

# **Tuscany Reserve Landscape Guidelines**

One of the things that sets Tuscany Reserve apart from other developments is its exceptional landscaping inspired by the flavor of Italian gardens and countryside. We are proud of the image we are presenting and will continue to pay careful attention to the landscaping process. At this time, you should be selecting a Landscape Architect or Designer to develop your landscape plan for DRC submittal.

## **DESIGN REVIEW COMMITTEE APPROVAL:**

All initial landscape plans are subject to review by the DRC. In addition, any subsequent improvements involving a construction element (i.e., adding or changing deck, pools, gazebos, fences, etc.) or changes that would affect drainage must be submitted to the DRC for approval. In compliance with our recorded Covenants and Restrictions, no outdoor sculpture or lawn ornamentation may be added without specific DRC approval.

## **LANDSCAPE GUIDELINES:**

Landscaping will be reviewed for its overall appropriateness, as well as determining whether it presents a sense of cohesiveness and thoughtful composition for the community. Some important guidelines that will be focused on are as follows:

- 1) Turf — All areas of the lot must be sodded with a thin bladed fescue.
- 2) Irrigation — Rain Bird systems, 100% coverage on turf areas, landscape beds to receive drip irrigation. Seasonal and perennial beds within the landscape beds may use pop up spray heads. Irrigation design is required for review prior to installation.
- 3) Mulch — All landscape beds and tree wells are to receive 3" of twice ground hardwood mulch.
- 4) Edging — Natural (spade-cut), black metal, or masonry material (such as stone or brick).
- 5) Weed barrier — Chemical only, Treflan, Snapshot, or equivalent.
- 6) Tree Stakes — T-Post spray painted a flat gray.
- 7) Accent Boulders — Moss Stone or Weathered Limestone. All others please submit a photograph.
- 8) Downspouts — All downspouts are to run under landscape and daylight in lawn or natural rock splash block can be developed. Please refer to Tuscany Reserve models for examples. Concrete splash blocks will be accepted if they are not visible from the street.
- 9) Retaining Walls — Natural stone or Tumbled wall stone is desired. Please submit a sample of material to the DRC.

- 10) Pavers — Please submit a sample of material to the DRC
- 11) Outdoor Lighting — Please submit plan and specs on product to be used.
- 12) Utility meters and AC units **MUST BE SCREENED WITH EVERGREENS.**
- 13) Tree Requirements — Estate lots to have a minimum of 4 hardwood shade trees, of 3 Y2" to 4" caliper; each Grand Villa must have a minimum of 3 hardwood shade trees; and the Manor Villas a minimum of 2. Evergreen trees need to be a minimum of 7' in height and may be counted towards the tree requirement at a rate of 3-1 (3- 7' Spruce or Pine equal one Shade Tree).
- 14) Decks and gazebos should contain appropriate design elements to tie them to the home (i.e., painting handrails to match house trim, etc.).
- 15) It is encouraged that garage doors be screened from view of adjacent home sites wherever possible. Plant material can be a composition of evergreens and deciduous material, but evergreens must be included.
- 16) Any fence meet DRC approval. All fencing must be dark wrought iron or approved aluminum. All fences shall not exceed 4 feet in height and all gates must be 48 inches wide. Please consult the Declarations of Restrictions for further requirements.
- 17) The initial phase minimum landscape guideline is \$10,000 for the Estate and Grand Villa Lots and \$8,000 for the Manor Lots. Such amount is in addition to the post of required shade trees, sod, and irrigation.
- 18) If additional landscaping is to be "phased in", the initial phase must adequately meet all landscaping requirements of Tuscany Reserve.

**THE PROCESS:**

Three copies of the initial landscape plan should be submitted to the DRC showing the following in detail:

- 1) Existing trees on the lot and along the street.
- 2) Location of sidewalks, driveway, streets and curbs.
- 3) Existing easements.

- 4) Location of AC units and exterior utility meters and their evergreen screening.
- 5) Proposed contours for grading, swales and berms.
- 6) Limit of irrigation.
- 7) Plant material type; proposed installation size which includes height, spread, container type and size.
- 8) Exterior lighting type: i.e., fixture type, light color and material.
- 9) Monuments or lawn ornamentation.
- 10) Walls and planters, including footing design, size, material type, facing.
- 11) Location of pool, pool fencing, and pool landscape, fountains and spas.
- 12) Patios, terraces, decks, gazebos, cabanas, fences: to include design, size, material type, and facing.
- 13) Paved areas to indicate size, shape and material (see Design Standards).
- 14) Location and types of all ground cover materials. Double ground hardwood mulch is to be used in all bedding areas. Decorative rock will be considered on a case-by-case basis, where applicable, in accent locations only.
- 15) If portions of the submitted plan (in excess of the required landscaping) are to be "phased in", these areas and plantings must be clearly identified on the submitted plan as future landscape.

Within 15 days after receipt of your landscape plan submission, the DRC will respond indicating any required and/or recommended changes. Early submissions of plans is encouraged so that landscaping can be completed to the maximum extent possible prior to move-in. NO CONSTRUCTION OF LANDSCAPING SHOULD BEGIN PRIOR TO RECEIVING AN APPROVED LANDSCAPE PLAN. An appropriate DRC compliance deposit will be held until the approved initial phase landscaping is completely installed.

Tuscany Reserve's landscape chairman is available to meet with you, your builder, and your landscape architect by appointment at your home site or at the Tuscany Reserve office to help in your landscape planning.