



GUIDELINES



Residential
February 4, 2015





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I. THE PLUM CREEK NEIGHBORHOOD SETTING

Why Development Guidelines?

As many in the Real Estate business understand, the craft of building planned communities is more than brick and stone. Over the past decade, a collective mantra has emerged:

“Creating community beyond the real estate.”

What this implies is that finding ways for people to interact with their setting and with each other is as critical for success as the physical layout, financing, or construction.

Place-making is one of the key ingredients in fostering this identity and connectivity for a community, so that ultimately people take pride in where they live, work and shop. Place making happens through the mundane details of street signs and sidewalks. It is a result of detailed and experienced attention to the form and the look of local buildings and landscape design that anchors a project in its local and regional environmental setting and symbolic placement and design of community for schools, churches, squares, retail centers and corner stores. These development guidelines assist in communicating the developer’s intent in implementing this vision of Plum Creek. They also serve to reinforce the minimum development standards that Plum Creek residents have grown to expect.

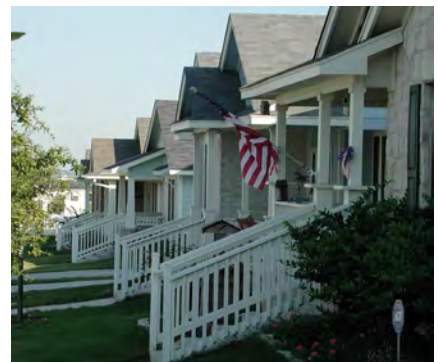
Plum Creek Community Setting

What if you could develop in a 2,200 acre greenfield parcel of land and generate a high-quality, diverse living environment? Plum Creek has been master planned and developed using a series of concepts to help shape this new type of development in both location and form.

“Community” is one of the key concepts and describes a balanced and purposeful mix of uses that makes it possible for people not only to live, work, and play locally and socialize formally or informally with their neighbors, but also to be part of a place they take pride in.

Benefits of Plum Creek

Plum Creek offers significant advantages of scale and is comprehensive in accommodating growth, which in turn can generate other benefits. At 2,200 acres, Plum Creek provides the developer flexibility to integrate uses and ensure compatibility between land uses.



A. Residential Character

Livability and Lifestyle Choices

In the small town “ideal” neighbors of diverse ages and income levels live near and walk or drive on shaded streets to school, work, shopping, entertainment and community activities. This “ideal” which is effectively impossible with conventional subdivisions is now taking shape in Plum Creek.

Plum Creek has demonstrated the level of market interest: Home buyers are willing to pay for this atmosphere with the potential of full service offerings. This underscores the idea that the market clearly recognizes the improved lifestyle of a “smarter” development pattern. An overall development strategy that is both market-responsive and socially appropriate suggests a mix of uses and housing types, sizes and prices offered in a variety of physical forms. While some neighborhoods may be created for a small-town character, others may become specialized - built around an employment center, the town center, or an extended-care village, for example. Integrated and varied land uses, neighborhood designs and housing types, densities and price ranges, and innovations consider the longer horizon view. By offering areas of higher density, or by allocating land costs to shift the burden from lower-priced houses, Plum Creek can more readily deliver home products at a variety of price points. Furthermore, providing employment and education choices, a mix of uses, and a variety of neighborhood services works better under the umbrella of this planned community.



B. Streets as the Public Realm

Walkability

Walkable communities need both interconnected and pedestrian-friendly street and path systems, along with well-arranged land uses to ensure that recreation, convenient goods and services, and a choice of housing products, all fall within a short walking distance. Destination-oriented uses such as employment centers, neighborhood and town center retail, and civic uses are all proposed in Plum Creek. Walkability is enhanced by the open space paths, but a more important community element is pedestrian connections made through the street network. The creation of a streetscape of separated sidewalks, street trees, narrower streets, alley-loaded garages, and on-street parking all add to a walking experience that is pleasant to the eye, safer for pedestrians, and helpful in building real community.

Mobility and Alternative Transportation

A comprehensive planning process can foster a transportation network connecting neighborhoods, employment, retail, and recreation centers within and outside Plum Creek. Interconnected streets, walking trails, and hiking trails offer residents the benefits of increased exercise and fewer car trips.



C. Quality Open Space

Plum Creek provides common open space and a vital public realm, in addition to incorporating a variety of housing types and sizes, and a complementary mix of land uses. Other characteristics include a mandatory property owners association to maintain resources and character; a comprehensive approach to planning and delivery; and a long-term vision adhered to by a single entity. There is the critical ingredient of connectivity, playing a complementary part in a planned regional network of open space and development. Public open space is a key element in Plum Creek.

Public open space within development should be celebrated by maintaining existing landscape features and providing areas for congregation and events. Examples include limited lawn areas, native landscape planting areas, walking trails and shaded seating areas.



II. SITE DESIGN CRITERIA

- A. Streetscape Design Character
- B. Parking
- C. Entry Landscaping
- D. Service Areas
- E. Site Utilities
- F. Site Lighting
- G. Site Signage
- H. Detention Ponds/ Wet Ponds

Site Design / Landscape

The Site and Landscape Design of Plum Creek should be based on human scaled spaces, details and buildings. An Urban character is encouraged for the development of residential areas. This is accomplished by relating the structures close to surrounding streets. Street trees and landscaped open space is required.

Disclaimer: The Design Guidelines reflect the current information available and are subject to change.



A. Streetscape Design Character

A more urban character encourages bringing the structures near the pedestrian street. Therefore, the area available for landscaping of individual lots is, in many cases, limited. For example, if a building is located at the front property line there is no front street yard. Landscaping is provided in the form of street trees, and landscaped open space. Landscaping is required for large street yards and parking lots.

Street trees shall be located in the planting strip or median within the street right-of-way, spaced a maximum 40 feet on center. Spacing may be varied to minimize conflicts with utility meters. Street trees must be a minimum 3 inch caliper shade tree consistent with the Plum Creek approved plant materials list. In locations where healthy and mature shade trees currently exist, the requirements for new trees may be waived. Trees and landscaping are required within the medians. Landscaping shall be approved by the Developer.



Streetlight Standards

The following are the approved streetlight standards for right-of-way lights and median lights throughout Plum Creek, except Uptown. (*See Uptown District Design Standards and Guidelines for Uptown approved street lights.*)

Plum Creek Right-Of-Way Light Standard

TYPE
3

IES CUTOFF



PART STRING

D1103-12/DUR137SRCG/
100HPS-MOG-VOLTAGE/GRN



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5220 SHANK ROAD PEARLAND, TX. 77581
PHONE:(281)997-5400 FAX:(281) 997-5441
TOLL FREE: (800) 364-0098

DATE
8/13/2013

QUOTE#/SO#
34403

JOB NAME:
PLUM CREEK

LIGHT DISTRIBUTION

SYMMETRICAL

FINISH

GRN GREEN
POLYESTER POWDER COAT

VOLTAGE

120 277 120-277
 208 MULTITAP SPECIFY
 240 480

LIGHT SOURCE

HPS
 MH
 INDUCTION
 LED
 OTHER

FILE NAME

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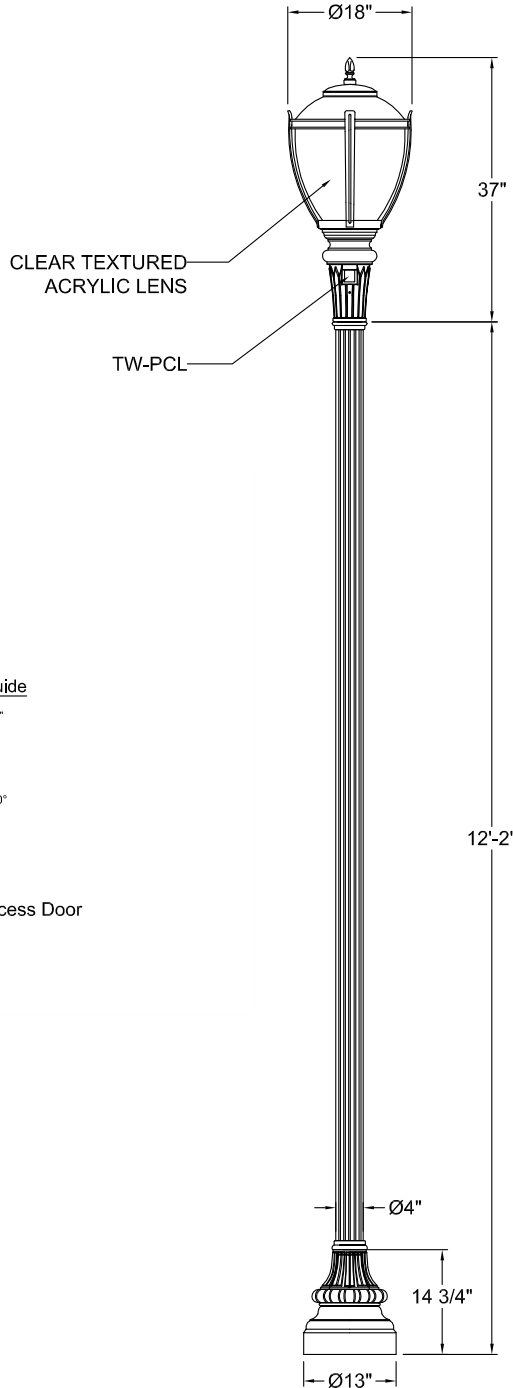
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REVISION

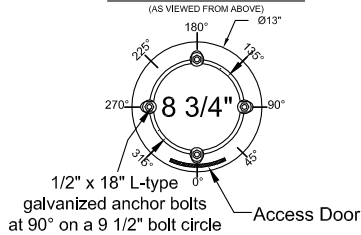
NOTES

POLE DETAILS

Shaft
Ø4" Fluted Aluminum .125 Wall
#6005-T5 Aluminum
Base
Cast Aluminum (A319 Alloy)



Orientation/Anchor Guide



Approved By _____ Date _____

NOTICE: THIS DRAWING IS FOR REFERENCE ONLY. CHECK FOR LATEST REVISION PRIOR TO ORDERING. THIS DRAWING SHOULD ACCOMPANY YOUR ORDER. THANK YOU



GENERAL:

EXTERIOR HARDWARE WILL BE STAINLESS STEEL.
ELECTRICAL COMPONENTS WILL BE ETL LISTED "SUITABLE FOR WET LOCATIONS."

Plum Creek Median Light Standard

TYPE
2

IES CUTOFF



PART STRING

D1103-12/2BR05/2-DUR137SRCG/
100HPS-MOG-VOLTAGE/GRN



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5220 SHANK ROAD PEARLAND, TX. 77581
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PLUM CREEK

LIGHT DISTRIBUTION

SYMMETRICAL

FINISH

GRN GREEN

POLYESTER POWDER COAT

VOLTAGE

- 120 277 120-277
 208 MULTITAP SPECIFY
 240 480

LIGHT SOURCE

- HPS
 MH
 INDUCTION
 LED
 OTHER

FILE NAME

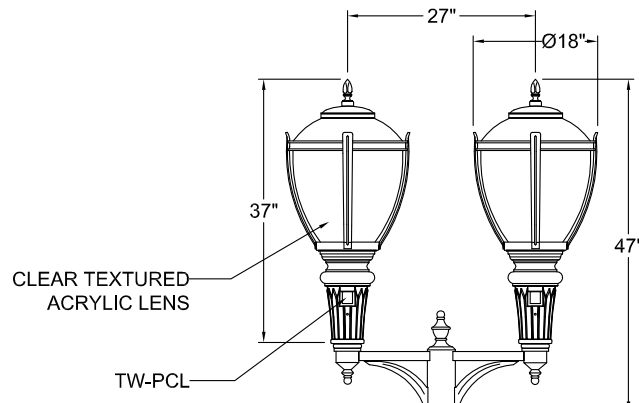
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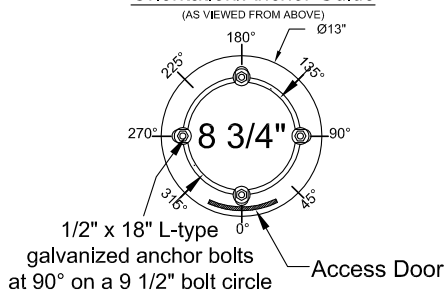
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REVISION

NOTES

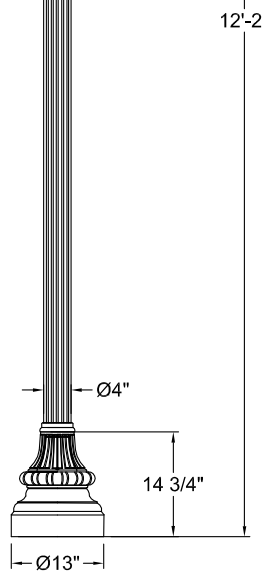


Orientation/Anchor Guide



POLE DETAILS

Shaft
 Ø4" Fluted Aluminum .125 Wall
 #6005-T5 Aluminum
Base
 Cast Aluminum (A319 Alloy)



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GENERAL:

EXTERIOR HARDWARE WILL BE STAINLESS STEEL. ELECTRICAL COMPONENTS WILL BE ETL LISTED "SUITABLE FOR WET LOCATIONS."

B. Parking

Parking lots should contain landscape islands and shade trees and be screened from the public street and entry drives. Berms, shrubs and trees or low walls are acceptable screening methods. Parking lots should be designed to preserve the maximum amount of existing trees on site as practical. Parking lots should be setback a minimum of 15 feet from the property line.

- Parking for Combined Multi-Unit Structures
- Parking for Grouped Housing
- Parking for residences with offset or side loaded parking.



C. Entry Landscaping

Due to the size of the project, plants suitable for one location of Plum Creek may not be so for all areas.

Xeriscape principles are highly encouraged - at least eighty percent (80%) of the plant materials proposed for use within the site shall be native, locally adapted or naturalized Central Texas plants that reduce the water, fertilizer and pesticide needs. A minimum of two (2) inches of mulch shall be installed in all shrub and bed areas. Decomposed granite and gravel should be considered as alternatives to traditional bark mulch. Invasive plants shall not be planted within the District. All plant material shall conform to the American Standard for Nursery Stock. Existing trees shall be preserved whenever feasible. Clear sight triangles must be maintained at all times. Where turf or lawn are desired, habiturf or other hybrid turf grasses which minimize maintenance for irrigation are preferred. High quality artificial turf will be allowed in limited quantities. For review and possible approval, the applicant must provide a sample of the turf to be used, a detail of the installation method, and location clearly shown on submitted landscape plans.

All pest and weed management shall use least-toxic chemical controls, consistent with recommendations of current Watershed Protection Practices. All landscaping shall be designed for reasonable maintenance and all landscaped areas shall be maintained in a quality manner at all times. Maintenance and replacement of all landscaping and street trees on a building site and within the streetscape is the responsibility of the Property Owner.

Landscape areas at the entry roads or driveways should be landscaped. The property frontage should be planted with ground cover, shrubs, ornamental trees and shade trees. Entry medians should be landscaped as well.



D. Service Areas

All service areas and mechanical equipment shall be located away from public areas as practical and/or screened from off-site views using walls, berms, shrubs and trees.

This includes the screening of:

Trash compactors and bins
Storage tanks and pumps
TV, microwave, radio and cell phone antennas
Irrigation controllers and backflow preventers
Electrical transformers and control boxes
Air-conditioning units
Loading and truck service areas
Auxiliary buildings
Shipping and receiving dock doors
Sources of odor must be contained.

Acceptable screening methods include:

- Truck dock and trash bins areas must be screened with solid walls that have native stone, brick, CMU covered with stucco, or painted concrete.
- Screen walls must be buffered with trees, shrubs or vines.
- Trash enclosures must have solid metal doors.
- Ground-mounted mechanical equipment must be screened with walls or opaque plantings of shrubs or trees.
- Equipment that generates noise must be screened with solid walls.



E. Site Utilities

All new/proposed utilities, including electrical, must be placed underground, with equipment and connections screened.

Electric meters and equipment are to be placed in an accessible but screened location.

Water connections, irrigation equipment, and meters, that are not wall mounted, are to be installed in below grade vaults.

Water conservation technology is required for all water fixtures and irrigation equipment.



F. Site Lighting

Site lighting should be compatible with the lighting in the Plum Creek Residential community. It should blend traditional concepts with simple forms consistent with the architecture of the development. Dark sky compliant luminaires should be used to help prevent nighttime light pollution, preserve dark skies and improve the nighttime environment, reduce glare and energy waste.



G. Site Signage

Signage should be compatible with the proposed architectural style and be scaled appropriately. Signage height and size should consider sight distance from adjacent streets and visibility within the community. Monument signs are encouraged; Pylon signs discouraged. The design and location of signage must be approved by the Developer.

“Bandit Signs” are not permitted within the property. “For Sale” signs or directional signs must be located only on the specific lot or property for sale.

Refer to the Plum Creek Residential Design Guidelines for additional signage information.



H. Detention Ponds/Wet Ponds

Wet ponds and detention ponds should be designed as site amenities with recreational and visual attributes. The ponds should be integrated into the site as much as possible and planted with shrubs, ornamental trees and shade trees. Wet ponds should be planted with aquatic plants and native plants at the water's edge to create a more natural look.

Strictly utilitarian detention ponds should be located away from the public view areas.



III. ARCHITECTURE/BUILDING DESIGN CRITERIA

Combined Multi-Unit Structures: Apartments, Condominiums, Townhouses, Live/Work Units

- A. Scale and Proportions
- B. Entries & Windows
- C. Texture / Color / Detailing
- D. Building Signage
- E. Lighting
- F. Site Interior
- G. Unacceptable Solutions

Grouped Housing: Cottages, Custom Homes, Garden Homes, Patio Homes

- A. Scale and Proportions
- B. Entries & Windows
- C. Texture / Color / Detailing
- D. Building Signage
- E. Lighting
- F. Unacceptable Solutions

Detached Housing: Cottages, Custom Homes, Garden Homes

- A. Scale and Proportions
- B. Entries & Windows
- C. Texture / Color / Detailing
- D. Lighting
- E. Recessed and Side Loaded Garages
- F. Unacceptable Solutions

Architecture/Building Design Criteria

The Architecture of Plum Creek is based on human scaled spaces, details and buildings. This means that in residential uses not covered in the original residential guidelines (for single family detached alley served homes) the architecture should also relate to the human scale at the places where people interface with the building.

Key elements of architectural design incorporating the characteristics of the human scale at Plum Creek that must be applied to the Combined Multi-Unit Structures, Grouped Housing and Detached (fee simple) are:

Massing, Scale & Geometry

Entries

Windows

Texture

Color & Detailing

Building Signage

Site Interior.

Characteristics that are not acceptable:

Contrived, exaggerated and eclectic architectural forms

Monumental and imposing forms

Historic European architectural styles

Spanish or southwest architectural styles

Building forms disconnected from the land

Large uninterrupted glass surfaces

Dark colors and exaggerated accent colors

Disclaimer: The Design Guidelines reflect the current information available and are subject to change.

Combined Multi-Unit Structures

Apartments, Condominiums, Townhouses, Live/Work Units

Organization: Multiple story multiple unit (attached) structures, sharing common areas, amenities, and parking.

Building forms: apartments, condos, townhouse, live/work (commercial on ground floor).

Can be used as assisted living and active adult uses.

These structures will have their own integrated amenities and common space consistent with the “urban” character of Plum Creek.

A. Scale and Proportions

Due to the nature of Combined Multi-Unit Structures the footprints will be larger than buildings of traditional residential scale. To break down the scale and massing of the buildings vertical articulation should occur at intervals no greater than 30'. Major architectural articulation should occur at intervals no less than 50'. Simple geometry is preferred over complex or contrived forms. Building should have heights which are relative to their use and proportion but not exceed the limits specified in the Design Guidelines.



B. Entries & Windows

Entries and windows are an essential element of the Architectural design which give scale to a structure. Entries should be recessed or covered with canopies and shading should be incorporated into walk areas where appropriate using canopies or trellis elements. The landscape should be enhanced at the entry. Windows should be recessed from the face of the building to create a feeling of thick walls. They should also have mullions appropriate to the scale of the building and large uninterrupted expanses of glass should be avoided.



C. Textures, Colors & Detailing

Varying the textures and incorporating natural materials on the building face breaks down the scale and adds interest to the building. Light earth toned and warm color palettes should be used for the buildings. Clear and simple details should be used to also give scale to the buildings.



D. Building Signage

Building signage for Combined Multi-Unit Structures may be used to identify tenants in live/work units. All signage is to be reviewed by the Developer or Property Owners Association's Architectural Review Committee. High quality materials are to be used for all signage.

"Bandit Signs" are not permitted within the property. "For Sale" signs or directional signs must be located only on the specific lot or property for sale.

Refer to the Plum Creek Residential Design Guidelines for additional signage information.

E. Lighting

Building lighting should be used as a design element, to accent building features and to illuminate entries. The lighting choices should be consistent and cohesive throughout the development.

Plum Creeks existing street light standards are also acceptable in development areas.

F. Site Interior

The character design of the buildings and landscape on the interior of the site must be consistent in character and materials but may be less detailed. The extent of detailing may be market driven. Minimum standards include varied facades and consistent materials.

G. Unacceptable Solutions

Characteristics that are not acceptable:

- Contrived, exaggerated and eclectic architectural forms
- Monumental and imposing forms
- Historic European Architectural styles
- Spanish or southwest architectural styles
- Building forms disconnected from the land
- Large uninterrupted glass surfaces
- Dark colors and exaggerated accent colors.

Grouped Housing

Cottages, Custom Homes, Garden Homes, Patio Homes

Organization: Grouped individual units (not on separate lots) arranged around common outdoor space sharing common areas, amenities and parking.

Building forms: Cottage, custom homes, garden homes, patio homes

Can be used as assisted living and active adult uses.

A. Scale and Proportions

Grouped individual units should be in scale with the other urban housing product. The structures form, scale and massing will come from the traditional elements of housing design. Since the structures are arranged around or in common outdoor areas, the facades should relate to each other in proportion, scale and character.



B. Entries & Windows

Entries and windows are an essential element of the Architectural design which give scale to a structure. Entries should be recessed or covered with porches. The landscape should be enhanced at the entry. Windows should be trimmed. They should also have mullions appropriate to the scale of the building. Large uninterrupted expanses of glass should be avoided.



C. Textures, Colors & Detailing

Varying the textures and incorporating natural materials on the building face breaks down the scale and adds interest to the building. Light earth tones and warm color palettes should be used for the buildings. Clear and simple details should be used to also give scale to the buildings.



D. Building Signage

Signage or entry elements for Grouped Housing may be used to identify neighborhood groups or addresses for units in a common area. The signage and addresses should be consistent with the scale and character of the development. All signage is to be reviewed by the Developer or Property Owners Association's Architectural Review Committee. High quality materials are to be used for all signage.

“Bandit Signs” are not permitted within the property. “For Sale” signs or directional signs must be located only on the specific lot or property for sale.

E. Lighting

Building lighting should be used as a design element, to accent building features and to illuminate entries. The lighting choices should be consistent and cohesive throughout the development.

Plum Creek's existing street light standards are also acceptable in development areas.

F. Unacceptable Solutions

Characteristics that are not acceptable:

- Contrived, exaggerated and eclectic architectural forms
- Monumental and imposing forms
- Historic European Architectural styles
- Spanish or southwest architectural styles
- Building forms disconnected from the land
- Large uninterrupted glass surfaces
- Dark colors and exaggerated accent colors.

Detached Housing

Cottages, Custom Homes, Garden Homes

Organization: Detached housing (housing with recessed or side loaded garages). This means residential uses not covered in the original residential guidelines (for single family detached alley served homes).

Building forms: Cottage, garden homes, custom homes.

Can be used as active adult, gated communities.

A. Scale and Proportions

Detached (fee simple) Housing units should be in scale with the other TND housing product. The structures form, scale and massing will come from the traditional elements of housing design. Since the structures are arranged around or in common outdoor areas the facades should relate to each other in proportion, scale and character.

Simple geometry is preferred over complex or contrived forms. Building should have heights which are relative to their use and proportion but not exceed the limits specified in the Design Guidelines.



B. Entries & Windows

Entries and windows are an essential element of the Architectural design which give scale to a structure. Entries should be recessed or covered with canopies and shading should be incorporated into walk areas where appropriate using canopies or trellis elements. The landscape should be enhanced at the entry. Windows should be recessed from the face of the building to create a feeling of thick walls. They should also have mullions appropriate to the scale of the building. Large uninterrupted expanses of glass should be avoided.

C. Textures, Colors & Detailing

Varying the textures and incorporating natural materials on the building face breaks down the scale and adds interest to the building. Light earth tones and warm color palettes should be used for the buildings. Clear and simple details should be used to also give scale to the buildings.



D. Lighting

Building lighting should be used as a design element, to accent building features and to illuminate entries. The lighting choices should be consistent and cohesive throughout the development.

E. Recessed and Side Loaded Garages

Residential units that do not have alley accessed parking will have recessed or side loaded garages only.



F. Unacceptable Solutions

Characteristics that are not acceptable:

- Contrived, exaggerated and eclectic architectural forms
- Monumental and imposing forms
- Historic European Architectural styles
- Spanish or southwest architectural styles
- Building forms disconnected from the land
- Large uninterrupted glass surfaces
- Dark colors and exaggerated accent colors.

