

Bulverde Road Preservation Corridor

Design Standards Manual

Bulverde Road Preservation Corridor District

Executive Summary

Background

The Bulverde Road Preservation Corridor District includes a 3.26 mile stretch of Bulverde Road from Loop 1604 North to Evans Road and extends 300 feet from the outer right-of-way boundary lines. The properties adjacent to the roadway are primarily undeveloped with the exception of emerging commercial nodes at the intersection of Bulverde Road and Loop 1604 and Bulverde and Evans Roads. However, the planned expansion of Bulverde Road promises to bring increased development potential to the Corridor. The \$33 million road project, with funds coming from the 2007 General Obligation Street Improvement Bond, City Public Service, and the San Antonio Water System, includes reconstructing and widening Bulverde Road with curbs, sidewalks, bicycle facilities, driveway approaches, and necessary drainage and traffic signal improvements. The Corridor District was established to ensure future development is compatible with the existing residential neighborhoods, preserve the natural character of the area, and protect the corridor from visual blight.

The Corridor District enabling ordinance was adopted by City Council on December 19, 2002. This ordinance amended the Unified Development Code (UDC) by establishing overlay zoning districts for gateway, metropolitan, and preservation corridors and setting forth a process for designation. The purpose of these overlay districts is to preserve, enhance and perpetuate the value of roadway corridors through the adoption of area-specific site and building design standards. The more specific purpose of a preservation corridor is to protect a roadway with unique historical significance, natural vistas and/ or unique scenic environments from visual blight. The Bulverde Road Corridor qualifies for designation as a preservation corridor because it traverses scenic terrain where natural areas (areas without man made alterations that contain native topography and/ or native plants) are present.

The unique site and building design standards adopted with this overlay district were developed through a public participation process where all property owners within the district and adjacent areas were afforded an opportunity to participate in drafting the proposed regulations through public hearings and meetings. The process included an initial public meeting during which volunteers were recruited for the Planning Team. The Planning Team included 25 dedicated individuals (8 neighborhood/ homeowners association representatives; 5 commercial property owners/ representatives; 5 residential property owners/ representatives; 2 public entity representatives; and 5 alternates) who worked closely with staff from the Planning & Development Services Department to formulate site and building design standards that will allow for responsible development while preserving the natural and scenic characteristics of the Bulverde Road corridor.

How to Use this Document

This document includes design standards that apply to new construction projects and to improvements or renovations to existing structures, where the work requires a building permit and is specifically governed by the included standards, within the established boundaries of the Bulverde Road Preservation Corridor District. ***For specific questions regarding the Bulverde Road Preservation Corridor District design standards or applicability to a particular property or project, please contact the City of San Antonio Planning and Development Services Department.***

Bulverde Road Preservation Corridor District

Contents

1.	General Purpose Statements	3
2.	Definitions.....	3
3.	Design Standards.....	4
(a)	Site	4
(1)	Building Setbacks	4
(2)	Sidewalks.....	4
(3)	Off-street Parking & Loading.....	5
(4)	Fences/ Walls	6
(5)	Screening.....	6
(6)	Lighting	8
(7)	Landscaping.....	8
(8)	Tree Preservation/ Front Natural Bufferyard.....	9
(9)	Satellite Dishes & Components	9
(10)	Solar Systems & Components	10
(11)	Utilities	10
(b)	Building.....	10
(1)	Building Materials.....	10
(c)	Signs.....	12
(1)	Off-Premises Signs	12
(2)	Freestanding On-Premises Signs.....	12
(3)	Attached On-Premises Signs.....	13

Bulverde Road Preservation Corridor District

1. General Purpose Statements

(a) Applicability

- (1) Provisions of these regulations are activated by “shall” when required; and “may” when optional.
- (2) Single family residential structures in platted subdivisions shall not be subject to the design standards of this overlay district.
- (3) In the event of a conflict between this section and other provisions of the Municipal Code, the most restrictive provisions shall apply.

2. Definitions

Earth tone colors – colors that are predominant in the surrounding landscape including desert and woodlands and shall be low reflectance, subtle, or neutral colors. Earth tone colors shall not include primary colors, black, metallic, or fluorescent colors. Earth tone is a color scheme that draws from a color palette of browns, brownish-reds, brownish-oranges, tans, grays, and greens. The colors in an earth tone scheme are muted and flat and emulate the colors found in native soil, trees, and rocks.

Native plants and trees – those species listed in Appendix E of the Unified Development Code

Pedestrian circulation system – improved trails, sidewalks, and/or crosswalks that facilitate pedestrian movement within a site.

Publicly accessible – a building or area accessible to the public, including residents, customers, and employees. Maintenance, service, and outdoor storage yards/ areas are not considered publicly accessible if they are completely enclosed by solid walls so as to not be visible from beyond the maintenance, service, or outdoor storage yard/ area.

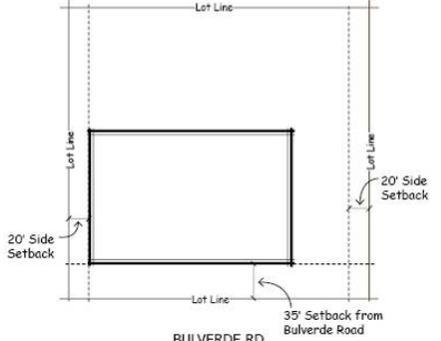
Screen – vegetation, fence, wall, berm or a combination of any or all of these which partially or completely blocks the view of and provides spatial separation of a portion or all of a site from an adjacent property or right-of-way.

Street wall façade – That portion or portions of a wall or any permanent structure that is visible from and oriented parallel to a dedicated public right-of-way. For a structure that is not oriented parallel to the right-of-way, the street wall façade shall include all of the facades visible from the right-of-way and oriented at an angle greater than zero degrees but less than sixty (60) degrees to the right-of-way.

Understory – assemblages of natural low level woody, herbaceous, and ground cover species.

Bulverde Road Preservation Corridor District

3. Design Standards

	Design Standards Design Standards are objective, measurable regulations with which all projects must comply.	Illustrative Pictures/ Diagrams Illustrative pictures and diagrams are provided for reference. In the event of a conflict, text shall prevail.
(a)	SITE	
(1)	Building Setbacks	
	<ul style="list-style-type: none"> • A minimum thirty-five (35) foot building setback shall be maintained from lot lines abutting the Bulverde Road right-of-way. • A minimum twenty (20) foot building setback shall be maintained from all other front and side lot lines, except that a minimum side building setback is not required on a lot that utilizes a shared access easement to provide vehicular access from the public right-of-way unless a minimum side building setback is required by the base zoning district. • Rear building setback is established by the base zoning district. 	
(2)	Sidewalks	
	<p><u>Internal Sidewalks</u> A minimum four (4)-foot wide continuous pedestrian circulation system shall connect a publicly accessible building within a site to the right-of-way sidewalk(s) abutting the site, all other publicly accessible buildings within the site, and any existing or planned pedestrian circulation systems to the site.</p> <ul style="list-style-type: none"> • For developments with multiple vehicular ingress/ egress drives, there shall be at least one (1) pedestrian ingress/ egress connection from the right-of-way sidewalk to the pedestrian circulation system on the site for each vehicular ingress/ egress drive provided. • The pedestrian circulation system shall be constructed of concrete, pavers, crushed aggregate, or a combination thereof. • The pedestrian circulation system may meander to protect trees and understory and other natural landscape features. • The continuous pedestrian circulation system shall be separated from parking stalls, streets, and drives with a combination of landscaping and edging. • The pedestrian circulation system may cross loading areas, streets, and drives, but in such cases shall include high visibility pavement markings. 	

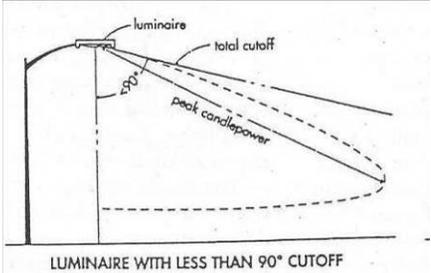
Bulverde Road Preservation Corridor District

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	<p><u>Right-of-way Sidewalks</u> With the exception of sidewalks along Bulverde Road, right-of-way sidewalks shall include a minimum two (2)-foot wide planting strip. The planting strip width may be reduced where necessary to preserve existing trees or understory. Right-of-way sidewalks shall align with existing sidewalks that serve abutting parcels.</p>	
(3)	Off-Street Parking and Loading	
	<ul style="list-style-type: none"> • Off-street parking shall not be permitted in the front yard unless the parking area is screened from view of the Bulverde Road right-of-way through the preservation of existing trees and understory and/ or the planting of trees and understory. • All dock height opening and loading doors shall be located to the sides or rear of the building and screened from view of the Bulverde Road right-of-way. Screening may be achieved by construction of a solid walled enclosure with approved building materials (see section 3.(b)(1) of this document); evergreen plant materials with irrigation, or landscaped earthen berm. • Parking and off-street loading areas that abut a single-family residential zoning district shall be screened from view of the abutting single-family residential zoning district with an eight (8)-foot tall masonry fence/ wall in addition to applicable bufferyard requirements specified in §35-510. 	 

Bulverde Road Preservation Corridor District

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(4)	Fences/ Walls	
	<ul style="list-style-type: none"> Fences/ walls located within the front yard shall be limited to a height of three (3) feet and shall be constructed of, or fully clad with, rough-cut limestone and/ or sandstone (or other material of similar appearance, including cultured stone and cast stone). Other materials shall not be permitted for fences/ walls located in the front yard. If utilized, front yard fences/ walls shall be located on the building side of the front natural buffer (see section 3.(a)(8) of this document), not immediately adjacent to the street. Residential subdivision perimeter fencing that is adjacent to Bulverde Road shall be constructed of, or fully clad with, rough-cut limestone and/ or sandstone (or other material of similar appearance, including cultured stone and cast stone) and shall include climbing vines, shrubs, trees, or ornamentals along at least fifty (50) percent of the base of the wall. No provision of this overlay district shall be construed to limit the height of residential subdivision perimeter fencing or sound barriers/ walls installed by the City of San Antonio, Bexar County, or TxDOT. Metal security fences enclosing stormwater management facilities shall be screened from view of public right-of-ways and private streets by tall shrubs or other vegetation. 	
(5)	Screening	
	<p><u>Parking Lot Screening</u></p> <ul style="list-style-type: none"> Parking areas shall be screened from view of public right-of-ways and private streets to a minimum height of three (3) feet by dense landscaping, berms and landscaping, or rock walls and landscaping. <ul style="list-style-type: none"> Planted screens are encouraged to utilize a variety of native plant species that will vary in height and density but where installed shall form a visual barrier at maturity. Tree and understory preservation may be utilized to satisfy the parking lot screening requirement and shall count toward the tree preservation and canopy requirements in §35-523. Parking lot screening installed to satisfy this requirement shall be eligible to obtain landscaping points for elective criteria in accordance with §35-511. 	

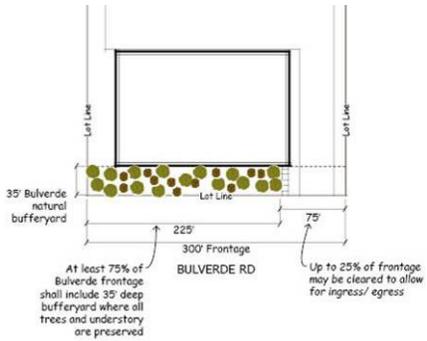
Bulverde Road Preservation Corridor District

<h2>Design Standards</h2> <p>Design Standards are objective, measurable regulations with which all projects must comply.</p>	<h2>Illustrative Pictures/ Diagrams</h2> <p>Illustrative pictures and diagrams are provided for reference. In the event of a conflict, text shall prevail.</p>
<ul style="list-style-type: none"> • Parking areas within parking structures shall be screened from view of public right-of-ways and private streets to a minimum height of one (1) story. Screening may be achieved by construction of a solid wall with approved building materials (i.e liner building) (see section 3.(b)(1) of this document), dense landscaping, or berms and landscaping. <p><u>Screening for mechanical equipment, dumpsters & storage</u></p> <ul style="list-style-type: none"> • Outside storage and service areas, storage tanks, refuse storage areas, dumpsters, compactors, and air conditioning/ heating equipment, shall be located in the side or rear yards and shall be screened from view of public right-of-ways and private streets. Screening may be achieved by construction of a solid walled enclosure with approved building materials (see section 3.(b)(1) of this document) with metal or wooden gates; evergreen plant materials with irrigation, or landscaped earthen berm. • Sites that include multiple screening enclosures shall utilize a consistent design for all enclosures. • Roof top mounted equipment shall be screened from view of abutting public right-of-ways and private streets through the use of parapet walls, mansard roof forms, or other permanently affixed, solid, opaque building materials (see section 3.(b)(1) of this document). 	   <p>LUMINAIRE WITH LESS THAN 90° CUTOFF</p>

Bulverde Road Preservation Corridor District

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(6)	Lighting	
	<ul style="list-style-type: none"> • Exterior lighting fixtures for parking lots, walkways, and building entrances shall include a cutoff angle of ninety (90) degrees or less and be positioned so as to not emit light above the horizontal plane. Any structural part of the fixture providing this cut-off angle shall be permanently affixed. • Building exteriors and architectural details may be illuminated, but only from a light source that is positioned above the building exterior or detail to be illuminated such that the light generated is directed at a downward angle toward the surface to be illuminated (downlighting). Fixtures utilized to illuminate building exteriors or details shall include a cutoff angle of ninety (90) degrees or less. • A fixture that allows for indirect uplight is permitted under a canopy or awning provided that the canopy or awning is opaque and no portion of the lamp or any part of the lens or diffuser is visible from beyond the canopy or awning and no up-light is emitted beyond the canopy. 	
(7)	Landscaping	
	<ul style="list-style-type: none"> • In addition to the mandatory landscaping requirements established by §35-511, landscape plans shall earn a minimum of eighty-five (85) points for elective requirements. Points are awarded based on the criteria specified in §35-511. • Plants utilized to fulfill the landscaping requirements shall be selected from the list of native Texas plants in the San Antonio Recommended Plant List found in UDC Appendix E. 	

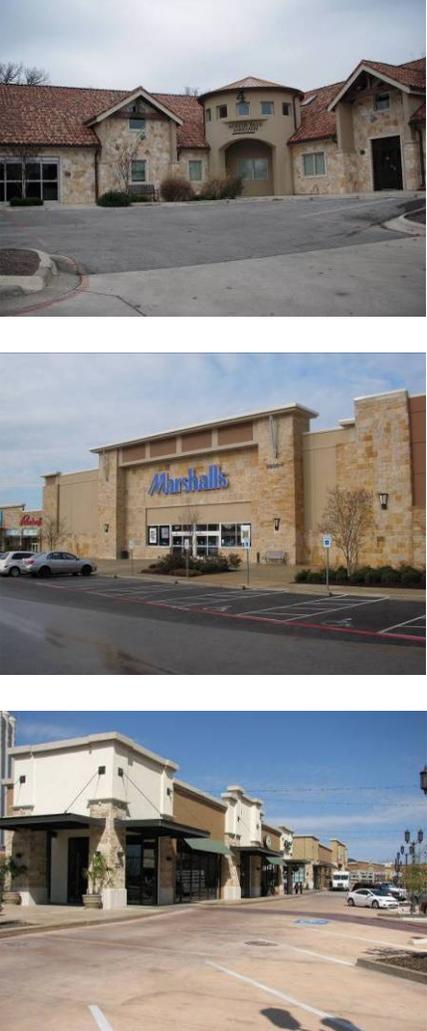
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(8)	Tree Preservation/ Front Natural Bufferyard	
	<ul style="list-style-type: none"> For lots that abut the Bulverde Road right-of-way, all vegetation within the first thirty-five (35) feet of the property shall be preserved, unless the removal of vegetation is necessary to provide utilities or to provide pedestrian and/ or vehicular access to the site, in which case vegetation removal shall occur on no more than twenty-five (25) percent of the total linear frontage. For flag lots platted pursuant to §35-515(h), vegetation removal shall be permitted on a linear frontage not to exceed the minimum required driveway width plus four (4) feet. Non-native, invasive tree species as specified in §35-523 and non-native and/ or invasive understory plants shall not be subject to this requirement. Preserved trees and understory within this area shall be eligible to obtain landscaping points for elective criteria in accordance with §35-511 and count toward the tree preservation and canopy requirements in §35-523. Preserved trees, shrubs and understory within the first thirty-five (35) feet of the property abutting the Bulverde Road right-of-way shall be supplemented with new plantings, as necessary to meet or exceed the equivalent planting units (EPUs) required for a Type D bufferyard as specified in §35-510(d)(2) to extend to a depth of thirty-five (35) feet along at least seventy-five (75) percent of the total linear frontage. Fences and/or walls shall not be required for the bufferyard. If a fence and/or wall is installed, the fence and/or wall shall comply with the fencing standards in section 3.(a)(4) of this document. 	 
(9)	Satellite Dishes and Components	
	Satellite dishes and components shall be screened from view of public right-of-ways and private streets to the extent permitted by federal law. Screening may be achieved by construction of a solid walled enclosure with approved building materials (see section 3.(b)(1) of this document), evergreen plant materials with irrigation, or landscaped earthen berm. Roof top mounted satellite dishes and components shall be screened through the use of parapet walls, mansard roof forms, or other permanently affixed, solid, opaque building materials (see section 3.(b)(1) of this document).	

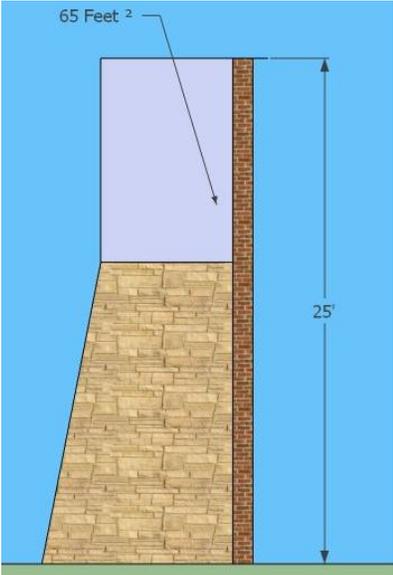
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(10)	Solar Systems and Components	
	Solar systems and components shall be screened from view of public right-of-ways and private streets. Screening may be achieved by construction of a solid walled enclosure with approved building materials (see section 3.(b)(1) of this document); evergreen plant materials with irrigation, or landscaped earthen berm. Roof top mounted solar systems and components shall be screened through the use of parapet walls, mansard roof forms, or other permanently affixed, solid, opaque building materials (see section 3.(b)(1) of this document). In lieu of screening, solar systems and components may be integrated into the design of the structure.	
(11)	Utilities	
	<ul style="list-style-type: none"> On-site utilities shall be located underground unless required by the utility to be otherwise located. This requirement does not apply to electrical transmission or distribution lines. Utility boxes, utility pillars, utility cabinets, and other utility equipment shall be screened from view of public right-of-ways and private streets. Screening may be achieved by construction of a solid walled enclosure with approved building materials (see section 3.(b)(1) of this document); evergreen plant materials with irrigation, or landscaped earthen berm. Screening may be omitted from a single side of the utility box, utility pillar, or utility cabinet where unobstructed access is required by the utility provider. 	
(b)	BUILDING	
(1)	Building Materials	
	Street wall facades shall include glass with a reflectance of twenty (20) percent or less and at least three (3) distinct materials and/ or colors, subject to the following requirements: <ul style="list-style-type: none"> Primary building materials shall be selected from the primary building materials list and shall comprise at least eighty-five (85) percent of a single elevation, Elevations shall be comprised of at least fifteen (15) percent rough-cut limestone and/ or sandstone (or other material of similar appearance, including cultured stone and cast stone), 	

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<ul style="list-style-type: none"> • Accent materials, as defined herein, shall comprise no more than fifteen (15) percent of a single elevation, and • Building materials (primary and accent) shall include only earth tone colors, regardless of whether color is applied or integral to the material, except that building materials may include the color black, whether applied or integral to the material, so long as the total amount of black-colored building materials does not exceed ten (10) percent of any single elevation <p><u>Primary Building Materials</u> The following building materials are permitted for use as primary building material (i.e. approved building materials):</p> <ul style="list-style-type: none"> • Glass with a reflectance of twenty (20) percent or less • Natural stone • Brick • Tile • Stucco • EIFS • Cultured stone or cast stone • Architecturally finished block (i.e. burnished block, split-faced block) • Architecturally finished pre-cast or poured in place concrete wall (i.e. tilt-up wall or tilt wall) that is profiled, sculptured, or otherwise provides three dimensional interest • Cement fiber siding <p><u>Accent Building Materials</u> Materials not included in the approved building materials list or the prohibited building materials list may be used as accent materials for street wall facades. The total area of all accent materials shall not exceed fifteen (15) percent of any single elevation.</p> <p><u>Prohibited Building Materials</u> The following building materials are prohibited for use as the primary building material or accent material for street wall facades.</p> <ul style="list-style-type: none"> • Metal building panels (this prohibition does not include metal used for awnings, canopies, exposed trusses, or other decorative elements) • Plastic siding 	 <p>The top photograph shows a residential-style building with a mix of stone, brick, and stucco. The middle photograph shows a Marshall's store with a prominent stone and brick facade. The bottom photograph shows a commercial building with a mix of stone, brick, and stucco.</p>

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	Design Standards	Illustrative Pictures/ Diagrams																
	<p>Design Standards are objective, measurable regulations with which all projects must comply.</p> <ul style="list-style-type: none"> Exposed aggregate Glass with a reflectance greater than twenty (20) percent <p><u>Overhead Doors</u> Overhead doors shall not be permitted on the street wall facade.</p> <p><u>Roofing Materials</u> Roofing materials visible from a public right-of-way or private street shall be limited to earth tone colors, regardless of whether color is applied, or integral to the material. This provision shall not apply to solar systems and components that are integrated into the design of the structure.</p>	<p>Illustrative pictures and diagrams are provided for reference. In the event of a conflict, text shall prevail.</p>																
(c)	SIGNS																	
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(2)	Freestanding On-Premises Signs																	
	<p>Design standards apply to all freestanding on-premises signs within the boundaries of the overlay district, regardless of whether they are placed adjacent to, or are visible from, Bulverde Road. No provision in this section may be construed to prohibit a Sign Master Plan Development Agreement as defined by §28-244 of the Municipal Code. Signs prohibited by §28-220 of the Municipal Code shall be prohibited within this Corridor.</p> <p>Maximum sign height and maximum sign message area for freestanding on-premises signs are determined based on the classification of the adjacent roadway as follows:</p> <p><u>Maximum Height</u></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th></th> <th>Expressway</th> <th>Arterial Type A</th> <th>Arterial Type B</th> </tr> </thead> <tbody> <tr> <td>Single Tenant</td> <td>35 ft.</td> <td>25 ft.</td> <td>10 ft.</td> </tr> <tr> <td>Dual Tenant</td> <td>40 ft.</td> <td>30 ft.</td> <td>10 ft.</td> </tr> <tr> <td>Multiple Tenant</td> <td>40 ft.</td> <td>40 ft.</td> <td>15 ft.</td> </tr> </tbody> </table>		Expressway	Arterial Type A	Arterial Type B	Single Tenant	35 ft.	25 ft.	10 ft.	Dual Tenant	40 ft.	30 ft.	10 ft.	Multiple Tenant	40 ft.	40 ft.	15 ft.	
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<p>Maximum Message Area</p> <table border="1" data-bbox="262 380 1451 521"> <thead> <tr> <th></th> <th>Expressway</th> <th>Arterial Type A</th> <th>Arterial Type B</th> </tr> </thead> <tbody> <tr> <td>Single Tenant</td> <td>200 sq. ft.</td> <td>65 sq. ft.</td> <td>64 sq. ft.</td> </tr> <tr> <td>Dual Tenant</td> <td>250 sq. ft.</td> <td>150 sq. ft.</td> <td>64 sq. ft.</td> </tr> <tr> <td>Multiple Tenant</td> <td>300 sq. ft.</td> <td>200 sq. ft.</td> <td>96 sq. ft.</td> </tr> </tbody> </table> <p>Placement One freestanding on-premises sign per platted lot is permitted. Additional freestanding on-premises signs shall be permitted if a minimum spacing between signs of two hundred (200) feet exists along one side of the street and no sign is within the clear vision area as defined by §35-506. Additional freestanding on-premises signs shall not exceed seventy-five (75) percent of the allowable height and message area of the primary sign as specified above.</p> <p>Building Materials Freestanding on-premises signs shall include a finished base to encase/ enclose the support structure(s). The finished base shall be constructed of materials approved for use as primary building materials (see section 3.(b)(1) of this document) and should match or complement the materials used on buildings on the site. Freestanding on-premises signs shall include landscaping consisting of vines, ornamentals, or other groundcover around the finished base. If any portion of the freestanding on-premises sign support structure is painted, only earth tone colors shall be utilized.</p>		Expressway	Arterial Type A	Arterial Type B	Single Tenant	200 sq. ft.	65 sq. ft.	64 sq. ft.	Dual Tenant	250 sq. ft.	150 sq. ft.	64 sq. ft.	Multiple Tenant	300 sq. ft.	200 sq. ft.	96 sq. ft.	
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<p>(3) Attached On-Premises Signs</p>																	
<p>Design standards apply to all attached on-premises signs within the boundaries of the overlay district, regardless of whether they are placed adjacent to, or are visible from, Bulverde Road. Signs prohibited by §28-220 of the Municipal Code shall be prohibited within this Corridor.</p> <p>Maximum sign message area is calculated as a percentage of the area of each building elevation and is determined based on the classification of the adjacent roadway as follows:</p>																	

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	<p><u>Expressway</u> 15% cabinet sign 20% channel letters raised or incised 15% painted or flat sign</p> <p><u>Arterial Type A and Arterial Type B</u> 10% cabinet sign 10% channel letters raised or incised 10% painted or flat sign</p>	