

**Lakeside Community  
Homeowners Association**

**Architectural Approval Process  
and Application**

**for**

**Landscape/Patio Improvement Plans**

**This is intended to provide the process and application form necessary to submit landscape and/or patio improvement plans. Please follow these guidelines and use the enclosed form when submitting plans to be reviewed. Plans and application form are to mailed to:**

**Lakeside Community Homeowners Association  
%Kocal Management Group, Inc.  
P.O. Box 1459  
Folsom, CA 95763**

## **Landscape Review Guidelines**

The Lakeside Community Architectural Review Committee (ARC) was created to oversee the review and approval process for all improvements and plans. The Committee must receive your plans for approval prior to the beginning of any work. For all submittals, no matter how small or large, the Committee has 60 days for processing. Please plan accordingly.

Rear yard Landscape Plans must be submitted for back yards on the lake and for backyards that back up to a public road. Any alterations or improvements of front yard landscapes or hardscapes also require plan and application submittal.

Plans are to include the following as appropriate:

1. Complete drawings of yard layout, including measurements (required).
2. Plant list and plant locations (required).
3. Decks, docks, retaining walls, patios, gazebos, fences, and lighting (if any)
4. Swimming pools or spas including equipment and plans for screening of equipment (if any).
5. All hardscape installations or modifications (if any).
6. Any additions or alterations of existing landscape.

# **LAKESIDE COMMUNITY RESIDENTIAL LANDSCAPE PLAN REVIEW**

## **SUBMITTAL REQUIREMENTS**

### **INTRODUCTION**

The purpose of these submittal requirements is to assist Lakeside Community homeowners in preparing their landscape plans for review by the Architectural Review Committee (A.R.C.). See accompanying guidelines for important information to help plan an effective and efficient landscape.

### **SUBMITTAL**

Two (2) sets of Landscape Plans must be provided for review. The plans should be drawn on 24" x 36" sheets in clear and legible fashion. A scale of 1/8" = 1' - 0" is preferable but in case the scale of drawings shall be no smaller than 1" = 10' - 0". Indicate scale, lot number, street address, owners name, and north arrow on all drawings.

The following information is required and may be shown on the same drawing:

#### **General Information:**

- Property lines, easements, underground utilities and above ground utilities;
- Sidewalk or curb, driveways, patios and other paved areas with surface treatment, Scoring and expansion joints indicated;
- Footprint of house with first floor room locations labeled and exterior doors indicated;
- All spas, pools, and method of screening the pool equipment from view;
- All arbors, walls, screens, fences and gates, including locations, heights and Descriptions of design and materials;
- All landscape lighting;
- Show setback line for all lots;
- Show setback line for all lake lots; and
- Lighting plan with fixture types and wattage described

#### **Grading Information:**

- Sloped areas indicated by contour lines or spot elevations;
- Drainage structures;
- Heights and slopes of berms; and
- Erosion control (recommended for slopes with 4 horizontal to 1 vertical or greater)

**Planting Information:**

- \* Landscape material (e.g., trees, shrubs, ground cover, turf, etc.) locations;
- \* Street tree variety and location in compliance with Street Tree Program;
- \* Plant List/Legend including botanical name, common name, container size, and quantities of plants;
- \* Tree staking notes or details (See Street Tree Program for staking detail).

**Irrigation Information:**

- \* Provide irrigation plan or brief description of planned irrigation system.

# LANDSCAPE GUIDELINES

## INTRODUCTION

The nature of these guidelines is informational with a view toward providing data to assist the homeowner in creating a landscape design, which is attractive, functional, and water conserving. Some of these pointers may help to reduce future maintenance, as well.

## GENERAL INFORMATION

1. Heating/air-conditioning units and trash receptacles must be appropriately screened from neighboring views, as well as from any streets or common areas.
2. Concrete areas on the landscape plans must be designated with surface treatment (e.g., color, aggregate type, impressed pattern, etc.), expansion joints and scoring. Scoring (a.k.a. "control joints") helps to isolate cracking locations in concrete. Scoring should occur 10' - 0" on center maximum. The panels created by scoring in walks, drives and patios should be approximately square. Panels with excessive length to width ratio (1 to 1.5) are likely to crack. Planting areas are recommended between patios and walls/fences.

## GRADING, SOIL CONDITIONING AND MULCHING

1. When designing berms for the landscape, strive for continuous sloped areas with gradual transitions at bottoms and tops of berms. The bottom of an irrigated slope should be held 2' - 0" minimum from adjacent paved areas in order to collect irrigation water at base of slope and prevent run-off.
2. Erosion control should be provided on slopes steeper than 4 to 1 (4 feet horizontal run to 1-foot vertical rise).
3. A Soil Analysis for landscape plantings by a reputable laboratory is recommended but not required. The Soil Analysis should include specific recommendations for soil preparation (including amendments, soil conditioners, and pH correction), and fertilization.
4. Soil compacted by construction should be ripped or scarified to a depth of 12" minimum. Locate underground utilities prior to ripping to prevent damage. In order to prevent interface layers between import topsoil and native soil, cross-rip native soil to a depth of 10 to 12 inches before addition of import topsoil and/or amendment.
5. Amendments (e.g., nitrized compost, gypsum, soil sulphur or fertilizer, iron sulfate, etc.) are to be rototilled to a depth of 4 to 6 inches. Amendments are more effective when thoroughly incorporated into the soil. Avoid staining when using ferrous sulfate as an amendment by washing off all hardscape immediately after applying or mixing. Ferrous sulfate will stain concrete and stucco with rust.

6. Mulch (e.g., bark chips) is recommended for all planting areas (except for lawn areas). Mulch is applied on top of the soil in order to cool soil surface, reduce evaporation and suppress weed growth. A minimum of 2 inches of mulch should be placed on the soil surface in non-turf areas after planting. Non-porous materials shall not be placed under the mulch.

## PLANT SELECTION

1. A plant List indicating botanical name, container size, quantity, and spacing must be provided on the landscape plans.
2. Street Trees need to be planted as required.
3. Turf should be used in a practical manner for high use or aesthetically desirable areas. When turf is used, drought resistant varieties such as dwarf turf-type fescue should be used.
4. Slope plantings require special attention to prevent erosion and runoff. Biodegradable erosion control matting is suggested on slopes exceeding 4:1 (4 foot run with a 1-foot rise). In addition, select plants that will bind the soil either by strong rooting habit or low lying stems.

## IRRIGATION

1. Valves and circuits should be separated based on sprinkler types, precipitation rate, etc.
2. On irrigated slopes integral check valves will prevent the lowest sprinkler heads from draining after the valves are shut off. Sprinklers at tops of slopes should be valved separately from sprinklers at bottom of slopes.
3. Sprinkler head spacing should be designed for head-to-head coverage. Maximum spacing of sprinklers (excluding bubblers or drip emitters) should not exceed 60 percent of the diameter. Utilize triangular spacing wherever practical. The system should be designed for minimum runoff and overspray onto pavement.
4. All irrigation systems should be equipped with a controller capable of dual or multiple programming to allow lawn circuits to be programmed independently from shrub areas.
5. Sprinklers should be programmed to prevent runoff. If precipitation rates exceed soil absorption rates, the controller program should cycle as required to allow absorption prior to continued water application.
6. Irrigation systems should be monitored regularly for proper operation, leaks and broken heads, adjustment of controller programming to reflect seasonal weather changes, and elimination of excessive overspray and runoff onto walkways, streets, paved areas, etc.

7. Irrigation controllers should be set to water as required by the County of Sacramento. Establish the irrigation schedule according to the water needs of plants within each circuit. Irrigation schedules should reflect the time of year and plant maturity.
8. Pop-up sprinklers in turf areas should have a least a 4" pop-up height.
9. All irrigation systems require backflow prevention.
10. Main line should be PVC Schedule 40 solvent weld with Schedule 40 fittings for sizes 2" and less. Minimum cover over main lines should be 12".
11. Remote control valves should be installed with a union for ease of maintenance. Do not install valve boxes in turf areas if possible.
12. Remote control wire splices should be made with UL approved waterproof connectors. All splices should be made in valve boxes only.
13. Remote control valve wire should be buried with main line wherever possible.

## SOUTHERN AND WESTERN EXPOSURE TOLERANT PLANTS

These exposures are stressful to some plants. Reflected heat from adjacent walks and walkways in combination with southern and/or western sunlight can be particularly damaging. The following plants are relatively more tolerant of these conditions.

### TREES:

Apple (*Malus*)  
Crape Myrtle (*Lagerstroemia indica*)  
Citrus (*Citrus*)  
Fig, Edible (*Ficus*)  
Magnolia (*Magnolia grandiflora*)  
Olive (*Olea*)  
Pear (*Pyrus*)  
Russian Olive (*Elaeagnus angustifolia*)

### SHRUBS:

Bird of Paradise Bush (*Caesalpinia*)  
Bottlebrush (*Callistemon*)  
California Privet (*Ligustrum ovalifolium*)  
Carolina Cherry Laurel (*Prunus caroliniana*)  
Ceanothus (California Lilac)  
Coprosma (*Coprosma kirkii*)  
Cotoneaster (*Cotoneaster*)  
Euryops (*Euryops pectinatus*)  
Gamolepis (*Gamolepis chrysanthemoides*)  
Grevillea (*Grevillea*)  
Junipers (*Juniperus* species)  
Lantana (*Lantana*)  
Lavendar Starflower (*Grewia occidentalis*)  
Mock Orange (*Pittosporum* species)  
Oleander (*Nerium Oleander*)  
Photinia (*Photinia fraseri*)  
Plumbago (*Plumbago capensis*)  
Pomegranate (*Punica granatum*)  
Pyracantha (*Pyracantha*)  
Silverberry (*Elaeagnus*)  
Xylosma congestum (*Xylosma*)  
Yucca (*Yucca*)

### PERENNIALS, ANNUALS, ETC.:

Agapanthus (*Agapanthus*)  
Alyssum (*Alyssum*)  
Bamboo (Various species)  
California Poppy (*Eschscholtzia californica*)  
Chrysanthemum (*Chrysanthemum*)  
Daylilies (*Hemerocallis*)  
Gazania (*Gazania*)  
Hollyhocks (*Alcea rosea*)  
Lavendar Cotton (*Santolina*)  
Marigolds (*Tagetes*)  
Ornamental Sage (*Salvia*)  
Rosemary (*Rosmarinus*)  
Salvia (*Salvia*)  
Shasta Daisy (*Chrysanthemum maximum*)  
Vinca (*Vinca rosea*)  
Zinnias (*Zinnia*)

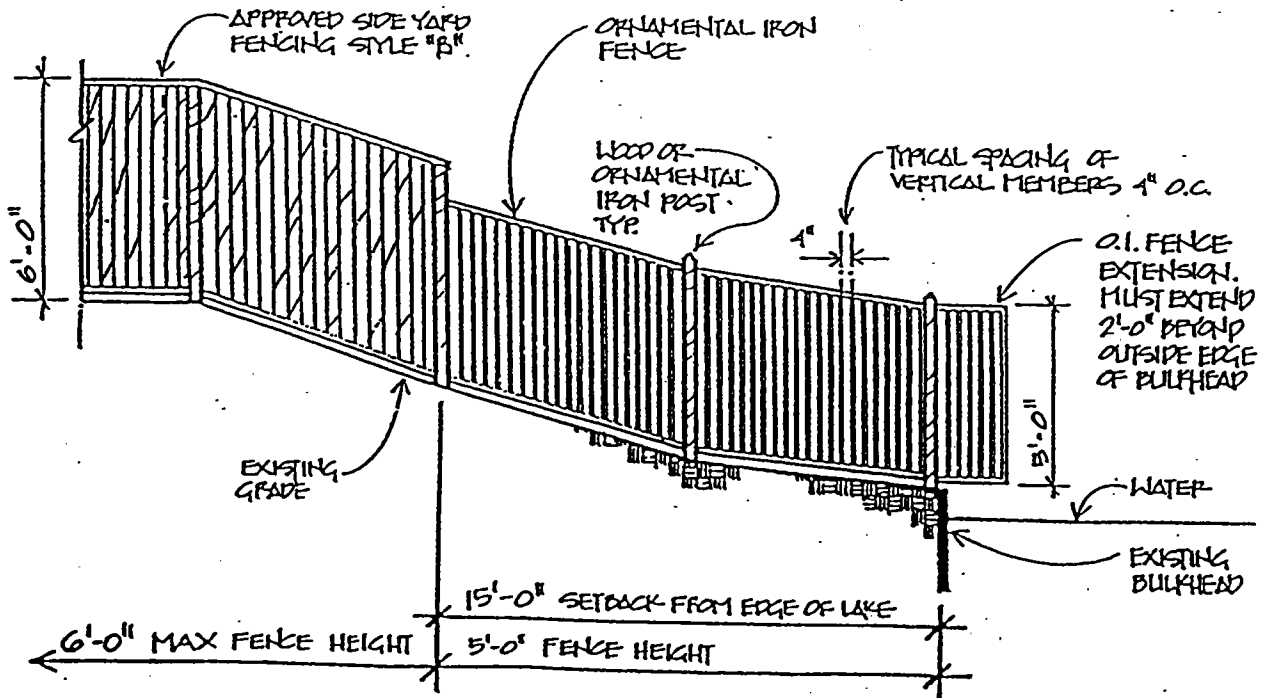
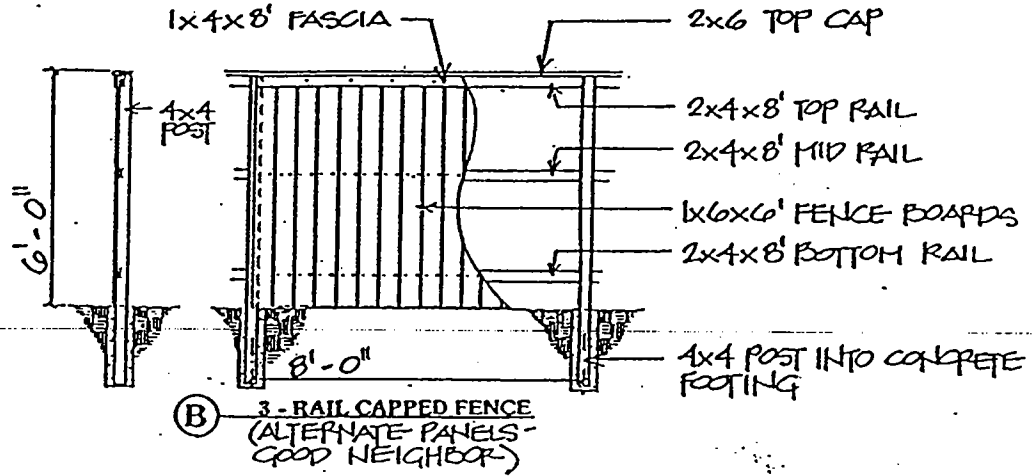
### VINES:

Honeysuckle (*Lonicera* species)  
Passionflower (*Passiflora caerulea*)  
Roses, climbing (*Rosa* species)  
Wisteria (*Wisteria*)

### GROUND COVER:

Iceplant (Various species)  
Snow-in-summer (*Cerastium tomentosum*)  
Verbena (*Verbena*)

Exhibit "B"



ORNAMENTAL IRON FENCE

FENCING OPTIONS FOR LAKEFRONT LOTS WITH POOLS