

# APPENDIX A



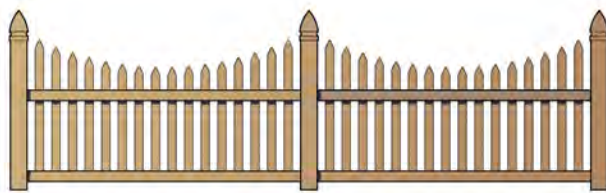
## SINGLE FAMILY RESIDENTIAL LANDSCAPE TEMPLATES

# INTRODUCTION

In addition to the provisions set forth in the Plum Creek – Residential Neighborhood Landscape Design Guidelines these landscape templates will show the bare minimum landscape required for the various lot sizes. In the event of a conflict between the Design Guidelines and these Landscape Templates, the provisions of the Landscape Templates shall control.

## Vinyl Builder Fence:

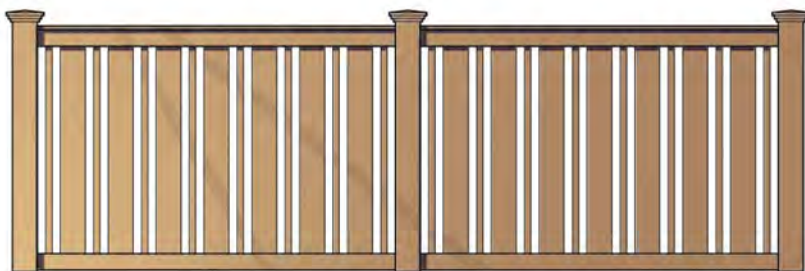
- Optional 3' fence (not required) will terminate minimum of 5' from behind front face of home exclusive or porch.
- 5' rear yard fence will terminate minimum of 5' from behind front of home exclusive of porch.
- 6' solid fence using the 5' fence pattern without gaps will be located along the rear of lots that back to Kohler's Crossing.
- 5' solid fence using the 5' fence pattern without gaps may be located along the side lot lines when adjacent to another residential lot. The gaps are required if facing a public street or alley with the exception to Kohler's Crossing.



3ft  
Plum Creek Picket Fence



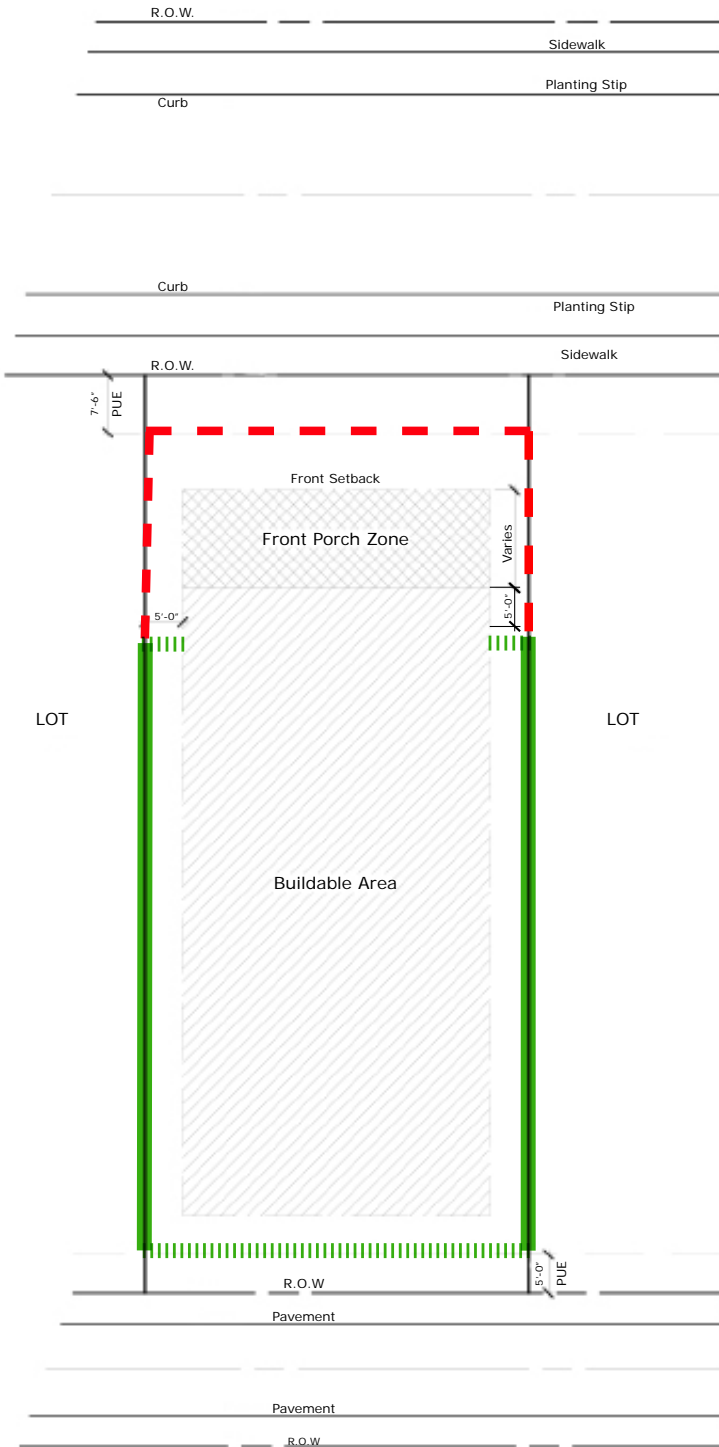
3 ft  
1 & 6" Pickets / 2" Gaps



5 ft  
1 & 6" Pickets / 2" Gaps



- **Note on Color:** Sections 1,2,3,4 & 5 shall only have white fences as illustrated. Sections 6 and beyond shall only use the clay fences as illustrated.



**3' Front Yard Fence**

- Picket or picket & plank (Optional)

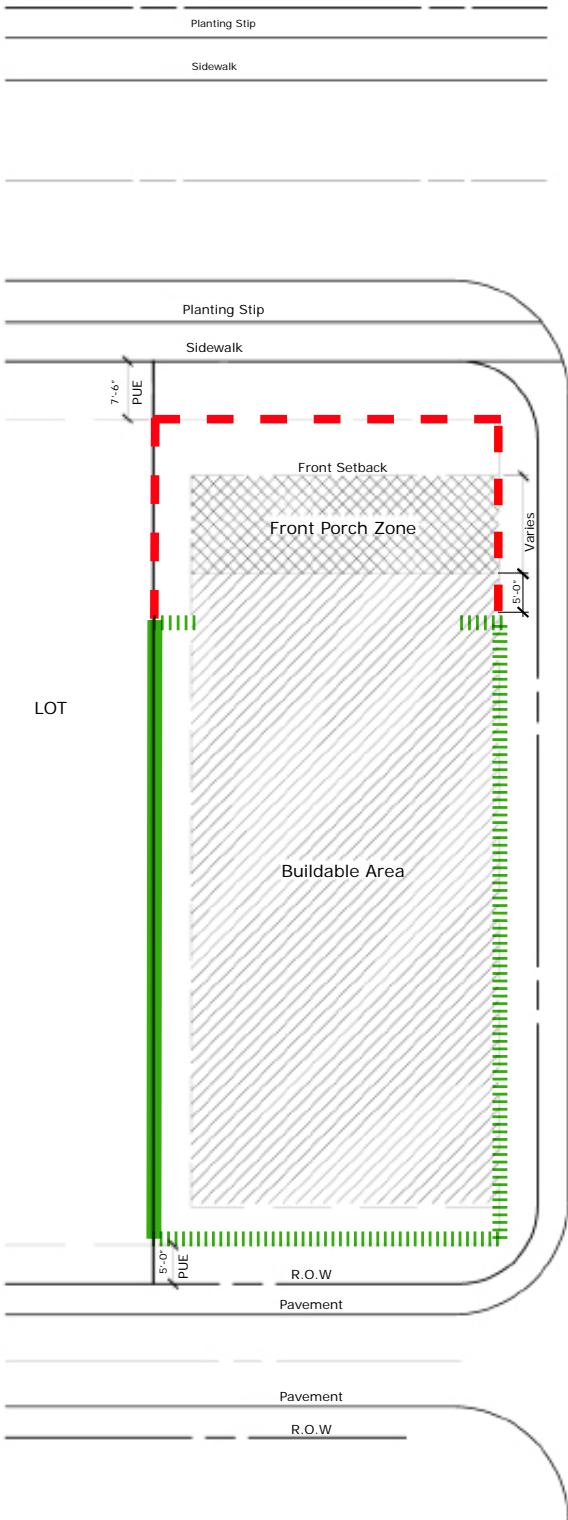
**5' Rear Yard Fence**

- Fences shall be located along property boundaries and outside of any PUE's on lot. 5' picket & plank option in clay allowed.

**5' Side Yard Fence (lot to lot)**

- 5' picket & plank option in clay allowed or solid 5' fence in clay allowed.

# Typical Internal Lot



# Typical Lot Abutting Alley

### 3' Front Yard Fence

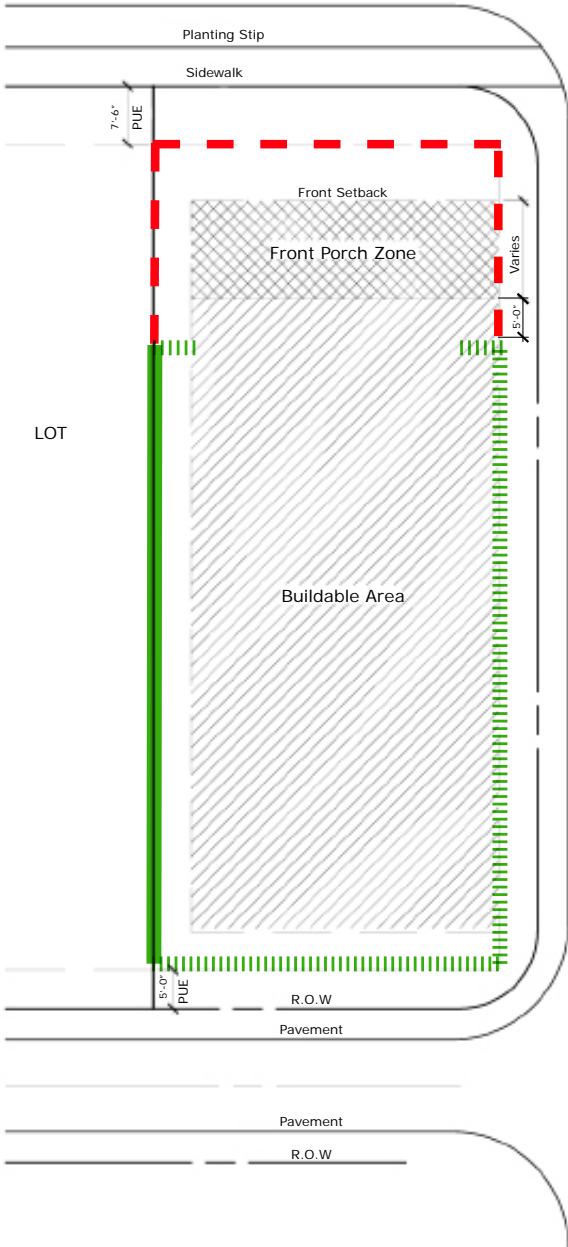
- Picket or picket & plank (Optional)

### 5' Rear Yard Fence

- Fences shall be located along property boundaries and outside of any PUE's on lot. 5' picket & plank option in clay allowed.

### 5' Side Yard Fence (lot to lot)

- 5' picket & plank option in clay allowed or solid 5' fence in clay allowed.



**3' Front Yard Fence**

- Picket or picket & plank (Optional)

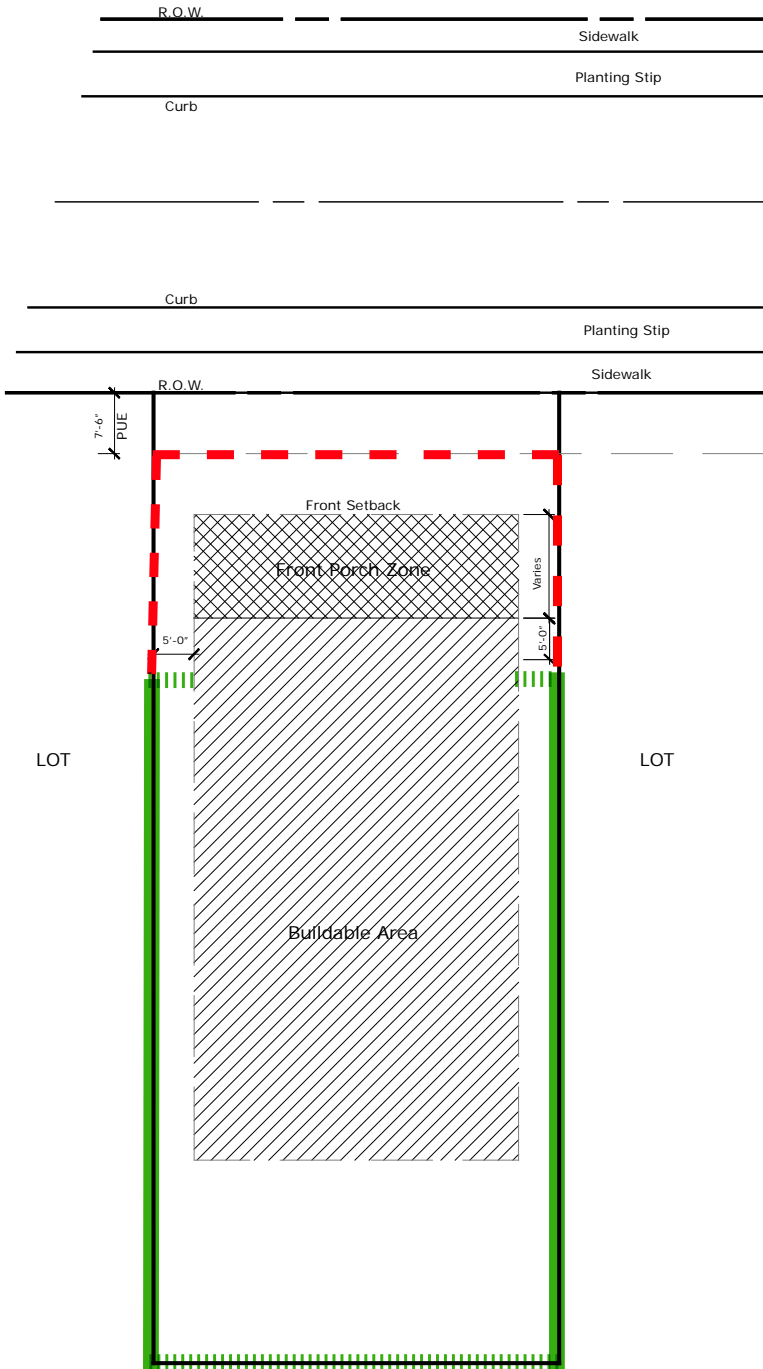
**5' Rear Yard Fence**

- Fences shall be located along property boundaries and outside of any PUE's on lot. 5' picket & plank option in clay allowed.

**5' Side Yard Fence (lot to lot)**

- 5' picket & plank option in clay allowed or solid 5' fence in clay allowed.

**Typical Corner Lot**



**3' Front Yard Fence**

- Picket or picket & plank (Optional)

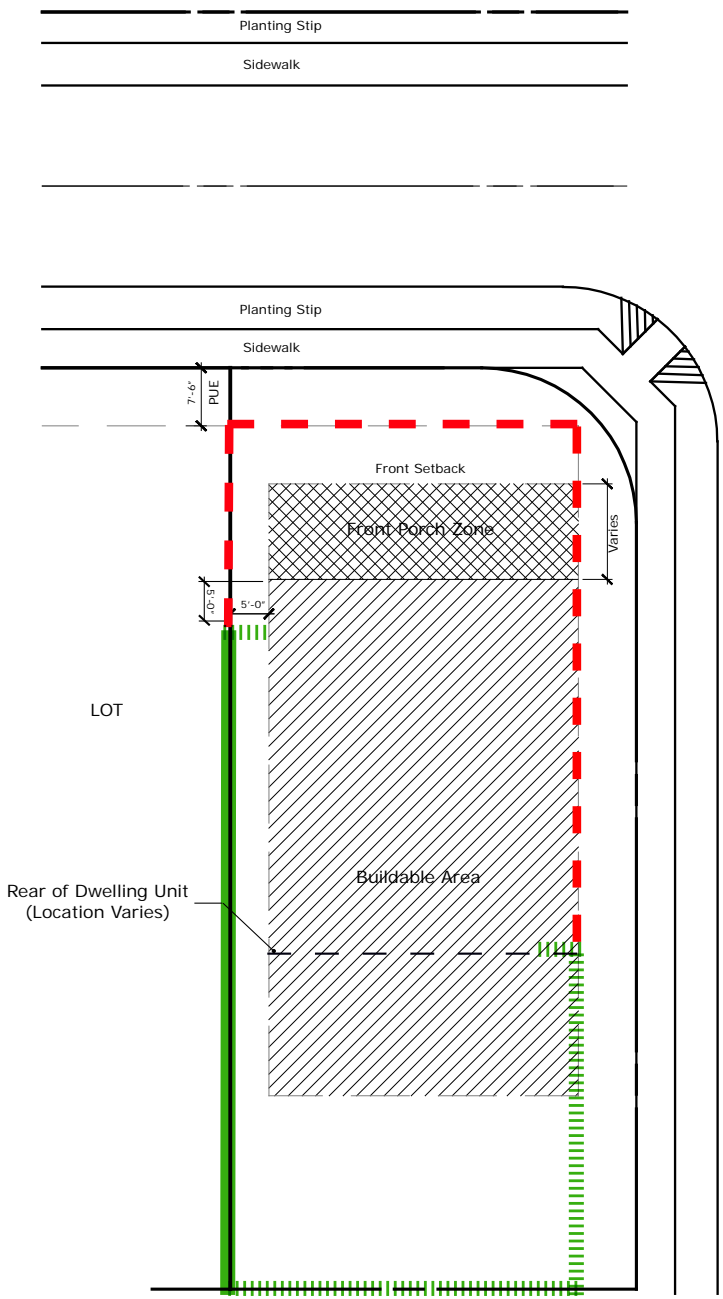
**5' Rear Yard Fence**

- Fences shall be located along property boundaries and outside of any PUE's on lot. 5' picket & plank option in clay allowed.

**5' Side Yard Fence (lot to lot)**

- 5' picket & plank option in clay allowed or solid 5' fence in clay allowed.

## Typical Internal Lot (Front Loaded)



**3' Front Yard Fence**

- Picket or picket & plank (Optional)

**5' Rear Yard Fence**

- Fences shall be located along property boundaries and outside of any PUE's on lot. 5' picket & plank option in clay allowed.

**5' Side Yard Fence (lot to lot)**

- 5' picket & plank option in clay allowed or solid 5' fence in clay allowed.

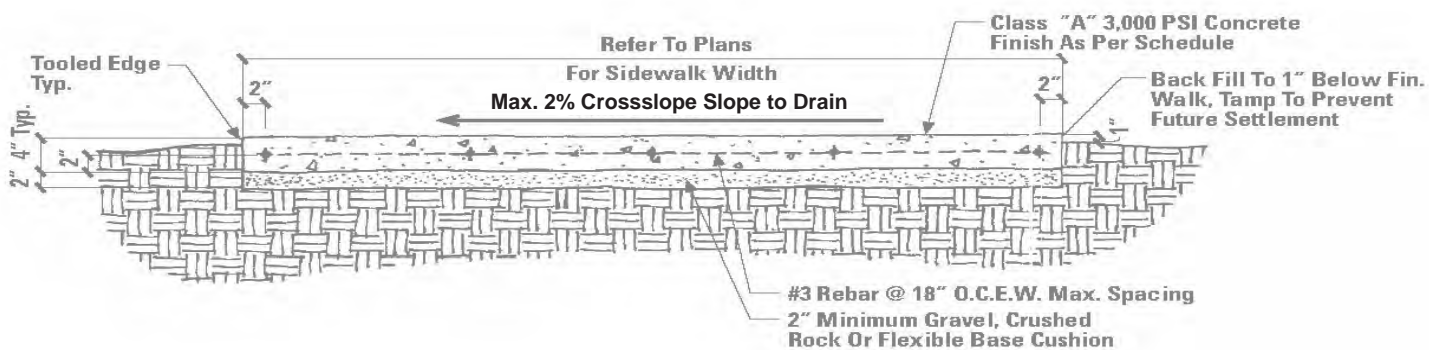
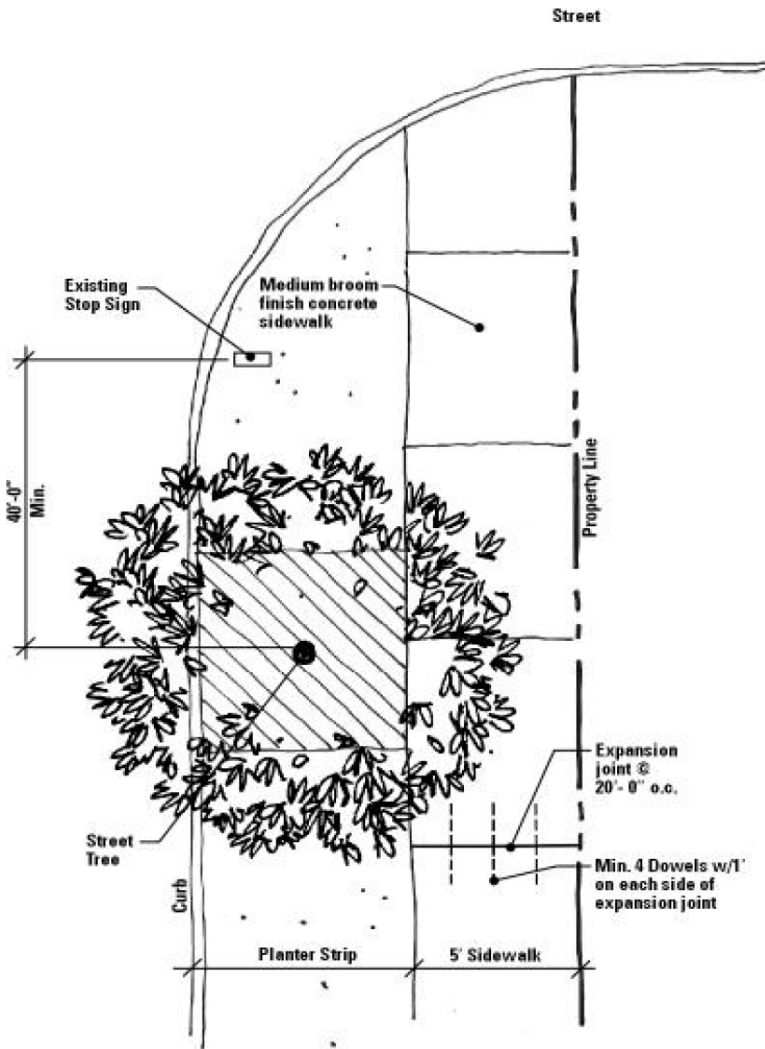
# Typical Corner Lot (Front Loaded)

# Street Sidewalks

All street sidewalks within Plum Creek shall be a minimum of five feet (5') wide and are to be located equal distance from the back of a curb. The illustrations to the left show the minimum design standards for all sidewalks. All sidewalks are to be constructed in a uniform manner of conforming materials to produce a consistent appearance.

All sidewalks shall be constructed utilizing the following construction standards:

- All sidewalk construction shall meet or exceed the county and municipal standards.
- Expansion joints shall occur a min. of every twenty feet (20') on center and shall be dowled 1' both sides of joint.
- Scored joints shall occur every five feet (5') on center.
- Concrete placed between expansion joints shall be completed in one pour.
- Expansion joints shall be used where the new sidewalk connects with the existing sidewalk or with driveways.
- Manholes and valve boxes located within sidewalks shall be flush with the concrete paving.
- Surfaces to have medium broom finish.





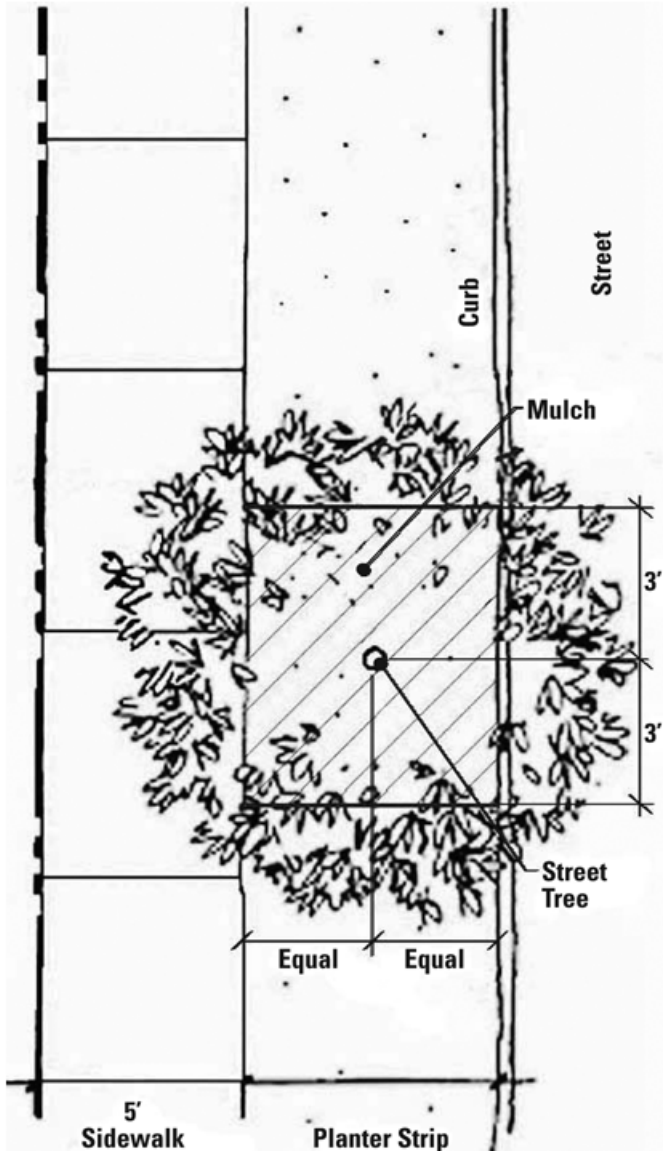
## Street Trees

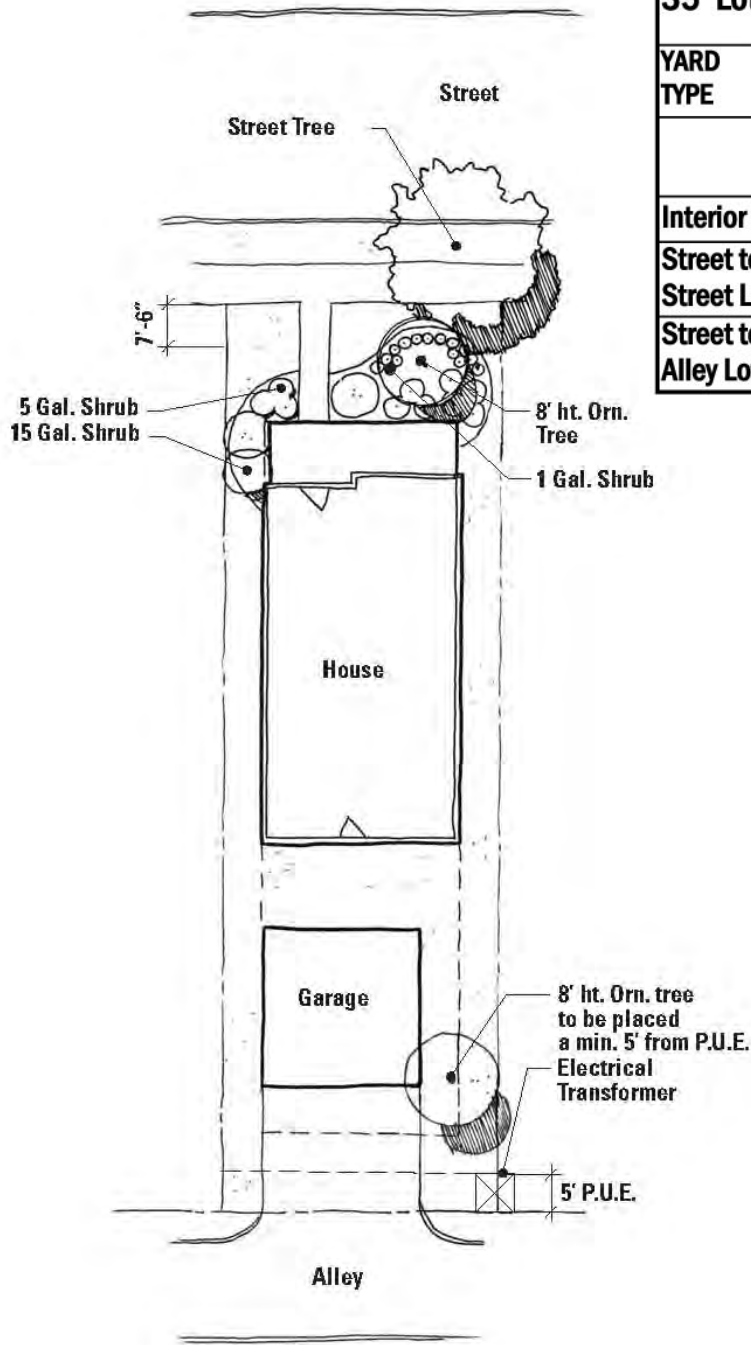
Trees along the Streets are to be three inch (3") minimum caliper trees and installed within the planter strip. The trees are to be planted equal distance and the planter strip area shall be sodded with Habiturf. Allow a 3' radius of mulch around the tree trunk. Trees along a street shall not be changed without prior consent from the Reviewer. For all 35' and narrower interior and street to alley lots, one tree shall be planted in the front yard planter strip. For Lots wider than 35', one street tree shall be planted in the front yard planter. In addition one tree every 40' shall be planted on the side street planter strip.

- At street intersections, a fifty-foot (50') by fifty-foot (50') sight distance triangle from curb is mandatory.
- Street tree types will be selected by community developer.
- Street trees shall not be located within 40' of a stop sign.

**\* Note:**

- (1) Locate fencing outside P.U.E.
- (2) Irrigation designs shall not allow over spray on the fencing.

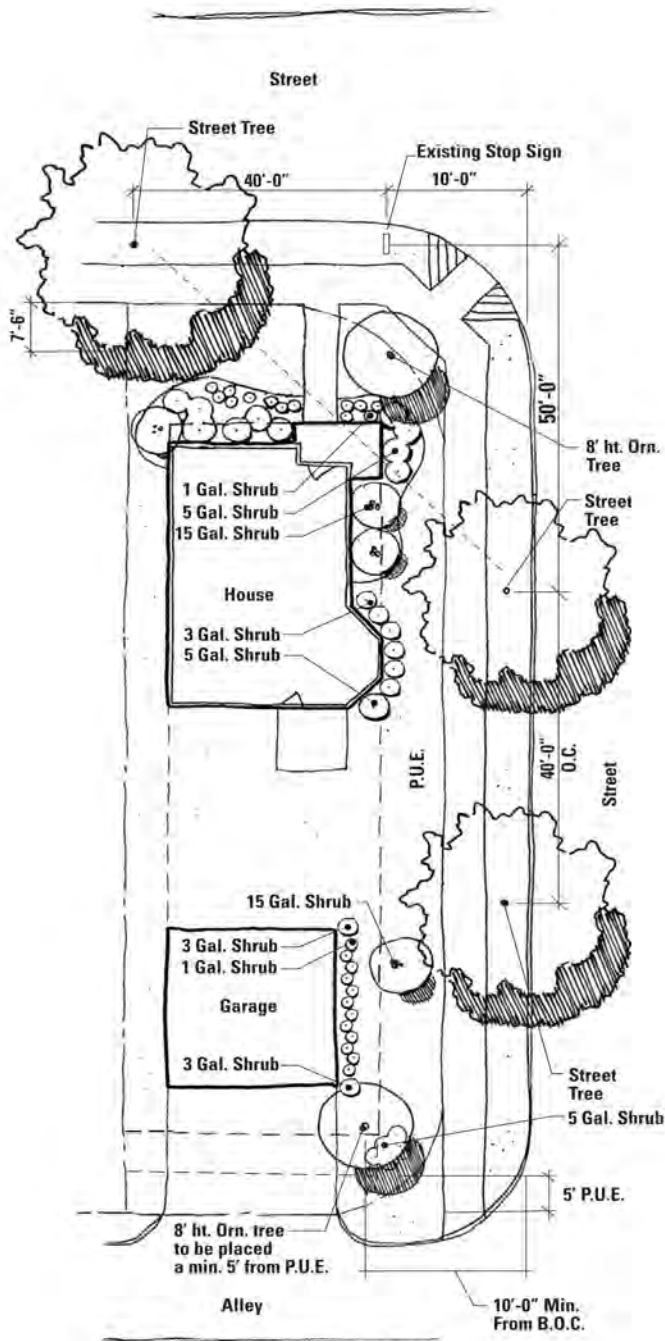




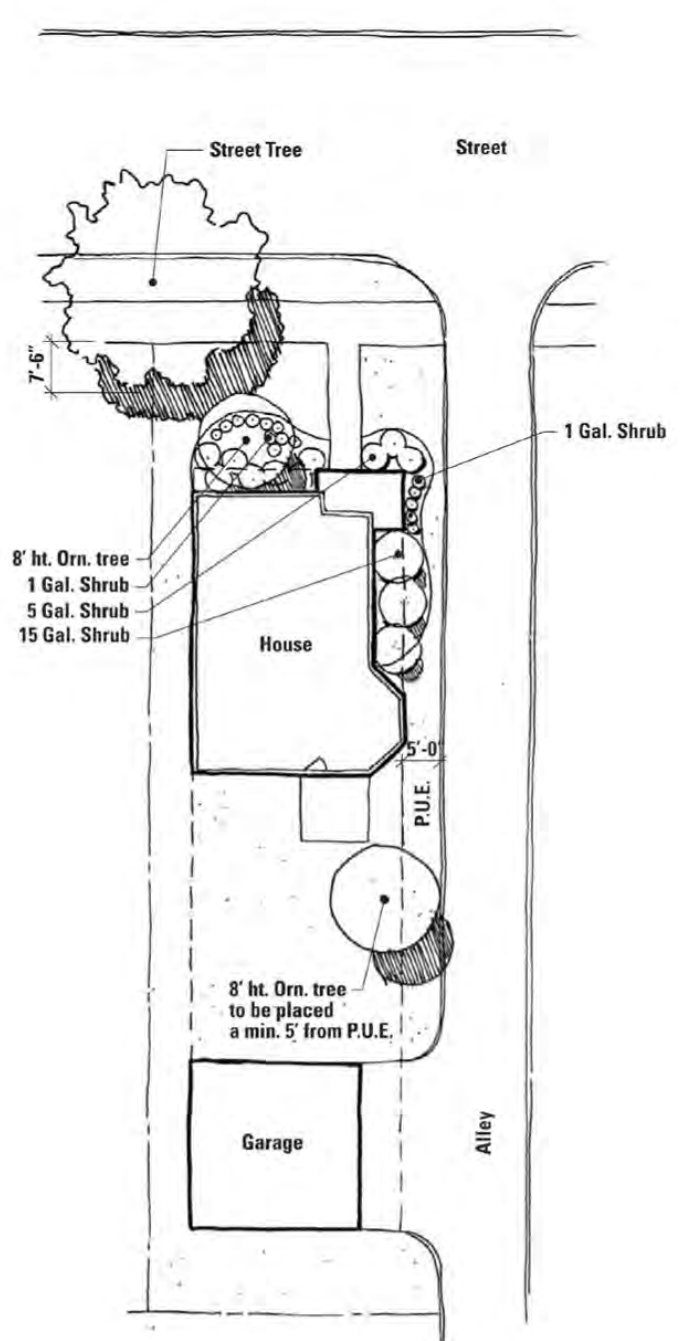
35' Lot Product						
YARD TYPE	Street Trees *	Canopy Trees	Ornamental Trees	Shrubs		
				3" Street Tree	3" Canopy Tree	8' ht. Tree
Interior Lots	1	0	2	3	10	15
Street to Street Lots	2	0	2	4	10	15
Street to Alley Lots	1	0	2	3	10	15

\* Street trees to be located in front yard planter strip or side street planter strip

## 35' Interior Lots



**35' Street to Street  
Lots**

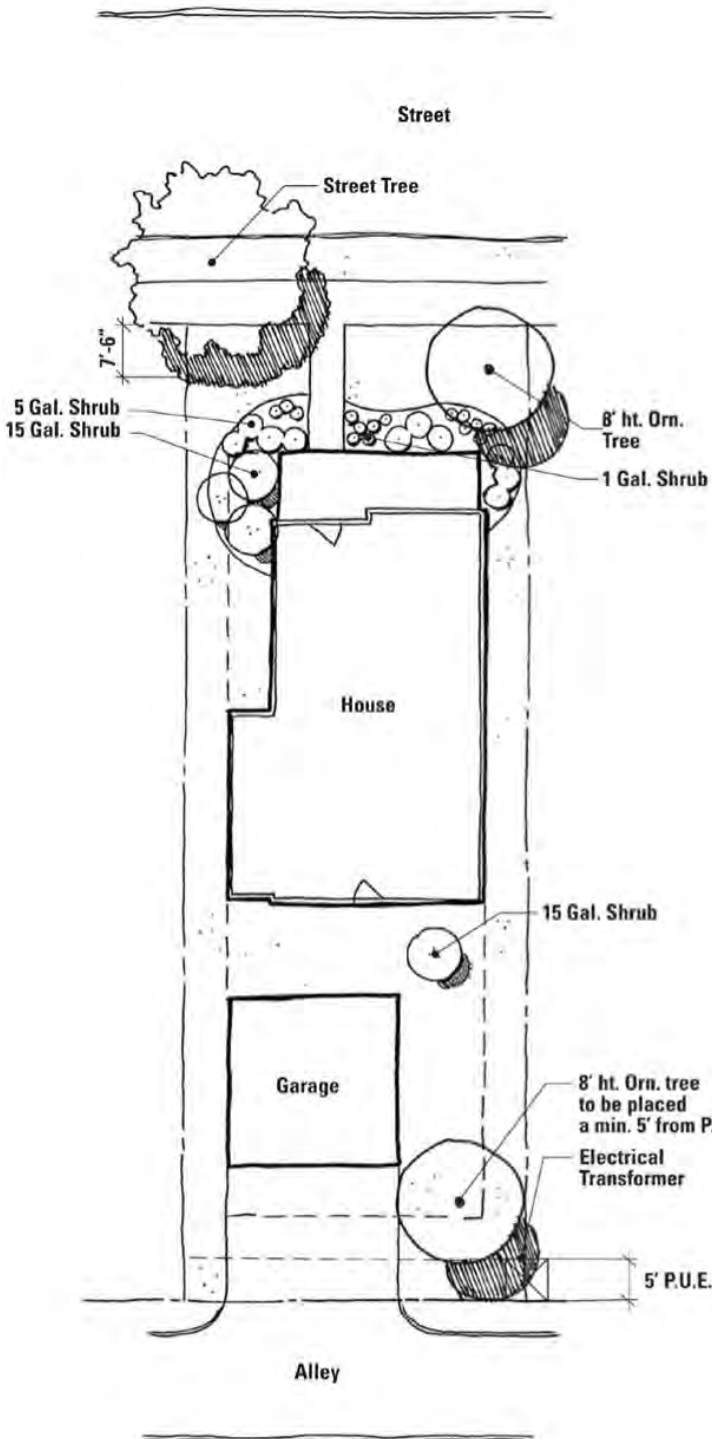


**35' Street to Alley  
Lots**

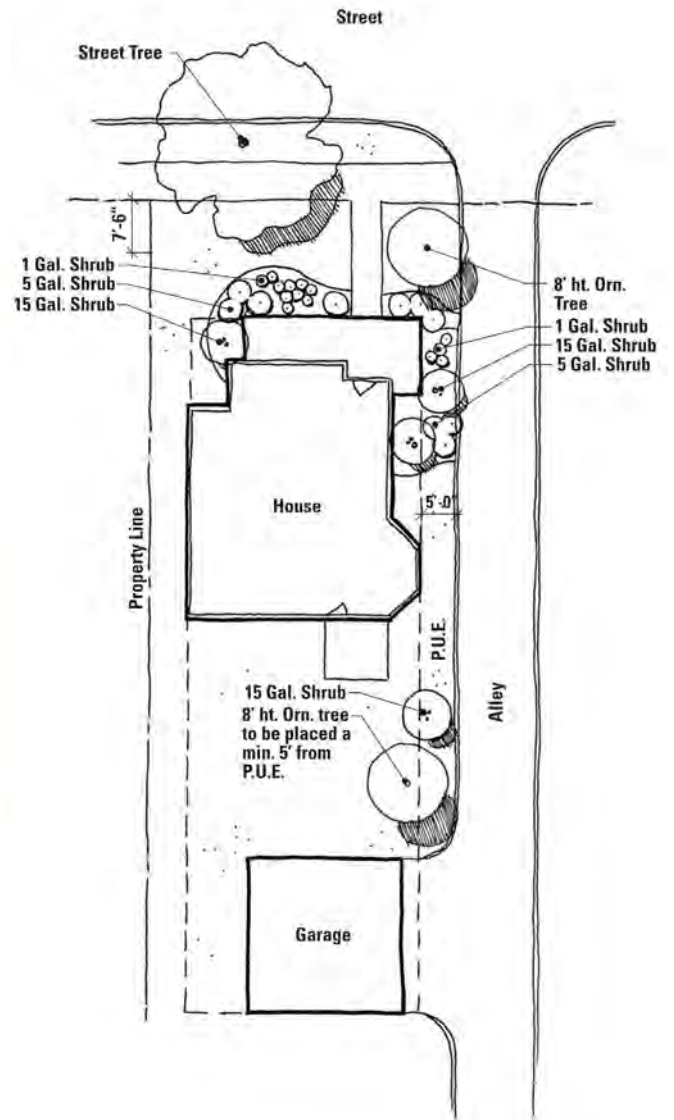
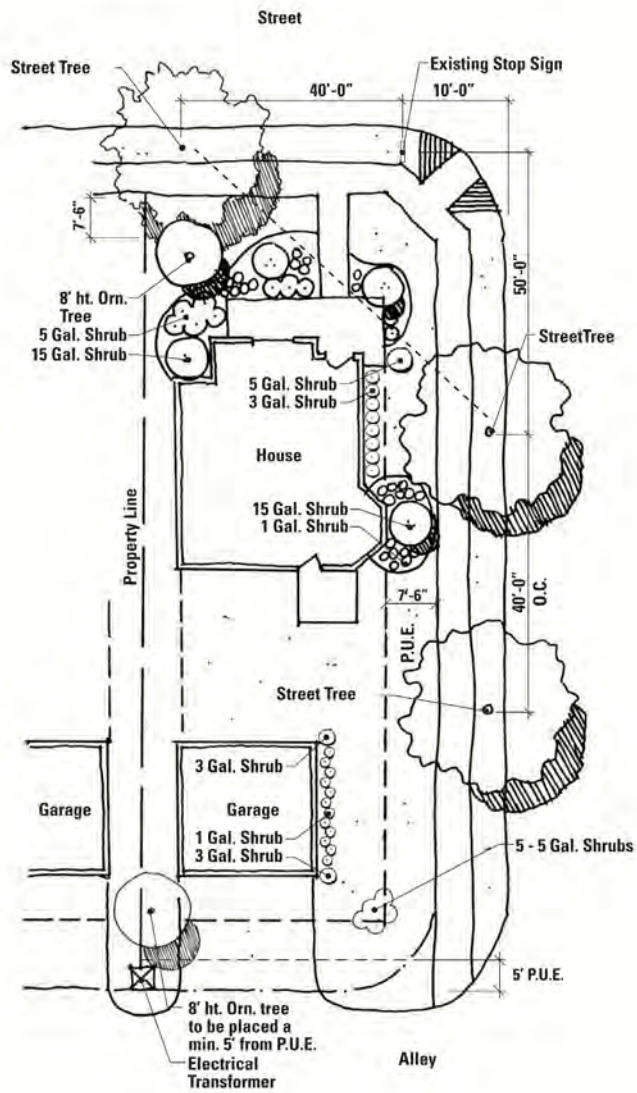
## 40' - 45' Lot Product

YARD TYPE	Street Trees *	Canopy Trees	Ornamental Trees	Shrubs			
				3" Street Tree	3" Canopy Tree	8' ht. Tree	15 Gal
Interior Lots	1	0	2	4	10	0	15
Street to Street Lots	3	0	2	4	15	2	29
Street to Alley Lots	1	0	2	4	10	0	14
Front Load Interior Lots	1	1	2	4	10	0	15
Front Load Corner Lots	3	1	2	4	12	0	31

\* Street trees to be located in front yard planter strip or side street planter strip

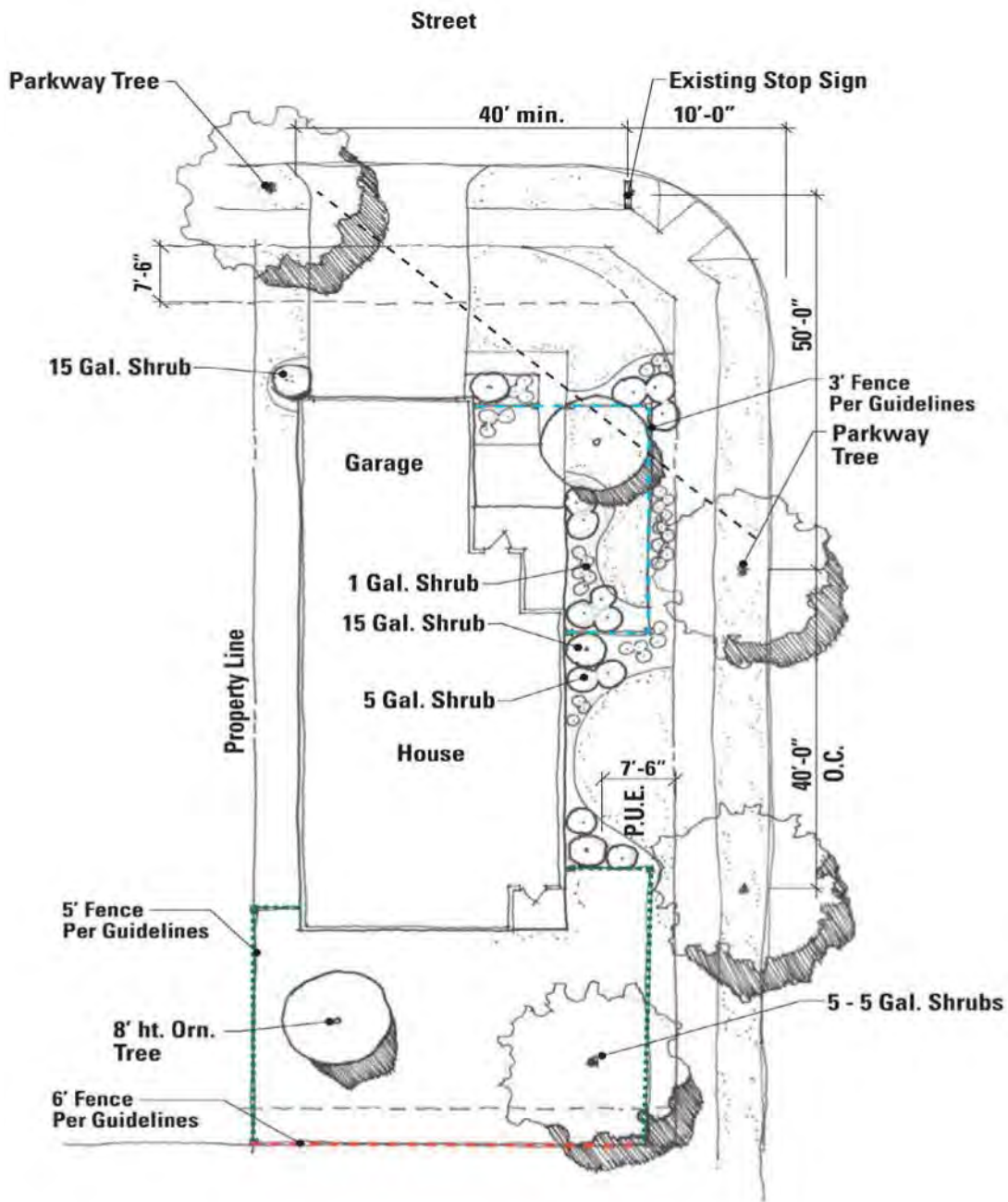


## 40-45' Interior Lots

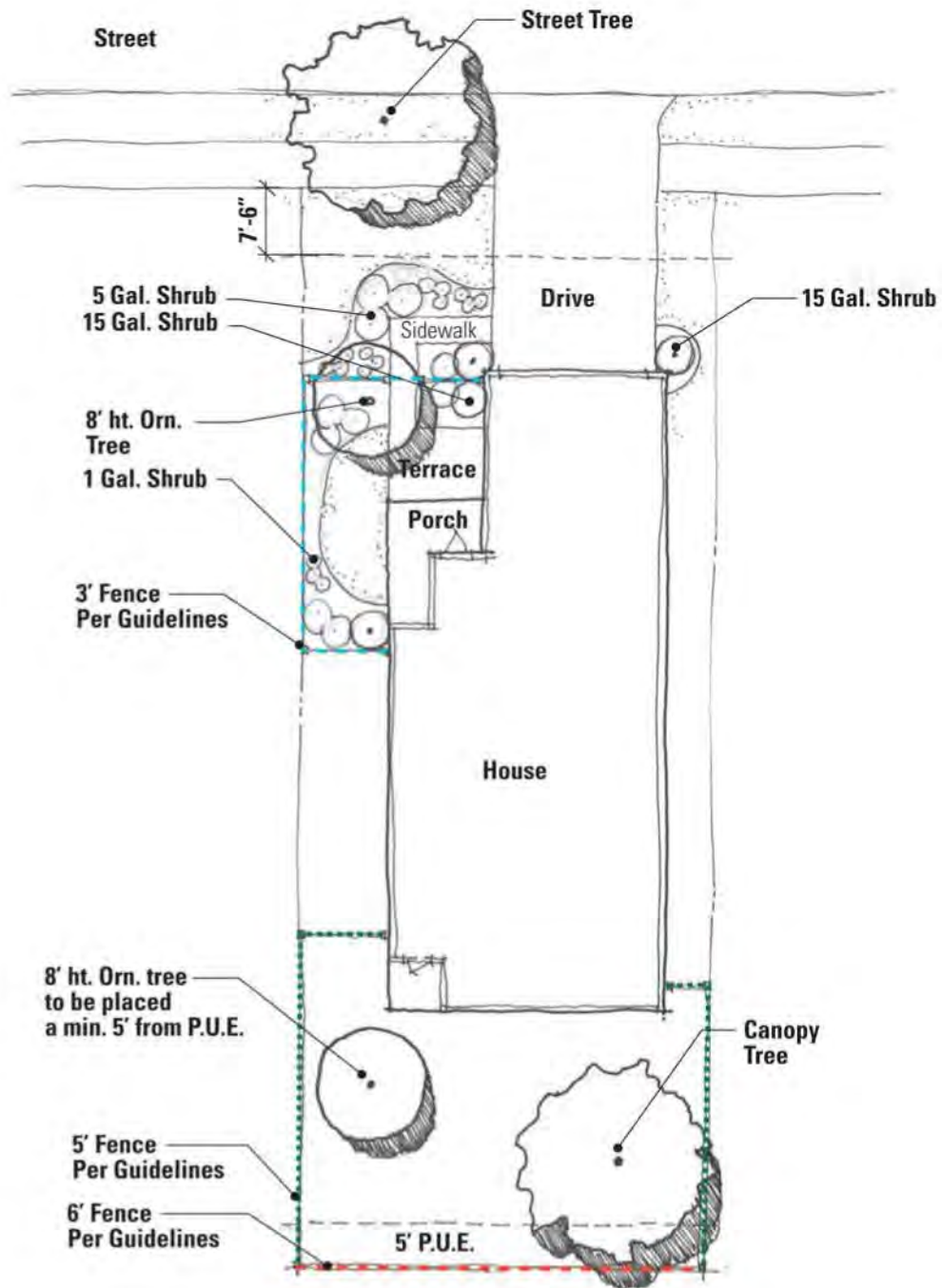


**40-45' Street to Street  
Lots**

**40-45' Street to Alley  
Lots**



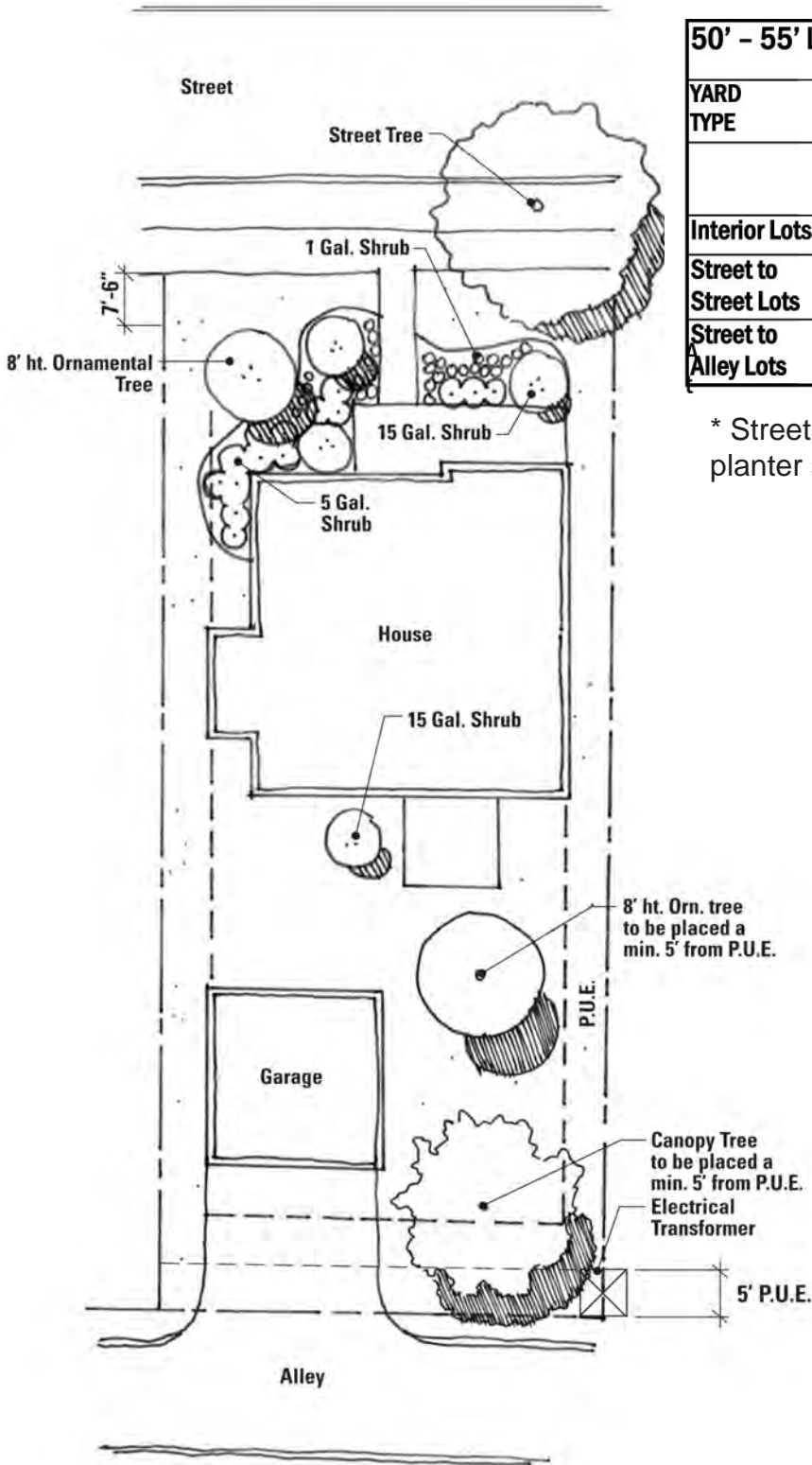
## 40-45' Front Load Corner Lots



## 45' Front Load Interior Lots

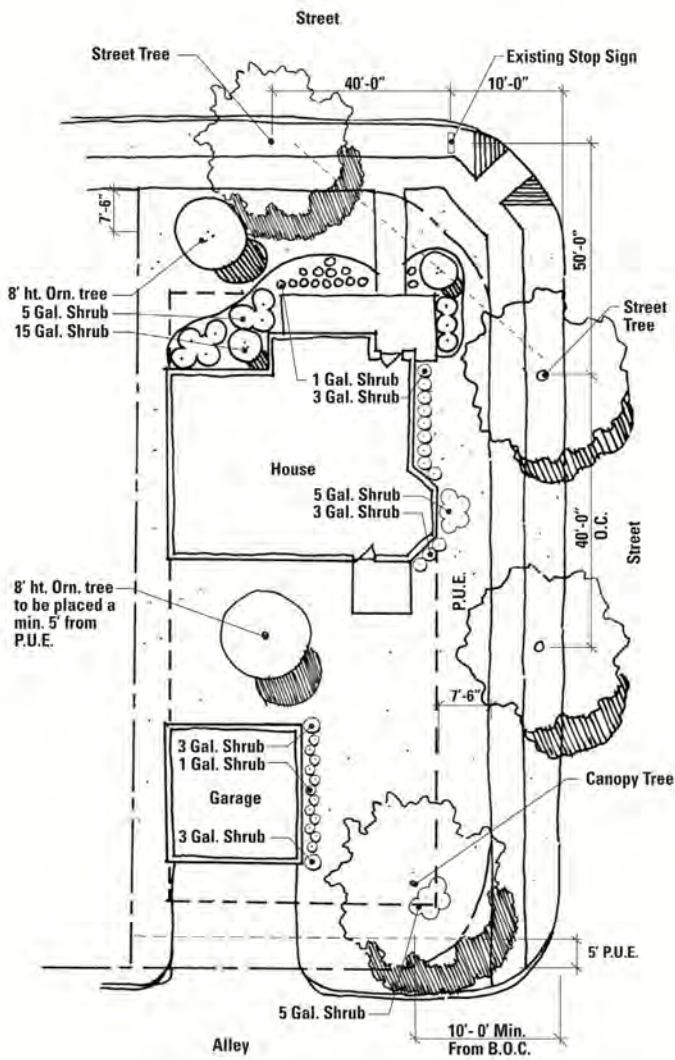
50' - 55' Lot Product						
YARD TYPE	Street Trees *		Ornamental Trees	Shrubs		
	3" Street Tree	3" Canopy Tree		15 Gal	5 Gal	1 Gal
Interior Lots	1	1	2	4	15	28
Street to Street Lots	3	1	2	2	20	15
Street to Alley Lots	1	1	2	2	15	15

\* Street trees to be located in front yard planter strip or side street planter strip

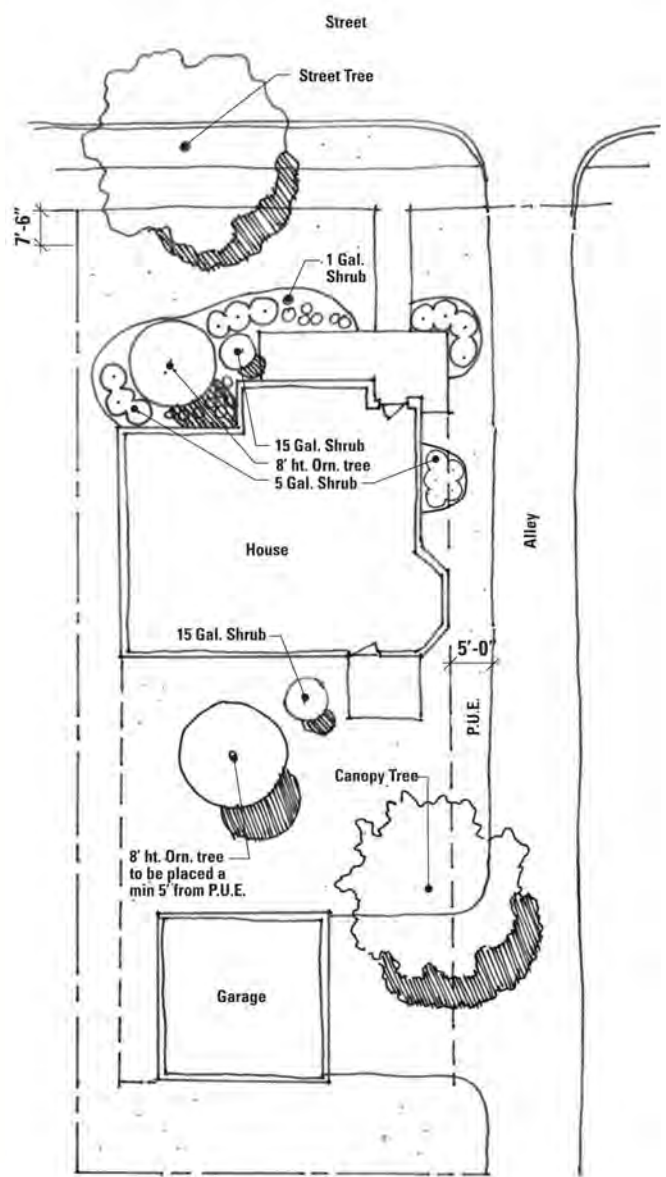


## 50-55' Interior Lots

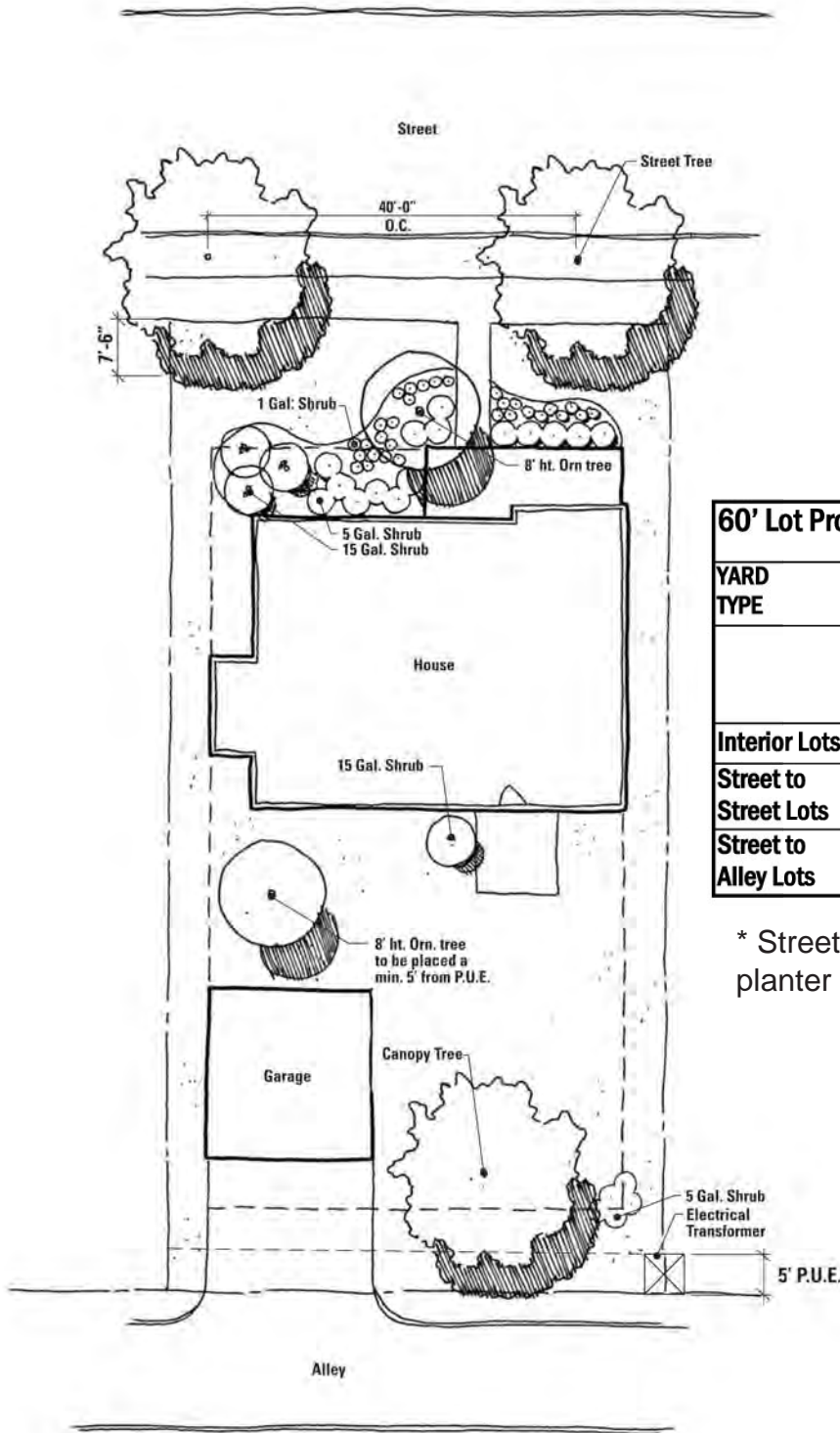




**50-55' Street to Street  
Lots**



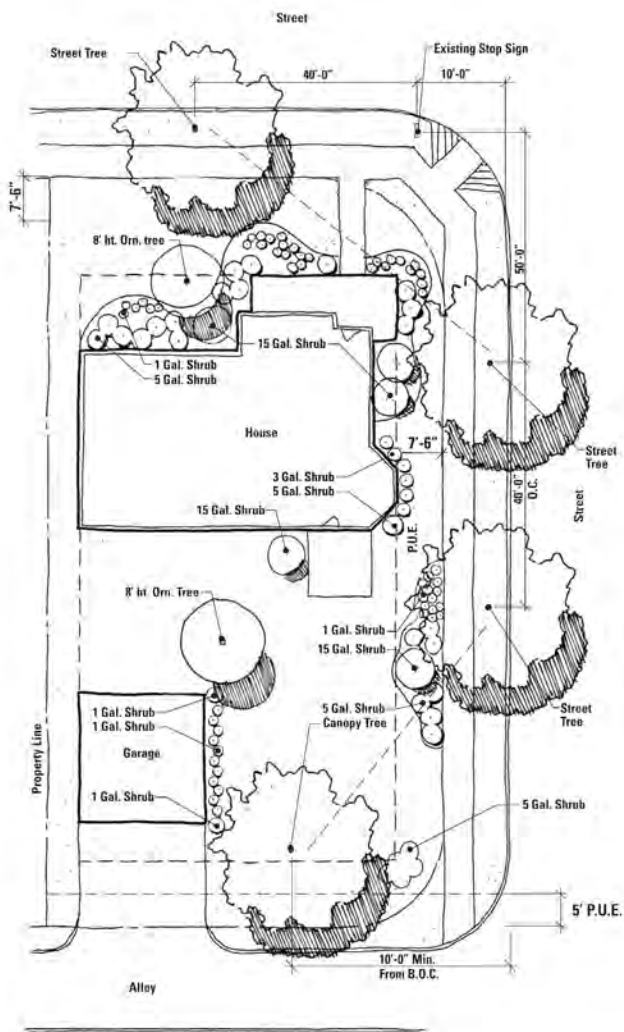
**50-55' Street to Alley  
Lots**



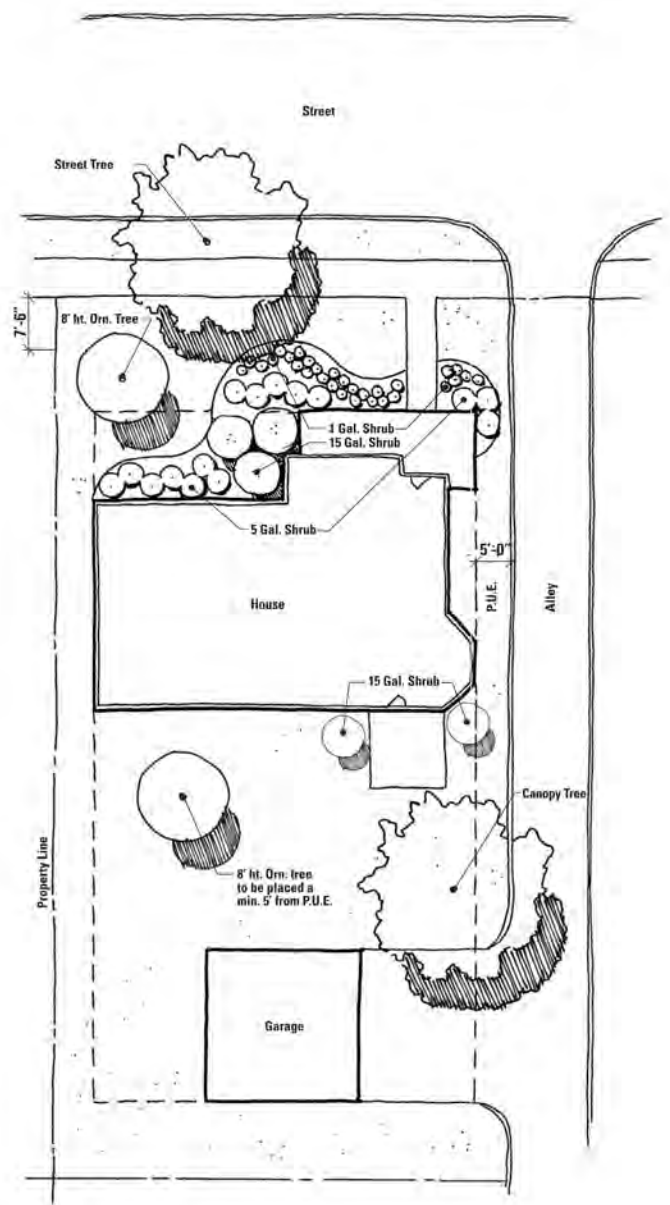
60' Lot Product						
YARD TYPE	Street Trees *	Canopy Tree	Ornamental Trees	Shrubs		
				15 Gal	5 Gal	1 Gal
	3" Street Tree	3" Canopy Tree	8' ht. Tree			
Interior Lots	2	1	2	5	20	30
Street to Street Lots	3	1	2	5	27	44
Street to Alley Lots	1	1	2	5	15	30

\* Street trees to be located in front yard planter strip or side street planter strip

## 60' Interior Lots

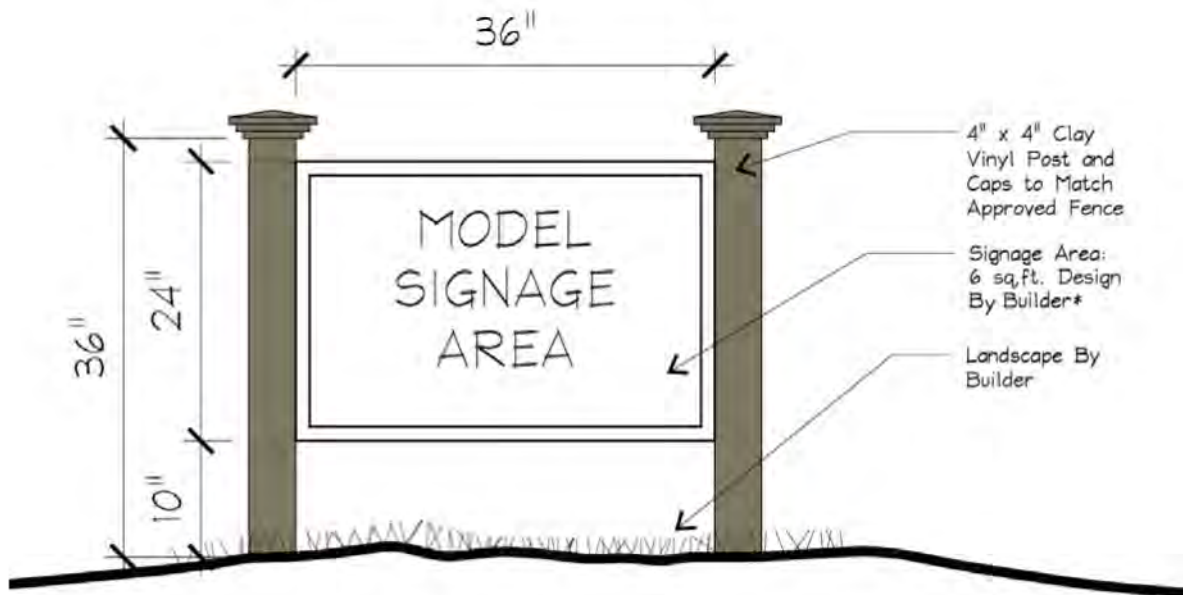


**60' Street to Street  
Lots**



**60' Street to Alley  
Lots**

## Model Home Signage

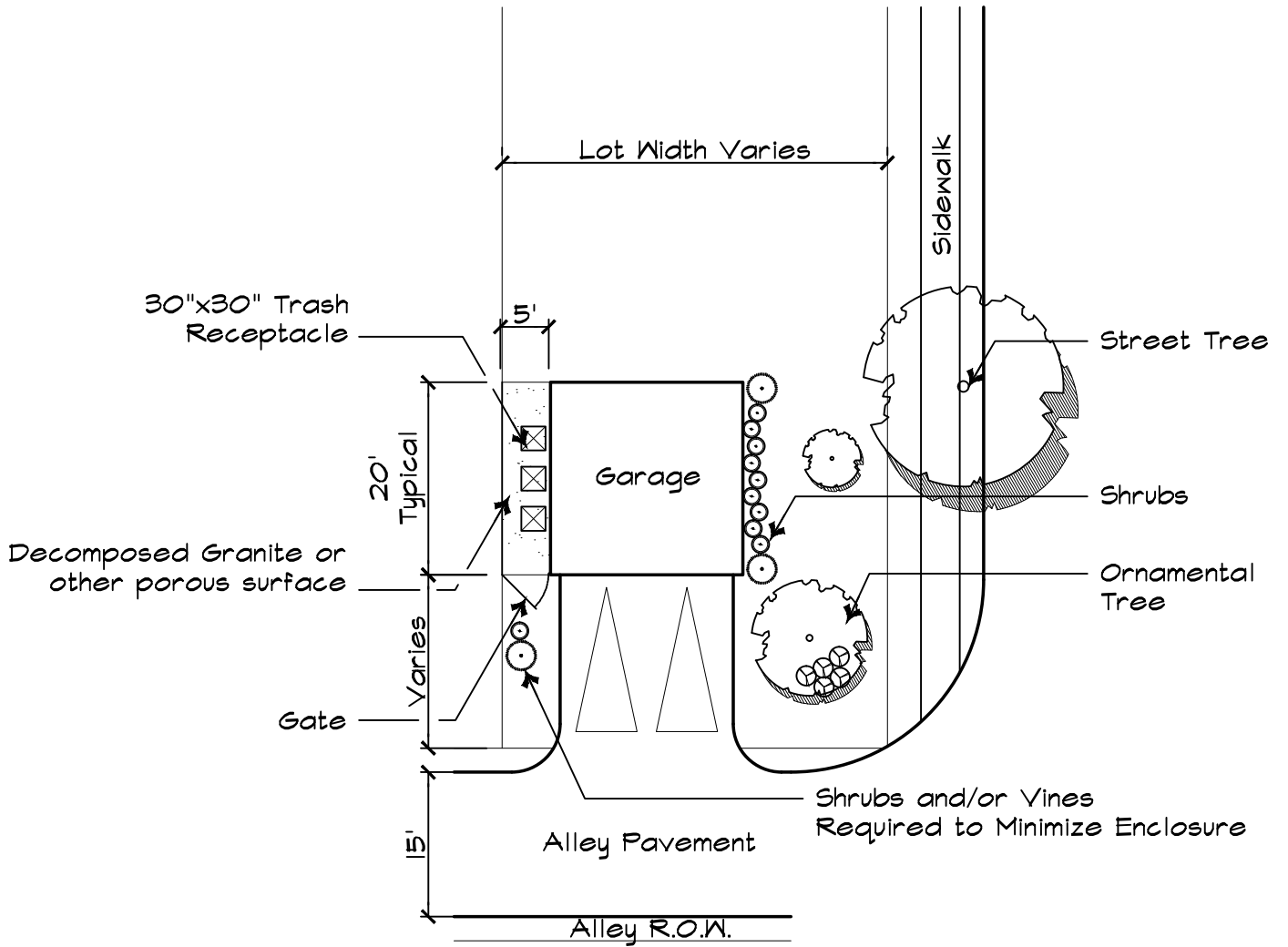


## Home Numbers - Alley Side of Home

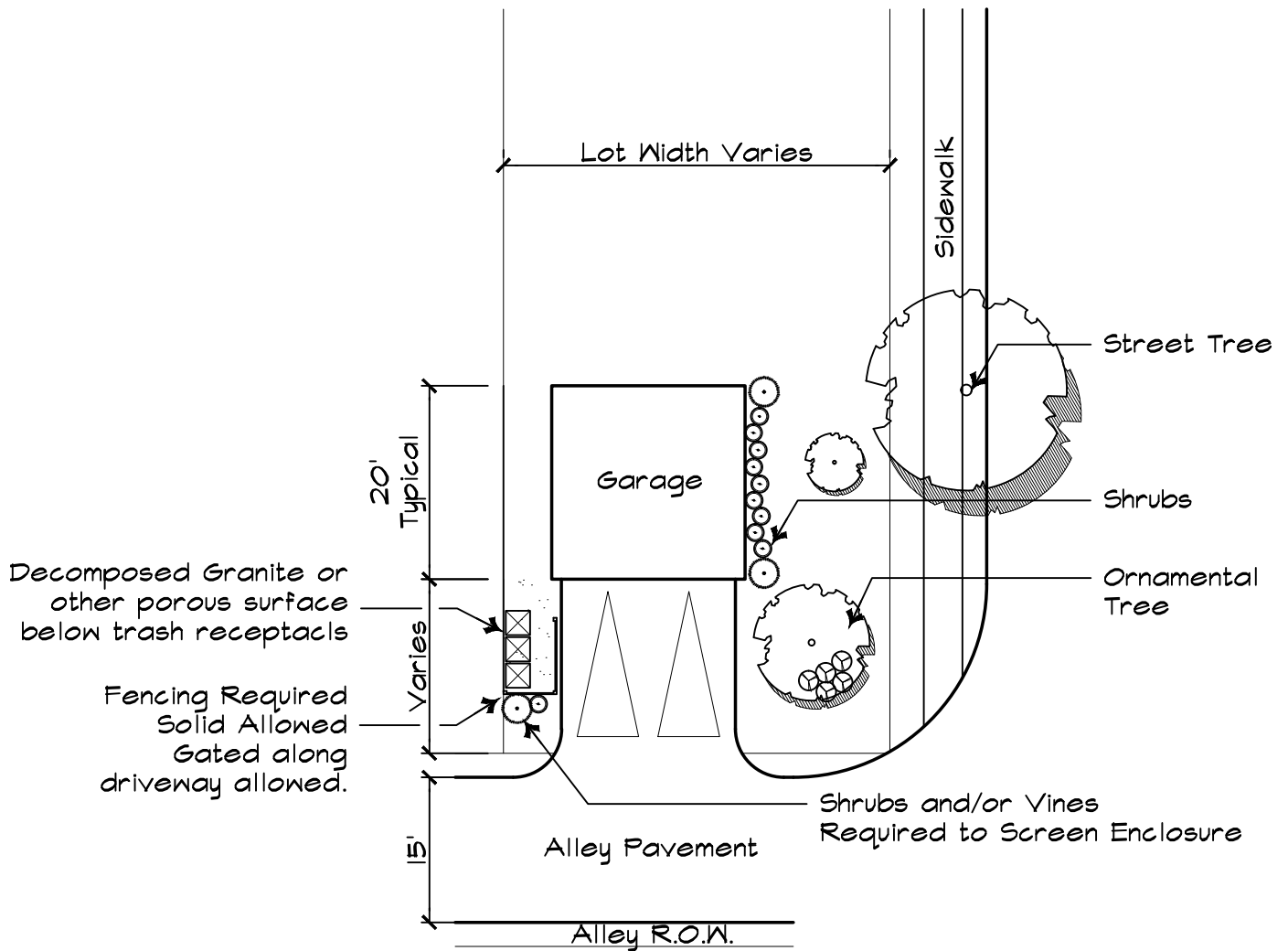
In addition to the numbering system on the front of a home the street number will be required on the face of the alley adjacent to the garage door. The numbers should be located 5' above the ground plane and should be 4" matte black metal letter form. It is preferred that the numbers be located just below a wall mounted sconce light to illuminate and make the numbers visible at night.

## Exposed Slabs

Brick and stone ledges shall be stepped so that no exposed slabs greater than 18" from finished grade exist. In addition, homes with siding shall have no exposed slabs greater than 12" from finished grade. Exposed slabs visible from streets or other public areas must be screened by shrubs that are a minimum of 3 gallons installed a minimum of 3' on center 2' in height.



Typical Trash/Recycle  
 Bin Layout  
 Option A



Typical Trash/Recycle  
Bin Layout  
Option B