

ELKHORN PEAKS

Landscaping & Fencing Improvements

All improvements to the exterior of homes and lots at Mountain View Meadows, by Covenants, require DRC approval. Before installing any landscaping, fencing or other exterior improvement to your home or lot, you need a DRC signed, dated and approved plan.

Landscapers must sign and include a *Landscaping Site Plan Understanding* along with each landscaping plan submitted for approval. This form is available from the MVM office or by emailing April.MVM@hotmail.com. The provided "Landscaping Plan Checklist" must accompany landscape plan submittals before DRC review. All landscaping must be serviced by a professionally installed underground water system.

Landscaping. You may submit a hand-drawn landscape plan outlining the house and any other improvements such as driveways, fences, decks, sheds, and patios. We suggest using your home's site plan for the basis of your landscape plan. Use the checklist to guide you to be sure you show on your plan all the required information including dimensions and shapes of planting beds and location, color and type of all ground materials. The varieties of flowers, plants and shrubs in planting beds are not required but place an x where each is located. All tree species must be clearly identified along with the spacing between and beside trees and the distance from trees to lot lines, driveways, sidewalks, utility boxes and lamp poles. Bark and rock planting bed mulch must be neutral in color. No shiny, red, white or lava mulch permitted. Edging is required to separate planting beds from sod. Identify material and color of edging on your plan. No rubber or plastic edging is permitted. Initial landscaping must be completed within one year of closing on your home. Adding plant materials to your planting beds over time does not require approval. However, additions of new planting beds, trees or changes in ground cover require a new plan submittal.

Fencing is optional and requires a separate fencing plan submittal. However, should you elect to fence now, include basic fencing information on your landscape plan such as type, location, color, and height so that we have a better understanding of your overall landscape plan. Set-backs must be clearly indicated (by measurement). Set-backs include 4' from front corners of house, a minimum 6" from adjacent property lines, and one foot from front and side public sidewalks. A 4' set back is required for rear yard fencing on lots that back onto sidewalks or pavement to prevent injury or damage to fences from people utilizing public walkways or rights-of-way. See reverse side for details. It is highly recommended to place fences in a one to two-foot wide swath of rock mulch for ease of maintenance. Approved side and rear yard fencing materials include black or bronze square-tubed metal and approved non-white vinyl. Wood fences are not permitted. Heights for side and rear yard fencing may not exceed 6'. Front yard fencing no higher than 4' will be considered for approval based on style and color. Please be aware that adjacent property owners have the right to install an approved solid privacy fence regardless of the type, color or height of any adjacent fencing. Before installing a new fence, submit a separate detailed fencing plan for approval.

Retaining Walls are permitted with approval of style and color so long as they do not interfere with lot drainage. For approval, include on your landscape plan the location, height, materials, style and color of the proposed retaining wall(s). Include a photo/image of the proposed material. You may be asked to provide a sample of the retaining wall product.

Landscape Appurtenances such as walkways, raised garden beds, firepits, hot tubs, etc. are permitted within a privacy fence so long as they do not extend above the fence. Appurtenances outside privacy fences or those that can be seen above the fence require DRC review and approval. Provide detailed information with your landscape plan regarding your intended appurtenances. Approval may be determined based on safety to others, appropriate materials and color, location and screening from neighboring properties.

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(Lots located below the power line easement)
Landscaping Details

Xeriscape: Professionally designed xeriscape plans will be considered for approval. Otherwise, please adhere to the following standards:

Front Yard Landscaping: A minimum 36" deep planting bed with any combination of flowers, bushes and decorative grasses is required along the front of the home and wrapped to 4' back from the front corners of the home. Planting beds may curve but not meander significantly in shape. The remainder of the front yard must be covered in sod or a combination of sod and additional planting beds along with optional ornamental or shade trees. Planting beds must be separated from sod by natural or colored concrete edging or black, green or bronze steel edging. On your submitted plan, show front of house planting bed dimensions and the shape and location of any additional beds, all tree species and locations along with edging materials and color. Include on your plan the location, type, color and size (if applicable) of all ground cover. Landscape boulders will be considered for approval if scaled to lot size.

Side and Rear Yard Landscaping: Side and rear yards may be any combination of sod, planting beds and rock mulch as long as approved edging separates sod from planting beds. A minimum three feet of gravel/rock mulch is required around the foundation of the home to help keep irrigation water away from foundation and siding. No plant material is required in this area so long as the width remains under four feet. If foundation rock mulch exceeds 4' in width, plant coverage is required every linear four feet. Areas with rock mulch exceeding 6' in width require additional plant coverage to be determined by the DRC. Rock mulch xeriscape without plant coverage as well as seeded grass is permitted within an approved privacy fence. However, landscape plans must indicate all ground coverage material whether-or-not contained within a privacy fence. In addition, all trees must be clearly indicated by species and location, including distances from lot lines. Landscape boulders may be approved if scaled to lot size.

Boulevard Landscaping includes a minimum of two 1 ½" caliper boulevard trees and sufficient green coverage to meet city requirements of 60% green coverage over a five-year period. Trees and plants must be set in approved 1 ½" screened (tan/gray mix) rock mulch. Approved boulevard trees include Discovery Elm or other disease-resistant elm cultivars in front boulevards set approximately 25' apart, and no closer than 30' from adjacent lot trees without DRC approval. Set trees approximately 10' from light poles and driveways and no closer than 4' from utility boxes. These distances must be clearly indicated on your landscape plan. Tree species and caliper along with the required 4' high black mesh deer protectors and tree staking must be clearly indicated on your plan.

Corner Lot Boulevard Landscaping: If your home is located on a corner, you will need to landscape and maintain the side boulevard and street corner. Side boulevards should follow the same design as front boulevard landscaping with trees starting approximately 25' from the center of the ADA ramp and spaced evenly approximately 35' apart. Plants less than 30" tall set in approved boulevard rock mulch are required in the triangular opening of the ADA ramp.

Lots that Back onto Rear Sidewalks or Rights-of-way: City regulations require homeowners to landscape and maintain all adjacent boulevards and rights-of way including those located at the rear or side property lines. Required landscaping in boulevards along Runkle Parkway include Norway Maple trees set 30'-35' apart in approved boulevard rock mulch with a selection of plant material that meets the city standard of 60% green coverage over a five year period. A 4' set-back from sidewalks or pavement is required for rear-yard fencing to avoid injury to people or damage to fences from people utilizing rear sidewalks and public rights-of-way. The area between the pavement and the fence must be landscaped with approved rock mulch with optional plant coverage.