

# Sun City Lincoln Hill ARC Application Checklist

## Landscape - Plants & Trees

## Checklist 19

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 \_\_\_\_\_

#### Required Documents

- A detailed landscape plan drawn at a minimum scale of 1/8" = 1'-0", showing the location of new and existing plants, trees, drains, grading and required setbacks for plants and trees.
- 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.
- Calculations showing how the required plant quantities are being met. (See the attached Calculation Worksheet on page 3, the sample worksheet on page 4, and the yard area definitions on the diagram on page 6). NOTE: Calculations are not required if planting trees only.
- All minimum setbacks for trees and plants have been incorporated in the design. - see Appendix A
- Front yard and open space/golf course rear yard landscaping includes a minimum of one (1) twenty-four inch (24") box tree or an existing tree of equal size. (A Calculation sheet is not necessary for planting trees only).
- Corner lot street side yard landscaping includes a minimum of two (2) fifteen gallon (15 gal.) trees.
- Edging material that separates lawn from bark or rock areas will be mow curb, bender board 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"),

- Required Plant Quantities** - Each 100 square feet of plantable area shall contain 8 plants. Half the plants must be at least 5 gallons in size and half 1 or 2 gallon in size, with the goal of achieving fifty percent (50%) plant coverage at 3 year plant MATURITY. These quantities apply to Front Yards, Corner Lot Street Side Yards and Open Space and Golf Course Rear Yards.   
Fewer than the minimum plant quantities may be considered for approval if the design drawing clearly shows that the number of plants provided will achieve the stated goal of fifty percent coverage at 3 year plant MATURITY.
- 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.

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

**Homeowner Use**

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

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

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

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

**ARC Use Only**

APPROVED \_\_\_\_\_

INCOMPLETE \_\_\_\_\_

DISAPPROVED \_\_\_\_\_

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

# Landscape Calculations

Enter information, applicable project data and calculations in the yellow colored areas.

Refer to Figure 2 on Page 7 for Area definitions to be used for these calculations.

Property Address:

Date:

Open Space/Golf Course Lot?

Yes

No

**A SEPARATE CALCULATION SHEET MUST BE USED FOR EACH PROJECT AREA: A,B,C,D OR E**

Project Area, (refer to diagram on page 6 for yard area definitions) Enter: **A** (Front Yard Area A) or

**B** (Front Yard Area B) or **C** (Street Side Yard) or **D** (Side Yards) or **E** (Rear Yard Only).

**TOTAL YARD AREA, (TYA)**

L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	A (sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	
L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	A (sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	
L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	A (sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	
L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	A (sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	

Area from property lines to house,  
and/or fence

total sq ft

**HARDSCAPE AREA (HA)**

L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	A (sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	
L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	A (sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	
L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	A (sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	
L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	A (sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	

(see checklist 16)

total sq ft

**LANDSCAPE AREA (LA) = TOTAL YARD AREA (TYA) minus HARDSCAPE AREA (HA)**

total sq ft

**TURF AREA (TA), (max 50% PA)**

L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	A (sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	
L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	A (sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	

(see checklist 3 or 10)

% of PA  
 total sq ft

**PLANTABLE AREA (PA) = LANDSCAPE AREA (LA) minus TURF AREA (TA)**

total sq ft

**EXISTING PLANT AREA (EPA)**

L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	(sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	
L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	(sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	

to Remain

**BOULDER AREA, (BA)**

	# 1' dia = 1 sf each			<input style="width: 40px; height: 20px;" type="text"/>	X	1	=	<input style="width: 40px; height: 20px;" type="text"/>	
	# 2' dia = 3 sf each			<input style="width: 40px; height: 20px;" type="text"/>	X	3	=	<input style="width: 40px; height: 20px;" type="text"/>	
	# 3' dia = 7 sf each			<input style="width: 40px; height: 20px;" type="text"/>	X	7	=	<input style="width: 40px; height: 20px;" type="text"/>	

max 5% of PA (see checklist 18)

Boulder diameter 3 foot max

% of PA  
 total sq ft

**DECO ROCK AREA (DRA), (max 20% of PA)**

L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	A (sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	
L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	A (sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	
L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	A (sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	
L (ft)	<input style="width: 40px; height: 20px;" type="text"/>	X	W (ft)	<input style="width: 40px; height: 20px;" type="text"/>	=	A (sq ft)	<input style="width: 40px; height: 20px;" type="text"/>	

Dry Creek Bed, 15'L x 4'W max

Deco Rock Area (CheckList 18)

Cobble Area (CheckList 17)

% of PA  
 total sq ft

**AREA REQUIRING NEW PLANTS (ARNP)**

**(ARNP) = Plantable Area, (PA) minus Existing Plant Area, (EPA)**

total sq ft

**PLANTING GUIDELINES - 8 plants per 100 sf of ARNP - 50% to be 5 gallon or larger**

plants

# Landscape Calculations

Enter information, applicable project data and calculations in the yellow colored areas.

Refer to Figure 2 on Page 7 for Area definitions to be used for these calculations.

Property Address: Your Address Date: Today

Open Space/Golf Course Lot? Yes  No

**A SEPARATE CALCULATION SHEET MUST BE USED FOR EACH PROJECT AREA: A,B,C,D OR E**

Project Area, (refer to diagram on page 6 for yard area definitions) Enter: **A** (Front Yard Area A) or **B** (Front Yard Area B) or **C** (Street Side Yard) or **D** (Side Yards) or **E** (Rear Yard Only). **B**

<b>TOTAL YARD AREA, (TYA)</b>	L (ft)	50	X	W (ft)	50	= A (sq ft)	2500			
	L (ft)	10	X	W (ft)	10	= A (sq ft)	100			
	Area from property lines to house, and/or fence	L (ft)		X	W (ft)		= A (sq ft)			
	L (ft)		X	W (ft)		= A (sq ft)		2600	total sq ft	

<b>HARDSCAPE AREA (HA)</b> <small>(see checklist 16)</small>	L (ft)	20	X	W (ft)	4	= A (sq ft)	80		
	L (ft)	8	X	W (ft)	4	= A (sq ft)	32		
	L (ft)		X	W (ft)		= A (sq ft)			
	L (ft)		X	W (ft)		= A (sq ft)		112	total sq ft

**LANDSCAPE AREA (LA) = TOTAL YARD AREA (TYA) minus HARDSCAPE AREA (HA)** **2488** total sq ft

<b>TURF AREA (TA), (max 50% LA)</b> <small>(see checklist 3 or 10)</small>	L (ft)	50	X	W (ft)	10	= A (sq ft)	500	20	% of LA
	L (ft)		X	W (ft)		= A (sq ft)		500	total sq ft

**PLANTABLE AREA (PA) = LANDSCAPE AREA (LA) minus TURF AREA (TA)** **1988** total sq ft

<b>EXISTING PLANT AREA (EPA)</b> <small>to Remain</small>	L (ft)	20	X	W (ft)	30	= (sq ft)	600		
	L (ft)		X	W (ft)		= (sq ft)		600	total sq ft

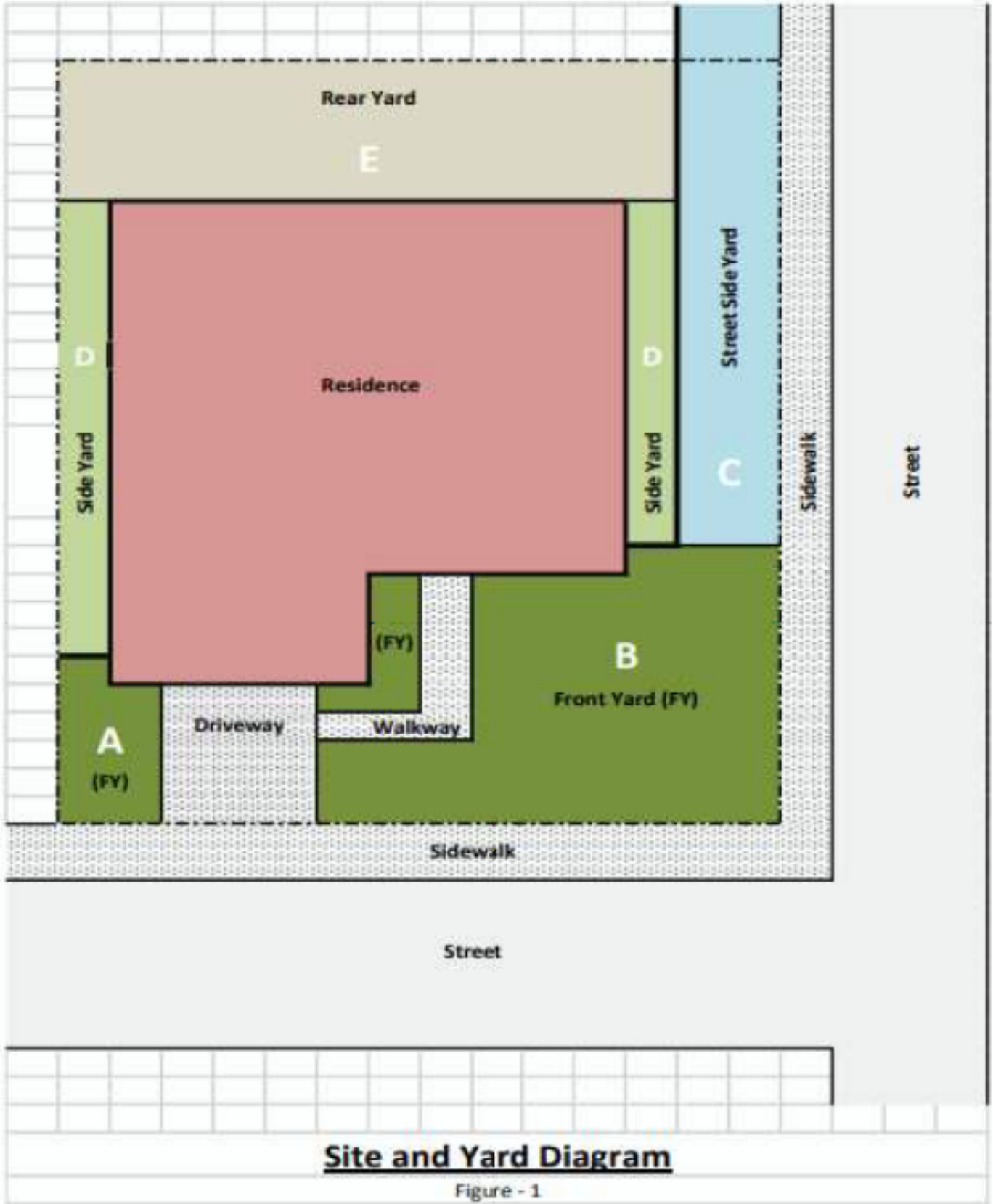
<b>BOULDER AREA, (BA)</b> <small>max 5% of PA (see checklist 18) Boulder diameter 3 foot max</small>	# 1' dia = 1 sf each	6	X	1	=	6		
	# 2' dia = 3 sf each	3	X	3	=	9	2	% of PA
	# 3' dia = 7 sf each	4	X	7	=	28	43	total sq ft

<b>DECO ROCK AREA (DRA), (max 20% of PA)</b> <small>Dry Creek Bed, 15'L x 4'W max Deco Rock Area (CheckList 18) Cobble Area (CheckList 17)</small>	L (ft)	15	X	W (ft)	3	= A (sq ft)	45		
	L (ft)	10	X	W (ft)	5	= A (sq ft)	50		
	L (ft)	50	X	W (ft)	1	= A (sq ft)	50	7	% of PA
	L (ft)		X	W (ft)		= A (sq ft)		145	total sq ft

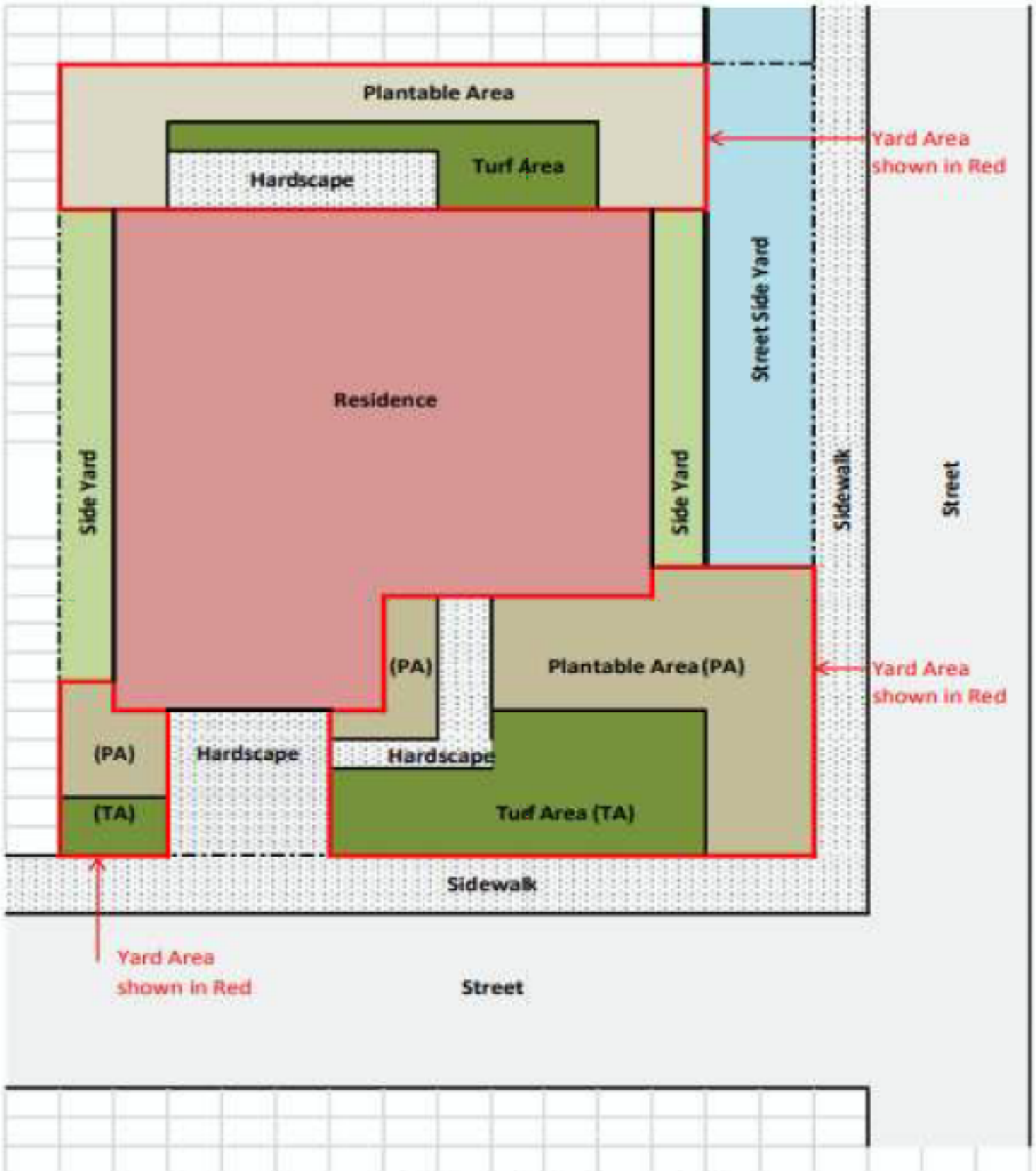
**AREA REQUIRING NEW PLANTS (ARNP)**  
**(ARNP) = Plantable Area, (PA) minus Existing Plant Area, (EPA)** **1388** total sq ft

**PLANTING GUIDELINES - 8 plants per 100 sf of ARNP - 50% to be 5 gallon or larger** **111** plants









**Landscape & Plantable Areas Diagram**

Figure - 2