

## ACC SUBMISSION PACKAGE REQUIREMENTS

### LANDSCAPE & IRRIGATION PLANS

**NOTE: BOTH PLANS MUST BE SUBMITTED TOGETHER**

#### **I. LANDSCAPE PLAN**

- Landscape Architect/Designer name and contact information
- North Arrow
- Scale (1"=10')
- Sight Lines (corner, driveways, bottom and top of wall, finished floor of house)
- A/C location
- Existing trees (type and size)
- Foundation Planting (NOTE: screen foundation from view of street, greenbelt, golf course, and adjoining neighbors)
- Legend or attachment should include:
  - Plants (type, quantity, size, density)
  - Turf (type)
  - Steel Edging
  - Mulch
  - Flagstone, stepping stones, river rock, etc.
- Easements noted
- Unobstructed sight lines (Corner 25", Driveways 10")
- Finished Floor elevations & proposed grades (Spot elevations)
- Wall & Fence Heights
- A/C, trash enclosure locations
- Edging noted

#### **II. IRRIGATION PLAN**

- Licensed Irrigator name and contact information
- Valve locations
- Head locations
- Head types (rotor, spray, or drip)
- Main line and laterals (size and location)
- Backflow preventer location
- Controller location

*The*  
DOMINION

**MINIMUM LANDSCAPE & IRRIGATION STANDARDS**

Landscape and Irrigation Plans are required to be submitted and approved by the Architectural Control Committee within ten (10) days of the completion of flatwork. They must be submitted together. As stated in The Declaration of Protective Covenants for The Dominion Planned Unit Development (P.U.D.), any landscaping required by the plans and specifications approved by the Architectural Control Committee (the "Committee") must be fully installed on a Lot within ninety (90) days from the first occupancy of the dwelling situated on such Lot in accordance with the landscape plan approved by the Committee. In view of the major emphasis placed by The Dominion Homeowners Association and the Architectural Control Committee on landscaping, such Committee expressly reserves the right to require the landscape plan (which plan must be submitted to the Committee at the same time other final plans and specifications are submitted) to include the planting of trees by Owner if, in the opinion of the Committee, such trees are necessary to preserve the general landscaping goals and objectives for The Dominion P.U.D. as a whole.

**Drainage Easements:**

Easements for drainage throughout The Dominion are reserved as shown on recorded plats. No Owner of any Lot in The Dominion may perform or cause to be performed any act which would alter or change the course of such drainage easements in a manner that would divert, increase, accelerate or impede the natural flow of water over and across such easements. More specifically, and without limitation, no Owner may:

- (1) Alter, change or modify the existing natural vegetation or design of the drainage easements in a manner that changes the character of the design or original environment of such easements; or
- (2) Alter, change or modify the existing configuration of the drainage easements, or fill, excavate or terrace such easements or remove trees or other vegetation therefrom without the prior written approval of the Committee; or
- (3) Construct, erect or install a fence or other structure of any type or nature within or upon such drainage easement; provided however, fences may be permitted in the event proper openings are incorporated therein to accommodate the natural flow of water over said easement.

**Tree Protection:**

Trees on any Lot will potentially be enjoyed by and benefit all residents in The Dominion, and consequently, it is the Association's intent to retain the overall character of the tree massing in The Dominion.

**Hardscape:**

No more than ten percent (10%) in area of the front yard area of any Lot, excluding driveways and sidewalks, may be covered by material other than vegetation.

**Sight Lines:**

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above roadways shall be placed or permitted to remain on any corner Lot within the triangular areas formed by the street property lines and a line connecting them at points twenty-five feet (25') from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street line extended. The same sight line limits shall apply on any Lot within ten feet (10') from the intersection of the street property lines with the edge of a driveway. No tree shall be permitted to remain within such distance of such intersections, unless the foliage is maintained at a sufficient height to prevent obstruction of such sight lines.

**Screening:**

All garage doors, trash enclosures, HVAC units, swimming pools & spas, and pool equipment must be screened with plant materials or masonry walls so as not to be readily visible from either streets or adjacent property. Plant materials shall be of sufficient quantity and size to accomplish this at the time of planting. Size of plants will be reviewed at the time of the Certificate of Occupancy/Compliance walk through, or final inspection and additional or larger plants may be required.

**Foundation Planting:**

A foundation planting treatment around the house is required.

**Soil Preparation:**

- All plant beds shall be treated with a pre-emergent weed killer before mulching.
- All plant beds shall have a minimum of 3" of 1/3 sand and 2/3 organic material tilled into topsoil.
- All beds shall have a minimum of 2" of bark mulch.

**Turf Areas:**

- All turf areas shall be sodded. Hydromulching is not permitted. **NOTE: Bermuda sod (or similar) is required in The Dominion Cottage Estates.**
- All turf areas must be accessible to lawnmowers, 36" width minimum.
- All bed areas will be edged with 14 gauge or greater steel edger. **NOTE: The Cottages requires steel edging which includes a transition between turf and bed, and bed and adjacent property.**

**Plant size minimum standards:**

- Trees will be sized according to their function (shade, accent, screen, etc.).
- Shrubs for foundation planting shall be 5 gallon container or larger. For screening purposes 15 gallon plants should be used at minimum. **No 3 gallon shrubs are permitted**
- Groundcover shall be 1 gallon or larger and spaced no more than 24" on center.
- Seasonal color shall be no less than 6" pots.

*The Landscape Plan must indicate the following. If all items are not represented on the plan review will not be completed until such time as the requirements are met:*

- *Grading plan indicating existing and proposed finished grades*
- All walkways, drives, fences, walls, trash enclosures, fountains, free standing light fixtures, building entrances, A/C and heating units, and all other landscape amenities with the type of material to be used noted on the plans.  
*NOTE: Approval of landscape plan does not include blanket approval of any hardscape features. Separate approval is required for sidewalks, pools, fences and other hardscape elements.*
- All fences and walls (retaining and free standing) are to be shown, along with type of material and height at average finished grade.
- A legend shall be included indicating plant quantity, type of plant by common name, minimum installation size, and necessary comments on the spacing of all plant material, to include ground cover. The legend shall also reflect square footage of each type of ground treatment (i.e. turf, mulch).
- The following notes, symbols and general information shall also appear on ALL plans:
  - 1) North arrow
  - 2) Scale: 1" = 10'
  - 3) Project Name and Address
  - 4) All abutting streets
  - 5) Easements
  - 6) Name and telephone number of landscape architect and licensed irrigation designer.
  - 7) Existing trees, including type and size
  - 8) Existing and proposed finished grades
  - 9) All plants to be drawn at 2/3 mature size

*The Irrigation Plan must indicate the following. If all items are not represented on the plan review will not be completed until such time as the requirements are met:*

All Lots must be irrigated by an automatic sprinkler system approved by the Committee and in accordance with the irrigation plan approved by the Committee. In all such systems, a pressure vacuum breaker or a double check valve backflow preventer as approved by the City of San Antonio must be installed and tested to prevent contamination of the domestic water supply for The Dominion.

The Irrigation Plan shall indicate the following:

- 1) Valve Type and Location
- 2) Head Type and Location (spray, rotaries, etc.)
- 3) Location of Backflow Preventer
- 4) Model, Manufacturer, and Location of Controller

**NOTE: If the subject property is located within The Dominion Cottage Estates, the controller must be located outside so as to be accessible to landscape maintenance personnel at all times.**

- 5) All Main Line and Laterals to be Shown & Sized
- 6) Stamp of Licensed Irrigator
- 7) Pipes must be buried a minimum of 6"
- 8) Proper water tight connectors to be installed on all wire connections
- 9) In general, normal industry standards are to be followed for the proper installation of irrigation system

LANDSCAPE PLAN APPROVAL CHECKLIST

LANDSCAPE PLAN:

Landscape Architect/Designer:

NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_

North Arrow: \_\_\_\_\_

Scale (1" = 10'): \_\_\_\_\_

Easements Noted: \_\_\_\_\_

Sight Lines:

Corner (25'): \_\_\_\_\_

Driveways (10'): \_\_\_\_\_

Existing and Proposed Grades: \_\_\_\_\_

A/C Location: \_\_\_\_\_

Existing Trees Noted:

Type: \_\_\_\_\_

Size: \_\_\_\_\_

Plants:

Type: \_\_\_\_\_

Quantity: \_\_\_\_\_

Size: \_\_\_\_\_

Density: \_\_\_\_\_

Foundation Planting: \_\_\_\_\_

10% Maximum Driveways/Sidewalks in Front Yard: \_\_\_\_\_

Turf:

Type: \_\_\_\_\_

Sod: \_\_\_\_\_

Accessible (36" minimum): \_\_\_\_\_

Steel Edging Noted: \_\_\_\_\_

**NOTE: Cottages requires steel edging between adjacent lots**

IRRIGATION PLAN APPROVAL CHECKLIST

**IRRIGATION PLAN:**

Licensed Irrigator:

NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_

Valves:

Type: \_\_\_\_\_

Location: \_\_\_\_\_

Head:

Type: \_\_\_\_\_

Location: \_\_\_\_\_

Main Line & Laterals:

Size: \_\_\_\_\_

Location: \_\_\_\_\_

Backflow Preventer:

Location: \_\_\_\_\_

Controller:

Model: \_\_\_\_\_

Manufacturer: \_\_\_\_\_

Location: \_\_\_\_\_

**NOTE: If the subject property is located within The Dominion Cottage Estates, the controller must be located outside so as to be accessible to landscape maintenance personnel at all times.**

Stamped by Licensed Irrigator: \_\_\_\_\_