

# Sun City Lincoln Hill ARC Application Checklist

## Landscape

## Checklist 20

Plants, Trees, Boulders, Decorative Rock, Cobble Rock Borders,  
Dry Creek Beds, Landscape Walls & Yard Dressing, (Bark)

**(Use Checklist 20-A for planting Trees ONLY)**

It is recommended that the Owner or Landscape Architect/Designer/Contractor attend the ARC meeting to answer any questions relating to the landscape design and plant materials.

This Checklist is for GUIDANCE ONLY, please refer to the CC&Rs and the Design Guidelines for all other specific requirements relating to your project.

### OWNER CHECKBOXES (Must be filled in or noted N/A)

### ARC CHECKBOXES

Brief Project Description \_\_\_\_\_

**Landscape area to be modified**, (as defined on "Site and Yard Definition Diagram", Design Guidelines, Appendix F):

Front Yard Area "A"     Front Yard Area "B"     Street Side Yard Area "C"  
 Side Yards "D"     Rear Yard "E"

### Required Documents

• A detailed landscape plan drawn at a minimum scale of 1/8" = 1'-0", showing the location of new plants, existing plants, trees, new or existing lawn, required setbacks, Boulders, Deco Rock, Dry Creek Beds, Cobble Rock Borders, Landscape Walls, Fountains-Water Features, Drains and grading.

• All necessary dimensions are shown on landscape plan. Plan detail must be easily legible. Maximum plan size to be 11"x17". If required, a larger plan will be accepted, however, applicant must also provide the 11"x17" for scanning and filing.

• A plant and tree list with plant names and a legend (color code, letters, or numbers). A Plant & Tree List form is available on page 5 of this checklist or it may be included on the landscape drawing using a similar format.

**PLANTS AND TREES**

Minimum setback distances for trees are incorporated in the design and noted on the "Plant/Tree" list, (page 5 of this checklist), or on the submitted Landscape Plan.

Front yard landscaping includes a minimum of one (1) fifteen gallon, (15 gal) tree. Qualifying tree must be single trunk, six feet in height above ground level at time of planting, topped by a foliage canopy able to reach twelve feet (12') at maturity or as approved by the ARC.

Corner lot street side yard includes a minimum of two (2) fifteen gallon (15 gal) trees. Qualifying trees must be single trunk, six feet in height above ground level at time of planting, topped by a foliage canopy able to reach twelve feet (12') at maturity or as approved by the ARC.

- Edging material that separates lawn or artificial turf from bark or rock areas will be mow curb, bender board, metal edging, or other ARC approved material.
- The irrigation system is a fully automatic underground system and is described on the drawings.
- Landscape mounds will be no higher than two feet (2'-0") and will be setback a minimum of eighteen inches (18") from any knee wall or boundary wall/fence.
- Backfill of dirt or rocks will NOT be placed against a knee wall, boundary wall/fence or the home.
- The use of Bermuda Grass is **prohibited**.
- If the lawn is being removed, and replaced with planting, any mow strip MUST be removed.
- Front yard landscaping along the property lines and driveways, excluding trees, will be maintained at a maximum height of four feet (4'-0"), as required by the City Zoning Ordinances.
- Corner Lots shall maintain all landscaping and construction in accordance with the City of Lincoln Visibility Requirements document H-23 contained in Appendix E of the Design Guidelines. The maximum TOTAL HEIGHT of all sloped ground, shrubs and landscape features in the Corner Controlled Area may not exceed three feet (3'-0").
- Front and corner lot street side yards, and Open Space and Golf Course rear yards require that a minimum of fifty percent, (50%), of the plantable area be covered with an approved living material such as shrubs and ground cover plants at three (3) year maturity. A good plant density to achieve the fifty percent (50%) coverage, at 3 year plant maturity, can be accomplished with six (6) plants per 100 square feet of plantable area with one-half of the new plantings being 5 gallons for a natural look and blending.
- Enclosed rear yards require the installation of landscaping and living materials for appropriate maintenance and weed abatement. All landscape improvements shall meet the specific Design Guideline for the intended improvement.

## Non-Plant Landscape Features

### Dry Creek Bed, Boulders, Decorative Rock, Cobble Rock Border, Landscape Walls & Yard Dressing, (Bark)

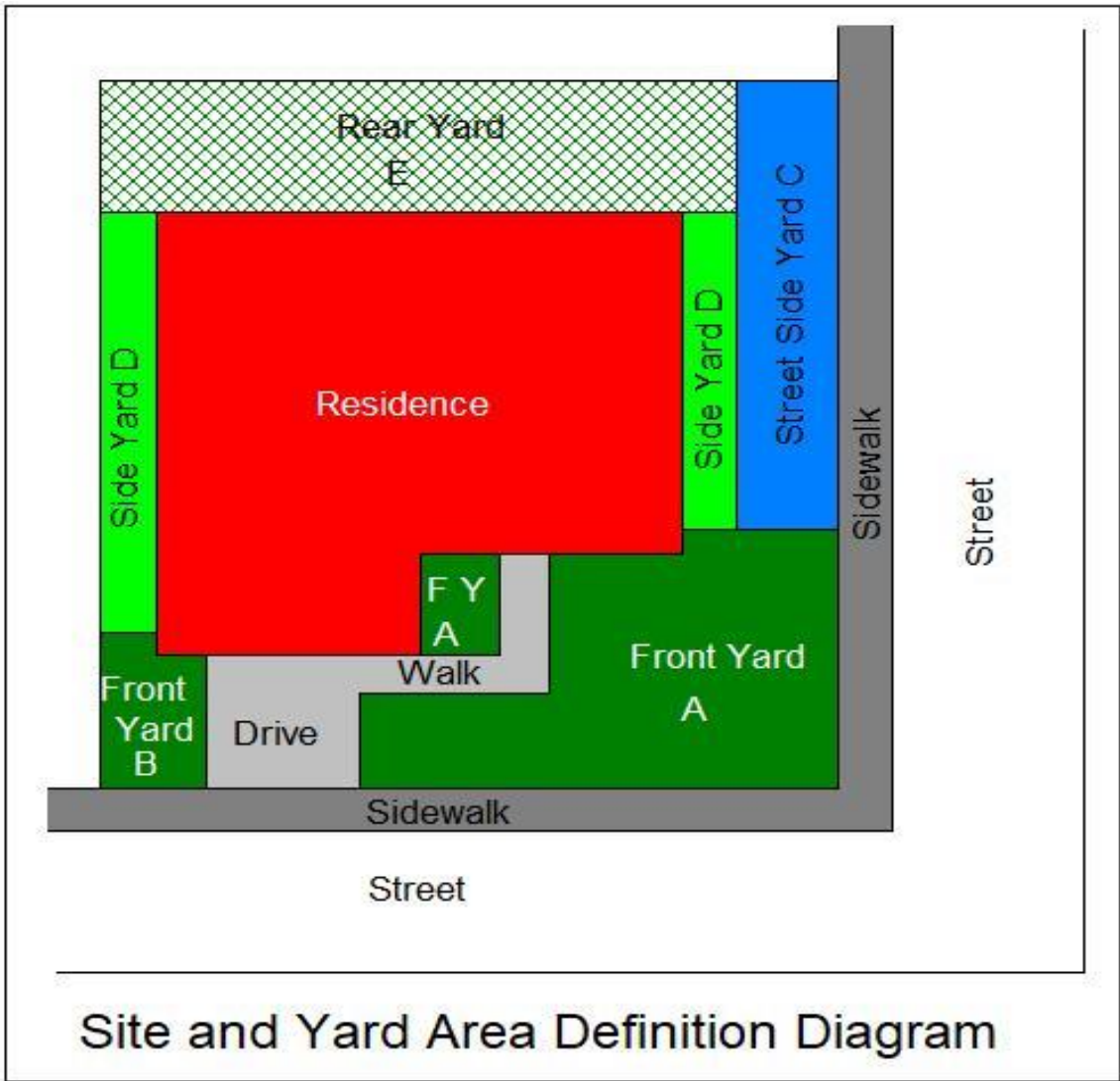
#### Characteristics, rules of use, and limitations on non-plant items to be used in Landscape Designs

- DRY CREEK BED:** Refer to Dry Creek drawing in the Design Guidelines Appendix X
- The area of rock used in Dry Creek Beds is included in the overall Decorative Rock maximum limitations.
- Layout follows a natural meandering path through the landscape and takes advantage of the natural contours of the site
- Creek bed is depressed into the ground to simulate a natural creek's depth.
- Creek bed consists of varying widths. Straight line, same width, flat rock beds and hard edge borders of any material are prohibited.
- The maximum width in Front and Corner Lot Street Side Yards shall not exceed four feet (4'-0") and the maximum length will be determined by lot configuration and depth. All dry creek beds shall be in scale with the home and overall landscape design.
- Boulders and plants have been included along the edges to simulate a real creek.

- |                          |  |                          |
|--------------------------|--|--------------------------|
| <input type="checkbox"/> | <b><u>BOULDERS</u></b>   | <input type="checkbox"/> |
| <input type="checkbox"/> | The area of boulders will not exceed five percent (5%) of the Plantable Area.  | <input type="checkbox"/> |
| <input type="checkbox"/> | Boulders will be set into the ground to create the look of a natural outcropping of rock. Grouping of  | <input type="checkbox"/> |
| <input type="checkbox"/> | The size of the boulders is compatible with the scale of the home.   | <input type="checkbox"/> |
| <input type="checkbox"/> | To estimate the area covered by Boulders use the following criteria:   | <input type="checkbox"/> |
|                          | 1' diameter = 1 sq ft, 2' diameter = 3 sq ft, 3' diameter = 7 sq ft  |                          |
| <input type="checkbox"/> | <b><u>DECORATIVE ROCK</u></b>  | <input type="checkbox"/> |
| <input type="checkbox"/> | The area of decorative rock, including dry creek bed, and cobble rock border will not exceed the following percentages of the Plantable area.  | <input type="checkbox"/> |
|                          | • Front Yards, Corner Lot Street Side Yards, Open Space and Golf Course Rear Yards. Twenty-five percent (25%) of the plantable area.   |                          |
|                          | • Interior Lot Rear Yards. Thirty percent (30%) of the plantable area.   |                          |
|                          | • All Side Yards. Twenty-five percent (25%) of the plantable area.   |                          |
| <input type="checkbox"/> | Decorative rock and stone will be a minimum of one inch (1") and a maximum of six inches, (6") in a blend for landscaping and is derived from native rock of the region, such as Cobble Rock, River Rock or Salt & Pepper Cobble. All Cobble rocks must be smooth and rounded. | <input type="checkbox"/> |
| <input type="checkbox"/> | Decorative Lava Rock, Black or Mocha in color, only, and no larger than one inch (1") in diameter is permitted in specific locations. Slect your the location from the choices below:  | <input type="checkbox"/> |
|                          | a. Lava Rock is permitted in Interior Rear Yards and Interior Side Yards without exceeding thirty percent (30%) in each area of the Plantable area.  |                          |
|                          | b. Lava Rock is permitted in Open Space and Golf Course Rear Yards without exceeding twenty-five percent (25%) of the Plantable area.  |                          |
|                          | c. Lava Rock is Not Permitted in the Side Yards of Open Space and Golf Course lots as defined in the Site and Yard Area Definition Diagram in the Design Guidelines, Appendix F.   |                          |
| <input type="checkbox"/> | Decomposed granite and pea gravel may be used on <u>pathways in the rear yard only</u> , but not as a substitute for bark or patio area.   | <input type="checkbox"/> |
| <input type="checkbox"/> | Pea gravel may be considered on a case-by-case basis, if used sparingly in a specialized design e.g. Japanese garden. Use in the front and corner lot street side yards is <b><u>prohibited</u></b> .  | <input type="checkbox"/> |
| <input type="checkbox"/> | Other decorative rock may be considered on an individual basis.  | <input type="checkbox"/> |
| <input type="checkbox"/> | <b>The use of artificially colored rock or crushed rock such as California or Sonoma Gold is <u>prohibited</u>.</b>  | <input type="checkbox"/> |
| <input type="checkbox"/> | <b><u>COBBLE ROCK BORDERS</u></b>  | <input type="checkbox"/> |
| <input type="checkbox"/> | Cobble borders, to retain bark may be used along sidewalks and driveways only. The use of cobble borders adjacent to turf is <b><u>prohibited</u></b> . Cobble borders shall be a minimum of six inches (6") and a maximum of twenty-four inches (24") in width.               | <input type="checkbox"/> |
| <input type="checkbox"/> | Cobble rock border along driveways, to separate bark, must be 12 inches wide and not permitted on extended width driveways.  | <input type="checkbox"/> |
| <input type="checkbox"/> | <b><u>LANDSCAPE WALLS</u></b>  | <input type="checkbox"/> |
| <input type="checkbox"/> | Landscape, walls will be no higher than two feet (2'-0") above adjacent grade.   | <input type="checkbox"/> |
| <input type="checkbox"/> | Landscape walls may be constructed with or without a capstone.   | <input type="checkbox"/> |

- |   |  |                          |
|---|--|--------------------------|
| <input type="checkbox"/>  | <b><u>YARD DRESSING - BARK</u></b>   | <input type="checkbox"/> |
| <p>An approved application is <b><u>NOT</u></b> required if the same type of landscape bark is being refreshed.</p> |  |                          |
| <p>The ARC will determine the acceptability of any bark or border material visible to neighboring properties.</p>   |  |                          |
| <input type="checkbox"/>  | <p>Bark/chipped wood shall be in neutral earth tone colors, such as Natural Redwood bark, Dark Brown or Black, two inch (2"), minimum depth in all planted areas. Avoid letting the bark actually touch the stems or trunks of plants.</p>   | <input type="checkbox"/> |
| <input type="checkbox"/>  | <p>The use of red or other primary colored bark, shredded wood, gorilla hair, sawdust-like material, or rubber/artificial bark is <b><u>prohibited</u></b>.</p>  | <input type="checkbox"/> |
| <input type="checkbox"/>  | <p>Concrete mow curbs, composite bender board or metal edging may be used as materials to separate lawn areas from bark or decorative rock areas. Mow curbs, bender boards or metal edging may <b><u>NOT</u></b> be used to separate bark and rock areas. Other edging materials are subject to review and approval.</p> | <input type="checkbox"/> |
| <input type="checkbox"/>  | <p>All Design Requirements have been met with this submittal.</p>  | <input type="checkbox"/> |
| <input type="checkbox"/>  | <p>The timeline for completion of work is within 90 calendar days from the start of work and must be completed before the one-year approved application period expires.</p>  | <input type="checkbox"/> |





**This checklist must be completed and signed by the Owner along with the Architectural Review Committee, (ARC) Application Form**

**Homeowner Use**

Planned Completion Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**ARC Use Only**

APPROVED \_\_\_\_\_

INCOMPLETE \_\_\_\_\_

DISAPPROVED \_\_\_\_\_

Date: \_\_\_\_\_