

- Letters may be illuminated by back-lighting or by flood-lights mounted on the ground. All light sources shall be hidden;
- Development name signs should be a part of or compatible with the architecture in style and color.

3.10 LANDSCAPING STANDARDS

Landscaping design is the extension of architecture using plant materials and is therefore equally crucial to community development. The landscape, if properly executed will enhance the architectural style of the structure. Landscape materials are used to soften the environment created and to make inviting areas and vistas.

The landscaping of residential development, in particular, densities equal or greater than seven and one half (7.5) units per acre may require special treatment to create a visually pleasing project, especially from public areas. The following design standards are provided to guide site planning and landscape development. The should be tailored to meet specific site conditions.

- Landscape plans are to be submitted to the City of Grass Valley for their approval on areas with densities equal or greater than seven and one half (7.5) units per acre and for the Morgan Ranch Drive entrance area. The plans shall be prepared by a landscape designer or landscape architect for said areas.
- The extensive use of trees in mass plantings throughout the development softens the mass of structures and pavement. This desired effect results in an "overplanting" condition where canopies will merge within less than ten (10) years of planting.
- Shrubs, lawns and planted earth berms should be used in a manner to complement the site planning of structures and pavement, in addition to the use of trees.
- Plant materials should be used to screen or buffer one area from another or to create streetscapes or intimate courtyards.
- Landscape materials must always be compatible with the soil and climate of the geographic location. Improper selection of plant species will only lead to a poor quality of plant growth and increase the degree and costs of maintenance.
- Tree species selection may include the use of evergreen varieties in conjunction with deciduous species at a suggested ratio of one evergreen to every four (4) deciduous trees to give a proper winter time visual effect.
- Care must be taken to properly locate trees to protect solar rights as required by state laws.

Strike
Highlight
area.

- . Irrigation systems are required for all landscaped areas except where native vegetation is being preserved.
- . Specific consideration must be given to the existing landscape, native tree species, and the introduced species which will make up the permanent urban landscape. Existing oak, maple, cedar and pine trees should be complemented by using native or native appearing specimens in the landscaping planting program, wherever possible.
- . Landscaping around buildings should accent the architectural design and offer all year seasonal interest.
- . Proper placement of landscape materials should be situated to reduce the use of energy for cooling. Care must be taken in the placement of such materials to avoid violating state laws for solar access.
- . New planting is encouraged within barren areas.
- . During construction, protective barriers shall be erected around all existing trees to be preserved.
- . All landscape areas will be maintained by a landscape maintenance district or property owners association.

Strike

Condo Units only