

RIVERSTONE

NONRESIDENTIAL URBAN DESIGN STANDARDS

R I V E R S T O N E
NONRESIDENTIAL URBAN DESIGN STANDARDS
COPYRIGHT © EDI ARCHITECTURE, INC. 2000-2001 ALL RIGHTS RESERVED

Prepared for **RIVERSTONE DEVELOPMENT COMPANY**
5220 OILFIELD ROAD SUGAR LAND, TX 77479



Prepared by **EDI ARCHITECTURE, INC.**
3731 BRIARPARK DR. SUITE 300 HOUSTON, TX 77042

July 25, 2001
REVISIONS August 17, 2001

TABLE OF CONTENTS

1.0 Introduction	1
1.1 Location	3
1.2 Master Plan	4
2.0 Site Planning Criteria	5
3.0 Architecture--Introduction	12
3.1 Architecture--General Retail and Pad Sites	13
3.2 Architecture--Office Use	17
4.0 Landscape Criteria.....	19
4.1 Plant Palette	22
5.0 Signage and Graphics--Introduction	28
5.1 Permanent Signage Guidelines by Land Use	27
5.2 Guidelines for Temporary Signs	31
6.0 Builder Activity.....	32
7.0 Architectural Review	33
8.0 Appendix--Illustrations.....	36
8.1 Portfolio of Characteristic Images	59
8.2 Street Tree Guidelines.....	64
8.3 Project Wall Location Plan.....	68
8.4 Architectural Review Committee Approval and Comment Forms	69

1.0 INTRODUCTION

On February 1, 1999, Missouri City adopted Ordinance NO. O-99-08 establishing PD, Planned Development District No. 22 for 309.139 acres of multiple use land including detached and attached single-family residential, commercial, office, and light industrial uses. This document addresses non-residential uses. The office and commercial use will be identified in this document while the residential uses will be addressed in the Residential Urban Design Standards. *Riverstone* is located in Fort Bend County, Texas at State Highway 6 and Murphy Road. The site shares its western boundary with First Colony and three miles to US Hwy 59. Beltway 8 is located 6-1/2 miles to the north and the site is sixteen miles from downtown Houston. Hwy 288 is located eleven miles to the east.

Riverstone is being developed as a master planned community. The master plan has been adopted in order to establish the long range intent of the community.

Some of the features include scenic lakes, golf course, community center(s) and pool, 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 component of the *Riverstone* community. The intended use 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 the various

builders in *Riverstone* and the design professionals they may engage, as well as 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 neighboring projects reinforce each other's quality.

These guidelines are supplemental to the Protective Covenants and are to be used in the architectural review of builder, developer or owner plans. Non-compliance 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.

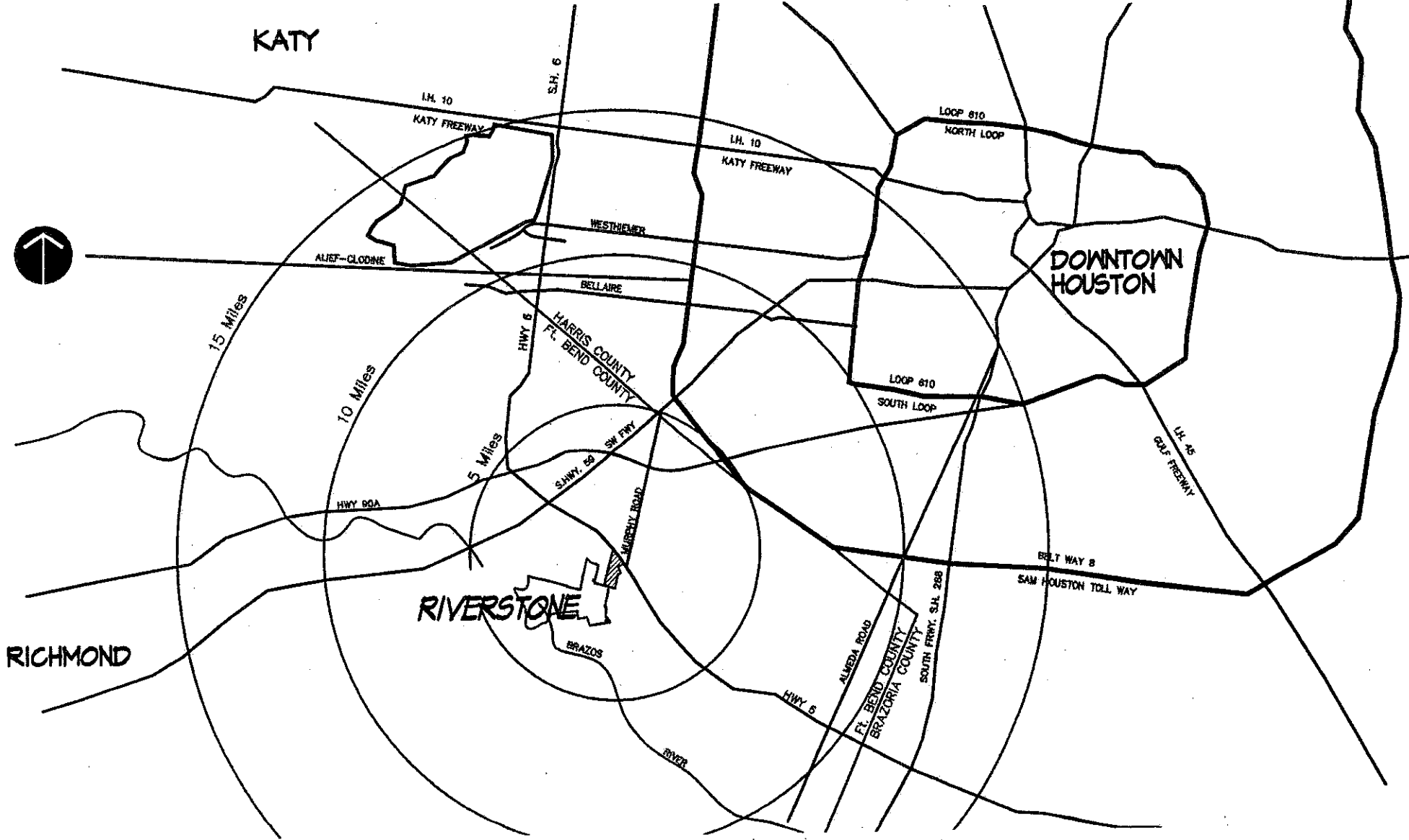
Another goal of the guidelines is the development of a human scale to enhance the pedestrian experience. Human scale details should be prevalent on all buildings and may be achieved through sensitive treatment of building massing, entry design, window and exterior treatments, elements at the building 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 and walkway widths. Planting features, paving materials, outdoor furniture such as seating, and lighting fixtures should contribute to the pedestrian experience of the site.

How to Use This Document.

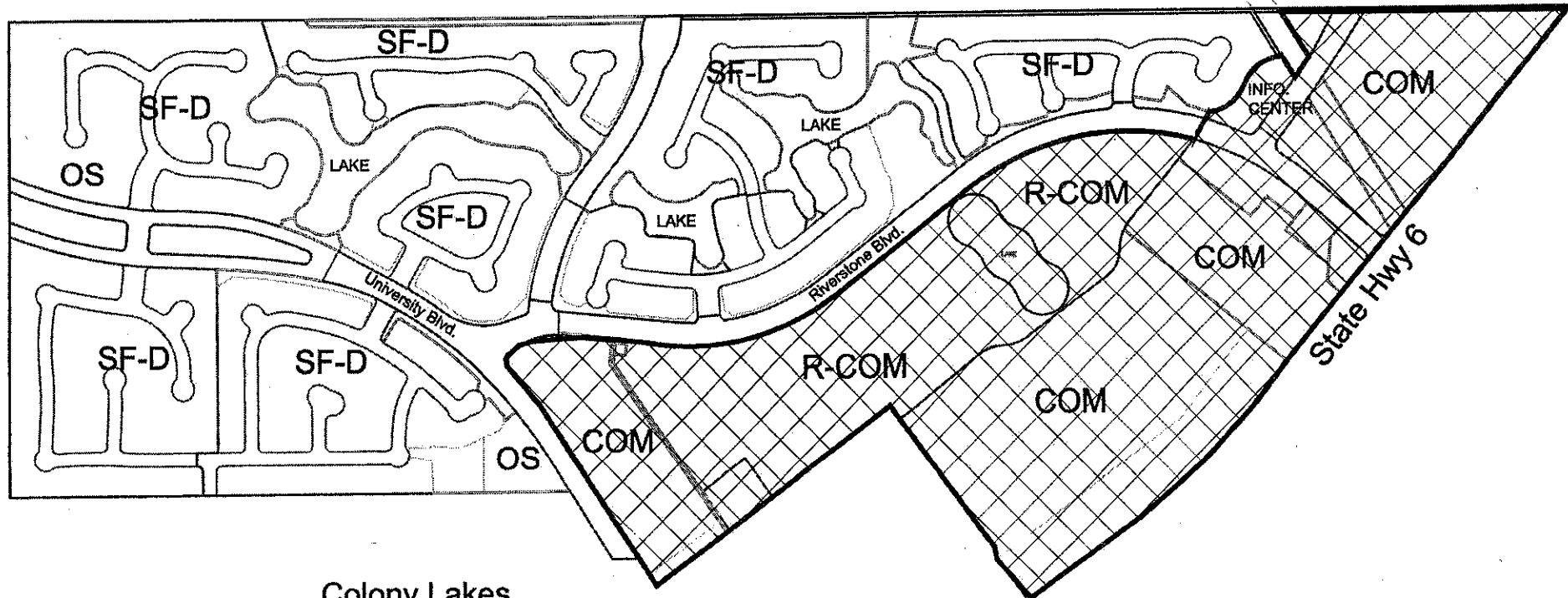
1) Locate the design standard requirement in the Table of Contents, 2) Turn to that page in the document and locate the standard in the column on the left side of the page, 3) To the right of each row heading is that particular requirement or standard, 4) Further explanation of a requirement or standard 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 ARC. 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 lots.

1.1 LOCATION MAP



1.2 MASTER PLAN

Heritage Colony



Colony Lakes

2.0 SITE PLANNING CRITERIA

SETBACKS/BUFFER YARDS	
• Highway 6	Buildings: 30'; Parking: average 30'
• Riverstone Blvd	Buildings: 30'; Parking: average 30'
• University Blvd	Buildings: 30'; Parking: average 30'
• Crosslakes Blvd	Building: 30'; Parking: average 30'
• Transitional Buffer Yards	20' building and parking setback between residential and nonresidential uses. <i>Note: Parking, loading, storage or trash receptacles are not permitted in transitional buffer yards.</i>
• Levee Easement Buffer Yard	60' building and 20' parking setback along drainage easement. The 20' setback shall be utilized as the hike and bike trail easement. Landscape requirements within the hike and bike trail easement shall be one 3" cal canopy tree for every 30 LF plus one evergreen shrub every 3LF. Shrubs may be mass planted or planted in a singular row. No masonry wall is required, but a wrought iron fence shall be located along the parking lot side of the hike and bike trail. Six evergreen shrubs may be substituted for a 5-6' ht evergreen tree from the following list: Ligustrum (tree-form), American Holly, Foster's Holly, or Savannah Holly.
• Side Setback	Building: 10'; Parking: 5'
• Rear Setback	Building: 10'; Parking: 5'
• Local Street	For local streets that may be constructed within any of the commercial parcels, the front setback is 5'. The area between the front wall of the building or the arcade and the curb shall be sidewalk. No portion of the building or arcade and no overhang may be extend into the street r.o.w. No landscaping is required between the front building wall or the arcade and the curb.
PARCEL ACCESS DRIVES	
• Width	Refer to Missouri City Code of Ordinances, Chapter 46, Infrastructure Standards
• Divided Entrance Drive	At least one drive located at the main entrance must be provided for each parcel (parcels less than two acres are excluded)
• Spacing	One driveway is allowed for every 200LF of parcel frontage. Small corner parcels having less than 200LF of frontage on any one street will be permitted one driveway per street. Shared driveways between parcels are strongly encouraged. Shared access is required between all parking facilities. No nonresidential use parking lot may be isolated from the remaining parking areas.
• Driveway Radius	Refer to Missouri City Code of Ordinances, Chapter 46, Infrastructure Standards

PARKING	
• General	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.
• Parking in Front of Main Structure	May be parallel, handicapped or combination only. Parallel parking is encouraged. No other parking in front of main structure is acceptable (not applicable to pad sites).
• Design of Parking Lots	<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 four-foot width sidewalk is recommended within this space. This area may be used to meet the landscaped parking island requirement identified below.</p> <p>One min.-6'x6'-island/diamond is required for every ten parking spaces or 20 SF of landscaped parking lot islands is required for each parking space distributed evenly throughout the parking lot so that shade is distributed evenly. No parking space shall be more than forty (40) feet away from a planting island or diamond</p>
• Ratio	See Missouri City Zoning Ordinance
• Shared Parking Option	See Table on following page.
• Parking Spaces	Regular Spaces: 9' x 18'; Parallel Spaces: 8' x 22'. Aisle widths must be minimum 25'.
• Compact Parking Spaces	A maximum of thirty percent (30%) 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 shall measure 7.5' x 16'.
• Landscape Requirements	<p>One min. . 6' x 6' island/diamond island is required for every ten parking spaces OR the total area required for landscaping within the parking lot is determined by multiplying the number of spaces.. The required landscaped areas must be distributed evenly throughout the parking lot so that shade is distributed evenly. Plant each diamond island 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. Sod only is not permitted.</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 19-38 linear feet of planting island. On end islands, low shrubs, grass, 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 30LF of landscape strip or fraction thereof.</p>

SPEED BUMPS	Speed bumps are encouraged for driveways in front of major retail building entrances. Speed bumps must be constructed according to the ARC standard (<i>See Appendix p. 30</i>). Speed bumps may not be located on public streets.
--------------------	--

Shared Parking Standards for Multiple Use Development

Notwithstanding any other parking requirements of this chapter, 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:

- (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;
- (4) The column total with the highest value is shall be the parking space requirement.

PARKING CREDIT SCHEDULE

<i>Uses</i>	W E E K D A Y S			W E E K E N D S	
	Nights Midnight - 6 a.m.	Day 9 a.m. - 4 p.m.	Eve. 6 p.m. - Midnight	Day 9 a.m. - 4 p.m.	Eve. 6 p.m. - Midnight
	Commercial/Retail	5%	50%	90%	100%
Hotel	80%	80%	100%	80%	100%
Office/Industrial	5%	100%	10%	10%	5%
Restaurant	10%	50%	100%	50%	100%
Entertainment/recreation (theatres, bowling alleys)	10%	40%	100%	80%	100%
All Others	100%	100%	100%	100%	100%

CLEAR ZONE	Intersections of driveways with public streets require non-obstructed visibility (<i>see Appendix</i>). Trees, large shrubs or other obstructions are prohibited within this area.
SERVICE AREAS	
<ul style="list-style-type: none"> • Views 	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 State Hwy 6, Riverstone Blvd, and University Blvd.
<ul style="list-style-type: none"> • Service Drives 	When a service drive is located near a residential use, the service drive must be located a minimum distance of ten (10') from the adjoining property line. This area must be maintained as a 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 30LF. Refer to Missouri City Code of Ordinances, Chapter 46, Infrastructure Standards for driveway width and turning radius.
SIDEWALKS	
<ul style="list-style-type: none"> • General 	The Developer will construct 6' wide sidewalks (encouraged to meander) within street rights-of-way and landscaped setbacks within 15' of street r.o.w. (except along University Blvd where the sidewalk shall be 8' wide (encourage to meander throughout the r.o.w. and a 20' easement). Sidewalks must meet the standards of the Missouri City Code.
<ul style="list-style-type: none"> • Quality Control Standards 	Sidewalks must meet Missouri City Code of Ordinances, Chapter 46, Infrastructure Standards. Sidewalks may cross driveways with decorative paving, but any repairs will be the responsibility of <i>Riverstone</i> . Match sidewalk elevations with existing manhole and valve box elevations. Adjustments in height require ARC approval.
<ul style="list-style-type: none"> • Width 	Required: Covered arcade along storefronts - 8' minimum, 10' preferred for parcels larger than 10 acres Required: Sidewalk in front of arcade - 5' minimum No sidewalks will be permitted less than 5' width unless located in parking lot medians.
<ul style="list-style-type: none"> • Landscape Areas 	10% of concrete walks and plazas not under a building arcade must be devoted to cutout areas for landscaping.
<ul style="list-style-type: none"> • Other 	When concrete walks and plazas abut blank and unarticulated building walls (walls having no windows or doors), the area must be articulated with benches, vines, potted plants (2' diameter minimum pots), seat walls, planting strips in front of wall, etc.
8' SIDEWALK REQUIREMENT BY DEVELOPER	Missouri City permits that an 8' concrete sidewalk be installed adjacent to the west side of University Blvd and ¼ mile along the levee easement in the northwest corner of the site. The sidewalk will be located within a 20' wide easement and constructed to Missouri City Public Works standards. The 8' sidewalk will take the place of the 6' sidewalk located along University Blvd. The sidewalk is encouraged to meander throughout the r.o.w. and the easement and shall be landscaped according to the same standards as identified in <i>Levee Easement Buffer Yard</i> .
BICYCLE PARKING	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 ac should provide a min. of 4 bike parking spaces. Loop steel bike racks required and complementary to building. For commercial buildings near the 8' sidewalk, provide 5' concrete sidewalk from trail to bicycle parking area.
EXTERIOR FURNITURE	
• <i>Benches</i>	Must be compatible with building architecture and other exterior furniture. Submit selections to ARC for approval.
• <i>Trash Receptacles</i>	Must be compatible with building architecture and other exterior furniture. Submit selections to ARC for approval. Provide minimum of one trash container for every 100LF of storefronts of main building.
WALLS AND FENCES	
• <i>General</i>	Not permitted: Chain link; fencing without a cap rail; "good neighbor" fencing (where panels alternate),
• <i>Screen Wall along Major Thoroughfares</i>	The project masonry wall identified on Page 36 of the Appendix shall be located along major thoroughfares as indicated in the document titled " <i>Community Fencing Plan</i> ".
• <i>Screen Wall adjacent to Residential Use</i>	When a nonresidential use adjoins a residential use, an 8' height masonry wall composed of brick, stucco or stone matching the primary building material must be constructed along the abutting property line.
• <i>Screen Wall adjacent to Nonresidential Use</i>	When a nonresidential use adjoins a nonresidential use along the rear property lines of Tracts A-2 and A-5, an 8' height screen wall composed of brick, stucco stone, or concrete panels must be constructed. The concrete panel wall must be 5000psi concrete and all exposed sides must have textured wood finish in a weatherwood color. An opening must be provided in the concrete panel wall for pedestrian access. An 8' height masonry wall composed of the project brick or stone must be installed along the property line adjoining the residential use for a distance of 100' from the street setback line. <i>Note: If residential area has been platted, brick wall must extend to corner of residential lot and not end in the middle, so that a rear yard will not have a rear fence with two different construction materials (project brick wall and concrete wall). The length of the wall may not be less than 100'. The project brick wall may be increased in length by the ARC at time of review.</i>
• <i>Wrought Iron Fence (Tubular Steel)</i>	When certain uses require security fencing such as Day Care Centers or decorative fencing for outdoor dining areas, wrought iron fencing is required. Fencing must meet the minimum standards (<i>See Appendix</i>). Fencing designed specifically to relate to the architecture of the establishment is permitted as long as the minimum construction standards are applied and the design is approved by the ARC.
TRASH COLLECTION AND DUMPSTERS	
• <i>General</i>	All trash collection areas are to be completely enclosed with 8' ht. 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 the walls. For free standing buildings (pad sites), the trash receptacle areas must be an extension of the building design. Dumpsters may not extend over the height of the enclosure. The masonry wall must be 8' height.
• <i>Not Allowed</i>	Chain link with metal slats, wood fences, wood gates

GRADING	
<ul style="list-style-type: none"> • Berming 	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 is required. Side slopes should not exceed 3:1 gradient. When utilizing berms to screen parking lots, the side facing the street should be a more gentle slope of 4:1 or greater (<i>See Appendix</i>)
<ul style="list-style-type: none"> • Storm Water Run-Off 	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.
DIRECTIONAL SIGNAGE	
Signage on single steel pole such as round tubing or U-channel not allowed. Signage must be well-designed component of overall project – not “city street standard.”	
PAD SITES	
<ul style="list-style-type: none"> • Adjacent to Common Area or Water Feature 	When adjacent to a common area, water feature or plaza, independent buildings or pad buildings having food and/or beverage service, must be clustered around the common area, water feature or plaza. Each building must be located with one building wall against the common area (<i>See Appendix p. 34</i>). 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 space accessible to the common area. Each common area must be landscaped according to the requirements identified in the Landscape Criteria Section of these Standards. Fast food 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.
<ul style="list-style-type: none"> • Adjacent to Hwy 6, Riverside Blvd., or University Blvd. 	In no instance may a service area be located on the street side of the building. Pad Sites may extend a patio, plaza, deck or outdoor dining space no more than 15’ into a setback/buffer area as long as no portion of the outdoor space is covered with a roof structure and walls. The space must remain open to the street. No parking between the setback/buffer area adjacent to the street and the building is preferred, but not required.
<ul style="list-style-type: none"> • Parking 	No parking may be located within the required landscape setback. For pad sites located adjacent to street rights-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. Must connect parking areas of pad sites to parking areas of adjacent commercial parcels and buildings with a connecting driveway.
<ul style="list-style-type: none"> • Other 	Pad sites 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 parcel boundary and a parking lot or a shared driveway and the parking lot. The strip must be landscaped with a ligustrum hedge (5-gal shrubs planted 4’ o.c.)
LIGHTING	
<ul style="list-style-type: none"> • Parking Lot 	At a minimum, large parking areas should be illuminated with high-pressure sodium box type lighting from dusk to dawn on 25’ bronze poles. In smaller parking lots such as convenience stores, restaurants, and other pad sites,

<ul style="list-style-type: none"> • Parking Lot (cont.) 	metal halide is preferred whenever cost effective. Pedestrian scale lighting is preferred in smaller parking lots and must be complimentary to the building architecture. Parking lot lighting must be designed for maximum security and safety.
<ul style="list-style-type: none"> • Service Areas 	All service area lighting shall include directional shields. Light from these fixtures should not overflow from the service areas into adjoining parcels. No flood lights shall be permitted on buildings except for wall packs (cut-off luminaries) at the rear of buildings.
<ul style="list-style-type: none"> • Street Lighting 	All major thoroughfare lighting shall be an HL&P ornamental standard. Lighting shall be consistent throughout. All other streets shall be either an HL&P ornamental standard or HL&P "cobra" street light.
CRITERIA SPECIFIC TO OFFICE USE	
<ul style="list-style-type: none"> • Building Layout 	Buildings should be clustered around common open space, water amenity or plaza.
<ul style="list-style-type: none"> • Pedestrian Connections 	Pedestrian connections should be made between the office use and the retail use. Canopy trees (3" cal.) should be planted along a 6' width walkway with a minimum distance of one tree for every 30' of walkway. All pedestrian systems should connect to the street for future Metro accessibility. Walkways must be attractive, inviting, and readily accessible. Connections from the street to the office buildings must be a minimum of 6' width and one 3" caliper canopy tree shall be planted for every 30LF of walkway. All sidewalks must be adequately lighted.

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 *Riverstone*. 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 not a Disneyland Main Street nor an Uptown Park at Post Oak commercial environment. 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 Characteristic Images".

The emphasis is on an 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 use parcels. Builders shall have the flexibility of individuality in various users but must be harmonious to 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

BUILDING MASS	Varying roof slopes and building mass is encouraged so as to distinguish various uses, anchor uses, public facilities and so on. Continuous flat roof lines at retail centers typically characterized as strip centers is not permitted. Interrupt linearity of the facades of lengthy buildings with gables and arches. 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.
ARCHITECTURAL STYLE	
<ul style="list-style-type: none"> • General 	Traditional architecture is required. Buildings with historical or national style motifs are not permitted. French mansard, Oriental pagoda, Olde English, Spanish and mixtures of the above (“Disneyland”) styles are not permitted.
<ul style="list-style-type: none"> • Examples of Desirable Architectural Character and Quality 	Shepherd Square at Shepherd and Westheimer, 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
BUILDING DESIGN	
<ul style="list-style-type: none"> • Storefronts—Minimum Standards 	<p>Height at Glass Line: 9’-0”; Height of Pedestrian Arcade: 10’-0” (12’-0” maximum); Height to top of fascia (except major anchors or tenants): 15’-0” (17’-0” maximum)</p> <p>All storefronts must have an arcade. Pad site buildings are excluded from the arcade requirement. Width of Pedestrian Arcade: 8’-0” (10’-0” maximum) Additional walkway encouraged beyond front of arcade: 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, main buildings must incorporate a minimum five foot (5’) jog or setback from the front building wall for every 140LF of facade. Minimum of 25LF required for each setback area. Major tenants shall include jogs or setbacks in the front building facade and determined at submittal of architectural plans to Missouri City Planning Staff at time for administrative review.</p>
MAXIMUM LENGTH OF UNARTICULATED BUILDING FACADE	Expansive lengths of unarticulated building facade are not permitted. Buildings must be articulated. The articulation shall occur at distances of 75ft. to 90ft. between punctuated elements. See corner end treatments for required articulation.
CORNER OR END TREATMENTS	The main structure must be punctuated at the ends with an articulated architectural element (i.e., tower). The articulation must consist of a minimum 5ft. offset, a width of 12-25ft, and shall be higher than the adjacent building facade by at least 4ft.
<ul style="list-style-type: none"> • End Walls 	Blank unarticulated walls are not permitted. End wall conditions must contain at least two of the following:

	glass façade, graphic identification or architectural detailing. Walls exposed to the street or common area must meet the minimum standards for Exterior Building Materials.
• <i>Exterior Soffits</i>	Must be finished with appropriate building material; acoustical tile, plywood, wood planking, and exterior grade sheetrock are prohibited; all soffit lighting must be concealed or recessed.
• <i>Color</i>	Primary colors may not be used in color bands and will only be permitted in wall signage. Dominant materials shall be of restrained non-primary colors in complimentary palettes. Earthtone colors encouraged.
• <i>Awnings</i>	Awnings are permitted and may not be substituted for building arcades. Awning colors may not be bright or primary colors. Pad sites may vary from this only with ARC approval. Color must be approved by the ARC.
• <i>Exterior Building Materials</i>	Brick, tinted storefront glass (non-reflective), glass block, stucco (EFIS), stone, limestone, pre-cast concrete or cast stone. A minimum of 51% of the building's exterior must be project brick or stone of an earthtone color. Brick and stone may not be painted. The balance of the exterior finish exposed to streets or common areas shall be either stucco, stone or brick which compliments the project brick. Cast stone or granite is acceptable as architectural trim material or accents.
• <i>Wainscott, Plinth or Base</i>	A minimum two foot height plinth (30" preferred is encouraged at the base of all buildings utilizing project .
• <i>Columns</i>	Columns bases must be project stone. A minimum two foot height base (30" preferred) are permitted and encouraged
• <i>Cornice</i>	Permitted: stucco (EFIS); trim stone parapet, and pre-cast concrete or pre-fab cornice to match project stone.
• <i>Visible Roofs</i>	All visible roofs must have a minimum pitch of 6:12 pitch of. Selected project roof color required. Roofs must be composed of standing seam metal and limited to the following colors: bronze, gray, green, or brown tones.
• <i>Satellite Dishes and Antennae</i>	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.
• <i>Downspouts</i>	Downspouts must be painted to match the building façade. Downspouts should be integrated with architectural design in color, shape and location. Roof drainage may not cross pedestrian walks or trails.
• <i>Exterior Building Materials Not Permitted</i>	Wood siding, shingle siding, simulated brick, corrugated metals, metal siding.
• <i>Doors, Windows and Window Treatments</i>	Window and doorframes must be aluminum. Aluminum-clad and vinyl-clad window 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 utilizing project stone are required (30" is 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. Pad site restaurants may vary from this only with ARC approval
• <i>Lengthy Window Facades</i>	At a minimum, window facades must be punctuated with masonry columns. At a minimum, 2 foot width columns shall define width of the storefront with a maximum spacing of 25 feet.
• <i>Windowless Walls</i>	Blank walls exposed to a street or common area require landscaping. Canopy trees required and must be 12 – 14' at time of installation. One tree for every 30 LF of building exterior.

<ul style="list-style-type: none"> • <i>Two Story Facades</i> 	Interrupt verticality of solid walls with horizontal lines such as interim cornice, windows, openings, punch outs, medallions and arches. Builder must not rely on signage alone to interrupt façade.
<ul style="list-style-type: none"> • <i>Rear of Buildings</i> 	Permitted building materials on rear of buildings when located adjacent to the rear of other nonresidential uses shall be brick; stone; 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, the rear of the building must be composed of brick, stone or stucco.
PAD BUILDINGS	Pad buildings such as restaurants, banks, specialty retail, convenience stores, coffee shops, fast food establishments, etc., shall have pitched roofs with a "residential" scale. A minimum 51% of the building exterior must be project brick or stone. The balance of the exterior finish shall be either stucco, stone or brick which compliments the project brick. Cast stone, pre cast concrete or granite is acceptable and will be encouraged as architectural trim material or accents. Pad site buildings are excluded from the arcade requirement. All pad sites must have a minimum 6:12 pitched roof composed of standing seam metal. Selected project color only. Note: A full roof structure is not required but all sides visible to the public must have a 6:12 pitched.
DRIVE THRU CANOPIES	All drive through canopies shall be pitched and should integrate with the building design. Canopies cannot be lower than the height of the building's eave line or soffit.
ROOFTOP EQUIPMENT	Mechanical equipment, communication dishes, and antennae must not be visible from adjoining parcels, drainage easements or public rights-of-way. Where flat roof tops 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 parapet or roof structure.
SIGN BAND AREAS	
<ul style="list-style-type: none"> • <i>Definition</i> 	Defined as the space where graphics may be located on a building façade. May be lettering confined to a sign band area or a horizontal band for logo and name.
<ul style="list-style-type: none"> • <i>Electrical Requirements</i> 	No exposed electrical conduit or transformers; power source 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"> • <i>General</i> 	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. Monumental buildings (major users) are permitted sign bands with a maximum height of 90". Secondary tenants such as drugstores will be permitted a maximum height of 60". Sign bands for smaller users should not exceed 36" in height.
LIGHTING	All columns and walls visible to the street not contained under an arcade must have either sconce or uplighting. Accent lighting on walls shall be a minimum of one light every 30LF. All plans must be submitted and approved by the ARC,

<p>ACCESSORY BUILDINGS AND OUTDOOR STORAGE</p>	<p>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 six feet (6') in height. Outdoor sales of landscape materials will be permitted according to Deed Restrictions. Outdoor storage is strictly prohibited in service areas and behind buildings.</p>
<p>SERVICE STATIONS AND CONVENIENCE STORES WITH GAS PUMPS</p>	<p>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 roofs with a "residential" scale. A minimum of 51% of the building exterior must be project brick or stone. The balance of the exterior finish shall be either stucco, or brick which compliments the project brick or project stone. Limestone, cast stone or granite is acceptable and will be encouraged as architectural trim material. Service stations and convenience stores with gas pumps are excluded from the arcade requirement but must be designed as an integral component of the overall commercial center development.</p>
<p>EATING ESTABLISHMENTS AND COFFEE SHOPS</p>	<p>The provision of outdoor dining and sitting areas in front of or to the side of each business or adjacent to the common area, plaza or water feature is required. Fencing must be complimentary to the building architecture or a <i>Riverstone</i> standard 42" height wrought iron fence to define dining space if necessary (<i>See Appendix</i>). ARC approval required.</p>

3.2 ARCHITECTURE-OFFICE USE

BUILDING MASS	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.
HEIGHT	All building heights shall be regulated by the Planned Development Ordinance.
SETBACKS	
<ul style="list-style-type: none"> • <i>Street</i> 	2½ story elements or 2½ story buildings must be setback 30ft. from the street right-of-way. Taller structures must be set back a minimum of 50ft from the street right-of-way.
<ul style="list-style-type: none"> • <i>Residential</i> 	See “Transitional Buffer Yard” on page 5.
ARCHITECTURAL STYLE	
<ul style="list-style-type: none"> • <i>General</i> 	Traditional architecture is required. Buildings with historical or national style motifs are not permitted. French mansard, Oriental pagoda, Olde English, Spanish and mixtures of the above (“Disneyland”) styles are not permitted.
<ul style="list-style-type: none"> • <i>Examples of Desirable Architectural Character</i> 	See Portfolio of Characteristic Images in Appendix.
BUILDING DESIGN	
<ul style="list-style-type: none"> • <i>Exterior Materials Prohibited</i> 	Wood siding, shingle siding, simulated brick, , corrugated metals, metal siding.
<ul style="list-style-type: none"> • <i>Windows and Window Treatments</i> 	Window and doorframes must be aluminum with white finish. Aluminum-clad and vinyl-clad window frames are acceptable. Glass must be clear. Windows with 2’ height base panels, two-foot height window panels at the base, or two foot plinth utilizing project stone, project granite, cast stone, pre-cast concrete or poured-in-place concrete colored to match project stone, are desired (30” is 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"> • <i>Building Entries</i> 	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.
<ul style="list-style-type: none"> • <i>Maximum Length of Building Facades</i> 	No building should be longer than 200LF without modulation of the facade. Modulation should occur in one of two methods: 1) change direction of building; 2) offset building facade 25ft. x 25ft. Create a plaza within this space.
ROOFS	
<ul style="list-style-type: none"> • <i>General</i> 	All buildings must have a minimum 6:12 pitch standing seam metal or tile roof limited to project roof color only.
<ul style="list-style-type: none"> • <i>Not Permitted</i> 	Flat roofs.

SIGNAGE AND SIGN BANDS	See Section 5.1
ARCADES	The use of a building arcade is highly encouraged for that portion of a building facing a lake or common area.
LOADING DOCKS AND SERVICE AREAS	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 area must be screened from views within the site by an 8 foot height masonry wall (material to be the same as the building). Loading docks may be located below grade, only landscaping would be required. The preferred orientation of loading docks and service areas is towards the back of the retail center.
ACCESSORY BUILDINGS AND OUTDOOR STORAGE	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. Outdoor storage is strictly prohibited in service areas and behind buildings.
PARKING STRUCTURES	
<ul style="list-style-type: none"> • <i>Design</i> 	Parking structures should compliment the building they are meant to serve. All sides of a parking lot visible from the street must be faced with a building material similar to or the same as the adjoining building.
<ul style="list-style-type: none"> • <i>Location</i> 	No parking structure may front a public r.o.w. Parking structures must be set back a minimum of 20' from all residential properties. Parking structure 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"> • <i>Screening</i> 	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.

4.0 LANDSCAPE CRITERIA

INTERIOR LANDSCAPING	
<ul style="list-style-type: none"> Percentage of Site Required 	Twenty percent of the entire site not covered by buildings or six percent of the total site area, whichever is greater, shall be required as landscape areas.
ACCESS DRIVEWAYS	Extensive landscaping is required at all entries into a commercial parcel. Main access driveways must be divided by a landscaped median. For all entrances each access driveway median must incorporate annuals, low evergreen shrubs, groundcover or ornamental grasses. <i>Note: Parcels under two acres are not required to construct divided access driveways.</i>
LANDSCAPING HWY 6 AND ADJACENT THOROUGHFARES	
<ul style="list-style-type: none"> Developer 	Developer will install 3" caliper canopy trees within the setback area meeting the minimum standards for landscaping along the street right-of-way. Setback areas may be sodded or hydromulched.
<ul style="list-style-type: none"> Builder 	Each builder is required to landscape that portion of the parking lot adjacent to the setback with a double row of ligustrum shrubs (5-gal) beginning 2' from the edge of the parking lot. Buildings adjacent to setbacks must be extensively landscaped with layers of plant materials along the entire façade. Landscaping may not extend beyond 15' from the setback line. Setback areas may be sodded or hydromulched.
<ul style="list-style-type: none"> Irrigation 	Setback landscaping shall be installed by Developer. Special landscaping by Builder (such as next to buildings and within parking lots) shall require special irrigation by Builder.
LANDSCAPING WITHIN A STREET RIGHT-OF-WAY	
<ul style="list-style-type: none"> Landscape Criteria 	Trees, shrubs and groundcovers are permitted in rights-of-way, roadway medians and cul-de-sac islands. All landscape plantings shall meet the following criteria: 1) all landscape plantings shall be selected from the approved plant list; Per Appendix attachment 8.2 STREET TREE GUIDELINES 2) no plant materials shall be located so as to impede visibility at intersections and driveways or planted within any view triangles, unless they are below 24" in height above curb including berming, and; 3) all landscape designs must meet minimum local and state transportation and environmental ordinances. All plant materials must be maintained by <i>Riverstone</i> development property owners association.
<ul style="list-style-type: none"> Irrigation Requirements 	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. All irrigation equipment must be maintained by <i>Riverstone</i> development property owners association.
REAR LANDSCAPING	

• Builder	Builder will install 3" caliper Live Oak trees every 30LF within the setback area meeting the minimum standards for landscaping.
• Irrigation	Required by Builder
PARKING LOT	
• Perimeter	See requirements identified in "Landscaping Hwy 6 and Adjacent Thoroughfares" above.
• Interior	One min. 9' x 18' 6' x 6' diamond island is required for every ten parking spaces OR the total area required for landscaping within the parking lot is determined by multiplying the number of spaces by 20 SF. However, the minimum parking lot island may not be less than 36SF (i.e., "diamond-shaped islands, see detail in Appendix). The required landscaped areas must be distributed evenly throughout the parking lot so that shade is distributed evenly. Plant each island 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 independent pad site buildings (except for buildings that front on a local commercial streets).
• End Islands	Each bay of parking must be separated from the end aisles by a minimum 4' 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. Large expanses of pavement are prohibited. For every landscape strip median between five bay groups of parking, one canopy tree must be installed for every 30LF of landscape strip or fraction thereof. 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.
• Irrigation	All landscape areas within a parking lot must be irrigated.
SERVICE STATIONS OR CONVENIENCE STORES WITH GAS PUMPS	For pad sites with convenience stores having gas pumps or service stations, a 7.5' width landscape strip is required along all shared parcel boundaries. Each landscape strip must be planted with a double hedgerow of evergreen shrubs.
SERVICE DRIVES	The area between the service drive (at rear of building) and the wall must be landscaped with a staggered row of 3" caliper Live Oaks spaced every 30LF.
WINDOWLESS WALLS	Blank walls require landscaping. Canopy trees required and must be 12 - 14' height at time of installation. (also see Sidewalk, Other Section on p. 6).

MONUMENT SIGNS	
<ul style="list-style-type: none"> • Landscaping Required 	Landscaping shall be installed adjacent to each monument sign in an amount equal to or greater than 50% of the area of such sign in the manner identified in the Appendix illustration, and shall consist of the following: a double row of Indian Hawthorn 'Clara'. Fill lighting is internal (See Pages 28-30). Additional landscaping may be permitted with approval from the ARC; however, no landscaping may exceed the height of the Indian Hawthorns.
IRRIGATION	
<ul style="list-style-type: none"> • General 	All landscaped and lawn areas must be effectively watered, 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 will be permitted where appropriate.
<ul style="list-style-type: none"> • Screening Requirements 	All exposed mechanical equipment such as automatic controllers, backflow preventers, and vacuum breakers must be screened.
LAWNS	
<ul style="list-style-type: none"> • Grass 	Cynodon dactylon (Common Bermuda), St. Augustine.
<ul style="list-style-type: none"> • Method 	All street setbacks, transitional buffer yards, rear setbacks and 8' sidewalk easements that are not landscaped must be sodded or hydromulched with the permitted grass type.
LANDSCAPE MAINTENANCE REQUIRED	Mowing (2--1/2" to 3" maximum height of grass), 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

4.1 PLANT PALETTE

The following is a list of plant materials considered to be appropriate for *Riverstone*. 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 cause for rejection of plans. Minimum sizes at time of planting are indicated.

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
CANOPY TREES			
<i>Carya illinoensis</i>	Pecan	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
<i>Magnolia grandiflora</i>	Southern Magnolia	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
<i>Pistache chinensis</i>	Chinese Pistache	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
<i>Quercus macrocarpa</i>	Burr Oak	MM	3" cal., 13-15' Ht., 10-12' spr., full branching
<i>Quercus nigra</i>	Water Oak	MM	3" cal., 13-15' Ht., 10-12' spr., full branching
<i>Quercus shumardii</i>	Shurmard Oak	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
<i>Quercus texana</i>	Red Oak	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
<i>Quercus virginiana</i>	Live Oak	MM	3" cal., 13-15' Ht., 10-12' spr., full branching
<i>Ulmus parvifolia</i> 'Drake'	Drake Elm	MM	13-15' Ht., 10-12' spr., 3-1/2" cal., full branching

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
EVERGREEN TREES			
<i>Ilex opaca</i>	American Holly	45 gal	8-10' Ht., 5-6' spr., full branching
<i>Ilex opaca Savannah</i>	Savannah Holly	45 gal	8-10' Ht., 5-6' spr., full branching
ORNAMENTAL TREES			
<i>Chionanthus virginica</i>	Chinese Fringe Tree	30 gal.	10-12' Ht., 5-6' spr. 2--2-1/2" cal. full branching
<i>Crateagus marshalli</i>	Parsley Hawthorn	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., 4-6 canes, full branching
<i>Diospyros kaki</i>	Japanese Persimmon	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., 4-6 canes, full branching
<i>Koelruteria bipinnata</i>	Golden Rain Tree	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., 4-6 canes, full branching
<i>Lagerstroemia indica</i>	Crape Myrtle	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" cal., 4-6 canes, full branching
<i>Magnolia liliiflora</i>	Lily Magnolia	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" cal., 4-6 canes, full branching
<i>Magnolia soulangeana</i>	Saucer magnolia	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" cal., 4-6 canes, full branching

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
Magnolia stellata	Star Magnolia	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" cal., 4-6 canes, full branching
Magnolia virginiana	Sweet Bay Magnolia	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., 4-6 canes, full branching
Prunus mexicana	Mexican Plum	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., full branching
Pyrus calleryana 'Aristocrat' or 'Capitol'	Flowering Pears	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., full branching
SHRUBS			
Abelia spp.	Abelia	3-5 gal	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Anisacanthus wrightii	Hummingbird Bush	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 indicum	Indica 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.
Buxus spp.	Boxwood	3-5 gal	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
Callistemon citrinus 'Austraflora', 'Firebrand', 'Little John', and 'Splendens	Dwarf Bottlebrush	5 gal.	24"-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Callicarpa americana	American Beauty Berry	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	Flowery 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.
Clyera japonica	Japanese Cleyera	5 gal.	24"-30" Ht., 18-24" spr., matching, full branching,
Elaeagnus macrophylla	Elaeagnus Ebbeningei	5 gal.	24"-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Eleagnus fruitlandi	Silverberry	5 gal.	24"-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Eryobotrya japonica	Loquat	5 gal.	24"-30" Ht., 18-24" spr., matching, full branching, 36" o.c.

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
Gardenia spp.	Gradenia	3-5 gal	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Ilex cornuta 'Burfordii' compacta	Dwarf Burford Holly	5 gal	30-36" Ht., 24-30" 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.	30-36" Ht., 24-36" spr., matching, full branching, 48-54" o.c.
Ligustrum lucidum	Glossy Privet	5 gal.	30-36" Ht., 24-36" spr., matching, full branching, 48-54" o.c.
Ligustrum japonicum	Wax Leaf Ligustrum	5 gal.	30-36" Ht., 24-36" 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 branching, 5' o.c.

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
Myrica pussila	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, 36" o.c.
Nerium oleander	Oleander	5 gal.	30"-36" Ht., 24-36" spr., matching, full branching,
Pittosporum tobira 'Wheeleri'	Dwarf Pittosporum	5 gal.	30"-36" Ht., 24-36" spr., matching, full branching, 4' o.c.
Podocarpus macrophylla	Yew Podcarpus	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.
Raphiolepis 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.

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
Spiraea prunifolia	Bridal Wreath Spirea	3-5 gal	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Spirea bumalda or similar dwarf varieties	Spirea	3-5 gal	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
GROUNDCOVER AND VINES			
Ajuga reptans	Carpet Bugle	1 gal	15-18" Ht., 12-15" spr., full, 18" o.c.
Antigonon leptopus	Coralvine	1 gal	15-18" Ht., 12-15" spr., full, 18" o.c.
Bignonia capreolata	Crossvine	1 gal	15-18" Ht., 12-15" spr., full, 18" o.c.
Campsis radicans	Trumpet Creeper	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.
Gelsimum sempervirens	Carolina Jasmine	1 gal	Full, well-rooted

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
Hedera helix	English Ivy	flat	Full, well-rooted, 9-12" o.c.
Hemerocallis species	Daylily	1 gal.	15-18" Ht., 12-15" spr., full, 18" o.c. for dwarf varieties and 24-30" for non-dwarf varieties
Juniperus horizontalis, conferta, 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.
Millettia 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.

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
Osteopermum fruiticossum	African Daisy	1 gal	15-18" Ht., 12-15" spr., full, 24" 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.
Rosa banksiae	Lady Bank's Rose	1 gal	15-18" Ht., 12-15" spr., full, 2' o.c.
Santolina incana	Lavender	1 gal	15-18" Ht., 12-15" spr., full, 18" o.c.

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
Trachelosperum asiaticum	Asian Jasmine	Flat	Full, well rooted, 9-12" o.c.
Trachelosperum jasminoides	Confederate Jasmine	Flat	Full, well-rooted, 9-12" o.c.
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 tenant street ID or monument signs shall have a base of a maximum height from grade of 18". The base and frame shall be composed of the same materials as that of the primary exterior material of the principal building. Each sign shall have a frame along the sides and the top. The minimum size of the frame shall be one course of project brick. In addition, each sign base must be landscaped with a double row of Indian Hawthorn 'Clara' for 50% of the sign's perimeter and limited to the front and rear of the sign as indicated in the illustration below in the Appendix.

The following table is the *Riverstone* 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 is defined in the Missouri City Ordinance as "the surface area within a regular geometric form comprising all display area of the sign and including the elements of the matter displayed as well as the frame". All signs are defined as wall signs and limited to 1.0 times the business frontage.

5.2 PERMANENT SIGNAGE GUIDELINES BY LAND USE

TYPE	FORM	SCALE (not to exceed)	MATERIALS AND COLOR	LAYOUT	TYPOGRAPHY	ILLUMINA- TION ⁶	QUANTITY & PLACEMENT
ANCHOR OR MAJOR RETAIL TENANT (See Definition Below)							
Street ID	Freestanding Monolith - Info. 2 sides	5'-6" h. ¹ x 12" w x 14' l.	Refer to Signage Detail	Tenant Name, Logo, Address	Individual type style and logo; color permitted	Internal	One each tenant; near main vehicular entry; 20' from HWY 6 and 10' from other streets; 500' min. separation
Building ID	Signband	90" height	Light translucent letters, aluminum frame	Tenant Name, Logo, white only	36" letters	Internal	One per tenant on signband ⁴
Tenant Pedestrian	Plaque	8 SF	Not limited; Individuality encouraged; ARC review	Tenant Name, Logo, Graphic Device	Proportionate, legible	None	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
OTHER RETAIL/SERVICE TENANTS (MAIN STRUCTURE)							
Street ID	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Building ID	Signband	36" height; 60" height for tenants greater than 10,000sf	Light translucent Letters, Aluminum Frame	Tenant Name and Logo, white only	24" Letters	Internal	One per tenant on signband ⁴
Tenant Pedestrian ²	Plaque	8 SF	Not limited; Individuality encouraged; ARC review	Tenant Name, Logo, Graphic Device	Proportionate, Legible	None	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
FREE STANDING RETAIL							
Street ID	Freestanding Monolith; Info. 2 sides	4'-6" h. ¹ x 12" w. x 10' l.	Refer to Riverstone Signage	Tenant Name, Logo, Address	Individual type style and logo; Color permitted	Internal	One; near main vehicular ⁴ entry and 20' from HWY 6 r.o.w.
Building ID	Signband	36" height; 60" height for tenants greater than 10,000sf	Light translucent Letters, Aluminum Frame	Tenant, Name, Logo, white only	24" letters	Internal	One; Facing street(s) ⁴
3-D promotional with ACC approval ⁷	Freeform	Same as wall sign, not elevated above building	Two colors	N/A	N/A	As necessary with ACC approval	One per building or pad site affixed to exterior frontage ⁴

TYPE	FORM	SCALE (not to exceed)	MATERIALS AND COLOR	LAYOUT	TYPOGRAPHY	ILLUMINA- TION ⁶	QUANTITY & PLACEMENT
Tenant Pedestrian (not reqd.)	Plaque	8 SF	Not limited; Individuality encouraged; ARC review	Tenant Name, Logo, Graphic Device	Proportionate, Legible	None	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
SERVICE STATION							
Street ID	Freestanding Monolith; info 2 sides	6' h. ¹ x 12" w. X 12' l.	Refer to Riverstone Signage Detail	Tenant Name, Logo, Address, Price Marquee	Individual type style and logo	Internal	One at corner or two (one per street) Other tenants must share sign space.
Building ID ²	Canopy – Mounted	Contained within canopy band	Canopy related	Tenant Name, Logo, White	Letters = height of canopy band or less, white only	Internal	Two; facing streets
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
MOVIE THEATER (as part of main structure)³							
Marquee	Freestanding Monolith; Info 2 sides	12' h. ¹ X 12" w. x 16' or 2 signs @ 6' h. X 12" x 16' ⁶	Refer to Riverstone Signage Detail	Tenant Name, Logo, Address, Movies	Individual type-style and logo	Internal	One or two (see scale) near vehicular entry and 25' from Hwy 6 or 10' from other streets
Building ID	Signband	60" height	Translucent letters; aluminum frame	Tenant Name, Logo	24" letters	Internal	One on signband ⁴
Tenant Pedestrian	Plaque	8 SF	Not limited; Individuality encouraged; ARC review	Tenant Name, Logo, Graphic Device	Proportional; Legible	None	Suspended from soffit above door
Promotional Graphics	Movie poster	Standard poster size	Poster	Movie graphics	Varies	Recessed	One per theater; within building arcade
HOTEL/MOTEL/INN							
Street ID	Freestanding Monolith; Info. 2 sides	5'-6" h. ¹ x 12" w. x 12' l.	Related to Building	Tenant Name, Logo, Address	Individual type-style and logo; Color permitted	Internal	One; near main vehicular entry ⁴

TYPE	FORM	SCALE (not to exceed)	MATERIALS AND COLOR	LAYOUT	TYPOGRAPHY	ILLUMINA- TION ⁶	QUANTITY & PLACEMENT
Building ID	Signband	90" height	Translucent letters; Aluminum frame	Tenant Name, Logo	36" letters	Internal	One per street; two max. On parapet or structural wall ⁵
OFFICE							
Street ID	Freestanding Monolith; Info 2 sides	4'-6" ¹ h. x 12" w. x 10' l.	Refer to Riverstone Signage Detail	One Anchor Tenant, Address	Type may vary; colors consistent with center	Internal	One per building near vehicular entry and 10' from r.o.w. ⁴
Business Address	Signband	12" height	Opaque numbers	Address only	Type and color consistent with center – white	Internal or none	One; main building entrance
Anchor Tenant ID	Signband	48" height	Translucent letters, Aluminum frame	One Anchor Tenant, Building Address	Type may vary; colors consistent with center – white	Internal	Two; parapet or structural wall ⁵
Tenant Directory	Freestanding Directory	4'-6" ¹ h. x 12" w. x 10' l.	Refer to Riverstone Signage Detail	Tenant Names and Suite Numbers, Directional Arrows	Consistent with and throughout center	Internal	One each building; parking area
PUBLIC/QUASI-PUBLIC							
Street ID	Freestanding Monolith; Info. 2 sides	4'-6" ¹ h. x 12" w. x 10' l.	Refer to Riverstone Signage Detail	Tenant Name, Logo, Address	Individual Type style and logo; colors permitted	Internal	One per building near ⁴ vehicular entry; 25' from HWY 6 and 10' from other r.o.w.
Building ID	Signband	60" height	Translucent letters, Aluminum frame	Tenant name, Logo and Address	24" letters; white	Internal	One on signband ⁴
Window Signs	Limited/Uniform	3" height	Die-cut vinyl; black	Address, Hours, Entrance, Exit	Consistent throughout center	None	One each entry; near building entry
NOTES:	<ol style="list-style-type: none"> Above grade of adjacent right-of-way line. Self-serve only; Full service stations without canopies will be treated as 'Free-standing Retail' except for Street ID. Free-standing Movie Theater will be treated as Free-Standing Retail except for Marquee Sign Consideration may be given for buildings facing two streets and corner buildings. Signage for all streets except HWY 6 is 10'. One sign per wall or facade. Separate two marquee signs by minimum 30'. The sign will be one piece, affixed to exterior frontage wall of main building, similar to wall signage, and will be considered within the definition and area limitations of wall signage permitted for the development. Sign area would be determined by measuring two dimensionally any side which is within view of the roadway. 						

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 double faced and placed perpendicular to the roadway where they are located and

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 Graphics	10% of Window Area	Varies	Varies	Varies	Window only. No signs on building exterior
Building Developer	Freestanding Monolith - panels meet grade	HWY 6: 8' x 8' All other streets: 4' x 8'	Refer to Riverstone Standard Signage	Project Name & Logo, Major Tenant(s), Project Developer and Consultants, Financial Institution, Contractor, Opening Date, Phone Number(s), Sales or Leasing Agent	Refer to Riverstone Design	HWY 6 one sign per 500 L.F.; setback 25' from r.o.w. All other streets: one sign per 500 L.F.; setback 10' from r.o.w.
Free-standing Retail Tenant	Freestanding Monolith - panels meet grade	4' x 8'	Refer to Riverstone Standard Signage	Project Name & Logo, Major Tenant(s), Project Developer and Consultants, Financial Institution, Contractor, Opening Date, Phone Number(s), Sales or Leasing Agent	Refer to Riverstone Design	One per tenant setback min. 25' from HWY 6 r.o.w and near vehicular entry. Two permitted for corner lot tenants.
<p>The developer may place temporary project directional signs within the setback of along all roadways located with in PD #22, each sign will not to exceed 32 Sq. Ft. in size. A maximum of one such sign shall be permitted on Hwy 6. Such signage shall require permitting, they will be consistent in design and color, and all directional signs shall be required to have an ongoing maintenance program, and shall be removed no later than the completion of associated construction.</p>						

6.0 BUILDER ACTIVITY

BUILDER SIGNAGE	One sign per street until project completion. Information displayed must be limited to builder name and consultants, contractor(s), financial institution if applicable, opening date, phone number, leasing agent, name of project, logo, phone number, and <i>Riverstone</i> name and logo. Maximum size of sign limited to 4' x 4' special sign board painted and lettered on both sides and setback 20' from State Hwy 6 and 10' from all other right-of-ways. Lighting is limited to up-lighting only—inground (direct burial) or screened if on grade.
BUILDER CONSTRUCTION ACTIVITY	There are no dump sites in <i>Riverstone</i> . 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. "Wash-out" areas for concrete trucks must be provided on all construction sites. Builders will be responsible for the repair and/or replacement of trees, plants, sidewalks, lights, etc. damaged during construction. Builder construction activity shall be limited to the hours of Monday through Friday, 7AM-7PM, except summer hours which shall be limited to Monday through Friday, 6AM-7PM.
SEDIMENT CONTROL	As soon as earthwork commences, sediment control methods shall be installed in such a way so as to filter all storm water run-off 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 filing and securing all necessary permits.
TEMPORARY BUILDINGS/ CONSTRUCTION OFFICES	Only permitted during construction. Activities limited to construction offices, security offices, storage of tools and equipment, and toilets. The location, design and general appearance of all temporary buildings must be approved by the ARC. All temporary buildings must be placed a 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 <i>Riverstone</i> , each builder must provide an area of off-street parking for construction crews.

7.0 ARCHITECTURAL REVIEW

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 by the *Riverstone* 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 approved in writing by the ARC 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:

Riverstone Development Company
2442 Country Road
Pearland, Texas 77584

Phone: 713-436-0003 Ext. 15
Fax: 713-436-0001

The Builder/Owner is required to submit complete and accurate design and construction documents to be examined by the ARC. Minimum submittal requirements are as follows (additional information is encouraged):

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
2. Preliminary Architectural Plans including:
 - a. Floor Plans @ 1/4" = 1'-0" scale (min.)
 - b. Exterior elevations @ 1/4" = 1'-0" scale (min.)
 - c. Outline specifications describing all materials to be used on the project.

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. Submittals of material samples.
 - e. Landscape Planting Plan (sizes of plant material noted), fencing locations and construction details, street furniture locations, locations of any landscape elements such as

- fountains, seat walls, etc. and associated construction details.
- f. 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.
 - g. Foundation and parking lot design certification by a registered, professional engineer.
 - h. Location of all mechanical equipment and screening methods.

Each submittal to the ARC shall consist of two (2) sets of Blueline prints and supplementary specifications and two (2) copies of the site plan. Only complete submittals will be reviewed. The Builder will have complete responsibility for compliance with all governing codes and ordinances.

TIMING

The ARC shall review and approve in writing, each submittal or recommend revisions to those aspects of the plans that are inconsistent with the builder guidelines. The ARC requires a maximum period for review and approval of submitted plans as identified in the Deed Restrictions; however, if an applicant has not received a response after twenty days, please contact the ARC. More timely responses will require a verbal or written request at the time of submittal.

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 they are approved in writing by the ARC. Construction may not commence without written permission by the ARC.

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. All architectural variances granted shall be subject to the approval of Missouri City. Variances may be granted by the ARC as long as they do not conflict with Missouri City ordinances. Variances that conflict with Missouri City ordinances will not be granted.

COMMITTEE STRUCTURE

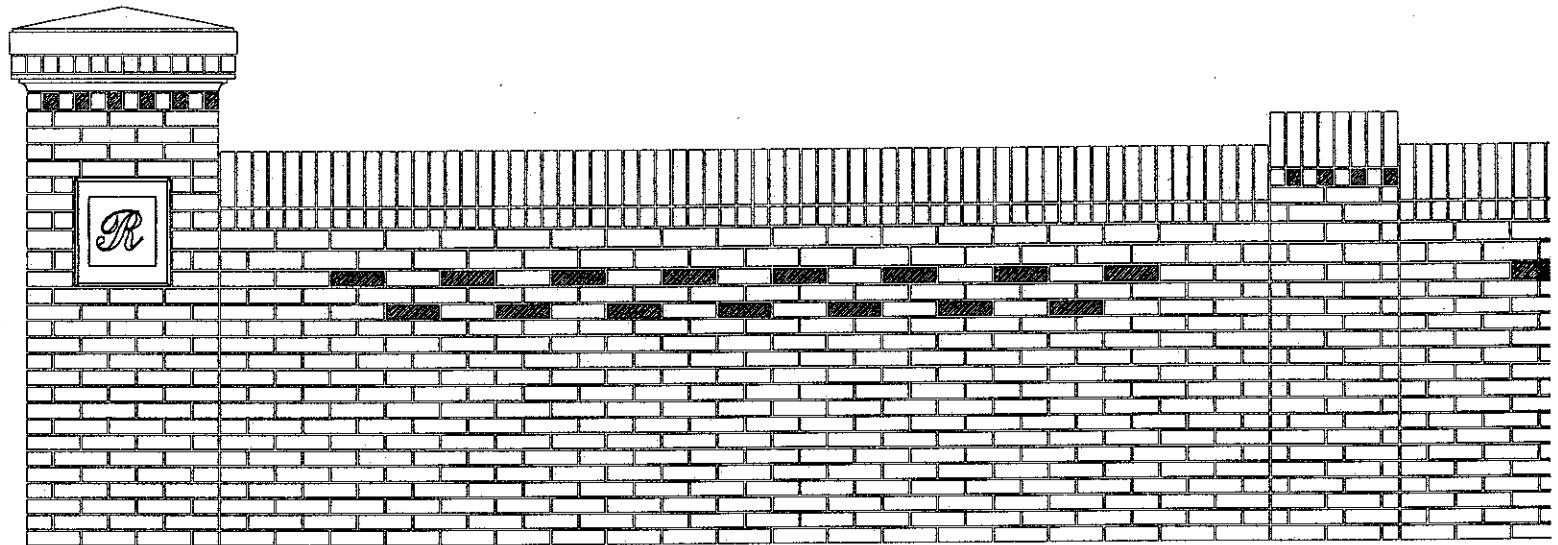
To ensure integrity of design, quality of proposed development, and the intent of the Urban Design Standards, the Covenants, Codes and Restrictions for *Riverstone* identify the composition of the Architectural Review Committee. The committee is committed to ensuring a high level of design quality within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

CITY BUILDING PERMITS

In addition to the submittal requirements for the *Riverstone* ARC, applicants shall also comply with Missouri City requirements for the Building Permit Review Process.

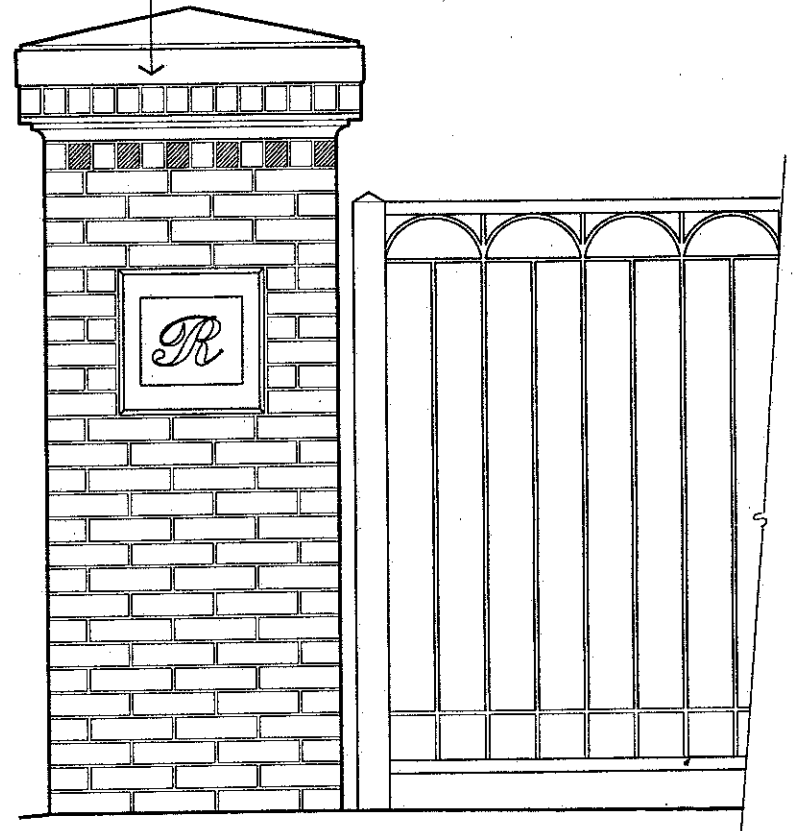
APPENDIX

PROJECT MASONRY WALL DETAIL



BRICK COLUMN DETAIL

2' x 2' MASONRY COLUMN
8' HEIGHT (AT LOCATIONS
DESIGNATED BY DEVELOPER)



TUBULAR STEEL FENCE DETAIL

END POST FLUSH WITH TOP RAIL,
ADD FINIAL CAP(REF RESIDENTIAL GUIDELINES)

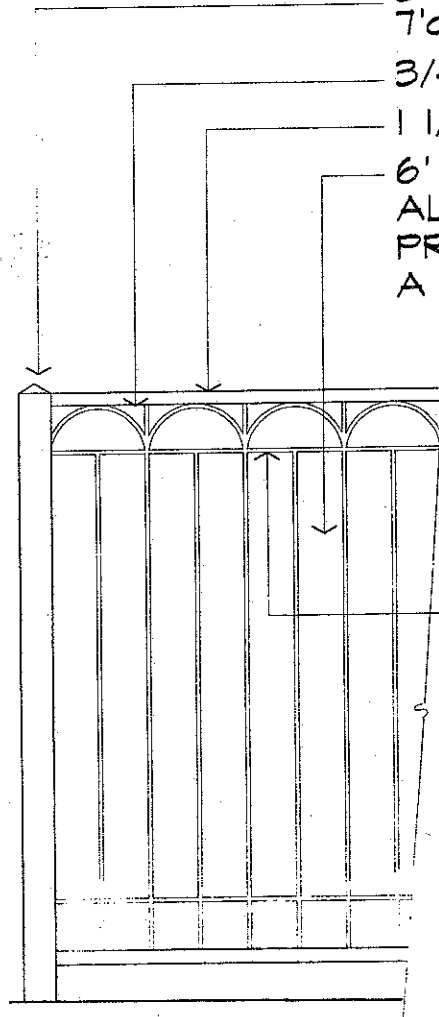
3" x 3" x 1/4" WALL, STEEL POSTS W/ CAPS,
7'0.c. MAX.

3/4" PICKETS, 4"0.c. 16 GAUGE

1 1/4" TOP & BOTTOM RAILS 11 GAUGE

6' HEIGHT STEEL FENCE PANEL

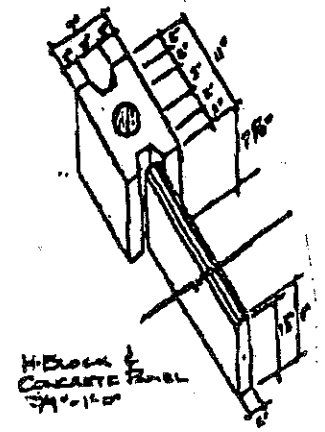
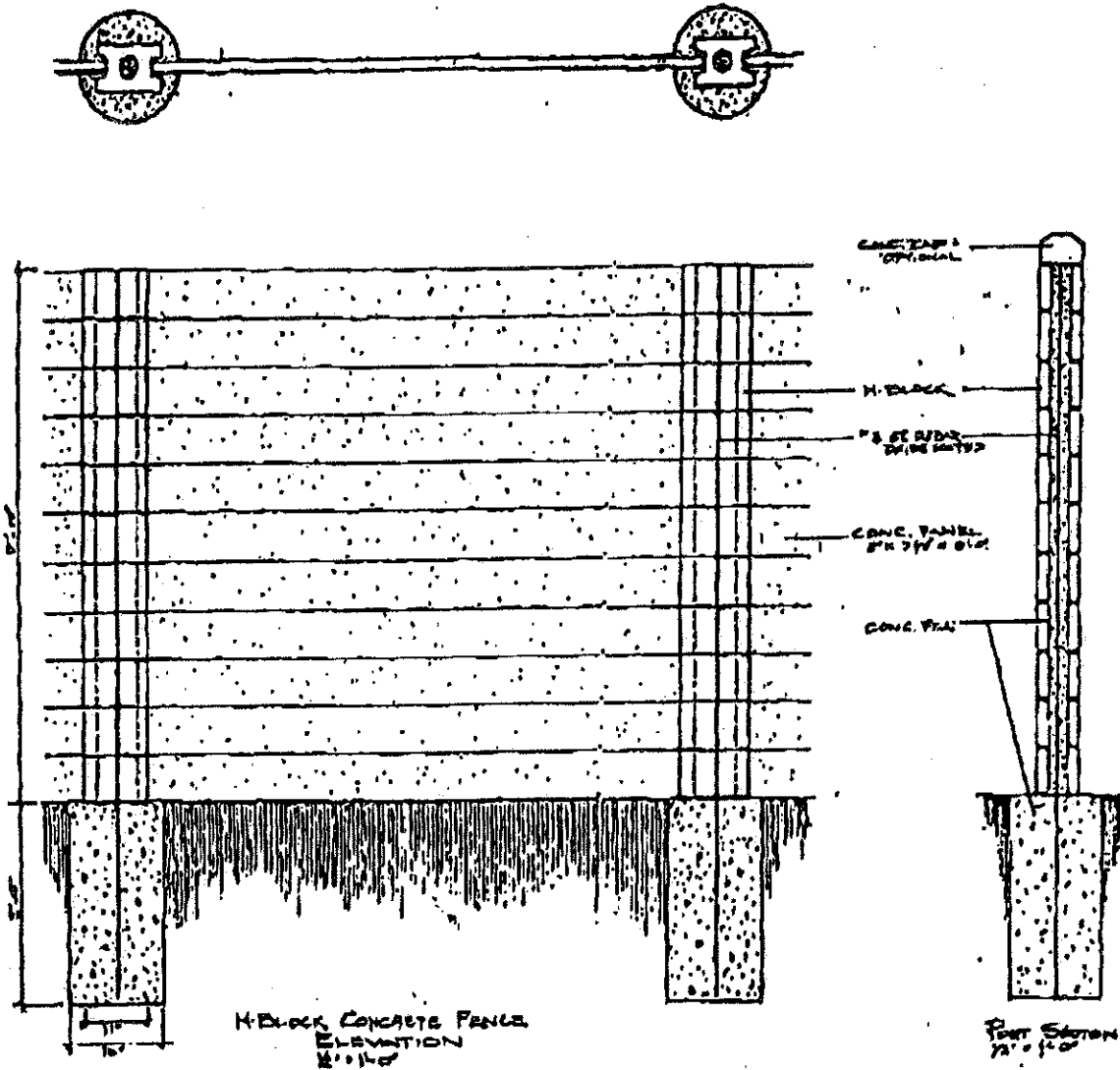
ALL STEEL WELDS TO BE
PRIMED AND PAINTED WITH
A BLACK (MATTE) FINISH.



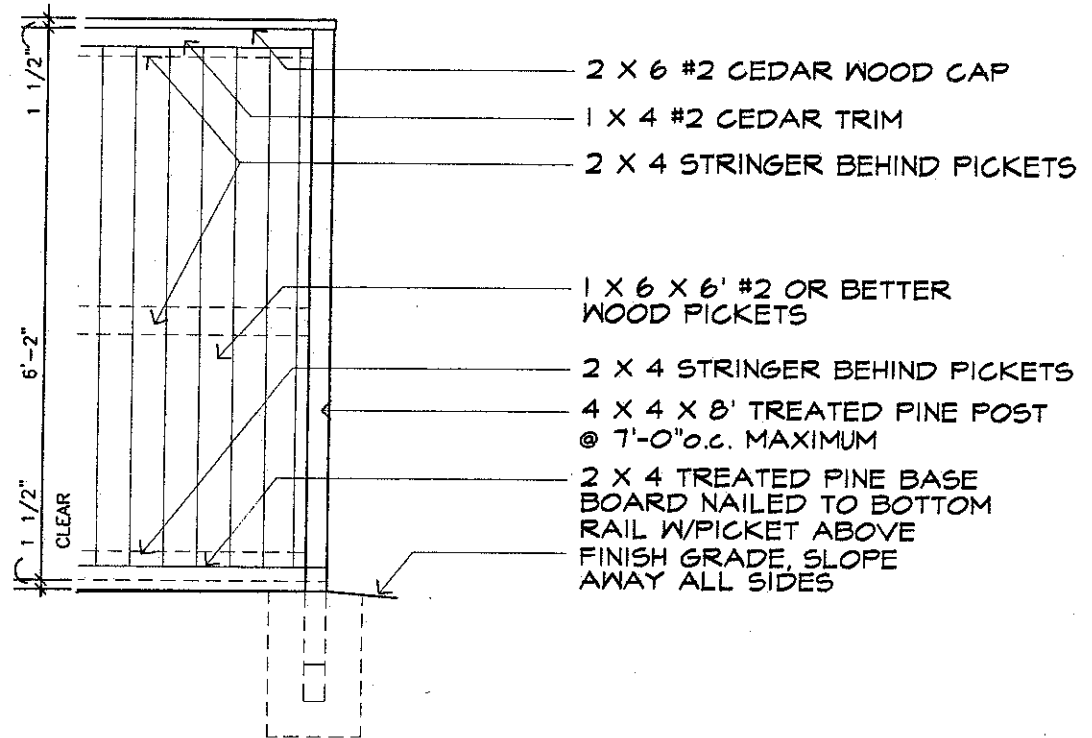
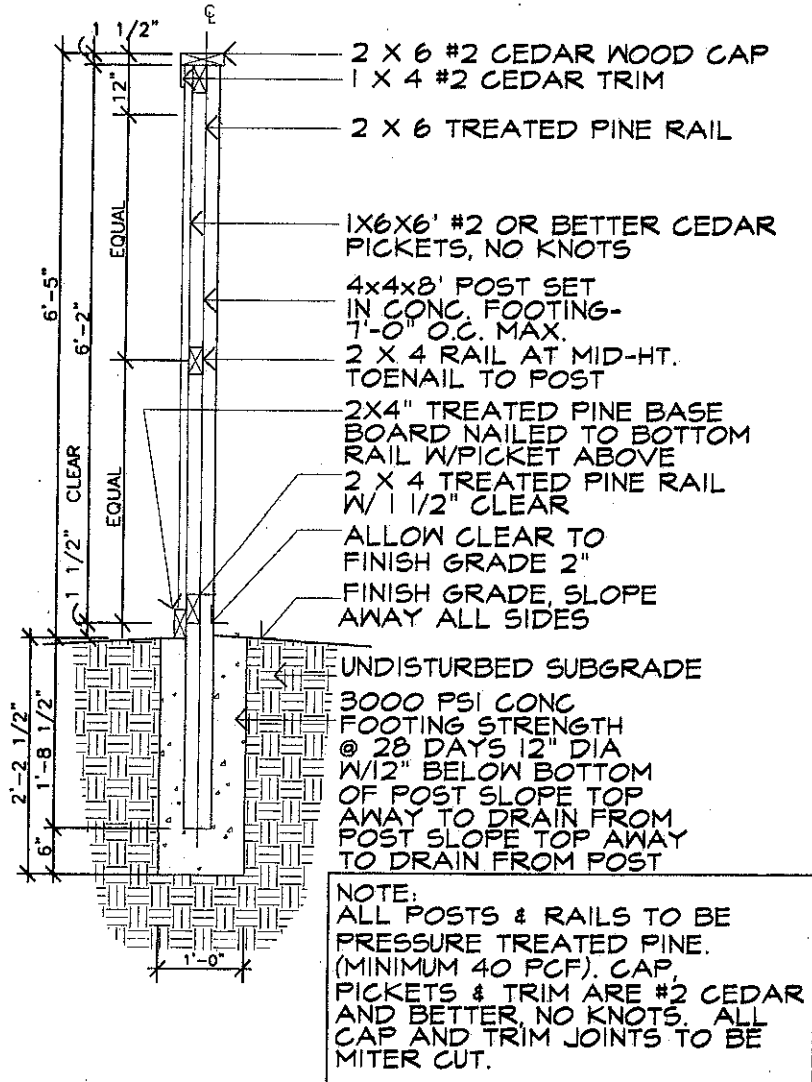
NOTE: ALL STEEL FENCE TO BE HOT DIP
GALVANIZED AFTER FABRICATION.
ALL MEMBERS TO BE FULL WLEDED.

1 1/4" x 1" x 1/8" PUNCHED BAR CHANNEL

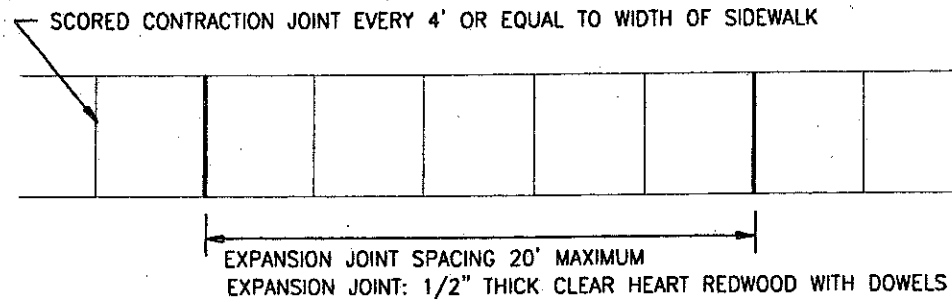
CONCRETE PANEL WALL



UPGRADED WOOD FENCE WITH CAP RAIL DETAIL

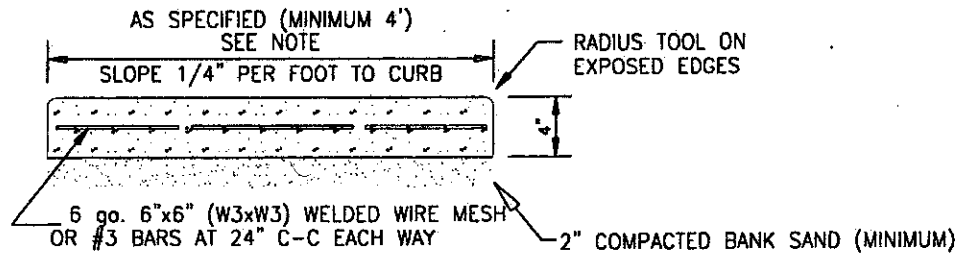


SIDEWALKS



SIDEWALK JOINT DETAILS

N.T.S.

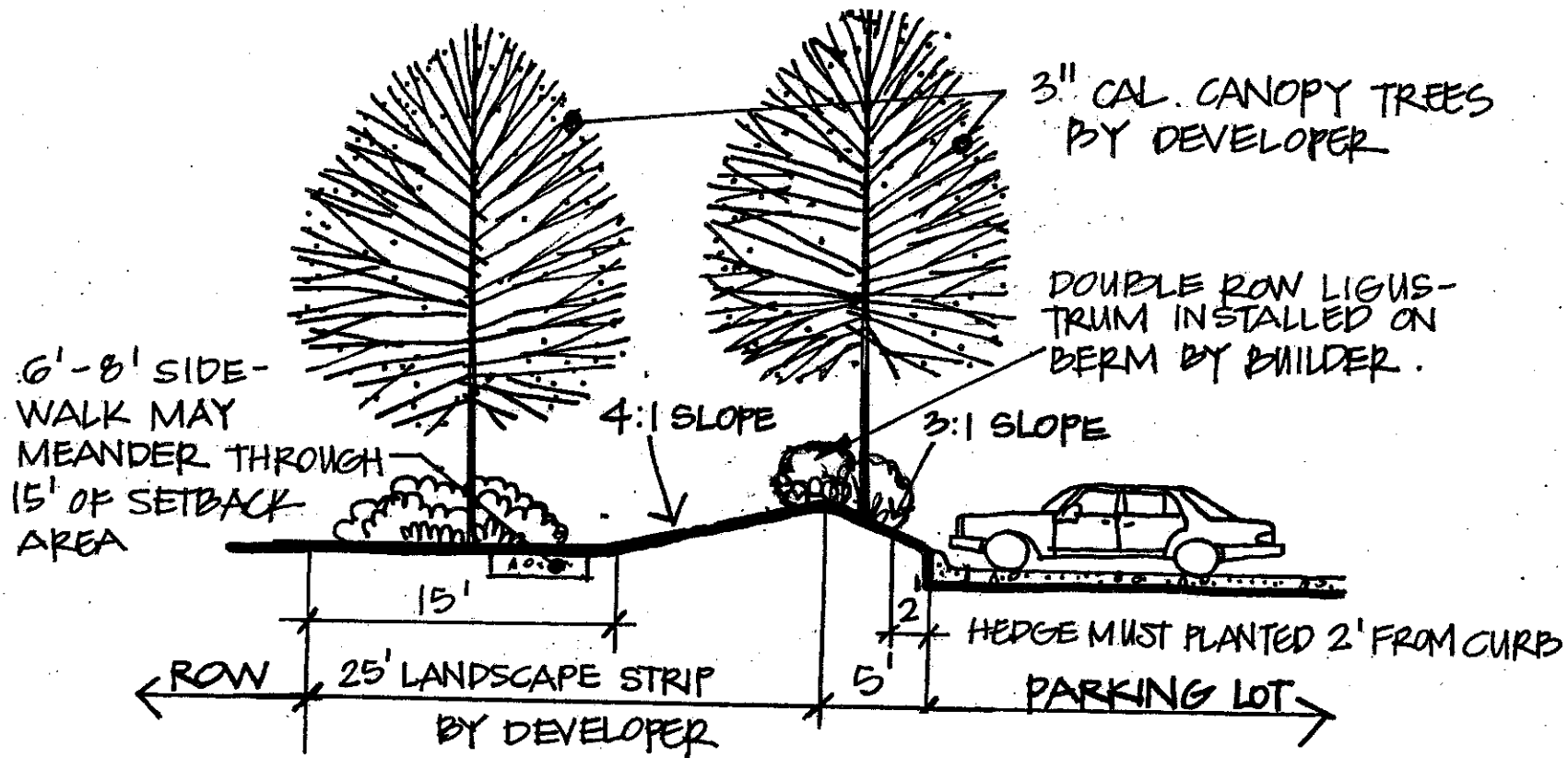


SEE SIDEWALK "GENERAL NOTES" ON THIS SHEET

CONCRETE SIDEWALK

N.T.S.

SETBACK LANDSCAPING REQUIREMENTS

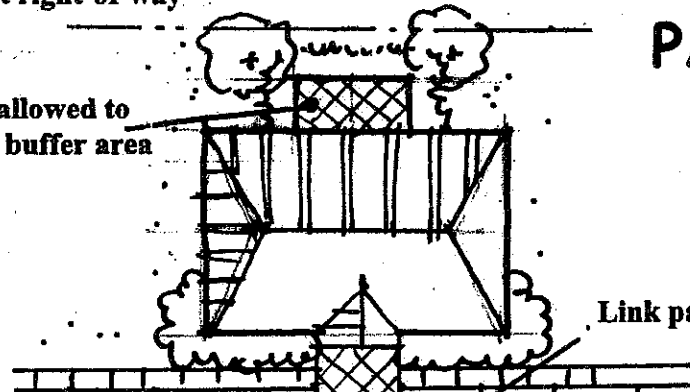


TREES SHALL BE INSTALLED EVERY
30' ON AN ALTERNATING BASIS

Street right-of-way

PARKING LOT DESIGN

Outdoor patio with landscaping allowed to penetrate 15' of 30' right-of-way buffer area



Link pad sites to main structure

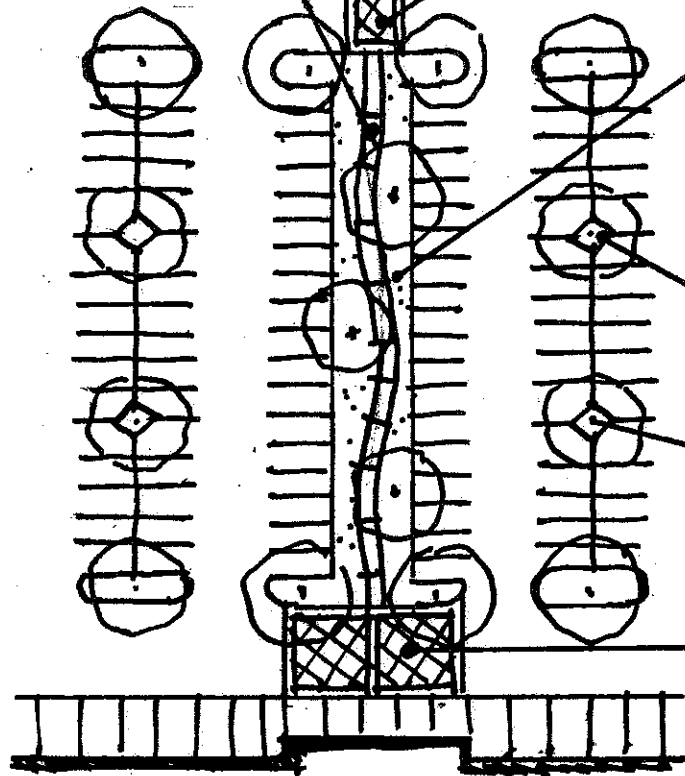
4' walkway

Provide one min. 12' width median for every five bays of parking

6' x 6' diamond islands permitted in order to meet landscape requirement

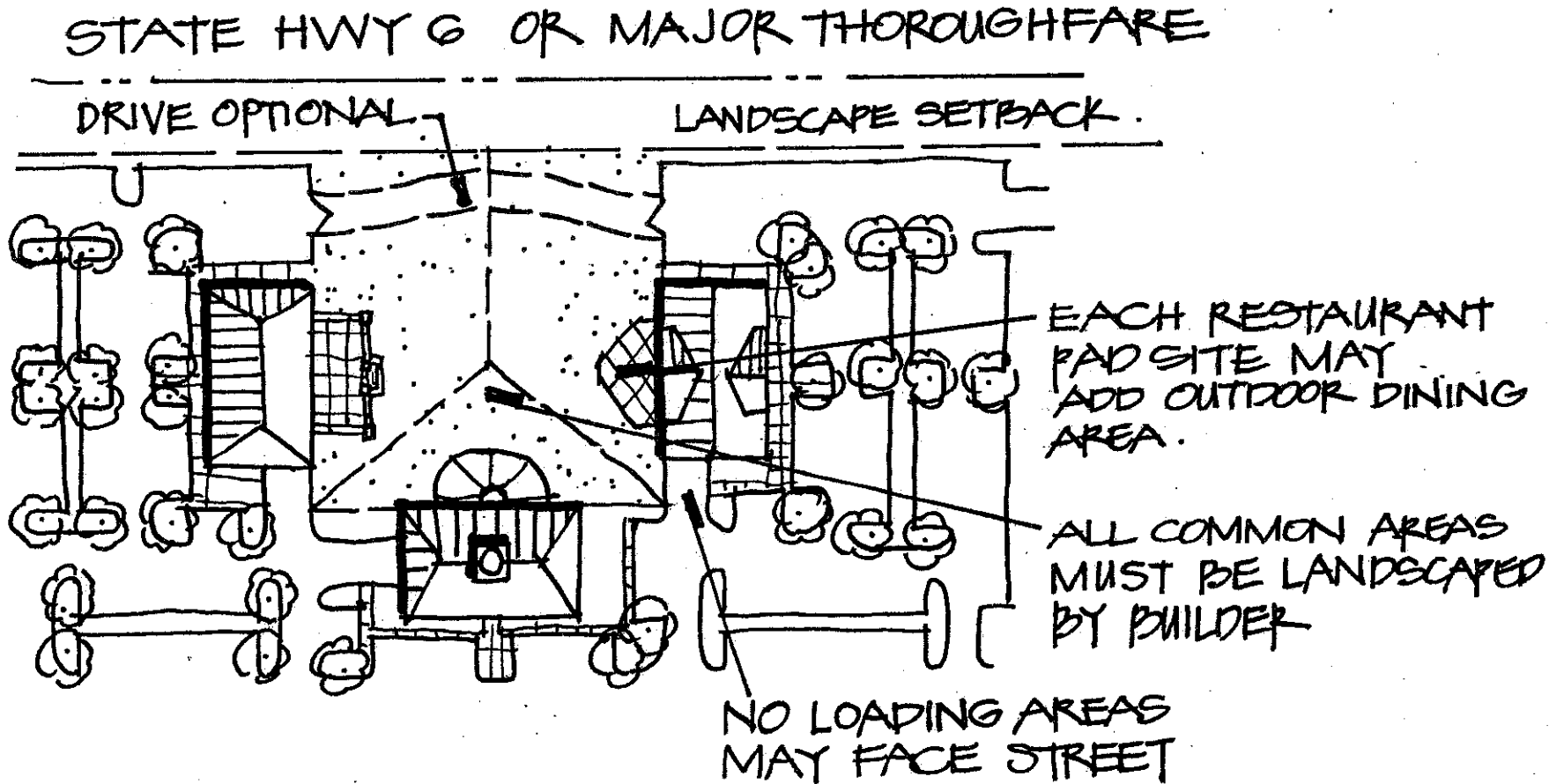
Low shrub and or groundcover in all islands

Marked crosswalks or special paving shall cover broad areas between entrance to larger tenants/anchors and parking lot



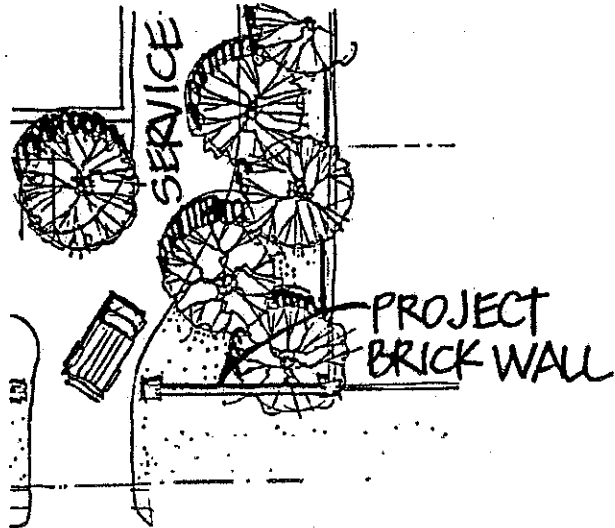
Building

SITE PLANNING CRITERIA FOR PAD SITES

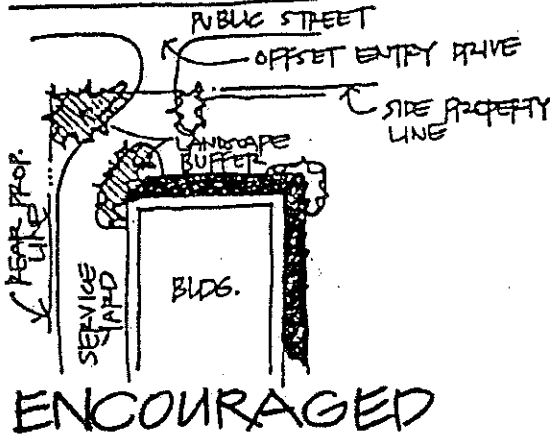


*Independent buildings such as restaurants, coffee shops, fast food establishments, eateries, etc.

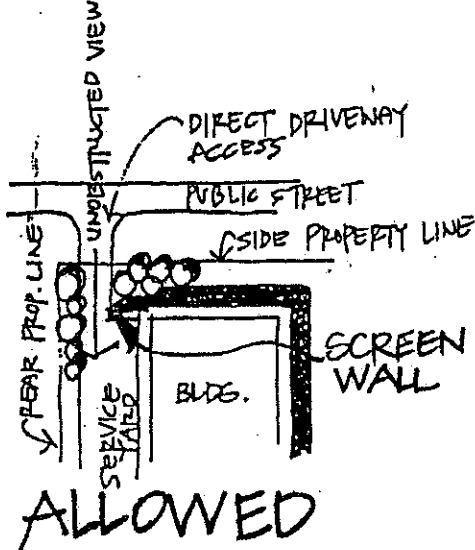
SERVICE AREAS AND DRIVES



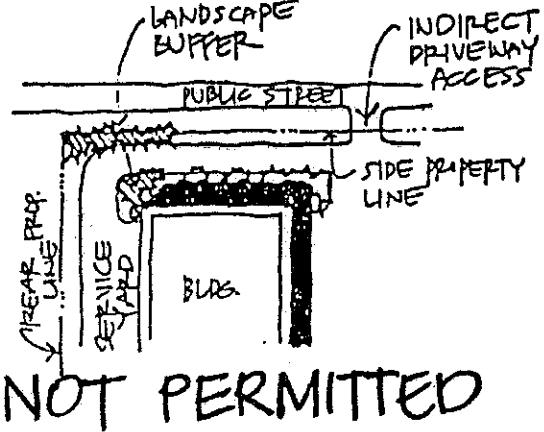
ENCOURAGED



ENCOURAGED

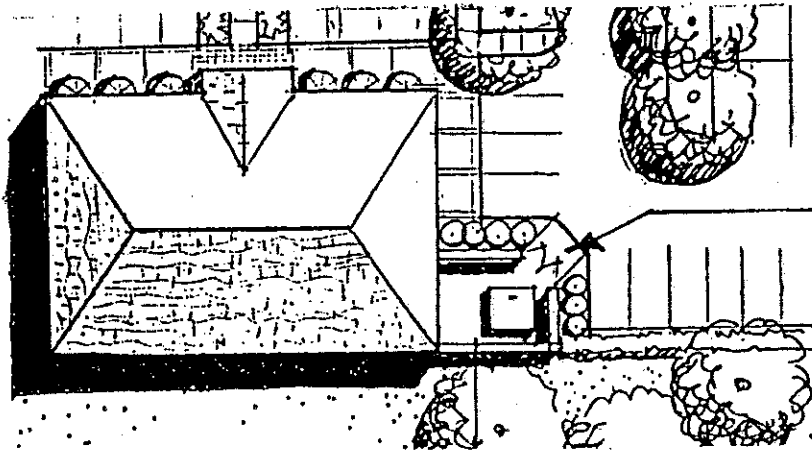
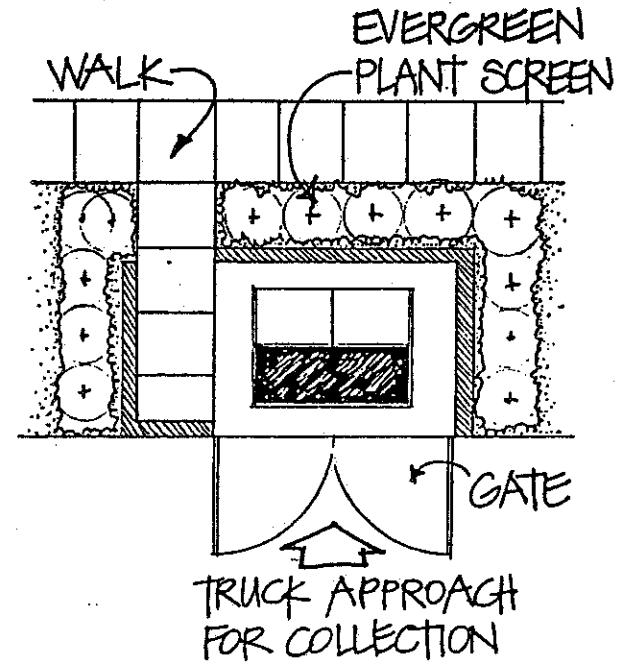
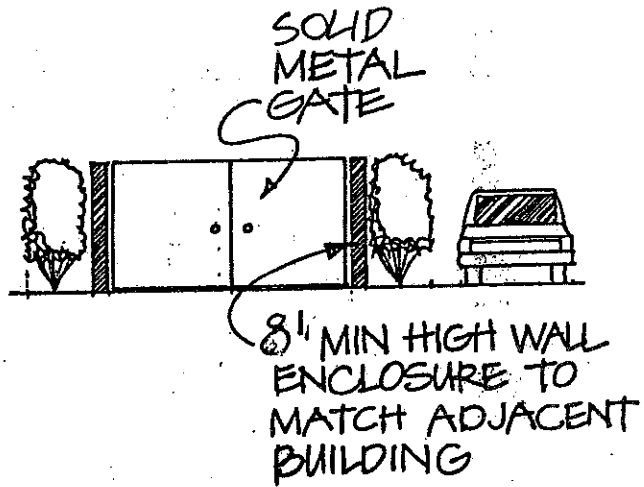


ALLOWED



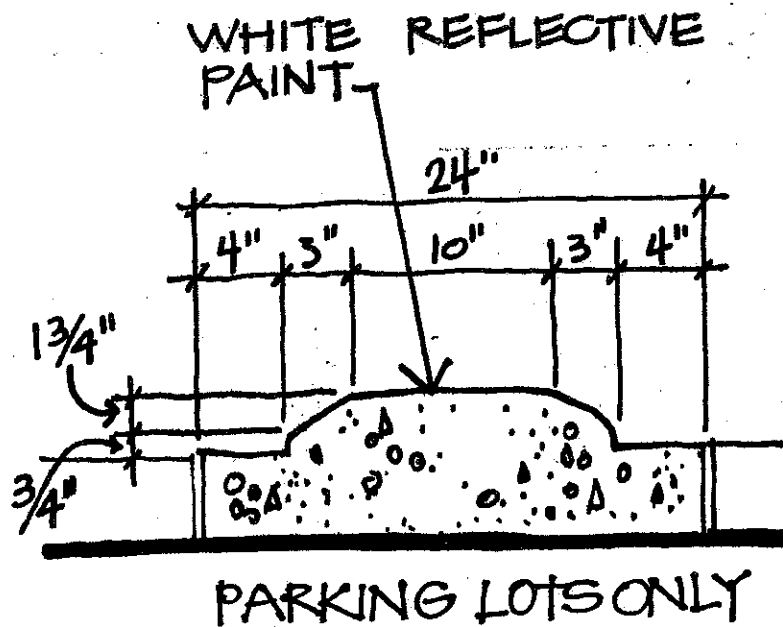
NOT PERMITTED

TRASH COLLECTION AND RECEPTACLES

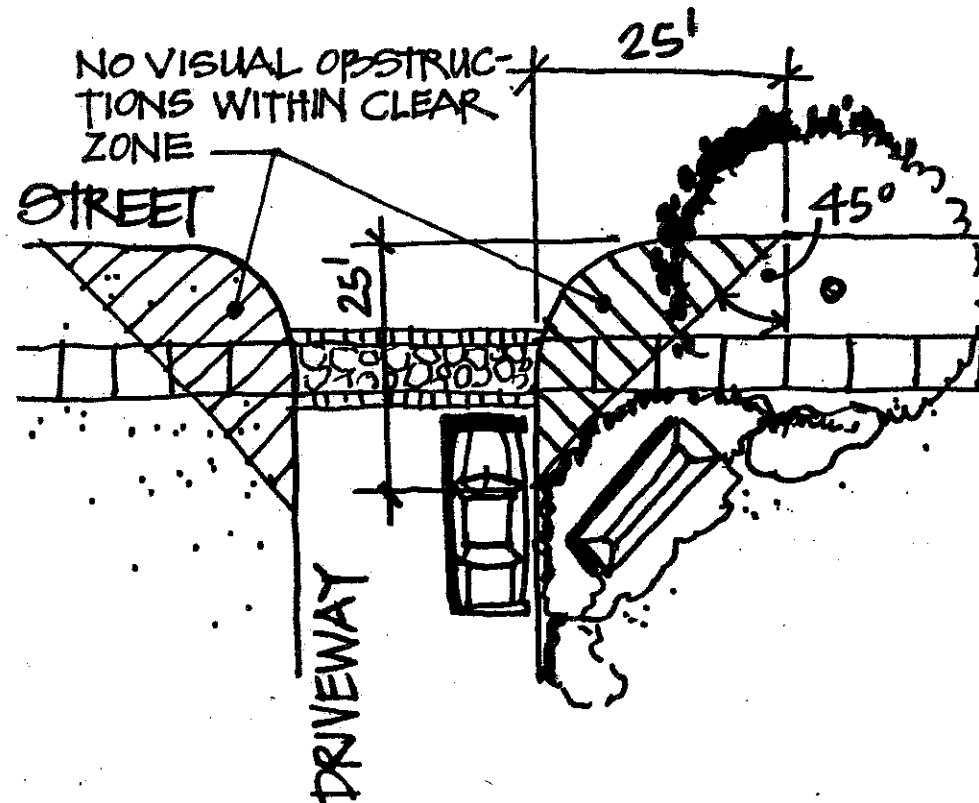


TRASH RECEPTACLE AREA MUST BE INTEGRATED INTO BUILDING ARCHITECTURE

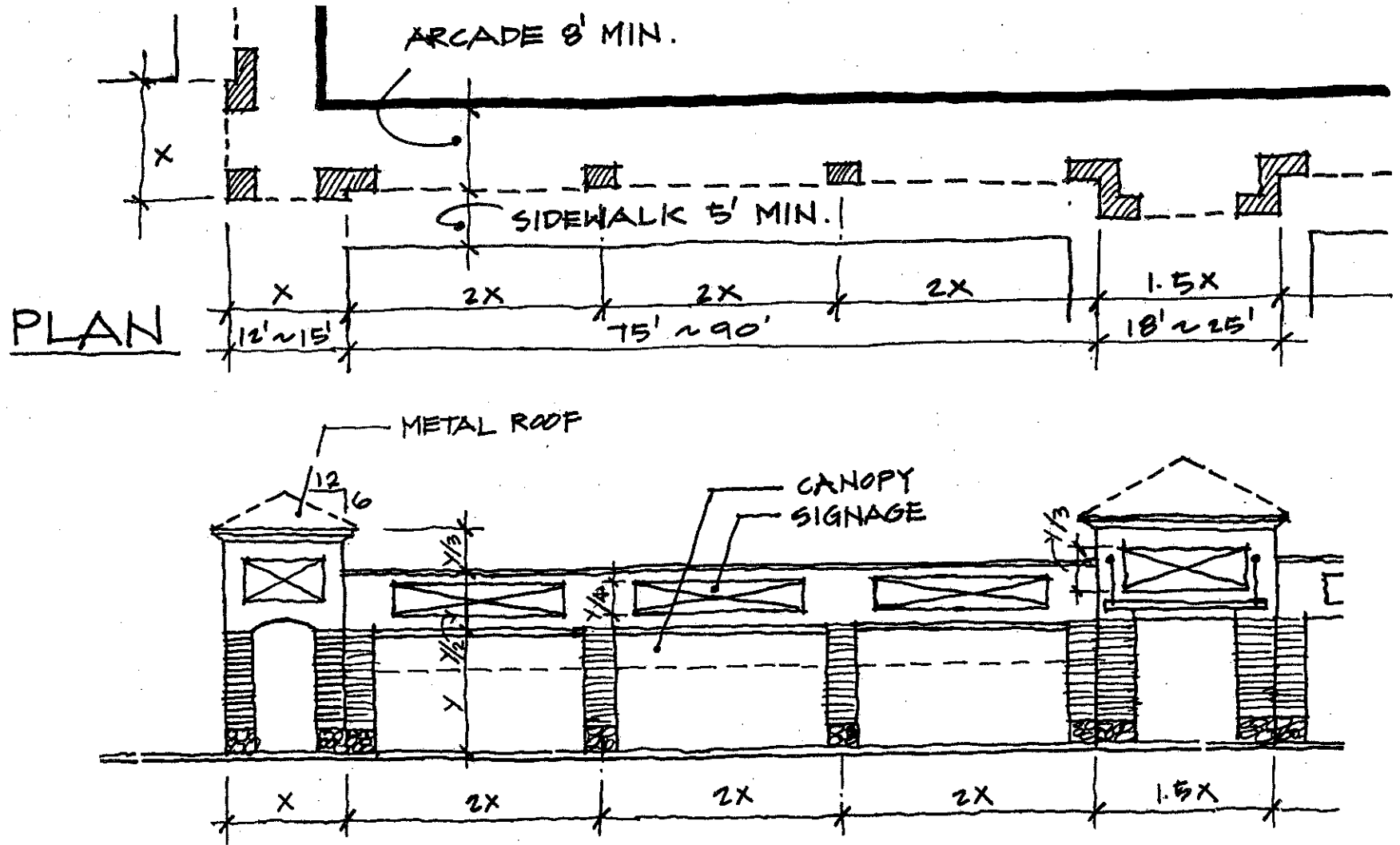
SPEED BUMPS (TYPICAL)



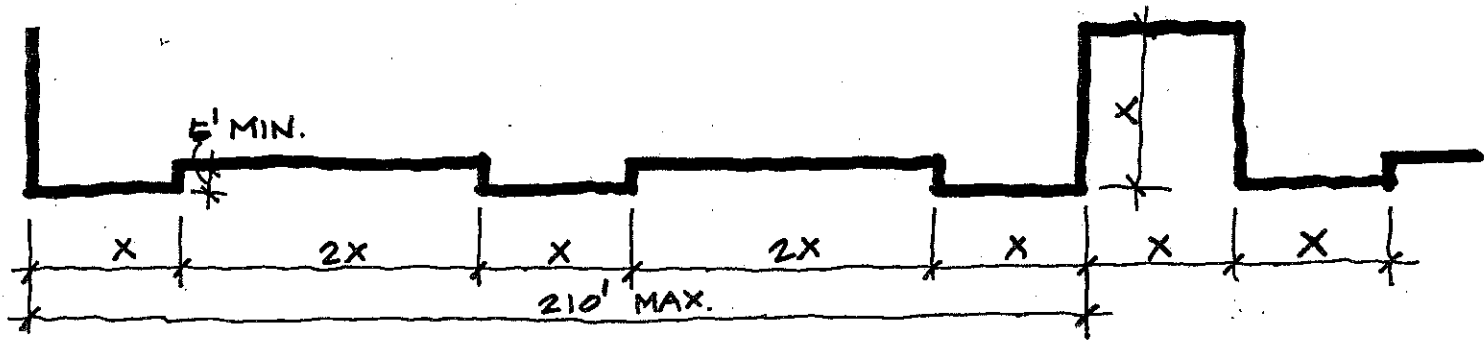
CLEAR ZONE AT DRIVEWAYS



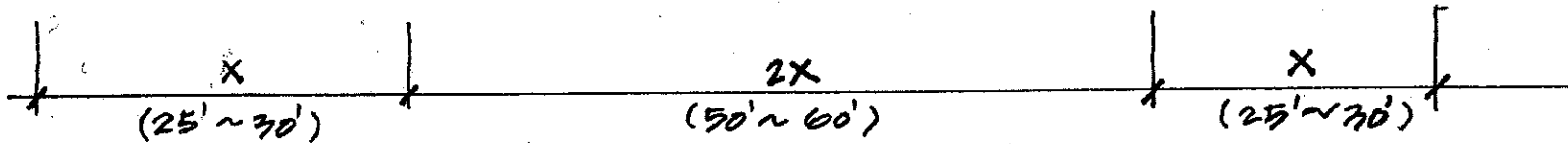
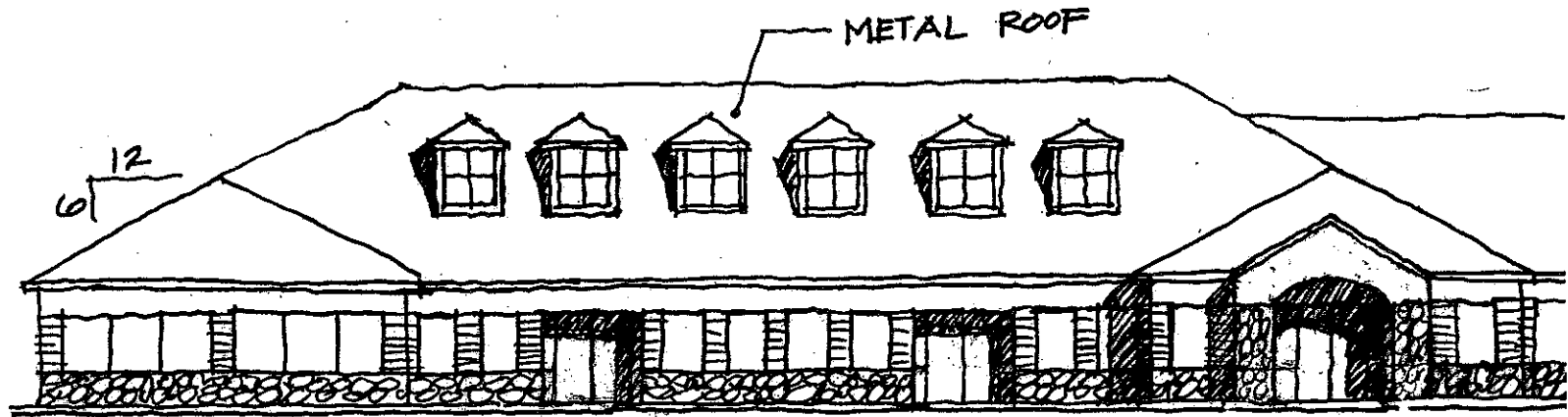
ARCHITECTURAL CRITERIA FOR MAIN RETAIL BUILDING



ARCHITECTURAL CRITERIA FOR OFFICE USE

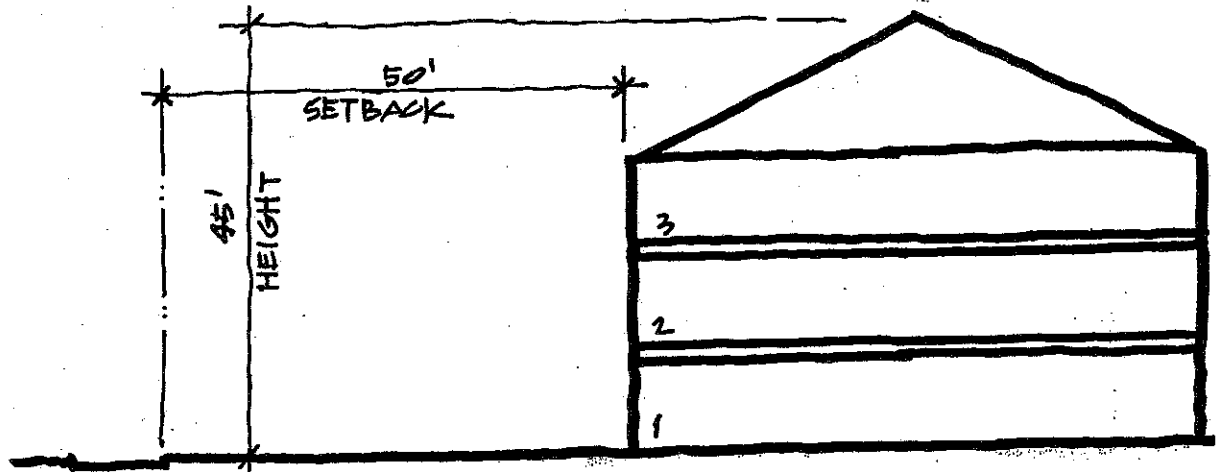


PLAN

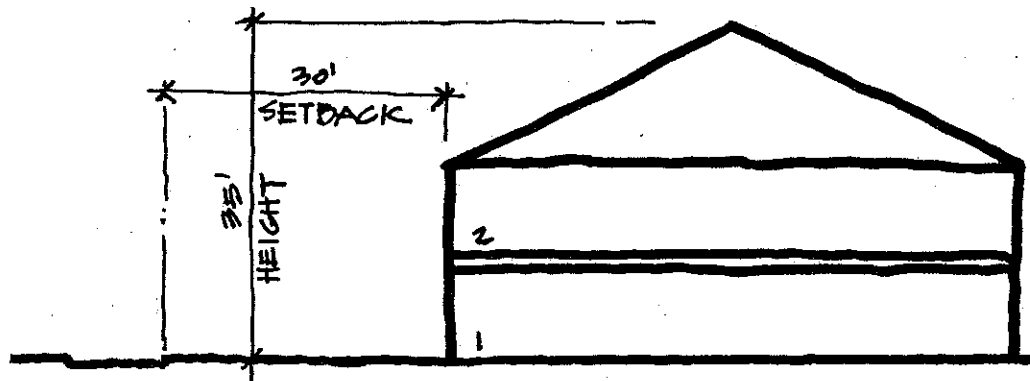


ELEVATION (1 1/2 STORY)

OFFICE USE - BUILDING HEIGHT RESTRICTIONS



3 ~ 3½ STORY

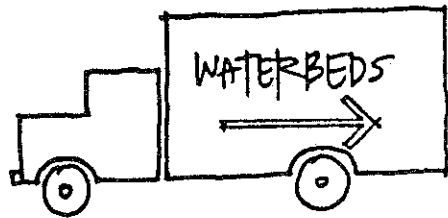


2 ~ 2½ STORY

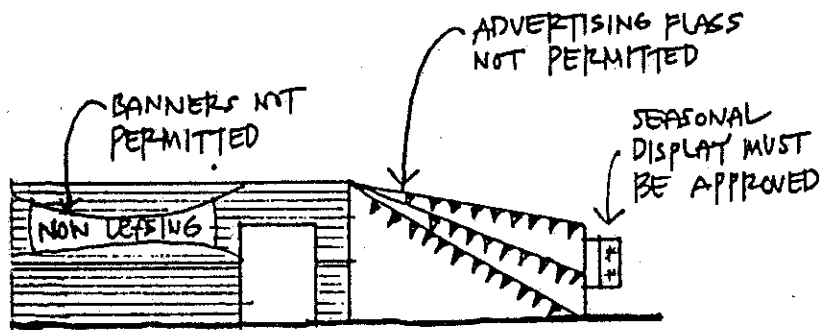
Note: For buildings 4 to 6 stories in height, refer to Section 7.12.C of the Missouri City Zoning Ordinance.



PORTABLE SIGN - PROHIBITED



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

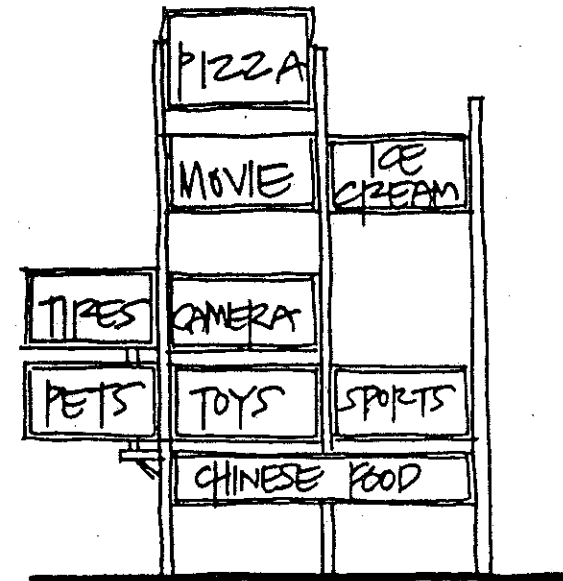


NOT PERMITTED

INAPPROPRIATE SIGNAGE/ FLAGS/FLAG POLES

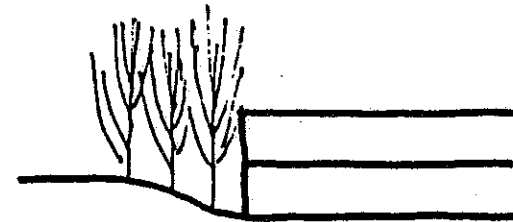
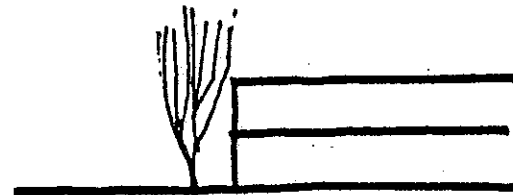
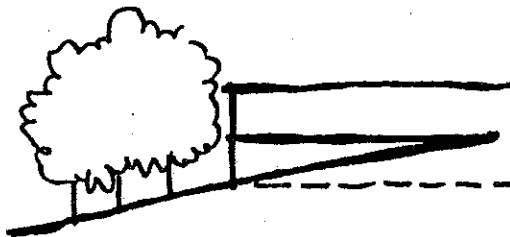
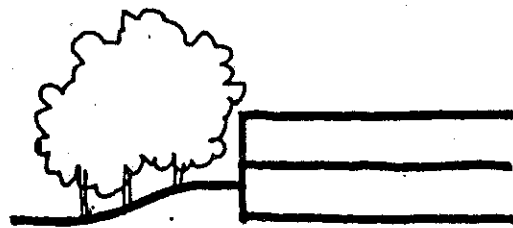
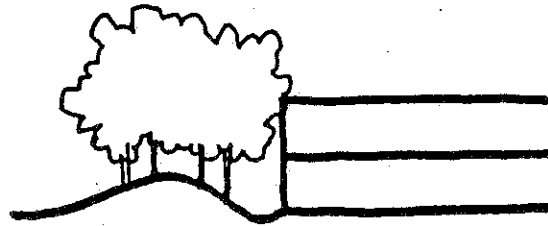


TEMPORARY SIGNS - PROHIBITED

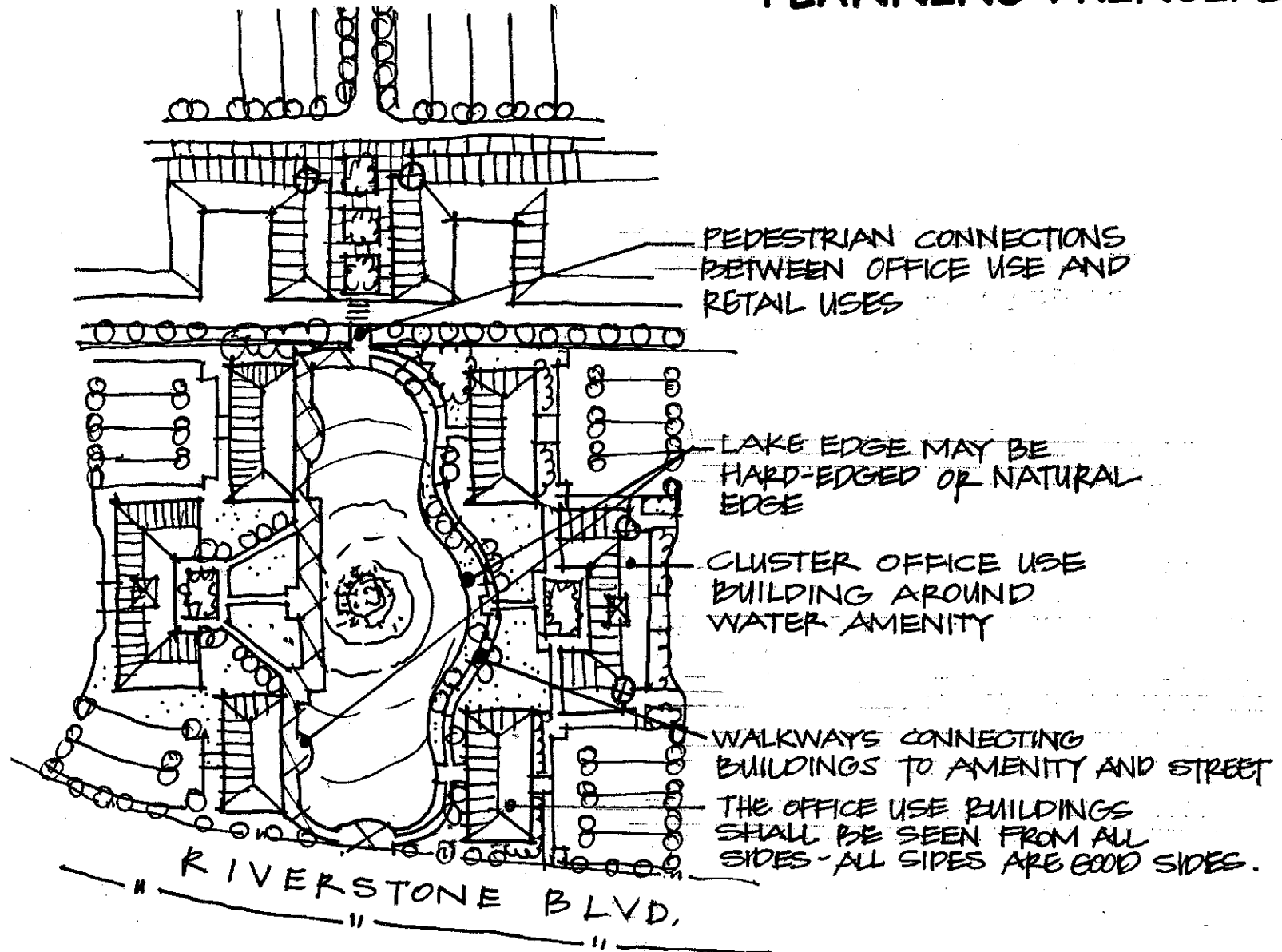


MULTI-GRAPHIC - PROHIBITED

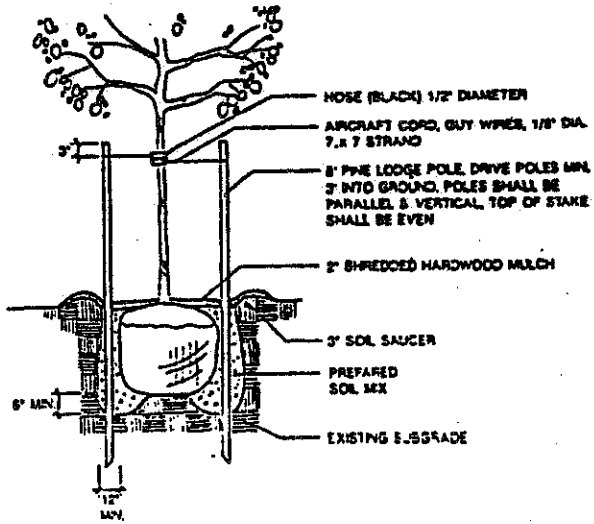
PARKING STRUCTURE



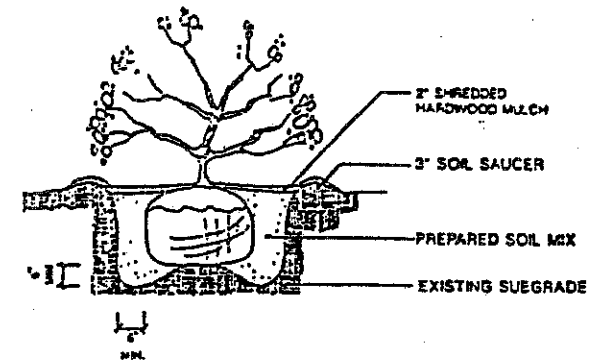
PLANNING PRINCIPLES



PLANTING DETAILS

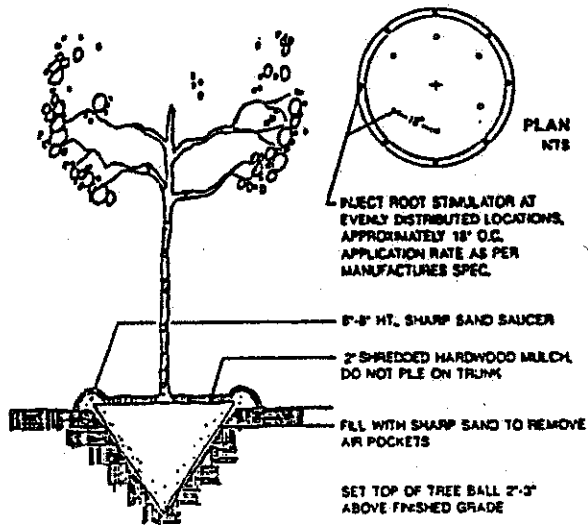


CONTAINER GROWN AND B&B PLANTING



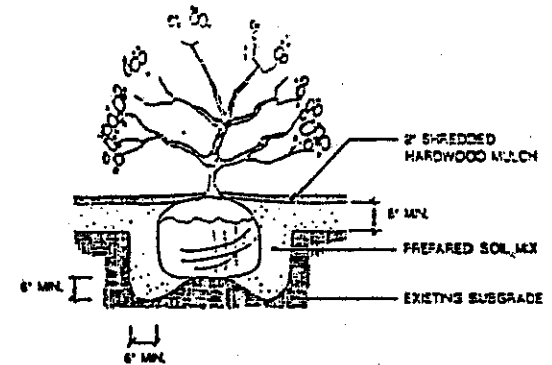
POCKET PLANTING

NTS



MACHINE MOVED TREE

NTS



SHRUB BED PLANTING

NTS

IRRIGATION STANDARDS

General

Installation of an irrigation system by a builder 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.
- l. Moisture sensors, etc. are encouraged to conserve water by not over watering.
 - drip
 - bubblers

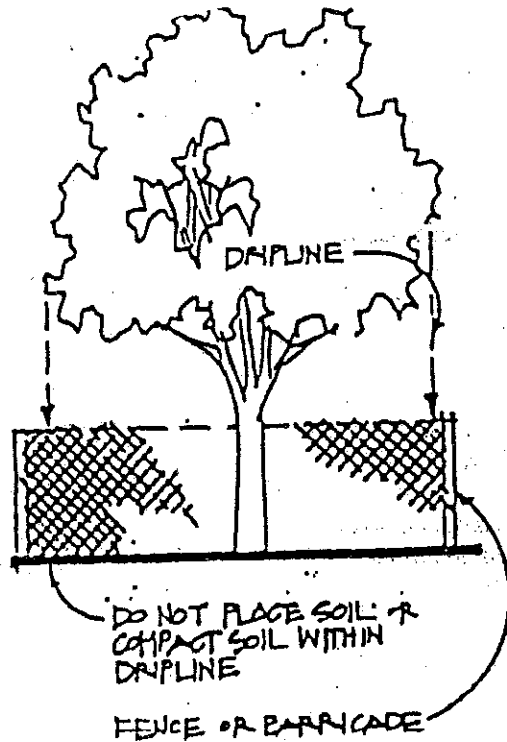
Select a reliable contractor that has demonstrated experience with similar systems.

TREE PRESERVATION

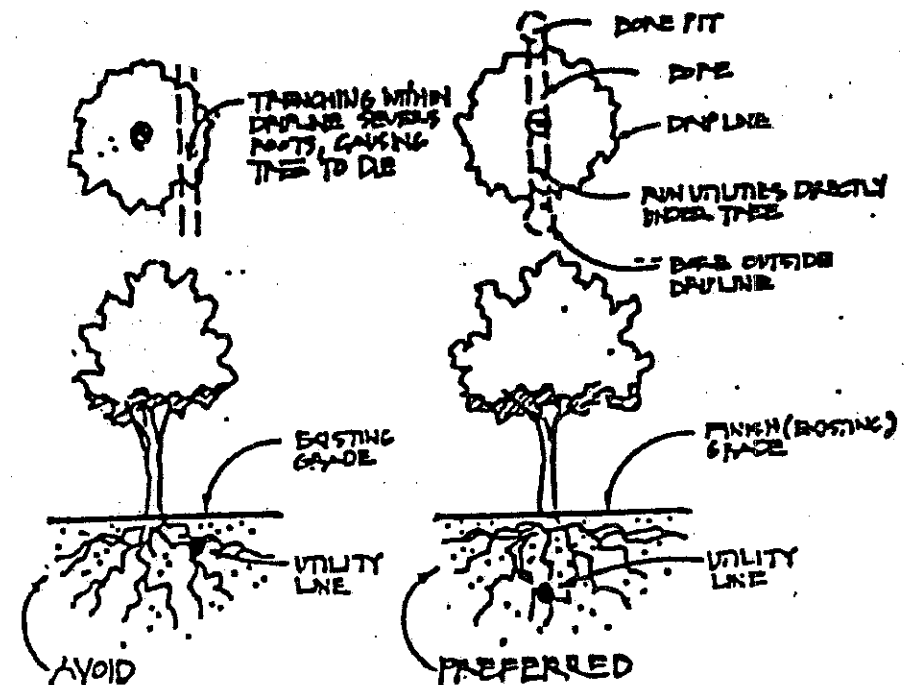
The following procedures are recommended to insure the survival and good health of trees existing on site. The builder shall use the following guidelines to preserve trees on site:

Protection of trees on Construction Site:

- A. Tree protection fencing must be placed around drip line of trees to prevent storing 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 dripline of the tree; potentially toxic materials such as solvents, paints, gasoline, oil, etc. must not be poured on the ground near the dripline of the trees.



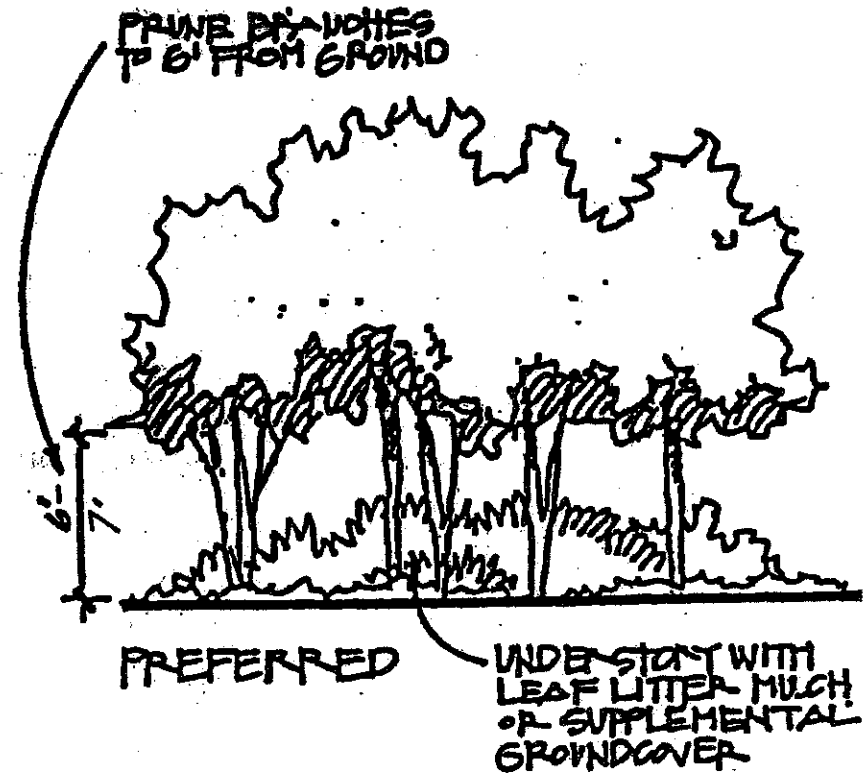
- B. Excessive pedestrian traffic must not occur within dripline of trees. Care should be taken when working in the vicinity of trees in order to prevent damage to trunks, branches and foliage.
- C. Soil must not be excavated, spread, spoiled or otherwise disposed of within dripline of trees.
- D. Trash 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 hand trenching.



- F. Placement of utilities within the dripline (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 dripline and tunneling under a tree preserves more of the root system.
- G. Where keeping utility lines from within tree canopies is not possible, care should be taken to protect root system as much as possible.
- H. In close areas, where fencing to dripline 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 dripline 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.

- I. Prune trees using horizontally accepted methods to compensate for any loss of root system.
- J. Removal of any tree with a caliper of 8" or more measured 12" from the base of the tree shall require approval of the ARC.



8.1 PORTFOLIO OF CHARACTERISTIC IMAGES

The quality of development and architectural character of *Riverstone* nonresidential uses can be demonstrated in the following series of photographic images taken in the Houston area. The intent of these images is not to define precisely the architectural style, but to demonstrate a similar character. The architectural character shall be "traditional" which is a popular term that describes most quality retail development in the Houston area. Traditional character is found in the architecture of Shepherd Square at Shepherd and Westheimer, Woodway Village at Woodway and Voss, Rice Village at Kirby and Rice Blvd., and Town and Country Village at Memorial Drive and Beltway 8. The images have been numbered and a brief description of each is contained in the text below:

1. Example of main structure storefront. Articulate façade with higher elements at critically defined distances. White letter sign bands uniform in appearance and limited in size to defined areas identified in Signage and Graphics table. Brick or stucco in earthtone colors.
2. Awnings in earthtone colors. Landscaped islands separating parking bays from aisles. Brick or stucco in earthtone colors.
3. Corners of main structure articulated with higher towerlike elements.
4. Corners of main structure articulated with higher towerlike elements.
5. Second story elements permitted, but must be complimentary with remainder of structure. Articulate lengthy facades with higher elements.
6. End elements articulated with higher element and common roofing material. Articulate lengthy façade with higher element (see center element raised higher than remainder of façade). Parking lot fixtures to be 25' height bronze poles as indicated with box fixtures.
7. Brick or stucco in earthtone colors. Articulate end element with greater height than remainder of structure. Outdoor dining areas between building and street or between driveways and street (see landscaped area to right of La Madeline.
8. Blank walls shall be incorporate landscaping. Shopping cart storage shall be screened with landscaping or planters as indicated.
9. Blank walls shall be landscaped, incorporated with benches or pots with landscaping, and/or articulated with architectural elements.
10. Landscape entrances into pad sites, pedestrian scale lighting complimenting the architectural style of the pad site.
11. Pedestrian arcade on front of main structure required, sidewalk in front of arcade, cut-out areas in sidewalk to meet landscape requirements.
12. Arcade signs to identify stores along arcade. Wainscotting to be stone.
13. Provide sitting areas in appropriate places. Include benches, trash containers and landscaping.
14. Areas in front of restaurants and coffee shops may be used for outdoor dining.
15. Areas in front of restaurants and coffee shops may be used for outdoor dining. In this instance, a portion of the street setback has been used for a dining space. No roof structure has been built over the space, only umbrella tables have been used for outdoor dining.
16. Cluster pad sites around water feature or extensively land-scaped common area.
17. Cluster pad sites around water feature or extensively land-scaped common area.
18. Landscape areas between buildings and street. Meet Missouri City landscape requirements with extensive landscaping in front of pad sites.
19. Provide walkways from 6' and 8' sidewalks to the nonresidential uses.

20. Columns shall have lighting.
21. Pad sites shall be compatible with and not foreign to the overall project.
22. Pad sites shall be compatible with and not foreign to the overall project.
23. Service stations shall be compatible with and not foreign to the overall project. Canopies over all gas pumps shall complement the architecture of the service station. The canopy shall be tall enough so that the service station is visible from the street.
24. Car washes as a component of the service station shall be compatible with the service station and the overall development.
25. Garden centers shall be compatible with the remainder of the structure or independent building.
26. Entries shall be heavily landscaped.
27. Office buildings shall be well-articulated, entries shall be well defined, and roofing shall be standing seam metal.

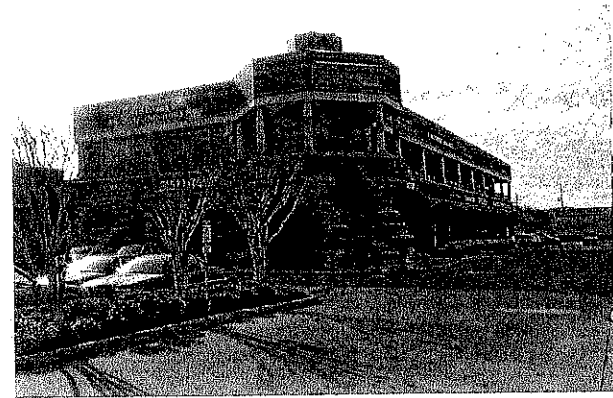
**Note: Images also available in electronic format.*



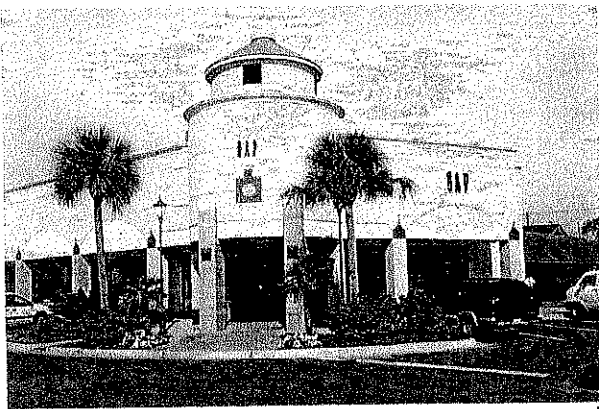
1



2



3



4



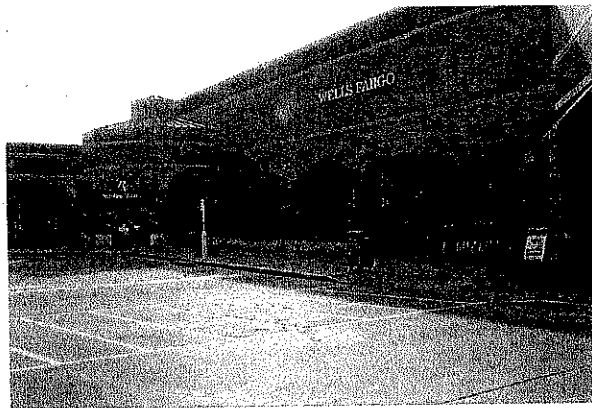
5



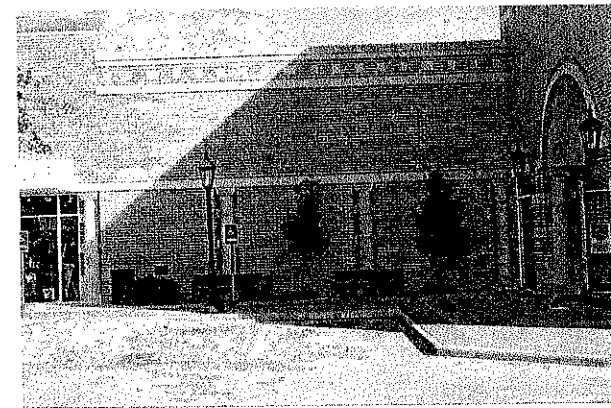
6



7



8



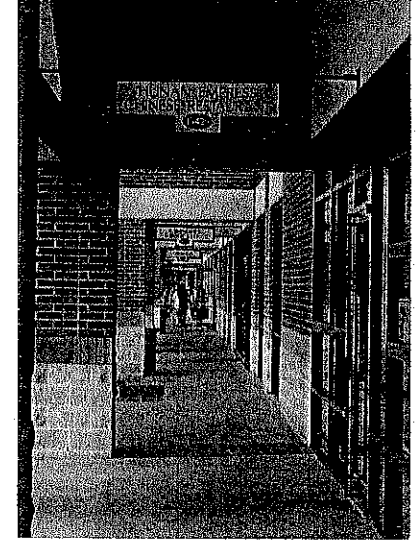
9



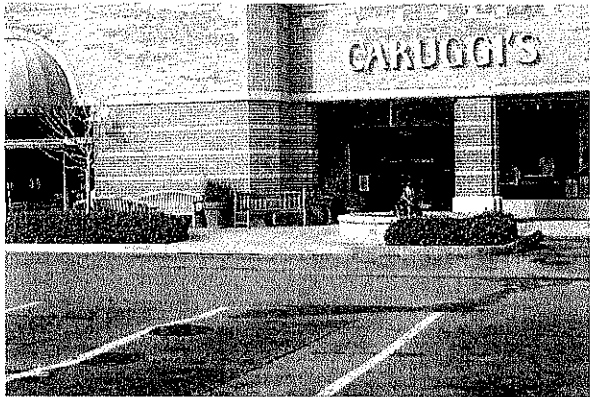
10



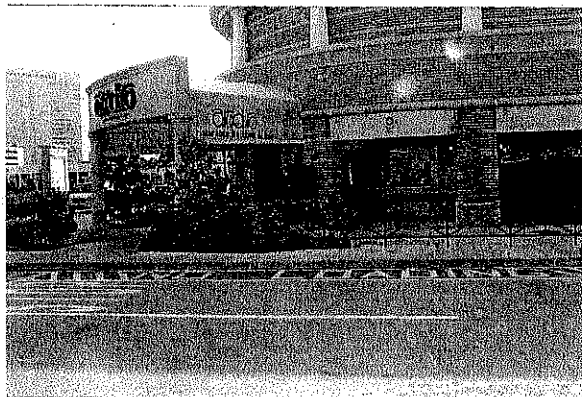
11



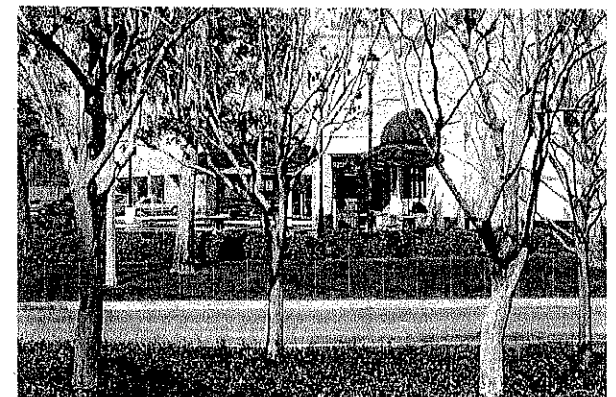
12



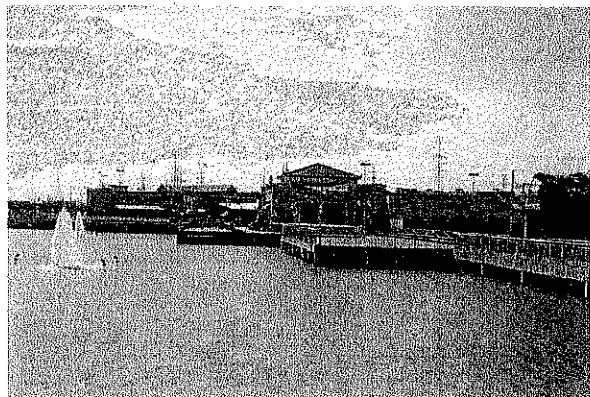
13



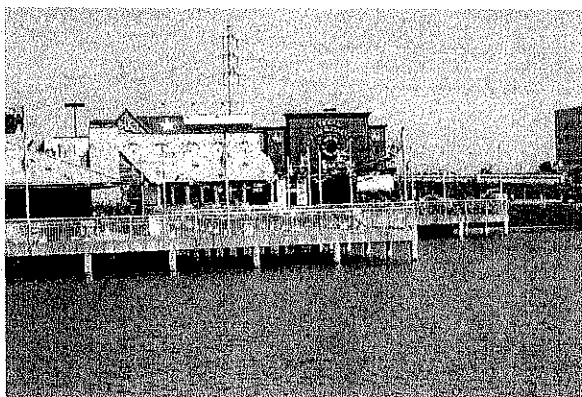
14



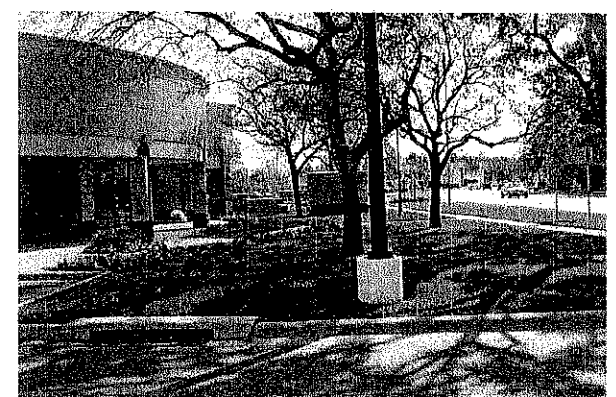
15



16



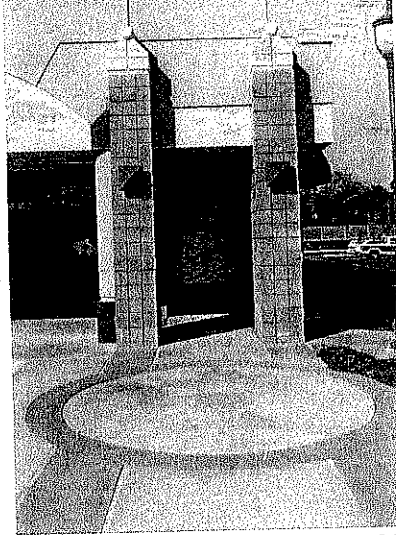
17



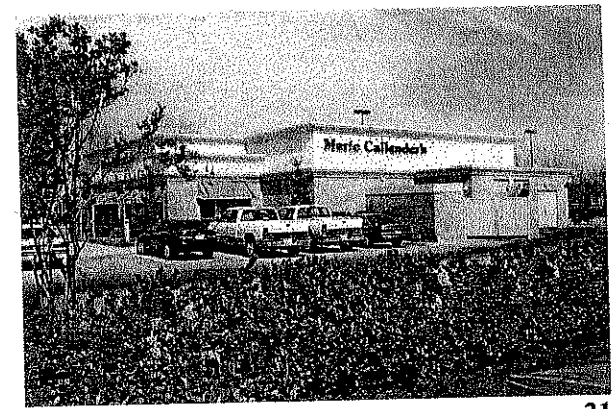
18



19



20



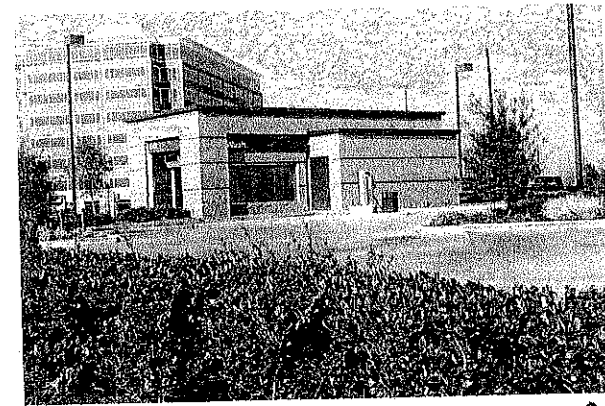
21



22



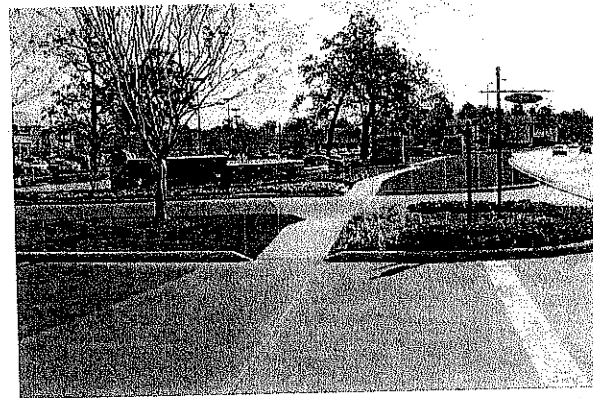
23



24



25



26



27

8.2 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

8.2 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
American Sycamore	<i>Platanus occidentalis</i>	40'	8'	8'
Baldcypress	<i>Taxodium distichum</i>	25'	10'	10'
Common Hackberry	<i>Celtis occidentalis</i>	30'	4'	4'
Chinese Elm	<i>Ulmus parvifolia</i>	25'	4'	4
Drake Elm	<i>Ulmus parvifolia</i> 'Drake'	25'	4'	4
Eastern Redcedar	<i>Juniperus virginiana</i>	8'	8'	8
Ginkgo	<i>Ginkgo biloba</i>	15'	4'	4
Green Ash	<i>Fraxinus pennsylvanica</i>	15'	4'	4
Pecan	<i>Carya illinoensis</i>	40'	4'	4
Red Maple	<i>Acer rubrum</i>	25'	4'	4
River Birch	<i>Betula nigra</i>	20'	4'	4
Shagbark Hickory	<i>Carya ovata</i>	35'	4'	4
Southern Magnolia	<i>Magnolia grandiflora</i>	15'	6'	6'
Bur Oak	<i>Quercus macrocarpa</i>	35'	4'	4
Live Oak	<i>Quercus virginiana</i>	35'	4'	4
Shumard Oak	<i>Quercus shumardii</i>	25'	4'	4
Pin Oak	<i>Quercus palustris</i>	15'	4'	4
Texas Red Oak	<i>Quercus texana</i>	30'	4'	4
Water Oak	<i>Quercus nigra</i>	30'	4'	4
Willow Oak	<i>Quercus phellos</i>	20'	4'	4'

* In no case shall any tree be planted closer than 3' from back of curb or closer than 2' 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
American Holly	<i>Ilex opaca</i>	4'	3'	3'
Callery Pear	<i>Pyrus calleryana</i>	5'	3'	3'
Chinese Pistache	<i>Pistacia chinensis</i>	4'	3'	3'
Golden Rain Tree	<i>Koelreuteria bipinnata</i>	5'	3'	3'
Chinese Fringe Tree	<i>Chionanthus virginicus</i>	4'	3'	3'
Crabapple	<i>Malus spp.</i>	4'	3'	3'
Crape Myrtle	<i>Lagerstroemia indica</i>	4'	3'	3'
Japanese Persimmon	<i>Diospyros kaki</i>	4'	3'	3'
Mexican Plum	<i>Prunus mexicana</i>	4'	3'	3'
Parsley Hawthorn	<i>Crataegus marshallii</i>	4'	3'	3'
Savannah Holly	<i>Ilex opaca</i> 'Savannah'	4'	3'	3'
Sweet Bay Magnolia	<i>Magnolia virginiana</i>	5'	6'	6'
Lily Magnolia	<i>Magnolia liliiflora</i>	5'	6'	6'
Saucer Magnolia	<i>Magnolia x soulangiana</i>	5'	6'	6'
Star Magnolia	<i>Magnolia stellata</i>	5'	6'	6'

* In no case shall any tree be planted closer than 3' from back of curb or closer than 2' from sidewalk

MAINTENANCE

The property owner and/or the property owner's association will be required to maintain street trees by incorporating maintenance requirements into the community's deed restrictions. The 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

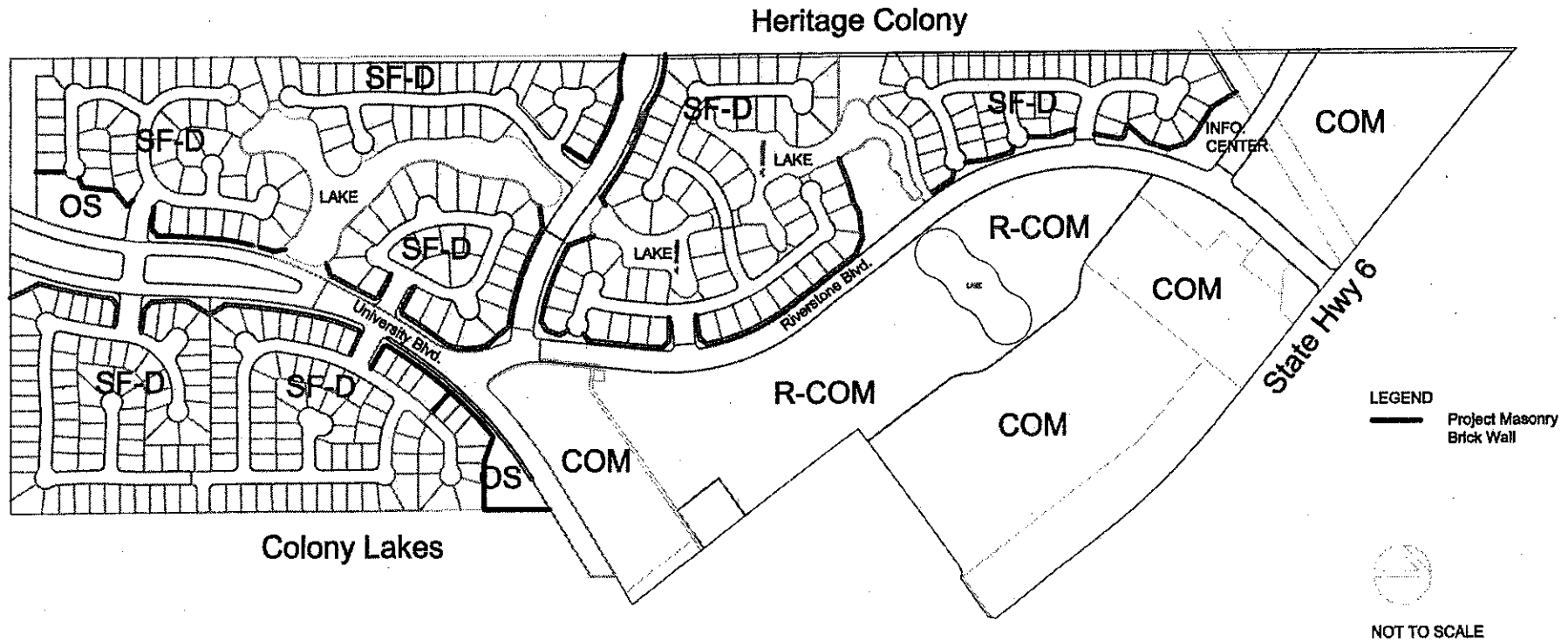
Root barrier installation shall be required as follows:

1. If any type of tree is installed in less than a 6'X6' 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 homeowner and/or homeowners association will not be reimbursed for damage to trees or for tree removal as necessary to facilitate infrastructure repair.

PROJECT WALL LOCATION PLAN



RIVERSTONE DEVELOPMENT

PHASE ONE - COMMERCIAL PLAN SUBMITTAL

Submission Date: _____ Project Name: _____ Log #: _____

Company: _____ Contact Name: _____

Phone: _____

Fax: _____

Email: _____

- Include 2 sets of the required drawings and specifications and two copies of this form (see checklist below).
- 1) Vicinity Map with road names and site location (need not be to scale)
 - 2) Schematic Site Plan(s) to include:
 - a. Survey indicating tree preserve areas, if any
 - b. Identification of building and parking setbacks, easements, and R.O.W. with dimensions
 - c. Locations of utility services and all easements
 - d. Siting of building(s) and other improvements
 - 3) Preliminary Architectural Documents to include:
 - a. Exterior Elevations at minimum 1/8"=1'-0" scale
 - b. Outline specifications for all project materials
 - 4) \$500.00 payable to Riverstone Property Owner's Association, Inc.

**** All required items must be included with the submittal or it will be considered incomplete and returned to the applicant.**

All designs must conform to Riverstone Nonresidential Urban Design Standards (dated August 17, 2001). Submit completed forms, drawings and check for Phase One Review in the amount of \$500.00 payable to Riverstone Property Owner's Association, Inc., and send to:

Riverstone A.R.C. c/o
 Riverstone Development Company
 4855 Riverstone Blvd., Ste. 100
 Missouri City, TX 77459

REQUIRED CHANGES AND COMMENTS:

COMMITTEE APPROVAL:

- ____ APPROVED
- ____ CONDITIONAL APPROVAL
 (see required changes and comments above)
- ____ DISAPPROVED
 (substantial changes required)

 SIGNATURE FOR THE COMMITTEE

 DATE

RIVERSTONE DEVELOPMENT

PHASE TWO - COMMERCIAL PLAN SUBMITTAL

Submission Date: _____ Project Name: _____ Log #: _____

Company: _____ Contact Name: _____
 _____ Phone: _____
 _____ Fax: _____
 _____ Email: _____

Include 2 sets of the required drawings and specifications and two copies of this form (see checklist below).

- 1) **Construction Documents and Specifications** including:
- a. Final drawings from **Phase One Submittal**;
 - b. Final **Site Plan**, fully dimensioned from property lines and R.O.W., minimum scale 1"=40';
 - c. Final **Specifications**;
 - d. **Landscape Plan** describing types and sizes of plants, fence locations and details, outdoor furniture locations and details, and any additional landscape elements (e.g. fountains);
 - e. **Foundation and Parking Lot** design certified by a registered professional engineer;
 - f. **Mechanical Equipment** locations and screening.
 - g. **Site Lighting Plan** indicating design layout and fixture types and sizes. Include a point to point candle lighting level with the following standards:
 - Average Maintained Footcandles;**
 - Retail** - no less than seven (7), preferably between nine (9) and ten (10), or;
 - Office and other** - no less than (6).
- 2) One **Materials and Colors Sample Board**.

**** All required items must be included with the submittal or it will be considered incomplete and returned to the applicant.**

All designs must conform to Riverstone Nonresidential Urban Design Standards (dated August 17, 2001). Submit completed forms, drawings and check for Phase One Review in the amount of \$500.00 payable to Riverstone Property Owner's Association, Inc., and send to:

Riverstone A.R.C. c/o
 Riverstone Development Company
 4855 Riverstone Blvd., Ste. 100
 Missouri City, TX 77459

REQUIRED CHANGES AND COMMENTS:

COMMITTEE APPROVAL:

APPROVED

CONDITIONAL APPROVAL
 (see required changes and comments above)

DISAPPROVED
 (substantial changes required)

SIGNATURE FOR THE COMMITTEE

DATE

Revised: 3/31/05

