

# Summary of Hiddenbrooke Landscape Design Guidelines For Homeowners

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## Introduction

This document was designed and created to help the homeowners of Hiddenbrooke as they begin to landscape their new homes. Please remember that this is just a sample of the information contained in the Hiddenbrooke Design Guidelines for Homebuilders and Homeowners. Please refer to your copy of the Design Guidelines to ensure that all design guidelines are being adhered to.

As stated in the CC&R's:

“All landscaping shall be in accordance with the landscaping plans that have been approved by the Architectural Committee (HARC). No owner or builder shall alter the landscaping without first obtaining the prior approval of the Architectural Committee (HARC). Each owner shall landscape and maintain any portion of the owner's lot subject to any restrictions on plantings contained in other sections of this Declaration. Landscaping shall be installed and maintained in accordance with the Design Guidelines, and in accordance with City and Specific Plan requirements (including, without limitation, those relating to fire resistance). All landscaping installed on lots shall be maintained in a clean, attractive and well-kept condition by the owners or builders of such lots, and trees, shrubs and plantings shall be trimmed so that they shall not overhang or encroach upon, above or below any other lot, sidewalk or street, unless the prior approval of the Architectural Committee (HARC) is obtained. After such time as landscaping plans have been approved by the Architectural Committee (HARC), no mature trees shall be removed by an owner or builder without the prior consent of the Architectural Committee (HARC).”

Hiddenbrooke is planned as a cohesive, high identity country club community made up of individual neighborhood developments and custom homes. Through the use of a winding Arnold Palmer Signature 18-hole golf course, entry statement, strong common architecture, hardscape and landscape, Hiddenbrooke is intended to achieve a memorable identity and image.

The Hiddenbrooke architectural review committee (HARC) has been established to review and approve landscape plans to ensure they comply with the goals of the overall project. Landscape plans shall be submitted by the homeowner to the HARC for approval prior to commencement of landscape construction/planting. **Upon approval of the HARC and the City of Vallejo if need be, construction and planting may proceed.** The homeowner shall submit plans drawn to scale that include all information that will help justify the landscape desired.

## Landscape Goals

In order to achieve a memorable image and identity at Hiddenbrooke, we ask that you and your landscape architect or designer adhere to the following landscape goals:

1. To ensure that the individual neighborhoods and homes enhance and complement the overall community identity while expressing their own high quality individuality.
2. To ensure that, where publicly visible, individual homes settle gracefully into their sites.
3. To ensure that landscape, fencing, hardscape and other site design elements enhance the overall quality of the community and, where appropriate, ease transitions to neighboring properties, the golf course, and adjacent open space.
4. To ensure excellence in landscape design.

## Summary and Highlights of Landscape Design Guidelines

The overall concept at Hiddenbrooke is to complement the natural beauty and awaken an appreciation of the secluded valley by all residents and visitors. To do this, first you must take into account the existing vegetation and natural features. The predominant natural features of Hiddenbrooke are the rolling grassland hills with clusters of Oak, Bay and Eucalyptus trees.

### **Views and Screening**

Each homeowner is responsible for creating dramatic foreground, which accentuates the immediate as well as distant view, preserving view corridors and considering views of neighbors and community when planting. Trees and shrubs should be selected to fit specific situations, keeping in mind the eventual size in relation to the architecture and spatial characteristics of the total landscape scheme. When screening of undesirable views is necessary, the same principles should be employed, always keeping the long-term effect on the total community.

Walls and fences, which occur on private property, should be softened by the use of shrubs, vines and espaliers. However, plant material and architectural elements must be compatible with one another. For more information about walls and fences, please see the Hiddenbrooke Design Guidelines for Homebuilders and Homeowners.

### **Retaining Walls**

Retaining walls should be an integral part of the surrounding landscape elements. Retaining walls shall be a maximum height of 3 feet, set back a minimum of 3 feet from the property line. Retaining walls constructed of wood are not allowed. Retaining walls should be planted at the base and top to “settle” them into the landscape. Retaining walls over 3 feet tall shall not be installed without structural calculations developed by a structural engineer. Retaining walls over 1 foot high need City of Vallejo permits.

### **Grading and Drainage**

It is the homeowner’s responsibility not to alter grades in such a way that would affect the overall drainage pattern of each individual lot. For more information about drainage and grading, please see the Hiddenbrooke Design Guidelines for Homebuilders and Homeowners.

### **Irrigation**

An irrigation system is required to establish and maintain landscape plantings. All plantings should have full coverage, automatic irrigation systems installed and maintained by the homeowner. For more information about irrigation, please see the Hiddenbrooke Design Guidelines for Homebuilders and Homeowners.

### **Hardscape and Paving**

Hardscape refers to all components of a landscape other than the home itself, planted landscape areas and shade structures. Hardscape includes concrete, pavers, patios, walkways and decks. The following requirements should be considered in the design of all hardscape elements which should be included as part of the landscape plan design review package.

1. All paving and hardscape, including decks, should blend with the architecture of the home. Materials such as stone and brick are encouraged as well as exposed aggregate, stamped and/or colored concrete, or interlocking pavers. A combination of these materials may be acceptable. Large areas of untextured and/or uncolored concrete and decomposed granite will not be acceptable.
2. Non-pervious (hardscaping and paving) surfaces shall not cover more than 50% of the front yard.
3. All hardscape and paving, including decks, must be kept a minimum of 3 feet from property lines.
4. Areas adjacent to driveways, patios, pool decks, and walks should be planted according to the minimum planting requirements in Section L-7 of the Hiddenbrooke Design Guidelines for Homebuilders and Homeowners.
5. Any proposed deck should have its structural support members concealed from view. For more information about this issue, please see the Hiddenbrooke Design Guidelines for Homebuilders and Homeowners.

### **Pools, Spas and Water Features**

The location of pools, spas and other water features should address relationships between indoor and outdoor features, setbacks, wind, sun and lot terrain. The size and shape of the pools must be carefully considered to achieve a feeling of compatibility with the surrounding natural and manmade elements. Pools, spas, and water features and associated equipment enclosures must be architecturally related to the house and other structures in their placement, mass, and detail.

Pools, spas and water features must be kept a minimum of 5 feet from the side and/or rear property lines for production homes and 10 feet for custom homes.

### **Arbors and Shade Structures**

Proposed arbors and shade structures must be designed to blend in with home sites. Construction materials, color and detailing should reflect the architectural style of the home. Maximum height for an arbor or shade structure is 10 feet, as measured from finish grade to upper most wood member edge.

Arbors (defined as non-load bearing structures with a maximum width of 30 inches) cannot encroach into or over side and/or rear property lines.

Shade structures, which include trellises, gazebos and pergolas, must be set back a minimum of 5 feet for production homes and 10 feet for custom homes.

### **Built-in Barbecues, Fire Pits and Outdoor Fireplaces**

Built-in barbecues, fire pits and outdoor fireplaces are required to be set back a minimum of 5 feet from the side and/or rear property lines. Construction materials, color and detailing should reflect the architectural style of the home.

### **Trash Storage**

Construction materials, color and detailing of trash enclosures should reflect the architectural style of the home. All trash enclosures must be located in appropriate areas screened and concealed from public view, including adjacent neighbors. Trash storage areas must be located 5 feet from side and rear property lines and cannot encroach into front yard.

### **Storage Sheds**

All storage sheds must be compatible with architectural styling of the home and surroundings and located in appropriate areas screened from public view, including adjacent neighbors. Storage sheds with flat roof pitch are discouraged. The maximum height for storage sheds shall not exceed 10 feet tall and must be located at least 5 feet from side and rear property lines. Storage sheds cannot encroach in front yard. Aluminum or metal storage sheds will not be acceptable.

### **Landscape Lighting**

Landscape lighting is encouraged and should be used to enhance the overall design concept of the home in an esthetically pleasing manner. For more information about landscape lighting, please see the Hiddenbrooke Design Guidelines for Homebuilders and Homeowners.

### **Decorative Rocks**

If decorative rock is desired it should be used to enhance the overall design concept of the home in an aesthetically pleasing manner. Decorative rock shall be of a natural material and shall be submitted for approval by the HARC. Decorative rock and/or gravel placed in large expanses will not be acceptable unless placed in a side yard, which is not visible to the public.

### **Antennas/Satellite Dishes**

Antennas or satellite dishes for transmission or reception of television signals or any other form of electromagnetic radiation 36 inches in diameter or less are permitted, but their location is subject to HARC review. Care shall be taken by the homeowner to screen or minimize the visual impact from the view of the street or the golf course. Preferred locations include under the roof eave of the back of the house (excluding golf course lots), or under the roof eave on the side of the house (excluding corner lots).

### **Maintenance**

Homeowner shall be responsible for all landscaping which falls within their ownership to be maintained in a clean, attractive and well-kept condition and to promptly replace any dead or dying plant material. Each homeowner shall keep free from weeds, maintain, water and plant and replant all slope banks located on his/her lot so as to prevent erosion and to create an attractive appearance. Weed control of front yards, back yards and slopes shall be done on a regular basis to keep areas looking attractive and well kept.

## **Lawn**

The landscape design should take into consideration that lawn is extremely water intensive and should be limited (in priority order) to the following areas:

1. Active lawn areas such as play areas and game courts
2. Low use lawn areas such as passive sitting areas adjacent to hardscape areas that are preferable small in size.
3. Visual use only lawn which, is aesthetic only and is not encouraged except in small quantities in the front or back yard. For example, use of lawn to visually connect two higher use lawn areas in the interest of design continuity.

## **Planting**

The use of California native and/or drought tolerant plant material is encouraged for tree, shrub and ground cover plantings particularly where there is a transition from formal gardens to natural areas. For more information about drought tolerant planting ideas, please see the Hiddenbrooke Design Guidelines for Homebuilders and Homeowners.

No bare ground, except for naturally occurring areas on natural or ungraded lots is allowed as part of a landscape design submittal. Trees and shrubs should be selected to fit specific situations, keeping in mind the eventual size in relation to the architecture and spatial characteristics of the total landscape scheme.

### **A. Selection of Plant Material**

Plants should be selected from the following list of Recommended Plant Materials, which has been created to best represent and compliment the character of Hiddenbrooke and are not to be considered inclusive.\* Many of these plants can be found throughout the community along streets, open spaces and the golf course. The homeowner should refer to the particular list, which has been developed for neighborhood entries, street trees, production slopes and common areas, and front and rear yards.

\*You can select plants not on this list, but keep in mind that many plants may require additional water, maintenance and pruning to continue to thrive and be healthy.

# Hiddenbrooke Landscape Design

## Guidelines for Homeowners

### Plant Material List

#### Trees

##### Common Name

Bigleaf Maple  
California Bay  
California Black Oak  
California Pepper  
California Sycamore  
Catalina Cherry  
Chinese Hackberry  
Chinese Pistache  
Coast Live Oak  
Cork Oak  
Crape Myrtle  
European Linden  
Evergreen Pear  
Flowering Pear  
Holly Oak  
Italian Alder  
Jacquemontii Birch  
London Plane Tree  
Olive  
Raywood Ash  
River Birch  
Saucer Magnolia  
Scarlet Oak  
Southern Live Oak  
Tulip Tree  
Valley Oak  
Washington Thorn  
Western Redbud

##### Scientific Name

*Acer macrophyllum*  
*Umbellularia californica*  
*Quercus kelloggi*  
*Schinus molle*  
*Platanus racemosa*  
*Prunus lyonii*  
*Celtis sinensis*  
*Pistachia chinensis*  
*Quercus agrifolia*  
*Quercus suber*  
*Lagerstroemia indica*  
*Tilia cordata* 'Greenspire'  
*Pyrus kawakamii*  
*Pyrus calleryana* 'Chanticleer'  
*Quercus ilex*  
*Alnus cordata*  
*Betula jacquemontii*  
*Platanus acerfolia* 'Columbia'  
*Olea europaea*  
*Fraxinus oxycarpa* 'Raywood'  
*Betula nigra*  
*Magnolia souangiana*  
*Quercus coccinea*  
*Quercus virginiana*  
*Liriodendron tulipifera*  
*Quercus lobata*  
*Crataegus phaenopyrum*  
*Cercis occidentalis*

#### Vines

##### Common Name

Boston Ivy  
Creeping Fig  
Happy Wanderer  
Wisteria

##### Scientific Name

*Parthenocissus tricuspidata*  
*Ficus pumila*  
*Hardenbergia violacea*  
*Wisteria floribunda*

## **Shrubs**

### **Common Name**

Boxwood  
California Holly Grape  
Carolina Cherry  
Coffeeberry  
Crimson-Spot Rockrose  
Dwarf Flowering Quince  
Dwarf Flowering Quince  
Dwarf Laurustinus  
Dwarf Strawberry Tree  
Floribunda Rose  
Fortnight Lily  
Indian Hawthorn  
Island Bush Snapdragon  
Manzanita  
Manzanita  
Matilija Poppy  
Mexican Bush Sage  
Mock Orange  
New Zealand Tea Tree  
New Zealand Tea Tree  
No Common Name  
Orchid Rockrose  
Oregon Grape  
Pride of Madeira  
Rosemary  
Rosemary  
Southern Flannel Bush  
Toyon  
Wild Lilac

### **Scientific Name**

Buxus j. microphylla 'Green Beauty'  
Mahonia pinnata  
Prunus caroliniana 'Compacts'  
Rhamnus californica 'Eve Case'  
Cistus ladanifer  
Chaenomeles 'Pink Lady'  
Chaenomeles 'Standard Red'  
Viburnum tinus  
Arbutus unedo 'Compacta'  
Rosa floribunda  
Diets bicolor  
Raphiolepis indica  
Galvezia speciosa  
Arctostaphylos d. 'Hookeri'  
Arctostaphylos d. 'Howard McMinn'  
Romneya coulteri  
Salvia leucantha  
Pittosporum tobira  
Leptospermum s. 'Red Damask'  
Leptospermum s. 'Ruby Glow'  
Escallonia species  
Cistus purpureus  
Mahonia aquifolium  
Echium fastuosum  
Rosmarinus 'Tuscan Blue'  
Rosmarinus o. 'Collingwood Ingram'  
Fremontodendron 'San Gabriel'  
Heteromeles arbutifolia  
Ceanothus species

## **Ground Cover**

### **Common Name**

Danville Manzanita  
Dwarf Coffeeberry  
Dwarf Coyote Brush  
Dwarf Periwinkle  
Dwarf Rosemary  
Evergreen Current  
Gazania  
Ground Morning Glory  
Halls Honeysuckle  
Manzanita  
Manzanita  
Prostrate Cotoneaster  
Rockrose  
Sageleaf Rockrose  
Snow-in-Summer  
St. Johns Wort  
Verde Vista Coprosma  
Wild Lilac

### **Scientific Name**

Arctostaphylos e. 'Danville'  
Rhamnus californica 'Seaview Improved'  
Baccharis pilularis 'Pigeon Point'  
Vinca minor  
Rosmarinus o. 'Huntington Carpet'  
Ribes viburnifolium  
Gazania species  
Convolvulus mauritanicus  
Lonicera japonica 'Halls'  
Arctostaphylos 'Emerald Carpet'  
Arctostaphylos 'Point Reyes'  
Cotoneaster species  
Cistus skanbergii  
Cistus salvifolius  
Cerastium tomentosum  
Hypericum calycinum  
Coprosma pumila 'Verde Vista'  
Ceanothus gloriossus 'Anchor Bay'

## **Glossary of Terms**

### **Hardscape**

All components of a landscape other than the home itself, planted landscape areas and shade structures. Hardscape includes concrete, pavers, patios, walkways and decks.

### **Gazebo**

A structure, as a pavilion or summer house, usually octagonal, and made of wood and lattice.

### **Pergola**

An arbor formed of horizontal trelliswork supported on columns or posts, over which vines or other plants are trained.

### **Arbor**

A lattice work bower, intertwined with climbing vines and flowers.

### **Trellis**

A frame or structure of latticework, usually supporting growing vines, climbing plants, etc.

### **Espaliers**

A tree or shrub trained so that its branches grow in a flat pattern – against a wall or fence, on a trellis, along horizontal wires – an espalier may be a formal and geometric or informal.

### **Pavers**

Brick, Cobblestone, tile, etc. usually set in sand or concrete.

## **Top 10 Things to Keep in Mind** **As You Begin to Plan Your Landscape Project**

- **Be aware of the grading of your lot! Do not alter the grading on your lot in such a way as to adversely affect your neighbors or the overall drainage pattern of each lot.**
- **Plants selected from the Recommended Plant List are more likely to thrive and grow well in this environment with low maintenance and low water consumption.**
- **Select trees and shrubs with their mature size in mind, and chose their planting location carefully, keeping in mind your neighbors views and sight lines.**
- **Lawns, although beautiful, are extremely water intensive. Don't be afraid to "think outside the box" and plant ground cover instead!**
- **Soften retaining walls and fences using shrubs and vines.**
- **Most garden features, including: pools, spas, water features, fireplaces, barbecues, arbors, shade structures, and storage sheds, must be set back a minimum of 5 feet from property lines for production homes and 10 feet for custom homes.**
- **Hardscape, such as patios, paved areas, decks, and retaining walls must be set back a minimum of 3 feet from property lines.**
- **Arbors, pergolas or other shade structures should be no higher than 10 feet tall, as measured from finish grade to upper most wood member edge, and cannot encroach into a neighbors property.**
- **Storage sheds cannot be more than 10 feet tall, and cannot be aluminum or other metal. Wood or vinyl are fine.**
- **The Hiddenbrooke Architectural Review Committee (HARC) has been established to review and approve landscape plans to ensure they comply with the goals of the overall project. Construction and planting may begin once plans have been approved by both the HARC, and the City of Vallejo if necessary.**