

**Riverchase Estates Single Pass Review – Landscape Guidelines and Designer’s Checklist
November 1, 2019 Edition (One Page)**

PROVIDE THIS FORM WITH YOUR LANDSCAPE SUBMITTAL

Initial if accepted, N/A for not applicable, X for not accepted and provide comment.

- Plan is required to be submitted with the Construction Drawings, or no later than the Dry-in review.
- A plan for water runoff from the building site showing adequately sloping for all areas so that runoff is directed to the natural drainage areas or storm drainage facilities of each lot.
- Landscape selection and arrangement reflects a high degree of planning.
- The establishment of trees in open areas & the re-vegetation of wooded home-sites is required to restore over time the natural forest canopy.
- Two Qualifying Hardwood Canopy trees are required in the front yard and one in the rear yard. Existing Qualifying Hardwood trees over 6” caliper that survive construction may be counted toward the total. Trees that need to be added shall have a caliper of 2.5” or better at the base and a minimum of 10 feet tall at the time of planting.
- There shall be a minimum of two evergreen trees 8-10 feet tall at the time of planting placed on the site either in the front yard or visible from the front yard.
- At least two flowering trees shall be planted in front or side yards visible from the street of each home, Magnolias Dogwoods and Redbuds are the most common. Flowering fruit trees may also qualify. Trees shall be 8-10 feet tall at the time of planting.
- Other plants or trees should be used to create a third layer in corner locations or at breaks in the planes of the home.
- Grass sod is placed on all front and street facing side yards.
- Areas not in planting beds must be seeded.
- A minimum of 24” tall shrubs planted 36” on center are required in areas along foundations and under windows, .with exceptions for walk off areas of porches.
- In the front of the home and on sides facing the street, planting beds along the foundation shall be layered, in that there should be smaller plants in front of primary foundation plants. These plants should be placed as follows: 1 gallon: 12” tall, 18” on center 3 gallon: 18” tall, 24” on center
- Exposed garage doors should be screened to varying extents from neighboring properties and the street. This will be reviewed on a case by case basis but where exposed will typically require a minimum of two screening trees per garage door. Screening should not appear as a full wall but placed in order to reduce any visual dominance of the garage doors. Screening trees shall be 6-8’ height minimum. Lower level shrubs are recommended as accents
- Foundation plants shall be placed along the screen walls of HVAC and Pool Equipment areas. Screening shrubs or trees shall be 4’-6’ minimum at the time of planting and shall fully screen the equipment within two seasons
- Deer and drought resistant plants are given strong consideration
- No toxic plant varieties are used as they are prohibited in the community
- Landscaping as approved by the ARC is installed prior to home occupancy, unless occupancy prior to landscaping completion has been approved by the ARC for a good cause. If an exception is granted, then occupancy is no earlier than 30 days from landscaping completion
- No work is started on the landscape work until the plan has been approved by the Riverchase ARC .

The landscape plan must be provided as a scaled drawing with the home, accessory buildings, decks or patios shown. Plants are required to be shown at their mature scale. A schedule of all vegetation to be added showing size and spacing must be provided on the same drawing.

Provide the name of the landscape contractor, their Lancaster County License number and their insurance endorsements if they are not under the supervisory control of the General Contractor. Provide in comments area below.

Comments: _____

