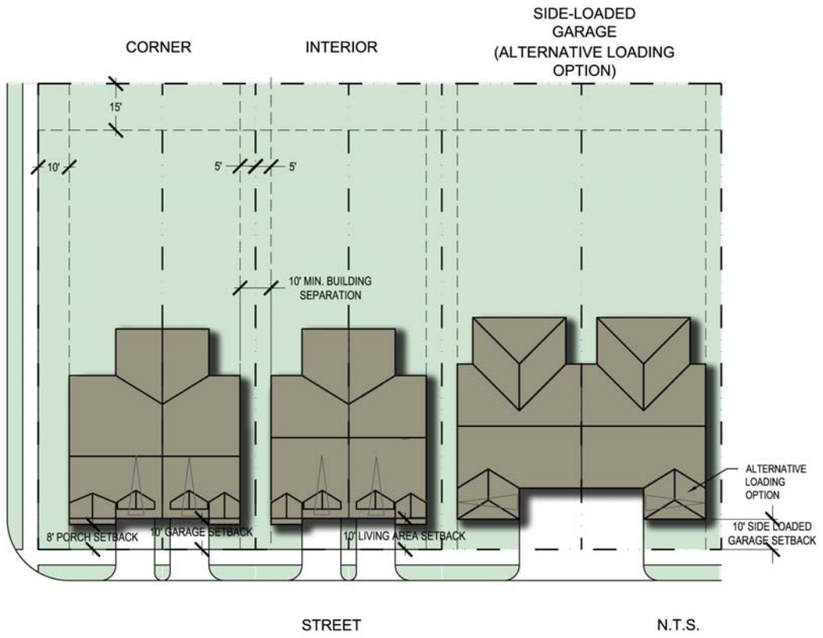
a. General Standards

1. Builders are encouraged to include alternatively loading homes on long, continuous street stretches.
2. Builders are encouraged to stagger the front setbacks of homes in order to help create variety in the streetscape.

Detached Patio Home Example



Attached Single-Family Example



Detached and Attached Single-Family Residential Standards	SFA and Patio Homes
Maximum Gross Density (Du/Ac)	10
Maximum Height Allowed	3 stories
Minimum Lot Size	N/A (1)
Minimum Lot Width	N/A
Off-street Parking Requirement (2)	1 space/unit; plus 1 guest space for every 5 units
Setbacks	
Min. Building Separation	1-2 story - 10' 3 story - 15'
Min. Front Setback from a ROW to: (3)	
• Garage	10'
• Side-Loaded Garage	10'
• Living Area	10'
• Covered Porch	8'
Min. Side Setback (Interior Lot)	5'
Min. Side Setback (Corner Lot)	10'
Min. Rear Setback (4)(5)	15'
Min. setback from a building to perimeter parcel boundary or open space not adjacent to public ROW	20'
Min. setback from a building to perimeter parcel boundary with non-residential adjacent use	25'
Min. setback from a building to perimeter parcel boundary with residential adjacent use	20'

Notes:
(1) Zero lot lines and fee simple development are permitted.
(2) Visitor parking is permitted on-street and in unit driveways.
(3) Applicable to local streets, loop lanes, and private drives. Homes may not have direct access to collector roads.
(4) Rear decks or covered porches may encroach into rear setbacks up to 10'.
(5) A 20' landscape buffer area is required between the rear property lines of residential lots and collector roads.
(6) Setbacks are measured from property line.
(7) Waivers from setback requirements may be permitted if approved by the DRC.
(8) The height of a building shall be measured as the vertical distance from the top of the finished floor elevation of the first floor, to the top of the roof, ridgeline or top of parapet. This includes walk-out, stepped or terraced buildings. Chimneys, ventilators, elevator housings, skylights, solar collectors, air conditioning and heating units, antennas, and necessary mechanical appurtenances or decorative architectural appurtenances usually constructed above roof level are not to be considered in determining building height.

Multi-Family Residential Standards	MF
Maximum Gross Density (Du/Ac)	20
Maximum Height Allowed (4)	4 stories
Minimum Unit Size	575 S.F.
Off-street Parking Requirement (resident)	1-BR - 1 space/unit 2-BR - 2 spaces/unit 3-BR - 2 covered + 0.5 spaces/unit A minimum of 40% of resident parking should be covered.
Off-street Parking Requirement (guest)	1 space / 5 units
Minimum Open Area Requirement (2)	20%
Setbacks (Parking and Building)	
Building Separation	1-2 story - 20' 3-4 story - 30'
Min. building setback from a ROW (3)	Collector - 20' Local - 20'(1)
Min. setback from building to internal access drives	10'
Min. setback from a building to parking	8'
Min. setback from a building to perimeter parcel boundary or open space not adjacent to public ROW	15'
Min. setback from a building to perimeter parcel boundary with non-residential adjacent use	25'
Min. setback from a building to perimeter parcel boundary with residential adjacent use	1-3 story - 20' 4 story - 30'

Notes:
(1) Porch and steps may encroach up to 5' into the setback.
(2) Any area not covered by building, parking or drives is considered open area, such as plazas, sidewalks, landscape buffers, detention areas, etc.
(3) Setbacks may be reduced by 10' for buildings that provide direct pedestrian access from the building units' front doors to the street sidewalk.
(4) Decorative rooftop appurtenances such as gables, chimneys, or other architectural details may exceed the building height limit if approved by the DRC.

5.3 Multi-family Development Standards

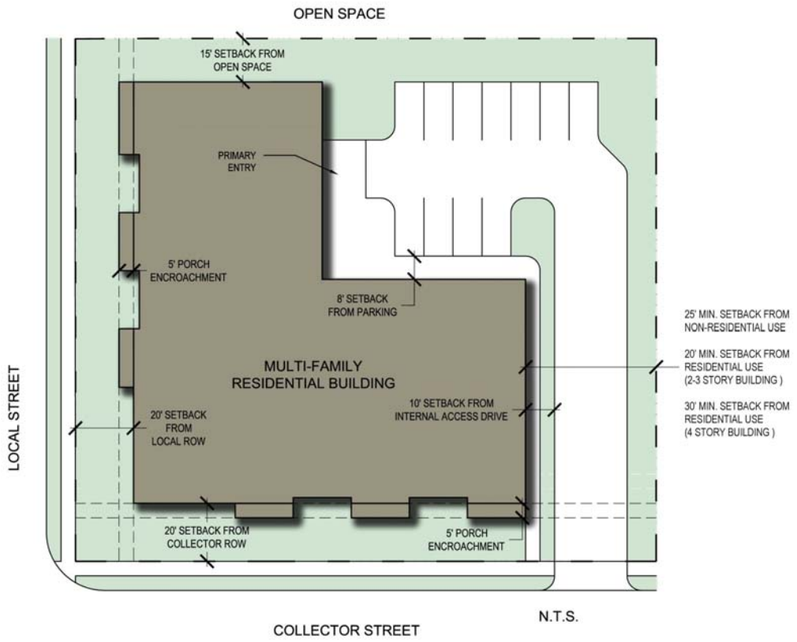
Multi-family products include apartment buildings, condominiums, and assisted living/nursing home facilities.

a. Building Massing and Form
   1. Building massing and form should be designed to promote a pedestrian scaled environment.
   2. Porches, patios and entryways should be in close proximity to the street to promote pedestrian activity.

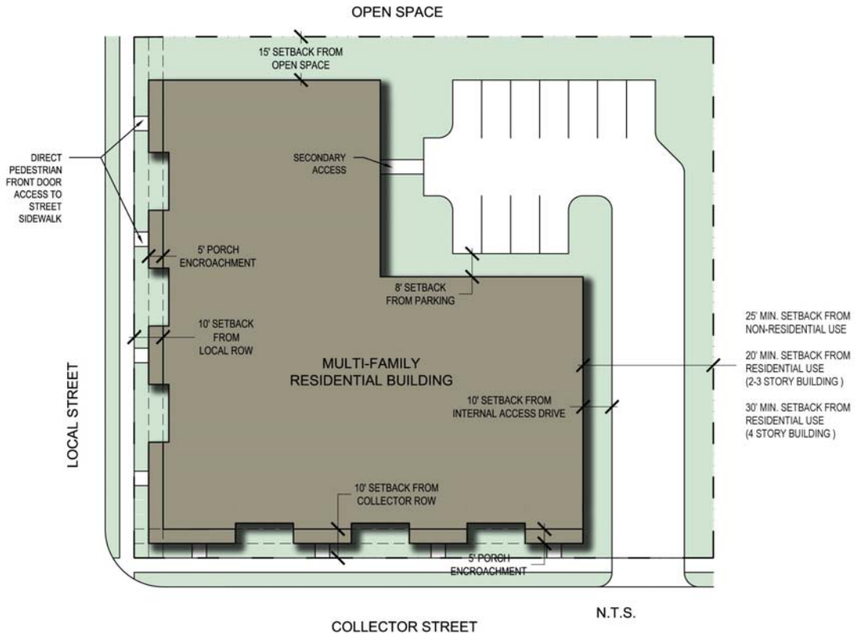
b. Site Design
   1. Multi-family buildings should be arranged to address street frontages, of both external streets and internal drives, and create efficient vehicular circulation through the site. Multi-family buildings should be located to take advantage of views and pedestrian connectivity.
   2. Air conditioning units should not be located on primary street frontages, but rather on internal drives and screened with landscape material.
   3. Transformers should be screened with landscape material.
   4. Garages and parking should not be oriented towards the primary fronted street, and should be accessed from internal access drives. Detached garages and carports are encouraged and should also not face the primary street.
   5. Multi-family buildings may have an odd or even number of units.
   6. The number of units per floor for multi-family buildings should be based on the location and context of the buildings. In general, 12 units or less per floor should be considered, although developments in more urban contexts may consider more.

c. Private Recreational Amenities for Residents
   1. Multi-family development sites should consider providing on-site private amenities for residents, which may include the following:
      - Clubhouse with recreational facilities
      - Pool
      - Sport Court
      - Pedestrian/bike path serving open space
      - Dog Park
      - Community Gardens
   2. Private recreational amenities should be centrally located and serve as a focal point for the development.

Multi-Family Residential without Direct Pedestrian Access Setback Diagram



Multi-Family Residential with Direct Pedestrian Access Setback Diagram



5.4 Mixed-Use Development Standards

The Mixed-Use Development Standards are intended to provide for a pedestrian-forward shopping, retail and office environment accommodating the development of a compatible mix of uses, potentially including:

a. Uses catering to automobiles, such as drive-in and drive-through restaurants and similar uses, are limited in this planning area to foster a pedestrian environment.

b. In these planning overlay areas, buildings should be set forward towards the street, screening the parking lots. This helps generate a pedestrian-scaled streetscape that promotes walkability.

c. Site amenities such as benches, trash receptacles, hanging baskets, banners, etc. may be enhanced in the mixed use areas to help enhance the character of the pedestrian environment.

d. Any combination of Residential and Non-residential uses should use the applicable standards for each land use, applying the most flexible standards in cases where standards conflict. The DRC will have the final authority over which guideline or standard should apply.

Mixed-Use Standards	MU
Impervious Cover	Per Development Agreement with City of Bee Cave
Minimum Lot Size	No minimum
Maximum Building Height	5 stories
Minimum Average Parking Requirements (2)	Residential - per sections 5.2 and 5.3 of this document General Office - 1 space per 300 SF of GFA Medical/Dental Office - 1 space per 200 SF of GFA General Commercial/Retail - 1 space per 250 SF of GFA Restaurant - 1 space per 100 SF of GFA Fitness and Health Clubs - 1 space per 150 SF of GFA
Minimum Open Area Requirement (1)	20%
Residential Density (maximum)	30.0 Du/Ac
Setbacks (Parking and Buildings)	
Minimum Setback from a ROW	Collector - 15' Local - 10'
Minimum Setback from Internal Access Drives	Buildings - 10' Parking - 10'
Min. setback from a building to perimeter parcel boundary or open space not adjacent to public ROW	Building - 20' Parking - 20'
Minimum Setback from adjacent non-residential property lines	1-2 story buildings - 10' 3-5 story buildings - 15' Parking - 5'
Minimum Setback from adjacent residential property lines	1-2 story buildings - 25' 3-5 story buildings - 40' Parking - 20'

Notes:
(1) Any area not covered by building, parking or drives is considered open area, such as plazas, sidewalks, landscape buffers, detention areas, etc.
(2) Parking requirements may be reduced per DRC approval.

Non-residential Standards	Retail, Commercial, Office, or Public/Community Services
Impervious Cover	Per Development Agreement with City of Bee Cave
Minimum Lot Size	No minimum
Maximum Building Height	5 stories
Minimum Average Parking Requirements (2)	General Office - 1 space per 300 SF of GFA Medical/Dental Office - 1 space per 200 SF of GFA General Commercial/Retail - 1 space per 250 SF of GFA Restaurant - 1 space per 100 SF of GFA Fitness and Health Clubs - 1 space per 150 SF of GFA Civic Uses (library, museum, etc.) - 1 space per 300 SF of GFA Places of Assembly - 1 space per 5 persons, based on maximum capacity Lodging - 1 space per guest room + 1 space per 2 employees
Minimum Open Area Requirement (1)	10%
Setbacks (Parking and Buildings)	
Minimum Setback from a ROW	Arterial - 20' Collector - 15' Local - 10'
Minimum Setback from Internal Access Drives	Buildings - 10' Parking - 10'
Min. setback from a building to perimeter parcel boundary or open space not adjacent to public ROW	Building - 20' Parking - 10'
Minimum Setback from adjacent non-residential property lines	1-2 story buildings - 20' 3-5 story buildings - 30' Parking - 5'
Minimum Setback from adjacent residential property lines	1-2 story buildings - 25' 3-5 story buildings - 40' Parking - 20'

Notes:
(1) Any area not covered by building, parking or drives is considered open area, such as plazas, sidewalks, landscape buffers, detention areas, etc.
(2) Parking requirements may be reduced per DRC approval.

5.5 Non-residential Development Standards

Non-residential development parcels shall be cohesively planned tracts with all areas sharing complementary architectural and landscape themes, as appropriate. Design and development of non-residential site improvements will draw from a select palette of colors and materials included in this document. All types and sizes of uses (i.e. office buildings, large format retail anchor stores, individual retail pad sites, etc.) should incorporate the thematic materials and colors specified for Sweetwater East as described in the Architecture section herein. All uses and development proposals must be reviewed and approved by the DRC.

a. Phasing

Sweetwater East may be phased to allow the project to develop as the market demands.

b. Screening

1. Service and loading areas visible from residences or streets should be screened by fences, walls, landscaping, berms or any combination thereof.
2. Trash enclosures shall be shielded from view by placement within buildings or by enclosure within opaque walls a minimum of six-feet in height. Trash storage containers should not project above screen wall or fence.
3. Screen wall and fence materials should complement building materials.
4. Outdoor storage should be screened with materials that compliment the development.

c. Automotive Sales and Services

1. Automotive sales and services are permitted and must maintain the architectural character as described in the Architecture Section herein.
2. Overlot grading for outdoor vehicle storage shall consider tree preservation and steep slope protection to the maximum extent feasible.
3. Service, loading and outdoor storage of vehicles visible from residences and streets should be screened by fences, walls, landscaping, berms, or any combination thereof.

d. Drive-throughs

1. Drive-through windows should not face the street unless sufficiently buffered.
2. Sufficient stacking should be provided for each drive-through lane to prevent spill over into major traffic circulation corridors.

e. Temporary and Seasonal Uses

1. Temporary and seasonal outdoor uses, such as farmers markets, outdoor nursery displays, and sidewalk sales may be permitted with the approval of a Temporary Use Permit from the DRC.

f. Main Street Design

1. Refer to Mixed Use Development Standards for non-residential areas with a main street character.

6.0 CIRCULATION

6.1 Intent

The Circulation Development Standards are intended to provide vehicular and pedestrian infrastructure to support the mix of land uses that may be located at Sweetwater East. Additional street sections and driveways may be allowed by the DRC on a case by case basis.

6.2 Gateways

Design of vehicular and/or pedestrian Gateways should be a priority to help create a sense of place.

6.3 Vehicular Standards

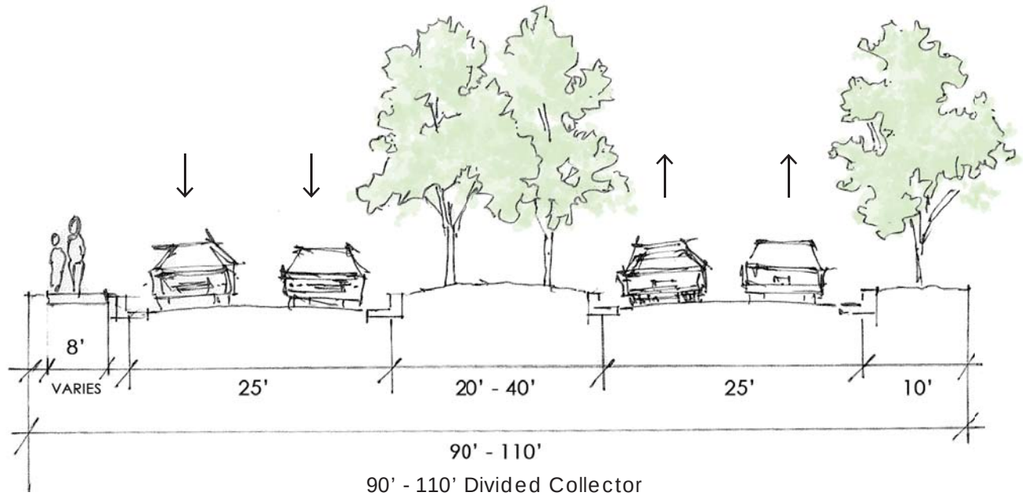
a. Driveways

Driveway location and design will be approved as part of a specific parcel site plan for a property. Internal drives shall be designed to safely accommodate traffic flow through the site. Common individual access drives should be coordinated across public rights-of-way and combined when possible to promote full-movement intersections, particularly along collector streets.

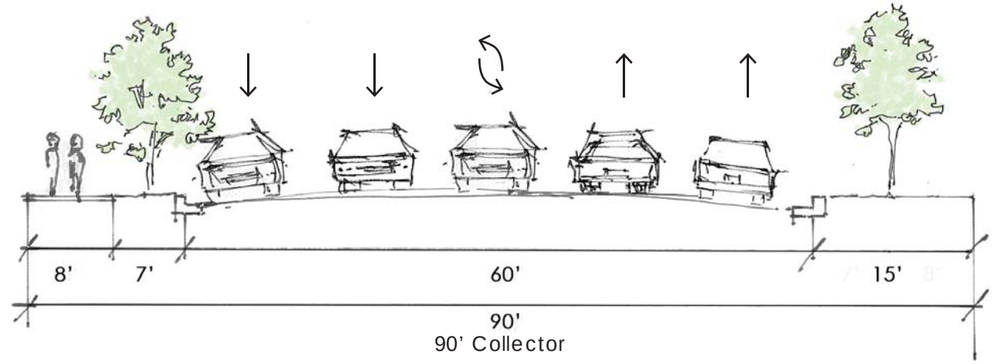
b. Openings and Curb Cuts

1. New curb cuts providing access to existing major thoroughfares must be approved by the Design Review Committee.
2. Curb cuts will be constructed at the cost of the owner/developer requesting the cut.
3. The replacement pavement shall match the existing pavement, upon completion.
4. If the curb cut disturbs an existing irrigation system, the site owner/developer will redesign and repair or replace the irrigation lines to existing or better condition.

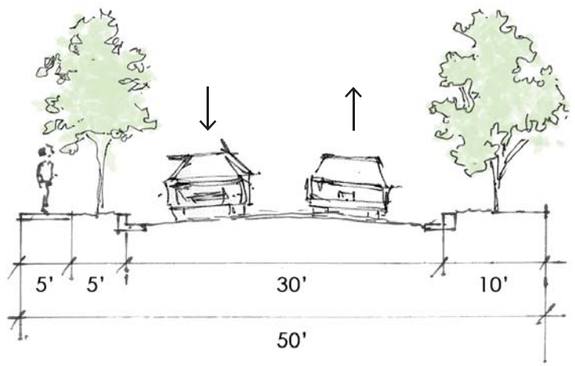
6.4 Street Sections



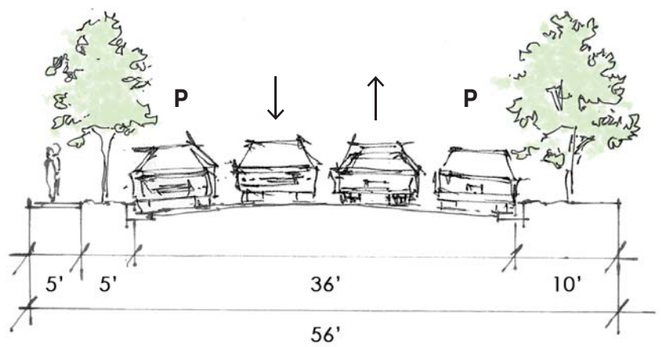
90' - 110' Divided Collector



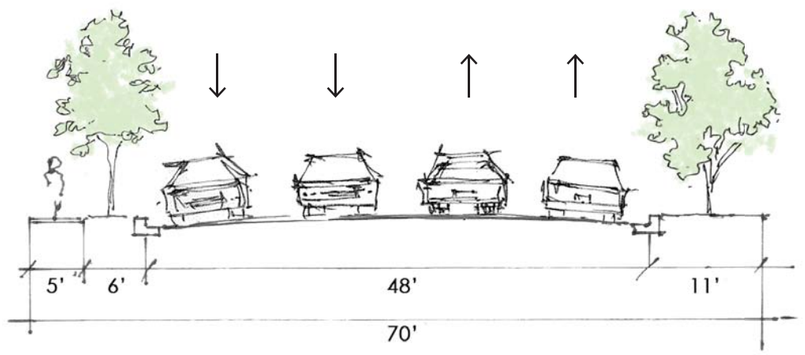
90' Collector



50' Local



56' Local with Parking



70' Collector

6.5 Pedestrian Standards

Pedestrian connectivity is strongly encouraged to connect people to the various uses at Sweetwater East. Sidewalks and trails may be incorporated into the open space, meandering within buffers or rights-of-way, and integrated in landscaped islands.

a. A network of trails may be constructed throughout the site following natural features and adjacent areas to provide connections to various points in Sweetwater East. Each new development area is responsible for creating a connection to the trail system, where practical.
b. Pedestrian circulation is encouraged to be provided by trails within the property and sidewalks along the streets.
c. Walkways, to the extent possible, should separate pedestrians and bicycles from automobiles.
d. Off street trails may be used to provide an acceptable alternative to on-street sidewalks for access from residential areas to key recreation, commercial and employment areas.
e. Pedestrian connectivity is strongly encouraged to the Sweetwater residential community located directly west of this site and other off-site areas.

7.0 PARKING

Parking shall follow these development standards. Reductions in parking requirements shall be submitted to the DRC and will be reviewed and considered on a case-by-case basis.

7.1 General Standards

a. Refer to section 5.0 Site Development Standards of this document for the number of parking spaces required per use. However, the amount of parking required may be reduced per DRC approval based on but not limited to shared parking, impervious surface constraints, site encumbrances, or other potential parking reduction criteria.

a. Large, unbroken fields of parking shall be avoided whenever possible.

b. Shared parking is permitted where practical and appropriate.

c. Where parking areas are to be common to more than one tenant, the parking lot should be designed to meet parking requirements at project build out, and constructed in a manner to facilitate future expansion of the common lot for adjacent parcels.

d. Landscaping installed at driveways, alleys or street intersections should be installed and maintained in such a manner as not to hinder the visibility of motorists and pedestrians.

e. Where a parking lot boundary adjoins property planned for any residential use, a landscape buffer should be incorporated into the design.

f. Parking should not be designed in a manner that would cause vehicles to overhang onto adjacent parcels.

7.2 Multi-family Residential Uses

a. Large, unbroken fields of parking should be avoided whenever possible.

b. Shared parking is permitted where practical and appropriate.

c. Pedestrian circulation should be incorporated into the design with direct pedestrian linkage through the site to primary building entrances.

d. Integrated garages and covered parking is strongly encouraged

7.3 Non-residential Uses

a. Common and individual access drives shall be coordinated with other access drives along collector streets, whenever possible.

b. Pedestrian circulation should be incorporated into the design with direct pedestrian linkage(s) through the site to adjacent building(s).

7.4 Materials

Parking areas shall be constructed of materials as recommended by the soils report for the property, and based on jurisdictional requirements. Specialty paving materials are permitted and encouraged at pedestrian / vehicle interaction areas (i.e. crosswalks, intersections, etc.).

7.5 Bicycle Parking

a. Bicycle parking should be provided and distributed throughout the site. The amount of parking required will be reviewed on a case-by-case basis.

7.6 Parking Lot Landscaping

a. Trees should be incorporated into the design to provide shade to the parking stalls, to the extent feasible. Parking lot landscaping will be subject to approval by the DRC.

b. Size of parking lot islands shall meet jurisdictional requirements.

c. Parking Lot Screening

1. Parking areas should be screened from Highway 71, arterial and collector streets by landscape buffers, landscape walls or fences, and plant material.
2. Parking lot screening should be integrated into adjacent buffers and street frontages to the extent feasible.
3. Berming in landscape buffer areas is encouraged. Berm heights a minimum height of 2-1/2 feet and a maximum slope of 4:1 are preferred.
4. Screening with plant materials that reach a minimum mature height of 4-feet is preferred.

d. Parking lots are subject to existing tree preservation and mitigation.

8.0 LANDSCAPE DESIGN

The Landscape Design should enhance the overall quality of Sweetwater East by maintaining visual contiguity between undeveloped natural areas and adjacent City or County developments. Landscape standards within the development will provide screening and buffering between uses, roadways and parking creating a pleasant environment. Landscape plans shall be reviewed and approved by the DRC.

8.1 Existing Trees

a. A tree survey is required for all site development plans, locating all non-cedar tree species over 12" caliper (or equivalent clusters) measured 4.5' above grade.

b. Surveyed trees should be preserved wherever practical, with special emphasis given to oaks, elms, pecans, and madrones.

c. Oaks, elms, and pecans over 18" in caliper and madrones over 12" in caliper and in good health should be considered Specimen Trees and should be preserved unless site conditions prevent their preservation. Removal of specimen trees shall require approval by the DRC and mitigation with replacement trees at a rate of 1:1 on the basis of caliper inches (e.g. removal of (1) 20" tree could be mitigated with (5) 4" replacement trees).

d. Cedars may generally be removed but should be considered for preservation where they are useful as buffers or as part of open space landscaping.

e. Community roadways and infrastructure should be routed to the extent feasible to avoid existing trees, especially Specimen Trees. However, the mitigation requirements described above apply only to specific development sites and not to overall community infrastructure.

f. Site development, including parking and walkways, may occur within up to 50% of the dripline of existing trees that are to remain.

8.2 General Landscape Standards

a. All sites should be landscaped with species from the preferred plant list. All areas of the site not left in or restored to their natural state or otherwise developed must be landscaped.

b. No more than 50% of all landscaped areas on a site shall be composed of irrigated turf. Preserved or restored natural landscape areas are encouraged wherever practical. Native grasses and native grass mixes, such as buffalo grass or Habiturf (or similar native grass seed mix), do not count against the 50% turf maximum.

c. Pedestrian Paths

   1. Thorny plant material is discouraged adjacent to pedestrian walks.
   2. Clear space above public walks should be 8' or greater.

8.3 Street Yard Landscaping Requirements

a. The street yard shall be defined per the City of Bee Cave code. Street yard shall be defined along all internal roadways of Sweetwater East (Highway 71 shall not be used to determine streetyard).

b. Landscaping of a parking lot located in the street yard as required under “Parking Lot Landscaping” below shall not count toward meeting the requirements of this section.
c. A minimum of 20% of the street yard area of the site shall be landscaping.
d. A maximum of 50% of required street yard landscaping may be irrigated turf. A minimum of 50% shall be planting beds and/or preserved/restored natural landscape, including native grasses and buffalo grass or Habiturf (or similar native grass seed mix) areas.
e. Foundation plantings are required along the base of all building walls facing the streetyard. A minimum of (5) 5-gallon shrubs per 20 linear feet are required. (1) 15-gallon ornamental tree may substitute for (3) 5-gallon shrubs as desired. Where site or other constraints prevent planting adjacent to the building, an equivalent amount of plant material shall be provided elsewhere in the streetyard.
f. Street trees with a minimum 4” caliper are required along all internal roadways with a maximum average spacing of 40’ on-center in non-residential areas and 30’ on-center in Multi-Family residential areas, unless otherwise approved by the DRC. Trees are encouraged to be clustered to create a more natural landscape appearance so long as the number of trees is consistent with the maximum average spacing requirement. These trees should be located in or just outside the ROW as close to the sidewalk as practical.
g. At least (1) 4”caliper shade tree shall be provided for every 2,500 SF of required street yard. Street trees described in the previous paragraph may be counted toward meeting this requirement, but additional trees shall be required in the street yard if the street trees do not fully meet this requirement. Preserved existing trees 12” or greater in caliper shall count as two street trees / street yard trees.

8.4 Parking Lot Landscaping Requirements

a. A minimum of 5 SF of landscape area internal to the parking lot (generally in islands and peninsulas) shall be required for every (1) surface lot parking space. Additional landscape area may be required depending upon site configuration and parking lot layout.
b. One (1) parking lot shade tree (4” min. caliper, new or existing) is required for every 20 surface lot parking spaces or fraction thereof. Preserved existing trees 12” or greater in caliper shall count as two parking lot shade trees.
c. To the extent feasible, every surface lot parking space should be either within 50’ of a newly planted, 4” parking lot shade tree or within 75’ of a preserved existing tree 12” or greater in caliper, unless unique site constraints or configurations make this impractical.
d. Requirements for areas intended for Automotive Sales and Services shall meet the requirements above, with the following modification:
    1. One (1) shade tree (4” min. caliper, new) is required for every 20 surface lot parking spaces or fraction thereof. However, these trees may be strategically placed within the site as depicted on the approved site plan and are not required to meet the distance

requirements outlined in 8.4.c, above. However, every surface lot parking space shall be within either 75' of a landscape island or peninsula, or within 100' of a landscape island or peninsula that has a preserved existing tree 12" or greater in caliper.

8.5 Landscape Buffers and Screens

a. A landscape screen shall consist of a minimum of (5) 5-gallon shrubs for every 20 linear feet to be screened. (1) 15-gallon ornamental tree may substitute for (3) 5-gallon shrubs as desired. These plant materials may be arranged as desired so long as gaps do not exceed 10 linear feet.

b. The following shall be screened from any public ROW or adjacent property line:
   1. Parking lots or areas intended for storing motor vehicles (including areas intended for display and/ or sale of motor vehicles)
   2. Water quality ponds and other drainage structures, unless constructed in a natural and aesthetically pleasing manner
   3. Storage and waste collection areas
   4. Loading areas
   5. Electrical and mechanical equipment including transformers, meter banks, condensers, etc.

c. A significant landscape buffer is required along Highway 71 to maintain the Hill Country character of that roadway and screen any parking lots facing that roadway. Refer to Site Development Standards for specific buffer width requirements. Landscaping shall be natural in character and shall achieve a minimum screening height of 3' along the entire length of the buffer (native grass prairie, if left unmown, may be used to meet this requirement).

d. A landscape buffer is required between residential areas and non-residential areas. This buffer should consist of landscape material and/or fencing that matches the character of the site or a combination thereof. Refer to Site Development Standards for specific setbacks between uses. The fence and/or vegetation shall be located entirely on the non-residential property and shall be maintained by the non-residential property owner. The buffer shall achieve a minimum mature screening height of 6' and at least 50% of the buffer shall be composed of vegetative screening such as shrubs, trees, and vines growing on fences.

e. Buffers and screens should meander, use native low water requirement plants, and look indigenous to the site. Shrubs should be evergreen species that provide year-round screening and do not become dormant in the winter months.

f. Berming in landscape buffer areas is encouraged. Berm heights a minimum height of 2-1/2 feet and a maximum slope of 4:1 are preferred.

g. Screening with plant materials that reach a mature height of 4-feet is preferred.

h. Refer to the Site Development Chart for specific setback dimension requirements.

8.6 Irrigation

a. All new landscaping must be irrigated for a minimum period of 2 years from the time of installation. In areas of native restoration, only trees are required to be irrigated. This irrigation may be by means of a permanent or temporary irrigation system.

b. Irrigation systems are encouraged to be high efficiency, low water usage systems such as drip irrigation and bubblers. Use of traditional spray heads should be minimized , especially in planting beds.

c. Irrigation provided to landscape areas may be discontinued after two (2) years of establishment only if drought tolerant plants are selected that are able to survive and maintain acceptable appearance without irrigation.

8.7 Entryway Landscaping

a. Landscaping around entry monuments is encouraged to create an overall visually pleasing character of the development. Plantings that surround signage should be substantial enough to achieve continuity, draw attention and promote wayfinding throughout the project.

b. Landscaping may encroach into the sight visibility areas at intersections in situations that complement the entryway design. Plant material is to remain under 30" in height at maturity.

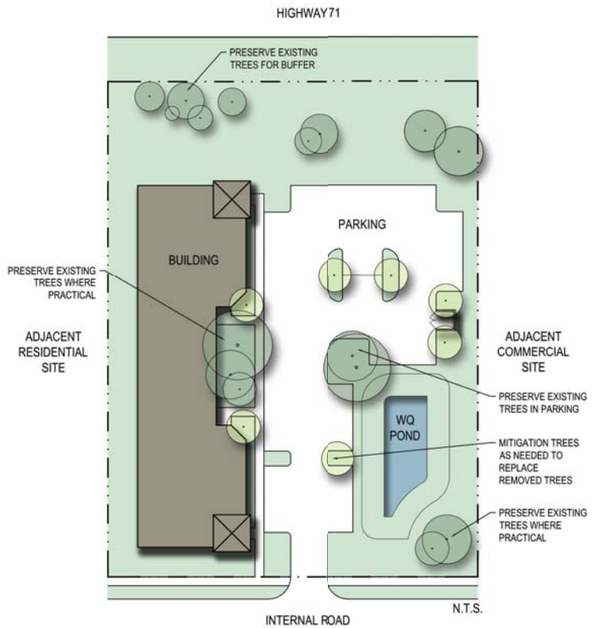
8.8 Landscape and Retaining Walls

a. Landscape and Retaining walls should be constructed of materials and colors that complement the development. Where required, retaining walls shall be designed by structural engineer.

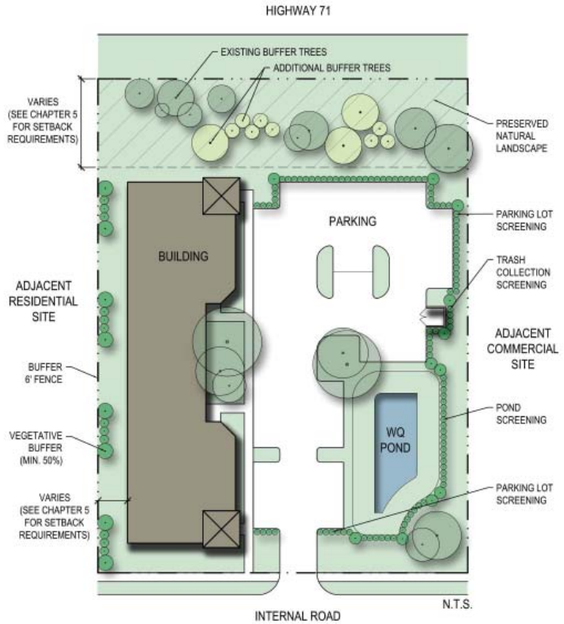
b. Retaining walls shall have a maximum height of 8' per tier. This requirement may be waived in circumstances where space constraints and/or steepness of slope make terracing retaining walls impractical.

8.9 Landscape Diagrams

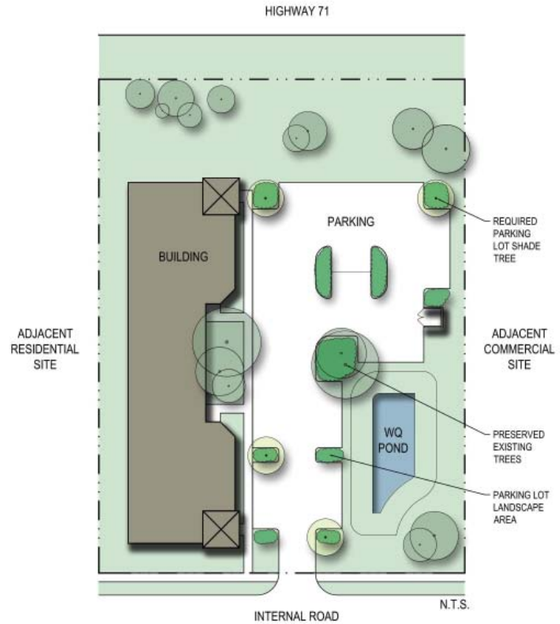
Existing Trees Diagram



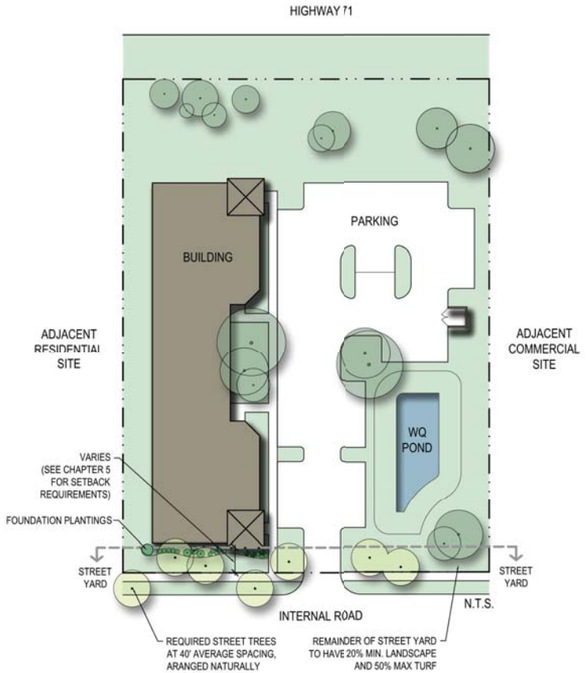
Buffers and Screens Diagram



Parking Lot Landscaping Diagram



Street Yard Diagram



8.10 Landscape Plant List

Shade Trees

Texas Ash	*Fraxinus texensis*
Eastern Red Cedar	*Juniperus virginiana*
Bald Cypress	*Taxodium distichum*
Cedar Elm	*Ulmus crassifolia*
Chinquapin Oak	*Quercus muhlenbergii*
Live Oak	*Quercus virginiana*
Monterrey Oak	*Quercus polymorpha*
Texas Red Oak	*Quercus texana*
Shumard Oak	*Quercus shumardii*
Pecan	*Carya illinoiensis*
Mexican Sycamore	*Platanus mexicana*

Ornamental Trees

Anacacho Orchid Tree	*Bauhinia lunariodes*
Mexican Buckeye	*Ungnadia speciosa*
Cherry Laurel	*Prunus caroliniana*
Crape Myrtle	*Lagerstroemia indica*
Desert Willow	*Shcilopsis linearis*
Possumhaw Holly	*Ilex decidua*
Yaupon Holly	*Ilex vomutoria*
Texas Mountain Laurel	*Sophora secundiflora*
Texas Persimmon	*Diopyros texana*
Mexican Plum	*Prunus Mexicana*
Texas Redbud	*Cercis Canadensis 'texensis'*
Palo Verde	*Parkinsonia aculeate*
Wax Myrtle	*Morella cerifera*

Large Shrubs

Evergreen Sumac	*Rhus virens*
American Beautyberry	*Callicarpa Americana*
Barbados Cherry	*Malprighia glabra*
Cotoneaster	*Cotoneaster spp.*
Fragrant Mimosa	*Mimosa borealis*
Primrose Jasmine	*Jasminum mesnyi*
Rose	*Rosa spp.*
Rosemary	*Rosmarinus officinalis*
Texas Sage	*Leucophyllum frutescens*
Flowering Senna	*Cassia corymbosa*
Fringe Flower	*Lorapetalum chinensis*
Glossy Abelia	*Abelia grandiflora*
Esperanza	*Tecoma stans*
Firebush	*Hamelia patens*
Skeletonleaf Goldeneye	*Viguiera stenoloba*

Small Shrubs and Perennials

Artemesia	*Artemesia 'Powis Castle'*
Coralberry	*Symphoricarpos orbiculatus*
Black Dalea	*Dalea frutescens*
Flame Acanthus	*Aniscanthus quadrifidus var. wrightii*
Globe mallow	*Sphaerolcea ambigua*
Turk's Cap	*Malvaviscus arboreus*
Bulbine	*Bulbine frutescens*
Colylophus	*Calylophus berlandieri*
Columbine	*Aquilegia spp.*
Blackfoot Daisy	*Melampodium leucanthum*
Copper Canyon Daisy	*Tagetes lemmonii*
Damianita	*Chrysoctinia Mexicana*
Fall Aster	*Aster oblongifolium*
Gaura	*Gaura lindheimeri*
Perennial Hibiscus	*Hibiscus mocheutos*
Bicolor Iris	*Dietes bicolor*
Lantana	*Lantana spp.*
Mexican Mint Marigold	*Tagetes lucida*
Mexican Oregano	*iPoliomintha longiflora*
Purple Coneflower	*Echinacea purpurea*
Rock Rose	*Pavonia lasiopetala*
Cherry Sage	*Salvia greggii*
Jerusalem Sage	*Phlomis fruticosa*
Majestic Sage	*Salvia guaranitica*
Mexican Bush Sage	*Salvia leucantha*
Pink Skullcap	*Scutellaria suffrutescens*
Texas Betony	*Stachys coccinea*
Verbena	*Verbena spp.*
Yarrow	*Achillea spp.*
Zexmenia	*Wedelia texana*

Ornamental Grasses

Inland Sea Oats	*Chasmanthium latifolium*
Mexican Feathergrass	*Stipa tenuissima*
Big Muhly	*Muhlenbergia lindheimeri*
Deer Muhly	*Muhlenbergia rigens*
Gulf Muhly	*Muhlenbergia capillaris*
Miscanthus Grass	*Miscanthus sinensis*
Little Bluestem	*Schizachyrium scoparium*

Succulents

Various Hardy Agaves	*Agave spp.*
Basket Grass	*Nolina texana*
Prickly Pear	*Opuntia spp.*
Texas Sotol	*Dasylirion texanum*
Spineless Sotol	*Dasylirion longissima*
Varous hardy Yuccas	*Yucca spp.*
Red Yucca	*Hesperaloe parviflora*
Giant Hesperaloe	*Hesperaloe funifera*

Vines

Coral Vine	*Antigonon leptopus*
Crossvine	*Bignonia capreolata*
Fig Vine	*Ficus Pumila*
Passion Vine	*Passiflora incarnate*
Trumpet Vine	*Campsis radicans*
Virginia Creeper	*Parthenocissus qunquefolia*
Hacienda Creeper	*Partehnocissus 'Hacienda'*

Groundcovers

Greg Dalea	*Dalea greggii*
Liriope	*Liriope muscari*
Mountain Pea	*Orbexilum spp.*
Monkey Grass	*Ophiopogon japonicas*
Trailing Rosemary	*Rosmarinas officinalis var. prostrates*
Berkely Sedge	*Carex tumulicola*
Sedum	*Sedum spp.*
Silver Ponyfoot	*Dichondra argentea*
Katie's Ruellia	*Ruellia brittoniana 'Katie'*

Turf Grasses

Buffalo Grass (including 609 and other cultivars)
Habiturf (seeded mix of buffalo grass, blue grama, and curly mesquite)
Bermuda Grass (less aggressive cultivars such as Tiff preferred to common)
Zoysia Grass

9.0 PARKS AND OPEN SPACE DEVELOPMENT STANDARDS

9.1 General

Sweetwater East envisions an interconnected parks and open space system through the use of parks, parkways, recreational facilities and trail corridors. A diverse range of outdoor activities should be provided for residents and visitors to enjoy. A Parks and Open Space Plan for the overall development should be reviewed and approved by the DRC.

9.2 Passive Uses

Passive uses are an integral part of any open space network as they help allow passive recreation but also a visually aesthetic environment. Passive Use areas may include, but are not limited to, natural open space areas, trail corridors, detention/retention ponds, natural/ improved drainage corridors, preserved drainages and wetlands, and other similar open space areas of the property.

9.3 Active Uses

Active uses may be included as a part of the open space network as the market conditions allow. Active use areas may include, but are not limited to, youth sports fields/complexes and supporting facilities, active use parks, trail corridors and other similar uses, including both public and private facilities.

9.4 Trails

Refer to the pedestrian trail discussion in the Circulation Section of this document for trail information.

9.5 Irrigation / Parklands

The irrigation / parklands area in the site plan is integral to the Sweetwater and Sweetwater East development as it will be utilized to recharge groundwater for the City of Bee Cave, Lake Travis watershed, and future development. Uses in this designation of the site plan may include any active, passive or trail use as described in these Parks and Open Space Standards.

10.0 COMMUNITY ELEMENTS

10.1 Site Furnishings

Each development parcel should provide site furnishings appropriate for the size and scope of the use proposed. A common “family” of site furnishings will be used across Sweetwater East. Final selection will be subject to review and approval by the Design Review Committee.

a. Benches

Benches should be located in commonly traveled pedestrian areas, including but not limited to; building entries, pedestrian gathering areas, near street lights and along trails and public and private open spaces. A minimum of two benches shall be required per building site in commercial areas. There is no minimum requirement for benches in residential and multi-family areas, though where provided they should meet the above standards.

b. Trash Receptacles

Trash receptacles should be located in commonly traveled pedestrian locations, and commonly paired with bench locations. A trash receptacle is not necessarily required at each bench. Trash receptacles should be easily accessible for pedestrians as well as for trash collections.

c. Bike Racks

Bike racks should be located close to building entrances and in a well-lit area.

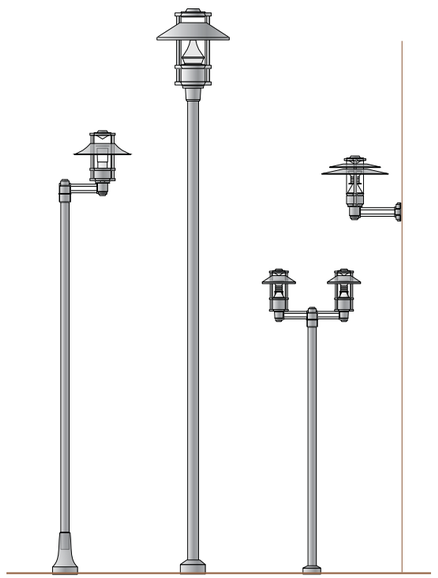
10.2 Lighting

a. General

1. On-site lighting should complement and reinforce the architecture and site design of the development without detracting from or significantly contrasting with the lighting on adjacent streets and parcels.
2. On-site lighting fixtures and illumination levels should be consistent with the intended type of the development.
3. On-site lighting should not cast glare on adjacent parcels and streets in a manner which may decrease the safety of vehicular and pedestrian movement.
4. All lighting potentially visible from adjacent streets should consider cut-off shield fixtures.

b. Street Lighting

Street lighting shall be located per jurisdictional requirements.



c. Parking Lot lighting
   1. Parking lot lights, except for those required for security, should be extinguished within one (1) hour after the end of business hours and remain extinguished until one (1) hour prior to the commencement of business hours. For reasons of security, a maximum of 30% of the total lighting used for parking lot illumination may remain open during such period.
   2. Maximum fixture height for pole mounted lighting should be 30'.
   3. Maximum average foot-candles for parking lot areas should be 10.
   4. Special attention should be paid to the nighttime visual environment and energy efficiency without affecting security.
   5. Glare and stray light into neighboring properties and roads shall be controlled with cut-off shield fixtures.
   6. No upward light, moving light, or neon lights shall be permitted.

d. Pedestrian Lighting
   1. Bollard lights should be considered as accent lighting intended to provide definition to specific areas and walkways.
   2. Point-to-point lighting should be provided for pedestrian walkways and illumination of entryways, courtyards, and other such areas.

10.3 Fencing

It is the intent of Sweetwater East to use fencing, walls and landscape to provide security, screen utility, service areas, and provide a buffer between different uses in conjunction with the landscape requirements.

a. Fencing materials may be wood, ornamental iron, decorative metal, masonry or stone that is visually appealing and complements the style of the Architecture and surrounding uses. Where chain-link fencing is required for security it will be subject to approval by the DRC and must be screened with landscape.

b. All fencing will be subject to review and approval by the DRC.

11.0 ARCHITECTURE

11.1 General Architecture Standards

The architecture at Sweetwater East should be a distinct, consistent style and theme reflective of the Texas Hill Country character. The following standards are intended to help guide the design process and architectural design. All buildings will be reviewed and approved by the DRC.

Architectural styles may vary, subject to compatibility with surrounding properties and to the appropriate use of allowable exterior materials and colors. Certain building styles may be prohibited in the sole and absolute discretion of the DRC.

The DRC may disapprove the construction or design of a building on purely aesthetic grounds. Any prior decisions of the DRC regarding matters of design or aesthetics shall not be deemed to have set a precedent if the DRC feels that the repetition of such actions should have any adverse effect on the community.

a. Principal Materials

1. Masonry and Stone

   Remaining consistent with traditional Hill County building materials, limestone, granite, marble, slate, river rock, stucco, cement fiber siding, and other stones are permitted. Kiln-fired brick is also permitted. The use of brick, or stone should be used in a minimum of 30 percent of the front exterior wall surfaces (net of windows and doors). Exception to this requirement may be granted by the DRC. Additionally,

   - Masonry/stone elements should be integral to the architecture of the building without the appearance of wallpaper.
   - Masonry/stone columns should wrap the column in its entirety.
   - Masonry/stone columns at garage corners should have a return dimension equal to or greater than the material width on the garage plane elevation.
   - All other masonry/stone returns should end at a logical termination point related to rooflines or building massing, where feasible.
   - Masonry wraps at building corners are required.

2. Rustic Wood
3. Glass
4. Stucco

b. Secondary Materials

1. Siding

- If siding is used, it should be consistent with the architectural style of the building.
- When siding is used, utilizing a variety of material types per elevation is recommended. Siding should terminate at inside corners or otherwise be properly trimmed at corners.
- Material changes should not occur at external corners and should return or change at internal corners.

2. Trim
   - The header, sill, and trim element design should be consistent with the building's architectural style.
   - Materials, color, and articulation should be consistent with the building's architectural character and are subject to Design Review Committee review.

c. General Usage Notes

1. The use of masonry or stucco should be done with appropriate attention to detailing. Stucco bands, cornices and friezes should be considered. Stone cap details, brick banding, key stones or similar touches should be included as regular features.
2. Other materials, i.e. siding or stucco, should be used with careful attention to detail and unbroken expanses. Trim around windows, at corners, friezes and or cantilevers and other expressed elements should be carefully considered. The use of stucco as a secondary material should be carefully designed in regards to termination against another material, massing and with regard to appropriate amounts of detailing.
3. Large expanses of white or very light colored stucco is discouraged.

d. Color Palettes

Hill County Colors : The Texas Hill Country is characterized by muted, natural earth tones with varying warm accent colors. Primary building colors emanate from the natural tones of limestone, brick, wood beams, and taupe stucco. These warm hues are accented by various bolder warm colors, as well as muted cool blues, often mixed with shades of grey.

1. Use Of Color

The blending of harmonious colors in the section of the exterior palette of a building is important. A variety of color palettes per elevation style should be required for any housing offered on a repeating basis. However, the size and density of a neighborhood should be considered when deciding on the number of color palettes. Careful consideration of masonry color selection and how it relates to color selection elsewhere on the home should be equally important.

- Color schemes should be appropriate for the architectural style used.
- Accent colors may be used to highlight architectural details.
- In general, colors are an opportunity to provide richness and diversity within a

neighborhood.

- Even though there may be a “family” or palette of colors appropriate for each architectural style, a variety of colors should be used to achieve an eclectic character as opposed to a monochromatic approach.
- In general, colors should be non-obtrusive such that they blend into the surrounding landscape, particularly in large lot-areas and abutting public roads, public open space and/or community facilities.
- Red, orange or reddish-toned, or very dark, or white brick is discouraged.
- All color palettes require approval by the DRC. Those shown in these Master Development Standards are merely illustrative of typical Hill Country color palettes.

e. Sustainability

Sustainable design helps ensure the longevity of the built environment for future generations. Where feasible, sustainable design should be integrated into Sweetwater East. The following design elements should be considered:

- Fiber cement siding to reduce the use of wood
- Offer option of use of recycled water for toilets
- Use low flow toilets
- Use finished and stained concrete floors to keep buildings cool
- Use solar panels for electricity
- Use steel roof, with stone coating and aluminum foil under the plywood, to keep the home warm in winter and cool in summer.
- Use solar tubes to provide light into rooms without windows
- Use LED lighting throughout home
- Use heat on-demand water heater
- Use double-pane windows
- Use fly ash in concrete foundation to reduce use of cement
- Use recycled paper fiber for insulation
- Use recycled plastic and pulverized recycled wood for porches and decks

The use of any of the previous are subject to the review and discretion of the DRC. The prior written approval of the DRC shall be required for an owner or resident to install any “Solar Energy Device.” For purposes of these Master Development Standards, a Solar Energy Device means a system of series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy, and includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.

11.2 Detached and Attached Single-Family Residential

a. Building Massing and Scale

1. Variety in residential housing types and building forms provides diversity and visual interest to the neighborhood street scene. The following design principles should be incorporated into the design of residential structures:
2. Compose building mass to create a human-scale environment.
3. Design homes in scale with the lot size.
4. Articulate wall planes.
5. Minimize the visual impact of the garage wherever possible.
6. Add projections and recesses to provide shadow and depth.
7. Add single-story elements to create a sense of variety within the street scene such as:
    - Covered entries.
    - Awnings at first floor level.
    - Courtyards – walled with detached trellis in front yards or exposed side yards.
    - One-story massing with a one-story roof height.
    - Wrap-around covered porch with columns and railings.
    - Step second story to improve the street scene.
    - Utilize architecture forward design with living space, entry, windows, doors, and architectural detail dominating the house presence on the street.
    - Encourage garages behind the house's front mass on front-loaded single-family, detached homes.

b. Enhanced Elevations

1. Enhanced elevations shall be required (side and rear) for lots exposed to public view and corner lots on collectors and arterial roads or open space.
2. Full masonry is required on two sides of a home facing the street at the intersection of any spine and/or main road with any other spine, main road, or local road; unless other architectural detailing is approved by the DRC.
3. Incorporate varied wall planes, roof forms, and window treatments such as bay windows and dormers, wherever possible.
4. Full expression of architectural style to a degree that is clearly recognizable.
5. Side and rear elevations shall feature a similar level of architectural articulation as front elevations, including building and roof forms, materials, and detailing.
6. Additional trim details that reflect the front elevation character should be provided.
7. The use of identical front or rear elevations side-by-side is prohibited.
8. A minimum of four different floor plans with three to four different elevations per floor plan should be offered.
9. The same elevation shall not be built adjacent to or directly across from one another. In addition, not more than two of the same floor plan shall be adjacent to each other.

10. Repetitive massing and roof forms are discouraged and additional elements may be required such as:
    - Covered porches
    - Pot shelves
    - Trellises
    - Masonry
    - Project of gable or hip roofs to create an additional wall plane
    - Shutters
    - Trim
11. Rear Elevations
    - Rear elevations should include changes of plane depth in order to create visual interest and avoid a completely flat elevation.
    - Materials and trim detailing should reflect the front elevation character.
12. Side Elevations
    - Material and trim patterns should reflect the front elevation character.
    - A logical stopping point at the side elevation is required on all masonry accents and trim patterns.
    - Large expansive areas of one material are discouraged.

c. Roofscapes

1. Roof design has a particular influence on a community street scene so the following elements should apply to roof treatment. The pitch, color, and composition of all roof materials must be approved in writing by the DRC.
    - Articulated roofscapes should be created through the use of a variety of traditional roof forms; including hips, gables, clipped gables, etc. These varied roof forms should be considered in the design of the individual buildings as well as in the combination of buildings within a street scene.
    - Variation in roof shapes and materials may be utilized to create a sense of individuality and diversity. These details should be compatible with the individual style of each house.
    - A variety of roof pitches (4:12 to 8:12) and forms are encouraged to enhance individual architectural expression.
    - Roof treatments, including form, slope; material and overhangs should be consistent with the architectural style of the dwelling.
    - Fascias may be either stucco, wood, tile, or fiber cement. If wood is used, it should be stained or painted. Fiber cement is an acceptable alternative facia material.
    - All flashing, sheet metal, vent stacks, and pipes should be painted to match the adjacent building surfaces.

- Skylights are permitted, but should be designed as an integral part of the roof. White and/or “bubble” skylights are not permitted. Skylight framing material should be bronze anodized or colored to match the adjacent roof.
- Solar panels, when used, should be integrated into the roof design, flush with the roof slope. Frames should be colored to complement the roof.
- Support solar equipment not located on the roof should be enclosed and screened from view.

d. Architectural Features And Accents

1. Porches
   - Porches should be appropriately scaled and consistent in material and detailing with the home’s architectural style.
   - Porches should be designed in conjunction with the active spaces of the dwelling to enhance their use as livable outdoor rooms.
   - Porches should have columns and railings that are consistent with the home’s architectural style; they should be fully covered in one of the following ways:
     - Roof element and tile matching the residence
     - Trellis structure
     - Second floor balcony or overhang
2. Balconies
   - Balconies, where provided, should be incorporated into the building form to provide articulation and visual interest to large wall masses.
   - All balconies and their elements should be consistent with the home’s architectural style.
3. Courtyards
   - Courtyards, similar to porches, provide a transition from the public space to the entrance of the home.
   - Courtyard walls should be finished to match the house. They may be embellished with stone, ceramic tiles, steps, recesses, cutouts, or wrought iron accents appropriate to the residence’s architectural style.
4. Windows
   - All windows and doors should be wrapped by wood, stucco, or cement fiber trim a minimum of 3” wide, unless the window or door is surrounded by masonry. Fiber cement is an acceptable alternative trim material.
   - The style of windows including size, shape, mullion pattern and trim should be compatible with the residence’s architectural style.
   - Windows may be single-hung, casement, fixed, or sliding windows.
   - Glazing may be either clear or tinted. Tinted windows are not permitted on the

front or primary elevation.

5. Doors
    - The entry of a dwelling should be articulated as a focal point of the building's front elevation, appropriately scaled to the size and character of the house.
    - The entry should be accentuated through detailing consistent with the home's architectural style such as distinctive shapes, door surrounds, roof elements, columns, porticos, recesses, decorative window(s) or other architectural features that accentuate the entry.
    - Doors should appear substantial with simple detailing. Special attention should be paid to entry doors and entry hardware.

e. Miscellaneous

1. Foundations
    - At raised footing conditions, finish materials should continue down to within 6" of finished grade per applicable International Code. At driveways and walkways, finish materials should continue down to within 2" of finished surface.
2. Accessory Structures
    - Patio covers, trellises, gazebos or any other accessory structures should be compatible with the home's architectural style. They should be constructed as permitted by governing codes, particularly with respect to height, size, lot coverage and setbacks.
3. Chimneys
    - Chimneys, particularly chimney caps, should be simple in design, so as not to distract from the building.
    - Chimney design should be compatible with the residence's architecture.
    - Chimney ends should not expose spark/screen arrestors. Custom metal hoods are allowed.
    - False chimneys may be considered for concealing gas vents and should be designed consistent with other chimneys on the home.
4. Mechanical Equipment
    - Visibility of mechanical equipment, such as air conditioners, heaters, evaporative coolers, television and radio antennas, satellite dishes, and other such devices should be minimized from any street, walkway, open space or adjacent lot. Placement plans should be submitted for review and approval of the DRC and are subject to all federal or state regulations currently in effect.
5. Decks
    - Wood decks located at the main level of a walk-out can appear to be added as an afterthought. Such decks should be integrated into the architecture of

the home through the use of masonry, stucco columns and/or built–up sided columns, detailed railings, the integration of lighting fixtures, and other methods which blend them with the home. All deck columns shall be a minimum of 6" in diameter. Covered decks should be encouraged where the roof form is consistent and blends with the home.

- Attention should be given to stairway construction as it connects from the deck to grade. Running the stair along the side of the home to meet grade coming downhill is encouraged. Stairs should be constructed of similar materials to the deck and its handrail and should be constructed by use of cantilevering its support or supporting it with additional columns as previously described. All vertical surfaces, including rails, fascias and stair jacks should be painted or stained and or coordinated with the house color.
- Home design should give consideration to the connection of the deck to the home, ensuring that rails do not conflict with windows and that the extent of the deck compliments the exterior elevation. Decks should consider the scale and mass of the home and should be scaled so as not to be long and narrow and stretch across the back of the home, but rather to approach a proportioned rectangular or square form.

6. Prohibited Elements

The following architectural elements are prohibited in the single-family portion of Sweetwater East:

- Stove pipe chimneys
- Random roof penetrations, vents, or skylights facing the street.
- White or bubble skylights
- Mirrored glass or any reflective film on windows.

11.3 Multi-Family Residential

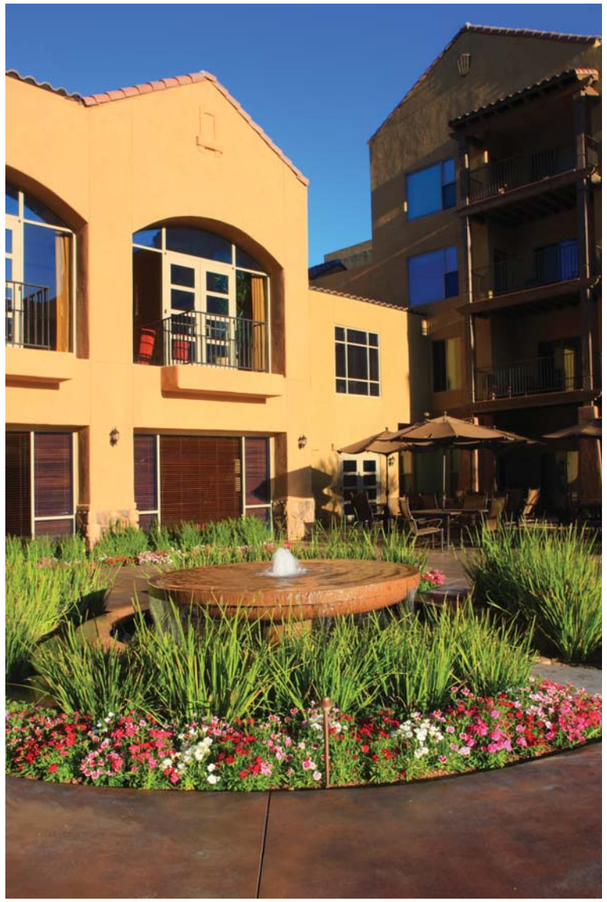
a. Building Massing and Scale

Variety in residential housing types and building forms provides diversity and visual interest to the neighborhood street scene. The following design principles should be incorporated into the design of residential structures:

1. Compose building mass to create a human-scale environment.
2. Articulate wall planes.
3. Minimize the visual impact of the garage wherever possible.
4. Add projections and recesses to provide shadow and depth.
5. Add single-story elements to create a sense of variety within the street scene such as:
    - Covered entries.
    - Awnings at first floor level.
    - Courtyards – walled with detached trellis in front yards or exposed side yards.
    - One-story massing with a one-story roof height.
    - Wrap-around covered porch with columns and railings.
    - Step second story to improve the street scene.

b. Enhanced Elevations

1. Enhanced elevations shall be required (side and rear) for lots exposed to public view and corner lots on collectors and arterial roads or open space.
2. Additional masonry should be considered on elevations which face the street at the intersection of any spine and/or main road with any other spine, main road, or local road.
3. Incorporate varied wall planes, roof forms, and window treatments such as bay windows and dormers, when practical.
4. Full expression of architectural style to a degree that is clearly recognizable.
5. Side and rear elevations shall feature a similar level of architectural articulation as front elevations, including building and roof forms, materials, and detailing.
6. Additional trim details that reflect the front elevation character should be provided.
7. Repetitive massing and roof forms are discouraged and additional elements may be required such as:
    - Covered porches
    - Pot shelves
    - Trellises
    - Masonry
    - Gable or hip roofs to create an additional wall plane
    - Shutters
    - Trim



8. Rear Elevations
    - Materials and trim detailing should reflect the front elevation character.
9. Side Elevations
    - Material and trim patterns should reflect the front elevation character.
    - A logical stopping point at the side elevation is required on all masonry accents and trim patterns.
    - Large expansive areas of one material are discouraged.

c. Roofscapes

Roof design has a particular influence on a community street scene so the following elements should apply to roof treatment. The pitch, color, and composition of all roof materials must be approved in writing by the DRC.

1. Articulated roofscapes should be created through the use of a variety of traditional roof forms; including hips, gables, clipped gables, etc. These varied roof forms should be considered in the design of the individual buildings as well as in the combination of buildings within a street scene.
2. Variation in roof shapes and materials should be utilized to create a sense of individuality and diversity. These details should be compatible with the individual style of each building.
3. A variety of roof pitches (4:12 to 8:12) and forms are encouraged to enhance individual architectural expression.
4. Roof treatments, including form, slope; material and overhangs should be consistent with the architectural style of the dwelling.
5. Fascias may be either stucco, wood, tile, or fiber cement. If wood is used, it should be stained or painted. Fiber cement is an acceptable alternative facia material.
6. All flashing, sheet metal, vent stacks, and pipes should be painted to match the adjacent building surfaces.
7. Flat roofs on styles that do not recommend them.
8. Skylights are permitted, but should be designed as an integral part of the roof. White and/or “bubble” skylights are not permitted. Skylight framing material should be bronze anodized or colored to match the adjacent roof.
9. Solar panels, when used, should be integrated into the roof design, flush with the roof slope. Frames should be colored to complement the roof.
10. Support solar equipment should be enclosed and screened from view.

d. Architectural Features And Accents

1. Porches
    - Porches should be appropriately scaled and consistent in material and detailing with the building’s architectural style.

- Porches should be designed in conjunction with the active spaces of the dwelling to enhance their use as livable outdoor rooms.
- Porches should have columns and railings that are consistent with the home's architectural style; they should be fully covered in one of the following ways:
- Roof element and tile matching the residence
- Trellis structure
- Second floor balcony or overhang

2. Balconies
   - Balconies, where provided, should be incorporated into the building form to provide articulation and visual interest to large wall masses.
   - All balconies and their elements should be consistent with the home's architectural style.
3. Courtyards
   - Courtyards, similar to porches, provide a transition from the public space to the entrance of the home and create common areas within a multi-family residential development.
   - Courtyard walls should be finished to match the building. They may be embellished with stone, ceramic tiles, steps, recesses, cutouts, or wrought iron accents appropriate to the residence's architectural style.
4. Windows
   - All windows and doors should be wrapped by wood, stucco, or fiber cement trim a minimum of 3" wide, unless the window or door is surrounded by masonry. Fiber cement is an acceptable alternative trim material.
   - The style of windows including size, shape, mullion pattern and trim should be compatible with the residence's architectural style.
   - Windows may be single-hung, casement, fixed, or sliding windows.
   - Glazing may be either clear or tinted. The type, appearance, and color of windows on a street facing facade must be approved by the DRC. Tinted films applied to windows post installation are not permitted without prior approval by the DRC.
   - Stained glass windows are permitted for places of worship.
5. Doors
   - The entry of a dwelling should be articulated as a focal point of the building's front elevation, appropriately scaled to the size and character of the building.
   - The entry should be accentuated through detailing consistent with the building's architectural style such as distinctive shapes, door surrounds, roof elements, columns, porticos, recesses, decorative window(s) or other architectural features that accentuate the entry.

- Doors should appear substantial with simple detailing. Special attention should be paid to entry doors and entry hardware.

e. Miscellaneous

1. Foundations
   - At raised footing conditions, finish materials should continue down to within 6” of finished grade per applicable International Code. At driveways and walkways, finish materials should continue down to within 2” of finished surface.
2. Accessory Structures
   - Patio covers, trellises, gazebos or any other accessory structures should be compatible with the home’s architectural style. They should be constructed as permitted by governing codes, particularly with respect to height, size, (lot coverage) and setbacks.
3. Chimneys
   - Chimneys, particularly chimney caps, should be simple in design, so as not to distract from the building.
   - Chimney design should be compatible with the residence’s architecture.
   - Chimney ends should not expose spark/screen arrestors. Custom metal hoods are allowed.
   - False chimneys may be considered for concealing gas vents and should be designed consistent with other chimneys on the home.
4. Mechanical Equipment
   - Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, satellite dishes, and other such devices visible from any street, walkway, open space or adjacent lot should be screened if located or mounted on the roof. Placement plans should be submitted for review and approval of the County and are subject to all federal or state regulations currently in effect.
5. Prohibited Elements

The following architectural elements are prohibited in the multi-family portion of Sweetwater East:

- Stove pipe chimneys
- Random roof penetrations, vents, or skylights facing the street.
- White or bubble skylights
- Mirrored glass or any reflective film on windows.

11.4 Non-residential

a. Building Massing and Scale

Variety in non-residential building forms provides diversity and visual interest to the neighborhood street scene. The following design principles should be incorporated into the design of non-residential structures:

1. Compose building mass to create a human-scale environment.
2. Articulate wall planes.
3. Minimize the visual impact of the parking garages, loading docks, and dumpsters wherever possible.
4. Add projections and recesses to provide shadow and depth.
5. Add single-story elements to create a sense of variety within the street scene such as:
    - Covered entries.
    - Awnings at first floor level.
    - Courtyards – walled with detached trellis in front yards or exposed side yards.
    - One-story massing with a one-story roof height.
    - Wrap-around covered porch with columns and railings.
    - Step second story to improve the street scene.

b. Enhanced Elevations

1. Enhanced elevations shall be required (side and rear) for lots exposed to public view and corner lots on collector and arterial roads or open space.
2. Incorporate varied wall planes, roof forms, and window treatments wherever possible.
3. Full expression of architectural style to a degree that is clearly recognizable.
4. Side and rear elevations shall feature a similar level of architectural articulation as front elevations, including building and roof forms, materials, and detailing.
5. Additional trim details that reflect the front elevation character should be provided.
6. Repetitive massing and roof forms are discouraged and additional elements may be required such as:
    - Covered entries
    - Masonry
    - Project of gable or hip roofs to create an additional wall plane
    - Shutters
    - Trim
7. Rear Elevations
    - Materials and trim detailing should reflect the front elevation character.

8. Side Elevations
    - Material and trim patterns should reflect the front elevation character.
    - A logical stopping point at the side elevation is required on all masonry accents and trim patterns.
    - Large expansive areas of one material are discouraged.
9. Façade Variation and Articulation
    - Building facades should include architectural variations and articulation to the extent that they create an elevation that does not appear repetitive or monotonous.

c. Roofscapes

Roof design has a particular influence on a community street scene so the following elements should apply to roof treatment. The pitch, color, and composition of all roof materials must be approved in writing by the DRC.

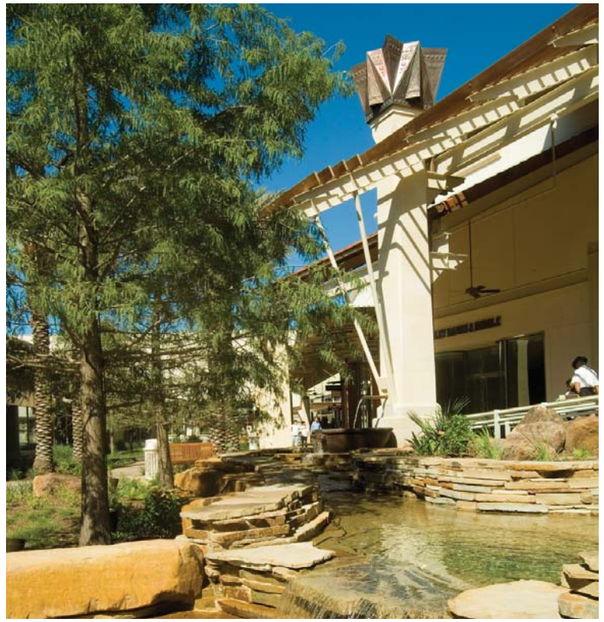
1. Articulated roofscapes should be created through the use of a variety of traditional roof forms; including hips, gables, clipped gables, etc. These varied roof forms should be considered in the design of the individual buildings as well as in the combination of buildings within a street scene.
2. The cornice line for buildings with flat roofs should vary in order to create visual interest.
3. Variation in roof shapes and materials should be utilized to create a sense of individuality and diversity. These details should be compatible with the individual style of each building.
4. A variety of roof pitches (flat, as well as 4:12 to 8:12) and forms are encouraged to enhance individual architectural expression.
5. Roof treatments, including form, slope; material and overhangs should be consistent with the architectural style of the dwelling.
6. Fascias may be either stucco, wood, tile, or fiber cement. If wood is used, it should be stained or painted.
7. All flashing, sheet metal, vent stacks, and pipes should be painted to match the adjacent building surfaces.
8. Skylights are permitted, but should be designed as an integral part of the roof. White and/or “bubble” skylights are permitted when screened. When visible, skylight framing material should be bronze anodized or colored to match the adjacent roof.
9. Solar panels, when visible, should be integrated into the roof design, flush with the roof slope. Frames should be colored to complement the roof.
10. Support solar equipment should be enclosed and screened from view.

d. Architectural Features And Accents

1. Balconies
    - Balconies, where provided, should be incorporated into the building form to provide articulation and visual interest to large wall masses.
    - All balconies and their elements should be consistent with the building's architectural style.
2. Courtyards
    - Courtyards, similar to porches, provide a transition from the public space to the entrance of the building and create common areas within a development.
    - Courtyard walls should be finished to match the building. They may be embellished with stone, ceramic tiles, steps, recesses, cutouts, or wrought iron accents appropriate to the residence's architectural style.
3. Windows
    - All windows and doors should be wrapped by wood, stucco, or fiber cement trim a minimum of 3" wide, unless the window or door is surrounded by masonry.
    - The style of windows including size, shape, mullion pattern and trim should be compatible with the residence's architectural style.
    - Windows may be single-hung, casement, fixed, or sliding windows.
    - Glazing may be either clear or tinted. Tinted windows are not permitted on the front or primary elevation.
4. Doors
    - The entry of a building should be articulated as a focal point of the building's front elevation, appropriately scaled to the size and character of the building.
    - The entry should be accentuated through detailing consistent with the building's architectural style such as distinctive shapes, door surrounds, roof elements, columns, porticos, recesses, decorative window(s) or other architectural features that accentuate the entry.
    - Doors should appear substantial with simple detailing. Special attention should be paid to entry doors and entry hardware.

e. Miscellaneous

1. Foundations
    - At raised footing conditions, finish materials should continue down to within 6" of finished grade per applicable International Code. At driveways and walkways,



finish materials should continue down to within 2" of finished surface.

2. Accessory Structures
   - Patio covers, trellises, gazebos or any other accessory structures should be compatible with the building's architectural style. They should be constructed as permitted by governing codes, particularly with respect to height, size, (lot coverage) and setbacks.
3. Chimneys
   - Chimneys, particularly chimney caps, should be simple in design, so as not to distract from the building.
   - Chimney design should be compatible with the building's architecture.
   - Chimney ends should not expose spark/screen arrestors. Custom metal hoods are allowed.
   - False chimneys may be considered for concealing gas vents and should be designed consistent with other chimneys on the building.
4. Mechanical Equipment
   - Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, satellite dishes, and other such devices visible from any street, walkway, open space or adjacent lot should be screened if located or mounted on the roof. All garbage dumpsters shall be screened. Placement plans should be submitted for review and approval of the County and are subject to all federal or state regulations currently in effect.
5. Prohibited Elements

The following architectural elements are prohibited in the non-residential portion of Sweetwater East:

- Non-screened random roof penetrations, vents, or skylights facing the street.
- Non-screened white or bubble skylights
- Mirrored glass or any reflective film on windows.

Sweetwater East
Master Development Standards

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