

Landscaping

Landscaping is a very important part in the building phase. If done correctly, it will compliment the architecture, add value to your home and enhance the entire community. Budgeting for landscaping is sometimes difficult, but quality landscaping has been shown to increase the market value of a home on average by 20%. It is an important part of your investment, therefore and should not be neglected.

As a guideline, homeowners who hire professionals invest on average, 10-15% of their home's value into the landscaping of a residential lot with minimal slope. Landscaping costs planned and budgeted early in the building phase can be included in the construction financing of their new home. If landscaping was not included in the your original budget, careful thought should be given at this time to cost, timing, and compatibility with your home and the neighborhood around you so that you maximize the value of your landscaping investment.

Landscape plans are required at Rehberg Ranch and will become part of the permanent file on your home. The plans will be reviewed by the design review committee to insure that they meet the goals of the design guidelines. To facilitate this review, we are attempting to standardize the process to prevent confusion, maximize conformance, and allow for the consistent review of plans and their implementation.

The following summary was developed to help you prepare a plan that will be easily reviewed and approved. Please refer to this summary as you work on your landscape plan. If you have any questions or would like further assistance in developing your landscape plan, please feel free to contact Steve at the information center and he can schedule you for a meeting with the DRC.

The items listed above are the minimum elements necessary for providing both you and the design review committee with a good sense of how your landscaping will ultimately look when installed. In addition, it will aid future homeowners, by providing a history of drainage locations, elevations, utility lines, etc. We hope that the planning process is helpful to you and appreciate your cooperation in making Rehberg Ranch an outstanding community.

Landscape Plan Preparation Summary

1. All plans need to be submitted as a scaled drawing, preferably 1 inch equals 10 feet; or 1 inch equals 8 feet. The plan should provide an accurate account of the site with all measurements and location of landscape elements precisely recorded.
2. All elements on the plan, such as those listed below, should be labeled on your plan.
 - Building footprints
 - Hardscape elements such as decks, patios, driveways, fences and retaining walls
 - Utility line location and proposed irrigation system design (Drip irrigation is recommended for all beds)
 - Spot elevations & finished floor elevations
 - Plant material selection and location. Give attention to bed location, area needed for anticipated plant growth, and mulch and edging selection. We recommend that at least 25% of the landscaped area be placed in beds utilizing drip irrigation.
 - Location and description of existing or planned berms or other site elevation changes (rocks, cliffs, trees, etc)
3. Drainage patterns are critical and should be shown with arrows that indicate the direction of water flow. The outlets of any subsurface drains should be indicated as well.
4. A plant material list should accompany the drawing with the name and size of the plant specified. Plant selections not included in the Approved Vegetation List found in the Design Guidelines must be approved by the DRC. For clarification, the DRC has adopted the following list of plants which will NOT be approved.

Trees: Russian Olive, Oak, Elm, Maple, Cotton-bearing
Cottonwoods, Blue Spruce

Shrubs: Crown Vetch

Flowers, Vines, etc.: Virginia Creeper

Approval of any vegetation selection will depend upon location, size and amount, so it is important that these be identified on the plan. Two approved evergreen trees, preferably a pine species, of a minimum 4 ft height must be included in every landscape plan and planted within one year of occupancy of the home.