



## **Tanners Creek Design Standards for Lot sizes over 20 Acres**

All buildings proposed within Tanners Creek must follow the design review process described in the “Declaration of Protective Covenants for Tanners Creek” (Article 6 – Approval of Plans) before being approved for construction. The following general standards are representative of what will be required by the Tanners Creek Design Control Committee (DCC):

- The front building elevation must be mostly brick or brick tilt. Brick or brick tilt must extend down the side elevation a short distance. Pre-cast or site-cast concrete may be used on the side and rear elevations.
- Architectural details (soldier courses, contrasting bands of brick, stone, stucco, concrete textures and reliefs, etc.) must be included in the front and side elevations
- Roofs:
  1. In the case of flat or single-slope roofs a three sides parapet wall must be used (the roof must not be visible from the street or adjacent building lots).
- Roof top HVAC units, roof mounted equipment or penetrations must be screened from view and not visible from the street or adjacent building lots.
- Ground mounted HVAC units, utility entrances, etc. must be screened from view from adjacent roads or building lots to the satisfaction of the DCC
- Every building site must have a Tanners Creek Standard Monument Sign (See Tanners Creek Sign Standard for details)
- Building and lot must be well landscaped and include an irrigation system.
- Dock-High/Grade level loading doors must be screened from view from the street or adjacent building lots with landscaping and/or berms.
- Outside storage is not allowed.
- The following will be required for review by the Design Control Committee:
  1. Color rendering of all building elevations (paper, .pdf and .dwg)
  2. Site plan prepared by a civil engineer (paper, .pdf and .dwg)
  3. Landscape plan prepared by a landscape architect (paper, .pdf and .dwg).  
Landscape plan must include a note stating that all plant material will be irrigated by a permanent irrigation system.
    - Avenue trees on the Landscape Plan must be as follows:

- 1) Tanners Creek Drive – Pin Oak
- 2) Industry Way – October Glory Maple (Deep Red)
- 3) Commerce Street – Nuttall Oak
- 4) Enterprise Way – Green Mountain Sugar Maple (Bright Orange) or Legacy Maple