

# Olde Towne At Millcreek Landscape Standards

## Designated Landscape Areas and Requirements

**Landscape Plans and Landscaping are required for any lot on which construction or improvements are planned.** Landscape Plans may be submitted to the Design Review Committee with owner's Design Review Phase 2 Application prior to construction, or later but prior to the substantial completion of dry wall installation.

**Four specific landscape areas have been designated for Olde Towne lots.** These areas are Utility Easement, Front Yard, Side Yard and Rear Lane Areas. Some of our standards relate to all designated areas and are addressed under General Standards and Guidelines. Others relate to one or more areas and are addressed in the area to which it applies.

### **General Standards and Guidelines:**

The architectural style and detailing of the homes in Olde Towne do not require an overly complex landscape to provide interest in a given site. However, a plant palette with a minimum of seven plant varieties will be required to avoid monoculture designs. Other standards have been established to protect existing vegetation, provide adequate drainage and to improve the neighborhood's aesthetics. **Landscape Plans shall illustrate and address these issues:**

1. Sidewalks, walkways, fences, gates, pervious ground cover, patios, courtyards, fountains, arbors and other garden structures are subject to these standards and shall be included on the Landscape Plan.
2. All lots shall be graded and contoured for proper surface drainage. Any lot having a zero lot line or which is the beneficiary of a privacy easement is required to install subsurface drainage in accordance with Article 6.3 F(8) of the Olde Towne Covenants, Servitudes and Restrictions and pre-approved drainage specifications provided by the Design Review Committee.
3. Suitable screening, such as garden structures and/or vegetation, shall be provided for garbage and trash containers, air conditioners, and other storage areas visible from a street or rear lane. The height, when installed, shall not be less than the height of the items being screened.
4. A minimum of seven plant varieties and grass is required to avoid monoculture designs.
5. Removal of trees having a caliper of 8 inches or more (measured 4 feet from ground elevation) shall require the approval of the Design Review Committee.
6. Plantings shall be selected from the list of Pre-approved Landscape Materials. Plant materials not on the pre-approved list may be requested as a variance
7. **Implementation of these standards and guidelines or an executed agreement with the potential buyer of a spec home is required prior to placement of the home under contract. Agreement should reference this landscape standard and the buyers related responsibility for implementation prior to 30 days after occupancy of the home.**
8. **Unless deferred elsewhere in this document, implementation of these standards and guidelines for custom homes is required prior to 30 days after occupancy of the home.**
9. Perpetual Maintenance of all landscaping is required. Dead or diseased plant material shall be replaced promptly and in manner that maintains the minimum landscape requirements.
10. Irrigation is recommended

### Utility Easement Area

This area is located between the sidewalk and the street and is actually not part of the lot. Its width is the lot width and its depth along the street varies from 3' to 6' throughout the neighborhood. Street trees have been planted by the Developer in this area and will be maintained by the neighborhood association. Homeowner shall be responsible for the installation of an approved sidewalk and for planting and maintaining grass in the area. Other planting is prohibited.

### Front Yard Area

This area is parallel to and between the side property lines and the building. Following are the requirements for this area.

1. A minimum of 30% of the Front Yard Area shall be landscaped and the remainder shall be grass or hardscape.
2. A minimum of 30% of the landscaped area shall be populated with ornamental evergreen shrubs using two species with a minimum mature height of 2 1/2' and a maximum mature height of 6'.
3. A minimum of 20% of the landscaped area shall be populated with evergreen ground cover using two species with a minimum mature height of 6" and a maximum mature height of 2 1/2'.
4. A minimum of 10% of the landscaped area shall be populated with annual and/or perennial plant species. Two annual plant species (replaced seasonally) or two perennial plant species having a minimum mature height of 6" and a maximum mature height of 2 1/2' is required.
5. The remaining 40% of the landscaped area may be populated with any or either of the above-specified landscaping materials.
6. One ornamental tree species with a minimum mature height of 10' and a maximum mature height of 30'. Trees will not count toward a percentage of landscaped area.

### Side Yard Area

The Side Yard Area is parallel to and lies between the side property line and the building. Landscaping requirements for this area are identical to the Front Yard Area. Owners of custom homes may defer implementation of landscaping, gates and/or fences until 30 days after completion of building construction on the lot adjacent to the side yard. This deferment shall not apply to custom homes having side yards on common areas or corner lots. Side Yard landscape criteria between front and rear gates is permanently waived at the time the owner installs gates and/or fences at the front and rear of the side yard. This waiver shall not apply to spec homes, or custom homes having side yards on common areas or corner lots.

### Rear Lane Area

The Rear Lane Area is 20% of the lot width by 3-5' deep and is parallel to the rear setback line. Caution should be exercised when working around the utilities in this area. Following are the requirements for this area:

1. An area equal to or greater than 30% shall be landscaped and the remainder shall be grass or hardscape.
2. A minimum of 30% of all landscaped area shall be populated with ornamental evergreen shrubs using one species with a minimum mature height of 2 1/2' and a maximum mature height of 6'.

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3. A minimum of 20% of all landscaped area shall be populated with evergreen ground cover using one species with a minimum mature height of 6" and a maximum mature height of 2 1/2 '.
4. A minimum of 10% of the landscaped area shall be populated with annual and/or perennial plant species. One annual plant species (replaced seasonally) or a perennial plant species having a minimum mature height of 6" and a maximum mature height of 2 1/2' is required.
5. The remaining 40% of the landscaped area may be populated with any or either of the above-specified landscaping materials.
6. One ornamental tree species with a minimum mature height of 10' and a maximum mature height of 30'. Trees will not count toward a percentage of landscaped area.

**Landscape Plan Approval**

The Design Review Committee will consider the following criteria during the review process:

- The degree to which the proposed plan **complies with these standards.**
- The degree to which the proposed plan **supports and relates to the architectural style and the siting of the residence.**
- The extent to which the landscape is **in harmony with adjacent and surrounding landscapes, buildings and amenities.**
- **Other considerations**, which in the sole discretion of the Design Review Committee, are significant.

**Pre-approved Landscape Materials**

(To be provided by Land Architecture, LLC.)

- **Trees**
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- **Grass**
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- **Ground Cover**
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- **Other Plant Materials**
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