



Date Submitted: _____

Date Approved: _____

Start Date: _____

**ARCHITECTURAL REVIEW COMMITTEE
DEVELOPMENT PLAN REVIEW APPLICATION**

<p>Property Owner: _____</p> <p>Address: _____</p> <p>Phone Number _____</p> <p>Email _____</p> <p>Builder: _____</p> <p>Builder Address: _____</p> <p>Builder Phone #: _____</p> <p>Builder Email: _____</p>	<p>Block Number: _____ Lot Number: _____</p> <p>Address of Property: _____</p> <p>Lot Square Feet: _____</p> <p>Construction Height (Ft) _____</p> <p>Construction Square Feet:</p> <p>First Floor _____</p> <p>Second Floor _____</p> <p>Basement _____</p> <p>Garage _____</p> <p>Additional Dwelling Unit _____</p> <p>Total: _____</p> <p>Bedrooms: _____ Baths: _____</p>
<p>Check one or more of the following:</p> <p><input type="checkbox"/> New construction</p> <p><input type="checkbox"/> Alterations or Additions to exteriors of existing structures, including remodeling, and refinishing</p> <p><input type="checkbox"/> Landscape including utility locate</p> <p><input type="checkbox"/> Fences including dog kennels</p> <p><input type="checkbox"/> Color Changes</p>	<p>Procedure:</p> <ol style="list-style-type: none">1. Fill out and sign this application2. Attach Specs and/or drawings of proposed alteration or addition3. Attach proposed site plan4. Indicate proposed colors and stains
<p>Applicant's Signature: _____</p>	<p>Date: _____</p>

DG = DESIGN GUIDELINES

preservation and enhancement of land value; the conservation of water and the use of native or naturalized plant species; and the development of enjoyable and pleasant environments for all.

Landscape plans shall be reviewed and approved by the ARC prior to installation, and must be compliant with the Town of Manhattan tree species guidelines.

The property owner shall install all street trees within the right-of-way adjacent to residential lots per the Protective Covenants.

Small trees (less than 25' in height at maturity) should be Canada Red Chokecherry (*Prunus virginiana*), Amur Maple (*Acer ginnala*), Tartarian Maple (*Acer tataricum*), or Japanese Tree Lilac (*Syringa reticulata*).

Medium trees (25' – 50' in height at maturity) should be Green Ash (*Fraxinus pennsylvatica*), Hackberry (*Celtis occidentalis*), Honeylocust – thornless (*Gleditsia triacanthos*), or Ohio Buckeye (*Aesculus glabra*).

Large trees (over 50' in height at maturity) should be American Elm (*Ulmus Americana*), or American Linden-Basswood (*Tilia americana*).

Parkways

A variety of the above-named large tree species, with a minimum caliper of 2" must be planted in the parkways, i.e. the median strip between the sidewalk and street, as required by the Protective Covenants. The spacing shall be on 40 to 50 foot centers, and the placement shall be determined with the guidance of the ARC.



Acceptable Plant Materials

- Plant material palettes shall be simple and durable in nature.
- Landscape plans should provide for dense plantings of evergreens to provide a visual buffer between different uses.
- Landscape materials used shall be chosen for their drought tolerance, native and/or naturalized characteristics, and ability to weather the climate/planting zones associated with the Gallatin Valley.
- No artificial plant material shall be used to satisfy the requirements of landscape materials.

Landscapes shall not include plantings of a noxious weed classification, as determined by the Gallatin County Weed Control District, including but not limited to soil or seed mixtures containing spotted knapweed, leafy spurge, oxeye daisy, hounds tongue, yellow toadflax, yellow sweet clover, common tansy and Canada thistle.

A natural look may be achieved with the use of non-native species that are deemed to be well suited for the Manhattan area. Ornamental grasses are encouraged to emulate the native Montana prairie grasses.

Plant Sizes

All plant material installed shall conform to the following minimum size requirements at time of installation. Required plant sizes:

- Large Deciduous Canopy Trees: (1 1/2 to 2 inch caliper)
- Large Coniferous Tree: 8 feet tall B & B
- Small Ornamental Tree: 2 inch caliper
- Small Coniferous Tree: 6 feet tall B & B
- Medium-Large. Deciduous Shrub: 5-gallon container
- Medium-Large. Evergreen Shrub: 5-gallon container
- Perennial: 1-gallon container

Native Landscaping

- 'Native' or naturalized plant materials should be used in preference to introduced or experimental species.
- Areas replanted with 'native' plant materials shall be planted with similar species and similar plant material sizes.

Irrigation

- The use of drought tolerant or naturalized plant species is highly recommended to reduce dependence on irrigation.
- All landscape on all lots and within street boulevards shall be watered by a permanent, automatic irrigation system installed by a qualified irrigation contractor.

Screening and Buffering

- All landscape plans should include a location utility survey.
- All plant material used for screening or buffering shall be installed according to the minimum sizes stated in the 'Acceptable Landscape Materials' section of this document.
- Landscape plans should provide dense plantings of evergreens to provide a visual buffer.
- Privacy: no fencing, wood, metal, or other materials are allowed.

Maintenance and Completion

- All landscaping shall be installed within 6 months of the completion of construction, or within such period as may be reasonably necessary as dictated by weather conditions.
- Property owners shall maintain all landscapes within their property (including the boulevard) in a healthy and good condition throughout the growing season.

Conflict with Utilities

- All landscape plans shall clearly illustrate all existing & proposed utilities and infrastructure, both in plan and legend.
- All landscaping and irrigation installation shall begin only after a thorough utility location survey is completed.
- All trees, including those planted in the right-of-way, shall be planted at least ten (10) feet from all utility lines.

All plantings and irrigation within utility easements shall begin only after discussing their locations with the appropriate utility providers.

property, and the Association shall be entitled in any such actions or foreclosure proceedings to recover its costs, expenses and reasonable attorneys' fees. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Easement Areas or abandonment of his lot.

4.11 The lien of the assessments provided for herein shall be superior and not subordinate to the prior lien of any first mortgage or prior recorded liens which are recorded after the date of the recording of this Declaration. Sale or transfer of any lot shall not affect the assessment lien, whether such lien arises prior to such sale or transfer, or thereafter becomes due.

4.12 For the purposes of assessment, any lot owned by Moreland Estates LLC, or controlled by an option for financing purposes, shall not be subject to the same assessments and provisions of those Articles as lots of any other owner. Assessments shall not commence on a lot until it is conveyed by Moreland Estates LLC to the initial retail purchaser.

5.0 PROTECTIVE COVENANTS

5.1 It is the purpose of these covenants to preserve and protect the environment, the natural beauty, view and surroundings of Pioneer Crossing, and to preserve and protect the interests and investment of the individual owners.

5.2 These protective covenants shall attach to and run with the land and shall constitute an equitable servitude upon the real property and every part of it, including all titles, interest and estates as may be held, conveyed, owned, claimed, devised, encumbered, used, occupied and improved. These Protective Covenants and Restrictions are declared for the benefit of the entire property and every part of it and for the benefit of each owner. They shall constitute benefits and burdens to declarants and to all persons or entities hereafter acquiring any interest in the property.

5.3 These covenants provide for the general restrictions while the DG provide adequate details in order to ensure compliance with these covenants. The DG shall be carefully consulted and followed to ensure the requirements of these covenants are met.

6.0 HOME SITE PREPARATION MAINTENANCE AND LANDSCAPING

6.1 Each owner shall submit a landscape plan to the ARC at the time the construction plans are submitted. Landscaping shall be done only as approved by the ARC. All lots shall install underground sprinkler systems to provide sprinkler irrigation for the entire lot, timed to water at appropriate times and in appropriate amounts. Each owner shall also plant grass and trees (of a type specified by the developer and that comply with the Town of Manhattan adopted tree species guidelines) along the lot frontage between the sidewalk and the curb to provide a vegetative buffer between the street and sidewalk. The trees shall be located approximately every forty (40) feet. This vegetative buffer is also required to be included in the underground sprinkler system for each lot. The installation of the sprinkler system and all landscaping shall be completed in a timely fashion, and shall be fully installed within six (6) months of completion of construction, or within such period as may be reasonably necessary as dictated by weather conditions.

6.2 All sidewalks shall be five (5) feet in width, meet all ADA requirements, and constructed according to Montana Public Works Standard Specifications (MPWSS). All sidewalks shall be installed at completion of construction, or within three (3) years of conveyance of the lot from

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Charlotte Mills-Gallatin Co MTMISC 119.00

Conifer

Black Hills Spruce	<i>Picea glauca var. Densata</i>	3	1	Green foliage
Scotch Pine	<i>Pinus sylvestris</i>	3	1	Vulnerable to Mountain Pine Beetle attack
Siberian Larch	<i>Larix siberica</i>	2	F	Conifer that loses its needles in the fall

LARGE — (OVER 50 FEET IN HEIGHT AT MATURITY)

Deciduous

American Elm	<i>Ulmus americana</i>	2	1	Concerns with Dutch Elm Disease
American Linden (Basswood)	<i>Tilia americana</i>	3	F	Large heart-shaped leaves
Narrow-leaf Cottonwood	<i>Populus angustifolia</i>	3	1	Fast growing
Plains Cottonwood	<i>Populus deltoides</i>	2	1	Tough; fast growing; large crown
Silver Maple	<i>Acer saccharinum</i>	3	F	Fast growing; Premature spring bud break

Conifer

Austrian Pine	<i>Pinus nigra</i>	4	1	Subject to winter burn when young
Colorado Blue Spruce	<i>Picea pungens</i>	2	1	Dense; subject to tip weevil
Douglas Fir	<i>Pseudotsuga menziesii</i>	4	1	Can handle soils with higher pH (limy)
Engelmann Spruce	<i>Picea engelmannii</i>	3	F	Subject to cooley spruce gall damage
European Larch	<i>Larix decidua</i>	3	F	Conifer that loses its needles in the fall
Norway Spruce	<i>Picea abies</i>	3	F	Not widely available on the market
Ponderosa Pine	<i>Pinus ponderosa</i>	3	1	State tree; long needles

***CODES:**

- | | |
|----------------------|--|
| 1 – drought tolerant | 3 – tree to try (unsure of suitability) |
| 2 – saline tolerant | F – favorable sites (sheltered, extra water) |

— PROHIBITED TREES —

Lombardy Poplar	<i>Populus nigra</i>	Siberian Elm	<i>Ulmus pumila</i>
White Poplar	<i>Populus alba</i>	Willows	<i>Salix spp.</i>

TREE SELECTION GUIDELINES

1. Look over your planting site. Are there utilities present? How much room will the tree have?
2. Decide on size of tree desired. Tree should not reach a mature size larger than the site allows (i.e., not grow into power lines).
3. Decide on other characteristics: fall color, fruiting habits, flowers, etc.
4. Use this list as a rough guide, talk to local nurseries, and look around your area to see what is growing.
5. Remember, diversity of species is desirable. So, mix different kinds of trees into your landscapes and try some different species to see how they will do.
6. Purchase from a reputable nursery that grows stock adapted to our climate.
7. Inspect your trees when purchasing and/or receiving them to ensure they are not damaged and are in good condition. Do not accept damaged trees.
8. Plant your trees properly—not too deep! And water as needed (about 1 inch / week).
9. Enjoy your new trees!