

PINEHURST OFFICE COMMONS

Landscaping Standards

Landscape features should be used to create a park like appearance while addressing the functional consideration of enclosure screening, shading, drainage and other environmental concerns.

The landscape plan should strive not only to enhance the appearance of each individual site, but should also attempt to enhance the overall appearance of the business center. Efforts should be made to integrate each new landscape plan with the natural conditions of the site and adjacent property's landscape designs. For consistency, a naturalistic design theme is preferred. Design and modifications must be reviewed and approved by the *Pinehurst Commons Architectural Review Committee*.

Elements of a naturalistic design are:

1. Canopy trees distributed over the entire site.
2. Meandering lawn space formed by masses of varied shrubs.
3. Occasional "accent" plants used in conjunction with masses of background plants to provide visual interest without being chaotic.
4. Grouping different varieties of plants so as to create a gentle transition from smaller to larger.
5. Landforms and masses of plant material should be used to screen visually obtrusive utilities and parking.
6. Appropriately sized and spaced foundation plantings to visually soften the building and provide human scale.

All landscape designs must meet the following minimum standards:

1. Green space shall be at least 35%.
2. The number of large deciduous trees shall be at least one per 2500 square feet of green space. Street trees shall be included in the calculation of the minimum number of trees required.
3. The number of small deciduous trees and evergreen trees shall be at least one per 1000 square feet of green space. The percentage of either small deciduous trees or evergreen trees shall not be less than 25% of the total number.
4. The number of shrubs shall be at least one per 150 square feet of green space. (For purposes of calculating required small trees and shrubs, they are not required within the street right-of-way, nor shall the street right-of-way be included in the calculation of green space.)
5. All lawn areas shall be seeded with an appropriate blue grass seed mix, mulched with straw or wood fiber mulch, watered, fertilized and maintained to a point where there are no bare areas greater than two feet square.

The following exceptions may be granted by the *Pinehurst Commons Architectural Review Committee*:

1. The use of mulch materials for shrubs and foundation plantings.
2. Areas designated as green space to be properly planted and maintained in a "natural state."
3. Drainage areas which are planted with appropriate tall grass seed mixes and maintained so as to slow runoff and encourage groundwater percolation.

The following minimum sizes of planting shall be required:

1. Large deciduous trees shall be 2 inches in caliper or greater.
2. Small deciduous trees shall be 6 feet in height or greater.
3. Shrubs shall be 24 inches or greater.

The developer will install and maintain all plantings in the street right-of-way, until such time as an Owners Association shall assume responsibility for maintenance of the street right-of-way plantings. Plantings will be done as sections of the business center become developed. Every effort will be made to create a consistent looking streetscape while striving to integrate it with each site's particular planting scheme and functional requirements.

The developer intends to plant deciduous trees in the street right-of-way which shall be situated not less than every 60 linear feet.

A "run" or "cluster" of parking spaces shall be limited to no more than 20 with a required installation of a landscape buffer four feet width and eighteen feet long between runs or clusters. Parking runs or clusters which face each other shall be separated by landscaping median buffers of no fewer than two feet in width.

All approved landscaping is to be installed within one planting season (not more than 180 days) per the landscape/site development plan approval. Any vegetation which is shown on the approved landscape/site development plan that dies must be replaced within one planting season per the approved landscape/development plan..