

Final

# WOODLAND RESERVE DEVELOPER DESIGN REVIEW GUIDELINES

15521 W. 110th Street, Lenexa, Kansas 66215. Phone (913) 894-6300, Fax (913) 894-6321

## WOODLAND RESERVE

- |          |      |                                       |
|----------|------|---------------------------------------|
| Sections | I.   | Residential Plan Submission Procedure |
|          | II.  | Site Planning and Landscape Standards |
|          | III. | Residential Design Standards          |
|          | IV.  | Construction Standards                |

### SECTION I

#### RESIDENTIAL PLAN SUBMISSION PROCEDURE

##### A. Predesign Conference

Prior to the submission of any custom plans, buyers must attend a preliminary design conference, with their builder if selected, and the Woodland Reserve project manager or designee. The purpose of this meeting will be:

1. To review the plan submission process, declarations, restrictions, covenants and other conditions.
2. To review specific lot conditions including: setbacks, existing terrain features, possible building location and orientation, views, trees, existing vegetation and adjacent developed properties.

##### B. Preliminary Plan Submission

Preliminary Plan Submission is intended to allow the Design Development Review Committee an opportunity to review the general concept and design features of the proposed home in addition to the placement of the home on the lot. Preliminary plans must be in accordance with the design guidelines established for Woodland Reserve. Two sets of all plans are required and the following should be included in the preliminary plan submission.

1. Site plan (using K.C. Datum at 1" = 20') including driveways, sidewalks, pools, decks, patios, retaining walls and playground equipment.
2. Floor plans ( 1/4" = 1') noting all room locations and sizes, doorways, windows and a calculation of the total square footage per floor.
3. Exterior building elevations. These should include: front, side and rear elevations, indicating all window locations, doorways, and location of all exterior finish materials. Roof pitches and overall dimensions should be noted. These elevations must accurately depict the design of the home in sufficient detail to reflect proportion and alignment of all elements.
4. Foundation plans (minimum scale 1/4" = 1')

C. Final Plan Submission

Prior to making an application for a building permit, final plans must be submitted and approved. Plans must be certified by a licensed architect or professional engineer.

The final plans must be complete enough in detail to fully explain the intent of the structural and architectural designs as well as materials and finishes included. Architectural drawings shall be at a scale of 1/4" = 1'-0". Three sets of all plans and specifications are required and should include the following:

1. Site Plan. Not Less Than Scale of 1" = 20' Noting

- a. Property lines, set backs, easements and existing and proposed 2-ft. contour lines.
- b. Building location, driveways, retaining walls, pools, patios and all other related structures.
- c. Percentage grade from the top of curb at the street to the top of finished floor of the garage.
- d. Proposed drainage pattern of the property compatible with the storm management of the subdivision

2. Floor Plans. Not Less Than a Scale of 1/4" = 1'-0"

- a. Finalized with regard to room sizes and locations, window and exterior doorway openings; they must be complete in every regard.
- b. An area calculation of all enclosed living space, excluding basements and garages.

3. Exterior Elevations

Exterior plans must:

- a. Be complete in all detail and indicate all doorways, windows, decks, trim details, specifications for doors and windows.
- b. Note all exterior colors and materials. With the final submission, a palate of finished colors and materials is encouraged. The exterior colors must be submitted for DDRC approval 10 days prior to application or installation on the subject dwelling.

4. Landscaping Plan

The landscape plan is not required at the time of final plan submission, but must be approved by the DDRC prior to installation. The landscape plan must be in compliance with the design standards established for Woodland Reserve and will be reviewed for its overall appropriateness and its sense of cohesiveness with this property and adjoining properties. The landscape plan must show:

- a. Areas to be sodded.
- b. All landscape plantings, edging, types of materials and installed sizes.
- c. Underground irrigation system.
- d. All areas that will be left undisturbed or in their natural state.
- e. Schedule for installation of all landscaping.
- f. A complete plant and material list including quantities and sizes (not container size) of all plants.

D. Approval of Plans and Specifications

The approval of plans and specifications by the DDRC shall not be construed as approval of the engineering decisions or compliance with zoning and building ordinances, and by approving plans and specifications, neither the DDRC nor any member thereof assumes any liability or responsibility therefore or for any defect in any structure constructed from such plans and specifications.

Variances to the design guidelines may be approved by the DDRC on a case by case basis. When variances are granted, they are not considered a precedent.

All approvals must be in writing, without exception. Once plans and specifications are approved, no changes may be made without written approval of the DDRC.

The DDRC can disapprove any submitted plans and specifications. Reasons for disapproval may include, but are not limited to:

1. Failure to include information which the DDRC has requested.
2. Failure to comply with the design guidelines and/or covenants, conditions and restriction documents.
3. Any objection to the exterior design, appearance or materials of any proposed structure or alterations.
4. Incompatibility of proposed structure, uses or lot improvements to other neighboring structures or uses.

5. Objection to the site plan due to incompatibility with neighboring sites.
6. Objection to grading plans and drainage patterns.
7. Objection to color scheme, finish, proportions, style, architecture, height, bulk, safety or appropriateness of any proposed structure or improvement.
8. Failure to meet minimum requirements or standards.
9. Any matter not included in the development and design guidelines that the DDRC feels is not in the best interest of the development.
10. Any matter which the DDRC feels would not uphold the quality standards set forth for Woodland Reserve.

## SECTION II

### A.) SITE PLANNING AND LANDSCAPE STANDARDS

Each home site must be carefully analyzed for proper placement in order to preserve existing trees, maximize views and open space. The developer may identify existing trees to be protected.

Homes may be required to make special adjustments of location and size to take advantage of lot conditions. The following should be taken into consideration during site planning.

1. Existing Trees

No existing trees over 4" caliper, measured at a point 24" above grade, may be removed without DDRC approval. All trees to be removed, above 4" caliper, must be identified on the site plan.

2. Changes in Existing Grades

Natural landforms should be maintained and enhanced. Forcing severe grade changes to accommodate drives and walkout basements may cause drainage problems and create the need for extensive retaining walls. These conditions should be avoided.

3. Set Backs

All building set backs should be verified on the recorded plat. The DDRC may require greater set backs in consideration of existing home sites, trees and terrain conditions.

4. Driveways and Private Sidewalks

All driveways and walks must be shown on submitted plans and must be approved by the DDRC.

The following standards have been established.

- a. Plain concrete or exposed aggregate drives are permitted.
- b. Concrete pavers
- c. Concrete with brick edging
- d. No asphalt drives are permitted

5. Sidewalks in Public Right-of-Ways

Standards for public sidewalks vary throughout Woodland Reserve. It is the responsibility of the builder and homeowner to verify exact locations and sizes with the City of Lenexa, Kansas and the DDRC.

- a. All concrete walks must have scored joints and broom finish. No "picture frame" patterns are permitted.

6. Fencing and Retaining Walls

Fences are not allowed in Woodland Reserve. However, fencing will only be approved as required by Lenexa, Kansas as a safety requirement, such as for Swimming Pools. All fencing required for pool safety is to be wrought iron and approved by the DDRC. No fencing will be approved for property lines, patios, or dog runs.

DDRC recommends buried wire type electric fencing to contain animals within the lot owners property.

Retaining walls must be of natural material or faced with quality material as approved by the DDRC. Plain concrete is not allowed. Native limestone is encouraged. No retaining wall visible from the streets or side yards or back yards will be allowed as plain unfinished concrete.

7. Swimming Pools and Tennis Courts

No above ground swimming pools may be installed on any lot. All pool areas, tennis courts and related equipment must be screened. In general,

- a. Swimming pools, including the apron and patios, must be located in the rear yard and placed at least 10' from all lot lines and cannot be on or within easements.

- b. Plantings should be provided to soften the effects of sound and sight of pools and tennis courts for the benefit of adjacent properties. Only the immediate pool area and mechanical equipment should be fenced. Approval of the fence will be considered a part of the application of the pool. No lighting of a pool or tennis court shall be installed without the approval of the DDRC.

8. Decks

All decks, their location, size and method of construction, must be indicated on submitted plans. All decks should be of substantial design and compatible with the architecture of the home. All exterior decks to have all vertical portions (posts, rims, stair stringers, etc.) painted to match exterior color of residence. All posts are to be minimum 6" X 6" or larger. All horizontal deck components to be cedar, redwood, or an approved alternative. Treated pine (green type lumber) may be used for structural supports such as floor joists only.

9. Basketball Goals

No permanent basketball goals are allowed in Woodland Reserve. Only one style of a portable basketball goal with a clear backboard will be approved by the DDRC.

10. Antennas and Dishes

No outside radio, television antenna, or satellite dish will be allowed, except the use of a "Mini Dish" type DDS satellite unit which are allowed with specific approval as to type and location by the DDRC.

11. Exterior Lighting

Outdoor lighting shall be directed so as to avoid glare and excessive light glare on adjacent property. All exterior lighting will be shown on house plans and approved by the DDRC.

12. Recreational Structures

Recreational and play structures are not encouraged in Woodland Reserve. Any request must be submitted and approved by the DDRC with submittal of site plan before construction is commenced. Recreational and play structures are not permitted in the front or side yards of any residence. This includes all permanent, temporary, inflatable recreational and play structures. No recreational or play structure may be erected in the back yard of any residence without the consent of the DDRC.

13. Animal Shelter

All outside dog houses and other animal shelters are strictly prohibited.

14. Signs

No permanent free-standing signs are allowed on any residential lot. Temporary signs may not exceed 5 square feet per sign face. The sign may advertise the property for sale or rent. All signs, including the address plate must be approved by the DDRC and will conform to set standards. Signs may only advertise the following:

- a. Property for sale or rent.
- b. The property during construction and sale period.
- c. Upcoming elections allowed from 30 days prior to and 5 days after the election.

The DDRC may authorize the removal of any sign which violates these conditions, and signs erected on the public right-of-way or other private property.

15. Irrigation Systems

- a. The owner will be encouraged but not required to install an irrigation system in the sodded yard.

16. Landscape Planning

- a. The owner will be required to include an allowance for landscaping in the construction agreement for a minimum of \$2,000 for front yard planting.
- b. Written permission is required from the DDRC before removing any trees 4" or over in caliper.
- c. All new trees planted should have a guarantee for 12 months. If they die, it is the responsibility of the owner to replace them.
- d. An addition to the city provided street trees, each residence must have a minimum of one shade tree with a minimum caliber of 2.5 inches planted in the front yard and one such tree in the rear yard.
- e. All yards must be sodded with bluegrass or fine-leaf turf, type tall fescues. Exceptions can be made for natural undisturbed areas by the DDRC.
- f. All disturbed ground areas of the building site must be covered with plantings, or mulched with approved landscape materials.
- g. Landscape improvements, as approved by the DDRC, shall be installed within 60 days of the completion of the building, weather permitting. The cost of these improvements may not be credited to buyer at closing and must be escrowed by the builder.



- h. The developer and or the City of Lenexa, Kansas reserves the right to plant trees in public right-of-ways.
- i. Air conditioners and other mechanical equipment will be sufficiently screened with mature landscaping as approved by the DDRRC.
- j. Deciduous shrubs shall not be less than 24" to 30" high for plants growing 4' or taller or 18" to 24" spread for spreading shrubs.
- k. Evergreen shrubs shall not be less than 30" high for plants growing 4' or taller used in foundation planting. Evergreens used for screening purposes shall provide adequate screening at the time of planting.
- l. Ornamental plants shall be a minimum of 5' high when planted. Recommended ornamental plants include the following:

Star Magnolia	Saucer Magnolia	Flowering Dogwood
White Fringe Tree	Red Bud	Japanese White Bark Birch
Spring Snow crab	Amur Maples	Thornless Cockspur
Hawthorn	Chanticleer Pear	Japanese Tree Lilac
Winterking Hawthorn	Sargents Crab	Smoke Bush
Washington Hawthorn		

- m. Specimen Plants may be substituted for ornamental plants and shall be a minimum of 4' high.

Weeping Norway Spruce	Sargents Crab (1-3/4 diameter)
Colorado Blue Spruce (1-1/2" diameter)	Candied Apple Crab
Serbian Spruce	Paper Bark Maple
Various Dwarf Spruce & Pine	Japanese Maple

- n. Shade Trees shall be a minimum of 2" in diameter, measured 6" above ground. Approved shade trees are as follows:

Oak (any except Pin Oak), Red Oak are encouraged  
 Sugar Maple & Sugar Maple hybrids  
 Red Maple Hybrids (Red Sunset, October Glory, etc.)  
 Norway Maple Hybrids  
 Heritage River Birch  
 River Birch  
 Hornbeam  
 Hybrid Green Ash  
 Hybrid White Ash  
 Hybrid Honeylocust, except Sunburst  
 Tulip Tree (Liriodendron Tulipifera)  
 Bloodgood London Plane Tree  
 Lindens

Special Note: Bradford Pear and other Pyrus Calleryana varieties that do not have a central leader are being discouraged because of the "breakup" problems common with the ornamental pears. If pears must be used, consider the "Capital" Pear, Cleveland Select, Redspire, or Chanticleer Pear. The Chanticleer Pear is a smaller growing tree than the others. Plans that indicate using more than one pear will not be acceptable.

- o. Landscape plans that include a balance of ornamental trees, flowering shrubs, and evergreens are encouraged. Beds of annuals or low, colorful leaf plants and spring flowering bulbs should be used to accent the architecture or entry court. Plants and shade trees having good fall color are encouraged. When possible, the DDRC will recommend the correct use of those colorful and distinctive plants.
- p. Screen all gas meters that can be seen from a street.
- q. Soften or berm large areas of pavement with shrubs, or larger plants when possible.

### SECTION III

#### RESIDENTIAL DESIGN STANDARDS

##### Minimum Square Footage Requirements

Minimum square footage shall mean and include all living areas excluding basements, garages, porches or attics.

A.

Single level above ground:	<u>2,000</u> sq. ft.
Two level above ground: with <u>1,200</u> sq. ft. on the first level.	<u>2,400</u> sq. ft.
One and one-half level above ground: with <u>1,500</u> sq. ft. on the first level.	<u>2,500</u> sq. ft.
Reverse One and one half story residence (open stairwells to finished lower levels)	<u>1,500</u> sq. ft. 1st floor <u>1,000</u> sq. ft. in lower level

##### B.) Materials

1.) Residences shall be stucco, brick, and/or stone front elevations. The stone, brick and/or stucco must end only at an inside corner, and outside corners must wrap around and terminate on the side elevation at a natural return or offset. The sides and rear elevation maybe textured hardboard. No horizontal bats or trim pieces shall cover butt joint in the siding. No horizontal lapp siding will be allowed on front elevations unless it is also used on the sides and rear of the structure.

- 2.) All roofing materials to be medium or heavy hand split wood shingles, slate or concrete tile or other upgraded materials approved by the DDRC (No asphalt shingles permitted), All valley metal and tin shingles to be prefinished bronze color or equal.
- 3.) All windows on front elevations are recommended to be casement style (High quality clad double hung windows may be approved for colonial style homes). Windows must be thermal pane metal or vinyl clad. Unless otherwise noted by the DDRC, primed wood exteriors on windows will not be permitted.
- 4.) All exterior fireplace chimneys must be stucco, brick or stone. No wood shingles will be allowed on fireplace shoulders or slopes. All mechanical fireplace units must have black low profile termination caps. All exterior fireplace enclosures must be supported by a foundation. Direct vent fireplaces are discouraged and will not be approved if visible from the street. No fireplace will be cantilevered from the foundation.
- 5.) All residences are to use brass type address plates and mailboxes approved by the DDRC. No stenciled addresses are permitted on concrete curbs. The DDRC approved address plates and mailboxes to be installed by Builder and paid for by Owner at closing.
- 6.) All metal or plastic roof penetrations such as plumbing vents, furnace and water heater flues, termination caps roof vents, etc. must be painted (heat resistive paint as applicable) a "standard brown" or black color as specified by the DDRC. No white or aluminum (silver) type penetrations will be allowed.
- 7.) All exposed concrete must be kept to a 6" minimum on the front of the house and painted to match the house. All masonry materials or wood trim on garage piers must be dropped to match the driveway elevation.
- 8.) Each residence shall contain at least two but not more than four attached fully enclosed garages.
- 9.) No fencing may be used other than when required by the City of Lenexa, KS as required by code for safety such as for swimming pool type enclosures. Only wrought iron type fencing will be approved.
- 10.) All homes to be equipped with at least one add-on heat pump.
- 11.) If there are conflicts between the provisions of Lenexa law, the Articles of Incorporation, the Declaration, and these Building Guidelines, the provisions of Lenexa law, the Declaration, the Articles of Incorporation, and the Building Guidelines (in that order) shall prevail.
- 12.) No exterior alterations may be permitted without the prior written approval of the DDRC.

## SECTION IV

### CONSTRUCTION STANDARDS

1. Commencement of construction shall start within 60 days following the delivery of the deed from the Developer to the purchaser. Commencement shall proceed in a timely and orderly manner to a prompt completion.
2. No lot is to be cleared or constructed on until a permit is granted, the lot closing has taken place, and construction approval given by the DDRC.
3. No dumping or open burning of construction materials, waste or trash, will occur on any building lot. All trash to be picked up daily on the property. No trash to be left on the ground over night.
4. Loud music will not be permitted on any construction site.
5. No construction signs are permitted identifying the homebuilder, subcontractors or suppliers. Real Estate Company will provide uniform signs with riders for builder identification.
6. Certain tree protection procedures have been formulated for Woodland Reserve. It should be understood that compacting of soil, trenching, and grade changes involving cutting or filling often causes death to a healthy tree within three to four years. The following procedures are therefore recommended:
  - a. Tree clearing of building sites should be done by hand to minimize disturbance of remaining trees.
  - b. Grading or trenching within the dripline of trees should be minimized and preferably limited to areas away from the center of the tree crown. A qualified arborist or landscape architect should be consulted when working within the dripline of major trees.
  - c. A qualified arborist should be consulted if overhead branches of major trees interfere with the construction of the dwelling.
  - d. A 4' construction fence should be erected at dripline of major trees and tree groupings. No construction activities including storage of materials or parking of vehicles or equipment should be allowed within the dripline of trees. Signs, bracing, and temporary wiring should not be nailed to any tree.
7. Erosion control shall be provided on lots with steep grades. The DDRC may require, at its sole discretion, the builder to place erosion control materials such as straw bales or fencing on any portion of a lot that appears to be in an erodable condition due to construction activities.
8. No changes in plans during the construction period will be permitted without prior express written approval of the DDRC.

9. Contractors will assume complete responsibility for the actions of their workers as well as those of their subcontractors.
10. Excess excavation materials must be hauled away from the properties.
11. Concrete suppliers and contractors shall clean their equipment only at locations designated for that purpose.
12. Builders shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site at least once a week to a dumping site located off the Properties.
13. Builder and their subcontractors will be responsible for removing all construction debris and keeping the site in a well-maintained appearance at all times.
14. All streets to be cleaned of mud and debris on a daily basis by home building contractor.
15. Builder will be required to make a Compliance Deposit in the amount of \$2,000.00 for each home constructed in Woodland Reserve. This deposit insures Developer that the builder will comply with builder guidelines and covenants and restrictions for Woodland Reserve. Developer will notify builder of any deficiencies that are in violation of the Builder guidelines. If builder does not remedy deficiencies, Developer may use deposit to remedy deficient items at Developers sole discretion without further recourse. If deficiencies exceed the deposit, Developer will have the right to lien property to remedy deficiencies. Any amount remaining after deficient items are remedied will be refunded to Builder. If no deficient items exist at the time of completion of the home. Developer will refund full amount of deposit to builder.
16. If there are conflicts between the provisions of Kansas law, the Articles of Incorporation, the Declaration, and these Building Guidelines, the provisions of Kansas law, the Declaration, the Articles of Incorporation, and the Building Guidelines (in that order) shall prevail.