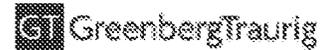


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*Laura Richard*  
Laura Richard, County Clerk  
Fort Bend County Texas  
Pages: 122 Fee: \$ 495.00

**AFTER RECORDING RETURN TO:**



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**SIENNA PLANTATION COMMERCIAL DESIGN GUIDELINES  
(Sienna Plantation Business Association, Inc.)**

*A Commercial Master Planned Community in  
Fort Bend County, Texas*

**Declarant:** TOLL-GTIS PROPERTY OWNER, LLC, a Texas limited liability company

**Cross reference to that certain Sienna Plantation Commercial Amended and Restated Master Covenant (Sienna Plantation Business Association, Inc.), recorded under Document No. 2016024161, in the Official Public Records of Fort Bend County, Texas.**



## SIENNA PLANTATION COMMERCIAL DESIGN GUIDELINES (Sienna Plantation Business Association, Inc.)

These Sienna Plantation Commercial Design Guidelines (Sienna Plantation Business Association, Inc.) are (the “**Design Guidelines**”) are hereby adopted by **TOLL-GTIS PROPERTY OWNER, LLC**, a Texas limited liability company (the “**Declarant**”) as the Sienna Plantation Commercial Reviewer as further set forth herein:

### I. INTRODUCTION

Any notice or information required to be submitted to Sienna Plantation Commercial Reviewer under these Design Guidelines will be submitted to Sienna Plantation Commercial Reviewer c/o SPPOA, 9600 Scanlan Trace, Missouri City, Texas; Tel. (281) 778-0778; Fax: (281) 778-0779.

#### A. **Background**

Sienna Plantation Commercial is a commercial master planned community located in Fort Bend County, Texas. The community consists of Development Tracts, which are subject to the terms and provisions of that certain Sienna Plantation Commercial Amended and Restated Master Covenant (Sienna Plantation Business Association, Inc.), recorded in the Official Public Records of Fort Bend County, Texas (the “**Official Records**”) (the “**Master Covenant**”) and any Sienna Plantation Commercial Development Tract Declaration recorded in the Official Records (“**Development Tract Declaration**”). Development Tracts may be made subject to the Master Covenant through one or more Sienna Plantation Commercial Notices of Annexation, which are Recorded in the Official Records, and any other applicable Documents which are Recorded in the Official Records.

The Master Covenant and each Development Tract Declaration include provisions governing the construction of Improvements and standards of maintenance, use and appearance for the preservation of Sienna Plantation.

#### B. **Sienna Plantation Commercial Reviewer**

Under the Master Covenant, the Sienna Plantation Commercial Reviewer for the construction of Improvements and the review and approval thereof is **TOLL-GTIS PROPERTY OWNER, LLC**, a Texas limited liability company (the “**Declarant**”). As provided in *Article 6* of the Master Covenant, Declarant has a substantial interest in ensuring that improvements within Sienna Plantation maintain and enhance Declarant’s reputation as a community developer and do not impair Declarant’s ability to market and sell all or any portion of the Development. As a consequence thereof, the Sienna Plantation Commercial Reviewer acts solely in Declarant’s interest and shall owe no duty to any other Owner or

Member of or to the Sienna Plantation Business Association, Inc., a Texas nonprofit corporation (the "Association").

Article 6 of the Master Covenant includes procedures and criteria for the construction of Improvements within Sienna Plantation Commercial and provides that no Improvements may be constructed without the advance written consent of the Sienna Plantation Commercial Reviewer. Pursuant to that certain Notice of Declarant Designee as Sienna Plantation Commercial Reviewer, Recorded in the Official Records (the "Notice"), Declarant has designated the Sienna Plantation ARC (as defined in the Notice) as its designee to act as the Sienna Plantation Commercial Reviewer as further set forth therein. **Until expiration or termination of the Development Period as defined in the Master Covenant, the Sienna Plantation Commercial Reviewer means Declarant or Declarant's designee(s) and in no event is the Sienna Plantation Commercial Reviewer a committee created by or appointed by Board or the Association.**

## II. DESIGN GUIDELINES

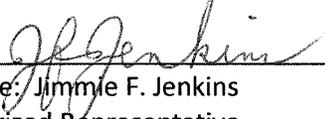
Section 6.04(b) of the Master Covenant provides that the Sienna Plantation Commercial Reviewer may adopt a Design Guidelines to govern the standards for design, construction of Improvements, landscaping, and the placement of exterior items within Sienna Plantation, which may consist of multiple written design guidelines applying to all or specific portions of the Development. Therefore, the Sienna Plantation Commercial Reviewer hereby adopts as "Design Guidelines" under the Master Covenant those certain Non-Residential and Attached Residential Design Standards, adopted on July 15, 2010 by the Sienna Plantation ARC, together with all current and future amendments thereto, which is attached hereto as Exhibit "A", and incorporated herein as if more fully set forth. **Not all descriptions, terms, criteria and procedures described in the Design Guidelines may be applicable to various portions of the Property, as defined in the Master Covenant.**

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

**DECLARANT AS SIENNA PLANTATION  
COMMERCIAL REVIEWER:**

**TOLL-GTIS PROPERTY OWNER, LLC,**  
a Texas limited liability company

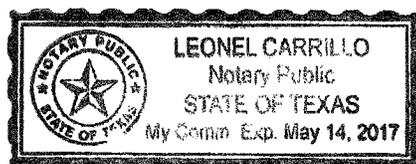
By:   
Printed Name: Jimmie F. Jenkins  
Title: Authorized Representative

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §

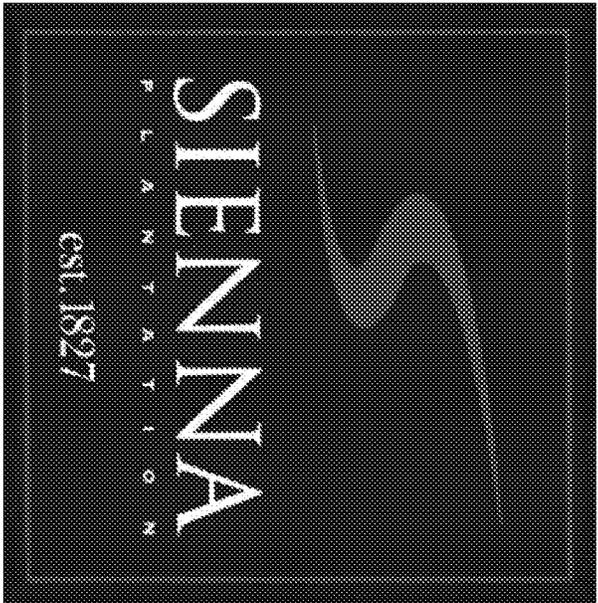
This instrument was acknowledged before me this 8<sup>th</sup> day of March, 2016 by Jimmie F. Jenkins, Authorized Representative of **TOLL-GTIS PROPERTY OWNER, LLC**, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)

  
Notary Public Signature



**EXHIBIT "A"**  
**NON-RESIDENTIAL AND ATTACHED RESIDENTIAL DESIGN STANDARDS**



## Non Residential and Attached Residential Design Standards

Non Residential and Attached Residential Design Standards



Prepared for SIENNA / JOHNSON DEVELOPMENT, L.P.  
3777 SIENNA PARKWAY MISSOURI CITY, TX 77459

Prepared by EDI ARCHITECTURE, INC.  
STUDIO 8 Architects  
TBG Partners - Landscape Architecture and Planning

Edited July 15, 2010

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*Sienna Plantation* is located in Fort Bend County, Texas south of State Highway 6 at its intersection with Sienna Parkway. The Brazos River shares much of the site's western boundary and Oyster Creek meanders throughout the project. The site is seven miles southeast of US Hwy 59, 6 ½ miles south of Beltway 8, and is a 24-mile drive to downtown Houston.

*SIENNA PLANTATION* is being developed as a master planned community. A comprehensive master plan has been adopted in order to establish the long-range intent of the community. Some of the plan's features include scenic lakes, golf courses, community centers and pools, greenbelts, landscape reserves, a hierarchy of internal public street rights-of-way, single family detached residences on varied lot sizes, attached residential products, commercial/retail centers, and public/quasi-public uses. A system of landscaped walks, trails, greenbelts and landscaped roadways link each neighborhood and nonresidential uses.

This document is presented as a minimum set of development guidelines and standards for the nonresidential and attached residential components of the *SIENNA PLANTATION* community. The non-residential land uses include retail, office, medical center, institutional, and hotel uses. This document addresses these uses as well as attached residential uses including apartments, retirement housing and assisted living. The intended use of this document is to provide a framework to illustrate and define common design objectives for a unified, harmonious setting with the potential for multiple builders, owners and tenants. The guidelines are intended for the use of various builders in *SIENNA PLANTATION* and the design professionals they may engage, as well as owners and tenants who wish to make improvements. They are aimed at providing an attractive, coordinated physical environment both during and after construction. Design diversity is encouraged in order to create a specific identity for each project. However, certain standards have been adopted for key design factors to provide continuity and ensure that all of the development's projects reinforce each other's quality.

## 1.0 INTRODUCTION

These guidelines are supplemental to the Restrictive Covenants and are to be used in the architectural review of builder, developer or owner plans. Noncompliance with these guidelines is grounds for disapproval of plans. These guidelines are also for use as standards for future compliance to maintain the integrity of the community. Compliance with the guidelines does not insure or imply acceptance or approval by Fort Bend County or Missouri City. Local county and city standards, regulations and ordinances have precedence over this document. City codes and standards shall prevail regarding issues not specifically addressed in the ordinance that may arise during the development of the subject site.

Quality building design and site design and compatibility with the overall environment are primary goals of the guidelines for nonresidential development. Location, size, style, color and types of signs, buildings, walls, sidewalks, vegetation, ornaments, grading, parking, landscape development and other design elements are described in the following text. Descriptions and illustrative examples are utilized to further explain or clarify a guideline requirement or intent and are meant to insure an orderly and well-maintained sense of place and community.

Another goal of the guidelines is the development of a human scale to enhance the pedestrian experience. Human scale details should be prevalent on all buildings and may be achieved through sensitive treatment of building massing, entry design, window and exterior treatments, elements at the building base, and definition of a roof line.

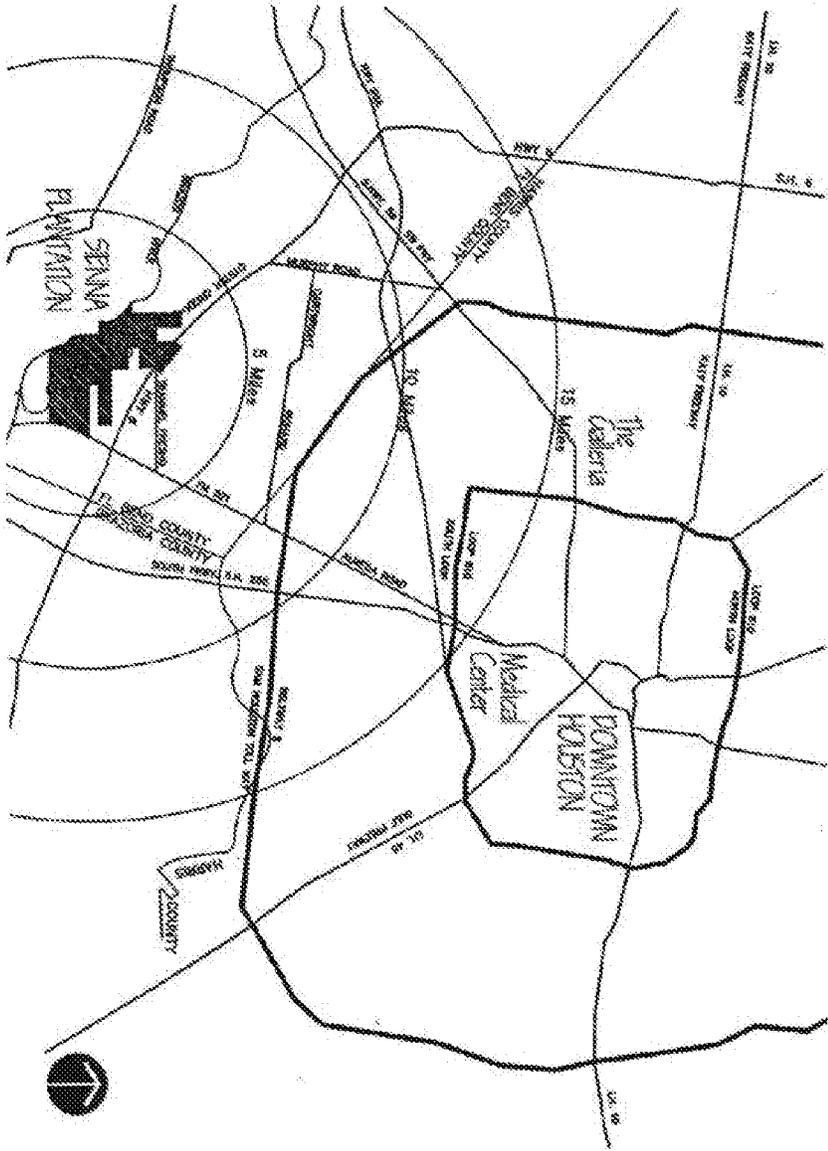
The design of the landscape architecture should further enhance the pedestrian environment, as well as the adequate and strategic placement of walkways. Planting features, shade trees and shading devices, paving materials, outdoor furniture such as seating, and lighting fixtures should contribute to the pedestrian experience of the site.

How to Use This Document. 1) Locate the design standard requirement in the Table of Contents; 2) Turn to that page in the document and locate the standard in the column on the left side of the page; 3) To the right of each

row heading is the requirement or standard, 4) Further explanation of a requirement or standard may be located as a graphic illustration in the Appendix; however, if you have a question regarding a standard in this document, please contact the SPP/OA. Refer to the other documents such as the recorded plat and Deed Restrictions for further information regarding

a particular tract or site. This document may be revised and updated as necessary to meet changing conditions, market demands, and other factors affecting development of this project and individual sites.

# 1.1 LOCATION MAP



Sienna Plantation Nonresidential & Attached Residential Design Standards

## 2.0 SETBACKS AND BUILDING HEIGHTS

SETBACKS	Hwy #	Street Parkway	Fort Bend Parkway	Levee Easement	Canal Creek or Drainage Channel	Side Property Line	Street Side Property Line or Residential Use	Rear Property Line
<ul style="list-style-type: none"> <li><b>General Retail Pad Sites</b></li> </ul>	Building 30' Parking 30' average	Building 30' Parking 30' average	Building 30' Parking 30' average	Building 10' Parking 5'	Building 20' Parking 20'	Building 20' Parking 10'	Building 20' Parking 20'	Building 25' Parking 10'
<ul style="list-style-type: none"> <li><b>Office</b></li> </ul>	Building 30' Parking 30' average	Building 30' for 2-story; 50' for 3-6 story Parking 30' average	Building 30' for 2-story; 50' for 3-6 story Parking 30'	Building 10' Parking 5'	Building 20' Parking 20'	Buildings 20' for 2-story; 50' for 3-6 story Parking 10'	Building 30' Parking 20'	Building 25' Parking 10'
<ul style="list-style-type: none"> <li><b>Attached Residential Retirement Assisted Living</b></li> </ul>	Building 30' Parking 30' average	Building 30' for 2-story; 50' for 3-6 story Parking 40' average	Building 30' for 2-story; 50' for 3-6 story Parking 30' average	Building 10' Parking 5'	Building 20' Parking 20'	Buildings 20' for 2-story; 50' for 3-6 story Parking 10'	Building 30' Parking 20'	Building 25' Parking 10'
<ul style="list-style-type: none"> <li><b>Institutional</b></li> </ul>	Building 30' Parking 30' average	Building 30' Parking 30' average	Building 30' Parking 30' average	Building 10' Parking 5'	Building 20' Parking 20'	Building 20' Parking 10'	Building 30' Parking 20'	Building 25' Parking 10'

- *Parking is not allowed inside of the building set back lines (between R. O. W., Boulevard & Set Back Lines). Building set back lines and landscape set back lines shall not be encumbered with parking.*
- *Parking setbacks for "PD-53" along Hwy. 6 are modified from the above stated Hwy. 6 setbacks. Reference the current approved "PD-53" document filed with the city of Missouri City.*

<ul style="list-style-type: none"> <li>• Building Heights</li> </ul>	<p>Refer to LC-3 or the specified PD ordinance for Retail District height standards in the Missouri City Zoning Ordinance to determine the allowable building heights for General Retail/Pad Sites, Office, and Institutional Uses. The heights of Attached Residential/Retirement/Assisted Living are limited to the stores noted<sup>1</sup></p>
--	--

*Note: In this ordinance, the height of a story will vary depending on the use. For purposes of calculating height, roofs, mechanical equipment, cooling towers, ornamental cupolas or domes, skylights, visual screens or parapet walls, chimneys and vent stacks, communication towers, and other similar structures are not included. Story height will be defined by the national standards for uses as listed below:*

- RESIDENTIAL: 12-15', or as set forth by National Association of Home Buyers*
- COMMERCIAL/OFFICE: 20-25', or as set forth by the International Council of Shopping Centers*
- MIXED USE: 14-20' or as set forth by Urban Land Institute*
- OFFICE: 14-18' or as set forth by Building Owners and Managers Association International*

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<sup>1</sup> For Attached Residential/Retirement/Assisted Living developments adjacent to existing or planned future detached single-family dwelling units, only two story buildings will be permitted adjacent to the SF Detached tracts or 2-story ends on 3-story buildings that are perpendicular to the SF Detached sites will be allowed. Three story buildings will be permitted on the remainder of the tract

## 2.1 SITE PLANNING CRITERIA

PARCEL ACCESS DRIVES	
<ul style="list-style-type: none"> <li>• General</li> </ul>	Roadways, driveways, including their widths and distances, in addition to off-street parking area, paving depths, shall comply with applicable Missouri City Code of Ordinances, including the provisions of the Infrastructure Ordinance.
<ul style="list-style-type: none"> <li>• Width</li> </ul>	Refer to Missouri City Code of Ordinances, Chapter 46 – Infrastructure Standards, and City of Missouri City Public Infrastructure Design Manual
<ul style="list-style-type: none"> <li>• Divided Entrance Drive</li> </ul>	At least one drive located at the main entrance must be provided for each parcel (parcels less than two acres are exempted.)
<ul style="list-style-type: none"> <li>• Spacing</li> </ul>	One driveway is allowed for every 200 LF of parcel frontage. Small corner parcels having less than 200 LF of frontage on any one street will be permitted one driveway per street. Driveways should line up with existing and proposed esplanade cuts in major streets. Shared driveways between parcels are strongly encouraged. Shared access is required between all parking facilities. Spacing along state HWY. 6 to be governed by TxDOT.
<ul style="list-style-type: none"> <li>• Driveway Radius</li> </ul>	Refer to Missouri City Code of Ordinances, Chapter 46, Infrastructure Standards
PARKING	
<ul style="list-style-type: none"> <li>• General</li> </ul>	All parking areas must be concrete meeting local standards. Avoid vehicle pedestrian conflicts. Marked crosswalks (decorative paving or stamped and colored concrete encouraged) are required at entryways to larger tenants.
<ul style="list-style-type: none"> <li>• Parking in Front of Retail Use</li> </ul>	May be parallel, handicapped, 90° or combination. Parallel and handicapped parking is encouraged. Parking is not permitted in front of major or secondary anchors or major driveways within a complex or center.
<ul style="list-style-type: none"> <li>• Parking in front of Office and Institutional Use</li> </ul>	May be parallel, handicapped, 90° or combination. Parallel and handicapped parking is encouraged. Parking is not permitted in front of building entrances or off major drives within a complex or center.
<ul style="list-style-type: none"> <li>• Parking in front of light Industrial Use</li> </ul>	Parking may be 90° to building but one island is required in front of building entrance.
<ul style="list-style-type: none"> <li>• Design of Parking Lots</li> </ul>	<p>One planting strip is required for every five aisles as a means to interrupt large expanses of paving. Large expanses of pavement are prohibited. Aligning these planting strips with building entries is desired. A minimum four-foot width sidewalk is recommended within this space. This area may be used to meet the landscaped parking island requirement below. One min 9x18' island is required for every ten parking spaces or 20 sq. ft. of landscaped parking lot island is required for each parking space distributed evenly throughout the parking lot so that shade is distributed evenly.</p> <p>All parking lot lighting to be provided utilizing Antique Street Lamps - Eurotique Series lighting standards. The luminaire should be model number EM 25ST GSF full cutoff with flat glass lens. The light pole should be model number EPSX 22-30 S5S7. The lighting arm premium TG/C polyester powder. The color is to be Dark Bronze (ANDB). A special request must be made by the owner if the desired lighting pole height exceeds 25'. See lighting plan submittal on Page 78.</p> <p>All retail development in "PD-8 and PD-53" are required to utilize the Antique Street Lamps - Eurotique Series lighting standards. Parking lot lighting must be designed for maximum security and safety (see Lighting Plan Submittal Requirements Page 6). Lighting shall comply with all City ordinances and the Ft. Bend County lighting ordinances. No parking lot lighting may spill over onto adjacent properties. Shields will be required to provide cut off for lighting spilling over onto adjacent properties.</p> <p>Parking light standard bases to be reinforced concrete minimum 30" high base two finish options: 1) Rubbed portland cement concrete or 2) integral stained portland cement concrete - color bronze. Bollards: Bronze with 4" wide caution yellow stripe near top.</p>

PARCEL ACCESS DRIVES	
<ul style="list-style-type: none"> <li>Service Areas</li> </ul>	(Ref: "Service Drives" Page 12.)
<ul style="list-style-type: none"> <li>Street Lighting</li> </ul>	All major thoroughfare lighting shall be the Sienna Plantation standard double lamp. Lighting shall be consistent throughout. All other streets may use an HL&P ornamental or "cobra" standard street light and subject to the provisions of the Infrastructure Ordinance.
<ul style="list-style-type: none"> <li>Ratio</li> </ul>	See Missouri City Zoning Ordinance
<ul style="list-style-type: none"> <li>Shared Parking Option</li> </ul>	See table on following page
<ul style="list-style-type: none"> <li>Parking Spaces</li> </ul>	Regular Spaces: 9' x 18'; Parallel spaces: 8' x 22'. Aisle widths must be minimum 25'
<ul style="list-style-type: none"> <li>Compact Parking Spaces (optional)</li> </ul>	A maximum of twenty-five percent (25%) of the spaces may be designed and reserved for small or compact cars. In addition, no compact space shall be permitted in any commercial use designed with less than 40 parking spaces. Compact parking spaces must be identified with appropriate directions and markings. Stalls for compact spaces must measure 8' x 15'. Compact spaces are encouraged to be located adjacent to planting islands.
<ul style="list-style-type: none"> <li>Pavers</li> </ul>	The developer shall be permitted to install pavers in addition to required materials in order to designate walkways located within private driveways and off-street parking areas. Plans for installations shall be submitted for approval by the City prior to the issuance of any building permit. Maintenance of any pavers installed within the public right-of-way shall be the responsibility of the development's property owners' association.

**Shared Parking Standards for Multiple Use Development**

Notwithstanding any other parking requirements of this section, when any parcel or adjoining parcels of land are proposed to be used for two or more of the distinguishable uses listed below (i.e. multiple use), the adjustment of the minimum number of parking spaces required to serve the mix of occupancies shall be determined in accordance with the following formula:

**PARKING CREDIT SCHEDULE**

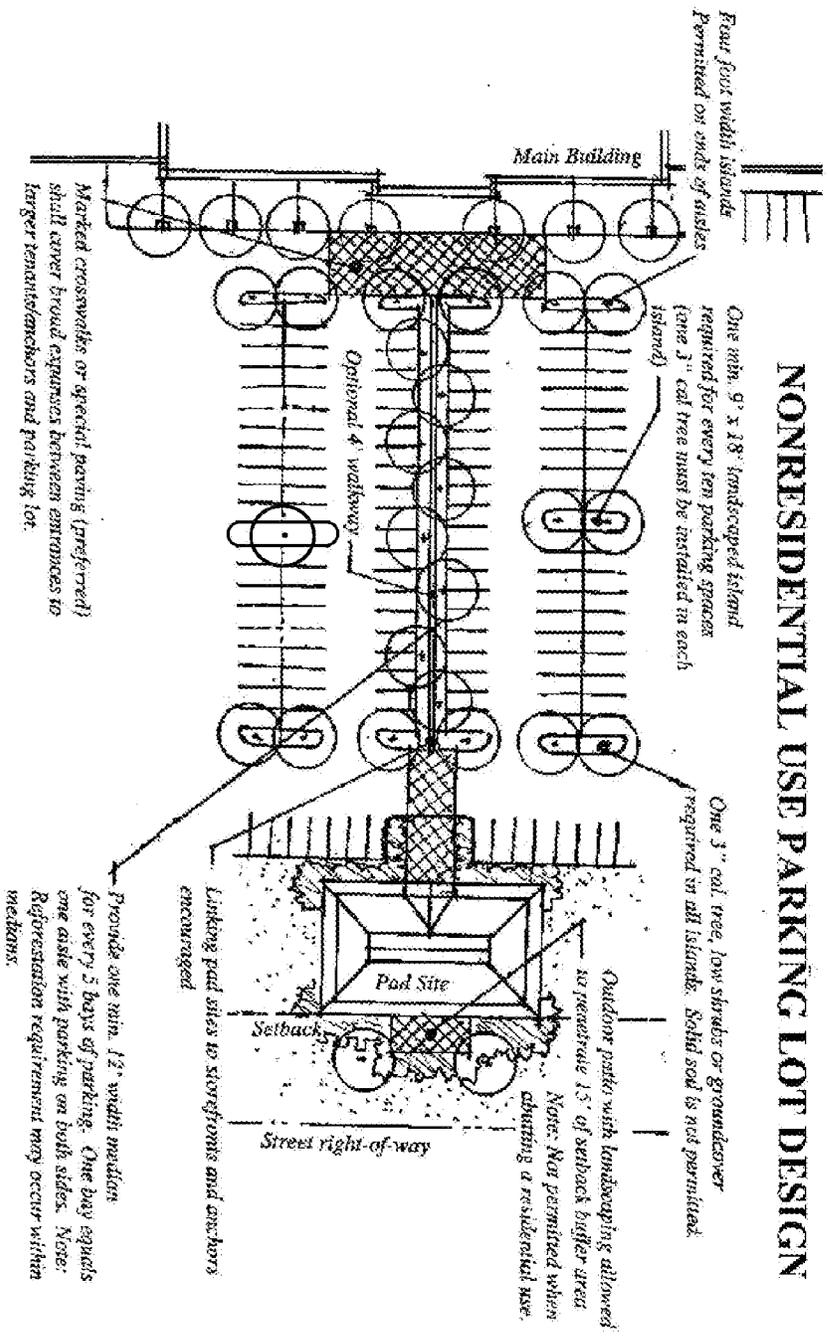
	WEEKDAYS			WEEKENDS	
	Nights Midnight - 6 a.m.	Day 9 a.m. - 4 p.m.	Even. 6 p.m. - Midnight	Day 9 a.m. - 4 p.m.	Even. 6 p.m. - Midnight
<i>Uses</i>					
Commercial/Retail	2%	50%	90%	100%	70%
Hotel	80%	80%	100%	80%	100%
Office/Industrial	5%	100%	100%	10%	5%
Restaurant	10%	50%	100%	50%	100%
Entertainment/recreation (theaters, bowling, etc.)	10%	40%	100%	80%	100%
	100%	100%	100%	100%	100%

- 1) Determine the minimum amount of parking required for each occupancy as though it were a separate use.
- 2) Multiply each such amount by the corresponding percentage for each applicable time period shown in the following schedule;
- 3) Calculate the column total for each time period; the column total with the highest value shall be the parking space requirement.

Landscape Requirements	<p>One minimum 9' x 18' landscaped island required for every ten parking spaces or the total area required for landscaping within the parking lot shall be determined by multiplying the number of spaces by 20 Sq. ft. However, the minimum parking lot island may not be less than 9'x 18'. The required landscape areas must be distributed evenly throughout the parking lot so that shade is distributed evenly. Plant each island/diamond with one canopy tree from approved list. Low shrubs, ornamental grasses, perennials, annuals or groundcover must be installed in addition to the canopy tree requirement.</p> <p>Each bay of parking must be separated from the end aisles by a minimum 4' width landscaped island. For each end island, install one canopy tree for each 18 linear feet of planting island. On end islands, low shrubs, grass (solid sod is not permitted), ornamental grasses, perennials, annuals or groundcover must be installed in addition to the canopy tree requirement.</p> <p>For every landscape strip median between bays of parking, one canopy tree must be installed for every 20 linear feet of landscape strip or fraction thereof. 25% must be 4" cal, 25% must be 3" caliper, and 50% must be 2-1/2" cal. Existing preserved trees will count towards the canopy tree requirement inch for inch. Medians may be used to meet the Sienna reforestation requirement.</p> <p>All landscape areas within a parking lot must be irrigated. For sites with convenience stores with gas pumps or service stations a 5' width landscape island is required along the parcel line and the adjacent parking lot. Each landscape strip must be planted with a double or staggered hedgerow of evergreen shrubs.</p>
TREE SURVEY REQUIREMENTS	
<ul style="list-style-type: none"> <li>Existing Site</li> </ul>	A specimen tree and tree preserve area survey is required for each site prior to approval of clearing of any site all specimen trees on site are to be located and identified as to type and size for arc review, minimum size 8'0".
CLEAR ZONE	Intersections of driveways with public streets require no obstructed visibility (see pg. 14). Trees, large shrubs, or other obstructions are prohibited within this area.
SERVICE AREAS	
<ul style="list-style-type: none"> <li>Views</li> </ul>	Direct access and views into service areas (rear service drives and service yards) from public rights-of-way are prohibited. When screening service areas from the street, a project brick wall or dense landscaping with evergreen vegetation must be used. Service areas must be located towards the rear of all commercial and other non-residential development. No service areas may face Hwy 6, Fort Bend Pkwy or major thoroughfares. See Pg. 15.
Service Drives	When a service drive is located near a residential use, the service drive must be located a minimum distance of twenty feet (20') from the adjoining property line. This area must be maintained as permanent green space and may not be used for parking, storage, trash or structures. The area must be landscaped with a staggered row of canopy trees (3" cal) spaced every 30ft.

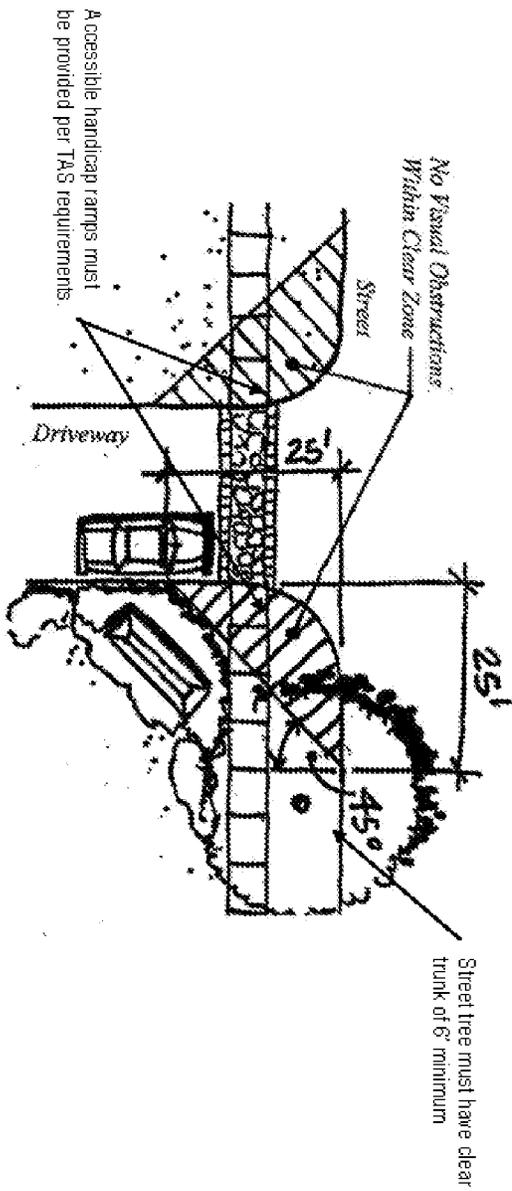
Existing Site	Roadways, driveways widths and distances, in addition to off-street parking paving depths, shall comply with Missouri City Code of Ordinances, including the provisions of the infrastructure Ordinance.
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## NONRESIDENTIAL USE PARKING LOT DESIGN

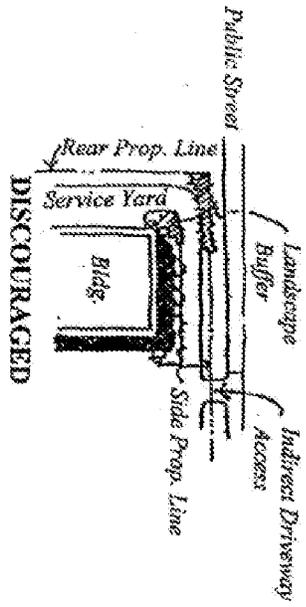
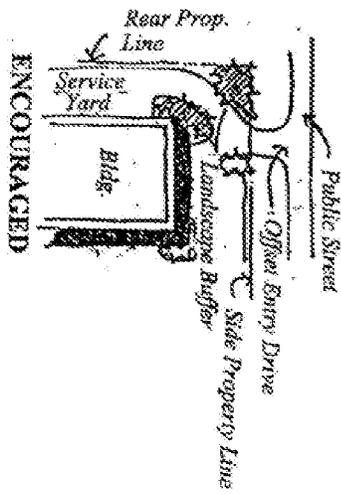
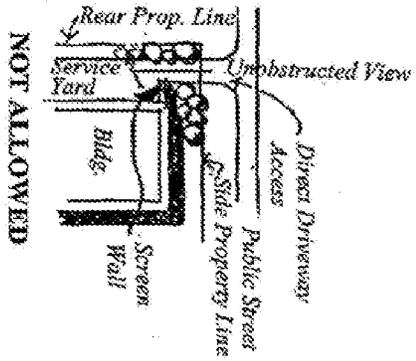
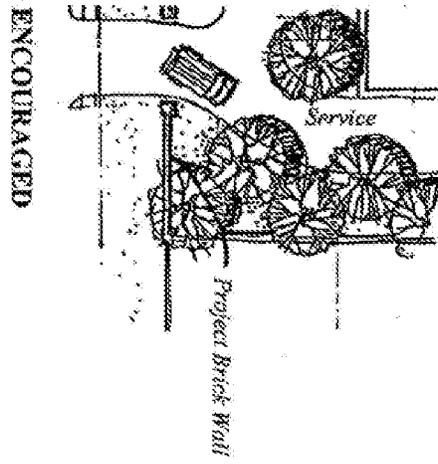


\* Accessible routes from front door to public street must be provided per TAS requirements.

# CLEAR ZONE AT DRIVEWAYS



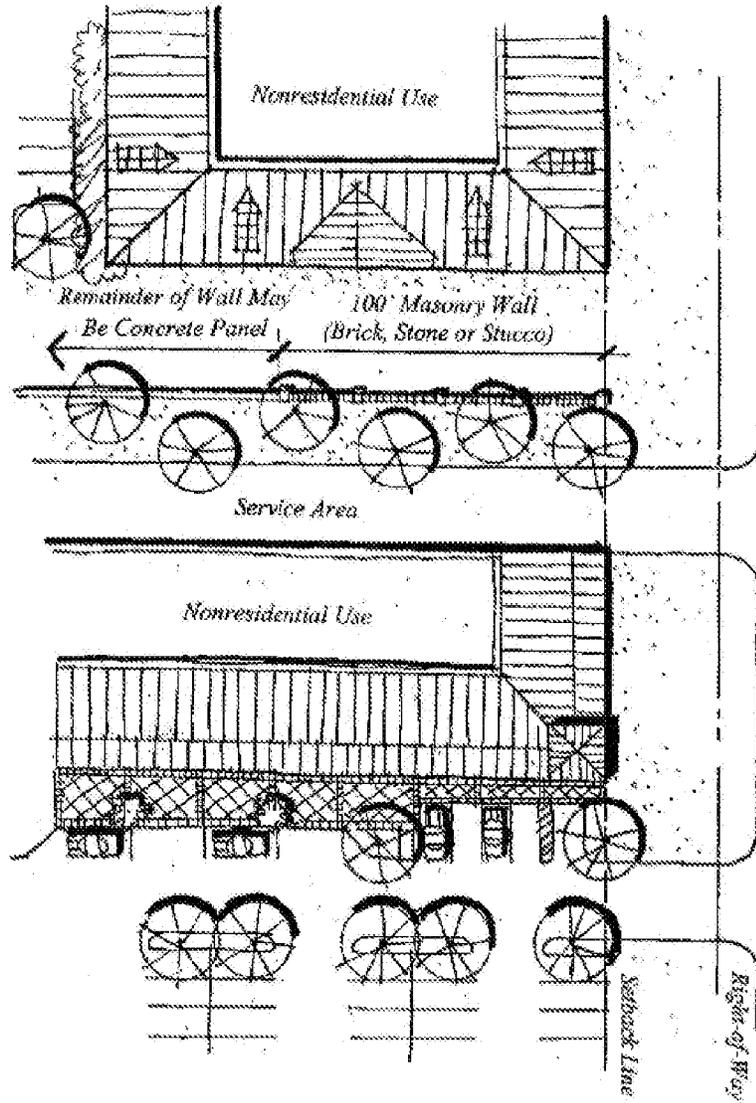
# SERVICE AREAS AND DRIVES



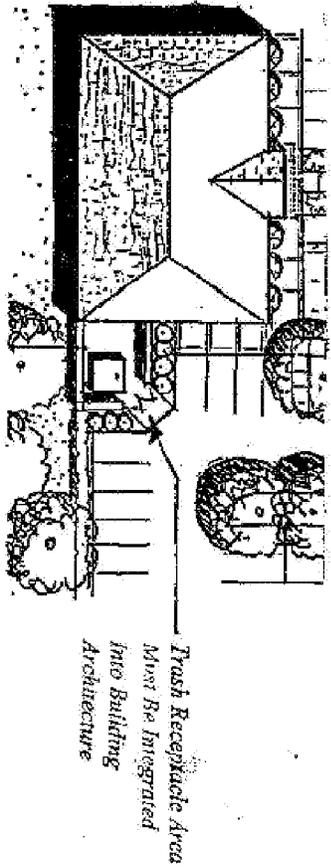
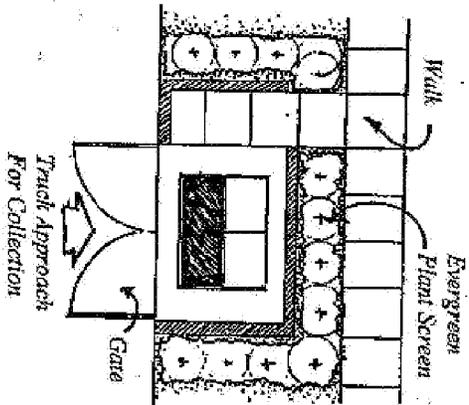
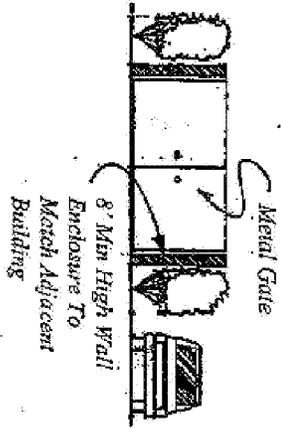
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li><b>General</b></li> </ul>	The Owner will construct 4' - 6' wide sidewalks within street right-of-way and landscape setbacks within 15' of the street right-of-way (except wherever an 8' wide sidewalk may be required by the Sienna Plantation Development Agreement's approved "Community Trail System" Plan). Sidewalks meeting the City width requirements should be constructed along the roadways within the right-of-way or within the transitional buffer yards adjacent to the right-of-way. Sidewalks must meet the minimum standards of the Missouri City Code. Sidewalks are required to be ADA compliant, encouraged to have broad sweeping curves and no abrupt corners or curves
<ul style="list-style-type: none"> <li><b>Quality Control</b></li> </ul>	Sidewalks must meet Missouri City Code of Ordinances, Chapter 46, and Infrastructure Standards. Sidewalks may cross driveways with decorative paving, but any repairs will be the responsibility of Developer or Owner. Match sidewalk elevations with existing manhole and valve box elevations. Adjustments in height require ARC approval.
<ul style="list-style-type: none"> <li><b>Width</b></li> </ul>	Required: Covered arcade along storefronts – 10' minimum, 12' preferred. (Arcade not required on pad sites). Required: Sidewalk between arcade and parking lot – 5' minimum. When a building is located adjacent to a setback, no sidewalk shall be required between the arcade and the street right-of-way.
<ul style="list-style-type: none"> <li><b>Landscape Areas</b></li> </ul>	10% of concrete walks and plazas not under a building arcade must be devoted to outdoor areas for landscaping.
<ul style="list-style-type: none"> <li><b>Other</b></li> </ul>	When Concrete walks and plazas about blank and unarticulated building walls (walls having no windows or doors) exposed to a street, the parking lot or common area, the area must be articulated with trees, vines, potted plants (2' diameter minimum pots), seat walls, benches, planting strips in front of wall, etc.
<b>BICYCLE PARKING</b>	Each builder shall provide bike parking areas separate from the parking lots for all uses. At least one space shall be provided for every 25 vehicular parking spaces. Bike parking areas must be separate from vehicular parking lots. Disperse parking areas for larger parcels having greater commercial space. Smaller parcels of less than 2 acres should provide min. of 4 bike parking spaces. Loop steel bike racks required and complementary to building. For commercial buildings near the 8' sidewalk, provide 6' concrete sidewalk from trail to bicycle parking area.
<b>EXTERIOR FURNITURE</b>	
<ul style="list-style-type: none"> <li><b>Benches</b></li> </ul>	Must be compatible with building architecture and other exterior furniture. Provide minimum of one bench for every 200 linear feet of storefronts of main structure. Site furnishings to match the existing Sienna Plantation site furnishings. Submittal of site furnishings must be reviewed and approved by the ARC.
<ul style="list-style-type: none"> <li><b>Trash Receptacles</b></li> </ul>	Must be compatible with building architecture and other exterior furniture. Submit selections to ARC for approval. Provide minimum of one trash container for every 100 linear feet of storefronts of main structure. At least one trash receptacle is required for pad sites. Reference site furnishing schedule for compliance standard specifications.
<b>WALLS AND FENCES</b>	
<ul style="list-style-type: none"> <li><b>General</b></li> </ul>	Not permitted: Chain link, wood fencing without a cap rail; alternating wood panel fencing. Vinyl coated chain link is permitted where yard is not visible to public spaces.
<ul style="list-style-type: none"> <li><b>Screen Wall adjacent to Residential Use</b></li> </ul>	When a retail, office light industrial or attached residential use adjoins a residential use an 8' high masonry wall composed of brick, stucco or stone matching the primary building material of the principle nonresidential building or concrete must be constructed along the abutting property line (also refer to Missouri City Zoning Ordinance for Type A Screening requirements.) The ARC will permit other forms of screening (i.e., upgraded wood fence with cap rail) adjacent to certain institutional uses on a case-by-case basis (see pg. 83-87).
<ul style="list-style-type: none"> <li><b>Screen Wall adjacent to Nonresidential Use</b></li> </ul>	When the service side of a nonresidential use adjoins another nonresidential use, an 8' high masonry screen wall composed of brick, stucco, stone, or concrete panels may be constructed but is not required. An opening may be provided in the wall for pedestrian access if required by the ARC. When a wall is constructed, an 8' high masonry wall composed of the project brick, stucco or stone and matching the primary building material must be installed along the property line (perpendicular) for a distance of 100' the street setback line (see following page). The length of the wall may not be less than 100'. The ARC may increase the project brick wall length at time of review. For concrete panel walls, see Appendix.

<ul style="list-style-type: none"> <li>• <b>Tubular Steel</b></li> </ul>	When certain uses require security fencing or decorative fencing, pre-galvanized powder coated tubular steel fencing is required. Fencing must meet the minimum standards (See Appendix). Fencing designed specifically to relate to the architecture of the establishment is permitted as long as the minimum construction standards are applied and the ARC approves the design.
<p><b>TRASH COLLECTION AND DUMPSTERS</b></p> <ul style="list-style-type: none"> <li>• <b>General</b></li> </ul>	All trash collection areas are to be completely enclosed with minimum 8' height masonry walls matching the adjacent building. Walls must be of the same construction materials as the related development. The collection area must be accessed through an opaque metal gate painted to match roofing or a trim color, as well as the surrounding wall color is encouraged. For free standing buildings (pad sites), trash receptacle areas must be an extension of the building design, i.e., wing walls, and constructed of the primary building material. Dumpsters may not extend over the height of the enclosure. Dumpster enclosures shall be designed to comply with TAS requirements for accessibility.
<ul style="list-style-type: none"> <li>• <b>Not Allowed</b></li> </ul>	Chain link with metal slats, wood fence, wood gates.
<ul style="list-style-type: none"> <li>• <b>Shared Facilities</b></li> </ul>	In order to reduce the number of dumpster enclosures, integrated developments are encouraged to share such facilities where possible.
<p><b>GRADING</b></p> <ul style="list-style-type: none"> <li>• <b>Berms</b></li> </ul>	Continuous straight-line berms shaped like a section from a cylinder are not permitted. Berms should be free form and curvilinear and undulate in height. Use of berms to screen parking lots, the side facing the street should be a gentler slope of 4:1 or greater (See Landscape Section).
<ul style="list-style-type: none"> <li>• <b>Storm Run-Off</b></li> </ul>	All site drainage must be collected internally in a piped system. Minimum grade for swales is .5%; cross slopes in parking lots are .5%; general lawn slopes are .1% to drains.
<p><b>DIRECTIONAL SIGNAGE</b></p>	All signage must relate to the community standard directional signage. - Refer page 54.
<p><b>SITE LIGHTING</b></p>	Photometric (point by point) analysis of all site lighting required, confirming compliance with no light trespass standards of Missouri City and Dark Sky Standard of Ft. Bend County.

# MASONRY WALL LOCATION REQUIREMENTS

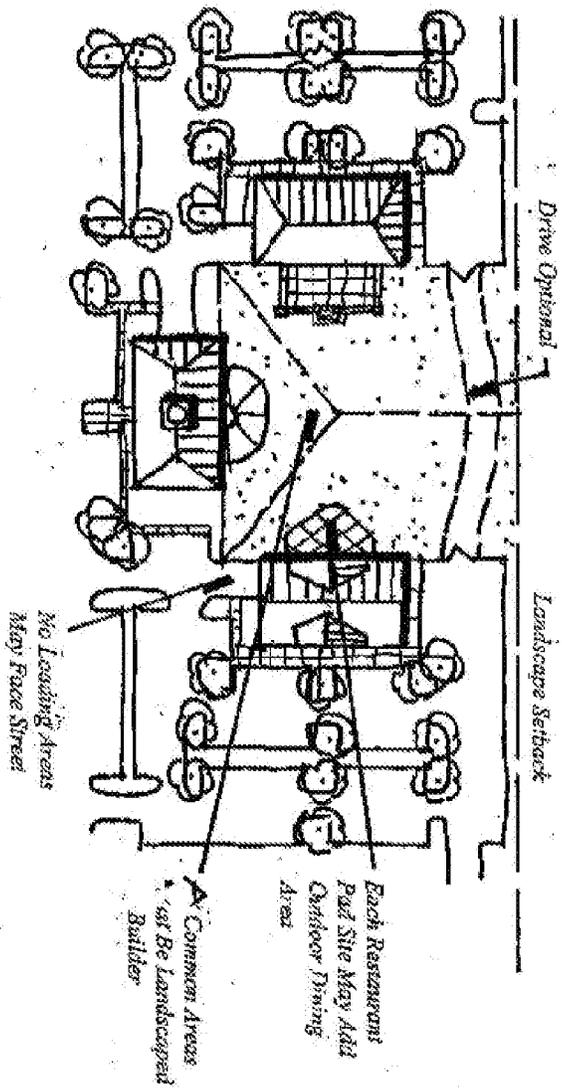


# TRASH COLLECTION AND RECEPTACLES



# SITE PLANNING CRITERIA FOR PAD SITES

STATE HWY 6 OR MAJOR THOROUGHFARE



\*Landscaping buildings such as restaurants, coffee shops, fast food establishments, etc.

<b>PAD SITES</b>	
<ul style="list-style-type: none"> <li><b>Adjacent to Common Area, Plaza or Water Feature</b></li> </ul>	<p>Independent buildings or pad buildings must be clustered around the common area, water feature or plaza. Each building must be located so that at least one building wall faces the common area (See Page 20). Parking and service areas may not be located between the building and the common area. Each tenant must incorporate a patio, plaza, deck or outdoor dining area that abuts a common area. Each common area must be landscaped according to the requirements identified in the Landscape Criteria Section of these Standards. Establishments with drive-through service may be excluded from this requirement, but must be adequately screened if a portion of the parking area or drive-through is exposed to the common area.</p> <p>In no instance may a service area be located on the street side of the building. The space must remain open to the street. No parking between the setback/buffer area adjacent to the street and the building is allowed.</p>
<ul style="list-style-type: none"> <li><b>Adjacent to Hwy 6, Fort Bend Pkwy or Major Thoroughfare</b></li> </ul>	<p>Parking may not be located within the required landscape setback. Parking between the setback and the building is discouraged but will be allowed. Buildings are encouraged to abut the landscape setbacks. For pad sites located adjacent to street right-of-way, only one bay of parking will be permitted between the building and the street, less or none is preferred. If a pad building is located at a driveway entrance into a larger parcel, only one bay of parking is permitted between the building and the driveway, less or none is preferred. Parking areas of pad sites must be connected to parking areas of adjacent commercial parcels and buildings with a driveway.</p>
<ul style="list-style-type: none"> <li><b>Other</b></li> </ul>	<p>A pad site should never feel like a separate entity from the remainder of the development (the larger structure). There are a variety of methods for "linking" the two structures such as compatible materials and architecture; sidewalk, crosswalk, and greenway connections; landscaping and similar street furniture. A 5' planting strip shall be required between the access route right-of-way and a parking lot or a shared driveway. Pads shall have a minimum of five (5) feet of green space along either property line - left and right plus (5) feet in rear. Net result (10) feet green space between pad sites.</p>

<p>(Refer sheet 9 Parking light requirements)</p>	<p>All parking lot lighting to be provided utilizing Antique Street Lamps - Eurotique Series lighting standards. The luminaire should be model number ELM 23ST GSF full cutoff with flat glass lens. The light pole should be model number EPSX 22-30 SSS7. The lighting arm premium TGIC polyester powder. The color is to be Dark Bronze (ANDB). A special request must be made by the owner if the desired lighting pole height exceeds 25'. See lighting plan submittal on Page 78 and 17.</p> <p>All retail development in "PD-8 and PD-53" are required to utilize the Antique Street Lamps - Eurotique Series lighting standards. Parking lot lighting must be designed for maximum security and safety (see Lighting Plan Submittal Requirements Page 6). Lighting shall comply with all City ordinances and the Ft. Bend County lighting ordinances. No parking lot lighting may spill over onto adjacent properties. Use of shields will be required to provide cut off for lighting spilling over onto adjacent properties.</p> <p>Parking light standard boxes to be reinforced concrete minimum 30" high base two finish options: 1) Rubbed portland cement concrete or 2) integral stained portland cement concrete - color bronze.</p>
<ul style="list-style-type: none"> <li>• <b>Service Areas</b></li> </ul>	<p>All major thoroughfare lighting shall be the Sienna Plantation standard double lamp. Lighting shall be consistent throughout. All other streets may use an HL&amp;P ornamental or "cobra" standard street light and subject to the provisions of the Infrastructure Ordinance.</p>
<ul style="list-style-type: none"> <li>• <b>Street Lighting</b></li> </ul>	<p>All major thoroughfare lighting shall be the Sienna Plantation standard double lamp. Lighting shall be consistent throughout. All other streets may use an HL&amp;P ornamental or "cobra" standard street light and subject to the provisions of the Infrastructure Ordinance.</p>
<p><b>UTILITIES</b></p> <ul style="list-style-type: none"> <li>• <b>General</b></li> </ul>	<p>All utility lines, with the exception of 3 Phase Electrical, must be located underground including cable, water, telephone, and electricity. All meters must be enclosed in meter closets or panel boxes mounted on the ends of buildings, painted to match the exterior finish of the building, and adequately screened with evergreen hedgerow of shrubs. Electrical service to building from utility line shall be underground. Large electrical users shall employ ground-mounted transformers.</p>
<p><b>CRITERIA SPECIFIC TO OFFICE AND INSTITUTIONAL USE</b></p>	<p>Buildings are encouraged to be clustered around common open space, water amenity or plaza or street side.</p>
<ul style="list-style-type: none"> <li>• <b>Building Layout</b></li> <li>• <b>Pedestrian Connections</b></li> </ul>	<p>Pedestrian connections should be made between all non residential uses and between all nonresidential uses and the street. Canopy trees should be planned along a minimum 6' with walkway at a minimum distance of one tree for every 20' of walkway. 25% must be 4" caliper, 25% must be 3" caliper and 50% must be 2-1/2" caliper. Existing preserved trees will count towards the canopy tree requirement inch for inch. Walkways must be attractive, inviting, and readily accessible. All sidewalks must be adequately lighted.</p>

### 3.0 ARCHITECTURE-INTRODUCTION

The intent of this section is to establish basic criteria for the construction of buildings and other structures within the nonresidential portion of *Sienna Plantation*. Building construction must be of the highest quality and builders are required to comply with the building regulations of Missouri City and Fort Bend County.

Emphasis is on high quality design and construction in order to promote well designed, well-detailed buildings within the various parcels. The intent of the architecture is to create a traditional style throughout the proposed development. The architecture of the planned development shall be **traditional in design** and will be designed to complement adjoining development. The "**Plantation style or French Colonial style**" is also encouraged. Similar quality and similar character projects that will be the "designated reference architecture" for this project can be found in this section of the design standards and in the section titled "Portfolio of Similar Quality Images" in the Appendix.

All buildings shall have a wide gallery or arcade (see following section). An arcade must be located on at least one side of each building (arcade length requirements vary for each use). Gables may be placed over entryways to highlight building entrances. Roof pitches shall be a minimum of 6:12. Dual pitched roofs are encouraged with combination 8:12 on the main roof and 4:12 over the gallery or arcade. The arcade is not required to have a pitched roof.

The illustrations that follow are meant to serve as examples of the intended architectural style and design features. Although all of the design elements identified in the illustrations are not required to be incorporated into the architecture of a building, each builder is encouraged to incorporate a majority of these design elements. Design flexibility is permitted. All architecture must be reviewed and approved by the ARC.

The emphasis is on a harmonious development, pedestrian-scale architecture, a pedestrian friendly environment, and a hierarchical scale of uses. Anchor stores should be emphasized as more important structures. Smaller businesses in the main retail building should have less emphasis. Pad sites or independent buildings should have their own unique identity but relate to the larger main structure.

Continuity throughout the development shall be through the use of common exterior materials identified in this document and the pedestrian scale environment. Roof pitch and roofing materials are also common design elements. Likewise, continuity of design and materials should be carried through to the office, public and quasi-public, and institutional use parcels. Builders shall have the flexibility of individuality in various users but must be harmonious with the remainder of the development. These standards are meant to insure the architectural integrity of the community as a whole

### 3.1 ARCHITECTURE-GENERAL RETAIL AND PAD SITES

<b>BUILDING MASS</b>	Varying building mass is required so as to distinguish various uses, anchor uses, public facilities and so on. Continuous flat rooflines at retail centers typically characterized, as strip centers are not permitted. Interrupt linearity of the facades of lengthy buildings with gables, towers, arches and permitted roof structures. Emphasize entry points to the site where possible to create focal points and vistas from adjacent thoroughfares. An overall sense of "village" is the desirable image for each commercial parcel. The overall objective is to create a measured blend of scales and transitions to achieve a village-like character with emphasis on the "human" or "pedestrian" scale.
<b>EXAMPLES OF ARCHITECTURAL QUALITY<sup>1</sup></b>	Riverstone Shopping center at State Hwy 6 and Riverstone Boulevard; Highland Village on Westheimer; Plaza in the Park at Westpark and Buffalo Speedway; Kirby Oaks at Kirby and Westheimer; Uptown Park on Post Oak; Woodway Village at Woodway and Voss; Rice Village at Kirby and Rice Blvd.; Town and Country Village at Memorial Drive and Beltway 8 and Town Center at First Colony (See pages 107 - 111 for examples).
<b>BUILDING DESIGN</b>  • <b>Storefronts—Minimum Standards</b>	<p>Height at Glass Line: 9'-0"; Height of Pedestrian Arcade: 10'-0" (12'-0" maximum)</p> <p>All storefronts must have an arcade. Pad sites are excluded from this requirement. Major and minor anchors are encouraged to provide an arcade along 100% of the storefronts, but in no instance may have less than 50% of their store in arcade. A combination of arcades and wall-hung canopies are acceptable provided that 50% of the storefront is arcade and continuous cover is provided over walkways.</p> <p>Width of Covered Pedestrian Arcade: 8'-0" (10'-0" maximum)</p> <p>Width of Wall Hung Canopies: 5'-0" (8'-0" maximum)</p> <p>Additional walkway required beyond front of arcade or canopies: 5' minimum. All building entrances to be human scale, not monumental.</p> <p>In order to provide relief from the monotony of an expansive length of building facade, major anchor buildings must incorporate a minimum five-foot (5'-0") jog or setback from the front building wall for every 150 LF of facade. Minimum of 25 LF required for each setback area. Major tenants shall include jogs or setbacks in the front building facade. Minor anchors and smaller centers (under 50,000 SF) can utilize a combination of arcades and canopies to articulate the storefront facade.</p>

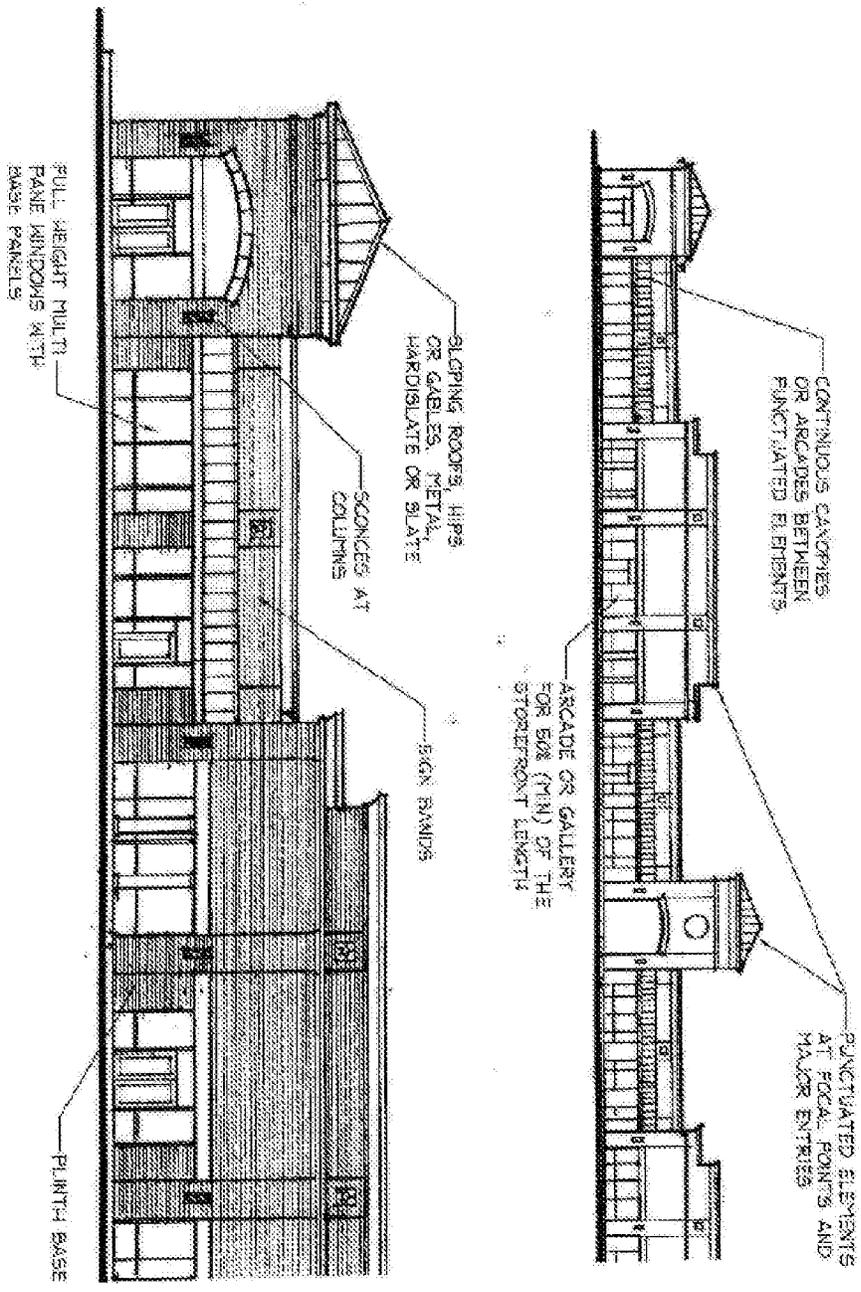
<sup>1</sup>Note: This section is intended to address the level of architectural quality of the overall development and not the architectural style, which has been defined in the Introduction.

<ul style="list-style-type: none"> <li><b>Maximum Length of Unarticulated Building Facade</b></li> </ul>	<p>Expansive lengths of unarticulated building facade are not permitted. Buildings must be articulated (i.e. with arches, gables, dormers, etc.). The articulation shall occur at distances of 75 ft. to 90 ft. between punctuated elements.</p>
<ul style="list-style-type: none"> <li><b>Punctuated Elements, Corner and End Treatments</b></li> </ul>	<p>The main structure must be punctuated at major entries or focal points (i.e. tower, gables, etc.). The main structure may also be punctuated at the ends with an articulated architectural element (i.e. cupola, tower, etc.).</p>
<ul style="list-style-type: none"> <li><b>End Walls</b></li> </ul>	<p>Blank unarticulated walls are not permitted. End wall conditions facing streets or common areas must contain at least two of the following: glass facade, faux windows, arcade, architectural detailing, building indentations, gables and arches. Walls exposed to the street or common area must meet the minimum standards for Exterior Building Materials and landscaping.</p>
<ul style="list-style-type: none"> <li><b>Style</b></li> </ul>	<p>Architecture must be traditional in style and shall be designed to complement adjoining development.</p>
<ul style="list-style-type: none"> <li><b>Exterior Soffits</b></li> </ul>	<p>Must be finished with appropriate building material: acoustical tile, plywood, and exterior grade sheetrock are prohibited; all soffit lighting must be concealed or recessed. Appropriate materials: wood planking, stucco, or as approved by the ARC.</p>
<ul style="list-style-type: none"> <li><b>Color</b></li> </ul>	<p>Primary colors may not be used except on tenant signage on building walls or arcade plaques. Dominant materials shall be of restrained non-primary colors in complementary palettes. Earth tone colors in beige, tan, red brown, brown, ivory, terracotta and grays encouraged. Colors in the darker ranges may be used as accents only.</p>
<ul style="list-style-type: none"> <li><b>Awnings and Canopies</b></li> </ul>	<p>Fabric awnings are permitted; however, they may not be substituted for building arcades. Awning color shall be limited to earth tone and complementary colors. The ARC must approve color. Continuous wall hung canopies in some instances may be used in lieu of an arcade. Exposed roofing of canopy shall be standing seam metal.</p>
<ul style="list-style-type: none"> <li><b>Exterior Building Materials</b></li> </ul>	<p>Project brick (or similar ranges approved by the ARC), complementary brick, Hardiplank (in non-public way view area) Siding, glass block, stucco, EIFS, stone, limestone, pre-cast concrete or cast stone, simulated stone. 51 % of exterior skin shall be clay face brick, stone or limestone. Brick and stone may not be painted. Brick blends are not permitted. Brick grouts must be limited to natural colors. Cast stone, stucco, split face block or complementary brick is acceptable as architectural trim material or accents. 49% or less should be stucco EIFS, Hardiplank, pre-cast concrete, cast stone, brick, stone, or limestone. Accent materials include all above, plus glass block.</p>
<ul style="list-style-type: none"> <li><b>Mainscot, Plinth or Base</b></li> </ul>	<p>A minimum of two-foot height plinth is permitted at the base of buildings.</p>
<ul style="list-style-type: none"> <li><b>Columns</b></li> </ul>	<p>All columns shall have a base and a capital. Columns may be round or square. Columns may be composed of project brick, wood, Fiberglass, pre-cast concrete or stucco. Aluminum columns are prohibited.</p>
<ul style="list-style-type: none"> <li><b>Cornice</b></li> </ul>	<p>Permitted; stucco EIFS, trim stone parapet, and pre-cast concrete or pre-fab cornice to match project brick.</p>
<ul style="list-style-type: none"> <li><b>Visible Roofs</b></li> </ul>	<p>All visible roofs must have a minimum pitch of 6:12, dual pitched roofs are encouraged to have an 8:12 pitch for the primary roof and 4:12 for the secondary roof over the arcade or gallery (if a second pitch roof is desired). Roofs must be composed of standing seam metal limited to bronze, gray, or brown tones, hardislate or slate. All front and sides visible to a street or common area must have a roof pitch. Note: A full roof structure is not required but all sides visible to the public must have roof pitch typical of the architectural style.</p>

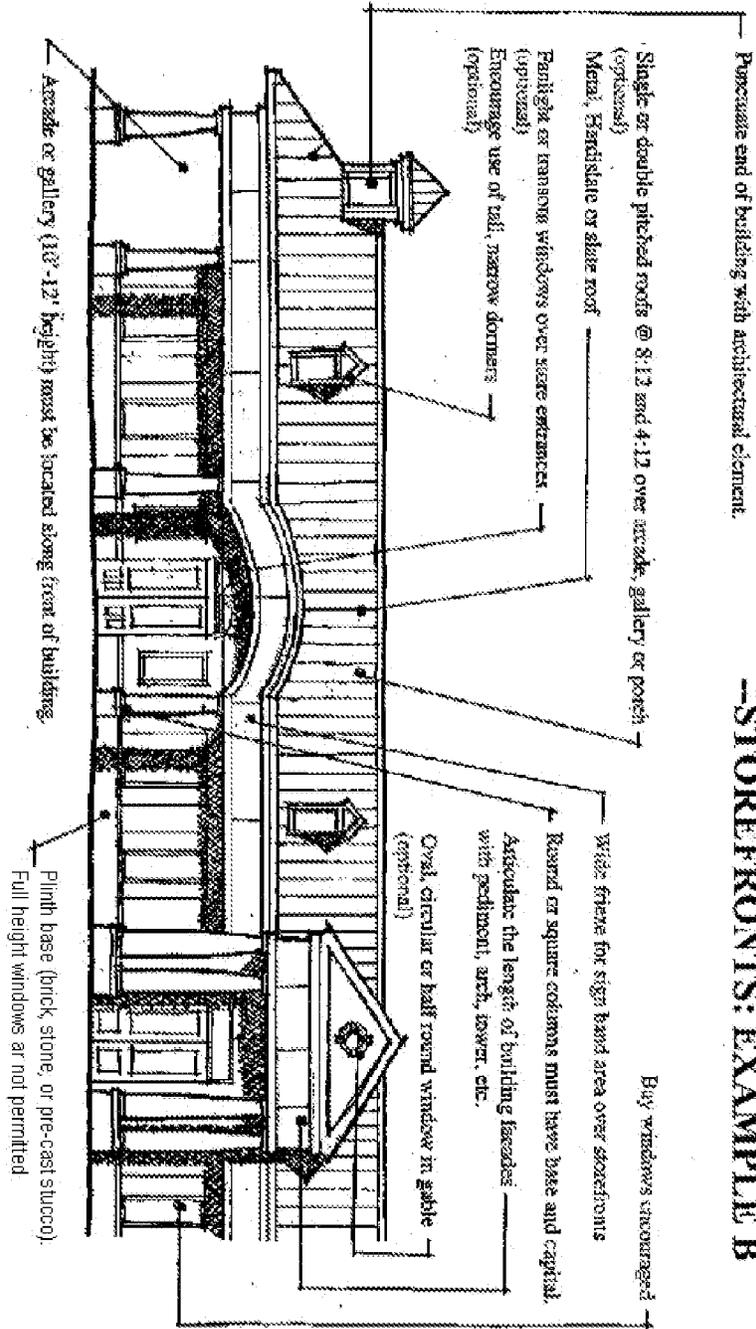
<ul style="list-style-type: none"> <li>• <b>Satellite Dishes and Antennae</b></li> </ul>	All satellite dishes and antennae such as those used by sports bars and service stations must be located on rooftops of buildings and must be screened from view by the roof structure.
<ul style="list-style-type: none"> <li>• <b>Downspouts</b></li> </ul>	Downspouts should be incorporated into the structure of the columns or be painted to match the adjacent building facade. Roof drainage may not cross pedestrian walks or trails.
<ul style="list-style-type: none"> <li>• <b>Gutters</b></li> </ul>	Exposed gutters will be discouraged. Downspout and scupper type collection boxes are encouraged.
<ul style="list-style-type: none"> <li>• <b>Exterior Building Materials Not Permitted</b></li> </ul>	Wood siding, shingle siding, simulated brick, corrugated metals, metal siding.
<ul style="list-style-type: none"> <li>• <b>Doors, Windows and Window Treatments</b></li> </ul>	Window and doorframes must be aluminum with bronze or white finish. Aluminum-clad and vinyl-clad window frames with a bronze finish are acceptable. Glass must be clear. Windows with two-foot height base panels; two-foot height window panels at the base, or two-foot plinth are permitted (30" is allowed). Full height windows will be permitted. NO mirrored, bronze, or reflective glass. NO changes in tint of storefront glazing. NO opaquing or sun shading. NO burglar, security bars, rolling grilles.
<ul style="list-style-type: none"> <li>• <b>Lengthy Window Facades</b></li> </ul>	At a minimum, window facades must be interrupted with masonry columns. At a minimum, 18" diameter or square columns shall defined width of the storefront with a maximum spacing of 25-30 feet. Bay windows are recommended as an alternative to punctuate the facade and create the intended architectural character. Storefronts with bay windows are encouraged.
<ul style="list-style-type: none"> <li>• <b>Windowless Walls</b></li> </ul>	Blank walls exposed to a street or common areas require articulation and landscaping. Valid methods of wall articulation include, but are not limited to, faux windows, arcade, building indentations, architectural detailing, gables, and arches. Evergreen canopy trees are required and must be 15'-0" in height at time of installation. One tree for every 25 linear feet of building exterior.
<ul style="list-style-type: none"> <li>• <b>Two Story Facades</b></li> </ul>	Interrupt vertically of solid walls with horizontal lines such as interim cornice, windows, openings, punch outs, medallions, balconies, false balconies, columns and arches. Signage is not an acceptable method to interrupt facade.
<ul style="list-style-type: none"> <li>• <b>Rear of Buildings</b></li> </ul>	Permitted building materials on rear of buildings when located adjacent to the rear of other nonresidential uses shall be project brick, tilt wall, split face, CMU painted to match the primary building material, or stucco. When the rear of buildings in nonresidential areas is located adjacent to a residential use and/or public roadways and common areas, the rear of the building must be composed of the same materials as the front of the building, and rooftop equipment shall be screened.
<ul style="list-style-type: none"> <li>• <b>Improvements</b></li> </ul>	Tenant improvements involving exterior modifications including rooftop equipment require ARC approval.
<b>PAD BUILDINGS</b>	Pad buildings such as restaurants, banks, specialty retail, convenience stores, coffee shops, fast food establishments, etc., shall have pitched standing seam metal roofs, Hardislate or slate with a scale typical of the architectural style (see ARCHITECTURAL STYLE or VISIBLE ROOFS sections). The building exterior must be project brick (Acme Coventry King Blend # 248), stucco, stone, Hardiplank siding or brick which complements the project brick. Cast stone, pre-cast concrete is acceptable and will be encouraged as architectural trim material or accents. <i>Note: A full roof structure is not required, but all sides visible to the public must have a roof pitch typical of the architectural style that conceals all rooftop equipment.</i>
<b>DRIVE THRU CANOPIES</b>	All drive through canopies shall be pitched and should integrate with the building design. The underside of the canopy shall not be lower than the height of the building's eave line or soffit. A shallower roof pitch of 3:12 to 4:12 is permitted.
<b>ROOFTOP EQUIPMENT</b>	Mechanical equipment, communication dishes, and antennae must not be visible from adjoining parcels, drainage easements or public rights-of-way. Where flat rooftops have been allowed, parapets must be tall enough to screen rooftop equipment from

	public view. Placing rooftop equipment within a roof structure should also be considered. All HVAC units to be located on the rooftops of main buildings and screened with a parapet or roof structure. A line of sight study may be required to insure screening of all rooftop equipment for distances of 1000' as viewed from 6'-0" above grade.
<b>SIGN BAND AREAS</b>	
<ul style="list-style-type: none"> <li>• <b>Definition</b></li> </ul>	Defined as the space where graphics may be located on a building facade. May be lettering confined to a sign band area or a horizontal band for logo and name.
<ul style="list-style-type: none"> <li>• <b>Electrical Requirements</b></li> </ul>	No exposed electrical conduit or transformers. Power sources must be located behind wall that sign band is located. Access panels must be provided to each sign band.
<ul style="list-style-type: none"> <li>• <b>General</b></li> </ul>	Commercial buildings shall identify individual tenants with continuous horizontal sign bands mounted on building facades or arcade facades designed as an integral component of the building. Anchor buildings greater than 50,000 square feet (major users) are permitted sign bands with a maximum height of 72". Secondary tenants greater than 10,000 but less than 50,000 square feet, such as drugstores, will be permitted a maximum height of 60". Sign bands for smaller users shall not exceed 36" in height.
<b>LIGHTING</b>	Columns visible to the street not contained under an arcade shall have either a sconce or up lighting. Sconces shall match the Sienna standard Street Light and utilize the DYNAMIG D228 Luminaire on wall bracket WBR02 with the Antique copper finish. Accent lighting on walls visible to the street shall be a minimum of one light every 25-30 feet. All plans must be submitted and approved by the ARC.
<b>ACCESSORY BUILDINGS AND OUTDOOR STORAGE</b>	All accessory buildings, including parking garages; carports; porte cocheres or service station canopies; storage facilities; car washes; control rooms; etc. must be designed as an integral component of the site development and architecture. Building material colors, roofline, general form and character should match or be compatible with primary building or buildings on the site. Temporary wood and metal type buildings are prohibited. Outdoor storage is strictly prohibited except for landscape and garden sections. Landscape and garden sections; however, must be enclosed and shall be of a height at least equal to that of materials or equipment being stored, but in no event shall be less than eight feet (8') in height. Landscape and garden sections that are a wairstool. Shopping carts shall be stored in interior vestibule located within stores, or may be stored outside the store in areas adjacent to the store's entry as long as such area is screened by masonry walls. Shopping cart corrals providing temporary storage of carts are permitted within parking areas, but must be screened by landscaping. Restrictions on outdoor sales of seasonal and landscape materials will be permitted according to Section 7.12 LC-3 Missouri City Retail Outdoor. Storage in service areas and behind buildings will be permitted when screened from public view.
<b>SERVICE STATIONS AND CONVENIENCE STORES WITH GAS PUMPS</b>	The underside of the weather canopy over gas pumps must not be lower than height of the eave line or soffit of the main building. Buildings shall have pitched or Massard roofs with a "residential" scale. The exterior finish shall be project brick, brick that complements the project brick, stucco, stone or Hardplank siding. Limestone, cast stone, pre-cast concrete, stucco, stone or granite is acceptable and will be encouraged as architectural trim material. Only neutral color graphics and banding will be allowed.
<b>EATING ESTABLISHMENTS AND COFFEE SHOPS</b>	The provision of outdoor dining and sitting areas in front of or to the side of each business adjacent to the common area, plaza or water feature is strongly encouraged. Fencing must be complementary to the building architecture or a SIENNA PLANTATION standard 42" height tubular steel fence to define dining space (see Appendix). ARC approval required.

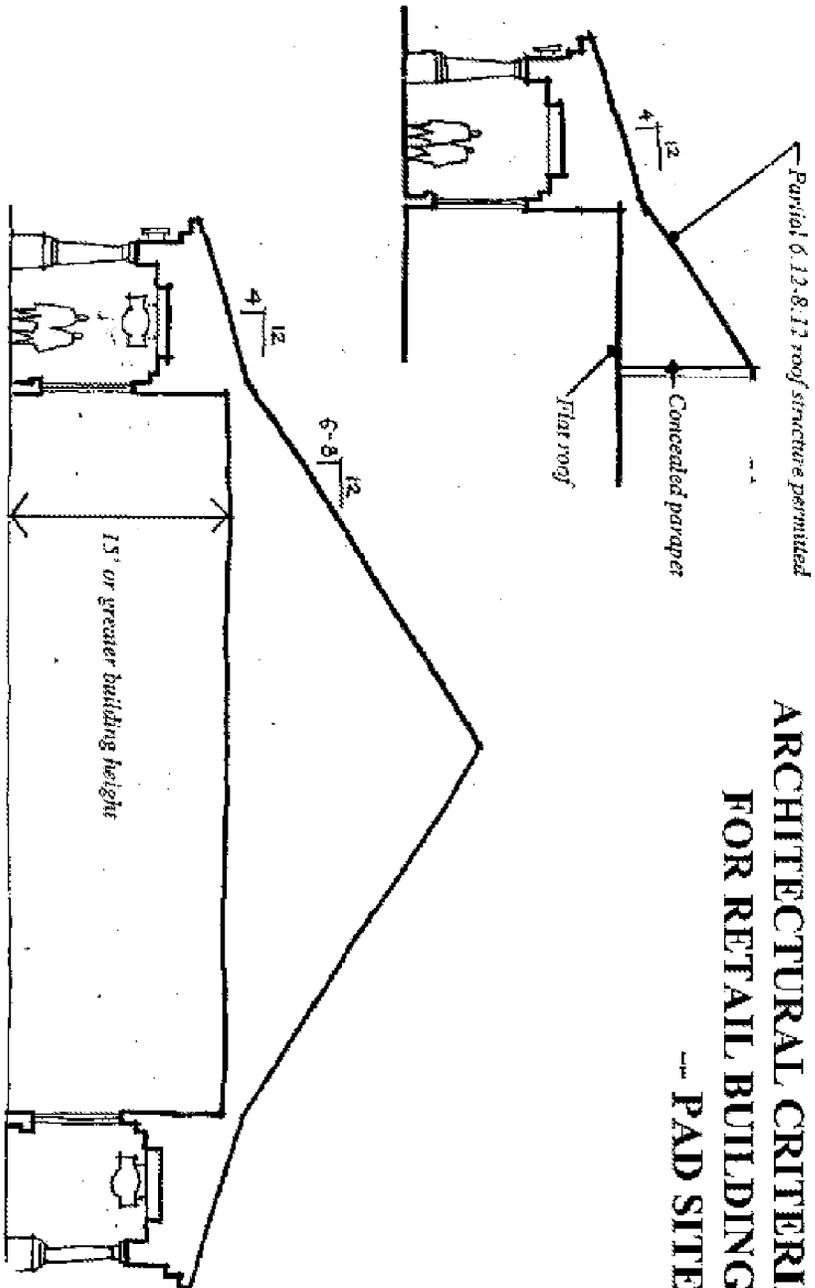
**ARCHITECTURAL CRITERIA FOR RETAIL BUILDINGS—EXAMPLE A**



## ARCHITECTURAL CRITERIA FOR RETAIL BUILDINGS --STOREFRONTS: EXAMPLE B



## ARCHITECTURAL CRITERIA FOR RETAIL BUILDINGS ON PAD SITES



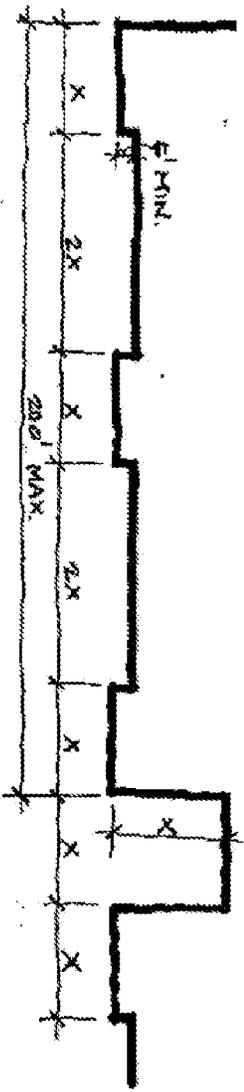
Reduce scale of larger pad site buildings by "tuckling" building under roof structure. Arcades are not required to have a pitched roof. The overall character shall be a village-like pedestrian scale.

### 3.2 ARCHITECTURE-OFFICE USE

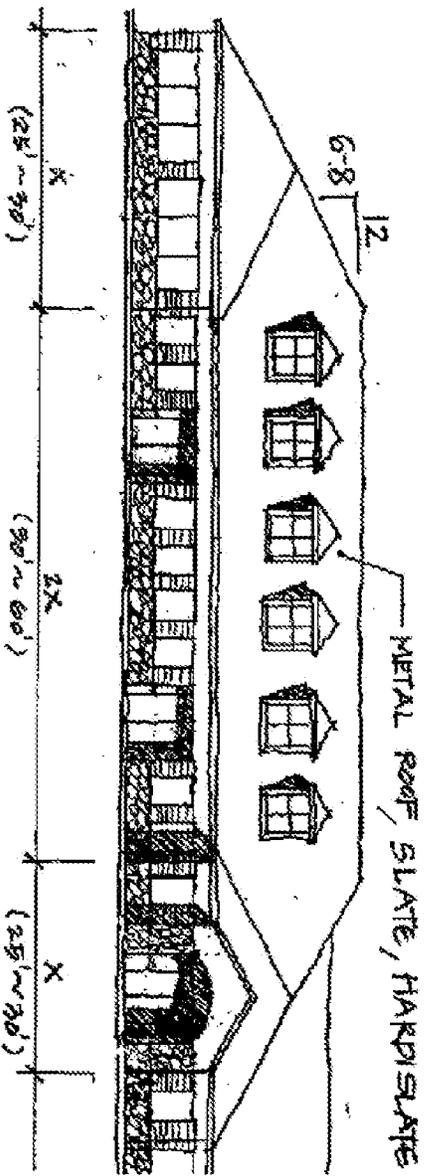
<b>BUILDING MASS</b>	An overall sense of "village" is the desirable image for each parcel. The overall objective is to create a measured blend of scales and transitions to achieve a village-like character with emphasis on the "human" or "pedestrian" scale. Buildings must utilize arcades, canopies or covered walks to reinforce the pedestrian scale at connections with parking, streets and common areas. A variety of building types or "mixed use" development is also encouraged where permissible.
<b>HEIGHT</b>	All building heights shall be regulated by the Missouri City Code.
<b>SETBACKS</b>	Refer to Table on Page 7.
<b>ARCHITECTURAL STYLE</b>	Refer to section 3.0 for description of desired character.
<b>General</b>	Traditional and Plantation or French Colonial style is encouraged. French Mansard, Oriental pagoda, Old English, Spanish and mixtures of the above ("Disneyland") styles are not permitted.
<b>Examples of Desirable Architectural Quality</b>	See Portfolio of Characteristic Images in Appendix.
<b>BUILDING DESIGN</b>	
<b>Exterior Building Materials</b>	Project brick (A/CME Coventry King Blend #248), complementary brick, Hardiplank Siding, glass block, stucco (EIFS), stone, limestone, pre-cast concrete or cast stone, simulated stone. 51% of exterior skin shall be clay face brick, stone or limestone. Brick and stone may not be painted. Brick blends are not permitted. Brick grouts must be limited to natural colors. Cast stone, stucco, split face block or complementary brick is acceptable as architectural trim material or accents. 49% or less would be stucco EIFS, Hardiplank, pre-cast concrete, cast stone, brick, stone, or limestone. Accent materials include all above, plus glass block.
<b>Exterior Building Materials Not Permitted</b>	Wood siding, shingle siding, simulated brick, corrugated metals, metal siding.
<b>Doors, Windows and Window Treatments</b>	Window and doorframes must be aluminum with bronze or white finish. Aluminum-clad and vinyl-clad window frames with a bronze finish are acceptable. Windows must use clear glass or clear glass with a high performance coating and a high visible light transmittance. Window proportions should complement the traditional and/or plantation styles of the community with appropriate detailing (i.e. sills, headers, shutters, balconies, etc.). For buildings incorporating a retail component at ground level, glazing and window design shall adhere to section 3.1. NO mirrored, bronze, or reflective glass. NO changes in tint of storefront glazing. NO opaquing or sun shading. NO burglar, security bars, rolling grilles.
<b>Building Entries</b>	Entries must be readily identifiable from the remainder of the building facade. Main building entries shall be distinctive in design and visible from approaching streets. Building entries shall be recessed or projected from primary building facade.
<b>Maximum Length of Building Facades</b>	No building should be longer than 200 LF without modulation of the facade. Modulation should occur in one of two methods: 1) change direction of the building; 2) offset building facade 25ft. Create a plaza or landscaped court within this space.
<b>ROOFS</b>	
<b>General</b>	For smaller, one and two story buildings, all visible roofs must have a minimum pitch of 6:12, dual pitched roofs are encouraged to have an 8:12 pitch for the primary roof and 4:12 for the secondary roof over the arcade or gallery. (if a second pitch roof is

	desired). Roofs must be composed of standing seam metal limited to bronze, gray, or brown tones; Hardislate or slate. All front and sides visible to a street or common area must have a roof pitch. <i>Note: A full roof structure is not required but all sides visible to the public must have roof pitch. No visible flat roofs permitted.</i> For larger buildings, 3 stories and above, visible roofs at required arcades or canopies must have a minimum pitch of 6:12 and utilize approved materials. Parapet designs that compliment the style of the development are acceptable provided they screen roof top equipment. Parapets must be interrupted every 150 linear feet by a punctuated element or sloped roof. Continuous parapets or "Box" structures are not allowed.
<b>SIGNAGE AND SIGN BANDS</b>	See Section 5.0
<b>LOADING DOCKS AND SERVICE AREAS</b>	Loading docks and service entries shall not be visible from a street, lake or common area. Loading docks may not face a lake, street, or common area. Loading docks and service areas must be screened from views within the site by an 8-foot height masonry wall (material to be the same as the primary building material). The 8-foot wall must also be landscaped. Loading docks may be located below grade, only landscaping would be required. The preferred orientation of loading docks and service
<b>ACCESSORY BUILDINGS AND OUTDOOR STORAGE</b>	All accessory buildings, including parking garages, carports, porte cocheres or canopies, storage facilities, control rooms, etc. must be designed as an integral component of the site development and architecture. Building material colors, roofline, general form and character should match or be compatible with primary building or buildings on the site. Temporary wood and metal type buildings are prohibited. Outdoor storage is strictly prohibited in service areas and behind buildings
<b>PARKING STRUCTURES</b>	
<ul style="list-style-type: none"> <li><b>Design</b></li> </ul>	Parking structures should complement the building they are meant to serve. All sides of a parking structure visible from the street or common area must be faced with a building material similar to or the same as the adjoining building.
<ul style="list-style-type: none"> <li><b>Location</b></li> </ul>	No parking structure may front a public right-of-way. Parking structures must be set back a minimum of 20' from all residential properties. Parking structures should be placed toward the rear of property lines parallel to utility easements, away from street frontage. Parking structures should be treated the same as buildings and set back from streets and property lines accordingly.
<ul style="list-style-type: none"> <li><b>Screening Methods</b></li> </ul>	The following methods for screening parking structures are suggested: dense planting of trees, majority to be evergreen; sunken parking structures and dense slope planting; berms and planting in front of structure as screening; earth ramped onto structure; waterproofed garage wall and dense planting.

ARCHITECTURAL CRITERIA FOR OFFICE USE  
EXAMPLE A

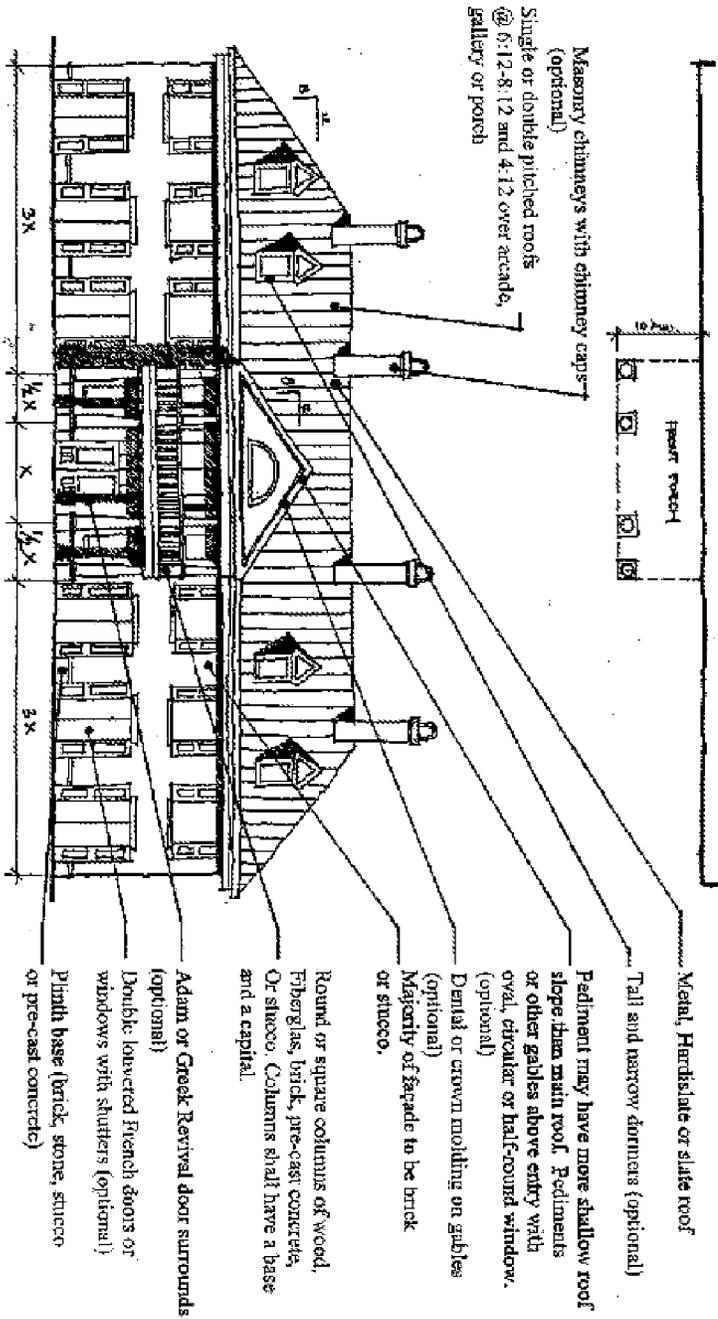


PLAN



ELEVATION (1 1/2 STORY)

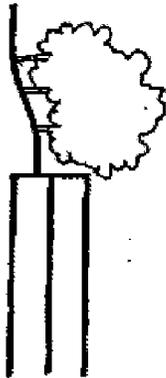
## ARCHITECTURAL CRITERIA FOR OFFICE USE EXAMPLE B



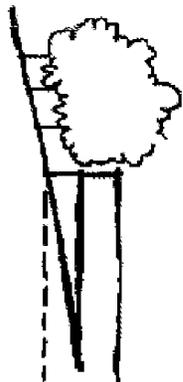
# PARKING STRUCTURES & SCREENING METHODS



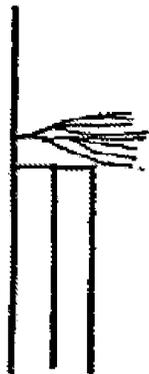
Dense planting and berm



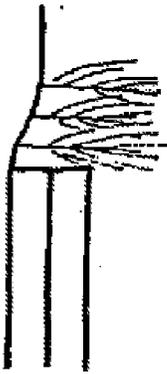
Earth ramped onto structure



Structure tucked into grade



Dense planting



Waterproofed garage and dense planting

### 3.3 ARCHITECTURE-INSTITUTIONAL USE

All public buildings shall incorporate elements common to the character of the architectural design intent of the overall development. Continuity throughout the development shall be through the use of common exterior materials identified in this document and the pedestrian scale environment. Roof pitch and roofing materials are also common design elements.

Likewise, continuity of design and materials should be carried through to the office and institutional use parcels. Teams shall have the flexibility of individually in various uses but must be harmonious to the remainder of the development. These standards are meant to ensure the architectural integrity of the community as a whole

<b>BUILDING MASS</b>	<p>An overall sense of "village" is the desirable image for each parcel. The overall objective is to create a measured blend of scales and transitions to achieve a village-like character with emphasis on the "human" or "pedestrian" scale. Buildings must utilize arcades, canopies or covered walks to reinforce the pedestrian scale at connections to with parking, streets and commons areas. A variety of building types or "mixed use" development is also encouraged where permissible.</p>
<b>EXTERIOR MATERIALS</b>	<p>Project brick (ACME Coventry King Blend #248), complementary brick, glass block, stucco (EIFS), stone, limestone, pre-cast concrete or cast stone, simulated stone. 51% of exterior skin shall be clay face brick, stone or limestone. Brick and stone may not be painted. Brick blends are not permitted. Brick grouts must be limited to natural colors. Cast stone, stucco, split face block or complementary brick is acceptable as architectural trim material or accents. 49% or less would be stucco EIFS, Hardiplank, pre-cast concrete, cast stone, brick, stone, or limestone. Accent materials include all above, plus glass block.</p>
<b>ROOFS</b>	<p>For smaller, one and two story buildings, all visible roofs must have a minimum pitch of 6:12. dual pitched roofs are encouraged to have an 8:12 pitch for the primary roof and 4:12 for the secondary roof over the arcade or gallery (if a second pitch roof is desired). Public buildings are encouraged to have a cupola (see below) to identify their prominence in the development as a public function. Roofs must be composed of standing seam metal limited to bronze, gray, or brown tones; Hardislate or slate. All front and sides visible to a street or common area must have a roof pitch. Alternative roof materials will be allowed on pad and institutional sites by variance only. Note: A full roof structure is not required but all sides visible to the public must have roof pitch typical of the architectural style.</p> <p>For larger buildings, 3 stories and above, visible roofs at required arcades or canopies must have a minimum pitch of 6:12 and utilize approved materials. Parapet designs that compliment the style of the development are acceptable provided they screen roof top equipment. Parapets must be interrupted every 150 lineal feet by a punctuated element or sloped roof. Continuous parapets or "Box" structures are not allowed.</p>
<b>FIRE STATIONS</b>	<p>The quality of the fire station shall be modeled after the facility located at Sienna Parkway and Tammel-Fresno Road. The character shall be traditional or Plantation or French Colonial style or reminiscent of public buildings of the historic south central region.</p>

<b>SCHOOLS (PUBLIC OR PRIVATE)</b>	All public schools shall conform to the minimum standards of other similar facilities previously constructed by Fort Bend ISD. These standards for public schools include those related to architectural style, parking, landscaping, walls, fencing, and signage. The character of private schools shall be traditional or Plantation or French Colonial style or reminiscent of public buildings of the south central region. A bell tower or symbolic representation of a bell tower is encouraged as a design feature of the school. The building is encouraged to have a minimum veranda or covered porch of one half the front elevation of the building and a minimum depth of 8'.
<b>LIBRARIES</b>	All libraries shall conform to the minimum standards of the Fort Bend County Library System. The character shall be traditional or Plantation or French Colonial style or reminiscent of public buildings of the historic south central region. A public plaza is required at the entry to the library. The building is encouraged to have a minimum veranda or covered porch of one half the front elevation of the building and a minimum depth of 8'.
<b>POST OFFICE</b>	The character shall be traditional or Plantation or French Colonial style or in keeping with the remainder developments architecture. The building is encouraged to have a minimum veranda or covered porch of one half the front elevation of the building and a minimum depth of 8'.
<b>CHURCHES</b>	The character shall be traditional or Plantation or French Colonial style or in keeping with the remainder developments architecture. Identifying the church's significance to the community with a tower element and front portico is preferred and encouraged, but not required.  icc

<b>LANDSCAPING WITHIN A STREET RIGHT-OF-WAY</b>	
<ul style="list-style-type: none"> <li><b>Landscape Criteria</b></li> </ul>	<p>Trees, shrubs and groundcovers are permitted in right-of-way, roadway medians and cul-de-sac islands.</p> <p>All landscape plantings shall meet the following criteria:</p> <p>All landscape plantings shall be selected from the approved plant list.</p> <p>See Section 4.1 and 11.3 in this document</p> <p>No plant materials shall be located so as to impede visibility at intersections and driveways of planted within any view triangles, unless they are below 24' in height above curb including berms.</p> <p>Minimum of 50% of all trees planted shall be Live Oaks (Quercus virginiana). A minimum of 10% of the trees planted shall be Crape myrtle (Lagerstroemia indica). A minimum of 10% of all trees planted must be Southern Magnolia (Magnolia grandiflora). The remaining trees shall be canopy trees from the approved plant palette. The ARC may approve larger quantities of ornamental trees if the design is in keeping with the overall character of the community.</p> <p>All landscape designs must meet minimum local and state transportation and environmental ordinances.</p> <p>The appropriate private property owner will be required to maintain all landscaping and irrigation equipment within the street rights-of-way, medians and cul-de-sac islands. Such owners must submit a maintenance plan for approval on all landscaping.</p>
<ul style="list-style-type: none"> <li><b>1. Irrigation Requirements</b></li> </ul>	<p>An automatic irrigation system must be designed to accompany all landscape plantings in medians and in rights-of-way. Irrigation systems shall be designed so as not to spray water onto adjacent roadways or to permit excessive run off from landscape areas onto pavement. The appropriate private property owner or non-residential owners' association must maintain all irrigation equipment.</p>
<ul style="list-style-type: none"> <li><b>Planting beds</b></li> </ul>	<p>Planting beds along and within R.O.W. may be located from back of curb to edge of sidewalk. Planting masses are encouraged and shall be tiered from ground cover to small shrubs no higher than 2' two feet within visibility triangles of street intersections and driveways. All annual planting changes must be submitted for approval.</p>
<b>TRANSITIONAL BUFFER YARD ADJACENT TO R.O.W.</b> <ul style="list-style-type: none"> <li><b>Required Landscaping</b></li> </ul>	<p>All buffer yards along street frontages shall consist of landscaping meeting Type B screening requirements in the Missouri City Zoning Ordinance. Each builder shall install a berm adjacent to the parking lot with a double row of evergreen shrubs. (See page 12, Screen Wall adjacent to Residential Use)</p>
<b>TRANSITIONAL BUFFER YARD ADJACENT TO RESIDENTIAL</b> <ul style="list-style-type: none"> <li><b>Irrigation</b></li> </ul>	<p>Required</p>
<ul style="list-style-type: none"> <li><b>Building Requirements</b></li> </ul>	<p>Type A Screening as defined by the Missouri City Zoning Ordinance</p>
<b>REAR LANDSCAPING</b> <ul style="list-style-type: none"> <li><b>Builder Requirements</b></li> </ul>	<p>Builder will install 3" caliper Live Oak trees every 30LF within the setback area meeting in the minimum standards for landscaping.</p>

• Irrigation	Required
<b>PARKING LOT</b>	
• Perimeter	See requirements identified in "Landscaping Hwy 6 and Adjacent Thoroughfares" on page 38
• Interior	One minimum 9' x 18' landscaped island required for every ten parking spaces or the total area required for landscaping within the parking lot shall be determined by multiplying the number of spaces by 20 Sq. ft. However, the minimum parking lot island may not be less than 62 Sq. ft. The required landscaped areas must be distributed evenly throughout the parking lot so that shade is distributed evenly. Plant each island/ diamond with one canopy tree from approved list. Low shrubs, grass, ornamental grasses, perennials, annuals or groundcover must be installed in addition to the canopy tree requirement. 100%-grassed areas are not permitted.
	No less than 50%, (of the interior landscaping) shall be provided to the front, rear and sides of buildings. (Pad sites are exempt).
• End Islands	Each bay of parking must be separated from the end aisles by a minimum 4'-0" clear width landscaped island. The landscaped median may be used to meet the parking lot landscape requirement.
• Medians	One planting strip is required for every five aisles as a means to interrupt expanses of paving. For every landscape strip median between five bay groups of parking, one canopy tree must be installed for every 20LF of landscape strip or fraction thereof. 25% @ 4" cal, 25% @ 3" cal, and 50% @ 2-1/2" cal must be installed. Existing preserved trees will count towards the canopy tree requirement; however, trees must be located at least every 20LF of the median length. The planting median may be used to meet the minimum standard for interior parking lot landscaping. For parking spaces next to a median, the "one island for every ten spaces" standard does not have to be met as long as the minimum interior landscaped area requirement is met.
1. Irrigation	All landscape areas within a parking lot must be irrigated.
<b>ALL PAD SITES</b>	For pad sites with convenience stores having gas pumps or service stations, a 5' width landscape strip on each side is required along all shared parcel boundaries. Each landscape strip must be planted with a double hedgerow of evergreen shrubs. In addition, one canopy tree shall be planted for every 30LF of building perimeter. Canopy trees are encouraged to be clustered. Credit shall be given for the preservation of existing vegetation within these areas when determining the landscape requirements adjacent to a pad site; a pad site is separate from the overall integrated business development. For pad site buildings adjacent to setbacks, the required perimeter tree-planting requirement may be satisfied by the requirement for the installation of canopy trees in the street setback area.
<b>WINDOWLESS WALLS</b>	Blank walls require landscaping. Evergreen canopy trees required and must be 12' - 14' in height at time of installation every 30L F. Trees must be planted 10' - 20' from face of wall. (Also see Sidewalk, Other Section on p.16)
<b>MONUMENT SIGNS</b>	
• Landscaping Required	Landscaping shall be installed adjacent to each monument sign in an amount equal to or greater than 200% of the face area of such sign.

<b>IRRIGATION</b>	
<ul style="list-style-type: none"> <li>• <b>General</b></li> </ul>	<p>All landscaped and lawn areas must be effectively irrigated, including islands and medians in parking lots and divided access driveways. Sprinkler heads must be located so as to effectively water areas intended with minimal overthrow onto pavement, walks, etc. Provide 100% overlap insuring effective and even coverage. All irrigation systems must be designed and installed by a licensed contractor doing business in the State of Texas. Drip irrigation systems are required for all plant beds and trees. Spray irrigation is not acceptable. See Appendix p.97</p>
<ul style="list-style-type: none"> <li>• <b>Screening Requirements of Irrigation Equipment</b></li> </ul>	<p>All exposed mechanical equipment such as automatic controllers, backflow preventers, and vacuum breakers must be screened.</p>
<b>LAWNS</b>	
<ul style="list-style-type: none"> <li>• <b>Grass</b></li> <li>• <b>Method</b></li> </ul>	<p>Cynodon dactylon (common Bermuda), St. Augustine. – Shade tolerant St. Augustine</p> <p>All street setbacks, transitional buffer yards, rear setbacks and 8' sidewalk easements that area not landscaped must be sodded or hydromulched with the permitted grass type. One row of sod shall be installed along back of curb and adjacent to sidewalks and driveways where lawns are installed.</p>
<b>LANDSCAPE MAINTENANCE REQUIRED</b>	<p>Mowing 2-1/2" to 3" maximum height of grass, pruning and shaping, weed control, seasonal mulching, winter protection is required, replacement of dead or diseased plants, insects and disease control, fertilization and watering, warranty</p>
<b>REFORESTATION REQUIREMENT</b>	<p>For setback areas void of existing mature or semi-mature quality trees adjacent to Sienna Pkwy, Fort Bend Pkwy, Hwy 6 and collector roadways, a minimum of 20% of the void areas must be reforested according to the Sienna Plantation Reforestation Standards in the Appendix, p. 102-104. All other planting requirements must be met.</p>
<b>MAINTENANCE</b>	
<ul style="list-style-type: none"> <li>• <b>Maintenance Requirements</b></li> </ul>	<p>Attached residential owners/ developers shall have the duty and responsibility to keep their properties in a well-maintained, safe, clean and attractive condition at all times. If, in the opinion of the Sienna Plantation Property Owners' Association, the Owner is failing in this duty, then the SPPQA may give notice of such deficiency and if necessary, undertake the care and maintenance required to restore the property and/or building improvements to a safe, clean and attractive condition. All costs associated with such repair and maintenance shall be the responsibility of the attached residential Owner. Developer will inspect quarterly and has the authority to require the Owner to comply with maintenance requirements.</p>
<ul style="list-style-type: none"> <li>• <b>Enforcement</b></li> </ul>	<p>The SPPQA has the right, but not the obligation, to assess any Attached Residential Owner for the amount of costs incurred by the SPPQA to enforce the guidelines, restrictions or any rights granted to it by the Declaration or Supplements to the Declaration against any Attached Residential Owner. Such enforcement assessment, together with late fees and reasonable attorneys' fees, shall be a charge to the owner and shall also constitute a lien imposed on the property. The charge shall be a person obligation of the Owner and will be a continuing lien until paid.</p>

The following is a list of plant materials considered to be appropriate for SIENNA PLANTATION. Other plant material may be used, but priority should be given to plants from this palette. Palm trees are considered to be out of character with the desired landscape effect. Arborvitae, Italian cypress, yucca, cactus and bamboo are not in character with the plant palette and are discouraged and may be caused for rejection of plans. Pine trees are prohibited. Minimum sizes at time of planting are indicated. The planting of indigenous or native plants, particularly those plants are found in the tree preserve areas, is encouraged.

#### 4.1 PLANT PALETTE

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
<b>CANOPY TREES</b>			
Acer rubrum "Dummondii"	Dummond Maple	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
Carya illinoensis	Pecan	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
Fraxinus pennsylvanica	Green Ash	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
Liquidambar styraciflua	Sweet Gum	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
Magnolia grandiflora	Southern Magnolia	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
Pistache chinensis	Chinese Pistache	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
Quercus macrocarpa	Burr Oak	MM	3" cal., 13-15' Ht., 10-12' spr., full branching
Quercus nigra	Water Oak	MM	3" cal., 13-15' Ht., 10-12' spr., full branching
Quercus nuttallii	Nuttall Oak	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
Quercus texana	Red Oak	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
Quercus virginiana	Live Oak	MM	3" cal., 13-15' Ht., 10-12' spr., full branching

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
<b>ORNAMENTAL TREES</b>			
Ulmus parvifolia 'Drake'	Drake Elm	MM	13-15' Ht., 10-12' spr., 3-12" cal., full branching
Betula niga	River Birch	30 gal	10-12' Ht., 5-6' spr., 2-2-1/2" cal., full branching
Cercis canadensis	Red Bud	30 gal	10-12' Ht., 5-6' spr., 2-2-1/2" cal., full branching
Chionanthus virginica	Chinese Fringe Tree	30 gal	10-12' Ht., 5-6' spr., 2-2-1/2" cal., full branching
Crataegus marshalli	Parsley Hawthorn	30 gal	10-12' Ht., 5-6' spr., 2-2-1/2" cal., 4-6 canes full branching
Diospyros kaki	Japanese Persimmon	30 gal	10-12' Ht., 5-6' spr., 2-2-1/2" cal., 4-6 canes full branching
Ilex opaca	American Holly	45 gal	8-10' Ht., 5-6' spr., full branching
Ilex opaca Savannah	Savannah Holly	45 gal	8-10' Ht., 5-6' spr., full branching
Lagerstroemia indica	Crape Myrtle	30 gal	10-12' Ht., 5-6' spr., 2-2-1/2" cal., 4-6 canes full branching
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	30 gal	6-7' Ht., 3-4' spr., 2" cal.

<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>	<b>Remarks, Minimum Heights, Caliper and Spread</b>
Magnolia lilliflora	Lily Magnolia	30 gal	10-12" Ht., 5-6" spr., 2-2-12" cal., 4-6 canes full branching
Magnolia soulangeana	Saucer Magnolia	30 gal	10-12" Ht., 5-6" spr., 2-2-12" cal., 4-6 canes full branching
Magnolia stellata	Star Magnolia	30 gal	10-12" Ht., 5-6" spr., 2-2-12" cal., 4-6 canes full branching
Magnolia virginiana	Sweet Bay Magnolia	30 gal	10-12" Ht., 5-6" spr., 2-2-12" cal., 4-6 canes full branching
Prunus mexicana	Mexican Plum	30 gal	10-12" Ht., 5-6" spr., 2-2-12" cal., full branching
Pyrus calleryana 'Aristocrat' or 'Capitol'	Flowering Pears	30 gal	10-12" Ht., 5-6" spr., 2-2-12" cal. full branching
<b>SHRUBS</b>			
Abelia spp.	Abelia	3-5 gal	24-30" Ht., 18-24" spr., matching, full branching, 36" o/c.
Aucuba japonica	Aucuba	5 gal	24-30" Ht., 30-42" spr., matching, full branching, 5" o/c.
Azalea	Azalea	5 gal	24-30" Ht., 30-42" spr., matching, full branching, 5" o/c.
Buddleia davidii	Butterfly Bush	5 gal	24-30" Ht., 30-42" spr., Matching full branching 5" o/c.
<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>	<b>Remarks, Minimum Heights, Caliper and Spread</b>
Buxus spp.	Boxwood	3-5 gal.	24-30" Ht., 18-24" spr., Matching, full branching 36" o/c.
Callistemon citrinus 'Australora', 'Firebrand', 'Little John', 'Splendens'	Dwarf Bottlebrush	5 gal.	24-30" Ht., 18-24" spr., Matching, full branching 36" o/c.

Calliandra Americana	American Beauty	5 gal.	24-30" Ht., 18-24" spr., Matching, full branching 36" o/c.
Camellia spp.	Camellia	5 gal.	24-30" Ht., 18-24" spr., Matching, full branching 36" o/c.
Cassia corymbosa	Flowerly Senna	5 gal.	24-30" Ht., 18-24" spr., Matching, full branching 36" o/c.
Chaenomeles japonica	Flowering Quince	3-5 gal.	24-30" Ht., 18-24" spr., Matching, full branching 36" o/c.
Cleyera japonica	Japanese Cleyera	5 gal.	24-30" Ht., 18-24" spr., Matching, full branching
Cuphea hyssopifolia	Mexican Heather	1 gal.	12-18" Ht. and 18-24" spread
Elaeagnus macrophylla	Elaeagnus Ebbingel	5 gal.	24-30" Ht., 18-24" spr., Matching, full branching 36" o/c.
Elaeagnus frutland	Silverberry	5 gal.	24-30" Ht., 18-24" spr., Matching, full branching 36" o/c.
<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>	<b>Remarks, Minimum Heights, Caliper and Spread</b>
Erythra japonica	Loquat	5 gal.	24-30" Ht., 18-24" spr., Matching, full branching 36" o/c.
Faulia sekiwuba	Pineapple Guava	5 gal.	24-30" Ht., 18-24" spr., Matching, full branching 4" o/c.
Gardenia spp.	Gardenia	3-5 gal.	24-30" Ht., 18-24" spr., Matching, full branching 36" o/c.
Ilex cornuta 'Burfordi' compacta	Dwarf Burford Holly	5 gal.	24-30" Ht., 18-24" spr., Matching, full branching 4" o/c.
Ilex vomitoria 'Nana'	Dwarf Yaupon	3-5 gal.	24-30" Ht., 18-24" spr.

			Matching, full branching 30" o/c.
Juniperus	Juniper species	3-5 gal	24-30" Ht. 18-24" spr. Matching, full branching 36" o/c.
Lagerstroemia indica "dwarf"	Dwarf Crape Myrtle	5 gal.	24-30" Ht. 18-24" spr. matching, full branching, 48- 54" o/c.
Ligustrum lucidum	Glossy Privet	5 gal.	24-30" Ht. 18-24" spr. matching, full branching, 48- 54" o/c.
Ligustrum japonicum	Wax Leaf Ligustrum	5 gal.	24-30" Ht. 18-24" spr. matching, full branching, 48- 54" o/c.
Lonicera fragrantissima	Winter Honeysuckle	3-5 gal.	24-30" Ht. 18-24" spr. Matching, full branching 36" o/c.
Myrica cerifera	Southern Wax Myrtle	5 gal.	30-36" Ht. 24-36" spr. Matching, full, 5' o/c

<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>	<b>Remarks, Minimum Heights, Caliper and Spread.</b>
Myrica pusilla	Dwarf Wax Myrtle	3-5 gal.	24-30" Ht. 18-24" spr. Matching, full branching 36" o/c.
Nandina domestica	Dwarf Nandina varieties	5 gal.	24-30" Ht. 18-24" spr. Matching, full branching 4" o/c.
Nerium oleander	Oleander	5 gal.	30-36" Ht. 24-36" spr. Matching, full branching
Nerium oleander	Dwarf Oleander	3-5 gal.	24-30" Ht. 18-24" spr. Matching, full branching 36" o/c.
Pittosporum tobira 'Wheeler'	Dwarf Pittosporum	5 gal.	30-36" Ht. 24-36" spr. Matching, full branching 4" o/c.
Prunus Carolina	Cherry Laurel	5 gal.	30-36" Ht. 24-36" spr. Matching, full branching, 4" o/c.

Pyracantha crenato-serrata	Dwarf Pyracantha	3-5 gal.	24-30" Ht. 18-24" spr. matching, full branching 36" o/c.
Pyracantha fortuneana	Pyracantha	3-5 gal.	24-30" Ht. 18-24" spr. matching, full branching, 36" o/c.
Rhaphiolepis indica	Indian Hawthorn	5 gal.	24-30" Ht. 18-24" spr. matching, full branching, 36" o/c.
Rhododendron indicum 'Formosa'	Formosa Azalea	5 gal.	30-36" Ht. 24-36" spr. Matching, full branching, 4" o/c.

<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>	<b>Remarks, Minimum Heights, Caliper and Spread.</b>
Spiraea prunifolia	Bridal Wreath Spiraea	3-5 gal.	24-30" Ht. 18-24" spr. Matching, full branching 36" o/c.
Spiraea bumalda or similar dwarf varieties	Spiraea	3-5 gal.	24-30" Ht. 18-24" spr. Matching, full branching 4" o/c.

**GROUND COVER AND VINES**

Ajuga reptans	Carpet Bugle	1 gal.	15-18" Ht., 12-15" spr., full, 18" o/c.
Bignonia	Crossvine	1 gal.	15-18" Ht., 12-15" spr., full, 18" o/c.
Cappirolia	Trumpet	1 gal.	15-18" Ht., 12-15" spr., full, 18" o/c.
Campsis radicans	Creepier	1 gal.	15-18" Ht., 12-15" spr., full, 18" o/c.
Asparagus sprengeri	Sprengeri Fern	1 gal.	15-18" Ht., 12-15" spr., full, 18" o/c.
Carex morrowii	Japanese Sedge	1 gal.	15-18" Ht., 12-15" spr., full, 18" o/c.
Cuphea hyssopifolia	Mexican Heather	1 gal.	15-18" Ht., 12-15" spr., full, 18-24" o/c.
Dryopteris normalis	Wood Fern	1 gal.	24-30" Ht., full pot., well rooted, 24" o/c.
Festuca cinerea	Fescue	1 gal.	15-18" Ht., 12-15" spr., full 18" o/c.
Gaillardium	Carolina	1 gal	Full, well-rooted

seperivrens	Jasmine	Flat	Full, well-rooted, 9-12' o/c.
Hedera helix	English Ivy	1 gal.	15-18" Ht., 12-15" spr., full, 18" o/c., for dwarf varieties and 24-30" for non-dwarf varieties
Hemerocallis species	Daylily	1 gal.	

Botanical Name	Common Name	Size	Remarks, Minimum Heights, Caliper and Spread
Juniperus horizontalis, conorta, and procumbens 'Nana'	Low growing junipers species	1 gal.	12" Ht., 15-18" spr., full, 2' o/c.
Lantana camara 'Radiation'	Lantana	1 gal.	15-18" Ht., 12-15" spr., full, 18" o/c.
Liriope muscari	Liriope	1 gal.	15-18" Ht., 12-15" spr., full, 18" o/c.
Millietia reticulata	Evergreen Wisteria	1 gal.	Full, well-rooted
Ophiopogon jaburan	Giant Liriope	1 gal.	15-18" Ht., 12-15" spr., full, 24" o/c.
Ophiopogon japonicum	Monkey Grass	1 quart	15-18" Ht., 12-15" spr., full, 18" o/c.
Lonicera spp.	Honeysuckle	1 gal.	15-18" Ht., 12-15" spr., full, 24" o/c.
Parthenocissus quinquefolia	Virginia Creeper	1 gal.	15-18" Ht., 12-15" spr., full, 24" o/c.
Osteospermum fruticosum	African Daisy	1 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o/c.
Portulaca grandiflora	Moss Rose	1 gal.	15-18" Ht., 12-15" spr., full, 24" o/c.
Sedum spp.	Sedum	1 gal.	15-18" Ht., 12-15" spr., full, 24" o/c.
Rose banksiae	Lady Bank's Rose	1 gal.	15-18" Ht., 12-15" spr., full, 24" o/c.

Botanical Name	Common Name	Size	Remarks, Minimum Heights, Caliper and Spread
Santolina incana	Lavender	1 gal.	15-18" Ht., 12-15" spr., full, 18" o/c.
Trachelosperum asiaticum	Asian Jasmine	Flat	Full, well rooted, 9-12' o/c.
Trachelosperum jasmone	Confederate Jasmine	Flat	Full, well rooted, 9-12' o/c.

Botanical Name	Common Name	Size	Remarks, Minimum Heights, Caliper and Spread
Vinca minor and major	Vinca	1 gal.	15-18" Ht., 12-15" spr., full, 18" o/c.
Veronica latifolia 'Scrophulariaceae' and 'Spicata'	Veronica	1 gal.	15-18" Ht., 12-15" spr., full, 18" o/c.

## 5.0 SIGNAGE & GRAPHICS

### 5.1 INTRODUCTION

All project ID signs shall be constructed according to the Sienna Plantation standard identified in this section. The bases and frames of all Type A, D, and E signs shall consist of the approved primary material of the associated principal building. Signs shall conform to the detail for signage identified in this section. Each sign base must be landscaped on a minimum of three sides of three sides to monument facing public street.

The following table is the SIENNA PLANTATION standards for temporary and permanent signs. Display area by use and location is addressed; however, the maximum display area may be increased upon review and approval of the ARC. The variance request for an increase in display area may not exceed the maximum display area permitted by the Missouri City Sign Ordinance. The measurements of the sign area defined in the Missouri City Ordinance as "the surface area within a regular geometric form comprising all display areas of the sign and including the elements of the matter displayed as well as the frame."

All monument and major tenant signs shall be lit as referenced in Section 5.2. All lesser tenant signs will be located on poles and lit with the Sienna Plantation standard "acorn" light.

The ARC may limit the number of signs, when such limitation does not exceed City standards. Attached residential community signage is addressed in the attached residential section of this document. The display of flags and flagpoles shall comply with the requirements of Section 13.14H.

## 5.2 PERMANENT SIGNAGE GUIDELINES BY LAND USE

TYPE	FORM	SCALE (not to exceed)	MATERIALS AND COLOR	LAYOUT	TYPOGRAPHY	ILLUMINATION	QUANTITY & PLACEMENT
<b>FREE STANDING RETAIL</b>							
Street ID	Sign Type A	Sign Type A	Sign Type A	Sign Type A	Sign Type A	Lit from below	One each tenant; near main vehicular entry; 20' from HWY 6 or Fort Bend Pkwy and 10' from other streets; 100' min. separation between signs
Building ID	Individual letters and logo	36" height	Light translucent letters, white; aluminum frame; Font to be reviewed and approved by the ARC.	Tenant Name, Logo, color for logo as approved by ARC.	36" letters	Internal	Prohibit on signboards Refer note 7
Tenant Pedestrian	Hanging Arcade Plaque (required)	8 sf	Not limited; Individually encouraged; ARC review	Tenant Name, Logo, Graphic Device	Proportionate, legible	Lit from soffit	Suspended from soffit above door
Window Signs	Limited/Uniform	3' height	Die-cut vinyl; white only	Address, Hours, Entrance, Exit,	Consistent throughout center	None	One each entry; near building entry Window graphics, neon signs & temporary signs are prohibited; no credit card information allowed. No Alcohol and or Cigarette advertising allowed
<b>OTHER RETAIL/ SERVICE TENANTS (MAIN STRUCTURE)</b>							
Street ID	Sign Type B	Sign Type B	Sign Type B	Sign Type B	Sign Type B	Lit from below	Sign Type B; 100' min. separation between signs 20' from HWY 6 or Fort Bend Pkwy and 10' from other streets
Building ID	Individual letters and logo	36" height 60" height for tenants greater than 10,000 sf	Light translucent, white letters, aluminum frame; Font to be reviewed and approved by the ARC.	Tenant Name and Logo, color for logo as approved by ARC.	24" Letters; 36" Letters for tenants greater than 10,000 sf	Internal	Prohibit on signboards Refer note 7
Tenant Pedestrian	Hanging Arcade Plaque	8 sf.	Not limited; Individually encouraged; ARC review required.	Tenant Name, Logo, Graphic Device	Proportionate Legible	Lit from soffit	Suspended from soffit above door
Window Signs	Limited/Uniform	3" height	Die-cut, white on door only	Address, Hours, Entrance, Exit,	Consistent throughout center	None	One each entry; near building entry Window graphics, neon signs & temporary signs are prohibited; no credit card information allowed. No Alcohol/Cigarette advertising.

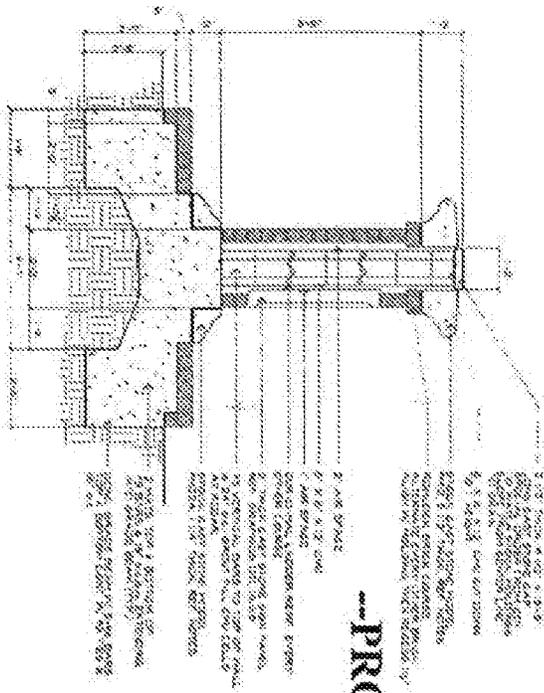
TYPE	FORM	SCALE (not to exceed)	MATERIALS AND COLOR	LAYOUT	TYPOGRAPHY	ILLUMINATION	QUANTITY & PLACEMENT
<b>OVERALL DEVELOPMENT PROJECT ID SIGN - SEE SIGN TYPE A</b>							
<b>ANCHOR OR MAJOR RETAIL TENANT (See Definition Below)</b>							
Street ID	Sign Type D	Sign Type D	Sign Type D	Sign Type D	Sign Type D	Lit from below	One; near main vehicular entry and 20' from HWY 6 or Fort Bend Pkwy T.O.W.
Building ID	Individual letters and logo	48" height for tenants up to 49,999 sf.; 72" height for tenants greater than 50,000sf.	Light translucent letters, white; aluminum frame; Font to be reviewed and approved by the ARC.	Tenant Name, Logo, color for logo as approved by ARC.	24" letters for tenants up to 49,999 sf.; 48" letters for tenants greater than 50,000 sf	Internal	One; Facing street(s) Prohibit on signboards.
Window Signs	Limited/Uniform	3' height	Die-cut vinyl; white only	Address, Hours, Entrance, Exit.	Consistent throughout center	None	One each entry; near building entry; Window graphics, neon signs & temporary signs are prohibited; no credit card information allowed. No Alcohol and or Cigarette advertising allowed
<b>SERVICE STATION/ COVENANCE STORE</b>							
Street ID	Sign Type D	Sign Type D	Sign Type D	Sign Type D	Sign Type D	Lit from below	One at corner of two (one per street) Other tenants must share sign space.
Building ID	Canopy - Mounted	Contained within canopy band	Canopy related, white only; Font to be reviewed and approved by the ARC.	Tenant Name and Logo, color for logo as approved by ARC.	Letters = height of canopy band or less, white only	Internal	Two; facing streets; Prohibit on signboards
Window Signs	Limited/Uniform	3' height	Die-cut vinyl; white only	Address, Hours, Entrance, Exit	Consistent throughout center	None	One each entry; near building entry; Window graphics, neon signs & temporary signs are prohibited; no credit card information allowed. No Alcohol and or Cigarette advertising allowed

TYPE	FORM	SCALE (not to exceed)	MATERIALS AND COLOR	LAYOUT	TYPOGRAPHY	ILLUMINATION	QUANTITY & PLACEMENT
<b>MOVIE THEATER (as part of main structure)</b>							
Street ID	Sign Type D No marquee permitted	Sign Type D No marquee permitted	Sign Type D No marquee permitted	Sign Type D No marquee permitted	Sign Type D No marquee permitted	Lit from below No marquee permitted	One or two (see scale) near main vehicular entry and 25' from HWY 6 or Fort Bend Pkwy or 10' from other streets
Building ID	Individual letters and logo	60" height	Translucent letters, white; aluminum frame; Font to be reviewed and approved by the ARC.	Tenant Name, Logo, color for logo as approved by ARC; marquee allowed; ARC to review	36" letters	Internal	One on sign area. Prohibit on signboards.
Tenant	Plaque	8 SF	Not limited; Individually encouraged; ARC review	Tenant Name, Logo, Graphic	Proportionate, legible	Lit from soffit	Suspended from soffit above door
Pedestrian	Movie poster	Standard poster size	Poster	Movie graphics	Varies	Recessed	One per theater, within building arcade
<b>HOTEL / MOTEL / INN</b>							
Street ID	Sign Type D Individual Letters	Sign Type D 60" height	Sign Type D Translucent letters, white; aluminum frame; Font to be reviewed and approved by the ARC.	Sign Type D Tenant Name and Logo; color for logo as approved by ARC	Sign Type D 36" letters	Lit from below Internal	One near main vehicular entry One per street; two max. On parapet or structural wall
<b>OFFICE</b>							
Street ID	Sign Type D Individual Letters and Logo	Sign Type D 12" height	Sign Type D Opaque numbers, white only	Sign Type D Address and business name only	Sign Type D Type and color consistent with center	Lit from below Internal or none	One per building near vehicular entry and 10' from r.o.w.
Business Address							One; main building entrance
Anchor Tenant ID	Sign Type B	Sign Type B	Sign Type B	Sign Type B	Sign Type B	Sign Type B	Two; parapet or structural wall
Tenant ID	Sign Type C	Sign Type C	Sign Type C	Sign Type C	Sign Type C	Lit from above as illustrated	One each building; parking area

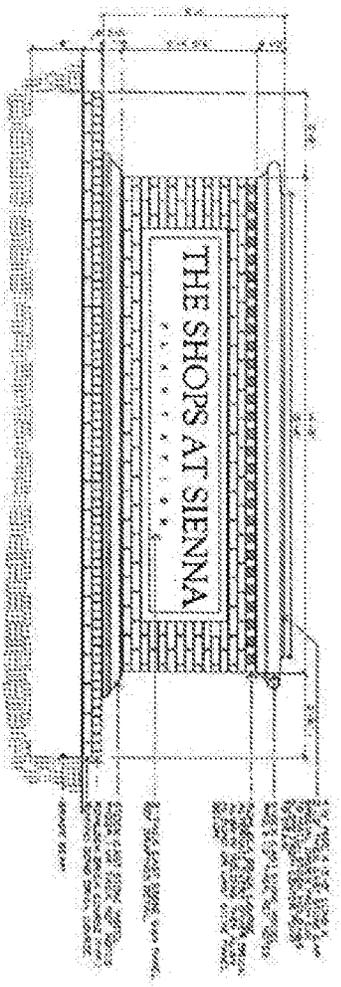
TYPE	FORM	SCALE (not to exceed)	MATERIALS AND COLOR	LAYOUT	TYPOGRAPHY	ILLUMINATION	QUANTITY & PLACEMENT
<b>PUBLIC / QUASI-PUBLIC</b>							
Street ID	Sign Type D	Sign Type D	Sign Type D	Sign Type D	Sign Type D	Lit from below	One or two (see scale) near main vehicular entry and 25' from HWY 6 or Fort Bend Pkwy or 10' from other r.o.w.
Building ID	Individual Letters and Logo	60" height	Translucent letters, white; Aluminum frame; Font to be reviewed and approved by the ARC.	Tenant name, Logo and Address; color for logo as approved by ARC	36" letters; Type and color consistent with center	Internal	Prohibit on signboards
Window Signs	Lintel/Uniform	3" height	Die-out vinyl; white	Address, Hours, Entrance, Exit	Consistent throughout center	None	One each entry; near building entry; Window graphics; neon signs & temporary signs are prohibited; no credit card information allowed.
<b>WELCOME SIGN</b>							
Street ID	Street ID E	Street ID E	Street ID E	Street ID E	Street ID E	Street ID E	One fronting on Hwy 6 out of XDOT ROW
Building ID	Individual Letters and Logo	10' max height with a maximum 60 Sq. Ft. sign area	Translucent letters, white or black; Aluminum frame with locked transparent marquee door; Font to be reviewed and approved by the ARC.	Community Activities Information	24" letters; Type consistent with center	Internal	LED signage allowed with approval by the ARC.

**NOTES:**

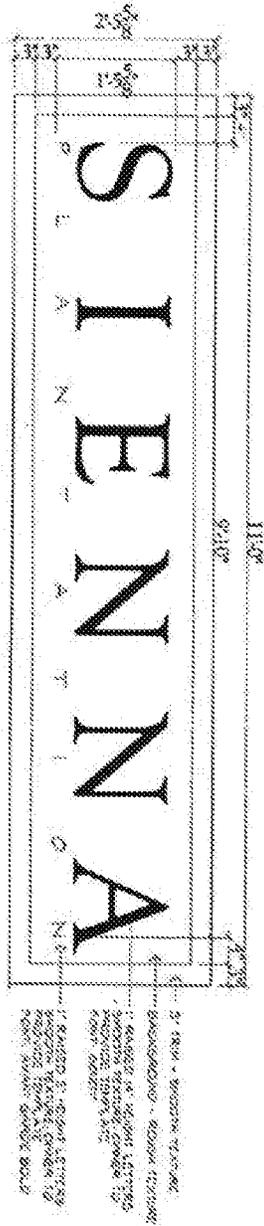
1. Self-serve only. Full service stations without canopies will be treated as "Free-standing Retail" except for street ID.
2. Movie Marquee signs shall be located on building wall (one sign per street frontage)
3. Consideration may be given for buildings facing two streets and corner buildings. Signage for all streets except HWY 6 and Fort Bend Parkway is 10'
4. One sign per wall or facade.
5. Separate minor tenant signs by minimum 100'.
6. The ARC must approve all Building ID signs. The use of logos and differing fonts is permitted with ARC approval on a case by case basis.
7. Rear of free-standing retail building within retail complex: must be included in overall complex signage guidelines; 18" tall maximum letter; default letter style: gaudi bold (unless complex guidelines specify); Logos not allowed; raceway mounted; raceway match building color; color: white
8. Miscellaneous site signage/ directional signage: Poles and rear of signs to be painted black, bronze or dove "remote green" 3799502.



**SIGN TYPE A**  
**--PROJECT IDENTIFICATION,**  
**COMMUNITY SIGNAGE**

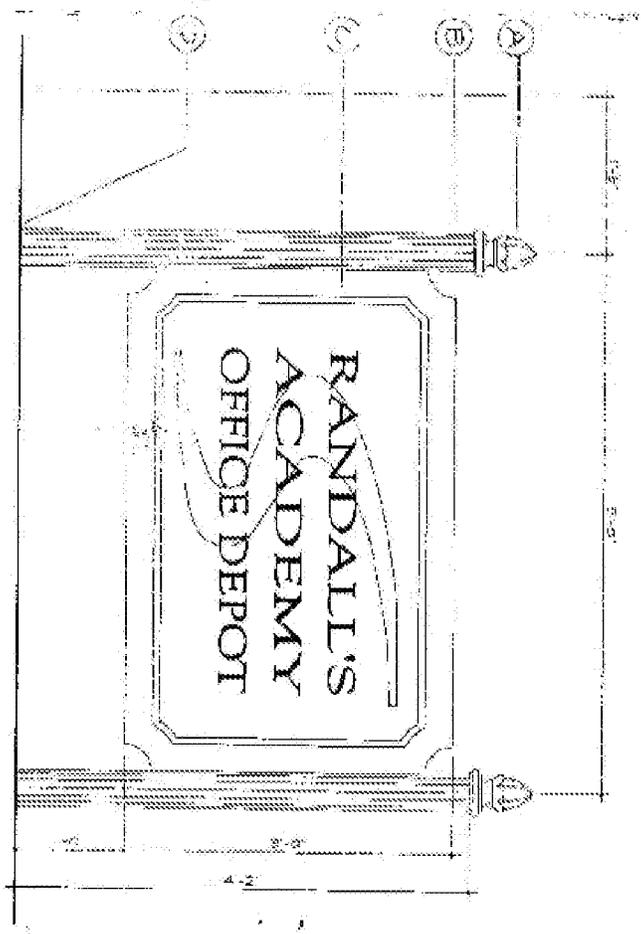


**SIGN TYPE A**  
**--PROJECT IDENTIFICATION SIGN PANEL**

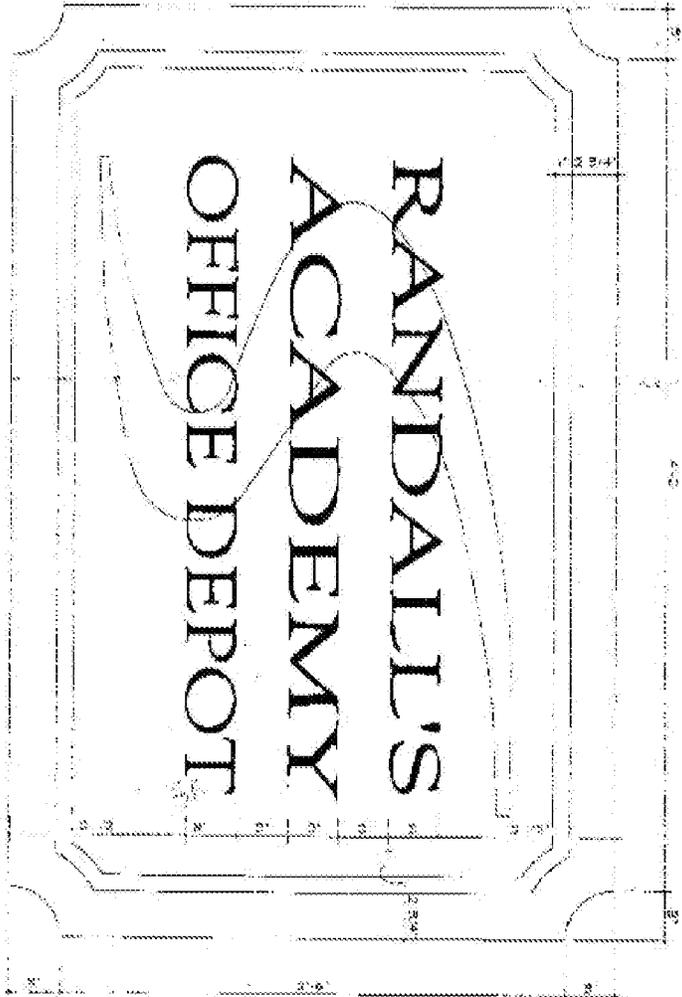


**SIGN TYPE B**  
**-MAJOR AND SECONDARY ANCHOR TENANTS,**  
**MAJOR CONSTRUCTION PROJECT ID SIGN**

- Notes**
- A. Post top finish to be by Antique Street Lamps, Inc. Model number AF79K (post aluminum)
  - B. Sign post to be New York Series, cast aluminum post with fused ends by antique Street Lamps, Inc. Similar to model number NY95/17-C/A/B/C
  - C. Sign Panel: Cast aluminum curved fronted, primed (2) colors. Front and side panel to be painted same color. If border to be painted to match PMS #675 Sierra Brown
  - D. Sign post to be mounted to concrete footing. Install post as per manufacturer's specifications.



**SIGN TYPE B  
 --MAJOR AND SECONDARY  
 ANCHOR TENANTS SIGN PANEL**

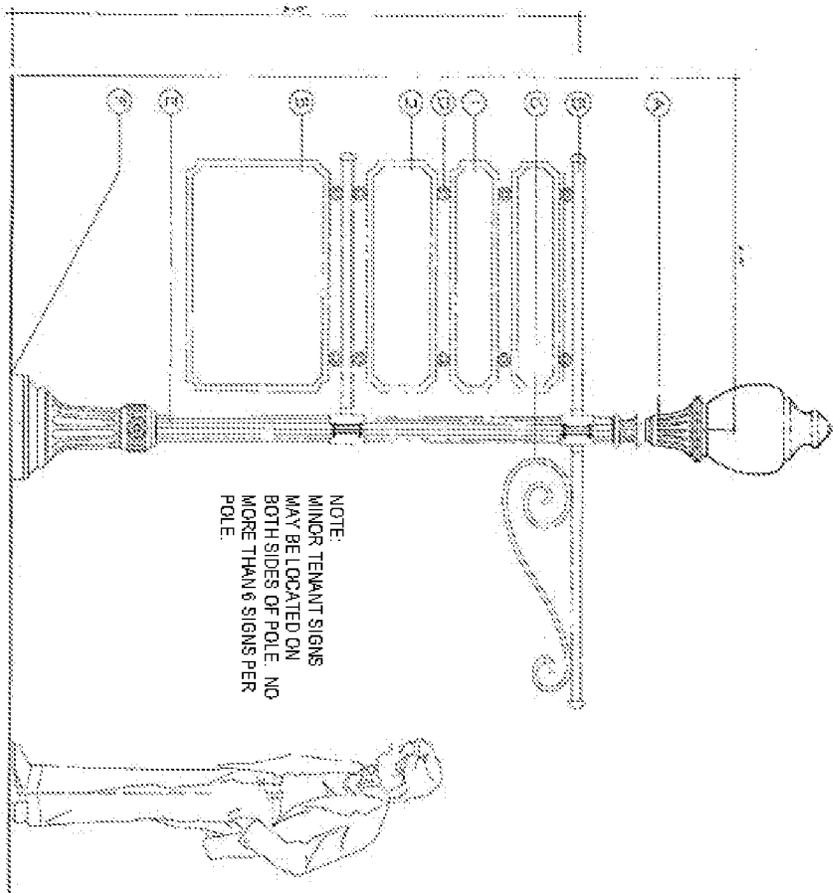


*NOTE: Type may be enlarged for signs with one or two letters in name; however, type may not exceed 6" height.*

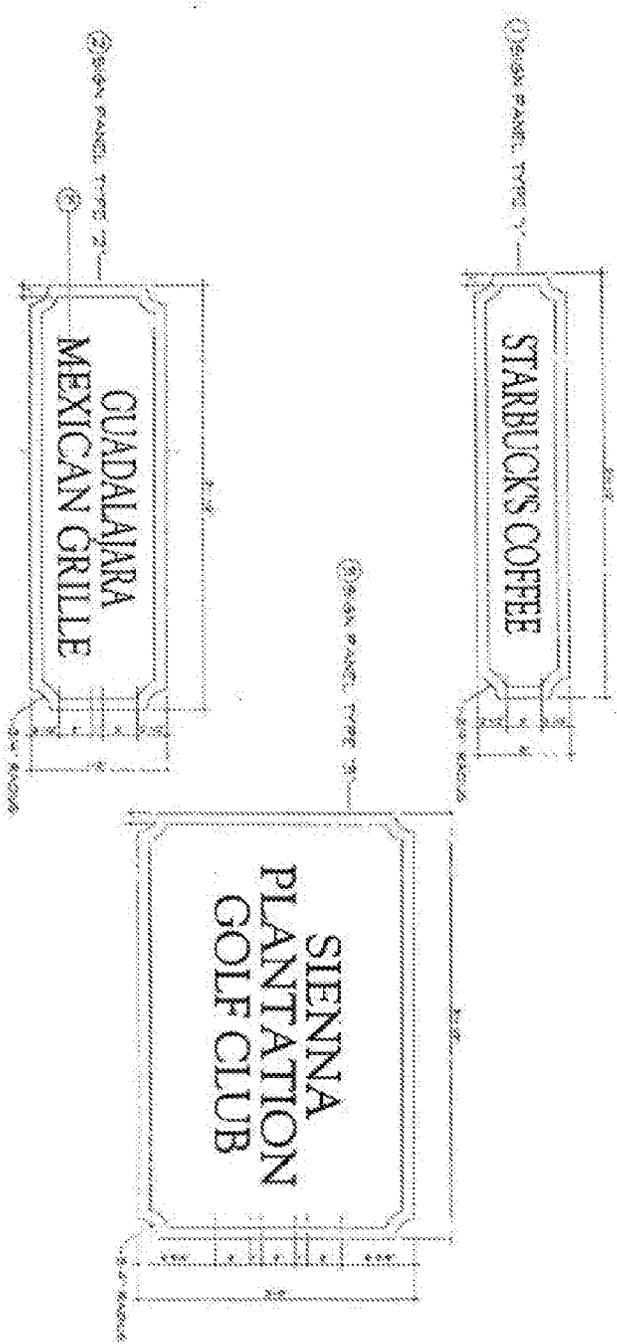
**SIGN TYPE C  
MULTI-TENANT OR COMMUNITY  
DIRECTIONAL SIGNAGE**

NOTES:

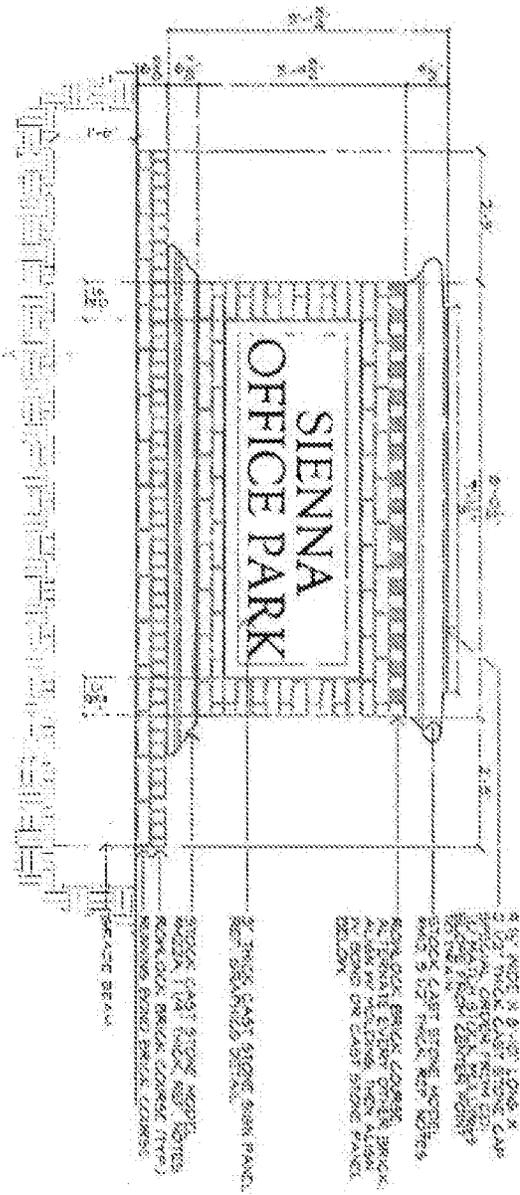
- A. Re: and Energy/HL & P Kelly Acorn Ornamenta Luminaire or Equa. Ornamenta Luminaire option.
  - B. Banner arm to be by Antique Steel Lamps, Inc. Model number B040HWCOIRK (cast aluminum).
  - C. Banner arm with decorative scroll to be by Antique Steel Lamps, Inc. Model number B040HFCOSIRK (cast aluminum).
  - D. Decorative Ring 2" outside diameter decorative ring to connect between banner arms and sign panels. The intent of the rings is to allow sign panels to be removed and replaced as needed by the Owner. Contractor to submit shop drawing for decorative ring detail to connect sign panels and banner arms.
  - E. Sign post to be New York Series, cast aluminum post with tapered fluted shafts by Antique Steel Lamps, Inc. Model number NY9F5V7-CARBK.
  - F. Sign post to be mounted on concrete slab, flush to grade. Install post as per manufacturer's specifications.  
Contractor to supply Engineer's sealed shop drawings for approval.
1. Sign panel type 1'
  2. Sign panel type 2'
  3. Sign panel type 3'



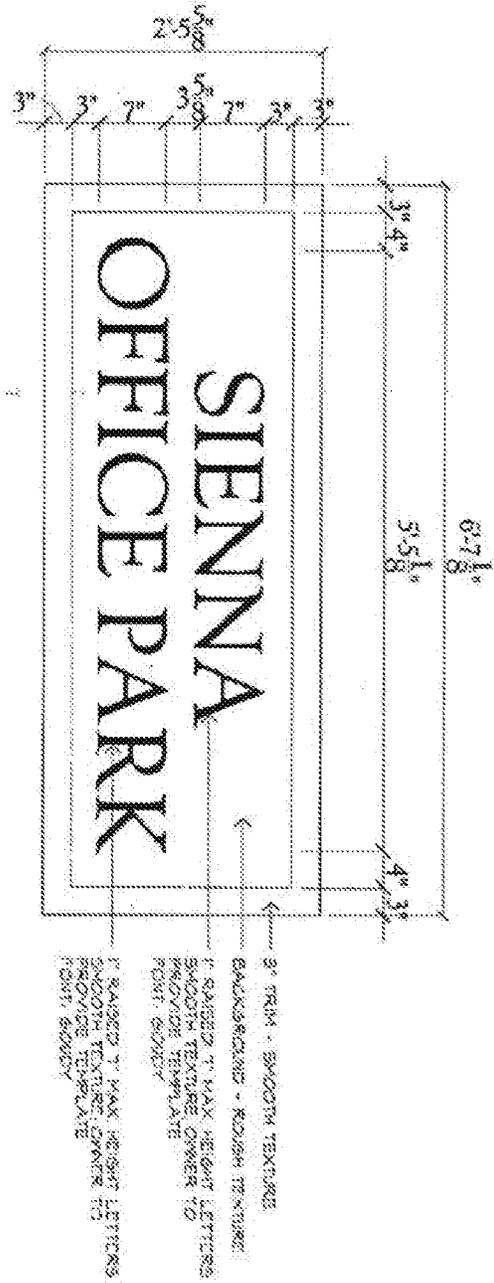
**SIGN TYPE C  
 --PAD SITES, MINOR TENANTS  
 & DIRECTIONAL SIGN PANELS**



**SIGN TYPE D**  
**--SERVICE STATIONS, MOVIE**  
**THEATERS, HOTELS/INNS & OFFICE**



**SIGN TYPE D**  
**-- SERVICE STATIONS, MOVIE THEATERS,  
HOTELS/INNS & OFFICE SIGN PANEL**

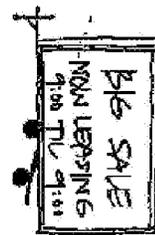




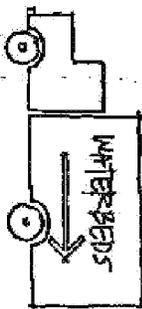




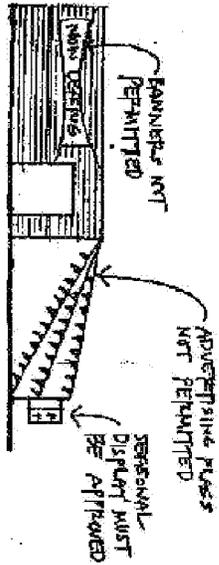
# INAPPROPRIATE SIGNAGE/FLAGS/FLAG POLES



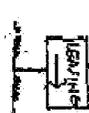
PORTABLE SIGN - PROHIBITED



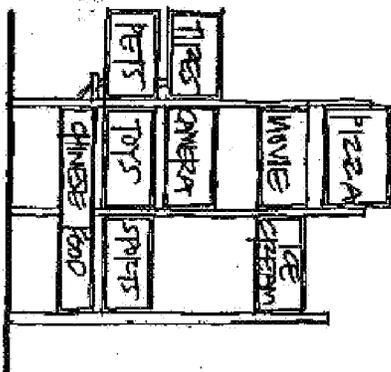
USE OF TRUCKS, VANS OR CARS FOR ADVERTISING IS PROHIBITED.



NOT PERMITTED

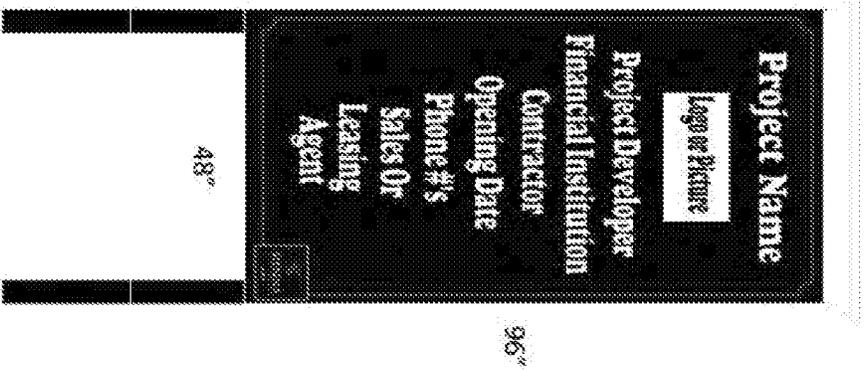
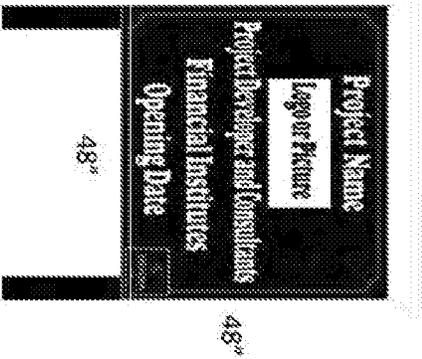


TEMPORARY SIGNS - PROHIBITED



MULTI - GRAPHIC - PROHIBITED

## APPROVED TEMPORARY SIGNAGE



Black Background  
 Border color Pantone 4716  
 Copy White  
 Font GUDYBLD  
 Crown Molding Header White  
 Sign must have separate MDO back  
 painted black to match.

Note:  
 Copy can be reduced or enlarged to fit.  
 Example: (1) Copy can be reduced in  
 order to enlarge photo  
 (2) With no photo copy can be enlarged  
 Signs to be installed no less than 24"  
 deep in concrete.

### 5.3 GUIDELINES FOR TEMPORARY SIGNS

During the construction phase of a project, unlighted construction/leasing signs are permitted. Signs must be kept in good repair. Signs must be removed sixty days after initial occupancy. Signs must be located within the building setback line. A sign that is replaced with another must be removed before the other sign can be installed. Information can be added or revised to a sign, but each revision must conform to the standards' criteria.

TYPE OF SIGN	FORM	SCALE (not to exceed)	MATERIALS & COLOR	LAYOUT	TYPOGRAPHY	LOCATION & QUANTITY
Retail Tenant	Window Graphic	10% of Window Area	Varies	Varies	Varies	Window only. No signs on building exterior
Building Developer	Freestanding Monolith-panels meet grade	HWY 6, Fort Bend Pkwy, Sienna Pkwy 8'x8' All other streets 4'x8'	Reference Page 58 for standard.	Project Name & Logo, Major Tenant(s), Project Developer and Consultants, Financial Institution, Contractor, Opening Date, Phone Number(s), Sales or Leasing Agent	Refer to SIENNA PLANTATION Design plus custom logo	HWY 6, Sienna Pkwy and Fort Bend Pkwy: one sign per 250 L.F., setback 10' from r.o.w. 10' from r.o.w.
Free-standing Retail Tenant	Freestanding Monolith-panels meet grade	4' x 8'	Reference Page 58 for standard	Project Name & Logo, major Tenant(s), Project Developer and Consultants, Financial Institution, Contractor, Opening Date, Phone Number(s), Sales or Leasing Agent	Refer to SIENNA PLANTATION Design plus custom logo	One per tenant setback min. 10' from HWY 6, Fort Bend Pkwy or Sienna Pkwy r.o.w. and near vehicular entry. Two permitted for corner lot tenants.
Other Tenant or Landowner	Free-standing monolith	4' x 8'	Reference Page 58 for standard.	"Future Site of _____", opening date, phone number(s), contact person, land area and frontage, current meeting location.	Refer to SIENNA PLANTATION Design plus custom logo	HWY 6, Sienna Pkwy and Fort Bend Pkwy: one sign per 250 L.F., setback 10' from r.o.w.

Notes:  
1. All event or temporary signage must be approved and permitted by ARC before installation.

## 5.4 ATTACHED RESIDENTIAL & ASSISTED LIVING SIGNAGE AND GRAPHICS

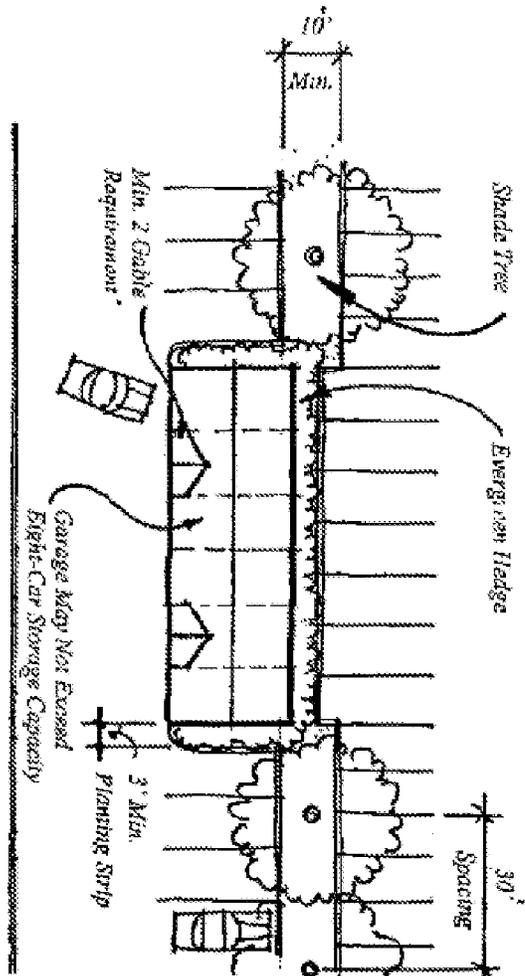
<b>ID SIGNAGE</b>	
<ul style="list-style-type: none"> <li>• <b>Primary or Entry Signage</b></li> </ul>	See Sign Type A. Limited to one sign located in entry, median or two signs on either side of entrance. Information limited to project name, address, management company, and phone number.
<ul style="list-style-type: none"> <li>• <b>Secondary Signage</b></li> </ul>	See Sign Type B. Information limited to project name, address, management company, and phone number.
<b>DIRECTIONAL and INFORMATION SIGNAGE</b>	See Sign Type B or C
<b>PROHIBITED SIGNAGE</b>	Banners (such as those announcing move-in specials), moving or flashing signs, portable signs, signage attached to the tubular steel fence or brick columns located along the ROW, vehicles used as signage, exposed neon, fluorescent or incandescent illumination, temporary signs after opening day, iridescent painted signs, and pylon signs are strictly prohibited.
<b>FLAGS AND FLAGPOLES</b>	Advertising flags, banners, and pennants are not permitted. Flagpoles are permitted near the clubhouse or leasing office only. No flagpoles will be permitted at the entrance to a project. The Display of flags and flagpoles shall comply with the requirements of Missouri City Ordinance Section 13.14H.



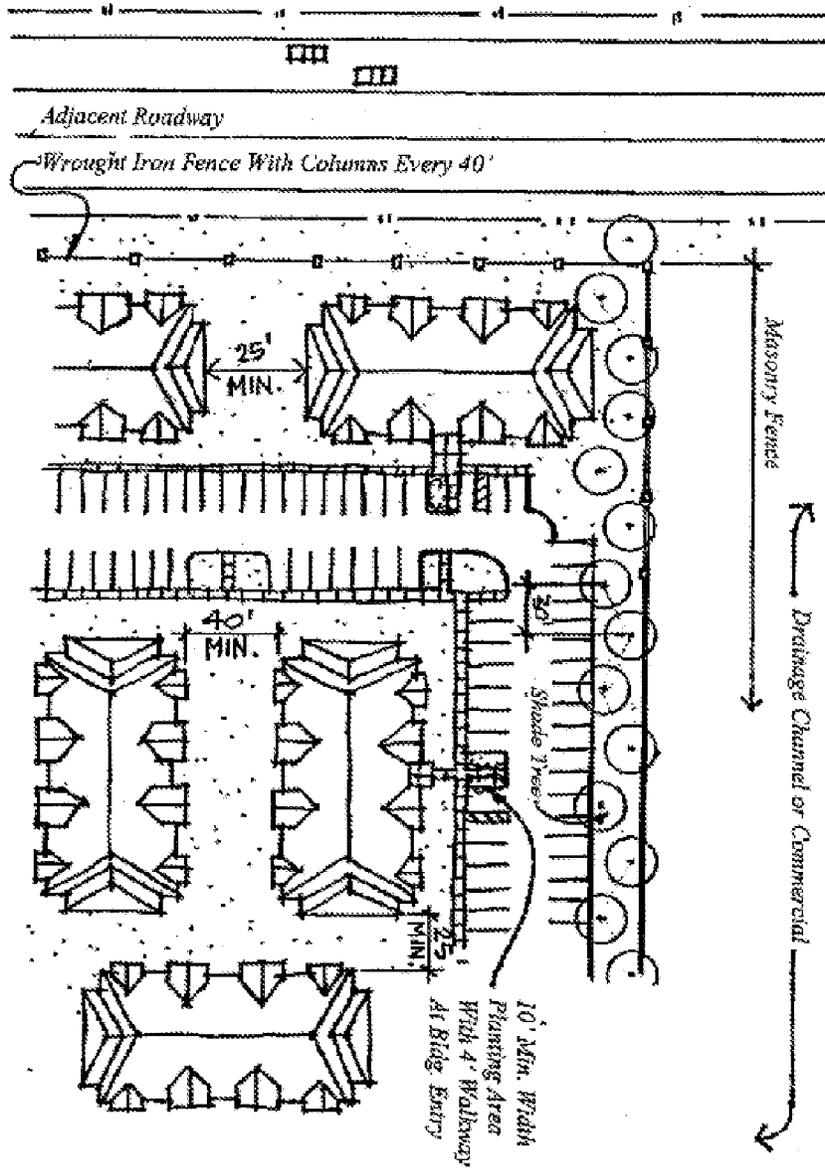
<b>WALKWAYS</b>	raised above grade and provided with entry steps and a porch or arcade similar to the information center at Sienna.
<b>GRADING, EARTH BERMS, AND DRAINAGE</b>	Adjacent to Parking Lots: 5 Through Open Space: 4'
<ul style="list-style-type: none"> <li><b>General</b></li> </ul>	All surface drainage to be collected on site and connected to underground storm drain structures. Berms used for screening or aesthetics may not exceed a maximum slope of 4:1, abrupt transitions in grade are not permitted. Curvilinear berms are encouraged and rigid berms shaped like the edge of a cylinder are not permitted. No sites will be permitted to drain to adjacent streets. Grading, drainage, sediment and erosion control must be prepared by a registered engineer and approved by the ARC prior to commencement of any site work. All sites should be graded for positive drainage with a slope of no less than 0.50% including drainage swales. All parking areas must be completely curbed, paved, and graded to drain into the internal underground drainage system. Areas that contribute to storm drain runoff shall not carry contaminants from those areas into the community storm drainage systems. If the ARC determines that operations on any site could produce environmentally unacceptable effluent, such as, but not limited to, effluent containing unapproved levels of petroleum derivatives or hydrocarbons, the ARC may require filtration through an appropriate system to remove or reduce the contaminants.
<b>LIGHTING</b>	
<ul style="list-style-type: none"> <li><b>General</b></li> </ul>	All parking areas, building entrances, and walkways must be illuminated with high-pressure sodium lighting from dusk to dawn. Metal halide may be used near building entrances and walkways. Fixtures shall be pedestrian in scale, not exceeding a height of twelve feet (12') and using one of the Sienna Plantation community lighting standards. Landscape lighting is encouraged throughout the project and is required at the main parcel entry. Site lighting and schedule must be submitted to the ARC for review and approval. See Architectural Review section for Lighting Plan requirements. Floodlights may not be mounted to the perimeter of buildings. Buildings shall be illuminated with a concealed, stationary shielded light source. Landscape areas around pool, clubhouse, vehicular entries along public rights-of-way, building entries, plazas and sitting areas shall have low level landscape lighting. "Moon lighting" in existing mature or semi-mature trees is encouraged along street rights-of-way. Plastic lighting fixtures, colored lighting, exposed transformers and wiring, "spill over" lighting onto neighboring sites, streets or public spaces. Building mounted floodlights will not be permitted.
<b>WALLS AND FENCES</b>	
<ul style="list-style-type: none"> <li><b>Masonry Construction</b></li> </ul>	All masonry fencing constructed according to brick wall detail in the Appendix.
<ul style="list-style-type: none"> <li><b>Tubular Steel</b></li> </ul>	All tubular steel fences must be 6' and conform to the minimum standard detail as illustrated. A tubular steel fence may never be attached to a wood fence or brick wall. Stylized fencing befitting the architecture and character of the development is permitted and must be approved by the ARC.
<ul style="list-style-type: none"> <li><b>Fencing along ROWs</b></li> </ul>	All fencing along street rights-of-way must be six-foot (6') height tubular steel or tubular steel per minimum standards. Stylized fencing befitting the architecture and character of the development is permitted and must be approved by the ARC. Fencing must consist of a minimum brick masonry column every forty feet (40').
<ul style="list-style-type: none"> <li><b>Fencing along</b></li> </ul>	Fencing to be a masonry wall constructed according to the standards identified in the Appendix.

	<b>adjacent land uses</b>	
	<ul style="list-style-type: none"> <li><b>Fencing along drainage channels or creeks</b></li> <li><b>Fencing along 20' Hike and Bike Easement</b></li> </ul>	<p>Fencing to be a masonry wall or tubular steel constructed according to the standards in the Appendix. Fencing may be tubular steel to permit views. Tubular steel fencing must be landscaped with a double row of evergreen shrubs maintained to a height of three feet.</p> <p>Fencing to be a minimum 6' tubular steel fence or masonry wall meeting the community standard or a stylized tubular steel fence complementary to the architecture and approved by the ARC.</p>
	<b>TRASH ENCLOSURES</b>	
	<ul style="list-style-type: none"> <li><b>Location</b></li> <li><b>Construction</b></li> </ul>	<p>Must be completely enclosed and located in an inconspicuous but easily accessible areas. Trash receptacles are not permitted in setback areas.</p> <p>Enclosures must be constructed of the same exterior material as the buildings and a min. 6' ht. Wooden enclosures and gates are not permitted.</p>
	<b>COMMON AREAS</b>	<p>A common area is encouraged to be provided within a 500' radius of all living units. Common areas may be composed of benches, play equipment, shade structures, landscaping, garden, and shade trees, gazebos and pavilions, picnic tables and grilles, and tennis court(s). A pool area may be used to meet the common area requirement.</p>
	<b>UTILITIES</b>	
	<ul style="list-style-type: none"> <li><b>General</b></li> </ul>	<p>All utility lines, with the exception of 3 Phase Electrical, must be located underground including cable, water, telephone, and electricity. All meters must be enclosed in meter closets or panel boxes mounted on the ends of buildings, and painted to match the exterior finish of the building.</p>
	<b>AIR CONDITIONERS</b>	<p>All air conditioning units shall be placed on grade, connected to the outside of the building and screened by landscaping or other means. No air conditioning units shall be placed on rooftops.</p>
	<b>GARAGES</b>	
	<ul style="list-style-type: none"> <li><b>Permitted Locations</b></li> <li><b>Prohibited Locations</b></li> </ul>	<p>Across the parking lot from the face of a building; Along adjoining commercial land uses; along a drainage channel; adjacent to non-Sienna Plantation property.</p> <p>Garages for attached residential units are required to be located in the rear, end or side of building. Garage in front of the building incorporated into the architecture will be limited and require ARC approval.</p> <p>Off street parking for attached residential is required to be located in the rear of building.</p> <p>Directly in front of the face of a building, along adjacent roadways.</p>

# ATTACHED RESIDENTIAL PARKING DESIGN



# ATTACHED RESIDENTIAL SITE PLANNING REQUIREMENTS



## 6.2 LANDSCAPE CRITERIA FOR ATTACHED RESIDENTIAL

<b>MAIN PARCEL ENTRY</b>	Extensive landscaping is required at the main entry into an attached residential parcel. A minimum of three magnolias is required on either side of the entry drive.
<b>LANDSCAPING ADJACENT TO PROPERTY LINES</b>	
<ul style="list-style-type: none"> <li>• <b>Front</b></li> </ul>	Landscaping shall be installed according to the same standards for Nonresidential Use as identified on Pages 39-42. In addition, one double staggered row of evergreen shrubs (wax leaf ligustrum, 5 gal.) shall be installed along the exterior of fencing.
<ul style="list-style-type: none"> <li>• <b>Side and Rear</b></li> </ul>	One evergreen shade tree shall be planted every forty feet (40') on center. In addition, one double staggered row of evergreen shrubs shall be installed along the exterior of fencing exposed to a street or common area.
<b>PARKING AREAS</b>	
<ul style="list-style-type: none"> <li>• <b>Interior Islands</b></li> </ul>	One min. curbed landscaped island is required for each 10 parking stalls located along the centerline of each head to head parking layout. One 3" cal canopy shade tree shall be planted in each island.
<ul style="list-style-type: none"> <li>• <b>At Building Entries</b></li> </ul>	One min. 10' x 18' landscaped island shall be located as an extension from each building entry and provided with a five foot (5') width sidewalk and low evergreen shrubs, ornamental grasses or perennials
<ul style="list-style-type: none"> <li>• <b>Islands at Ends of Bays</b></li> </ul>	Ends of bays must not end in parking spaces. Planting islands (4' min. width) must be located at both ends of parking bays. A min of one canopy tree (3" cal.) must be planted for each 18 LF of island.
<ul style="list-style-type: none"> <li>• <b>Medians</b></li> </ul>	A min. ten foot (10') width landscaped median must be provided between bays of parking. A min. of one canopy tree (3" cal.) must be installed for each 20 linear feet of median or one ornamental tree (30 gal.) for each 15 linear feet of median (see illustrations Page 13, 64 and 65).
<b>BUILDINGS</b>	
<ul style="list-style-type: none"> <li>• <b>Foundations</b></li> </ul>	Plantings must occur along the foundations/exposed slabs of all buildings
<ul style="list-style-type: none"> <li>• <b>Entries</b></li> </ul>	Building entries must be identified with a denser display of landscaping than other areas around the building.
<ul style="list-style-type: none"> <li>• <b>Patios</b></li> </ul>	First floor patios must be provided with a landscaped hedge not to exceed a height of 3' and one small tree (30 gal.) to provide shade and some privacy.
<ul style="list-style-type: none"> <li>• <b>Between Ends of Buildings</b></li> </ul>	This area between building ends must never be an empty space void of landscaping and utilized solely for meters and air-conditioning units. The area must be well landscaped and in certain instances where appropriate, utilized for sitting areas and/or walkways to other areas of the site
<b>SCREENING</b>	
<ul style="list-style-type: none"> <li>• <b>Required</b></li> </ul>	The following areas must be completely screened with landscaping: meter box panels, gas meters, air conditioning units, utility pedestals, transformer pads, and mechanical equipment.

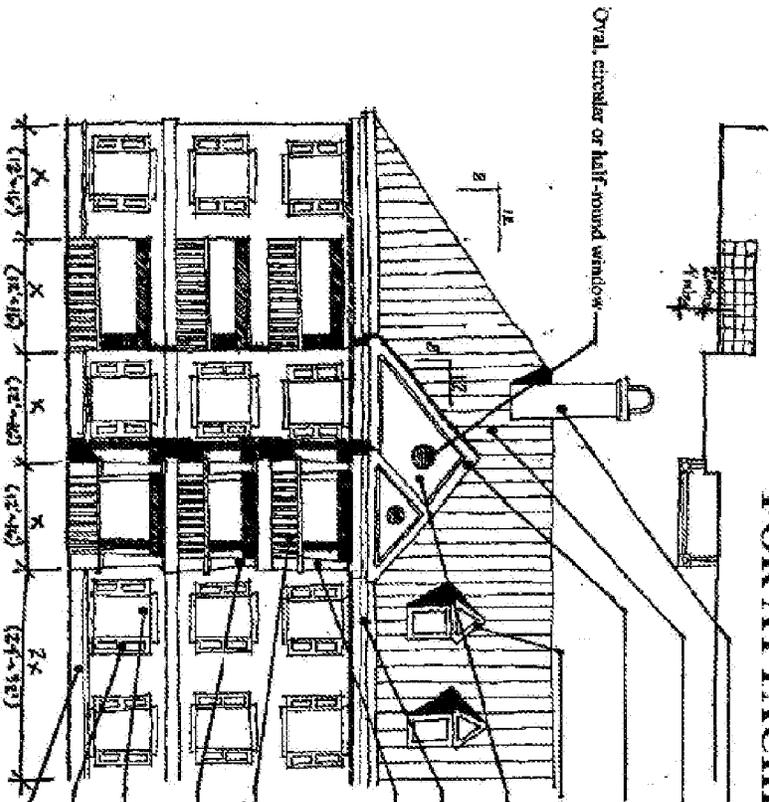
<b>FENCING</b>	
<ul style="list-style-type: none"> <li><b>Required</b></li> </ul>	There shall be a double row of evergreen shrubs planted 3' o/c. for screening and buffering placed on the exterior side of fences on all side and rear property lines or as approved by the ARC. The ARC shall have the right to determine which property setbacks are side and rear.
<b>GARAGE</b>	
<ul style="list-style-type: none"> <li><b>General</b></li> </ul>	Garages must be separated from concrete parking areas by a minimum three-foot width-planting strip with a minimum evergreen hedge (5-gal.)
<b>LANDSCAPE MAINTENANCE</b>	Mowing; pruning and shaping; weed control; season mulching; winter protection as required; replacement of dead or diseased plants; insect and disease control; fertilization and watering; warranty
<b>IRRIGATION</b>	All lawns and landscaped areas including rights-of-way for tracks adjacent to a street must be effectively, properly, and evenly irrigated by underground automatic irrigation systems of approved design with minimal overthrow onto paved areas using current standards and designed and installed by licensed contractors doing business in the State of Texas. All exposed mechanical equipment such as automatic controllers, backflow preventor, and vacuum breakers must be screened. Drip irrigation systems will be permitted where appropriate. Irrigation sleeves must be provided to all parking lot islands and medians.
<b>LAWNS</b>	
<ul style="list-style-type: none"> <li><b>Grass</b></li> </ul>	Cynodon dactylon/Common bermuda, St. Augustine for semi-shade tolerant areas.
<ul style="list-style-type: none"> <li><b>Method</b></li> </ul>	Hydromulch or sod. One row of sod must be installed along back of curb and adjacent to all sidewalks and driveways.
<b>LANDSCAPE STANDARDS</b>	All plant material shall be sound, healthy specimens typical of their species, with well-formed tops and roots, and shall be free from all injurious insects, insect eggs or larvae, diseases, serious injuries to bark, root or foliage, broken branches, or any other types of disfigurement. Plant proportions shall be those recognized as normal for a well-grown plant of that species and size, as recommended by the American Standard for Nursery Stock. Installation of all plants must conform to the standards of the American Association of Nurserymen. All plants that fail to make new growth from a dormant condition, decline or die shall be replaced. A plant is considered dead if at least 50% of its growth is dead. All replacements shall conform to the original intent of the planting design. The ARC reserves the right to require the Builder to replace plants that do not meet these requirements.
<b>OVERALL MAINTENANCE</b>	
<ul style="list-style-type: none"> <li><b>Maintenance Requirements</b></li> </ul>	Attached residential owners/ developers shall have the duty and responsibility to keep their properties in a well-maintained, safe, clean and attractive condition at all times. If, in the opinion of the Sienna Plantation Property Owners' Association, the Owner is failing in this duty, then the SPPQA may give notice of such deficiency and if necessary, undertake the care and maintenance required to restore the property and/or building improvements to a safe, clean and attractive condition. All costs associated with such repair and maintenance shall be the responsibility of the attached residential owner.
<ul style="list-style-type: none"> <li><b>Enforcement</b></li> </ul>	The SPPQA has the right, but not the obligation, to assess any attached residential owner for the amount of costs incurred by the SPPQA to enforce the guidelines, restrictions or any rights granted to it by the Declaration or Supplements to the Declaration against any attached residential owner. Such enforcement assessment, together with late fees and reasonable attorneys' fees, shall be a charge to the owner and shall also constitute a lien imposed on the property. The charge shall be a personal obligation of the Owner and will be a continuing lien until paid.

### 6.3 ARCHITECTURAL CRITERIA FOR ATTACHED RESIDENTIAL

<b>STYLE</b>	Traditional or Plantation or French Colonial styles permitted. Trendy, high-tech, contemporary styles not permitted.
<b>MASSING</b>	Building Mass should emphasize detailing at pedestrian level. Porches and arcades are encouraged along pedestrian paths.
<ul style="list-style-type: none"> <li>• <b>Length</b></li> <li>• <b>Height</b></li> <li>• <b>Elevations</b></li> </ul>	Long uninterrupted expanses of building are prohibited. Buildings may not exceed a height of three stories. Two-stories are preferred on the ends of buildings. Two-story buildings are required when they face a street or are located adjacent to residential areas. Solid, unarticulated vertical planes are not permitted. Articulation must occur through the use of jogs, projections or retreats in the building wall, windows, deep balconies, building openings and entryways, and bays.
<b>OPTIONAL PORCHES</b>	Where appropriate, raise buildings off the ground and add entry steps with low sidewalls. Provide places for planters and urns with seasonal color. Accessibility features are designed such that they integrated into the style of the building. At walkways, porches and building pediments, attempt to create a classical treatment of detail.
<b>MATERIALS</b>	
<ul style="list-style-type: none"> <li>• <b>General</b></li> <li>• <b>% Masonry Requirement</b></li> <li>• <b>Colors</b></li> </ul>	Integrate Sienna Plantation standard brick. The use of two brick types or project brick and stucco is encouraged. Exterior materials are limited to three. 100% masonry requirement: Project brick (ACME Coventry King Blend #248), complementary brick, stucco or stone Hardiplank may be used as long as 51% of the building is composed of the other listed forms of masonry. Decorative elements such as canopies, doors, and trim shall be selected from earth tone colors such as beige, sepia, buff, terracotta, gray, sand, tan and forest green. Accent colors shall conform to the above palette and primary colors shall not be used.
<b>ROOFS</b>	
<ul style="list-style-type: none"> <li>• <b>Materials</b></li> <li>• <b>Pitch</b></li> <li>• <b>Feature Gables</b></li> <li>• <b>Dormers</b></li> <li>• <b>Exposed Roof Penetrations</b></li> </ul>	Hardislate, slate, standing seam metal or 30-year warranty composition shingles; color approved by the ARC. Minimum 8:12; shed roofs not permitted. Secondary roof shall be minimum 4:12. <i>Note: 6:12 pitch may be allowed on main roof on a case-by-case basis and as long as it befits the architectural style.</i> Minimum 8:12 Dormers will be required on all roofs that do not have feature gables. Continuous expanses of unarticulated roof are not permitted. All exposed roof penetrations must be located to the rear or side slopes of all buildings away from public rights of way and painted to match the roofing material.
<b>CHIMNEYS</b>	
<ul style="list-style-type: none"> <li>• <b>General</b></li> <li>• <b>Exterior Walls</b></li> <li>• <b>Interior</b></li> <li>• <b>Chimney Caps/Spark Arrestors</b></li> </ul>	Chimneys are required on all attached residential buildings. Minimum dimensions equal 2' x 4' (5' or more is preferred). Must be brick, stone, stucco or Hardiplank siding to match materials used on building. May be brick, stone, stucco or Hardiplank siding to match materials used on buildings. Must complement rooftops with a color and design approved by the ARC.
<b>STAIRWELLS</b>	

	<ul style="list-style-type: none"> <li>• <b>General</b></li> </ul>	No exposed stairwells.
<b>RAILING</b>	<ul style="list-style-type: none"> <li>• <b>General</b></li> </ul>	Railing may only be tubular steel to match the standard fence or approved stylized tubular steel to complement the architectural style. Wood railing is not permitted.
<b>ARCHITECTURAL ACCENTS</b>	<ul style="list-style-type: none"> <li>• <b>General</b></li> </ul>	Richness and detail must be incorporated into the architecture of all buildings. Lengthy expanses of unadorned and unarticulated buildings are not acceptable. Architectural accents may be accomplished with several of the following details: keystones, shutters, shutters with contrasting colors, glazed brick, quoins, stone columns, brick or stone rustication or banding, cupolas and dormers, well-articulated roof lines and multiple gables, stylized railing, deep balconies, archways, etc.
<b>CLUBHOUSE</b>	<ul style="list-style-type: none"> <li>• <b>General</b></li> </ul>	Required to have materials and architectural character similar to remainder of attached residential development. Hardiplank as a primary or secondary exterior material is acceptable. Brick should be ACME Coventry King Blend #248 or similar or approved equal or a mix of ACME Blend
	<ul style="list-style-type: none"> <li>• <b>Roofs</b></li> </ul>	Standing seam metal roofs, Hardislate, or slate.
<b>GARAGES</b>		
	<ul style="list-style-type: none"> <li>• <b>Length</b></li> </ul>	A maximum of 8-car single bays is permitted.
	<ul style="list-style-type: none"> <li>• <b>Elevations</b></li> </ul>	All sides visible to the public must match the buildings.
	<ul style="list-style-type: none"> <li>• <b>Roofs</b></li> </ul>	Pitched roofs with a minimum roof pitch of 4:12 are required. A minimum of one gable will be required for each garage building. Roofing material must be the same as the material used on the main buildings.
	<ul style="list-style-type: none"> <li>• <b>Garage Doors</b></li> </ul>	Metal, paneled construction.
<b>COVERED PARKING</b>	<ul style="list-style-type: none"> <li>• <b>General</b></li> </ul>	Car covers are encouraged to reflect the materials and architecture of the buildings. 4:12 pitch Hardislate, slate, 30-year composition shingles, standing seam metal roofs are required. Columns on ends or corners of car covers shall be brick, stone or stucco and protected with auto bumpers.
<b>METERS</b>	<ul style="list-style-type: none"> <li>• <b>General</b></li> </ul>	No exposed meters are permitted. Meters must be enclosed in meter closets or panels. Panels must be painted to match the exterior of the building. Panels must be screened with evergreen landscaping.
<b>MAILBOXES</b>		All mailboxes to be located in pavilions having the same architectural character and materials as the main buildings or as a component of the clubhouse.

## ARCHITECTURAL CRITERIA FOR ATTACHED RESIDENTIAL USE



Masonry chimneys with chimney caps

Metal, Hardislate or slate roof or 30-year composition shingles

Single or double pitched roofs @ 8:12 and 4:12

over arcade, gallery or porch recommended.

6.3/2 roof pitch permitted.

Tail, narrow dormers (optional)

Pediment with dentil or crown molding. Pediment may have shallower roof slope than main roof (optional).

Wide frieze

Columns with capitals.

*Note: A majority of the design elements typical of the style indicated have shall be incorporated into the design of the building. Not all elements are required since design flexibility is permitted.*

Upper story balconies with handrail

Round or square columns of wood, Fiberglass, brick, pre-cast concrete, or stucco. All columns must have a base.

Window openings with muntin patterns

Shutters on windows and doors (optional)

Plinth base (brick, stone, stucco or pre-cast concrete)

## 7.0 OTHER ATTACHED RESIDENTIAL PRODUCTS

<b>SETBACKS/BUFFER YARDS</b>	See page 4.
<b>DEFINITIONS</b>	Other attached residential products include Townhouses or Rowhouses, Duplex's, Fourplex's, Sixplex's, and Eightplex's
<ul style="list-style-type: none"> <li><b>Townhouse or Rowhouse</b></li> </ul>	Continuous rows of side by side dwelling units shaped to enclose an area. Usually this arrangement creates a high frequency of curb cuts or garage structures along the front or rear of units. Generally these types of dwelling units require some form of collective ownership. Reference approved PD-8 Ordinance with Missouri City.
<ul style="list-style-type: none"> <li><b>Duplex</b></li> <li><b>Fourplex, Sixplex, Eightplex</b></li> </ul>	An attached residential building containing two dwelling units designed for occupancy by not more than two families. An attached residential building, other than apartment buildings, containing four, six or eight dwelling units designed for occupancy by not more than four, six, or eight families.
<b>VEHICULAR ACCESS TO COMPLEX</b>	All access to individual residences must be from an interior roadway or private street. No access is permitted to Hwy 6, Sienna Parkway or Fort Bend Pkwy to individual residences. The attached residential complex may be granted access to Sienna Pkwy with ARC approval only. Roadways, driveways, including their widths and distances, in addition to off-street parking area paving depths, shall comply with applicable Missouri City Code of Ordinances, including the provisions of the Chapter 46, Infrastructure Standards, approved PD-8, Ordinance.
<b>PARCEL ENTRIES</b>	
<ul style="list-style-type: none"> <li><b>Width</b></li> </ul>	Main: Divided with 12' min lanes and 10' landscape median. Secondary: 24'-30'
<ul style="list-style-type: none"> <li><b>Materials</b></li> </ul>	Special paving shall be used at main entry.
<b>PARKING</b>	
<ul style="list-style-type: none"> <li><b>Setback from dwellings</b></li> <li><b>Materials</b></li> </ul>	15' minimum Concrete or decorative paving meeting Missouri City Standards
<b>MOTOR COURT</b>	
<ul style="list-style-type: none"> <li><b>Size</b></li> <li><b>Material</b></li> </ul>	Minimum width: 40'. Maximum length: Attached units are dependent on the maximum length of a grouping of dwelling units (see below). Motor courts must consist of one or more of the following accent materials: patterned concrete, concrete pavers, stone or cultured stone. Concrete paving is permitted with accents any special paving or decorative pavers shall be subject to city depth standards, and shall be approved by the city on a case-by-case basis during the building permit application process, and shall be located on private property. The property owner shall assume responsibility for all maintenance.
<b>HEIGHT AND AREA REGULATIONS</b>	
<ul style="list-style-type: none"> <li><b>Front yard</b></li> <li><b>Rear yard</b></li> </ul>	20' to face of garage. Setback may be reduced to 10' when the garage is located at the rear of the unit. Setback may be reduced to 10' when the side of garage faces the street or the side of the dwelling unit faces the street. 20' Not applicable for back-to-back attached units.
<ul style="list-style-type: none"> <li><b>Rear Yard on Lake</b></li> <li><b>Side Yard</b></li> </ul>	Specific to site and ARC review and approval is required Not applicable but there shall be a minimum setback between attached groupings based on local fire separation standards

• <b>Corner Side Height</b>	10' minimum 2-1/2 stories or 35' Maximum
• <b>Maximum Length of a Group of Attached Units</b>	200'
<b>GARAGE PLACEMENT</b>	Garages shall not face a lake or common area.
<b>FENCING</b>	Refer to fencing requirements identified in attached residential and Assisted Living Section
<b>UTILITY EASEMENTS</b>	Encroachment of structures and the planting of trees upon the utility easement are prohibited. The ARC does not have the authority to approve placement of structures and trees on the utility easement.
<b>GRADING, DRAINAGE AND BERMS</b>	Refer to Attached Residential and Assisted Living Section
<b>DRIVEWAYS</b>	
• <b>Materials Permitted</b>	Concrete or unit masonry, stamped or colored concrete (color subject to ARC approval), exposed aggregate concrete, interlocking concrete pavers, brick pavers shall be subject to City depth standards, and shall be approved by the City on a case-by-case basis during the building permit application process, and shall be located on private property. The property owner shall assume responsibility for all maintenance.
• <b>Materials Not Permitted</b>	Asphalt paving, loose gravel and stone, timber borders
• <b>Construction Standards</b>	Refer to Missouri City Ordinance
• <b>Driveway Widths</b>	20' at face of garage for two-car and 10' for one car driveways. May not exceed width of garage. Planting beds must separate side-by-side driveways.
<b>SIDEWALKS ADJACENT TO LOCAL AND PRIVATE STREETS</b>	
• <b>General</b>	Each builder on a lot must construct a minimum 4' concrete sidewalk. No abrupt curves or sharp angles will be allowed. Manholes and valve boxes must be flush with the concrete paving to insure pedestrian safety. Where sidewalks cross driveways with decorative paving, the standard sidewalk design does not have to be carried through the driveway. Where sidewalks cross a walkway with decorative paving, the standard sidewalk design must be carried through the walkway. All sidewalks must be ADA compliant.
<b>WALKWAYS</b>	
• <b>Width for Attached Units</b>	Adjacent to Parking Lots: 5' Through Open Space: 4'
• <b>Material Permitted</b>	Unit masonry, concrete, quarried stone set in mortar or sand dust, interlocking pavers, stamped concrete, concrete with brick edging and/or brick spacers.
<b>ACCESSORY BUILDINGS</b>	Metal and fiberglass storage buildings are not permitted. All other storage buildings must be contained in ARC approved wood structures lower than the height of the adjacent fence. Greenhouse, potting sheds, playhouses, and gazebos are not permitted. Any roofing material and color must match main building.
<b>LIGHTING</b>	

<ul style="list-style-type: none"> <li><b>General</b></li> </ul>	<p>All parking areas, building entrances, and walkways must be illuminated with high-pressure sodium lighting from dusk to dawn. Metal halide may be used near building entrances and walkways. Fixtures shall be pedestrian in scale, not exceeding a height of twelve feet (12') and using one of the Sienna Plantation community lighting standards. Landscape lighting is encouraged throughout the project and is required at the main parcel entry. Site lighting and requirements. Floodlights may not be mounted on the perimeter of buildings. Buildings shall be illuminated with a concealed, stationary-shielded light source. Landscape areas around pool, clubhouse, and vehicular entries along public rights-of-way, building entries, plazas and sitting areas shall have low-level landscape lighting. "Moon lighting" in existing mature or semi-mature trees is encouraged along street rights-of-way.</p> <ul style="list-style-type: none"> <li><b>Not Permitted</b></li> </ul> <p>Plastic lighting fixtures, colored lighting, exposed transformers and wiring, "spill over" lighting onto neighboring yards, neighboring properties, streets or public spaces. Building mounted floodlights will not be permitted.</p>
<ul style="list-style-type: none"> <li><b>Permitted</b></li> </ul>	<p>Individual residences will be permitted to use cast aluminum bronze or metal landscape and path lighting.</p>
<p><b>PEDESTRIAN GATES</b></p> <ul style="list-style-type: none"> <li><b>Tubular Street Gates</b></li> </ul>	<p>Three-foot Tubular Steel Gates will be permitted along the rear lot lines of lake, greenbelt, park or common area lots. Gates larger than three feet in width are not permitted. No gates shall be permitted to be installed in the project brick wall. Gates must be self-closing and self-latching.</p>
<p><b>TRASH ENCLOSURES</b></p> <ul style="list-style-type: none"> <li><b>Location</b></li> </ul>	<p>Must be completely enclosed and located in inconspicuous but easily accessible areas. Trash receptacles are not permitted in setback areas.</p>
<ul style="list-style-type: none"> <li><b>Construction</b></li> </ul>	<p>Enclosures must be constructed of the same exterior material as the buildings and a min. 8' ht. Wooden enclosures and gates are not permitted.</p>
<p><b>COMMON AREAS</b></p>	<p>A common area is encouraged to be provided within a 500' radius of all living units. Common areas may be composed of benches, play equipment, shade structures, landscaping, garden, and canopy trees, gazebos and pavilions, picnic tables and grills and tennis court(s). A pool area may be utilized to meet this requirement.</p>
<p><b>UTILITIES</b></p> <ul style="list-style-type: none"> <li><b>General</b></li> </ul>	<p>All utility lines must be located underground with the exception of 3-Phase electrical including cable, water, telephone and electricity. All meters must be enclosed in meter closets or panel boxes mounted on the ends of buildings, and painted to match the exterior finish of the building.</p>
<p><b>LANDSCAPE CRITERIA</b></p> <ul style="list-style-type: none"> <li><b>Main Parcel Entry</b></li> </ul>	<p>Extensive landscaping is required at the main entry.</p>
<ul style="list-style-type: none"> <li><b>Landscape adjacent to Property Lines</b></li> </ul>	<p>Front: Landscaping shall be installed according to the same standards for Nonresidential Use as identified on pages 36 - 38. In addition, one double staggered row of evergreen shrubs shall be installed along the exterior of fencing. Side and Rear: One evergreen shade tree shall be planted every forty feet (40') on center. In addition, one double staggered row of evergreen shrubs shall be installed along the exterior of fencing exposed to a street or common area.</p>
<ul style="list-style-type: none"> <li><b>Parking Areas in Attached Developments</b></li> </ul>	<p>Interior Islands: One min. 10' x 18' landscape island shall be located at each building entry and provided with four-foot (4') width sidewalk and low evergreen shrubs, ornamental grasses or perennials. Islands at Ends or Bays: Ends of bays must not end in parking spaces. Planting islands (5' min. width must be located at both ends of parking bays. A min. of one canopy tree (3" cal.) must be planted for each island. Medians: A min. ten-foot (10') width landscaped median must be provided between bays of parking. A min. of one canopy tree (3" cal.) canopy tree must be installed for each 20 linear feet of median or one ornamental tree (30 gal.) for each 15 linear feet of median (re: 6.1 Site Planning Parking Layout requirements).</p>

<ul style="list-style-type: none"> <li><b>Buildings</b></li> </ul>	<p>Foundations: Plantings must occur along the foundations/ exposed slabs of the perimeter of all buildings.</p> <p>Entries: Building entries must be identified with a denser display of landscaping than other areas around the building.</p> <p>Patios: First floor patios must be provided with a landscape hedge not to exceed a height of 3' and one small tree (30 gal.) to provide shade and some privacy.</p> <p>Between Ends of Buildings: The area between ends must never be an empty space void of landscaping and utilized solely for meters and air conditioning units. The area must be well landscaped and in certain instances where appropriate, utilized for sitting areas and/or walkways to other areas of the site.</p>
<b>SCREENING</b>	The following areas must be completely screened with landscaping: meter box panels, gas meters, air conditioning units, utility pedestals, transformer pads, and mechanical equipment.
<b>LANDSCAPE MAINTENANCE</b>	Mowing; pruning and shaping; weed control; seasonal mulching; winter protection as required; replacement of dead or diseased plants; insect and disease control; fertilization and watering warranty.
<b>LAWNS</b>	Grass: Cynodon dactylon/Common Bermuda Method: Hydromulch or sod.
<b>ARCHITECTURAL</b>	
<ul style="list-style-type: none"> <li><b>Building</b></li> </ul>	Elevations: Solid, unarticulated vertical planes are not permitted. Articulation must occur through the use of jogs, projections or retreats in the building wall, windows, deep balconies, building openings and entryways, bays.
<ul style="list-style-type: none"> <li><b>Materials</b></li> </ul>	Brick, stucco (EIFS), stone, limestone, pre-cast concrete or cast stone. The building's exterior must be project brick (ACME Coventry King Blend #248), complementary brick, stone, stucco or Hardiplank siding. Cast stone, stucco or complementary brick is acceptable as architectural trim material or accents.
<b>ROOFS</b>	
<ul style="list-style-type: none"> <li><b>Materials</b></li> </ul>	Handslate, slate, standing seam metal or 30-yr warranty composition shingles; color approved by ARC.
<ul style="list-style-type: none"> <li><b>Pitch</b></li> </ul>	Roof pitches must be a minimum of 6:12. Roof pitches over porches must be 4:12 or greater.; dormers may not be less than 3:12
<ul style="list-style-type: none"> <li><b>Feature Gables</b></li> </ul>	Minimum 6:12
<ul style="list-style-type: none"> <li><b>Exposed Roof Penetrations</b></li> </ul>	All exposed roof penetrations must be located to the rear or side slopes of all buildings away from public rights-of-way and painted to match the roofing material.
<b>OVERALL MAINTENANCE</b>	
<ul style="list-style-type: none"> <li><b>Maintenance Requirements</b></li> </ul>	Attached residential owners/developers shall have the duty and responsibility to keep their properties in a well-maintained, safe, clean and attractive condition at all times. If, in the opinion of the Sienna Plantation Property Owners' Association, the Owner is failing in this duty, then the SPPQA may give notice of such deficiency and if necessary, undertake the care and maintenance required to restore the property and/or building improvements to a safe, clean and attractive condition. All costs associated with such repair and maintenance shall be the responsibility of the attached residential Owner.
<ul style="list-style-type: none"> <li><b>Enforcement</b></li> </ul>	The SPPQA has the right, but not the obligation, to assess any attached residential Owner for the amount of costs incurred by the SPPQA to enforce the guidelines, restrictions or any rights granted to it by the Declaration or Supplements to the Declaration against any attached residential Owner. Such enforcement assessment, together with late fees and reasonable attorneys' fees shall be a charge to the Owner and shall also constitute a lien imposed on the property. The charge shall be a personal obligation of the Owner and will be a continuing lien until paid.

**8.0 TOWN CENTER GUIDELINES**

Currently under review and to be added at a later date

## 9.0 CONSTRUCTION ACTIVITY

<b>BUILDER SIGNAGE</b>	One sign per street until project completion. Information displayed must be limited to builder name and consultants, contract (s), financial institution if applicable, opening date, phone number, leasing agent, name of project, logo, and SIENNA PLANTATION name and logo. Black background with Sienna in white lettering. Sienna logo centered at top of sign, user logos are permitted. Maximum size of sign limited to 4' x 8' special sign board painted and lettered on both sides and setback 10' from State Hwy 6 and 10' from all other right-of-ways. Lighting is limited to up lighting only in ground (direct burial) or screened if on grade. Lighting is not required.
<b>BUILDER CONSTRUCTION ACTIVITY</b>	There are no dumpsites in SIENNA PLANTATION. All material shall be removed from the premises during construction and completion of construction. Each builder will be required to maintain a dumpster on site during construction this dumpster should be emptied periodically whenever debris reaches the rim of the dumpster. Each Friday, all construction sites are to be cleaned so as to facilitate a pleasing environment to visitors and homeowners of the community. Construction materials shall be kept out of the street rights-of-way and setback areas at all times. All streets are to be free from dirt, debris, and spilled concrete. Each builder shall be responsible for street cleaning on a daily basis. "Wash-out" areas for concrete trucks must be provided on all construction sites. Builders shall be responsible for the repair and/or replacement of trees, plants, sidewalks, lights, etc. damaged during construction.
<b>SEDIMENT CONTROL</b>	As soon as earthwork commences, sediment control methods shall be installed in such a way as to filter all storm water run-offs from the tract into the public street. The sediment control system must remain in place and in good repair until construction is complete, landscaping is installed and lawns are established. Builders shall conform to all regulatory agencies' rules, regulating standards, and criteria governing sediment control to include, but not limited to, EPA-NPDES and Fort Bend County Drainage District Pollution Prevention Plan. Builders shall be responsible for filling and securing all necessary permits.
<b>TEMPORARY BUILDINGS / CONSTRUCTION OFFICES</b>	Only permitted during construction. Activities limited to construction offices; security offices; storage of tools and equipment, and toilets. The ARC must approve the location, design and general appearance of all temporary buildings. All temporary buildings must be placed in minimum of thirty feet (30') from the street right-of-ways. No temporary buildings may be located in a landscape setback or shall be visible to adjacent single-family residential uses. Since on-street parking is not permitted on any thoroughfares throughout SIENNA PLANTATION, each builder must provide an area of off-street parking for construction crews.

• **CONSTRUCTION HOURS:**

Monday – Friday: 6:30 AM – 30 min. after sunset, but no later than 8:00 PM.  
 Weekends/Holidays: 7:30 AM – 30 min. after sunset, but no later than 8:00 PM.  
 No later than 2:00 PM on Sundays.

Note: No street or thoroughfare lane closures are permitted between the hours of 6:00 AM to 9:00 AM and 4:30 PM to 6:30 PM.

## 10.0 ARCHITECTURAL REVIEW

### Sienna Plantation Architectural Review Committee

13519 Oak Alley Lane

Cypress, Texas 77429

Phone: 281-844-6201 Fax: 281-225-9980

The official submittal of plans and specifications to the ARC is to provide a review process for conformance to guidelines and standards, adopted by the ARC. The end result is to impart a visual character and a sense of community through controlled architecture, landscaping, and other design elements identified in these guidelines.

All new construction, subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures shall be reviewed and approved concurrently by the SIENNA PLANTATION Commercial ARC and the City prior to the submittal of a building permit application and prior to commencement of any on-site building or construction activity including grading. The approval process can be facilitated if complete and high quality submittal documentation is provided to the ARC. The ARC reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of builders.

The site plan, architecture and landscape plan must be reviewed and approved *concurrently* in writing by the ARC and the City before construction can begin. The ARC is committed to a high level of design quality within our communities by reviewing design and plotting submissions and working with our builders to achieve this goal.

Compliance with these guidelines is paramount, but the ARC will review requests from builders for modifications from these guidelines on a case-by-case basis. See variances this section. Submittals shall be delivered/sent to the attention of the ARC, care of:

The Building/Owner is required to submit complete and accurate design and construction documents to be examined by the ARC and to Missouri City. One copy of the Non Residential and Attached Residential Design Standards will be provided to the owner. Additional copies can be provided for \$25 per copy. Minimum submittal requirements are as follows (additional information is encouraged):

Optional Concept Consultation Submittal

- a. One (1) conceptual site plan
- b. Sections, elevations and details necessary to illustrate design intent.

#### PHASE I SUBMITTAL:

1. Schematic Site Plan including:
  - a. Survey indicating tree preserve areas
  - b. Building setbacks, easements, and R.O.W. identification (survey)
  - c. Utility service locations
  - d. Siting of improvements
  - e. Overall drainage plan
  - f. Section through site indicating the relation of the proposed building to existing improvements.
2. Preliminary Architectural Plans including:
  - a. Floor Plans @ 1/4" = 1'-0" scale (min.)
  - b. Exterior elevations @ 1/2" = 1'-0" scale (min.)
  - c. Outline specifications describing all materials to be used in the project.
  - d. Color rendering and material sample board.
  - e. Signage design indicating sign types and locations.

**PHASE II SUBMITTAL:**

1. Construction documents and specifications including:
  - a. Final Architectural Plans of drawings listed under Phase I above.
  - b. Final Survey (site plan) at minimum scale of 1"=40'.  
(Note: All buildings, structures, parking, and site improvements must be fully dimensioned from all property lines and street rights-of-way).
  - c. Final Specifications.
  - d. Landscape Planting Plan (minimum sizes of plant material noted), fencing locations, locations of any landscape elements such as fountains, seat walls, etc. and associated construction details.
  - e. Lighting Plan shall depict the design layout and illustrate a point to point candle lighting level on the site. The type, size and style of the lighting fixtures shall also appear on the lighting plan. Min./max. ratio shall not exceed 8:1; average maintained footcandles shall be no less than seven (7) but preferably nine (9) to ten (10) for retail and six (6) for office and other uses, unless otherwise approved by the ARC. Lighting shall comply with all applicable city ordinances. Reference page 17 & 22 for parking lot lighting requirements
  - f. Foundation and parking lot design certifications by a registered, professional engineer.
  - g. Location of all mechanical equipment and screening methods.

Each submittal to the ARC and the City shall consist of three (3) sets of prints and supplementary specifications and three (3) copies of the site plan. Submittals to the City to review and approve architectural design proposals should occur concurrently with the development's ARC. Missouri City submittal requires certification of compliance/approval from the ARC with the submittal of the building permit application. Only complete submittals will be reviewed. A final approved set of drawings and specifications must be on file with the ARC prior to the ARC providing a

letter of compliance/approval to the owner. The Builder will have complete responsibility for compliance with all governing codes and ordinances.

**TIMING**

The ARC and the City shall review and approve in writing, each formal submittal or recommend revisions to those aspects of the plans that are inconsistent with the builder guidelines. The Sienna ARC meets to review submittals on the 2nd and 4th Wednesday of each month. Submittals reviewed at least one (1) week prior to a scheduled ARC meeting will be reviewed and comments returned before the subsequent ARC meeting (For example: a submittal received at least one week prior to the 2nd Wednesday of the month will receive comments prior to the 4th Wednesday of the month) More timely responses will require a verbal or written request at the time of submittal.

To assist applicants with preparation of submittals or for general questions regarding the guidelines, applicants may contact the ARC to schedule a conceptual review. Informal reviews are also conducted on the 2nd and 4th Wednesday of each month.

**ONGOING REVIEW**

Construction shall proceed only after approval of the final set of drawings and specifications and after the issuance of a building permit by the City. Changes that occur during actual construction that differ from approved drawings will require alterations at the Builder/Owner's expense to restore compliance with approved drawings. No drawings or changes at the time of

construction are considered approved unless the ARC approves them in writing. Construction shall proceed only after approval of the final set of drawings and specifications, mandatory pre-construction meeting has taken place and after the issuance of a building permit by the city.

A final letter of compliance will be issued by the ARC after the completion of construction. A site inspection will be conducted by the ARC to review the architectural exterior, site lighting, landscape, and irrigation. A punch list will be provided to the owner for any items that are not in compliance.

#### **VARIANCES**

Reasonable variances may be granted upon written request as long as the variance shall be in keeping with the overall intent of the master plan for the improvement and development of the property as well as the preservation of existing natural features. Variances may be granted with conditions for approval, which would alleviate the impact that granting the request may have. All applicants must comply with the conditions for approval that may be imposed on a variance. Each builder must address the variance requested in writing and the reason(s) why the request should be granted. The ARC may grant variances as long as they do not conflict with Missouri City ordinances.

#### **COMMITTEE STRUCTURE**

To ensure integrity of design, quality of proposed development, and the intent of the Urban Design Standards, the Covenants, Conditions and Restrictions for SIENNA PLANTATION identify the composition of the Architectural Review Committee. The committee is committed to ensuring a high level of design quality within the community.

#### **CITY BUILDING PERMITS**

In addition to the submittal requirements for the SIENNA PLANTATION ARC, those Sienna Plantation projects located within Missouri City shall also comply with Missouri City requirements for the Building Permit Review Process.

#### **MANDATORY PRE-CONSTRUCTION MEETING**

Meeting to take place between representatives from Sienna Plantation POA and representatives from Builders/Owners prior to commencement of construction.

#### **ON-SITE POST-CONSTRUCTION MEETING**

A mandatory meeting is to be scheduled at Builder/Owners request prior to occupancy. Punch list to be generated at a meeting with three (3) week period of time for compliance. An approval letter will be issued after verification of compliance.

#### **SUBMITTAL FEES**

The ARC requires that the total fee for architectural reviews be paid at the time of the initial Phase I submittal. Fees for review of non-residential projects are calculated at \$0.03 time the total square footage of the property with a minimum fee of \$500.00. Re-review of either Phase I or II is \$250.00 due at the time of submittal. Pre-Construction Meeting fee of \$200.00 is due at time of the meeting. Post-Construction Meeting fee of \$200.00 is due at time of the meeting. For signage and individual issues addressed separately from the submittal process, the fee shall be \$150.00 per submittal. Checks should be made out the Sienna Plantation Property Owner's Association.

Edited: 11 July 2006

**11.0 APPENDIX**

## 11.1 CONSTRUCTION DETAILS

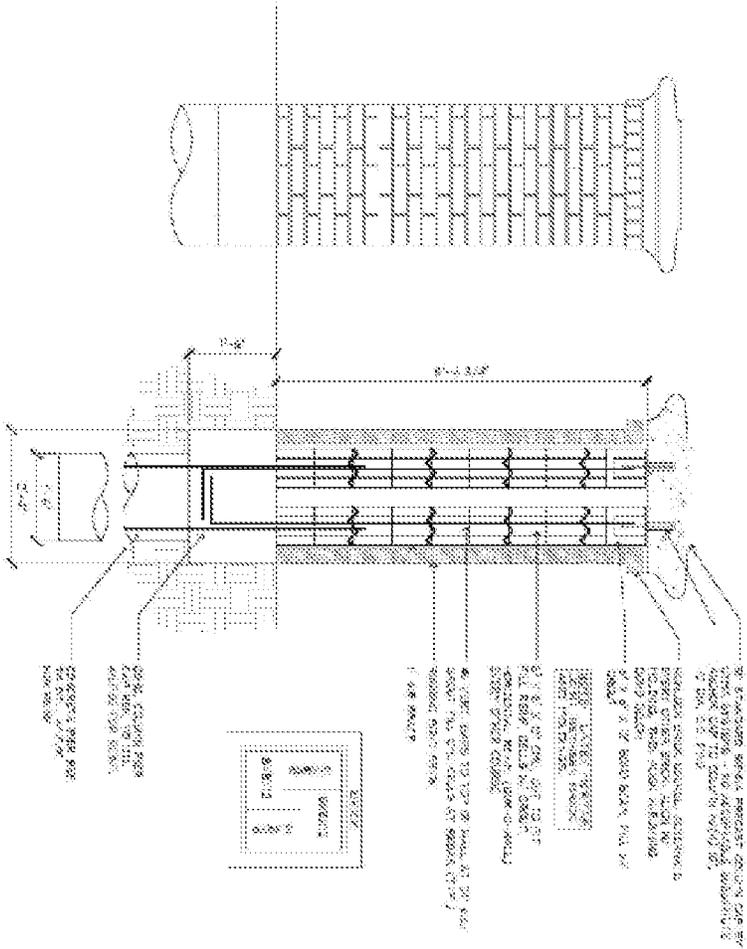
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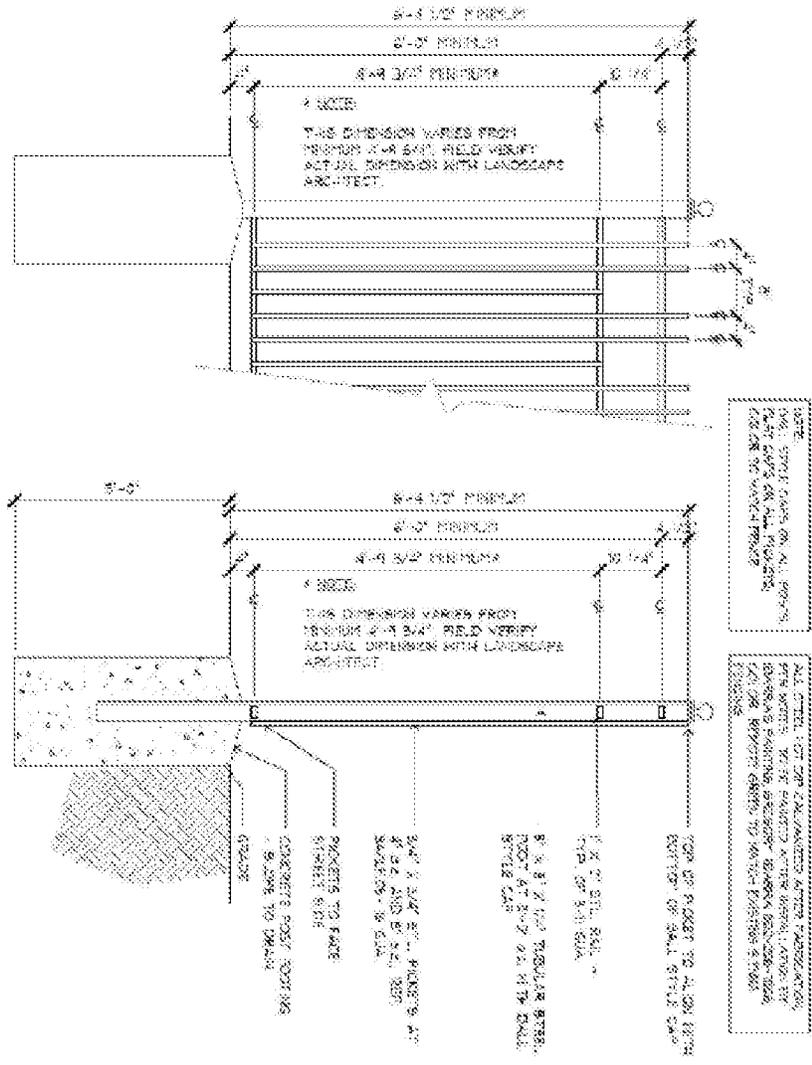
Sienna Plantation Nonresidential & Attached Residential Design Standards

85



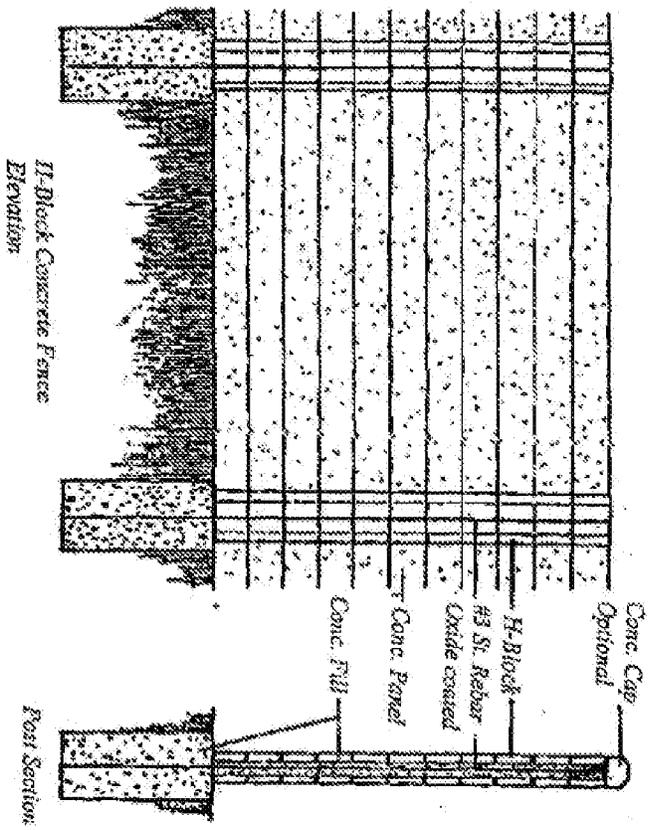
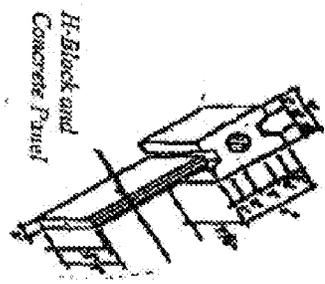
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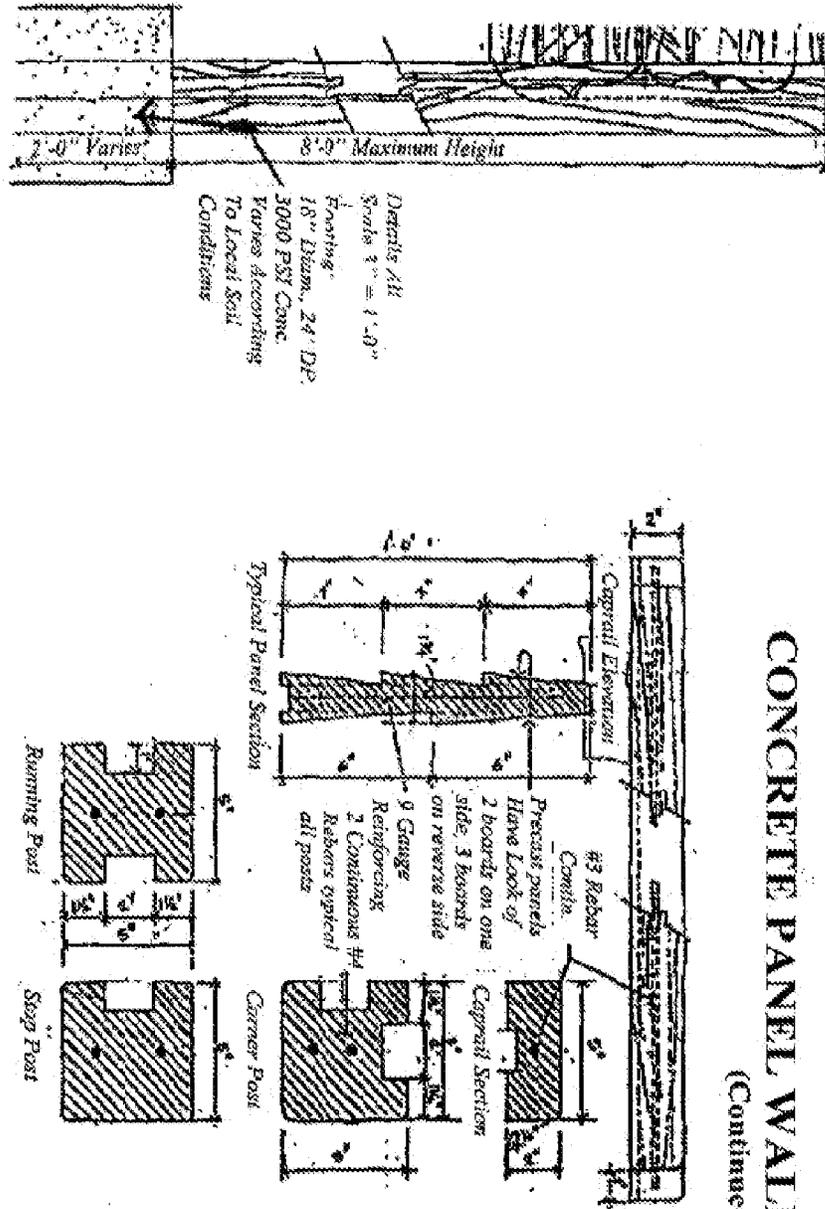


TUBULAR STEEL FENCE DETAIL

# CONCRETE PANEL WALL



# CONCRETE PANEL WALL (Continued)

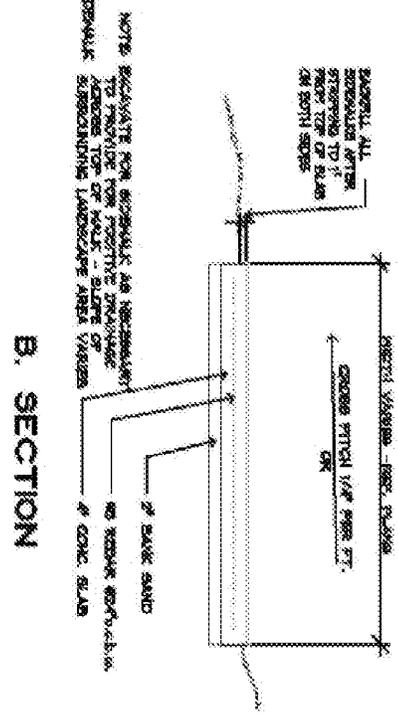
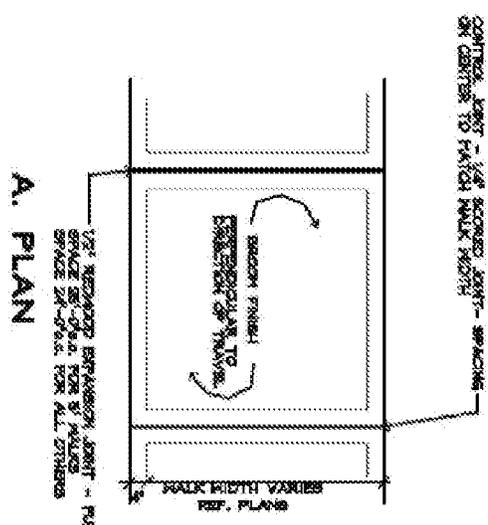




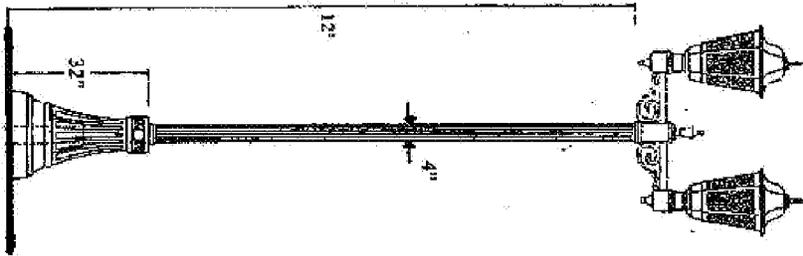




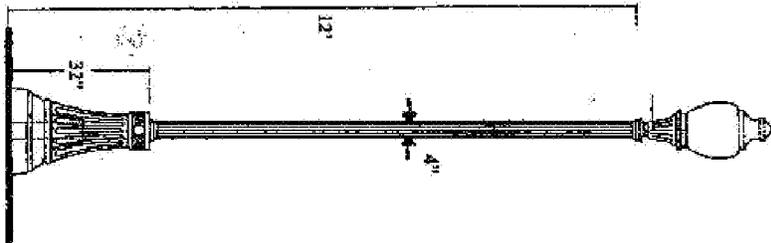
# SIDEWALK DETAIL



# STREET LIGHTING STANDARDS

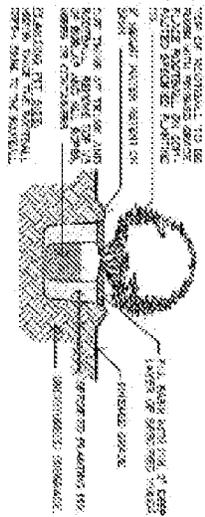


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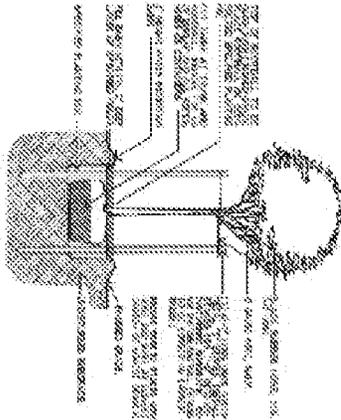


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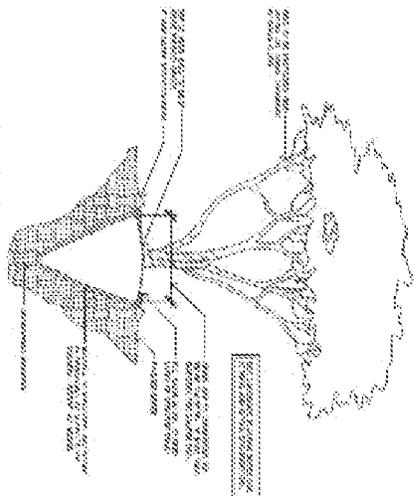
## PLANTING DETAILS



**SHRUB PIT PLANTING DETAIL**  
NOT TO SCALE



**TREE STAKING DETAIL**  
NOT TO SCALE



**SPACED TREE DETAIL**  
NOT TO SCALE

## 11.2 IRRIGATION STANDARDS

### General

Installation of an irrigation system by licensed irrigation specialist is mandatory.

Sprinkler heads should be located to effectively water areas intended with minimum overthrow onto pavement, walks, etc., and to effect 100% overlap insuring effective and even coverage.

#### Standards:

- a. Head to Head coverage of system providing 100% coverage.
  - b. Swing joints on all heads should be used to avoid mechanical damage.
  - c. Use hi-pop risers in beds next to walks and driveways keeping rigid risers away from street and driveway curbs to prevent damage from traffic.
  - d. All pressure mains should be Schedule 40 PVC with slip joint connections.
  - e. Backflow preventor should be placed out of sight in shrub mass when possible.
  - f. Utilize separate valved sections for shrub and lawn areas, which have different water requirements.
  - g. Automatic controllers are to be placed in garage or hidden from public view.
  - h. Trenching should be avoided within drip line of existing trees.
  - i. Do not design circuits for more than 75% of maximum pressure.
  - j. Choose best head type for particular application.
  - k. Irrigation by bubblers, drip and leaky pipe is appropriate for some situations. Maximize use of drip irrigation to conserve water.
  - l. Moisture sensors, etc. are required to conserve water by not over watering.
- Drip Bubblers Select a reliable contractor that has demonstrated experience with similar systems.*

### 11.3 STREET TREE GUIDELINES

**Goals for street tree use:**

1. Define pedestrian and vehicular space
2. Provide a sense of visual unity
3. Provide shade and limited noise abatement
4. Reduce impact of pavement surface, thus reducing heat and glare
5. Provide a palette of appropriate plant material for street tree planting
6. Establish criteria for continued maintenance and mitigation of conflict with
  - Pavement
  - Utilities
  - Traffic Control Devices
  - Street Lighting
  - Vehicles
  - Visual Obstruction

The following is a list of trees considered to be appropriate for street tree planting in urban and residential environments. Minimum distances from curb and street lights shall be followed as specified.

**Canopy Trees**

Common Name	Botanical Name	Min. Planting Distance from Street Light	Distance from Back of Curb Required without root barrier	Distance from Edge of Sidewalk Required without root barrier	Root Barrier Required
American Sycamore	<i>Plantanus occidentalis</i>	40'	8'	3'	If planted less than 8' from B.O.C. or 3' from sidewalk
Baldypress	<i>Taxodium distichum</i>	25'	10'	3'	If planted less than 10' from B.O.C. or 3' from sidewalk
Common Hackberry	<i>Celtis occidentalis</i>	30'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Chinese Elm	<i>Ulmus parvifolia</i>	25'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Drake Elm	<i>Ulmus parvifolia 'Drake'</i>	25'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Eastern Redcedar	<i>Juniperus virginiana</i>	8'	8'	3'	If planted less than 8' from B.O.C. or 3' from sidewalk
Ginkgo	<i>Ginkgo biloba</i>	15'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Green Ash	<i>Fraxinus pensylvanica</i>	15'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Pecan	<i>Carya illinoensis</i>	40'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Red Maple	<i>Acer rubrum</i>	25'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
River Birch	<i>Betula nigra</i>	20'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Shagbark Hickory	<i>Carya ovata</i>	35'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Southern Magnolia	<i>Magnolia grandiflora</i>	15'	6'	3'	If planted less than 6' from B.O.C. or 3' from sidewalk
Bur Oak	<i>Quercus macrocarpa</i>	35'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Live Oak	<i>Quercus virginiana</i>	35'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Shumard Oak	<i>Quercus shumardii</i>	25'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Pin Oak	<i>Quercus palustris</i>	15'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Texas Red Oak	<i>Quercus texana</i>	30'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Water Oak	<i>Quercus nigra</i>	30'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Willow Oak	<i>Quercus phellos</i>	20'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk

**Ornamental Trees**

Common Name	Botanical Name	Min. Planting Distance from Street Light	Distance from Back of Curb Required without root barrier	Distance from Edge of Sidewalk Required without root barrier	Root Barrier Required
American Holly	Ilex opaca	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Gallery Pear	Pyrus calleryana	5'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Chinese Pistache	Pistacia chinensis	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Golden Rain Tree	Koelreuteria bipinnata	5'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Chinese Fringe Tree	Chionanthus virginicus	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Crabapple	Malus spp.	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Crape Myrtle	Lagerstroemia indica	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Japanese Persimmon	Diospyros kaki	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Mexican Plum	Prunus mexicana	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Parsley Hawthorn	Crataegus marshallii	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Savannah Holly	Ilex opaca 'Savannah'	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Sweet Bay Magnolia	Magnolia virginiana	5'	6'	3'	If planted less than 6' from B.O.C. or 3' from sidewalk
Lily Magnolia	Magnolia lilliflora	5'	6'	3'	If planted less than 6' from B.O.C. or 3' from sidewalk
Saucer Magnolia	Magnolia x soulangeana	5'	6'	3'	If planted less than 6' from B.O.C. or 3' from sidewalk
Star Magnolia	Magnolia stellata	5'	6'	3'	If planted less than 6' from B.O.C. or 3' from sidewalk

**MAINTENANCE**

The property owner will be required to maintain street trees by incorporating maintenance requirements into the community's deed restrictions. The SPPCA property owner's association will enforce these requirements giving the property owner written notice to address the issues of maintenance. If the property owner fails to comply within the specified time period, the property owners association has the authority to perform the necessary maintenance work at the property owner's expense.

Maintenance will include the following:

1. Tree pruning will be performed in accordance with city standards when trees block or touch any light pole fixtures, traffic signal, or street signage.
2. Tree pruning will be performed in accordance with city standards if any trees overhang the street causing a conflict with vehicles or pedestrians.
3. Tree pruning will be performed in accordance with city standards when trees block visibility to traffic control devices or signage.
4. Trees will require root pruning if any heaving of sidewalks or pavement occurs and/or tree roots surface.
5. Installation of irrigation systems will be encouraged throughout the development.

**ROOT BARRIERS**

Root barrier installation shall be required as follows:

1. If any type of tree is less than a 6' x 6' root area.
2. If any type of tree is planted closer than 3' from sidewalk.
3. Canopy trees will require a root barrier if planted closer than the distances shown on page 2.
4. Ornamental trees will require a root barrier if planted closer than the distances shown on page 3.
5. No tree shall be planted closer than 3' from curb or 2' from sidewalk with or without root barrier.

**CONFLICTS WITH INFRASTRUCTURE**

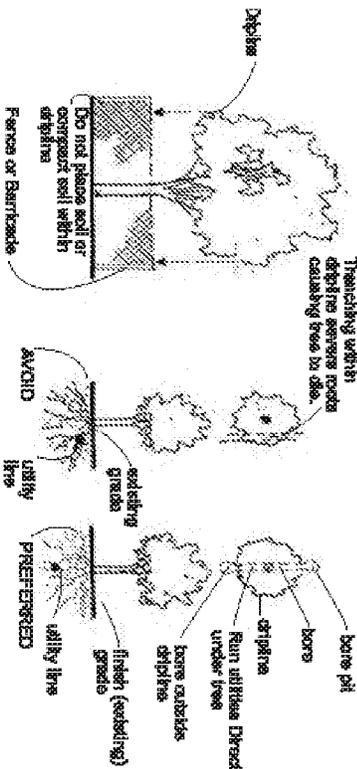
If a tree is damaged due to utility, street, or sidewalk repair, the city will not be held responsible for replacement of the tree or the tree's value. The property owner and/or property owners association will not be reimbursed for damage to trees or for tree removal as necessary to facilitate infrastructure repair.

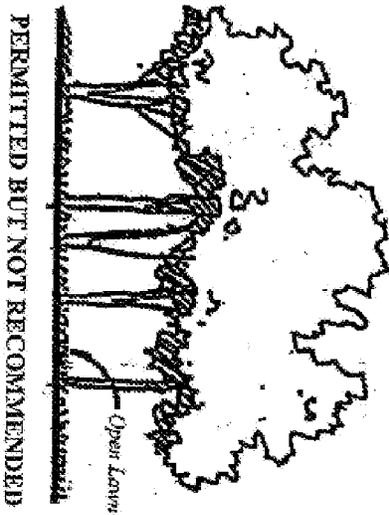
## 11.4 TREE PRESERVATION

The following procedures are recommended to insure the survival and good health of trees existing on site. The builder shall use the following guidelines to preserve trees on site:

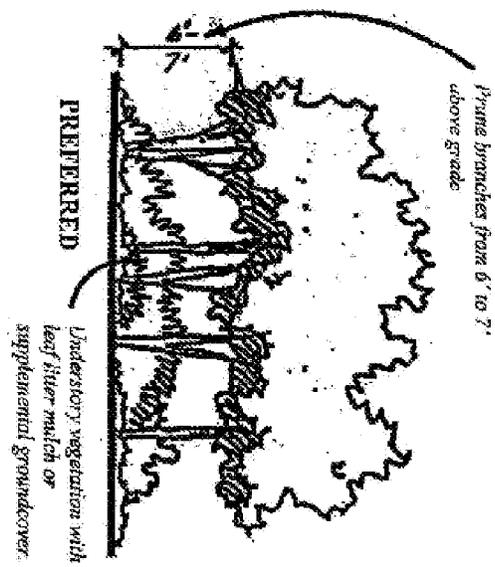
### Protection of trees on Construction Site:

- A. Tree protection fencing must be placed around drip line of trees to prevent storting of machinery or equipment, which can cause soil compaction and mechanical damage. No materials or equipment of any sort may enter or be stored within the fenced protection area, or drip line of the tree; potentially toxic materials such as solvents, paints, gasoline, oil, etc. must not be poured on the ground near the drip line of the trees.
- B. Excessive pedestrian traffic must not occur within drip line of trees. Care should be taken when working in the vicinity of trees in order to prevent damage to trunks, branches and foliage.
- C. Soil must not be excavated, spread, spoiled or otherwise disposed of within drip line of trees.
- D. Trash fires will not be permitted.
- E. Trenching or boring near protected trees should be avoided if at all possible. When necessary, care should be taken to avoid damaging the tree's root system by had trenching or root pruning and use of vapor barrier.
- F. Trenching with dipping sensors rods causing tree to die.
- G. Placement of utilities within the drip line (outward extent of tree canopy) is detrimental to chances of survival on developed lot. In an effort to protect specimen trees, starting a bore outside of the drip line and tunneling under a tree preserves more of the root system.
- H. Where keeping utility lines from within tree canopies is not possible.
- I. In close areas, where fencing to drip line is not possible, protect trunk by strapping (not nailing) a continuous shield of wood, 2" x 4" x 5', around the trunk and lay plywood on ground in drip line of tree to prevent compaction of soil by trucks or machinery, etc. is evident. No nails, bolts, ropes or guy wires shall be attached to any trees.
- J. Prune trees using horizontally accepted methods of compensate for any loss of root system.
- K. Removal of any tree with a caliper of 4" or more measured 12" from the base of the tree shall require approval of the AR/C.
- L. Removal or damage to any specimen quality tree may be subject to a fine up to \$10,000.00
- M. Install a polyethylene barrier for existing specimen trees near line stabilizer pavement.





**PERMITTED BUT NOT RECOMMENDED**



**PREFERRED**

## 11.5 REFORESTATION STANDARDS

### REFORESTATION CRITERIA

It is requirement that all builders include a reforestation zone on each tract. The Reforestation Zone is a native forest area containing preserved existing trees, shrubs, understory plants and seedlings or it may be a forest "rebuilt" with at least a minimum density of native plants.

Substantial stands of natural vegetation exist on many of the sites in Sienna Plantation. This vegetation (understory, midgrowth, and canopy) is to be protected during construction and is to be integrated into the final landscape treatment to the maximum extent practical.

Any clearing five feet beyond the building pad or five feet beyond the pavement edge of parking lots or driveways requires the written approval of the ARC. Temporary fencing is to be furnished and installed by the builder immediately after clearing but prior to beginning from work for the slab, in order to protect easily damaged vegetation. Notwithstanding the restriction on understory clearing, the owner may remove thus radicans (poison ivy) vines at their discretion.

The natural vegetation must be supplemented with appropriate landscaping so as to present a completed appearance which should include sodding, seeding, pine bark or planting to cover bare or erosion prone areas.

In keeping with Sienna Plantation's concept of preservation of the natural forested environment, native plant material should be utilized for all landscape efforts. A list of trees and shrubs is provided on the following pages

The installation of a landscape irrigation system for all newly landscaped areas is required.

### REFORESTATION METHOD

#### PURPOSE

It is a requirement that all builders include a Reforestation tract upon which they build a Sienna Plantation. This is largely a native forest area containing preserved existing trees, shrubs, understory plants and seedlings or may be a forest "rebuilt" with a minimum density of native plants. Those areas that are dominated by Chinese Tallow trees may, at the election of the owner, be treated as either zone. If the owner chooses to thin the tallow, the preservation of trees with a caliper greater than 6" at 12" above natural grade level are encouraged to be saved. Where tallow trees are removed, the owner shall treat the area as a forest "rebuilt" which calls for the planting of a minimum density of native plants from the approved plant list. Typical Reforestation Zones will include bother conditions.

A Reforestation Zone is established which extends from the back of sidewalk a minimum distance equal to the street setback.

#### PLANTING IN A REFORESTATION ZONE

As you reforest this area, use only native plants. The existing trees, shrubs and seedlings in this area must be preserved to reduce the cost of reforestation. Non-native plantings, conventional ornamental "landscaping", and seasonal "flower beds" are not permitted within a Reforestation Zone.

#### REQUIRED "CANOPY TREE" PLANTING

In areas where a Reforestation Zone has no existing trees native plants that are at least 6ft. tall, a minimum of one 15-gallon size native canopy tree must be planted ever 100 square feet of treeless Reforestation Zone area. A list of native canopy trees is included in the pages that follow.

**REQUIRED "UNDERSTORY SHRUB OR TREE" PLANTING**

In areas where a Reforestation Zone has no existing understory native plants, a minimum of three 5 gallon size Native Understory Trees or Understory Shrubs must be planted in every 100 square feet of bare area. A list of other native plants is included on the pages that follow.

**EROSION CONTROL AND DRAINAGE**

A band of lawn grass must be planted along the edge of the street to control erosion. A 5 ft. wide strip of grass or ground cover is permitted along a driveway or sidewalk that passes through a Reforestation Zone for the same purpose. Where surface drainage must pass through a Reforestation Zone, a grass-sodded swale is also allowed.

Where ornamental plants are used, they must be confined to areas outside the Reforestation Zone and in conformance with the Sienna Plantation approved plant palette found in the landscape section of these guidelines. Ornamentals include all of the commonly used exotics such as Grape Myrtle, Southern or Little Gem Magnolia, Indian Hawthorne, Clejera Azalea, Asian Jasmine, Dwarf Yaupon, other "compact" hollies, Pittosporum, Camelia, Ornamental Pears, Junipers, Ligustrum, Gardenia Liriope, and seasonal bedding plants.

**NATIVE TREES**

Acer rubrum var. dummondii	Red Maple
Bumelia celestina	Saffron Plum
Carpinus caroliniana	American Hornbeam
Carya illinoensis	Pecan
Cercis Canadensis var. canadensis	Redbud
Chionanthus virginica	Fringe Tree
Diospyros texana	Texas Persimmon
Fraxinus Americana	White Ash
F. berlandierana	Mexican Ash
Ilex deciduas	Possunhaw Holly
I. opaca	American Holly
I. vomitoria	Yaupon
Liquidambar styraciflora	Sweet Gum
Magnolia grandiflora	Southern Magnolia
Mmyrica cerifera	Southern Wax Myrtle

M. heterophylla	Evergreen Bayberry
Nyssa sylvatica	Black Gum
Ostrya virginiana	Eastern Hop Hornbeam
Plantanus occidentalis glabrata	Texas Sycamore
Prunus mexicana	Mexicana Plum
Quercus alba	White Oak
Q. falcate	Southern Red Oak
Q. hemisphaerica	Coast Laurel Oak
Q. laurifolia	Laurel Oak
Q. macrocarpa	Bur Oak
Q. nigra	Water Oak
Q. phellos	Willow Oak
Q. prinus	Chestnut Oak
Q. shumardii	Shumard Red Oak
Q. sinuate var. sinuate	Durand White Oak
Q. virginiana	Coast Live Oak
Taxodium distichum	Bald Cypress

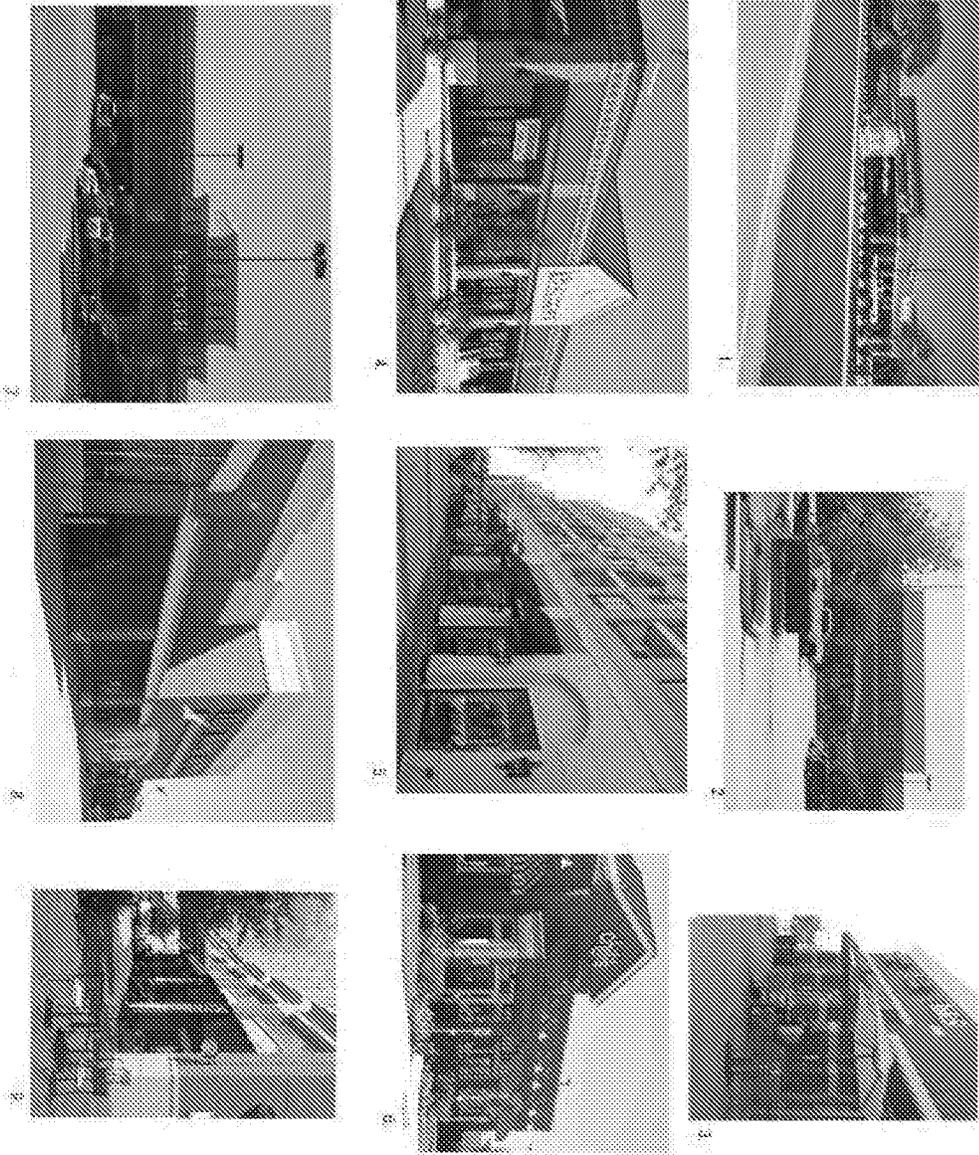
**NATIVE SHRUBS**

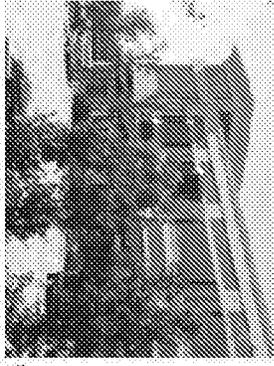
Aloysia gratissima	White Brush
A. macrostachya	Sweet Stem
Amorpha canescens	Lead Plant
A. fruticosa	False Indigo
Asimina parviflora	Dwarf Pawpaw
Atriplex acanthocarpa	Armed Saltbush
Berberis trifoliolata	Agarita
Caesalpinia phyllanthoids	False Mesquite
Calliandra conferta	American Beautyberry
Calliandra Americana var. americana	White American Beautyberry
C. a. var. lactea	Chilipiquin
Capsicum annuum	Gregg Senna
Cassia greggii	Jersey-Tea
Ceanothus americanus	Summersweet
Clethra alnifolia	Texas Snake-Wood
Colidrnia texensis	Texas Baby Bonnets
Coursetia axillaries	Low Dalea
Dalea thyrsiflora	Coralbean
Erythrina herbacea	Hydrangea
Hydrangea macrophylla	Hydrangea
Hydrangea quercifolia	

<i>Ilex vomitoria</i>	Yaupon
<i>Itea virginica</i>	Virginia Sweetspire
<i>Lantana horrida</i>	Texas Lantana
<i>L. micropoda</i>	Desert Lantana
<i>Leucophyllum frutescens</i>	Cenizo
<i>Lippia graveolens</i>	Redbush
<i>Lyonia maritima</i>	Staggerbush
<i>Malpighia galbana</i>	Barbados-Cherry
<i>Malvaviscus arboreus</i> var. <i>drummondii</i>	Drummond Wax-Mallow
<i>M. a. var. mexicanus</i>	Mexican Wax-Mallow
<i>Myrica pusilla</i>	Dwarf Wax-Mallow
<i>Prunus texana</i>	Texas Almond Cherry
<i>Schaefferia cuneifolia</i>	Desert Yaupon
<i>Yucca arkanzana</i>	Arkansas Yucca
<i>Y. constricta</i>	Buckley Yucca
<i>Y. louisianensis</i>	Louisiana Yucca
<i>Y. tenuistyla</i>	Whiterim Yucca
<i>Zexmenia hispida</i>	Orange Zexmenia

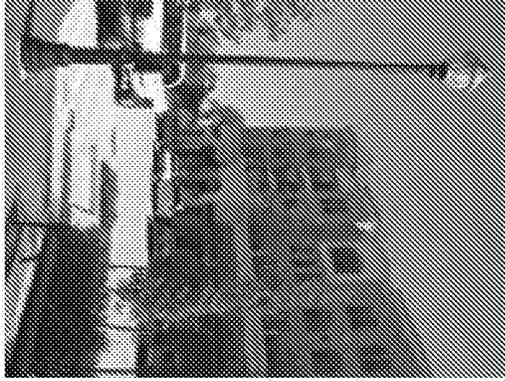
## 11.6 PORTFOLIO OF SIMILAR QUALITY IMAGES

The quality of development of SIENNA PLANTATION nonresidential uses can be demonstrated in the following series of photographic images taken in and around Sienna Plantation. The intent of these images is not to define precisely the architectural style, but to demonstrate a similar quality. The architectural character shall be traditional architecture or the "Plantation/French Colonial" style. The intended quality of development is found in the following projects: Highland Village on Westheimer and Kirby, Williams Trace Shopping Center on State Hwy 6, Plaza in the Park on Westpark at Buffalo Speedway, Uptown Park on Post Oak Drive, Rice Village at Kirby and Rice Blvd., Town and Country Village at Memorial Drive and Beltway 8, Riverstone at Hwy. 6 and Riverstone Blvd., and Town Center at First Colony.

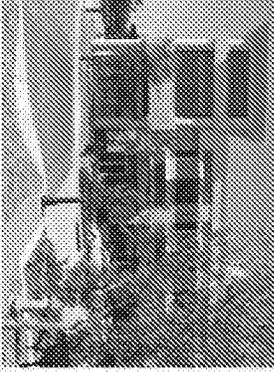




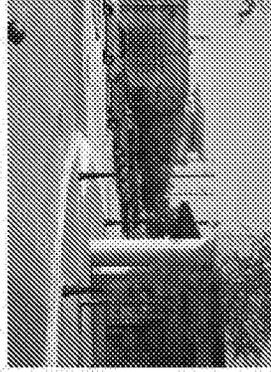
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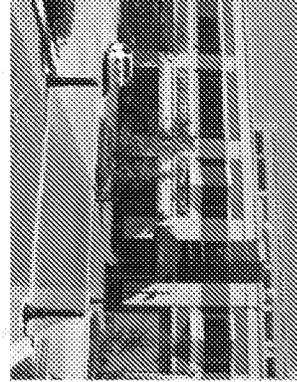
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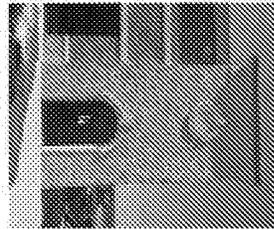
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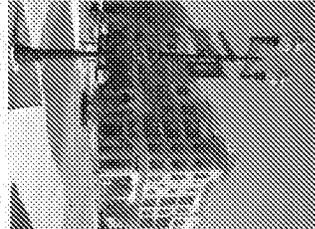
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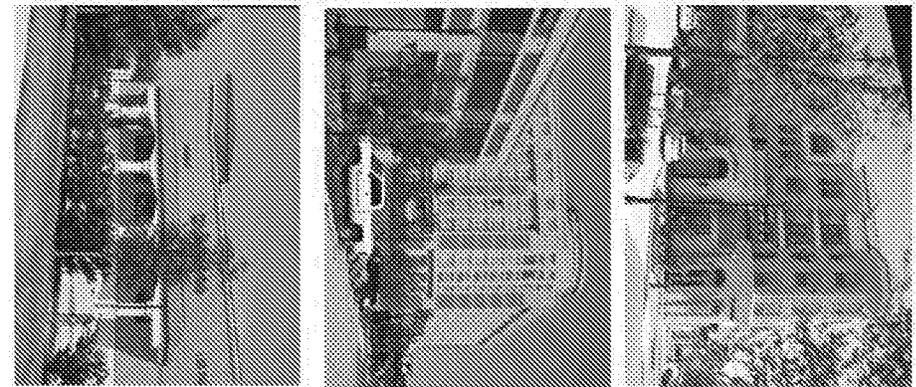
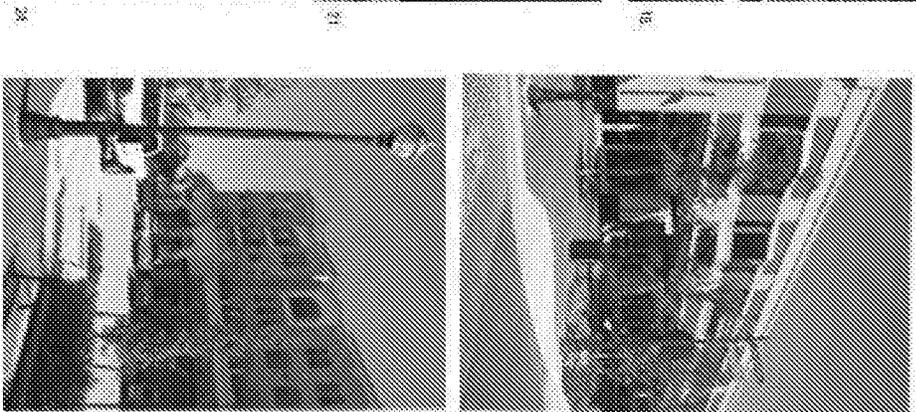
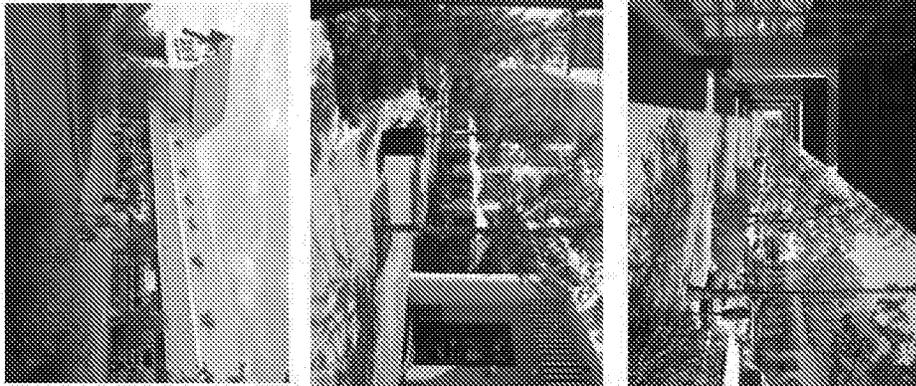
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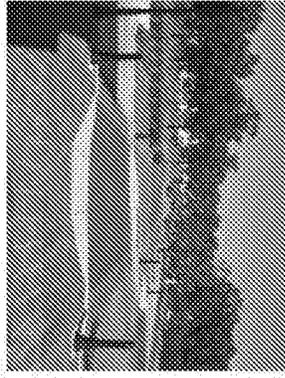


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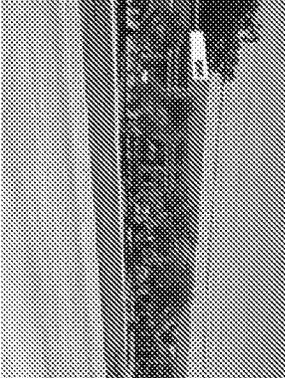




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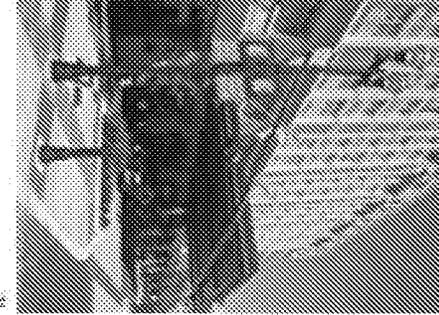
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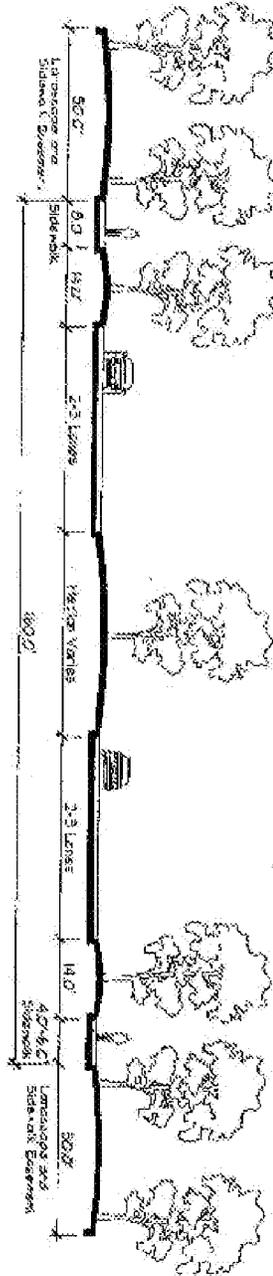


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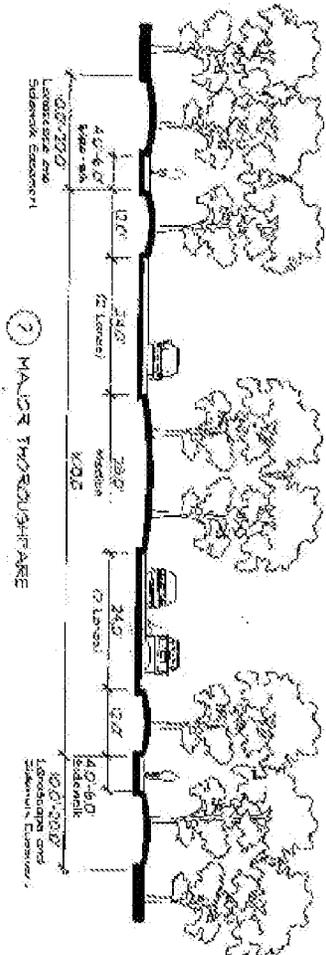
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# TYPICAL STREET SECTION



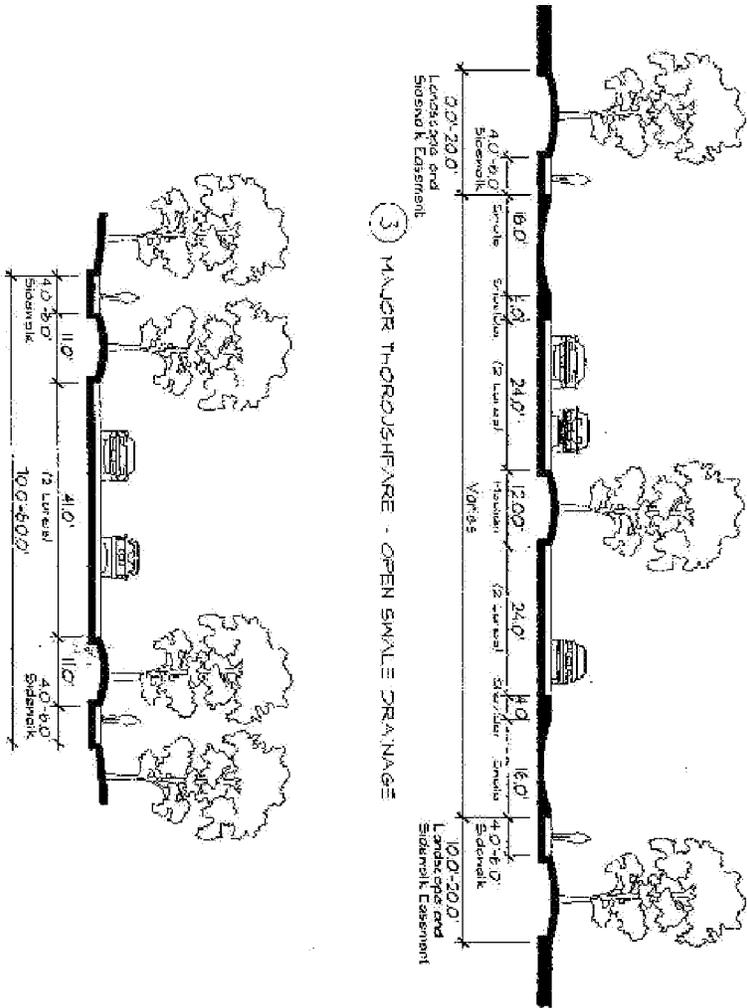
① SIENNA PARKWAY  
4-6 LANE DIVIDED

Resurfacing, drainage, utility and drainage, in addition to off-street parking, signage, street lighting, and other details shall conform with the current City Code of Ordinances, including the provisions of the International Code of Building Officials.

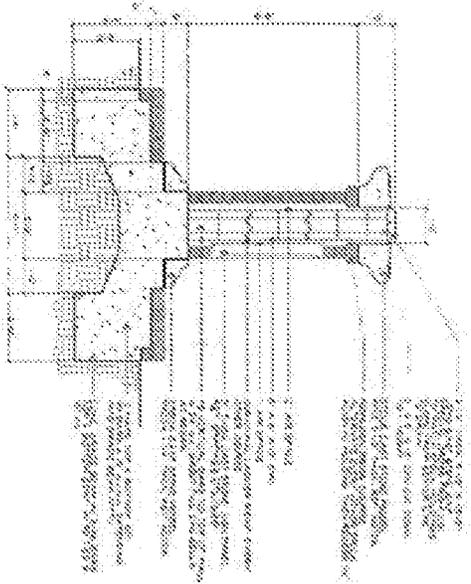
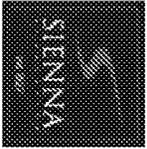


② MAJOR THOROUGHFARE

# TYPICAL STREET SECTION



Rightways, driveways, sidewalks and distances, in addition to other sized parking paving depths, shall comply with Missouri City Code of Ordinances, including the provisions of the International Ordinance

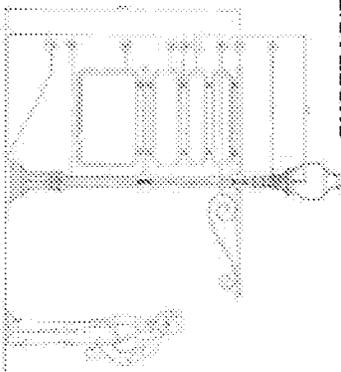




## MATERIAL REFERENCE GUIDE

## Temporary Construction Sign

### Sign Elevations

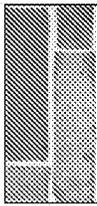


- NOTES:**
- A. Reflect Energypart H.L. & P Kelly Accent Ornamental Luminaires or Equal. Ornamental Luminaires optional.
  - B. Banner arm to be by Archibute Street Lamps, Inc. Model number BA409HCC265K (cast aluminum).
  - C. Banner arm with decorative scroll to be by Archibute Street Lamps, Inc. Model number BA427HCC265K (cast aluminum).
  - D. Cast-aluminum sign. "X" outside dimension dimensioning to be between banner arms and sign panels. The center of the sign to be other sign panels to be removed and replaced as needed by the Owner. Contractor to submit shop drawings for decorative ring detail to control sign panels and banner arms.
  - E. Sign post to be New York Signco, cast aluminum post with tapered flared shade by Archibute Street Lamps, Inc. Model number NY19517 C-24BK.
  - F. Sign post to be mounted on concrete slab. Flush to grade. Inlet post as per manufacturer's specifications. Contractor to submit Engineering sealed shop drawings for approval.

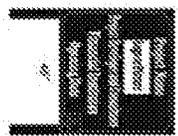
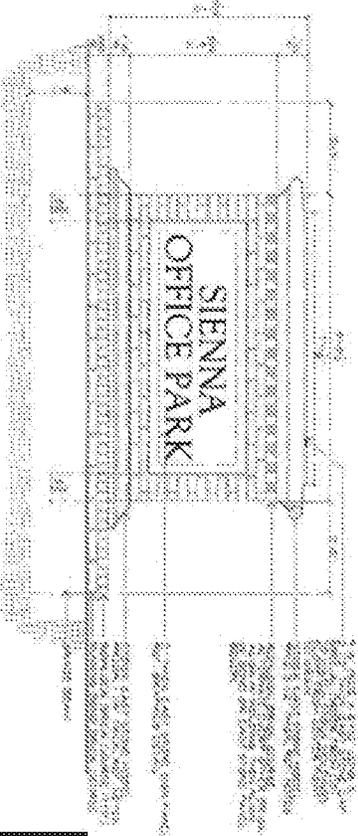
- 1. Sign panel type M
- 2. Sign panel type Z
- 3. Sign panel type B

### Brick

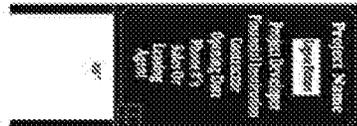
All brick to be Williamsburg Old Heritage color. Sioux City and shall conform to ASTM C-210, Type S, having a minimum compressive strength of 2,000 psi on the gross area. Uchchurch, Kimbrough



### Sign Type F: Multi-Tenant or Community Directional Signage



Black Signage panel, Bronze color Postpole 4716 Copy White Post Pole 4716  
Green Mounting Hardware White  
Sign must have separate 18000 back painted black to match. Final approved by AEC.



### Sign Type D: Service Stations, Motor Theaters, Hotels/Inns & Office





