

KETTLE CREEK HOMEOWNERS ASSOCIATION

Landscape Plan / Ancillary Improvements Submittal Checklist

*All Owners should read the entire Design Guidelines Packet for full information on submittals. This form only contains excerpts from the design guidelines.

LANDSCAPE PLAN CHECKLIST:

- _____ **Landscape Plan at 1'=10' or 1'=20' scale** * (Please see page 3 for details!)
- _____ Lot lines, setbacks, easements, no-build areas
- _____ Building location, driveway, walks, patios, decks, stairs
- _____ Lawn or turf (type and location)
- _____ Proposed trees (types, sizes and locations)
- _____ Proposed shrubs and live groundcover (types, sizes, quantity and locations)
- _____ Mulch (type, size and location)
- _____ Retaining walls (height, material and location)
- _____ Berms or any other grade alterations

ANCILLARY IMPROVEMENTS CHECKLIST:

- _____ **Privacy fencing (height, material and location)**** (Please see page 4 for details!)
- _____ Dog run / Dog house (size, materials and location)** (Page 4)
- _____ Play equipment (type, material, color and location)
- _____ Sports equipment (type and location)
- _____ Accessory Structures – gazebo, storage shed, hot tub, etc. (elevation, size and location)
- _____ Exterior lighting (type, size and location)
- _____ Other (specify)

DESIGN GUIDELINE EXCERPTS

Section 3.35 Landscaping

All portions of a Lot not improved with the Home, driveway, walkways, patios or decks (referred to as the unimproved area of a Lot) shall be landscaped by the Owner; provided, however, that this obligation shall not apply to any Lots landscaped by Declarant, Builders, or their assignees. All landscaping shall be installed in accordance with landscaping plans submitted to and approved by the AC, which plans shall be drawn to scale and shall set forth the location of landscaping, type of landscape materials, and be in accord with the requirements of this section. The AC may impose a fee for review of landscaping plans and may require each Owner, at the closing of the Lot, to deposit funds which will be refunded when the landscaping and sprinkler system are installed in compliance with the AC's approval.

Section 2.3 Landscape Plan and Other Site Improvements Review

Approval shall be obtained prior to installation of any landscaping or any other site improvements including, but not limited to, pet enclosures, play & sports equipment, fencing, deck or patio additions, site lighting, etc. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, landscape architect, or draftsmen, but at a minimum shall be drawn to scale and shall have sufficient detail to permit a comprehensive review by the AC. The following guidelines should be utilized in preparing drawings or plans:

The drawing or plan should be done at a scale of 1"= 10' or 1"= 20' and should depict the property lines of the lot and the "footprint" of the home as located on the lot. Existing improvements, in addition to the home, should be shown on the drawing and identified. Such existing improvements include driveways, walkways, decks, trees, shrubs, etc.

1. All proposed plant locations, types, quantities and sizes; location of turf and other ground cover materials should be shown on the plan and labeled. The plan should exhibit grading and layout of all additional landscape improvements such as berms, walks and structures not covered under the approved Architectural Plan Review.
2. Plans for any other site improvements, such as play/sports equipment dog runs, hot tubs, trellises, retaining walls, lighting, gazebos, etc. should be shown on the plan with a description of the proposed improvement, including the materials and colors to be used. In the case of structural improvements (trellises, gazebos, etc.), an elevation drawn to scale of the proposed improvement is required.

Front Yard. A minimum of fifty percent (50%) of the front yard of each Lot shall be landscaped utilizing "long lived" ground cover such as bluegrass or brome fescue, or AC-approved artificial turf. At least two (2) trees, which may be a 1 ½- inch caliper deciduous tree or an evergreen tree of at least six (6) feet in height, must be planted in the front yard. A maximum of fifty percent (50%) of the front yard of each Lot may be landscaped with a combination of non-living durable landscape materials and short-lived landscape materials. The front yard of each Lot is defined as that area between the street and a line extended from the front corners of the Home to each side Lot line. The landscaping plan shall include an adequate underground sprinkler system, which shall be installed at the time of initial landscaping.

Back Yard. A minimum of fifty percent (50%) of the back yard of each Lot shall be landscaped utilizing "long lived" ground cover such as bluegrass or brome fescue, or AC-approved artificial turf.

The front and back yards combined must contain a minimum total of four 1-gallon size bushes and two 5-gallon size bushes.

Section 3.14 Fencing

Interior Rear Yard Fencing

1. All solid wood fencing shall be constructed of 4" cedar pickets placed vertically without spacing. The wood pickets shall face outward with the framework exposed to the interior of the yard along any street or common area.
2. The maximum height of a lot fence is 6'. Where a lot fence meets a village wall, the lot fence must be at or below the village wall height for a minimum of 8'. Wood fences should slope rather than step to accommodate grade changes.
3. All wood fences shall be stained brown (BEHR Plus 10 Solid Color Stain). This is a custom color available at the Home Depot paint department on Academy Boulevard and Woodmen Road.
4. Prohibited fence materials include plastic (PVC), chain link, wire meshed (not used in conjunction with an open-rail fence for enclosing pets) and unfinished masonry.
5. Wing fencing must be set back a minimum of 5' from the corner of the home. Wing fencing should match the setback of existing wing fencing on the adjacent property where feasible.
6. Lot fencing must be set back a minimum of 15' from the back of curb of all streets or 4' from the back of sidewalk, whichever is greater.
7. Wood fencing must be maintained in a like-new condition. Individual lot owners are responsible for the maintenance of the inside of Community walls on their Lot.

Dog Run Fencing: The ARC encourages the use of underground ("invisible" dog run fences to promote the open character of the neighborhood. The ARC may allow above ground dog run fencing on a case-by-case basis. The location and size of the dog run will be determined with consideration given its impact on adjacent properties and streets.