

**DESIGN CODE  
FOR  
RESIDENTIAL DEVELOPMENT  
IN  
BARCLAY PLACE**

**PREPARED By**

**PSP BARCLAY PARTNERS, LLC**

March 26, 2010

## **RESIDENTIAL DEVELOPMENT IN BARCLAY PLACE**

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## INTRODUCTION AND INTENT

Barclay Place is intended by its developers, planners and residents to embody the highest standards in single-family detached housing. With an emphasis on the highest quality of design, construction and preservations of the natural conditions, the community will represent an outstanding residential environment. Sizes of houses, their placements on lots and locations of driveways and garages are determined to develop a community-wide image of high quality development in the use of the property.

In accordance with the intent to develop the single-family detached housing at Barclay Place as a distinguished residential environment, architectural control standards (known hereafter as the "Design Code") have been compiled in accordance with the Declaration of Covenants, Conditions and Restrictions for Barclay Place as a guide to residents, architects, designers and builders. The Design Code elaborates upon the Developer's general commitment to quality by dealing specifically with the numerous elements of the residential environment. The Design Code will be upheld by the Design Review Committee, (known hereafter as "the DRC"); and may be amended from time to time by the DRC. The DRC is granted the power of review over the design for each residence by covenants, conditions and restrictions running with and encumbering each and every lot.

The purpose of this document is to create a set of standards that may guide the development of Barclay Place to enable it to accomplish the following goals:

Maintain a quality appearance in everything from architectural design to site details.

- Create a harmonious development in which building materials, setbacks and design elements are compatible.
- Accommodate the individual needs of the homeowners, based on the unique characteristics of each site.
- Protect the existing beauty of the landscape and preserving trees, which are the image of the Barclay Place area.
- Protect the investment potential of the property for both the developers and the homeowners.

In the event of conflict of interpretation of any standard or restriction between the Design Code and the Covenants, Conditions and Restrictions (CC&R's) for Barclay Place or City of Franklin Codes; the CC&R's or Codes shall take precedence.

## **I. DESIGN REVIEW PROCESS:**

In order to insure that a quality development will be maintained, all proposed new construction must be submitted to and reviewed by the DRC. The DRC will meet to review all proposed plans for housing, including the particular site design. The regulations listed previously and the Design Approval Process described below are not meant to be onerous; rather they have been established to protect individual investments and help guarantee the livability of each home.

The Owner or Builder is also responsible for meeting all City of Franklin Building, Zoning and Landscaping Codes.

### **1.1 Preliminary Plan Review**

- a. An initial design review process will involve the submittal of:
  - 3 sets of architectural stamped plans for each house type to be constructed.
  - Sample boards showing roof color, brick or siding and color chips for trim.
  - Sample planting plans for the various house types to be built.
  - A minimum of two plans for each type is required with alternative planting varieties.
- b. The plans and samples will be reviewed by the DRC within 45 calendar days of a complete package being submitted.
- c. The builder shall respond to the DRC within 15 calendar days of the review comments being written.

### **1.2 Final Plan Review**

- a. A final review will be conducted when the builder has responded to the preliminary comments and is ready to proceed with final design and construction.
- b. Each submittal must include:
  - A submittal fee of \$150.00 per lot for each review (provided that such shall not be payable for the initial construction by The Jones Company, its successors or assigns, on the Lot).
  - Site plan, drawn to a minimum scale of 1"= 40', showing location of the building, setbacks, driveway, walks, fences, walls and existing trees (over 4" in diameter) labeled to be saved or removed.
  - Architectural elevations of each building elevation along with floor plans.
  - Planting plan scheme with plant names and sizes.
  - Color schemes.
  - List of all variances to the design standards requested.

- c. The builder and developer will review the proposed building layout in the field to evaluate grades, clearing and drainage.
- d. The DRC will respond to the builder applicant within 45 calendar days of the complete submittal with comments.

### **1.3 Actions Prior to Beginning Construction**

- a. Approval for the removal of any existing trees 4" in diameter and over must be obtained from the DRC. Tree protection fences for existing trees designated to remain must be erected and approved before the start of construction. Any construction within the drip line of trees to remain must be reviewed and approved by the DRC. Protected trees that are negligently killed or damaged during construction must be replaced with trees of similar size and species, with negligence being defined as the Builder not taking the appropriate protective steps as defined herein.
- b. The Homeowner or Builder is responsible for obtaining all required local building permits.

### **1.4 Actions During Construction**

- a. An approved set of construction drawings must be kept on the building site at all times.
- b. The DRC should be notified of any relevant changes to the approved plans during construction.

### **1.5 Minor Changes**

It is anticipated that homeowners may wish to make improvements or modifications to their homes or property during initial construction or at a future date. Any changes to the approved plans and specifications during or after construction that materially effect the location, architecture or aesthetics, will require prior review and written approval by the DRC excluding any interior modifications.

## **II. ARCHITECTURAL GUIDELINES**

### **2.1 INTENT**

The intent of the Architectural Guidelines is to establish the criteria for the design of residences in Barclay Place. Emphasis is on quality in material, design and construction in order to promote well-crafted diversity in design as well as

insuring the architectural integrity of the community as a whole. The DRC will from time to time revise these guidelines to better maintain the quality of the community.

## **2.2 Site Planning**

### **a. Square Footage**

The minimum and maximum living area for each development section is established below. This is exclusive of one-story open porches, garages, and basement areas.

Minimum  
1,700

Maximum  
N/A

### **b. Building Lines**

Typical setbacks of building lines from property lines, as well as utility and drainage easements, are noted under Site Design Criteria or approved Plat. In addition to these requirements, further setbacks are enforced by deed restrictions for aesthetic reasons.

### **c. Clearing Approval**

In accordance with paragraph 1.3 (a) above, the DRC has the authority to require the limits of clearing be approved by the DRC before any tree cutting or construction site work is started.

### **d. Tree Removal**

No trees, no flowering trees, shrubs or evergreens may be removed without prior removal of the DRC. All trees that lie within thirty feet of the approved site for a home should be physically marked and protected throughout the construction period.

## **2.3 Exterior Wall Treatment**

### **a. Brick**

For All Lots, Brick, stone or masonry to grade is required.

### **b. Alternative Primary Exterior Wall Material**

Fiber cement board and/or other materials as approved by the DRC. The use of vinyl siding is not permitted.

c. Trim

Trim shall be smooth, high quality finished-grade stock, stained or painted as approved by the DRC.

d. Windows

The use of high quality, all weather, maintenance-free windows is required. All non-architectural windows shall be double panes.

e. Screen Porches

All plans to screen-in existing outdoor living space must be submitted to the DRC for approval prior to the addition of such screening.

f. Corner Lots

Houses on corner lots will be "double-elevated", that is, the sides of the house fronting a public street (excluding a public alley or service drive) shall have architectural details befitting of a front elevation as determined by the DRC.

g. High Impact Lots

The following lots have a high visual impact from major streets in the subdivision and care shall be taken to create visually pleasing architectural and/or landscaping details:

Rear Impact Only: Lots 3, 4, 31, 51, 71 and 87

Rear and Left Side Impact: Lots 2, 17, 25, 30, 31, 47, 56 and 86

Rear and Right Side Impact: Lots 1, 7, 20, 52, 53 and 72

Right Side Impact Only: Lots 10, 29, 39, 41, 54, and 60

Left Side Impact Only: Lots 6, 16, 24, 46, 57 and 65

## 2.4 Roof Treatment

a. Materials

The use of Architectural / Dimensional Shingles on the main roof is required.

All porch roofs can be Architectural / Dimensional Shingles or Copper or other Metal Roofing Material

b. Form

Roofs may take a variety of forms; gabled and hipped roofs to uniform pitch throughout the residence are preferred. Roof pitch shall be in accordance with historic architectural requirements of the type of house being constructed as determined by the DRC.

Mansard roofs and other types of "exotic" roof forms are discouraged, and may only be used with special written permission of the DRC.

c. Exposed Roof Metal

All exposed metal roof accessories - stack vents, roof flashing, attic ventilators, metal chimney caps, skylight curbs, solar collector frames, etc. shall match roofing material color as closely as possible. In cases where metal roofing is employed, roof accessories may be made of the same metal as the roofing, or painted to match its color. All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground.

d. Gutters

All houses are required to have gutters with downspouts. All downspouts shall terminate into a splash block with acceptable positive drainage or into a closed drainage system which daylights into drainage swales or through the street curb.

e. Solar Panels

Prior to the installation of solar paneling of any kind, plans and specifications must be submitted to the DRC for design and location approval.

## **2.5 Exterior Lighting Fixtures**

All exterior lighting fixtures visible from any street must be approved by the DRC. Where possible, decorative fixtures should complement the architectural features of the residence. No pole-mounted or building-mounted high intensity area lighting will be allowed. Maximum allowable foot-candles at the lines shall be 0.5 FC.

## **2.6 Exterior Color Scheme**

The palette of exterior paints and stains for each residence shall be selected to complement, coordinate or harmonize with the colors of building materials which are used in their "natural" state, such as brick, stone, copper, etc. Color and

material combination packages will be submitted for approval by the DRC as noted in the submission requirements.

## **2.7 Mechanical Equipment**

All air conditioning condensers, power boxes, meter boxes, and pool equipment shall be completely screened from public view. Screening may consist of architectural or planting elements to be approved by the DRC.

## **2.8 Maintenance**

The owner shall maintain each residence in a neat, clean, orderly condition. Periodic repairs shall be made to correct broken shingles, peeling paint, broken brick and any other condition, which suggests visual deterioration of a residence.

# **III. SITE DESIGN CRITERIA**

## **3.1 Setbacks and Building Envelopes**

- a. No single-family residence shall exceed 35' in height (measured from the ground level at the building to the highest point of the roof.) See FIGURE 1.
- b. The City of Franklin restricts the maximum floor area for the development. Maximum lot coverage shall be in accordance with the City of Franklin specifications.
- c. Building setbacks shall be allowed by recorded plat. However, the following will also apply:

Steps may encroach into the front and side setbacks.

On lots where an alley intersects with a street, the building setback on the alley shall be 4' from alley right-of-way to obscure the view down the alley. This may be satisfied through the utilization of a detached garage. In some cases, the use of a 6-foot-high hedge consisting of tightly spaced Nellie Stevens or Foster Hollies may be used in lieu of the building to obscure the view down the alley.

The face of the garage doors shall be 4' or a minimum of 20' from the alley right-of-way.

## **3.2 Siting the Building**

- a. All buildings and other structures should be carefully sited to avoid extensive grading operations. The natural grade and existing site conditions should be respected.
- b. Minor grading which is required for siting of buildings, drives and other appurtenant structures should be consistent with the natural existing flow of the terrain.
- c. New grades should meet existing topography in a smooth transition.
- d. New grades should vary in degree to avoid the unnatural look of broad flat surfaces or sharp steep angles.
- e. Proposed grading that unnecessarily alters the site will not be approved.
- f. Retaining walls may be used to lessen the severity of a slope when siting a building; however, the walls may not exceed 6' in height at any point. They must be carefully integrated into the site with smooth adjacent grades and the use of screen plantings. No wooden retaining walls are permitted.
- g. Tree wells may be required to protect the surface root structure of existing trees to remain.
- h. Retaining walls and tree wells must comply with wall guidelines specified.
- i. Grading, trenching, or other construction within the drip line of existing trees should be avoided.
- j. Natural drainage swales or washes intercepted by site improvements or additional drainage structures, created by such improvements, shall be constructed or reconstructed with natural materials such as rock or gravel, properly placed for positive operation of the drainage system.
- k. Drainage structures incorporating native or natural materials should follow natural courses over the terrain.
- l. No drainpipes or impervious man-made swale lining material may be exposed.

### **3.3 Fences and Walls**

- a. Where fences and walls are used, they should be designed as an extension of the residence, with compatible materials. The location of fences and walls and the fencing material shall be subject to review and approval by the DRC.

- b. No walls will be allowed in front yards unless approved by the DRC. Picket fences and decorative fences may be constructed in the front yards of lots. See FIGURES 2, 3, 8 and 9.

- c. Rear yard fences may be constructed subject to review and approval by the DRC. See FIGURES 4, 5, 9, 10 and 11. The maximum allowable height for fences/walls shall be 6'-0" with the approval of the DRC. The maximum allowable height for fences/walls on corner lots shall be 3'-6". No fence shall be constructed within 5 feet of any alley/service lane. No wooden fence shall be within 10 feet of any alley/service lane. No wall or fence shall be erected or maintained nearer to the front lot line than the rear corner of the house on such Lot, nor on corner lots nearer to the side Lot line than the building setback line parallel to the side street. No side or rear fence, wall or hedge shall be more than six (6) feet in height except for the fence to be constructed on the exterior boundary of the Common Area. Edge treatments along alleys shall be approved by the DRC. The homeowner shall maintain the edge treatment as installed on the lot.

- d. All corner lots and lots at all alley/service lane entrances shall be required to provide an edge treatment consisting of a formal hedge, wrought iron/black aluminum fence, or wood picket fence and landscaping to provide an edge and separation between public and private space. The hedge or fence shall be located within 36" of the back of the sidewalk. When wrought iron/black aluminum fencing is used, masonry columns shall be used at termination points. See Figures 9, 10 and 11.

- e. Wooden fences, excluding front picket fences, shall be stained using Porter Paints No. 2101 "Natural Cedar".

### 3.4 Storage/Service Buildings/Other Structures

- a. Storage/service buildings or other structures are not allowed in the front or side yards, only in the rear, and must be located out of the rear building setback. These structures must be constructed close to or attached to the main residential structure, and be compatible in material and design. Such structures may be constructed subject to review and approval by the DRC.
- b. No metal-sided or concrete block structures are allowed.
- c. The maximum height of these structures must not exceed the height of walls or fences unless approved.

### 3.5 Garages

- a. Garages shall appear integrated with the overall form of the building. Garages will incorporate individual garage doors as required by the City of Franklin.
- b. Driveways should be located to minimize grading and should be no closer than ten feet to the adjacent driveway unless prior approval is received from the DRC.
- c. Garages may be accessed by side alley entry, rear alley entry or rear entry "J" drive from alley/street depending on the house type, lot size, lot layout or house location. Only on the following lots may garages be accessed by front entry: Lots 2, 3, 7, 8, 17, 18, 20-23, 25-28, 53, 55, 73-84 and 86-88.

### **3.6 Decks/Patios/Swimming Pools**

- a. No sun decks, pools, and patios are to be constructed at the rear of the residences unless prior approval is received from the DRC.
- b. All mechanical equipment for pools is to be completely screened from view.
- c. All swimming pools are to be enclosed by appropriately designed screen walls or fences, and must meet local codes.
- d. No above ground pools will be allowed.
- e. The shape and design of all pools are subject to DRC approval.
- f. Night lighting for pools, decks, and patios must not be directed towards adjacent properties.
- g. Decks and patios are to be designed as an integral part of the residential units. Care must be taken not to disturb existing trees but to build around them where possible. Decks shall not extend over the side corners of the house without prior written approval of the DRC.
- h. All gazebos or structures are to be designed with style, character and materials compatible to the residential architecture. No metal or concrete block structures will be allowed
- i. Where decks or patios overhang, stabilization methods must be followed to prevent erosion below.

### **3.7 Lighting**

- a. All lighting is to be compatible with the architectural style and character of the residence.
- b. Lighting may not be directed towards adjacent properties.
- c. No lighting fixtures on lot may exceed a vertical height of 8'-0".
- d. Eave lights shall not be allowed on the fronts of residences. Whenever possible, side and rear yard light sources should not be visible from the side streets.
- e. Maximum light level at the property line shall be 0.5 FC.

### **3.8 Driveways and Sidewalks**

- a. Driveways may have a maximum width of 12' at the street line. Sidewalks must be completed by the builder or owner prior to receiving a Certificate of Occupancy and constructed to meet City of Franklin specifications. On lots required to have fences fronting a street, walks shall extend from the porch to the existing public sidewalk. See FIGURES 3 and 8.
- b. All driveways shall be paved with exposed aggregate concrete to the sidewalk whereas all drive ramps and front sidewalks are to be "Broom Finish" concrete to conform to City of Franklin specifications.
- c. No circular drive shall be allowed.
- d. No front yard parking pull-off, which use the street for back-up space shall be allowed.
- e. Driveway cuts should be made with a clean connection to existing curbs. The curbs should taper into driveways with a smooth radius.
- f. Curb and gutter at the driveway to public street transition shall be installed as detailed by the DRC.

### **3.9 Planting**

- a. Planting Design:
  - 1. Each lot is required to meet the minimum landscape standards of the City of Franklin. Each Builder shall also plant the two trees as required by City of Franklin for residential lots in the front yards. The type of tree to be planted in Barclay Place shall comply with

the approved plant list, except that the two trees on each lot shall be the same species of tree.

2. The size, quantity and location of street trees for each lot shall conform with the approved Site Plan for Barclay Place (dated November 12, 2008).
3. Additional plantings should be used to complement existing species of trees and shrubs.
4. All service areas and mechanical units must be completely screened by plantings or walls.
5. Informal groupings of evergreen trees or shrubs should be used for screening purposes. Plantings should be installed at a height and spread in order to provide for immediate screening.
6. Where street trees or uniform rows of tree plantings occur, matched specimens in heights and width should be used.
7. All ground areas are to be either seeded/sodded with grass or maintained as "natural areas". Natural areas created by the builder are to be planted with groundcover or shrubs and a minimum depth of 3" mulch is to be provided. Natural areas with existing vegetation may remain, as they exist.
8. All front and side yards that face a street must be sodded. All other side yards must be sodded to the location where the front porch meets the front façade of the home.
9. All lawn areas shall be maintained throughout the year and mowed as needed to maintain a maximum grass height of 4".
10. Front yards shall have shrub foundation planting.

b. Existing Tree Preservation

1. Removal of any trees must be approved by the DRC. See Section 2.2(d).
2. Refer to additional sections of this document regarding construction practices for tree preservation.

c. Recommended Plant Material

The following is a list of trees, shrubs and groundcovers recommended for use. These plants have been selected because of their ability to prosper in the Middle Tennessee area. Other plants may be considered, but must be approved by the DRC.

## **TREES**

### **Large Deciduous Trees:**

Red Maple (*Acer rubrum*) hybrids  
Legacy Sugar Maple (*Acer Saccharum*)  
London Plane Tree (*Plananus acerifolia*)  
Japanese Maple (*Acer palatum*)  
Pin Oak (*Quercus palustris*)  
Scarlet Oak (*Quercus alba*)  
Serviceberry (*Amelanchier canadensis*)  
American Beech (*Fagus grandiflora*)  
Ginkgo (*Ginkgo biloba*)  
Sweetgum (*Liquidambar styraciflua*)  
Tulip Poplar (*Liriodendron tulipifera*)  
Zelkova (*Zelkova serrata*)  
Sourwood (*Oxodendron arboreum*)  
Weeping Willow (*Salix babylonica*)  
Plane Tree (*Palatanus occidentalis*)  
River Birch (*Betula nigra*)

### **Street Trees (These trees are designated on the street planting plan for each street).**

October Glory Maple (*Acer Rubrum*)  
Willow Oak (*Quercus Phellos*)  
Legacy Sugar Maple (*Acer Saccharum*)  
Japanese Zelkova (*Zelkova serrata*)  
Willow Oak (*Quercus phellos*)  
Red Oak (*Quercus rubra*)  
Seedless Sweetgum (*Liquidambar styraciflua* 'Rotundiloba')  
Summit Ash (*Fraxinus pennsylvanica*)  
Autumn Blaze Maple (*Acer freemanii*)  
Ginkgo (*Ginkgo biloba*)  
Lacebark Elm (*Ulmus parvifolia*)  
London Plane Tree (*Plananus acerifolia*)

### **Small Flowering Trees**

Eastern Redbud (*Cercis canadensis*)  
Flowering Dogwood (*Cornus florida*)  
Kousa Dogwood (*Conrus kousa*)  
Golden Raintree (*Koelreuteria paniculata*)  
Saucer Magnolia (*Magnolia soulangeana*)

Star Magnolia (*Magnolia stellata*)  
Washington Hawthorne (*Crateagus phaenopyrum*)  
Yoshino Cherry (*Prunus yedoensis*)

**Evergreen Trees**

Southern Magnolia (*Magnolia grandiflora*)  
White Pine (*Pinus strobus*)  
Loblolly Pine (*Pinus taeda*)  
Virginia Pine (*Pinus virginiana*)  
Canadian Hemlock (*Tsuga canadensis*)  
Foster Holly (*Ilex attenuata fosteri* II)  
American Holly (*Ilex opaca*)  
Leyland Cypress (*cupressocyparis leylandii*)

**Shrubs - 4 feet and below**

Hybrid Azalea (*Azalea hybrid*)  
Rockspray Cotoneaster (*Cotoneaster horizontalis*)  
Manhattan Euonymus (*Euonymus manhattan*)  
Dwarf Chinese Holly (*Ilex cornuta 'rotunda'*)  
Dwarf Yaupon Holly (*Ilex vomitoria 'nana'*)  
Japanese Holly (*Ilex crenata*)  
Shore Juniper (*Juniperus conferta*)  
Sargent Juniper (*Juniperus chinensis 'Sargenti'*)  
Creeping Juniper (*Juniperus horizontalis*)  
Japanese Flowering Quince (*Chaenomeles japonica*)  
Spreading Yew (*Taxus cuspidata*)

**Shrubs - 4 feet and above**

Glossy Abelia (*Abelia grandiflora*)  
Nandina (*Nandina domestica*)  
Skip Laurel (*Prunus laurocerasus schipkaensis*)  
Leatherleaf Viburnum (*Viburnum rhytidophyllum*)  
Oakleaf Hydrangea (*Hydrangea quercifolia*)  
Winged Euonymus (*Euonymus alatus*)  
Border Forsythia (*Forsythia intermedia*)  
Common Boxwood (*Buxus sempervirens*)  
Doublefile Viburnum (*Viburnum plicatum*)  
Winter Honeysuckle (*Lonicera fragrantissima*)

**Groundcovers**

Ajuga (*Ajuga reptans*)  
Bearberry Cotoneaster (*Cotoneaster dammeri*)  
Liriope (*Liriope muscari*)  
Creeping Lilyturf (*Liriope spicata*)  
Mondo Grass (*Ophiopogon japonicus*)  
Snakesbeard (*Ophiopogon jaburan vittata*)

Daylily (*Hemerocallis hybrida*)  
Hosta (*Hosta lancifolia*)  
Periwinkle (*Vinca minor*)  
Bigleaf Periwinkle (*Vinca major*)  
English Ivy (*Hedera helix*)  
Wintercreeper (*Euonymus fortunei* 'Coloratus')  
Pachysandra (*Pachysandra terminalis*)

#### **Vines**

English Ivy (*Hedera helix*)  
Boston Ivy (*Parthenocissus tricuspidata*)  
Wisteria (*Wisteria sinensis*)  
Virginia Creeper (*Parthenocissus quinquefolia*)

#### **Annual Flowers:**

##### **Summer**

Begonia (red, white, pink)  
Annual Periwinkle (white, red)  
Geraniums (red, orange, white) (in pots only)  
Caladiums (green leaves)  
Salvia (red, white, purple)  
Marigolds (red, orange, white)  
Dusty Miller (green leaves)

##### **Fall**

Chrysanthemum (yellow, orange)  
Marigolds (yellow, orange)

##### **Spring Bulbs**

Daffodils (yellow, white, orange)  
Tulips (white, yellow, red, purple)  
Crocus (white, purple, yellow)

##### **Winter**

Pansies (purple, yellow)  
Ornamental Cabbage

### **3.10 Utilities**

- a. All utility lines must be underground. Overhead lines are not permitted.
- b. Window air conditioning units are not permitted.
- c. Air conditioning compressors, heat pumps and other utilities must be screened with plant materials, or brick walls.

### **3.11 Signage/Mailboxes**

- a. Each lot may have only one construction or sales sign approximately three feet (3') high by four feet (4') wide. The messages shall list only sales representative, contractor and street address. Letters are to be four inches (4") in height. No other construction signs or sales signs shall be permitted. Open house signs shall not be allowed. All signs must be approved by the City of Franklin.
- b. Each builder or property owner will provide a mailbox at the street and an address marker on the house. Mailbox and address marker designs will be restricted to those designated by the DRC. See FIGURE 7.
- c. Security and other notices must not be made of highly reflective materials or with bright colors.

### **3.12 Subdivision Development Signage**

- a. All subdivision or neighborhood development signage shall be submitted to the DRC for approval. All signage shall comply with the requirements of the City of Franklin.
- b. Locations, planting and lighting for signage shall also be approved by the DRC.
- c. The addition of flags will also be under the requirements of the City of Franklin as well as require approval by the DRC.
- d. Any and all garage sales or yard sales must comply with the requirements of the City of Franklin, in addition to the signage requirements set by the City.

## **IV. GUIDELINES FOR CONSTRUCTION**

### **4.1 Grading and Drainage**

- a. Grading must be consistent with the natural contours of the site wherever possible.
- b. Finished grades must meet adjacent existing grades with a smooth, rounded transition that has the appearance of a natural grade.
- c. Natural drainage swales must be respected wherever possible. When they are interrupted by site improvements, they must be reconstructed with

natural materials such as a native rock or gravel, and routed in such a way as to appear natural, or they may be piped underground.

- d. All disturbed slopes must be stabilized with plant material and, if necessary, stabilization fabric to prevent erosion.
- e. Care should be taken to control water flow so it will not impact adjacent lots.
- f. Approved retaining walls may be used on the side or rear of lots for retaining the earth. In no case shall the wall be over 6' in height.

#### **4.2 Tree Protection**

- a. Construction documents must clearly indicate all existing trees that are designated to be removed and all limits of disturbance within the drip line of existing trees to remain. Plans must show the location of tree protection fences.
- b. Existing trees not designated and approved for removal must be protected with tree protection fences prior to the start of construction. No construction may begin until tree protection fences have been reviewed and approved by the DRC. All protection fences are to be removed at the completion of the project.
- c. Plans for any grading, trenching or other construction within the line of existing trees to remain must be approved prior to the start of construction.
- d. Any trench within the drip line of existing trees that has been approved by the DRC must be carefully executed by hand digging where roots are encountered. Main lateral roots and taproots must not be cut.
- e. Any excavation within the drip line of existing trees must be carefully executed by hand to minimize damage to root systems.
- f. When main lateral roots are disturbed during construction, roots must be relocated by careful bending into back filled areas, where possible.
- g. Roots must not be left exposed and allowed to dry out. Temporary cover must be provided before permanent backfill is placed. Roots must be maintained in a moist condition.
- h. Any trees, which undergo damage to their root system, must be pruned to compensate for the root loss.

#### **4.3 Construction Activities**

- a. No burning is allowed anywhere on site.
- b. All materials stored on-site should be stored within the garage or interior of the Building whenever possible. All materials such as brick, stone, concrete blocks, mortar, framing, siding, and cornice lumber that cannot be stored within the building, shall be neatly stacked away from the root zones of existing trees designated to remain. Temporary structures and storage facilities shall not be located in the front yard area without prior written approval of the DRC. No storage of materials, excavation, parking, or other construction activities may encroach on an adjacent lot without the prior written approval of that property owner.
- c. Concrete washout areas shall occur only where designated by the developer.
- d. Construction vehicles must use designated construction entrances only.
- e. Construction parking is allowed on road areas only. Jumping curbs is not permitted. No construction personnel or their vehicles are permitted within the dripline of any tree save areas.
- f. Hours of construction shall conform to approved hours of operation by the City of Franklin and are restricted to daylight hours to minimize disturbance to nearby residents.
- g. Temporary structures and storage facilities are restricted to those approved by the DRC.
- h. No storage of materials, excavation, parking or other construction activities may encroach on adjacent lots.
- i. Each general contractor must have portable rest room facilities located at least 10' behind the R.O.W. that is easily accessible for all of its construction personnel.
- j. At the close of construction, the site must be left in a clean and orderly condition. All debris must be disposed of off the property. All pavement surfaces and finishes must be pressure washed and swept clean prior to initial occupancy.
- k. Each Builder is responsible for keeping the street area around its respective homes under construction, clean and debris free throughout construction. Special attention should be given to removing all visible debris from front and side yards and the immediate street area at the end of each workweek on Friday afternoon. Builders that fail to maintain their

respective areas properly will be notified in writing of their failure to do so. The Developer reserves the right to hire an outside debris removal and street cleaning firm to maintain any such areas, and to bill all said costs to any Builder failing to correct such a cleanliness problem within three (3) calendar days of receiving said written notice to do so.

- l. Each builder will designate a staging area, to be approved by the DRC, for the storage of excess material, dirt, dumpsters, and construction equipment.
- m. Each builder is required to notify the City of Franklin Fire Department before any blasting is performed on site.

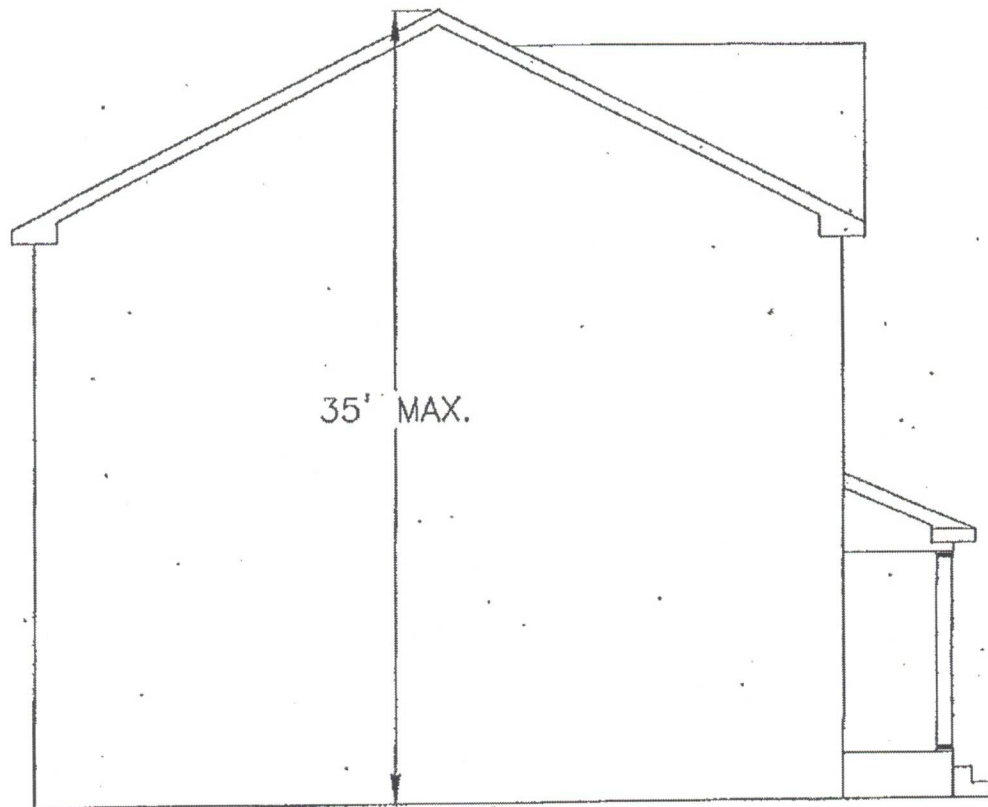
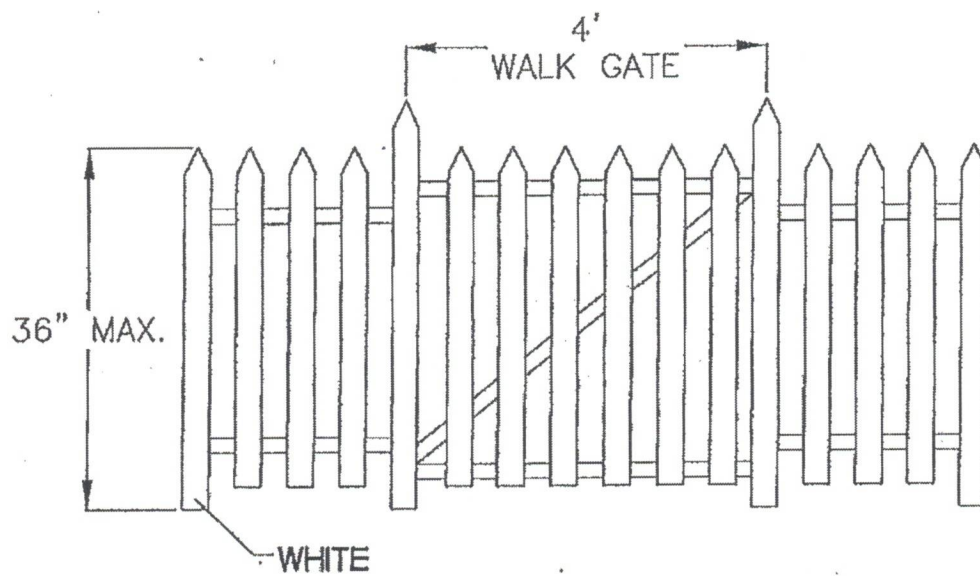
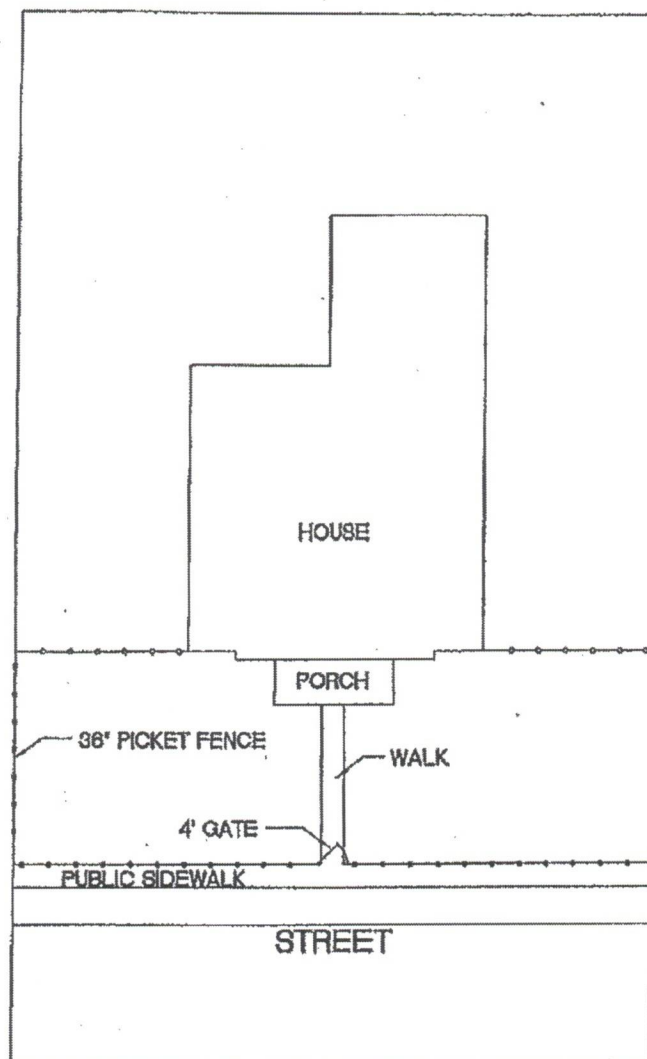


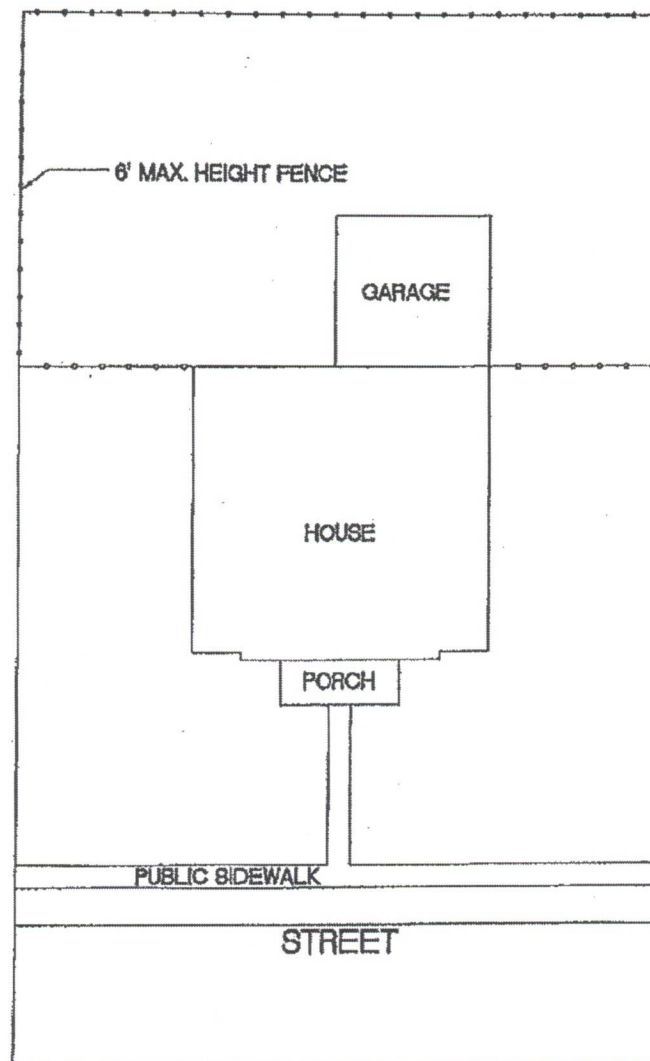
FIGURE 1:  
MAXIMUM HEIGHT OF HOUSE



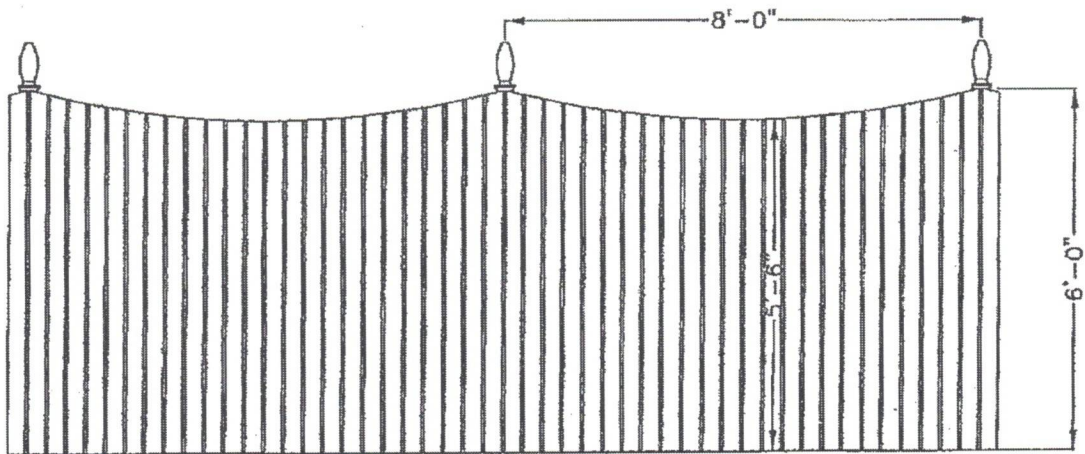
**FIGURE 2:**  
**PICKET FENCE ELEVATION**



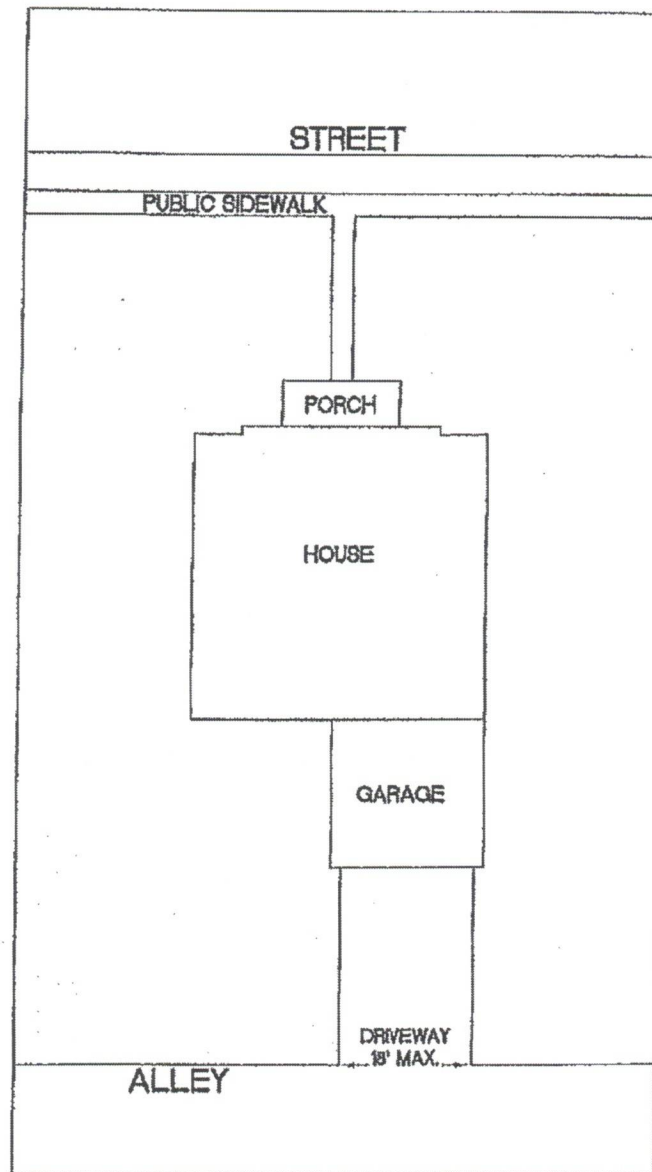
**FIGURE 3:**  
**PICKET FENCE PLAN**



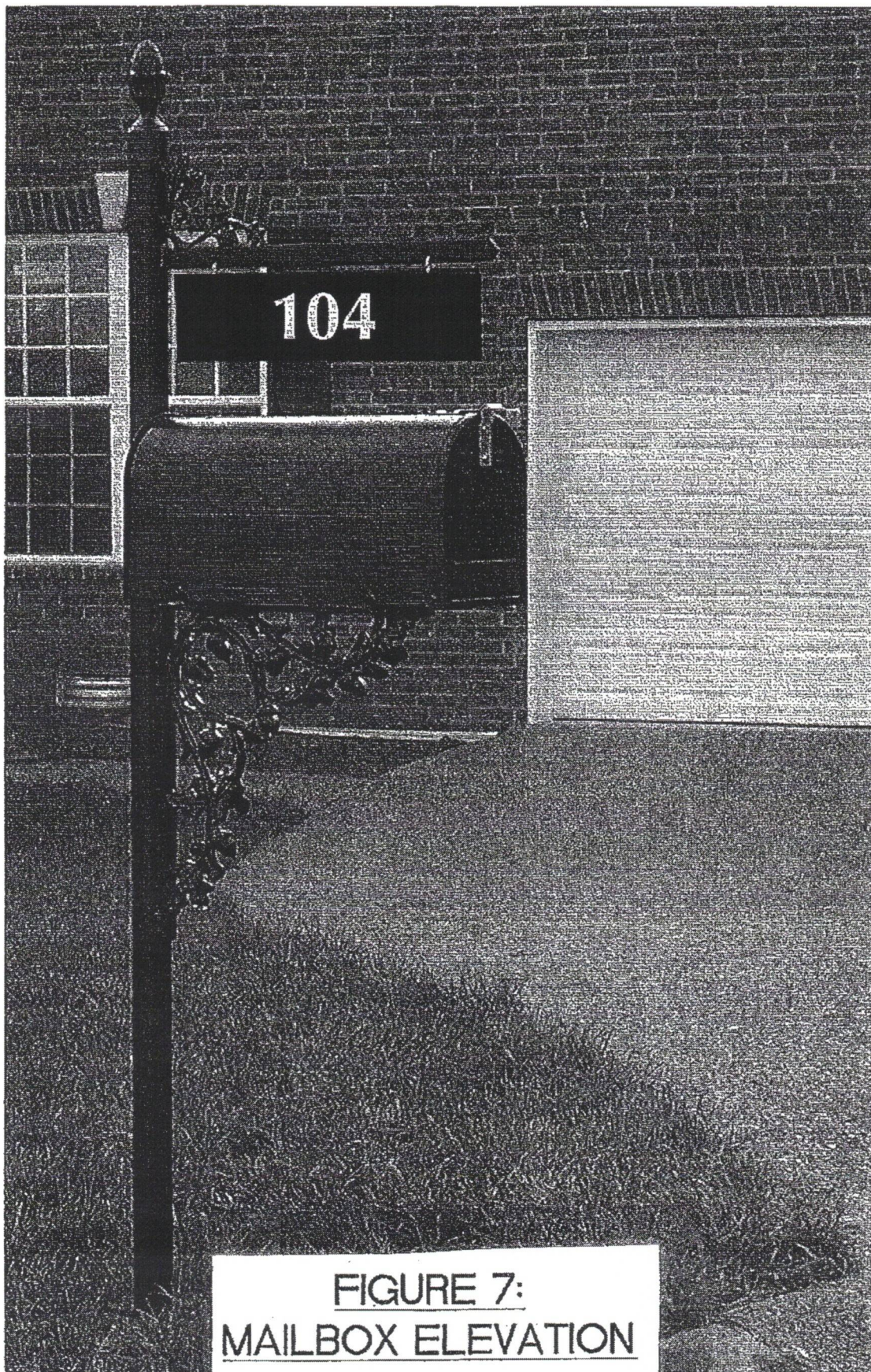
**FIGURE 4:**  
**REAR YARD FENCE PLAN**



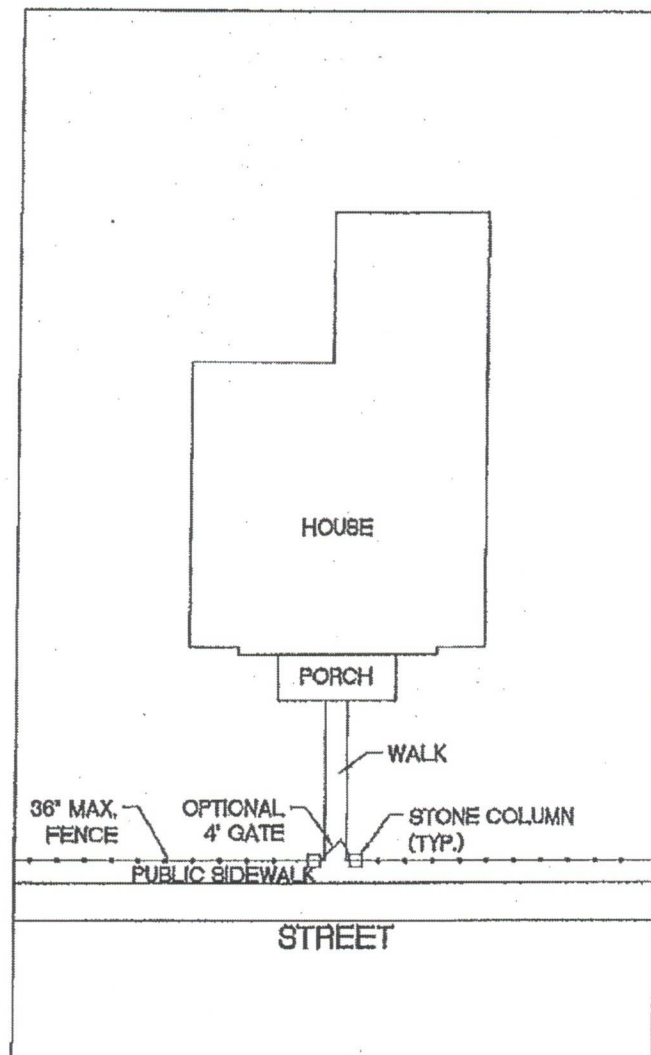
**FIGURE 5:**  
**REAR AND SIDE YARD FENCE ELEVATION**  
**WESTERN CEDAR SCALLOPED**



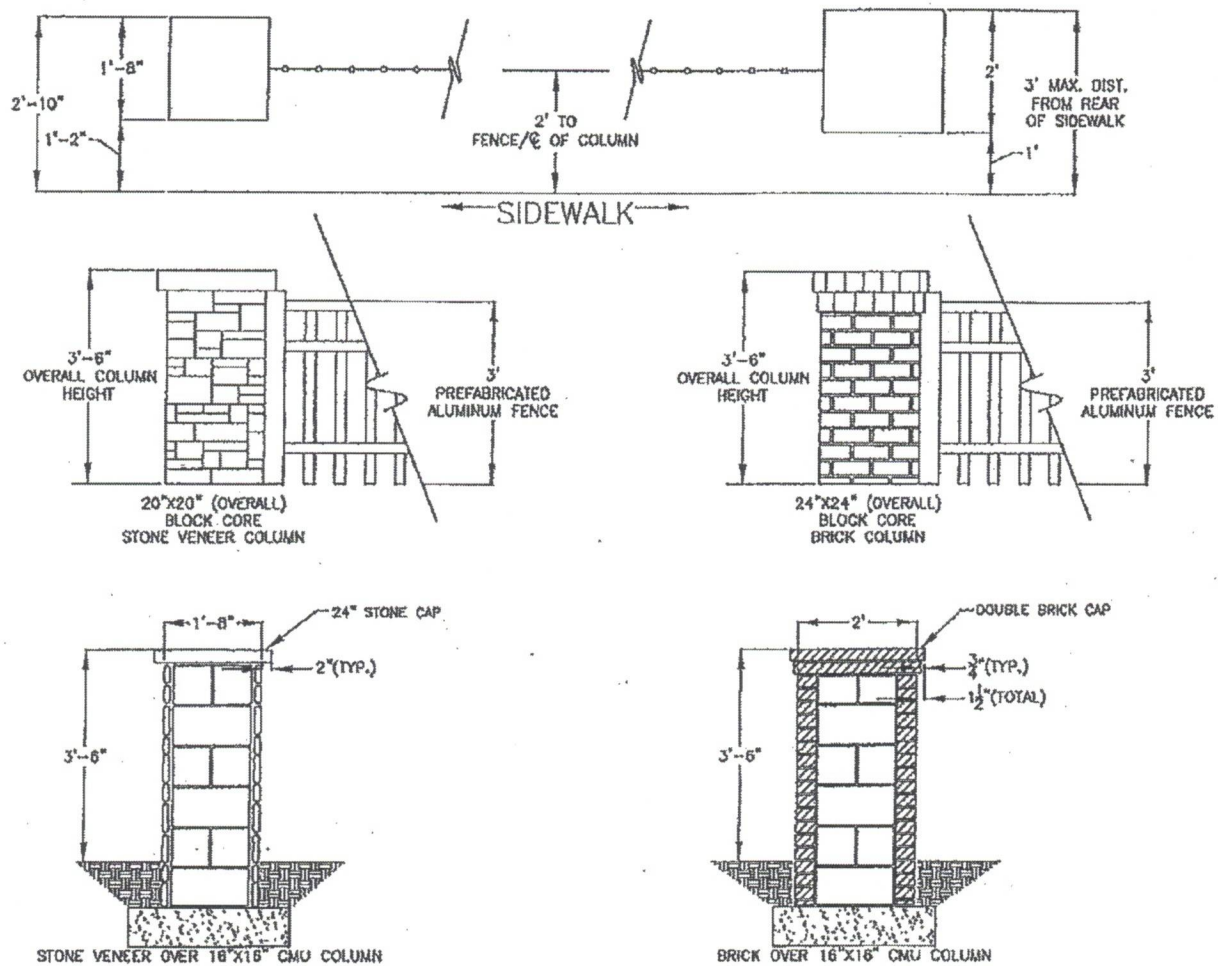
**FIGURE 6:**  
**DRIVEWAY PLAN**



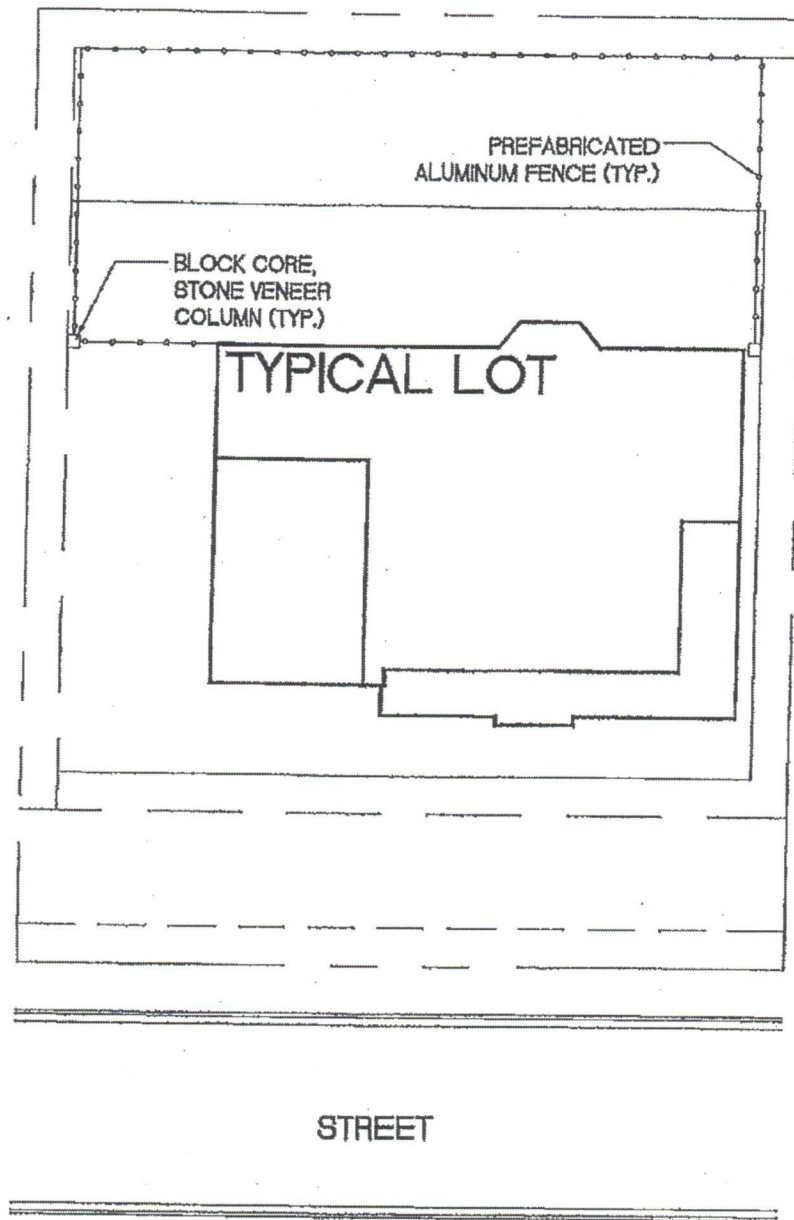
**FIGURE 7:**  
**MAILBOX ELEVATION**



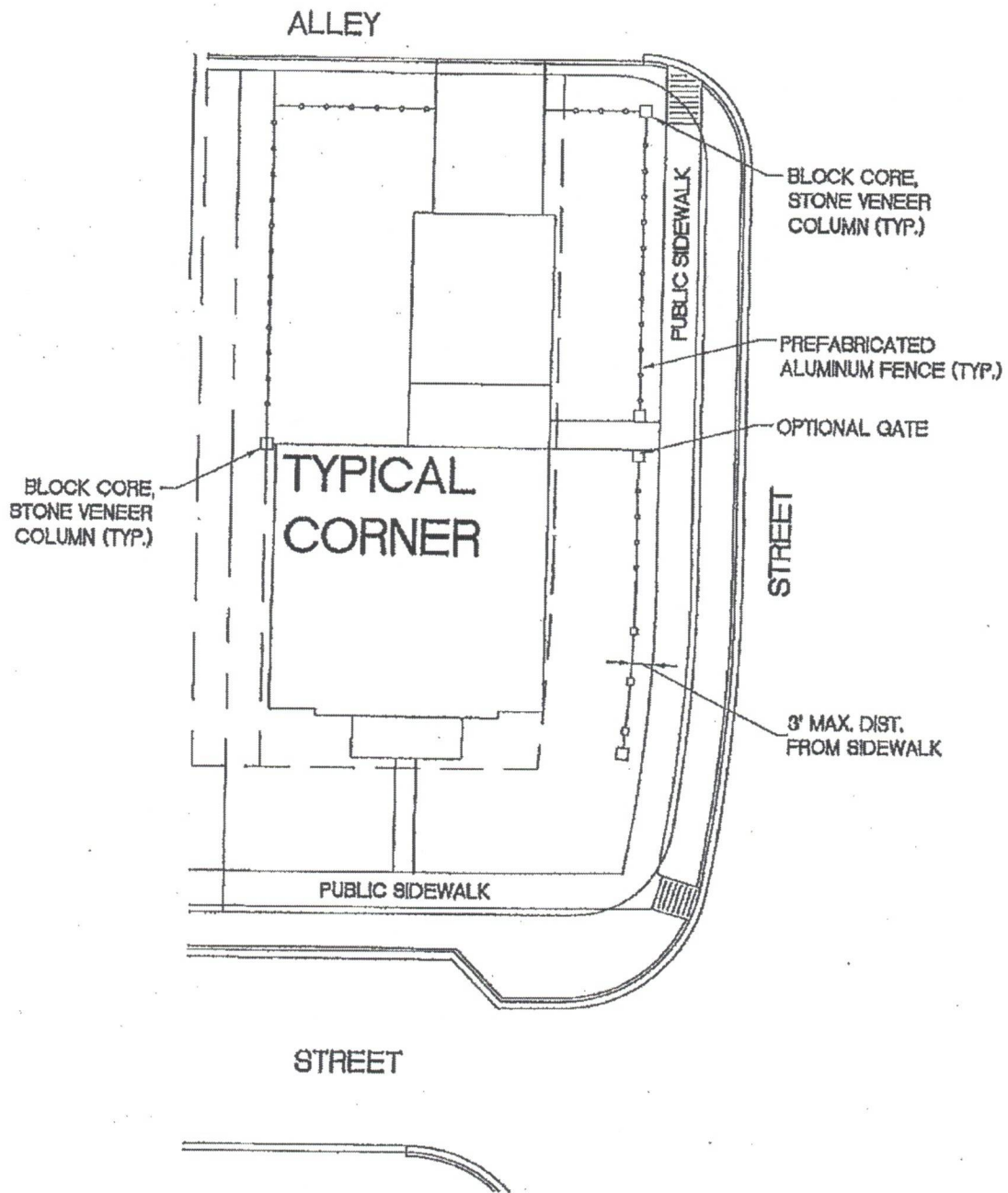
**FIGURE 8:**  
**FRONT DECORATIVE FENCE PLAN**



**FIGURE 9:**  
**DECORATIVE YARD FENCE**



**FIGURE 10:**  
**DECORATIVE REAR YARD FENCE PLAN**



**FIGURE 11:**  
**DECORATIVE CORNER YARD FENCE PLAN**