

Members of the American Institute of Architects

The Sanctuary Village Master Plan, Regulating Plan and Neighborhood Code *Franklin, North Carolina*





Architectural Standards

The interpretation of these guidelines will be the responsibility of the Village Architecture Team. The VAT will be composed of three voting members appointed by the Developer. The VAT will have approval authority for all aspects of parcel planning and exterior architecture, including aesthetic implication, traffic impacts, and any other site-specific matters not delineated herein. The VAT will have authority to waive Architectural Guidelines in specific instances where compliance would create undue or unnecessary hardship. The VAT may also grant special exceptions to the standards provided herein, on the basis of architectural merit.

The VAT will meet bi-weekly or on request. All submissions must be received at least one week prior. Upon review, the VAT will respond back to the applicant within two weeks.

The review process consists of the following phases:

1. Conceptual Review (OPTIONAL) (2 copies (11vvvvvvvvvvvand application) A concept sketch of the site, plan and elevation must be submitted to the VAT in order to determine suitability of a particular style or design. Photographs and other materials are also acceptable to help explain the concept. The VAT will render an opinion as to whether or not it would be acceptable. The VAT's opinion will be strictly non-binding and will be offered only in an effort to save an applicant's time and expense in pursuing a design that would ultimately be disapproved.

2. Preliminary Review (3 copies and application)

Preliminary plans must include, but are not limited to:

- a. Site plan indicating all trees, property lines, streets, sidewalks, surrounding structures and proposed building footprint- 20' towards parks/open spaces.
- b. Floor plans at a minimum scale of $1/8" = 1'-0"$, showing room labels, overall dimensions, and square footages.
- c. Elevations of all sides at a minimum scale of $1/8" = 1'-0"$, indicating proposed materials and heights.

Note- The VAT reserves the right to request larger scale drawings if the level of detail required to be depicted is not adequately indicated.

3. Final Review (3 copies and application)

Final plans must include the following:

- a. Final site plan at appropriate scale showing the same as preliminary submittal plus water, electric service, sewer location, limits of construction, and location of external equipment, dumpsters, etc.
- b. Landscape plan showing all hardscape, plant materials, plant beds, irrigation, drainage and lighting. All plants must be labeled by size and species.
- c. Floor plans at a minimum of $1/8" = 1'-0"$ indicating all dimensions, labels, and square footages.
- d. Elevations, sections and details indicating proposed materials, heights, and floor elevations.
- e. Roof plan
- f. Foundation plan
- g. Structural, Mechanical, Electrical, and Plumbing plans
- h. All other drawings, details and specifications that are a part of the final construction documents.
- i. Colors



Building Walls

MATERIALS

-Walls shall be finished in one or more of the following materials (but not more than three):

- Cementitious lap siding with 6" max. exposure (smooth)
- Wood clapboard with 6" max. exposure (smooth)
- Wood shingles - exposure
- Traditional board and batten siding
- Hardi board and batten siding
- Stucco with sand or trowelled finish (upon VAT approval)
- Native Stone

EXECUTION

-Cementitious siding and wood walls to have minimum 3 1/2" wood trim at corners and openings.

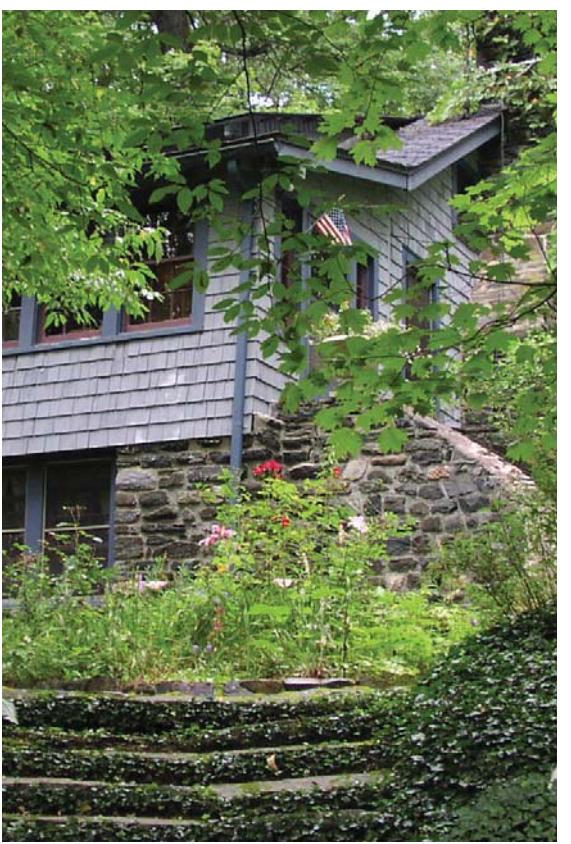
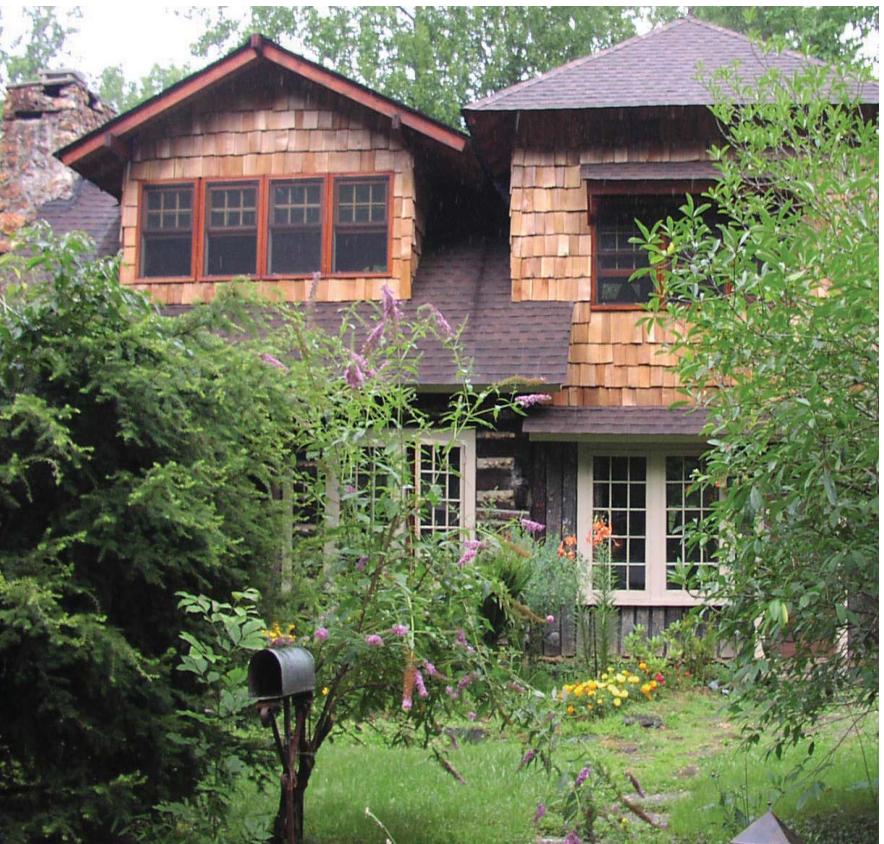
-Cementitious siding to be face nailed top and bottom; and all nail holes and vertical seams to be caulked and sanded. Horizontal siding (wood and cement fiberboard) as approved by the VAT must be fully back supported to maintain a straight and even outer surface, and must be fully and properly finished.

-Stucco shall be smooth finish, continuous product over vapor barrier and lath with 3 coat application (scratch coat, brown coat and sand finish final coat).

-Final coat can be painted or color in concrete, no use of foam is allowed.

GENERAL NOTES

- Colors of all materials should be stained or painted to enhance the natural palette. Wood shingles may be left to age naturally or shall be stained. Wall materials of the same type shall be of one color. As a rule, colors in The Sanctuary Village are to be earth tones. Therefore, the use of white and other bright colors is not appropriate.



MATERIALS

- Roofs shall be finished with the following:
 - Metal standing seam (pending approval of type by VAT)
 - 5v or 8v crimp
 - 24 gauge or heavier corrugated metal
 - Dimensioned "Architectural grade" shingles

- Gutters and downspouts, where allowed, shall be galvanized steel, aluminum or copper.

-Flashing shall be copper, lead or anodized aluminum.

EXECUTION

-Principal roofs) shall be a symmetrical gable, hip or Jerkin-Head with a slope of 4:12 to 12:12. Roofs shall be proportional and appropriate to the architectural style of the house.

-Ancillary roofs) shall be a shed, hip, or gable with a minimum slope of 2:12.

-Flat roofs (slopes of less than 2:12) shall be permitted, based on architectural merit or when enclosed by a balustrade or parapet and shall be occupiable and accessible from an interior room.

-Dormers shall have gable, hip or shed roofs with a minimum slope of 2:12.

-Gutters shall be half-round. Downspouts shall be round or as approved.

-Roof penetrations shall be placed on the rear slope of the roof and shall not be visible from the street. Roof penetrations shall be painted to match the color of the roof, except those of copper which may be left unpainted and flashing applied to vertical surfaces may be painted to blend with the vertical materials where more appropriate. Any other roof treatments or features (i.e., ridge vents) shall be so noted on the architectural plans and approved by the VAT.



Foundations and Chimneys

MATERIALS

- Foundation walls, piers and chimneys shall be finished with stucco, stone, or brick.

- Approved foundation screenings are horizontal or vertical louvered wood vent with size appropriate to frame between piers with blades to shed rain (screened on the back side), Lattice (horizontal or vertical), or stone infill

- Chimneys shall match foundation material.

EXECUTION

- All slab and crawl space foundations shall place the main mass of the structure 24" above grade as seen from the front elevation.

- The VAT reserves the right to set specific height requirements for specific areas.

- Visible piers shall be no less than 16" on exposed face.

- All screening must be set back (not flush) from the face of piers/wall.

GENERAL NOTES

- Arches are discouraged, but if approved, they must be a minimum 12" in depth.

- Chimneys are to extend to the ground.

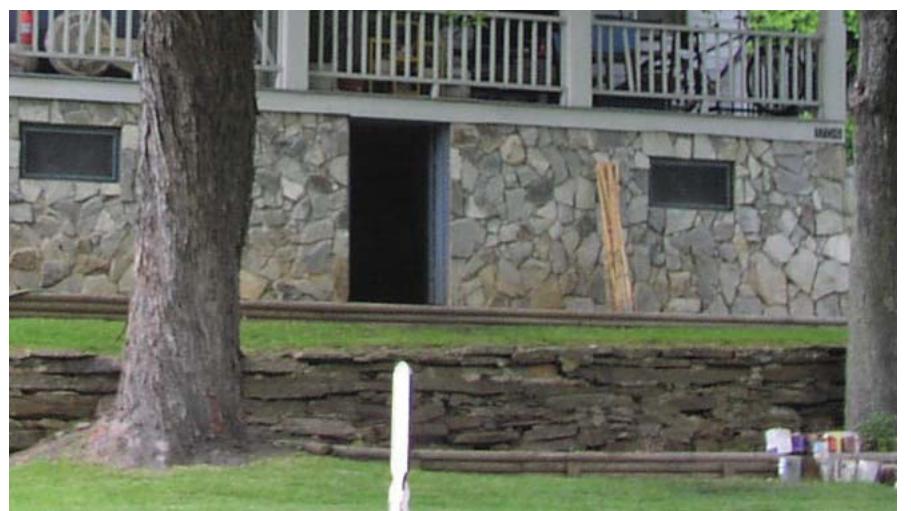
- Chimneys should break and return to a smaller width and all chimneys should have trim at the caps.

- The metal flues for pot belly stoves shall be located in the rear of major mass or on the side of minor masses.

- No metal spark arrestors or shrouds are allowed on chimneys.

- Basements are to be considered part of the foundation, and material choices should be consistent with approved materials.

- Basement wall penetrations shall follow guidelines for window materials and execution.



Porches and Decks

MATERIALS

-Columns shall be made of wood or an approved synthetic material of the appropriate proportion for the style of the structure.

-Posts shall be of wood, or an approved synthetic material.

-Balusters, spindles, and rails shall be made of wood or an approved synthetic material.

-Porch and deck flooring shall be made of wood or brick.

-Porch ceilings shall be made of painted exposed wood framing or paneled wood of the appropriate style.

EXECUTION

-Porch column bays to be of a vertical proportion unless approved by the VAT as appropriate for the architectural style.

-Wood posts shall be 6x6 minimum.

-Railing shall have horizontal top and bottom rails.

-Hand rails may be round or oval, chamfered or eased cap with an apron. Railings and balusters or spindles should be centered on the porch columns or posts. Balusters and spindles are not required. Cables, wire mesh or panels are acceptable (subject to VAT approval).

-Square balusters are not to exceed 5/4" hard edge. The spacings between balusters or spindles is not to exceed 4".

-If stoop or deck is made of concrete, it shall have stucco finished cheek walls.

-Screened porches may occur on the front of the major mass of the structure. Infilled porches are allowed.

GENERAL NOTES

-Wood elements must be painted or stained.

-Decks are not allowed to be elevated.-Arcades and breezeways shall have vertically proportioned openings.

- Outdoor spaces (terraces/decks/patios/etc.) must be at grade.

-Screened porches shall be framed in wood installed behind framed railings.

- Porch must be 25% minimum of total facade exposure.



Windows, Doors and Shutters

MATERIALS

Upon VAT approval windows are to be painted wood, aluminum clad or vinyl clad.

Doors are to be painted or stained wood, fiberglass, or aluminum clad.

Shutters are to be wood, fiberglass, or PVC and operable with all required hardware.

Windows are to be true divided or simulated divided light windows with 7/8" muntins creating panes of square or vertical orientation.

Bay windows shall be made of trim lumber.

Stucco trim articulations shall be subject to approval by the VAT.

Security doors and window grills must be approved by the VAT.

Storm windows and screens shall be integral with the window. Screens are subject to approval by the VAT if they are not part of the manufactured unit.

EXECUTION

Where large expanses of glass are required aluminum storefront will be allowed if deemed appropriate by the VAT (i.e. - commercial uses).

Windows should generally be the same type and style all around the house. A variety of window lite patterns is allowed, however, choices in the number and pattern of lites should be consistent with the architectural style.

Shutters are to be sized to match openings and should include the appropriate hardware (proper hinges and shutter dogs).

Bay windows shall extend to the ground if located on the first floor or, if not, they should be structurally supported by brackets.

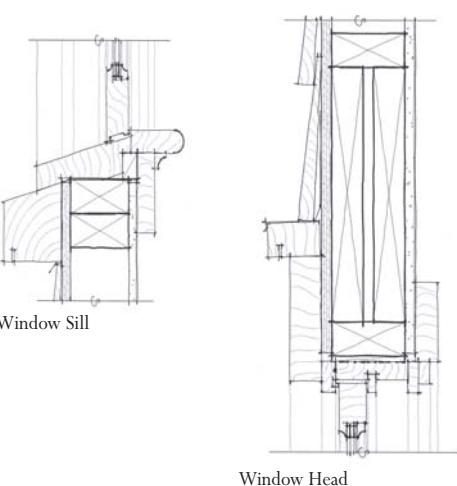
Dormer windows sized to 'fill' dormers. Generally, no siding will be allowed on front face of dormer.

Provide wood or masonry sill that projects enough for a drip kerf.

Window sash is to be rectangular with vertical proportions.

Multiple windows in the same opening are to be separated by a 4" post (minimum).

All trim at windows and doors shall be a minimum of 3 1/2" wide.



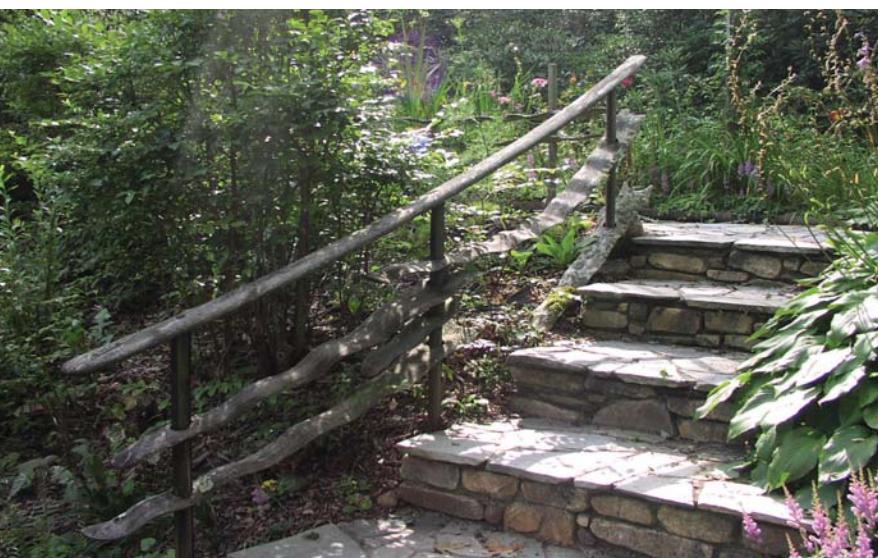
Fences and Garden Walls

MATERIALS

- A fence is an enclosure or dividing “framework” for land, yards or gardens.
- A wall is a “structure” which serves to enclose or subdivide a building usually presenting a continuous surface except where penetrated by doors, windows, and the like.
- All fences and wall designs must be submitted to the VAT for consideration.
- Approved wall and fence designs have been established by the VAT. Specifically, prefab brick, board-on-board, chainlink or welded wire fencing is not permitted. Other fence and wall designs must be submitted to the VAT for consideration.
- Fences at frontages and in front yards shall be made of wood with wood pickets of custom design or PVC supplies upon special approval by the VAT.
- Garden walls and retaining walls shall be of brick or stucco pending approval of type by VAT.
- Fences or garden walls may be made of wood pickets in combination with brick or stucco (pending approval of type by VAT).

EXECUTION

- Gates shall be wood, iron or PVC-(pending approval of design).
- Fences at frontages and front yards shall be a maximum 36" above finished grade.
- Fences shall be composed of wood boards with a rectangular or round section. Spacing between boards is not to exceed 1 1/2".
- Garden walls shall be a minimum of 8" thick.
- Garden walls shall not exceed 6'-0" in height above finished grade.
- Garden walls and privacy fences are not allowed in the front 1/3 of the property.



GENERAL NOTES

- The VAT, prior to any installation, must approve the location, materials, size and design of all fences and walls in advance and in writing.
- Walls and fences should be considered an extension of the architecture and a transition of the architectural mass to the natural forms of the site. All wall and fence designs should be compatible with the total surrounding environment. Special consideration should be given to design, placement, impact and view of the wall or fence from neighboring sites. Fences and walls should be considered as design elements to enclose and define courtyards, and other more intimate spaces. Fences and walls should be run or curved where practical between existing trees to avoid unnecessary cutting.
- Once one approved fence or wall has been erected on a side or rear lot line, that approved fence or wall generally will be the only approved fence or wall to be erected on that lot line. In other words, double fencing by adjoining lot owners will generally not be allowed on side or rear lot lines.

MATERIALS

- Exterior hardware and lighting shall be of non-plated metal or as approved by the VAT.

EXECUTION

- Spotlights attached to building walls or roof eaves are permitted in rear yards only.

GENERAL NOTES

- No permanent attachments of any kind or character whatsoever (including, but not limited to, television and radio antennas, solar energy-related systems, satellite or microwave dishes or similar improvements) shall be made to the roof or exterior walls of any building or otherwise placed or maintained on any Lot unless such attachments or devices are approved in advance in writing by the VAT.

- The following shall be permitted in rear or side yards, provided they are not visible from any street, sidewalk or adjacent home - provide fencing or screening of sufficient height to cover these objects:

HVAC equipment
Utility meters
18" satellite dishes
Permanent grilles
Permanent play equipment
Hot tubs, those at ground level must be covered.

- The following shall not be permitted:

Penalized materials
Keystones (unless deemed architecturally appropriate by the VAT)
Quoins (unless deemed architecturally appropriate by the VAT)
Window or thru wall air-conditioning units (unless approved by VAT)
Above-ground pools (except those of the inflatable variety)
Signs (on private property)
Pet-Runs and similar tether enclosure
Flag poles (same as above)
Treehouses, basketball goals, skate ramps, and other play apparatus

- All other items to be located in the Building Envelope (pools, spas, therapy spas, children's' play structures, etc.) must be approved by the VAT.



Mailboxes and House Identification. All mailboxes and newspaper boxes must be of a standard color, size and design as approved by the VAT or as provided by Declarant and may be installed only in a location approved by the VAT. Mailboxes will be reviewed for location relative to the residence. The Owner/Builder is required to use a standard VAT approved mailbox.

House numbers may be displayed on buildings or mailboxes only as approved by the VAT. Each home shall be identified by numerals to coincide with the 911 numerical listing. Review applicable ordinances requiring posting and location prior to selecting location on the residence, all numerical posting will require VAT approval.

Electric Transformers and Refuse Containers. All electric transformers and all refuse containers stored outdoors must be screened from view by methods and with materials approved by the VAT. Builders must consult with applicable service or utility provider prior to planting near or around the transformers.

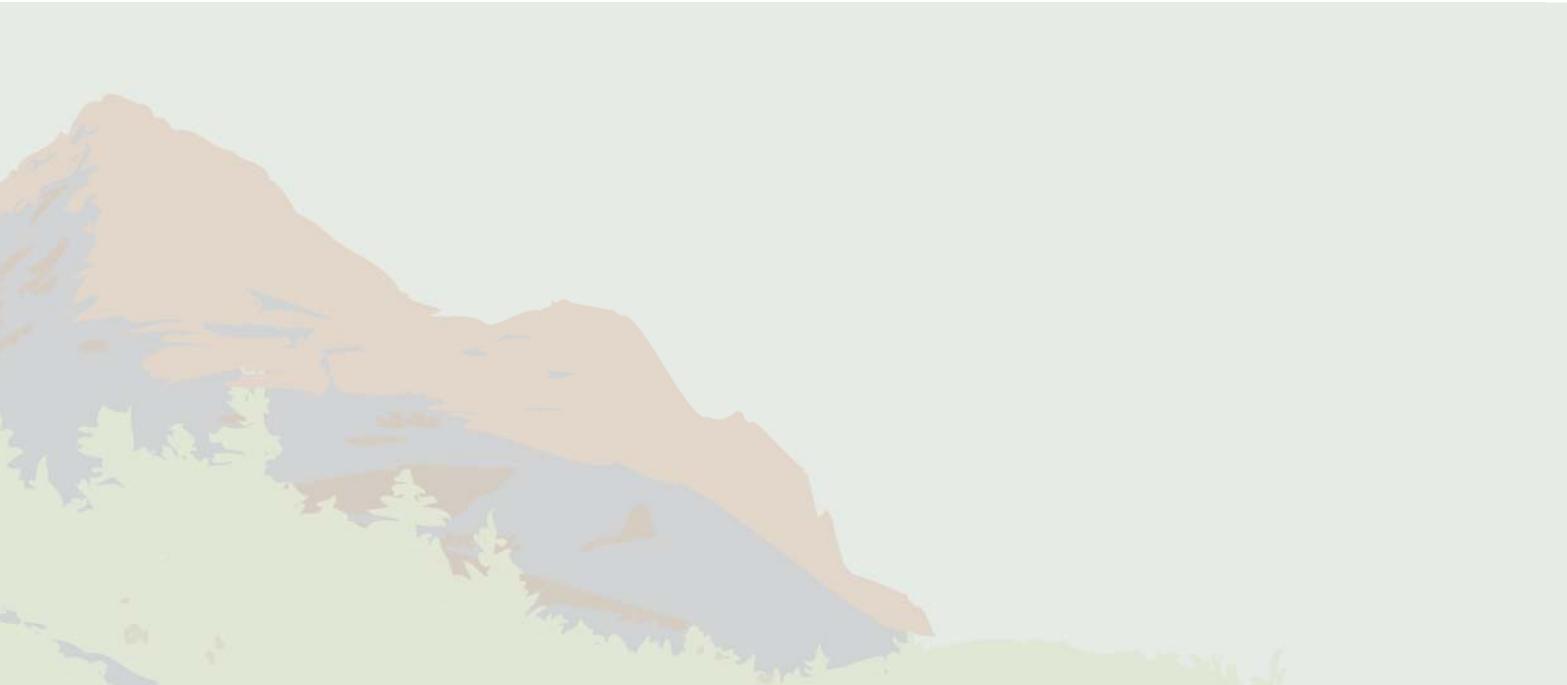
Pools, Therapy Pools and Spas. The size, shape and setting of pools must be carefully designed to achieve a feeling of compatibility with the surrounding natural and man-made environment. The location of swimming pools, therapy pools and spas should consider the following:

1. Indoor/Outdoor relationship;
2. Setbacks;
3. Views both to and from the pool area;
4. Wind;
5. Sun;
6. Terrain (grading and excavation);
7. Fencing and privacy screening.

Pools will not be allowed outside of the Building Envelope area, except in limited circumstances as approved by the VAT. Pool decks may encroach outside the Building Envelope area if at or within two (2) feet of natural grade and no closer than ten (10) feet to any property line and the location complies with ? County regulations. Pool and pool equipment enclosures must be architecturally related to the residence and other structures in their placement mass and detail. Such structures shall be screened or treated so as to avoid distracting noise and views. Screened enclosures of tubular design will not be approved over pools. Pool slides are not allowed unless low in vertical profile. Pump houses and filter rooms will be integrated into the landscape and compliment the home's detailing.

Play Equipment. Elements of a planned park or playground, swing sets and similar outdoor play areas, structures and equipment should be located where they will have a minimum impact on adjacent Lots and where they will be best screened from general public view. Unless otherwise approved by the VAT, such play equipment must be located in the middle third of the rear of the Lot. The types of materials allowed are subject to the approval of the VAT.

Remodeling and Additions. Lot Owners desiring to remodel existing Improvements and/or to construct additions to existing Improvements shall follow these Standards as if such remodeling or additions were new construction. All criteria governing site location, grading and excavating, structures, roofs, landscaping and aesthetics will apply to remodeling and additions to the same extent as to new construction. Possible future Improvements or additions that will be of particular concern to the VAT are skylights and solar collectors, recreational features, lighting, antennas and satellite television equipment. VAT approval is required for remodeling and additions just as it is for new construction. Renovation and addition plans must be submitted to the VAT for approval in accordance with this section of these Standards, accompanied by an Additions/Renovations Review Fee of \$150.00.



Landscape Standards

Landscape Standards

STANDARDS FOR THE PUBLIC LANDSCAPE

TREE PATTERN

Allee planting shall be parallel rows of trees. Staggered planting shall be diagonal across the roadway.

TREE RECOMMENDATIONS

Acer rubrum
Quercus alba

Red Maple
White Oak

Acer rubrum
Liriodendron tulipifera
Quercus alba
Quercus rubrum

Red Maple
Yellow Poplar
White Oak
Red Oak

GROUND COVER

Shall be pine bark 3 inches deep.

MULCH

GRASS

Areas shall be hydro seeded or sodded with a fine grass mix that is shade and drought tolerant. Grass planting strips shall be mowed on a seasonally varied schedule for a maximum height and to promote deep rooting and water conservation.

GROUND COVER

Areas to be planted with a groundcover shall be planted with a durable species adjusted according to solar orientation. See list.

SOIL

COMPACTION TREATMENT

All areas with a destroyed or compacted soil structure shall be rototilled successively with 3 inches of composted amendment before adding top soil. Soil tests should be taken and the proper amounts of organic phosphorus, lime or fertilizer applied according to test results. Care should be taken to break up any hardpan barrier created by this treatment.

TRENCHED STRIP

Severely compacted planting strips with damaged or compacted soil shall be trenched to the depth of two feet, with the edges scarified and back filled to the depth of three feet with a well mixed soil amendment. Shape all trenched strips to a natural drainage outlet.

PRESERVATION

Streets have been designed to save the old stands of trees found on site. Street centerlines shall be readjusted as required after the initial survey to save groups of existing trees. Excessive earth movement around trees should be avoided. Trees should be fenced off at least to the dripline in all directions from the main trunk and digging, parking or the movement of construction equipment avoided in cordoned zone around trees to be saved. The soil structure of future planting strips shall also be protected from the deep compaction of heavy equipment whenever possible. The existing grades of public spaces shall remain fenced and undisturbed during construction.

TREES

STRESS

All plants are under varying degrees of stress. Moderate stress incurred by plants occurring in natural or manmade systems is of little consequence to healthy plant. However, trees and shrubs in urban conditions are under increased stress often resulting in premature death. A tree dies in urban conditions because it starves to death, due to nutritional deficiencies, soil compaction, changes in hydrology (wet-dry cycles) or environmental factors.

SOIL COMPACTION

Soil compaction is the major factor affecting tree health and will be compounded by construction operations on the site. Soil compaction can occur as a result of foot traffic or vehicular traffic. In general our soils are clay soils and are subject to compaction. It is important to note that as the absorptive capacity of plant roots decrease, nutrient stress occurs which in turn reduces leaf manufacture of energy (carbohydrates and growth regulating compounds which in turn further reduces root activity). Soil compaction occurs primarily near the soil surface, since the soil near the surface spreads the load relative to the soil below. Protection of this top fragile layer is of utmost importance to maintaining existing trees. The effective roots of all plants are in the top foot of soil, and compaction occurs mainly at the surface. Mechanical aerifiers combined with a well balanced organic topical fertilizer may be used to aerify the compacted soil 1 to 3 inches deep to aid plant health.

IMPROPER NUTRITION

The excess or imbalance of one or more nutrient elements can cause plant stress. Soil tests pulled over a period of years not only give indications of current nutrient need but developing imbalances as well.

WATER

Water is probably the most common factor limiting plant growth. The lack of water during parts of the growing season is not necessarily bad. Poor and excessive water management results in the death of more plants than any single factor. Too much water can result in the following consequences.

- a. Reduced soil aeration
- b. Reduced or eliminated wet/dry cycles.
- c. Increased soil compaction since wet soil compacts more quickly than moderate or dry soils.
- d. Reduced root activity from excess water, poor aeration and low energy levels in plants.

SITE OVERVIEW

SITE: Northern and southern slopes, low ridges, lotic and seasonally saturated areas

SOIL

Variety of upland soils types unknown.

HYDROLOGY: Terrestrial, dry mesic to lotic flood plane

EXISTING VEGETATION: Open to nearly closed canopy dominated on southern slopes.

<u>Quercus Alba</u>	<u>White Oak</u>
<u>Quercus spp.</u>	<u>Oaks</u>
<u>Carya spp.</u>	<u>Hickories</u>
<u>Liriodendron tulipifera</u>	<u>Yellow Poplar</u>
<u>Acer rubrum</u>	<u>Red Maple</u>
<u>Acer negundo</u>	<u>Box Elder</u>
<u>Tsuga caroliniana</u>	<u>Hemlock</u>

UNDERSTORY CONSIST OF IN PART

<u>Cornus Florida</u>	<u>Dogwood</u>
<u>Ilex opaca</u>	<u>American Holly</u>
<u>Kalmia latifolia</u>	<u>Mountain Laurel</u>
<u>Sassafras albidum</u>	<u>Sassafras</u>
<u>Aralia spinosa</u>	<u>Devil Walking Stick</u>
<u>Oxydendrum arboreum</u>	<u>Sourwood</u>
<u>Calycanthus</u>	<u>Sweet Shrub</u>
	<u>Vaccinium spp.</u>

Landscape Standards

NORTHWESTERN SLOPES

<i>Quercus</i> spp.	Oaks
<i>Carya</i> spp.	Hickories
<i>Pinus virginiana</i>	Virginia Pine
<i>Pinus strobus</i>	White Pine

UNDERSTORY

<i>Cornus Florida</i>	Dogwood
<i>Prunus serotina</i>	Black Cherry
<i>Kalmia latifolia</i>	Mountain Laurel
<i>Ilex opaca</i>	American Holly
<i>Rhododendron maximum</i>	
<i>Small lax</i>	Small Lax
<i>Xanthorhiza simplicissima</i>	Yellow Root

SOUTHWESTERN SLOPES

<i>Pinus virginiana</i>	Virginia Pine
<i>Pinus strobus</i>	White Pine
<i>Tsuga Carolina</i>	Hemlock
<i>Carya</i> spp.	Hickories
<i>Acer rubrum</i>	Red Maple
<i>Juniperus virginiana</i>	Red cedar
<i>Oxydendrum arboreum</i>	Sourwood
<i>Tilia americana</i>	Basswood
<i>Quercus rubrum</i>	Red Oak

HERB LAYER: contains a variety of grass and wildflowers on edge with Christmas ferns in woodland understory.

The above short survey was conducted with a visit to the site. A more detailed site survey would provide a greater understanding of site dynamics and site species makeup.

RECOMMENDED PLANT LIST

TREES

<i>Quercus</i> spp.	Oaks
<i>Carya</i> spp.	Hickories
<i>Tsuga</i> spp.	Hemlocks
<i>Pinus strobus</i>	White Pine
<i>Acer rubrum</i>	Red Maple
<i>Acer barbatum</i>	Southern Sugar Maple
<i>Acer saccharum</i>	
<i>Magnolia</i> fraseri	Fraser Magnolia

UNDERSTORY TREES

<i>Catalpa</i> bignonioides	Catalpa
<i>Cornus</i> Florida	Dogwood
<i>Cornus</i> alternifolia	
<i>Calycanthus</i> floridus	Sweets
<i>Halesia</i> diptera	Two-winged Silver Bell
<i>Halesia</i> Carolina	Silver Bell
<i>Oxydendrum</i> arboreum	Sourwood
<i>Amelanchier</i> spp.	Serviceberry

SHRUBS

Rhododendron maximum

<i>Rhododendron</i> calen-dulaceum	Flame
<i>Aesculus</i> parviflora	Bottlebrush
<i>Calycanthus</i> Florida	Sweet Shrub
<i>Aralia</i> Spinosa	Devils Walking Stick
<i>Clethra</i> accuminata	Cinnamon Clethra
<i>Hamamelis</i> vernalis	Witch Hazel
<i>Hydrangea</i> quercifolia	Oakleaf Hydrangea
<i>Kalmia</i> latifolia	Mountain Laurel
<i>Leucothoe</i>	
<i>Sambucus</i> canacensis	Elderberry
<i>Vaccinium</i> spp.	Blueberry
<i>Viburnum</i> spp.	Viburnum

NATIVE PERENNIALS FOR SHADE

<i>Aquilegia</i> canadensis	Columbine
<i>Asarum</i> arifolium	Ginger
<i>Aster</i> divaricatus	White Wood Aster
<i>Chelone</i> glabra	Turtlehead
<i>Dicentra</i> cucullaria	Dutchman's Breeches
<i>Iris</i> cristata	Crested Iris
<i>Iris</i> vernal	Vernal Iris
<i>Mitchella</i> repens	Partridgeberry
<i>Penstemon</i> spp.	Beard Tongue
<i>Dicentra</i> eximia	Bleeding Heart
<i>Dodecatheon</i> meadia	Shooting Star
<i>Geranium</i> maculatum	Geranium
<i>Phlox</i> divaricata	Wild Sweet William
<i>Phlox</i> paniculata	Garden Phlox
<i>Phlox</i> stolonifera	Creeping Phlox
<i>Podophyllum</i> peltatum	Mayapple
<i>Pycnanthemum</i> incanum	Mountain Mint
<i>Tiarella</i> cordifolia	Foam Flower
<i>Viola</i> spp.	Native Viola

FERNS

<i>Adiantum</i> pedatum	Maidenhair
<i>Polystichum</i> acrostichoides	Christmas
<i>Dryopteris</i> marginalis	Leather Wood

NATIVE PERENNIALS FOR SUN

<i>Aster</i> oblongifolius	Aromatic Aster
<i>Aster</i> novae-angliae	New England
<i>Baptisia</i> australis	Wild Indigo
<i>Chrysogonum</i> virginianum	Green and Gold
<i>Coreopsis</i> spp.	Coreopsis
<i>Eupatorium</i> purpureum	Joe Pye
<i>Liatris</i> spicata	Blazing Star
<i>Rudbeckia</i> fulgida	Black-eyed Susan
<i>Solidago</i> spp.	Native Golden Rod
<i>Veronica</i> altissima	Ironweed

Landscape Standards

STANDARDS FOR PRIVATE LANDSCAPE

PLANTING CODE

Owners shall plant one tree or group for every 24 feet of roadway frontage.

Successional trees shall be planted in sites that have been preserved.

Substitutions shall be permitted with the approval of the Supervisor.

GUIDE Neighborhood Center

Dooryard Groundcovers are advised for the vernacular village landscape with *Dooryard* Trees fitting against the townhouse. *Parking* Trees have the urban roots for the tight spaces at the edge of back parking lots.

Neighborhood General

Ornamental *Framing* Trees help frame the house with the cultural landscape. *Front* Trees develop the high canopy suitable for placement in areas fronting (or backing) of the house, while *Side* Trees have a heavier medium canopy suitable for framing the elevation. *Back* Trees help maintain a corridor for a more diverse wildlife.

Neighborhood General

Successional and *Large* Trees extend the canopy of the greenway edges, while *Wildlife Thicket* help prevent the relatively sterile landscape of new developments.

INSTRUCTIONS: Soil & Tree Preservation

The underlying soil profile shall be protected from deep compaction during building construction by mandating and staking alley or drive access for all construction equipment.

The surface roots of large trees and edges of groves 10 feet outside the building and driveway footprint shall be clearly rootpruned two growing months before the onset of construction. In the Neighborhood Edge, placement of the footprint of all buildings shall be adjusted after a rough field survey. All preserved rootzones shall be staked and mulched from material at hand.

Preservation shall be supervised by the landscape supervisor until satisfactory procedures are set. Preserved trees shall be thinned and pruned by the homeowner only after all construction has ceased. Successfully preserved properties must still plant

successional trees as seedlings to assure the longevity of the cover.

Availability

The Landscape Supervisor shall provide lists of approved and available native plants for homeowners and a yearly buying system of wholesale plants established with a plant broker or nursery. Trees and plants shall be planted from 20 gallon containers, but size shall be adjusted according to availability of desired species, with 10 gallon container plants recommended for the small trees and 7 gallon containers acceptable for native taproot trees that are otherwise difficult to acquire.

Planting and Cultivation

Plants shall be placed in planting holes without amendment, with effort concentrated in loosening compacted soil, assuring drainage and mulching the rootzone: all yard areas with compacted soil shall not be rototilled with 3 inches of Mason's Sand and 3 inches of fully composted green waste before the spread of any additional topsoil layer.

Fertilization

Plants shall be fertilized yearly with a tree fertilizer with organic nitrogen containing less than 10% organic urea nitrogen which shall be supplied through the landscape supervisor: a low phosphorus content shall compensate for the use of the use of ash during soil preparation. Fertilizer shall be broadcast on the grass outside the canopy line to feed the extending growing roots. So as to protect the streams and ponds, no grass fertilizer shall be permitted.

Construction

All entrance paths shall be incised into the slope with steps between cheekwalls whenever the overall front yard slope exceeds 25%. Footwalls shall not exceed 6 inches in the Neighborhood Center, or 14 inches in the Neighborhood General, where they shall have a level top course. Walls in the Neighborhood Edge shall not be level, with a maximum height of three feet, and shall be made of slightly battened regional stone or slate.

Plant in the side of the front within 12 feet of the house to frame the elevation.

Dogwood
Native magnolias
Red Maple
Sourwood
Southern Catalpa

Cornus Florida
Magnolia ashei, fraser
Acer rubrum
Oxydendron arboreum
Catalpa bignoides

SIDE TREES

Plant along the sides of the yard, equidistant from all neighboring trees.

Black Oak	Quercus velutina
Chestnut Oak	Quercus prinus
Chinkapin Oak	Quercus muehlenbergia
Laurel Oak	Quercus laurifolia
Nuttall Oak	Quercus nuttallii
Overcup Oak	Quercus lyrata
Pin Oak	Quercus palustris
Pinus strobus	White Pine
Tsuga Carolina	Hemlock
Tsuga canadensis	Hemlock

FRONT TREES

Plant in the more central areas of the, equidistant from all neighboring trees.

Scarlet Oak	Quercus coccinea
Tuliptree	Liriodendron tulipifera
Winged Elm	Ulmus alata
White Oak	Quercus alba
Red Oak	Quercus rubrum

WILDLIFE TREES

Plant in the close to the back property line. Side trees are also permitted.

Black Cherry	Prunus serolina
Green Ash	Fraxinus pennsylvanica, the species only
Persimmon	Diospyros virginiana
Red Cedar	Juniperus virginiana
Sugarberry	Celtis laevigata
Red Maple	Acer rubrum
Serviceberry	Amelanchier
Sourwood	Oxydendron arboreum

RECOMMENDED PLANT LIST

TREES

Quercus spp.	Oaks
Carya spp.	Hickories
Tsuga spp.	Hemlocks
Pinus strobus	White Pine
Acer rubrum	Red Maple
Acer barbatum	Southern Sugar Maple
Acer saccharum	

Landscape Standards

Magnolia *fraseri*

Fraser Magnolia

UNDERSTORY TREES

<i>Catalpa bignonioides</i>	Catalpa
<i>Cornus Florida</i>	Dogwood
<i>Cornus alternifolia</i>	
<i>Calycanthus floridus</i>	Sweets
<i>Halesia diptera</i>	Two-winged Silver Bell
<i>Halesia Carolina</i>	Silver Bell
<i>Oxydendrum arboreum</i>	Sourwood
<i>Amelanchier spp.</i>	Serviceberry

SHRUBS

<i>Rhododendron maximum</i>	
<i>Rhododendron calen-</i>	Flame
<i>dulaceum</i>	
<i>Aesculus parviflora</i>	Bottlebrush
<i>Calycanthus Florida</i>	Sweet Shrub
<i>Aralia Spinosa</i>	Devils Walking Stick
<i>Clethra accuminata</i>	Cinnamon Clethra
<i>Hamamelis vernalis</i>	Witch Hazel
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea
<i>Kalmia latifolia</i>	Mountain Laurel
<i>Leucothoe</i>	
<i>Sambucus canacensis</i>	Elderberry
<i>Vaccinium spp.</i>	Blueberry
<i>Viburnum spp.</i>	Viburnum

NATIVE PERENNIALS FOR SHADE

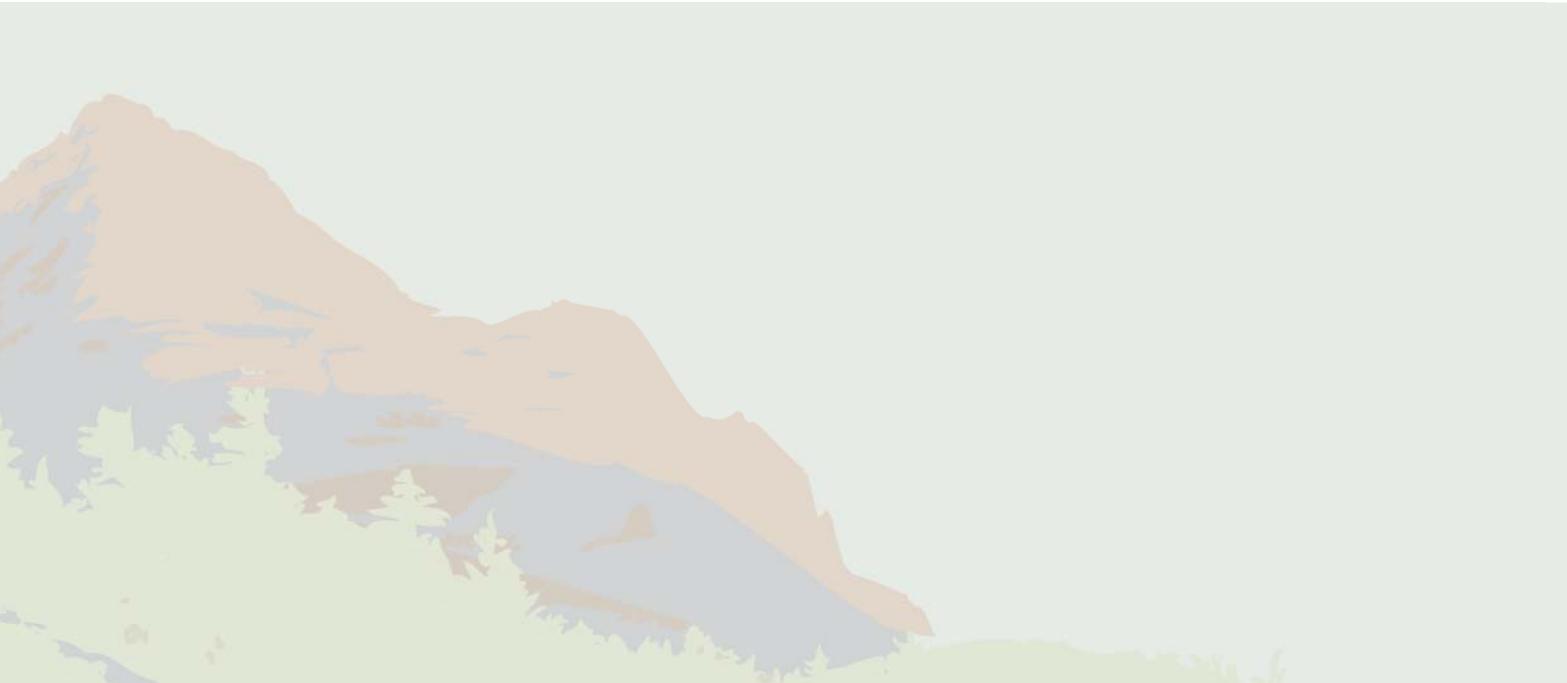
<i>Aquilegia canadensis</i>	Columbine
<i>Asarum arifolium</i>	Ginger
<i>Aster divaricatus</i>	White Wood Aster
<i>Chelone glabra</i>	Turtlehead
<i>Dicentra cucullaria</i>	Dutchman's Breeches
<i>Iris cristata</i>	Crested Iris
<i>Iris vernal</i>	Vernal Iris
<i>Mitchella repens</i>	Partridgeberry
<i>Penstemon spp.</i>	Beard Tongue
<i>Dicentra eximia</i>	Bleeding Heart
<i>Dodecatheon meadia</i>	Shooting Star
<i>Geranium maculatum</i>	Geranium
<i>Phlox divaricata</i>	Wild Sweet William
<i>Phlox paniculata</i>	Garden Phlox
<i>Phlox stolonifera</i>	Creeping Phlox
<i>Podophyllum peltatum</i>	Mayapple
<i>Pycnanthemum incanum</i>	Mountain Mint
<i>Tiarella cordifolia</i>	Foam Flower
<i>Viola spp.</i>	Native Viola

FERNS

<i>Adiantum pedatum</i>	Maidenhair
<i>Polystichum acrostichoides</i>	Christmas
<i>Dryopteris marginalis</i>	Leather Wood

NATIVE PERENNIALS FOR SUN

<i>Aster oblongifolius</i>	Aromatic Aster
<i>Aster novae-angliae</i>	New England
<i>Baptisia australis</i>	Wild Indigo
<i>Chrysogonum virginianum</i>	Green and Gold
<i>Coreopsis spp.</i>	Coreopsis
<i>Eupatorium purpureum</i>	Joe Pye
<i>Liatris spicata</i>	Blazing Star
<i>Rudbecki fulgida</i>	Black-eyed Susan
<i>Solidago spp.</i>	Native Golden Rod
<i>Veronica altissima</i>	Ironweed



Review Board Forms

The Sanctuary Village
CONCEPT REVIEW
FORM A

OWNER: _____ DATE: _____

PARCEL: _____

ARCHITECT: _____

FIRM: _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

1. Has the architect visited the site? yes
 no

2. Two (2) sets of preliminary sketches Site Plan
are submitted in compliance with Floor Plans
the Preliminary Review. Elevations

LANDSCAPE ARCHITECT: _____
(leave blank if not yet selected)

ADDRESS: _____

SUBMITTED BY: _____

SIGNATURE: _____

The Sanctuary Village
PRELIMINARY REVIEW
FORM B

OWNER: _____ DATE: _____

PARCEL: _____

ARCHITECT: _____

FIRM: _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

1. Has the architect visited the site? yes
 no

2. Three (3) sets of preliminary sketches Site Plan
are submitted in compliance with Floor Plans
the Preliminary Review. Elevations

LANDSCAPE ARCHITECT: _____
(leave blank if not yet selected)

ADDRESS: _____

SUBMITTED BY: _____

SIGNATURE: _____

The Sanctuary Village
 APPLICATION FOR ARCHITECTURAL REVIEW
 FINAL REVIEW
 FORM C

OWNER _____ DATE _____
 STREET _____ PARCEL _____

ARCHITECT _____ ADDRESS _____

LANDSCAPE _____
 ARCHITECT _____

CONTRACTOR _____

FINAL APPLICATION FOR:
 () NEW CONSTRUCTION
 () EXTERIOR ALTERATION

AREA COVERED BY ALL STRUCTURES _____ S.F.
 HEATED AREA _____ S.F.
 NON-HEATED AREA (PORCHES, ETC.) _____ S.F.

APPLICATION MUST INCLUDE 3 SETS OF THE FOLLOWING:

- () SITE PLAN
- () LANDSCAPE
- () FLOOR PLAN
- () ELEVATIONS AND SECTIONS
- () STRUCTURAL AND FOUNDATION PLAN
- () MECHANICAL AND PLUMBING PLAN

EXTERIOR MATERIALS AND COLORS:

ITEM	MATERIAL	COLOR	MODEL OR MANUFACTURER
Siding (wood)	_____	_____	_____
Roofing	_____	_____	_____
Fascia, Trim	_____	_____	_____
Shutters	_____	_____	_____
Front Door	_____	_____	_____

FORM C---PAGE 2

EXTERIOR MATERIALS AND COLORS CONTINUED:

ITEM	MATERIAL	COLOR	MANUFACTURER
Exterior Doors	_____	_____	_____
Windows	_____	_____	_____
Gutters	_____	_____	_____
Walks	_____	_____	_____
Foundation	_____	_____	_____
Other	_____	_____	_____
Remarks:	_____		

NOTE: PHOTOGRAPHS, CUT SHEETS FOR SAMPLES OF THE ABOVE SHALL BE SUBMITTED FOR APPROVAL OF COLOR AND TEXTURE.

I certify that the preceding is true and correct, to the best of my knowledge. I have read the Policies and Procedures of The Sanctuary Village and agree to abide by them.

 Date _____ Applicant's Signature _____

To be completed by The Sanctuary Village Administrator:

\$500.00 Application Fee Received \$ _____
 Amount _____ Date _____

Review Date	Application Status
_____	_____
_____	_____
_____	_____
_____	_____

The Sanctuary Village
APPLICATION FOR CONSTRUCTION
FORM D

To Be Completed By Builder

DATE _____

OWNER _____

PARCEL _____

BUILDER _____

LICENSE NUMBER _____

ADDRESS _____

TELEPHONE _____ FAX _____

CONTACT PERSON _____

CONSTRUCTION DEPOSIT- \$3,500.00 RECEIVED ON _____

CONSTRUCTION RULES

1. CONSTRUCTION HOURS ARE TO BE 7:00 AM UNTIL 7:00 PM MONDAY THROUGH SATURDAY.
2. NO PROJECT SHALL SET IDLE FOR A PERIOD EXCEEDING ONE WEEK.
3. THE CONSTRUCTION SITE MUST BE CLEANED ON A DAILY BASIS.
4. ALL CONSTRUCTION MATERIALS MUST BE CONTAINED WITHIN THE LOT ON WHICH THE CONSTRUCTION IS TAKING PLACE.
5. SILT FENCING MUST BE INSTALLED AND MAINTAINED ON BOTH SIDES OF LOT LINES.
6. A DUMPSTER OR OTHER APPROVED CONTAINER MUST BE USED FOR ALL WASTE MATERIALS.
7. ABSOLUTELY NO BURNING OF WASTE MATERIALS ON SITE.
8. LOUD RADIOS ARE NOT PERMITTED, RADIOS ARE ALLOWED ONLY IN THE INTERIOR OF THE BUILDING AFTER DRY IN.

I HAVE READ AND AGREE TO ABIDE TO THE ABOVE CONSTRUCTION RULES.

SIGNATURE _____

The Sanctuary Village
APPLICATION FOR FINAL INSPECTION
FORM E

OWNER: _____

DATE: _____

PARCEL: _____

BUILDER: _____

ADDRESS: _____

TELEPHONE: _____

FAX: _____

REQUESTED DATE OF
INSPECTION: _____

I do hereby certify in good faith that the contracted structure on said Parcel does conform to the codes and the Construction Documents as approved by VAT. All sitework, landscaping, cleaning, removal of temporary utilities, and repair of damage to right-of-way and common areas has been implemented. This constitutes a request for return of the construction deposit.

Builder: _____

Date: _____

Attached herewith is/are: As-Built set of drawings

Certificate of Occupancy

Signature of Owner to
Approve Return of Deposit: _____

Date: _____

The Sanctuary Village
APPLICATION OF CHANGE
FORM F

To be completed by Builder:

OWNER: _____

DATE: _____

PARCEL: _____

ARCHITECT: _____

CHANGE DESCRIPTION: _____

REASON FOR CHANGE: _____

SUBMITTED BY: _____

SIGNATURE: _____

To be completed by The Sanctuary Village Administrator:

APPROVED DATE: _____

DENIED DATE: _____

Contact Information

Tim Busse Town Architect

Developer

The Sanctuary Communities of Franklin,
NC.(828) 421-1843

Tim.Ryan@SanctuaryVillage.com