

EXHIBIT _
CONCORDIA
PLANNED DEVELOPMENT STANDARDS

GENERAL STANDARDS

1. The design and development of the Concordia neighborhood shall take place in general accordance with the Concept Plan (Exhibit --).
2. A minimum of 15% of the land within the Concordia neighborhood shall be used as common open space. Open space will be publicly accessible. The open space shall be owned and maintained by a mandatory Homeowners Association.

RESIDENTIAL STANDARDS

Development shall take place in accordance with development standards established in the Keller Unified Development Code for the SF-8.4 zoning district, as it exists or may be amended, unless otherwise identified below.

AREA REGULATIONS

1. Minimum lot area: 8,400 square feet.
2. Minimum lot width: 65'. On cul-de-sacs and/or elbows, the minimum lot width shall be 55'.
3. Minimum lot depth: 125'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 110'.
4. Minimum front yard: 15'. A front entry garage shall have a minimum front yard setback of 20'. On cul-de-sacs and/or elbows, the minimum front yard shall be 20'.
5. Minimum side yard-Interior lot: 5'.
6. Minimum side yard-Corner lot adjacent to a street: 15'. If a garage door is accessed from the side street, the minimum setback to the garage door shall be 20'.
7. Minimum rear yard: Twenty feet (20') if adjacent to an alley and the alley is used to access a garage. Otherwise, 15' if no alley exists.
8. Minimum dwelling unit area: 2,000 square feet.
9. Maximum lot coverage: Thirty-five percent (35%) by main buildings; fifty percent (50%) including accessory buildings, driveways, and parking areas.

NEIGHBORHOOD STANDARDS

1. Fencing
 - A. Fences shall be a minimum 6' in height and shall be solid, stained cedar fence with metal posts and caps.
 - B. Fences between houses but which face the street shall be tubular steel or wrought iron type fencing. Additionally, landscaping, including shrubs, shall be provided in conjunction with the fencing to provide screening.
 - C. Side yard fences may not extend closer than 10' behind the front outside corner of the house.
 - D. Side yard fences on corner lots may extend to within 8' of lot's side property line.
 - E. Tubular steel or wrought-iron type fencing shall be required on all single family lots adjacent to open spaces and shall be 6' high. Said fencing shall be installed by the home builder in conjunction with the building of the house on that lot.

F. A minimum 6' tall masonry screening wall shall be provide along the eastern limits of the neighborhood.

2. Garages

- A. J-swing garages shall be required on a minimum 40% of the lots. The remaining lots may have front facing garage doors.
- B. In no instance shall the garage door exposure to the street exceed 144 square feet. (2 car garage door.)
- C. Garages shall not be accessed from the existing alley north of the neighborhood.

3. Trees: In lieu of the trees required for each single family lot as outlined in Section 8.08(G)(1) of the Keller Unified Development Code, a minimum of 1 tree shall be planted in the front yards of homes. Said tree(s) shall be of a species whose typical mature height is no greater than approximately 20'. Additionally, a minimum of 1 large canopy tree with a minimum 3" caliper shall be provided in the rear yard of each lot.

In addition to the trees required for each single family lot as outlined in Section 8.08(G)(1 and 2) of the Keller Unified Development Code, 1 street tree, with a minimum 3" caliper, shall be provided per each single family lot, for a total of 3 trees per lot. Said trees shall be planted in conjunction with the construction of the adjacent home.

The street trees shall be located in the parkway between the sidewalk and curb within the adjacent street right-of-way. Additionally, corner lots shall provide 2 street trees in the side yard parkway. These trees shall be maintained by the adjacent home owner.

The following trees shall be the only trees allowed to be used as street trees due to their tap root structure versus a horizontal root structure. Live Oak, Bur Oak, Red Oak, Cedar Elm, and Lace Bark Elm. Because of the vertical root structure, root barriers shall not be required for these street trees.

The street trees and rear yard trees shall be counted towards the overall tree replacement requirement for the neighborhood, irrespective of the location of the removed trees in the neighborhood.

- 4. Sidewalks: Sidewalks shall be built so that 2' of the walk is located on the single family lot and 2' is located within the street right-of-way. In order to accomplish this, a 2' sidewalk easement shall be located on the lot. The placement of the sidewalk will allow for the maximum planting area for the street trees within the parkway.
- 5. Lot to lot grading and/or private HOA maintained rear yard drainage systems are allowed in order to preserve existing trees.
- 6. Perimeter and neighborhood entry landscape treatments shall generally be in accordance with the attached Entry Concepts exhibits and not specifically follow those treatments outlined in Section 5.09 of the Keller Unified Development Code. More specifically, the following shall be incorporated into the design of the neighborhood entry and perimeter treatment.
 - A. A minimum 15' wide landscape buffer shall be provided along North Tarrant Parkway.
 - B. A masonry screening wall, with a minimum height of 6' shall be constructed where lots back to North Tarrant Parkway.
 - C. Minor wall columns shall be spaced no greater than 12' on center. Major columns shall be spaced no greater than 100' on center.

- D. Trees, a minimum 3" caliper in size at the time of planting, shall be provided at a ratio equal to 1 tree per 50 linear feet of frontage along North Tarrant Parkway. The trees may be placed in an informal layout.

A specific landscape plan for the neighborhood shall be provided in conjunction with the submittal of construction plans for the neighborhood.

RESIDENTIAL ARCHITECTURAL STANDARDS

1. The following finishes will be permitted: brick, stone, man-made stone, stucco utilizing a three-step process, and cementitious-fiber board plank with a 30-year manufacturer's warranty. Sheet material is prohibited.
2. Balconies, covered front porches, stoops, and other similar elements, if utilized, shall have a minimum free and clear depth of at least 4'.
3. 30 year dimensional shingles or better shall be provided on all homes.
4. Roof pitches shall be a minimum of 8:12 for main gables and hips. Dormer roofs and roofs over front porches may have a lesser pitch.
5. Architectural façade treatments. Each home shall incorporate at least 3 of the following:
 - A. The front entrance of the home shall be highlighted through the use of lintels, pediments, keystones, pilasters, arches, columns, or other architectural elements.
 - B. As least 1 dormer shall be provided for each roof plane over 600 square feet in area that faces a street. The dormer shall be appropriately scaled for the roof plane.
 - C. All shutters for windows facing a street will be operational or appear to be operational. Additionally, the shutters will be in scale with the corresponding window.
 - D. Exterior decorative lighting for the front door and above garage doors shall be operational using photo cells.
 - E. The floor of front porches shall be either brick, stone, or patterned concrete.
 - F. Driveways shall be enhanced with various treatments such as, but not exclusive to, staining, paving ribbons, salt finishing, and exposed aggregate. These enhancements shall only be on the portion of the driveway which is on private property.
 - G. Front doors and/or garage doors shall incorporate glass enhancements.