

GRAND OAKS ESTATES DESIGN GUIDELINES

I. INTRODUCTION

Grand Oaks Estates is the first premier gated subdivision within The Crossing, featuring nine exclusive large home sites and the ultimate in privacy and security within a neighborhood. This peaceful, exclusive estate setting is designed for the homeowner who appreciates natural beauty and desires spacious surroundings.

The area is designed around a centrally located natural spring and park area that will provide a signature focal point for the area.

The subdivision features an architectural privacy wall which enhances the grand surroundings

All the home sites are larger than one acre each and are limited to nine homeowners creating a subdivision with its own unique identity.

THE PURPOSE OF DESIGN GUIDELINES

The purpose of these Design Guidelines is to assist designers, architects, builders, and homeowners in contributing to the beauty of Grand Oaks Estates. The guidelines will coordinate the image and character of the overall development to create a special sense and unique identity. The Architectural Control Committee (ACC) shall have final approval authority on all site planning and design issues and reserves the right to update these guidelines from time to time as may be necessary.

All development within Grand Oaks Estates must conform to the codes and regulations of all governing bodies. Where the guidelines provide a more stringent standard than the applicable governing body, the design guidelines shall control. Where the government regulation is more stringent, it shall control.

MASTER PLAN

The Crossing is designed to optimize suburban needs by strategically intermingling small neighborhood retail centers with regional retailers and entertainment uses along Three Lakes Parkway with the residential developments within the interior of the property. Office uses are to be generally concentrated near the retail centers and alongside water features which will be seen throughout the development.. The goal of this development is to successfully integrate a variety of land uses and densities to accommodate all the needs of the patrons and homeowners.



Figure 1 - Overall Master Plan

II. SITE DEVELOPMENT

A. BUILDING SETBACKS

No permanent improvement or any part thereof may be nearer to any side street line than the side setback line established Grand Oaks Estates setbacks document attached as exhibit A. No Dwelling Unit may be located nearer to the rear property line of the Lot than the rear setback line established on exhibit A. No Permanent improvement may be located on any Lot nearer to the front street line or any adjacent lot line of such Lot than the setback established on exhibit A. Any changes to this setback plan must be approved by the ACC and/or the City of Tyler.

B. SITE GRADING

All site grading activity shall be conducted in a manner that preserves the natural image of the site. Retaining walls and terracing shall be used where needed to preserve existing trees and vegetation on the lot.

1. All retaining walls or terracing visible to the street shall be through the use of boulders and stone walls, and should accommodate natural grade where possible. Materials used must be consistent with that of residential structure and approved by the ACC.
2. Every effort must be made to avoid compaction and/or disturbance to tree preservation areas.
3. Appropriate erosion control techniques must be used to preserve adjacent land uses.
4. All dwelling units shall include drainage structures including but not limited to gutters, downspouts and underground pipes, as shall be necessary to collect the rainfall from eighty percent (80%) of said Dwelling Unit's roof area and carry the water from the house, underground, to a location within one (1) foot of a street curb (or location approved by the ACC) where the pipe will turn up, perpendicular to the ground so that the rain water will flow upwards and exit the end of the pipe and flow overland and into a street without draining across the property of any contiguous Lot owner. Should final grade not accommodate appropriate slope to street or drainage easement, sump pumps or other approved methods shall be used to avoid discharge on adjacent Lots.

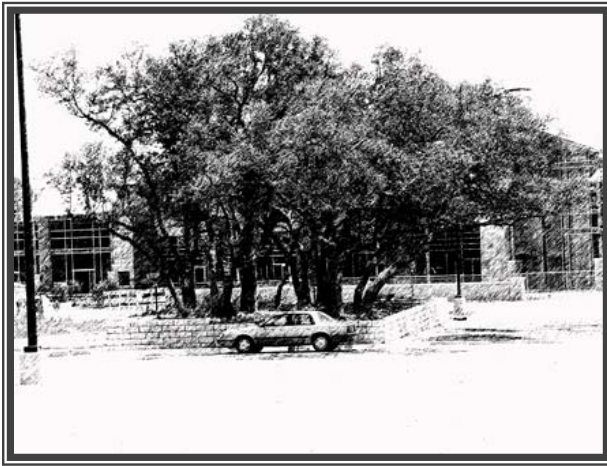


Fig. 1 – Typ. Tree Preservation

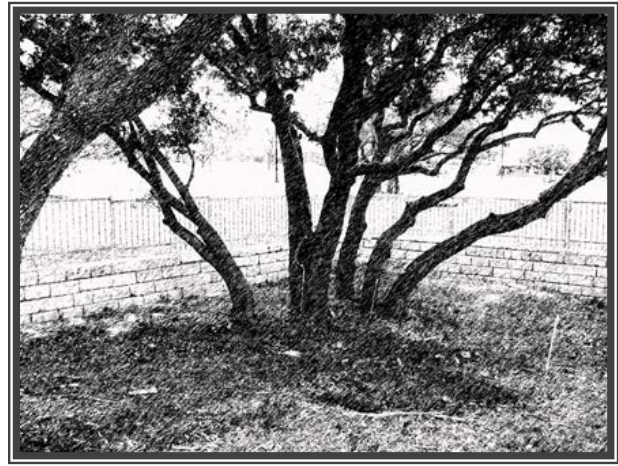


Fig. 2 – Typ. Tree Preservation

III. ARCHITECTURAL DESIGN CRITERIA

The intent of the guidelines is to give direction in producing a positive architectural character for the mixed-use development. This will be achieved by consistent use of architectural detailing, building massing, materials and colors for all structures in the development including out-parcel pad sites. Lot owners are strongly encouraged to include the unique characteristics of the individual lots into the design features of the buildings and arrangement of the site plan. Each Lot owner or representative thereof shall be required to submit a site plan and elevations to the ACC for approval. No exterior improvements to any Lot (with exception to preservation of natural areas during construction) shall be permitted without prior written approval of the ACC. All planting and landscape materials shall comply with approved plant and material list (4.7.1)

A. DESIGN ELEMENTS

- Natural Materials or approved synthetic materials
- Variety of materials and textures
- Brick/stone patterning or corbelling
- Use of accent materials such as stucco/plaster
- Variation in building heights, rooflines, and wall planes
- No large, uninterrupted glass surfaces
- Awnings
- Covered walkways
- Variety in window size and openings
- Articulated ground floor level or base

B. BUILDING MATERIALS

1. A minimum of seventy percent (70%) of each of the building wall surfaces other than glass shall be approved brick, stone, stucco or similar material. Accent materials are strongly encouraged. All building materials are subject to approval by the ACC.

2. Architectural design and style shall be continued on all building facades to lend a similarity of design and appearance to the backside of buildings through the use of compatible facades and roof treatments.
3. Acceptable roof materials for visible slope roofs are an approved 30 year minimum asphalt shingle, clay tile, concrete tile, slate or others as approved by the ACC.
4. Building material colors are to be compatible with one another and shall not dramatically contrast with those existing on immediately adjacent parcels. A limited mix of dominant exterior building materials of a harmonious color range shall be utilized on any structure. The colors used shall be a natural earth tone palette. No primary or bright colors shall be allowed. All materials and colors are subject to approval by the ACC

C. MAILBOXES

Each lot shall have a mailbox of a design and material that is similar to the architectural style of the dwelling unit subject to approval by the ACC. All mailboxes must be enclosed with this material.

D. PATIOS AND BALCONIES

No patio or balcony may be nearer than seven (7) feet from the property line. No balcony may open towards the side lot line in a way which, in the opinion of the ACC, will unfairly limit the privacy of an adjoining property owner

E. DRIVEWAYS AND CURB BREAKS

As to any portion of the Property, all driveways shall be entirely of concrete (except however, other materials may be used with the prior written consent of the ACC). The concrete finish and color on that portion of the driveway which is within five (5) feet of the back of the street curb, shall match the finish and color of the street curb. No driveway or other roadway may be constructed on any lot in such a manner as to furnish access to any other lot without the prior written consent of the ACC. All curb breaks must be saw cut.

F. SIDEWALKS

Walks from the street or driveway to the front of the Dwelling Unit shall have a minimum width of three (3) feet and shall be constructed entirely of concrete (except however, other materials may be used with the prior written consent of the ACC). Each Lot shall provide a concrete sidewalk along the street with minimum width of four (4) feet installed per City of Tyler requirements. Layout of said sidewalks shall be curvilinear in nature, and approved by the ACC.

G. EXTERIOR SITE LIGHTING

Use of decorative lighting (up lighting and landscape lighting) on building facades, trees and sidewalks is strongly encouraged. Lighting plan must be submitted and approved prior to installation.

H. ADDRESS SIGNAGE

Address signage shall be compatible with the building finish materials and will be incorporated into the facade design of the mailbox. Any additional locations of address signage must be approved prior to installation. All address signage is subject to approval by the ACC.

I. FENCING

The ACC reserves the right to approve all fencing materials for each lot in Grand Oaks Estates. All fence layouts and column locations of each lot shall be submitted to the ACC for approval. Any fence erected shall be located on the property line.

Fencing Guidelines

1. The following fence types will be allowed along the side lot lines of all lots: Ornamental iron or equivalent with or without masonry (brick, rock or stucco) columns, solid masonry (brick, rock or stucco) walls, and ornamental iron with masonry (brick, rock or stucco) base. No wood fencing of any type is permitted. Use of natural screening (plantings) is strongly encouraged.
2. Any fencing erected in the front of the lot will have to be ornamental iron with stone columns at a maximum height of three (3') feet. The stone columns must match the color and style of the development columns currently being used. The erection of said fence that faces the street shall provide a ten foot (10') setback from the front property line. Any fencing constructed in the front of the lot must be accompanied by an approved landscape plan for the ten foot setback zone. Approved plants, trees or shrubs will be required in this area as approved by the ACC.
3. All fencing adjacent to common areas and easements (lots 1 and 9 of exhibit a) shall be ornamental iron or equivalent consistent with that of the development. All fencing next to landscape easements must be placed outside the landscape easement area. Fencing cannot encroach into the landscape easement. Use of natural screening (plantings) is encouraged in these areas.

4. The following fence type will be allowed along the side lot line next to Crossroad Estates of lots 1 and 9 (per exhibit a): Ornamental iron with stone columns consistent with the color and style of the development columns.
5. The following fence types will be allowed along the rear lot line for lots 6 through 9 (per exhibit a); Ornamental iron or equivalent with or without masonry (brick, rock or stucco) columns, solid masonry (brick, rock or stucco) walls, and ornamental iron with masonry (brick, rock or stucco) base. No wood fencing of any type is permitted. Use of natural screening (plantings) is strongly encouraged. Ornamental iron with stone columns consistent with the color and style of the development columns.
6. The following fence types will be allowed along the rear lot line for lots 1 through 5 (per exhibit a); Ornamental iron or equivalent with or without masonry (brick, rock or stucco) columns, solid masonry (brick, rock or stucco) walls, and ornamental iron with masonry (brick, rock or stucco) base. No wood fencing of any type is permitted. Use of natural screening (plantings) is strongly encouraged. Ornamental iron with stone columns consistent with the color and style of the development columns.

Development Rock Column Specifications

1. Column dimensions are 2.5 feet by 2.5 feet.
2. Column height is at least six inches above top of ornamental iron fence. E.g. Six foot fence requires a height of at least 7.5 feet plus the cap.
3. Column cap must be approved by the ACC.
4. Column footers must be made of concrete and four #4 (1/2 inch) rebar where rebar is extended at least five feet up inside the column.
5. Concrete footer must be at least one foot in depth.
6. The top of the concrete footer must be one foot below ground level so as to not expose any footer during washing. Therefore total depth of hole is two feet.
7. Inside of column must be filled with CMU block or concrete and not rock or sand filler for stability.

IV. LANDSCAPE DESIGN GUIDELINES

A. LANDSCAPE DESIGN

Our prevailing vision for Grand Oaks Estates is one that evokes an image of preservation and sustainability of the natural characteristics of the site in order to create a community that reflects the natural character of the development.

Landscape design shall be sensitive to these characteristics and maintain the preservation of native vegetation and trees where possible. The preferred plant list was established to maintain a consistent plant pallet throughout The Crossing, creating a common thread through identifying characteristics. The combination of native and naturalized plant material in informal, natural patterns reinforces the identity and character of preservation, creating a successful blend between the built environment and preservation areas.

1. Landscape Plans must be submitted for approval by the ACC. These plans shall visually represent grading and drainage, planting, irrigation, and site lighting.
2. The ACC reserves the right to make appropriate revisions and/or recommendations in order to maintain the overall character and image of the site.

B. TRANSITION LANDSCAPE ZONE

This zone is a band varying in width from 5-10 feet between any natural areas or protected area zone and the enhanced natural landscaping zone within the buildable area. The purpose of this zone is to provide a soft, informal transition between an existing native vegetation area and newly developed landscaping.

In this area, existing trees are to be protected and pruned and other vegetation selectively pruned or cleared. Where existing planting is thin, native plantings, including trees, shrubs, and groundcovers, are to be planted in natural patterns to reinforce the appearance of a natural area.

C. LANDSCAPE EDGE

The site edge or buffer contributes to the overall character of the site, providing the ability to preserve existing vegetation and effectively reduce the visual impact of the infrastructure involved. Preserving as much natural vegetation as possible in these buffer zones enhances the natural beauty of the site.

1. A minimum 10' landscape buffer will be maintained on both lots adjacent to Crossroad Estates (Lots 1 and 9 of exhibit a).
2. A landscape buffer will be maintained in front of any fencing placed on the front of the lot (within the required ten (10) foot setback).

D. Site landscaping

The design of individual lots within Grand Oaks Estates is to be similar in character to the community design of The Crossing. This includes:

1. Use of development stone for fence columns with ornamental iron.
2. Plantings from the Plant Material Selection List (4.1.7) of specimen trees, shrubs and groundcover, annuals and perennials.
3. All turf areas must reflect to overall character of the site, and shall provide a seamless integration between natural areas and yard. Grasses must be on the approved plant list (4.7.1).
4. Retaining walls and terracing through the use of boulders and/or stone walls in order to preserve existing trees and natural topography.
5. To enhance the image of a natural environment, landscape elements should be curvilinear and landscaped with a variety of native trees, shrubs, and ground-covers in natural, informal patterns. All plant material associated with Site Landscaping shall be selected from the Plant Material Selection List (4.1.7).
6. If it is necessary to remove trees greater than three (3) inches in diameter (upon written approval of the ACC) outside of the house pad site, the ACC reserves the right to require a reasonable number of trees to be replanted in its place. These trees must be on the approved plant list and must be at least three (3) inches in diameter, 10-12 feet tall with a minimum spread of 6-8 feet.
7. In general, pools and water features should be designed to blend with the surrounding landscape and provide minimal disturbance to adjacent lots and common areas.

E. PLANT MATERIAL SELECTION LIST

To achieve the intent of a natural environment at The Crossing, all plant materials, including trees, shrubs, vines, groundcovers, perennials, and grasses, must be selected from the Plant Material Selection List.

Plant Material Selection List

Plant Materials

Canopy Trees
Pistachio chinensis – Chinese Pistachio
Quercus macrocarpa – Burr Oak
Quercus Virginiana – Live Oak
Quercus nuttallii – Nuttal Oak
Pinus taeda – Loblolly Pine
Pinus thunbergiana – Japanese Black Pine
Prunus laurocerasus – Cherry Laurel

Betula nigra – River birch
Quercus palustris – Pin Oak
Gleditsia triacanthos ‘Shademaster’ – Shademaster Honeylocust
Ulmus parvifolia – Lacebark Elm
Liquidambar styraciflua ‘Rotundiloba’ – Seedless Sweetgum
Quercus stellata – Post Oak
Pinus elliottii – Slash Pine
Acer rubrum – Red Maple
Cedrus Deodara – Deodora Cedar
Juniperus Virginiana – Eastern Red Cedar
Taxodium distichum – Bald Cypress / Pond Cypress
Ornamental Trees
Cercis Canadensis – Redbud
Cornus florida – Dogwood
Ilex vomitoria – Yaupon Holly
Ilex opaca – American Holly
Ilex x attenuate ‘East Palatka Holly’ – East Palatka Holly
Lagerstroemia indica – Crape Myrtle
Magnolia ‘Little Gem’ – Dwarf Southern Magnolia
Myrica cerifera – Wax Myrtle
Japanese Maple ‘Coral Bark’
Acer buergeranum - Trident Maple
Japanese Maple ‘Bloodgood’
Vitex agnus castus – Chastetree
Cupressocyparis leylandii – Leyland Cypress
Viburnum rufidulum – Rusty blackhaw viburnum
Aquifoliaceae Ilex deciduas – Possumhaw Holly
Rhus continus – Smoketree
Shrubs
Abelia spp. –Abelia
Indigofera spp.
Callicarpa Americana – American beautyberry
Chaenomeles lagnearia – Flowering Quince
Michelo figo - Bannana Shrub
Cotoneaster spp. – Cotoneaster
Forsythia spp. - Forsythia
Hypericum spp. – St. Johns Wort
Lonicera spp. – Honeysuckle
Ligustrum japonicum ‘Texanum’ Wax leaf Ligustrum
Loropetalum chinense - Fringeflower
Rhododendron spp. – Azalea
Myrica pussila – dwf. Wax myrtle
Jasminum mesnyi
Salvia regal – Mountain Sage

Viburnum spp. – Viburnum
Rose spp. – Rose
Camellia Japonica spp.
Camellia sasanqua spp.
Hydrangea spp.
Spirea spp.
Nandina spp.
Rosmary spp.
Ilex spp.
Althea spp.
Raphiolepis indica – Indian Hawthorne spp.
Loropetalum – Chinese Fringeflower
Prunus lavrocerasus – Cherry Laurel
Buddleia spp. – Butterfly bush
Aspidistra elatior – Cast Iron Plant
Gardenia spp.
Barberry spp.
Agapanthus spp. – Lilly of the Nile
Iris spp.
Callistemon citrinus ‘Little John’ – Dwarf Bottlebrush
Bambusa multiplex ‘Fernleaf’ – Fernleaf Bamboo
Podocarpus – Japanese Yew
Pinus mugo – Mugo Pine
Arecaceae spp. – Sabal minor
Ilex Crenata “Holly Sky Pencil”
Groundcovers / Vines
Ajuga reptans – Ajuga
Zophiopohon japonicus – Mondo grass
Potentilla verna – Spring cinquefoil
Ruellia spp.
Veronica peduncularis ‘Georgia blue’ – Georgia Blue Veronica
Lirope spp.
Vinca spp.
Ivy spp. - Ivy
Rosa banksia – Lady banks rose
Parthenocissus quinquefolia – Virginia creeper
Bignonia capreolata – Crossvine
Campsis radicans – Trumpet Vine
Clematis paniculata – Sweet Autumn Clematis
Lonicera sempervirens – Coral Honeysuckle
Wisteria spp.
Passiflora spp. – Passion Vine
Trachelospermum jasminoides - Confederate Jesamine
Thelypteridaceae spp. – Southern Wood Fern
Grasses

Muhlenbergia capillaries - Gulf Muhly grass
Miscanthus sinensis spp. - Miscanthus
Chasmanthium latifolium - Inland Sea Oats
Stipa tenuissima – Mexican feather grass
Panicum varigatum – Switch grass
Pennisetum spp.
Improved Turf Areas
St. Augustine – Shade Grass
Tiff Bermuda – Sun Exposure
(Alternate grasses may be considered when isolated adjacent to structure.)
Perennials / Annuals - to be approved with landscape submittal

F. IRRIGATION

No sprinkler or irrigation systems of any type that draw upon water from streams, ponds, lakes, wetlands or other surface water within the property shall be installed, constructed or operated within the property unless approved in writing by the ACC. All irrigation systems shall utilize a central, computerized controller and rain gauge to maximize efficiency. All irrigation equipment shall be below grade with appropriate concealment and be located in landscaped areas only. The use of adequate bubbler irrigation system is encouraged to provide deep root-zone irrigation of trees and shrubs. Plant materials should be grouped according to their water consumption needs.

G. LANDSCAPE STRUCTURES

Landscape Structures such as pergolas, arbors, gazebos, porte-cocheres, greenhouses, and/or decks should be consistent with associated building materials of dwelling unit. All such features shall be located behind the front building setback, and require approval of the ACC prior to commencement of construction

H. LANDSCAPE MATERIALS

The use of consistent landscape materials will create a sense of place and establish the overall character of the site, so that the image of Grand Oaks Estates has a strong visual connection throughout the site. These include:

1. All beds shall be mulched with an approved material.
2. Alternate paved areas for patios, seating areas, and remote access shall be decomposed granite screenings or other material as approved by the ACC.

3. All bed edges will be encouraged to remain natural; manufactured edging must be approved prior to installation. Where needed to establish appropriate grade, stone/brick edging will be encouraged.
4. Landscape wall stone should be approved by the ACC prior to installation. Walls should compliment architecture of building structure.
5. Approved brick paver accents on all sidewalks.
6. Site amenities such as trash receptacles must be concealed from street site.

I. LANDSCAPE MAINTENANCE

Landscaping must be maintained in healthy condition in a way that makes the area look natural, but well kept. This includes:

1. Appropriate irrigation and fertilization
2. Weed and pest control
3. Recycling and mulching of waste materials
4. Timely mowing, edging, clipping, pruning and cleanup in enhanced natural landscape zones
5. Selected pruning and cleanup in the identified tree preservation areas