



CHAPEL CROSSINGS

Design Guidelines

Retail/Commercial
Office Buildings
Multi-family Homes
Town Homes

- Developer -
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INTENT AND DESCRIPTION OF CHAPEL CROSSINGS

Chapel Crossings is located in eastern Pasco County in Wesley Chapel, and is a family oriented residential community offering a wide selection of housing types and price categories ranging from multi-family apartments and townhomes to single family attached and detached homes. Chapel Crossings offers a variety of amenities including the community center, convenient parks and a bicycle path system. In addition to its residential neighborhoods, the Chapel Crossings master plan may also contain areas devoted to Retail, Office, and Mixed-Uses.

GENERAL CONSIDERATIONS

It is the intention of Crown Community Development to maintain a high standard of exterior architectural appearance throughout Chapel Crossings. The following guidelines have been developed to protect the integrity of the project, the developer's interests and the purchaser's investment in the community.

The developer reserves the right to modify or amend these restrictions at any time without notice. The Chapel Crossings Review Committee (Review Committee) refers to the Controlling Board that will be put in place by Crown Community Development to review project consistency with Chapel Crossings.

CONSTRUCTION DEPOSIT

The Construction Deposit paid to Chapel Crossings in accordance with the Agreement for Purchase and Sale shall apply as a damage deposit and a guarantee of compliance with the Design Guidelines and Construction Rules & Regulations. This deposit will be returned to the Buyer provided all requirements of the Design Guidelines, Construction Rules & Regulations, and the Agreement for Purchase and Sale have been met. It should be noted that the cost of rectifying any damage to existing services or properties surrounding the subject property will be deducted from the Construction Deposit prior to its release to Buyer.

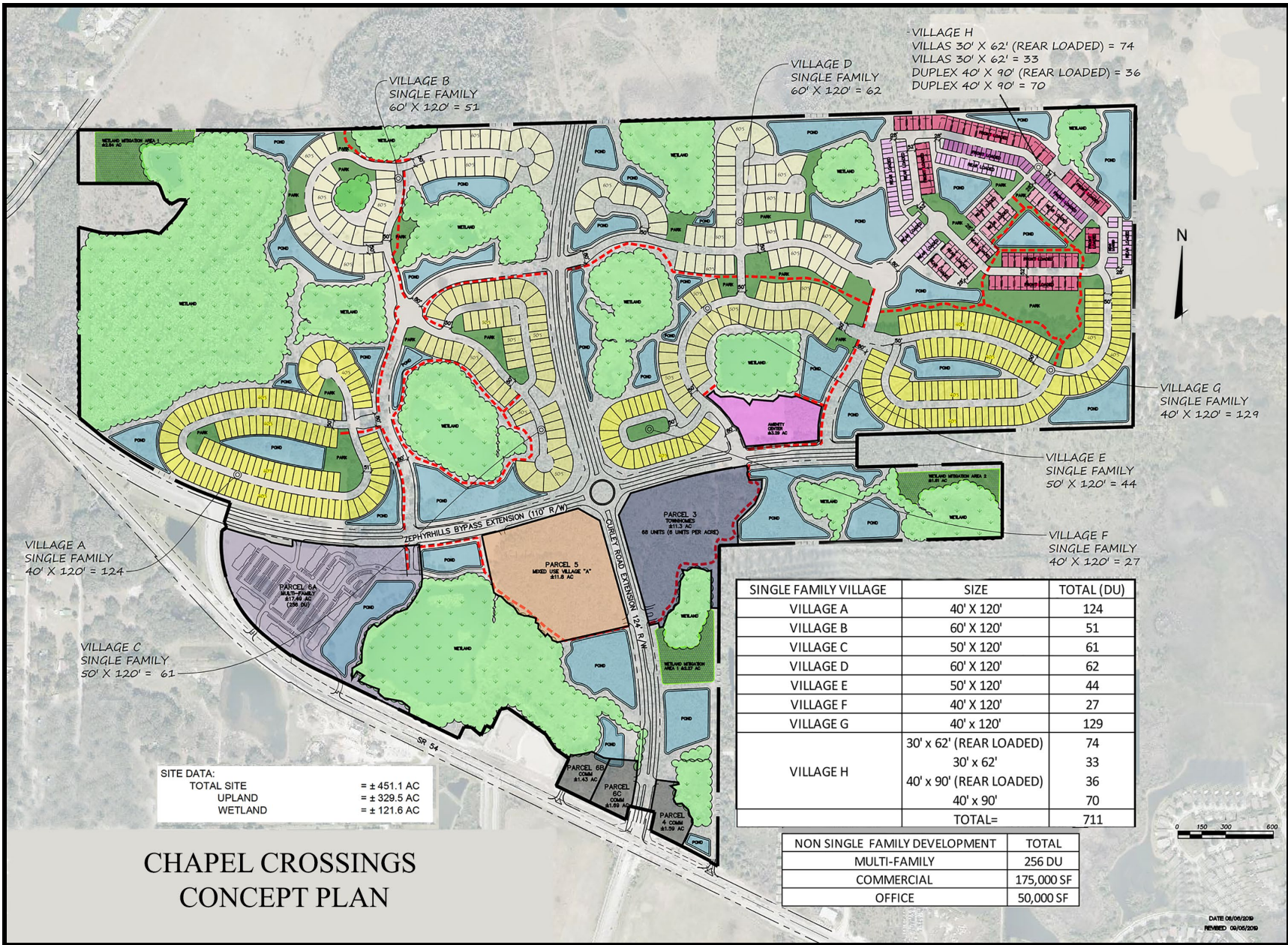
To assure compliance with approved plans and Construction Rules & Regulations, Thornwood Associates, LLC d/b/a Crown Community Development also reserves the right to employ any other legal means at its disposal including the issuing of Stop Work orders or court actions to correct non-conforming work or procedures.

REVIEW AND APPROVAL PROCESS

1. Written approval from Chapel Crossings General Manager or designee is required prior to proceeding with construction. Conformity to the Design Standards contained in this document shall be ascertained by submitting the following information to Chapel Crossings Review Committee:

One preliminary or schematic set of sketches on a scale of not less than $1/8'' = 1$ foot, with $1/4'' = 1$ foot preferred, in order to verify basic design acceptance prior to production of construction drawings.

2. After approval of schematics the following must be submitted for approval:
 - a. One complete set of architectural building plans including all elevations, floor plans, and signage plans on a scale of not less than $1/8'' = 1$ foot with $1/4'' = 1$ foot preferred.
 - b. One complete set of engineering drawings on a scale of not less than $1'' = 100$ feet.
 - c. A completed specification form specifying the finishes, colors, trim details, etc.
 - d. A completed site plan illustrating existing tree cover to be retained and/or removed, positioning of the buildings on the property, finished grades, proposed walkways, driveways, parking areas, patios, retaining structures, signage locations, fencing and trash enclosures.
 - e. A complete landscaping plan specifying the location, size, number and common name of all proposed plant material.
3. All submissions shall be made to the Chapel Crossings Review Committee onsite administration office and be accompanied by a dated transmittal letter listing all enclosed submissions. Partial submissions will be accepted for preliminary review but final approvals will not be granted until all required items have been submitted and are confirmed by Chapel Crossings Review Committee as to complete submission.
4. Thorough and timely submissions of information, as well as adherence to the design standards set forth herein, will prevent delays and minimize frustration of all parties involved. Questions concerning the interpretation of any matter set forth in the design standards should be directed to the General Manager of Chapel Crossings.
5. No application for a building permit, no construction of a building or structural improvement, no landscaping or other site improvement, and no alteration or addition to any existing structure or site improvement shall be made on the property until the plans and specifications showing the proposed design, nature, kind, shape, size, color, materials, and location of same shall have been submitted and all shall have received Final Written Approval from Chapel Crossings Review Committee
6. Work should be completed within twelve (12) months from the date of Final Approval.



SITE PREPARATION

- 1 Erosion Control shall comply with the Pasco County Land Development Code and NPDES Requirements. Earth berms, silt fence, mulch, boards, grassing, gravel blankets and any other approved siltation and erosion control measures shall be installed prior to grading to prevent mud and silt from running off the Property onto streets, lakes or conservation areas and adjacent private or public properties. Silt fencing is to be installed to a depth of eight (8) inches where runoff will likely occur, as required by local building ordinances. Any mud or silt deposited into such areas as a result of construction, equipment, lack of silt control, or delivery of materials shall be removed immediately. It is the responsibility of the Owner to keep the community streets adjacent to the Property clean of siltation, trash and other debris.
- 2 Building activity shall be confined to the Property on which building is under construction. No trash, building material, landscape material or any other debris, vehicles (including employee vehicles) or equipment shall be placed, unloaded, stored or staged on any adjacent property. It is the responsibility of the Buyer to protect all existing grades, landscaping, equipment or structures on adjacent property.
- 3 All equipment shall be confined to the Property and, if relocated, proper transportation equipment shall be used. Transporting equipment, whether rubber-tired or tracked, without a trailer on road shoulders and/or streets is prohibited. All equipment and materials must be loaded/unloaded within the Property and not within streets or CDD property. Off-street parking for construction workers must be provided on Property.

RETAIL AND OFFICE GUIDELINES

RETAIL AND OFFICE SITE PLANNING

1. Location of Structures – The Review Committee must approve the location of the foundation footprint prior to land clearing. All structures with related paved and open areas shall be located to:
 - a. Minimize changes in the existing topography,
 - b. Preserve existing trees and vegetation to maximum extent possible,
 - c. Control drainage and prevent erosion, and
 - d. Conceal unsightly areas.
2. Parcel Layout- Lot sizes, road alignments and lot lines within Chapel Crossings may change due to trends and market conditions. All parcel lines and roadway alignment must be approved by the Chapel Crossings Review Committee prior to construction. The Chapel Crossings Review Committee may recommend changes to the Chapel Crossings Plans that make the remaining areas suitable for sale and construction.
3. Building Orientation – Buildings shall be oriented so that the long side of each building will be parallel to the public street or private street. The front façade shall be oriented to face the street and front doors located to be visible and directly accessible from the street.
4. Lift Stations - All lift stations shall be shielded from roadways and adjacent properties by berms or walls along with landscaping. Back flow devices should be shielded by landscaping.
5. Lighting - All exterior lighting shall be consistent with the character established in Chapel Crossings and be limited to the minimum necessary for safety, identification and decoration.

All parking lot lighting will be of a "cut off" style and designed to illuminate the subject property without spilling light on to the adjacent property. Lighting plans must be submitted to Chapel Crossings Review Committee for approval.

Colored lights shall not be used except those decorative holiday lights and ornamentation used during the holiday season from Thanksgiving through New Year's Day. No search lights will be permitted.
6. Outdoor Sales Areas - Outdoor Sales Areas are not permitted.
7. Parking Lots – Parking lots shall be buffered and screened from all rights-of-ways. Landscaped planting islands and perimeter landscape buffers shall be incorporated into the parking lot design to provide relief from the hardscape surface materials of the lot. Careful selection of plants is required to allow for safe vehicular site lines.
8. Pedestrian Circulation - Provide for direct, safe, continuous and clearly defined pedestrian access from sidewalks, parking areas and transit stops to building entrances. Connect pedestrian walkways between adjacent properties in order to facilitate circulation between sites.

RETAIL AND OFFICE SITE PLANNING (continued)

9. Retaining Walls - Perimeter retaining walls shall not exceed three (3.0) feet in height without the express approval of Chapel Crossings Review Committee. The Review Committee must approve location, elevation and material selection. All retaining walls visible from the street must be treated in an architecturally pleasing manner utilizing materials and colors which match or complement proposed building elevations.
10. Setbacks - The Review Committee shall approve siting location and building setbacks prior to construction. A twenty-foot (20') minimum setback must be maintained from all external project boundaries for landscaped buffering. To promote mixed-use development, there are no minimum internal setbacks required in Chapel Crossings.
11. Transformers - All electrical transformers must be screened with landscaping or a combination of walls along with landscaping.
12. Trash Enclosures - All dumpsters, compactors, and other disposal containers and devices of the business shall be contained within masonry trash enclosures sized to accommodate all equipment. Enclosures shall be constructed of masonry materials and shall match the exteriors of the buildings they serve. Trash enclosures shall have solid, painted steel gates or gates which obscure dumpsters or compactors within. Wooden or chain link gates are not allowed. Landscaping should be utilized on the exterior of such enclosures to provide relief from the masonry walls.

RETAIL AND OFFICE ARCHITECTURAL REQUIREMENTS

1. Building Design - In general, the exterior building elevations should give the appearance of, and be consistent with the look of upscale office and commercial centers. The design will be reviewed with respect to such items as roof elements, and massing of front elevations, etc. Appropriate roof pitch elements, etc. will be encouraged.

In order to assist the applicant, it is required that a sketch representation of the proposed buildings be submitted to the Review Committee at the design development phase in order to verify basic design acceptance prior to production of construction plans.

- a. The design of the buildings must be visually welcoming from the street and shall be constructed of high-quality materials with a use of varying building heights, massing, and setbacks that break up the building's massing and minimize bulk.
 - b. Facades of large buildings visible from a public street shall include architectural features as well as changes in color, texture and materials to add interest and reduce blank facades and mass.
 - c. Buildings in multi-tenant centers shall be designed in the same or strongly complementary architectural styles utilizing common or strongly complementary design features, matching materials, colors and details. The fronts of all multi-tenant buildings shall be tied together using recessed store entrances connected by continuous covered pedestrian walkways and canopies designed as an integral part of the shopping center's architecture.
 - d. The side of the building that is facing or backing up to any residential development, residentially zoned property or right-of-way must be treated with the same architectural design standards as the front of the building.
2. Building Materials - Various exterior building materials are addressed as follows:
 - a. Masonry - Masonry is required as the primary material on all building elevations. Face brick and stucco are preferred on all elevations.
 - b. Pre-Cast Concrete Panels - Well-detailed, pre-cast concrete panels may be considered provided they incorporate decorative scoring, medallions, shadow and trim lines and texture or color variations to break up and avoid large, flat elevations.
 - c. Corrugated Metal, Wood, Vinyl or Aluminum Siding - Corrugated metal, wood, vinyl or aluminum siding are generally not allowed. Architectural grade metal wall panels and cladding may be considered on a case-by-case basis.
 - d. Split or Smooth Face Masonry - Concrete masonry units whether split face or smooth face are discouraged. Such construction may be considered provided all exterior elevations also include substantial sections of raised face brick or dryvit panels or other architectural features and trim details to break up large expanses of block walls and to define roof and wall cornices and parapets.
 - e. Colors, Shapes and Materials - Unique, sharply contrasting or clashing colors, shapes or materials designed to call attention to the building or business shall be avoided. Attention seeking corporate themes and identities should generally be confined to building and site signage and not incorporated into basic building architecture.

RETAIL AND OFFICE ARCHITECTURAL REQUIREMENTS *(continued)*

3. Foundations - All exposed concrete exceeding one (1.0) foot above finished grade shall be finished with the same material as the adjoining wall or brick face.
4. Gutters and Downspouts - Gutters and downspouts shall be incorporated into the building design so as to not be visible from the front, side or rear elevations. Interior downspouts shall be utilized and should be tied directly into the storm water collection system where possible.
5. Mail Kiosks -Mail kiosks shall be designed to integrate smoothly with the architectural theme of the buildings. Locations, access, architecture, and landscaping must be approved by the Chapel Crossings Design Review Committee.
6. Roofs - Roofing materials should be tile or metal roofing materials such as aluminum or copper and may be standing seam metal. The roof color shall be subject to the Review Committee approval. Wherever possible, plumbing, hood system or HVAC vents shall not penetrate roof surfaces that face the street. Any vents, plumbing stacks, etc. penetrating the roof shall be concealed by decorative architectural details and/or painted a color that matches the roofing material. All flat roofs shall be screened by a parapet wall that blends architecturally with the building elevations.
6. Service, Loading and Storage Areas should be screened from public view through a combination of building design and/or layout, masonry walls, grade separations and dense landscaping.
7. Signage - All signage shall adhere to the Chapel Crossings master signage plan and be submitted to Chapel Crossings Review Committee for approval prior to installation. Submittal to Review Committee shall include site plan showing all signage locations and types of signs to be erected. Submittal to the Review Committee shall also include dimensioned construction drawings drawn to scale along with details of method of illumination, samples and/or specifications of materials and colors.

All tenant identification or marquis signage shall be approved by Chapel Crossings Review Committee. No neon signs or other exterior neon lighting will be approved. All store signage shall be professionally designed, individually-mounted, permanent letters or script, either internally illuminated or backlit. No flashing or moving light signage shall be allowed. No temporary, movable-copy signs shall be allowed.

Each shopping center or office park shall submit a uniform signage design and control plan specifying the locations, size, color, use of logos, and type of signage that tenants will be allowed to install.

8. Site furnishings - Provide site furnishings, such as benches, bike racks and shelters should be provided at building entrances and amenity areas. Site furnishings must be approved by the Review Committee.

RETAIL AND OFFICE RESTRICTIONS OF USE

- 1 Animals - No agricultural animals may be kept on the Property.
- 2 Antenna, Satellite Dishes, etc. - No antenna, satellite dish greater than one meter in diameter, or other device used for the transmission or reception of television signals or any other form of electromagnetic radiation shall be erected, used or maintained without the prior approval of Chapel Crossings Review Committee. Satellite dishes in excess of one meter in diameter, etc. must be screened from view from all directions with masonry parapet walls, mansard-style roofs, solid metal roof-mounted screening panels painted to match the building elevations or trim. Landscaping should be utilized if the mounting of the device is at a lower level. To the extent not prohibited by FCC rules or federal statutes, the above guidelines should also apply to AM satellite dishes regardless of size.
- 3 Cell Towers - No cell tower shall be erected on any portion of the Property.
- 4 Commercial and Recreational Vehicles and Trailers - No boat, RV, trailer, camper or similar equipment may be stored on the Property at any time unless it is completely concealed from public view within a fully enclosed building.
- 5 Flags - Flags must be maintained and replaced as they become worn and shall be mounted on permanent flag poles. Regulations and restrictions for flying the American flag must be followed.
- 6 HVAC, Electrical Equipment, Gas/Propane Tank Containers or Gas Pumps - All roof-mounted HVAC and other mechanical equipment including gas and electric meters shall be fully screened from view from all directions with masonry parapet walls, mansard-style roofs or solid metal roof-mounted screening panels painted to match the building elevations or trim. All HVAC and other mechanical equipment located at ground level must be screened with landscaping or a combination of walls along with landscaping and not be visible to adjacent properties.

It is strongly recommended that all gas/propane tanks be buried. In all cases, installation of every gas/propane tank is subject to review and approval by Chapel Crossings Review Committee. If an above ground tank is approved, it must be screened from view with landscaping or a combination of walls along with landscaping. Careful consideration is to be given to the location of any gas pumps on the property.

- 7 Loudspeakers and Paging Systems - All noise ordinances of Pasco County must be obeyed. Outdoor loudspeakers and paging systems are not permitted.
- 8 Maintenance - The Property must be kept clean, mowed, weeded, mulched and free of debris. The Property must be regularly maintained as to paint, roof, windows, trim, etc. Any change of paint colors for building, trim, doors, windows, etc., must be submitted to Chapel Crossings Review Committee for approval prior to installation. No material or debris shall be stored on adjacent property or disposed of on common property. Parking lots must be maintained on a regular basis with resurfacing and painting of parking space lines, handicapped space requirements, etc.
- 9 Noise-making Devices - No noise-making devices or equipment such as, but not limited to, compressors, saws, grinders, radios or loud speakers shall be permitted on the property except when they are confined in an entirely enclosed space and when the noise that is produced is inaudible to a listener standing outside the enclosed space.

MULTI-FAMILY AND TOWN HOME GUIDELINES

MULTI-FAMILY AND TOWN HOME SITE DESIGN

Multi-family and town home development is planned to be integrated within Chapel Crossings allowing residents walkable, pedestrian-friendly access to amenities and adjacent uses.

Site Planning and Building Siting

1. Buildings should be placed to create a street presence and enhance neighborhood character. Buildings should be clustered to define public open spaces and activity areas.
 - a. Building setbacks should be varied to break building mass facing the street and provide additional landscape opportunities.
 - b. When adjacent to single family residences, side and rear setbacks shall allow for a sufficient planter area to buffer impacts and screen undesirable views.
2. Parks and open space should be integrated into the overall design of the project. Open space areas should be planned as a community amenity.

Access, Circulation and Parking

1. Adequate vehicular access to the site, internal circulation and parking should be provided.
2. Town home developments should be designed with parking in the rear of the homes.
3. Pedestrian and bicycle connections and networks shall be provided on multi-family and town home sites to encourage walking and bicycling.
4. Stamped and/or colored concrete or decorative accents are encouraged.
5. Site circulation should allow for and facilitate emergency access to the site and all buildings. Speed bumps are discouraged as they impede emergency response.

Streetscape Design

1. Safe and comfortable pedestrian environments should be provided within multi-family and town home sites. A minimum of five-foot wide sidewalks shall be provided.
2. Physical separation from streets should be provided through landscaping to encourage walking.
3. Pedestrian amenities such as appropriate signage, street furniture, landscaping and pedestrian-scale lighting shall be provided.
4. Traffic calming elements such as enhanced paving and bulb-outs at intersections should be provided.
5. On-street and shared parking is encouraged.

MULTI-FAMILY AND TOWN HOME ARCHITECTURAL REQUIREMENTS

Form and Massing

1. Architectural elements such as varied roof forms, articulation of the facade, breaks in the roof, walls with texture materials and ornamental details, and landscaping should be incorporated to add visual interest.
2. Balconies and small decks with landscaping should be incorporated into 2-story or higher buildings to reduce the visual impact of tall structures, where feasible.
3. Architectural elements such as fenestrations and recessed planes should be incorporated into façade design. Large areas of flat, blank wall and lack of treatment are strongly discouraged.
4. Semi-private areas such as covered front porches and/or courtyards are highly encouraged.
5. Roof height, pitch, ridgelines and roof materials should be varied to create visual interest and avoid repetition. Architectural style should be considered when designing the roof plan.
6. Stairs and other entry access requirements such as wheelchair ramps and elevators should be integrated into the overall project design. Access shall comply with ADA requirements.
7. Pedestrian scaled entry should be a prominent feature of the front elevation.
8. Architectural detail such as windows, awnings, trellises, balconies, patios, landscape planters and material changes at the street level should be used to soften the edge of the building and enhance pedestrian scale.
9. Town Home design should incorporate owner parking and garages at the rear of the home.

Architectural Elements

1. Architectural treatment should be applied to all elevations of a building and may include elements such as color, materials or form drawn from the design of the primary frontage. Rear and side elevations of units/buildings facing a major street should be given particular emphasis.
2. Side and back walls of units/buildings on corners should include treatment on walls facing the street and should incorporate design features such as pop-outs, variation in building mass, and window placement.
3. Architectural features such as decorative moldings, windows and window banding, shutters, dormers, balconies and railings, and landscaped elements such as lattices that add detail to a facade are encouraged.
4. The maximum allowed height of buildings is established by code for the type of building.
5. Mail kiosks shall be designed to integrate smoothly with the architectural theme of the buildings. Locations, access, architecture, and landscaping must be approved by the Chapel Crossings Design Review Committee.

MULTI-FAMILY AND TOWN HOME ARCHITECTURAL REQUIREMENTS

(continued)

Exterior Building Materials and Color

1. Variation in color and materials should be considered to create visually engaging designs. Use of color should be consistent with the overall architectural style or theme of the project. The color palette of the buildings including body color, trim, doors, etc. must be submitted to the Design Review Committee for approval before construction begins.
 - a. High quality and durable materials, such as stone, brick and cementitious siding, are encouraged. The use of vinyl siding is prohibited.
 - b. Creative use of plaster and stucco finishes that add visual depth and texture is highly encouraged.

Building Setbacks and Maximum Building Coverage

1. Town Homes

	Front Setback for Residence	Front Setback for Garages	Side Setback between Buildings	Rear Setback from edge of patio	Maximum Lot Coverage
Town Homes	10'	20'	20'	3'	100%

2. Villas

	Front Setback	Side Setback	Rear Setback	Interior Rear Yard Setback	Maximum Lot Coverage
Villas	20'*	5'***	15'	0'	100%

*On corner lots where there is more than one front, one front-yard setback may be reduced to not less than 15'

**Minimum Side Yard Setback of 5' is subject to various conditions outlined in the Chapel Crossing MPUD including installation of gutters on all sides of the home.

3. Multi-Family

	Front Setback	Side Setback	Rear Setback	Maximum Lot Coverage
Multi-family	20'	15'	15'	80%

MULTI-FAMILY AND TOWN HOME ARCHITECTURAL REQUIREMENTS

(continued)

Landscaping

1. Landscaping in the Multi-Family and Town Home developments shall comply with the **Landscaping Requirements Section of these Design Guidelines**.
2. Tree placement should provide maximum shading of streets, sidewalks and outdoor public spaces.
3. Landscaping should be used extensively throughout the project for multiple objectives, such as:
 - a. Screening buildings and adding texture to walls,
 - b. Screening undesirable views and breaking up hard surfaces,
 - c. Buffering pedestrian walkways from the street and buildings,
 - d. Providing shade in public spaces and parking lots,

Fencing

1. Fence materials and colors should complement the building design and the prevailing materials and design in the project.
2. Materials and finishes should be durable and easily maintained. No chain-link or PVC fencing allowed unless given special exception by the Chapel Crossings Review Committee.

Signage

1. All signage shall be submitted to the Chapel Crossings Review Committee for review and approval prior to installation. Submittal shall include a site plan showing all signage locations and types of signs to be erected. Submittal shall also include dimensioned construction drawings drawn to scale along with details of method of illumination, samples and/or specifications of materials and colors.
2. Thoughtfully integrated design themes and styles for project signage are highly encouraged. Sign type and locations should be consistent throughout the project and the sign materials and graphics should complement the project design.

Utilities and Equipment

1. Utilities shall be screened from public view.
2. HVAC units should be located away from private outdoor space such as porches and patios and screened from public view through landscaping and/or screen walls.
3. Utility meters and other equipment should be screened with landscaping or low screen walls.
4. Public utility infrastructure and other utility components should be oriented away from public view to the extent possible and screened with shrubs to the greatest extent possible.

MULTI-FAMILY AND TOWN HOME ARCHITECTURAL REQUIREMENTS

(continued)

Utilities and Equipment *(continued)*

5. Ground or wall mounted equipment should be located out of public view to the greatest extent possible and screened or placed in an enclosure to the extent allowed by the utility companies.
6. Screening for roof mounted equipment shall be integrated into the building and roof design and use compatible materials, colors and forms. Roof mounted equipment, including but not limited to air conditioners, fans, vents, antennas and microwave dishes, shall be set back from the roof edge, placed behind a parapet and painted to match their background, so that they are not visible to motorists or pedestrians on the adjacent streets.
7. Plumbing stacks, vents and other roof items must be painted to match the roof color.

Service and Storage

1. Service and storage areas should be screened from public view through a combination of building design and/or layout, masonry walls, grade separations and dense landscaping.
2. All refuse containers shall be placed within screened storage areas or enclosures, and sufficiently buffered from project entries, main building entries and main pedestrian paths.
3. Enclosure materials and colors should be consistent with and complimentary to, building materials and finishes.
4. Landscaping should be provided on all non-accessible sides of dumpster enclosures.

Examples of Multi-Family Architectural Features



Examples of Multi-Family Site Design and Amenity Areas



LANDSCAPING REQUIREMENTS

1. Completion - All landscaping must be in place before a Certificate of Occupancy is issued by Pasco County.
2. Existing Landscape Elements - Existing landscape elements must be maintained in an attractive condition. Repair or replacement of same will be required prior to Development Deposit release if such components exhibit deficiencies.
3. Irrigation - Irrigation is required on 100% of all planted and sodded areas. System shall be equipped with an automatic rain sensor/shut-off device. Sodded areas are to be on a different zone than planting areas.
4. Maintenance - The owner of the Property shall be responsible for maintaining the landscaping, sod and irrigation systems as shown on the approved plans in an attractive condition at all times.
5. Mulch - A strip of sod (2-3 feet at a minimum) shall be installed around mulched beds to prevent mulch from washing out of beds during heavy rains or irrigation. Dyed or artificially-colored mulch and artificially-colored stone or rock are prohibited.
6. Plantings - A detailed landscape/planting plan must be submitted to the Chapel Crossings Review Committee for approval. A pleasing mixture of both canopy and ornamental species of trees should be incorporated into the landscape design. Please consult **EXHIBIT B**. In no case shall the landscaping be less than what is required by the Pasco County landscaping code.
7. Sod - St. Augustine sod shall be used in all sodded areas.
8. Tree and Plant Standards - Minimum tree requirements are as follows:
 - a. Canopy Trees - Minimum size for canopy trees is 4-inch diameter at breast height (DBH), 14-foot to 16-foot height (minimum) by 6-foot to 7-foot spread (minimum) with a full canopy and straight trunk. Canopy trees shall be planted 30' on center. No low forks will be accepted on street trees.
 - b. Understory Trees - Minimum requirements for understory trees shall be 10 feet to 12 feet in height by 5-foot to 6-foot spread typical, however smaller accent trees may be approved by the Chapel Crossings. Palms shall have a minimum of 10 feet of clear trunk.
 - c. Shrubs - Minimum size for shrubs shall be 3-gallon container size with a minimum height of 24". Accent shrubs are recommended to be 7 to 15-gallon container size.
 - d. Groundcovers - Minimum size for groundcovers is a 1-gallon container and 4-inch pot for annuals.
9. Florida Friendly- Landscape Plans should comply with the principles of Florida friendly landscaping wherever possible.
10. Tree Removal - No existing trees greater than four (4) inches DBH shall be removed or cut without the approval of the Review Committee. Tree removal permits must be obtained in accordance with Pasco County regulations. Contractors and owners shall comply with the "Pasco County Tree Protection and Restoration Ordinance."

**CHAPEL CROSSINGS – CROWN COMMUNITY DEVELOPMENT
DESIGN REVIEW COMMITTEE SUBMITTAL FORM**

Building(s) Square Footage: _____

Date Submitted: _____

Parcel Number: _____ **Type of Business:** _____

Buyer: _____ **Contact:** _____

Address: _____

_____ **Phone:** _____

Engineering Firm: _____ **Contact:** _____

Address: _____

_____ **Phone:** _____

Architect: _____ **Contact:** _____

Address: _____

_____ **Phone:** _____

Landscape Architect: _____ **Contact:** _____

Address: _____

_____ **Phone:** _____

All submittals must be sent together and each must include all items listed. All four submittals must be received before final Design Review approval can be granted.

1. Engineering Plans:

_____ Site Plan - Scale of 1" = 100 feet # of Parking Spaces: _____

2. Architectural Plans:

_____ Elevations of all sides of building(s) - Scale of 1/4" = 1 foot

_____ Floor Plans - Scale of 1/4" = 1 foot

_____ Signage Plans - Scale of 1/4" = 1 foot

3. Specifications:

_____ Form specifying finishes, colors, trim details, etc. Samples are required.

4. Landscaping:

_____ Site Plan specifying trees to be retained/removed, finished grades, all walkways, driveways, parking areas, patios, retaining structures, signage, fencing and trash enclosures.

_____ Landscaping plan specifying location, size, number and common name of all plant material.

5. Review Fee: \$250.00 review fee for Engineering Plans, Site Plan, Building/Architectural Plans, Signage Plans, Landscape Plans, etc. All review fees will be made payable to the Thornwood Associates LLC.*

CHAPEL CROSSINGS PLANT MATERIAL PALETTE

CANOPY TREES

<u>Botanical Name</u>	<u>Common Name</u>	<u>Drought Tolerant</u>	<u>Native</u>
<i>Acer rubrum</i>	Red Maple	No	Yes
<i>Betula nigra</i>	River Birch	No	Yes
<i>Cornus florida</i>	Dogwood	Yes	Yes
<i>Diospyros virginiana</i>	Persimmon	Yes	Yes
<i>Gordonia lasianthus</i>	Loblolly Bay	No	Yes
<i>Fraxinus</i> spp.	Ash	Varies	Yes
<i>Juniperus silicicola</i>	Southern Red Cedar	Yes	Yes
<i>Liquidambar styraciflua</i>	Sweetgum	Yes	Yes
<i>Magnolia grandiflora</i>	Southern Magnolia	Yes	Yes
<i>Platanus occidentalis</i> *	Sycamore	Yes	Yes
<i>Quercus laurifolia</i> *	Laurel Oak	Yes	Yes
<i>Quercus shumardii</i> *	Shumard's Red Oak	Yes	Yes
<i>Quercus virginiana</i> *	Live Oak	Yes	Yes
<i>Salix babylonica</i>	Weeping Willow	No	No
<i>Taxodium distichum</i>	Bald Cypress	Varies	Yes
<i>Ulmus alata</i>	Winged Elm	Yes	Yes
<i>Ulmus parvifolia</i> "Drake"	Drake Elm	Yes	No
<i>Ulmus americana</i> "Floridana"	Florida Elm	Yes	Yes

UNDERSTORY TREES

<i>Acacia farnesiana</i>	Sweet Acacia	Yes	Yes
<i>Callistemon</i> spp.	Bottle-brush Tree	Varies	No
<i>Cercis canadensis</i>	Eastern Redbud	Yes	Yes
<i>Chionanthus virginicus</i>	Fringe Tree	No	Yes
<i>Citrus</i> species	Citrus	Varies	No
<i>Crataegus</i> spp.	Hawthorn	Yes	Yes
<i>Cupressocyparis leylandii</i>	Leyland Cypress	Yes	No
<i>Eriobotrya japonica</i>	Japanese Loquat	Yes	No
<i>Ilex cassine</i>	Dahoon Holly	No	Yes
<i>Ilex x attenuata</i> "E. Palatka"	East Palatka Holly	Fair	Yes
<i>Ilex x attenuata</i> "Savannah"	Savannah Holly	No	Yes
<i>Ilex opaca</i>	American Holly	Yes	Yes
<i>Lagerstroemia indica</i>	Crape Myrtle	No	No
<i>Ligustrum japonicum</i>	Wax Privet	No	No
<i>Ligustrum lucidum</i>	Glossy Privet	No	No
<i>Myrica cerifera</i>	Wax Myrtle	Fair	Yes
<i>Parkinsonia aculeata</i>	Jerusalem Thorn	Yes	No
<i>Prunus angustifolia</i>	Chickasaw Plum	Yes	Yes
<i>Pyrus calleryana</i> "Bradfordii"	Bradford Pear	No	No
<i>Viburnum obovatum</i>	Walter Viburnum Tree	Yes	Yes

Note: * Not to be planted between sidewalk and road unless in a landscape area that is greater than 10' wide.

CHAPEL CROSSINGS PLANT MATERIAL PALETTE

PALM TREE ACCENTS

It is the intent of the Design Review Committee to limit the planting of Palm trees within Chapel Crossings. A maximum of three (3) palms, each measuring 14" minimum DBH and ten feet clear trunk height will count towards one (1) canopy tree. It is recommended that palms only be used as accents to supplement the plantings of trees and to give appropriate scale to vertical structures.

Botanical Name

Acoelorrhaphe wrightii
Butia capitata
Chamaerops humilis
Livistona chinensis
Phoenix canariensis
Phoenix dactylifera
Phoenix reclinata
Phoenix roebelinii
Phoenix sylvestris
Sabal Palmetto
Syagrus romanzoffianum

Common Name

Paurotis Palm
Pindo palm
European Fan
Chinese Fan Palm
Canary Island Date
Medjool Date Palm
Senegal Date Palm
Pygmy Date Palm
India Date Palm
Cabbage Palm
Queen Palm

PROHIBITED PLANT MATERIAL

Botanical Name

Casuarina equisetifolia
Melaleuca leucadendron
Schinus terebinthifolius
Melia azedarach
Dalbergia sissoo

Common Name

Australian Pine
Punk Tree
Brazilian Pepper
Chinaberry
Rosewood

Other prohibited species: Plants listed on the (FLEPPC) Florida Exotic Pest Plant Council are prohibited.

Any exotic flowering tree or exotic palm that is not cold tolerant. Such species may be allowed if it is placed in a portable container to be transported indoors by the homeowner during inclement weather.

CHAPEL CROSSINGS PLANT MATERIAL PALETTE

SHRUBS AND GROWDCOVERS

<u>Botanical Name</u>	<u>Common Name</u> <u>Native</u>	<u>Drought Tolerant</u>	
Agarista populifolia	Pipestem, Fetterbush	No	Yes
Alpinia species	Ginger (Variegated)	No	No
Ardisia escallonioides	Marlberry	Yes	Yes
Aspidistra elatior	Cast Iron Plant	Fair	No
Azalea "Aaron White"	Aaron White Azalea	No	No
Azalea "Duc de Rohan"	Duc de Rohan Azalea	No	No
Azalea "Formosa"	Formosa Azalea	No	No
Azalea "G.G. Gerbing"	Gerbing Azalea	No	No
Azalea "George L. Tabor"	George L. Tabor Azalea	No	No
Azalea "Southern Charm"	Southern Charm Azalea	No	No
Bougainvillea species	Bougainvillea	Yes	No
Callicarpa americana	Beautyberry	Yes	Yes
Callistemon rigidus	Stiff Bottlebrush	Fair	No
Calycanthus floridus	Sweetshrub	No	Yes
Camellia japonica	Common Camellia	No	No
Camellia sasanqua	Sasanqua Camellia	No	No
Cortaderia selloana	Pampas Grass	Yes	No
Crinum americanum	String Lily	Fair	No
Cuphea hyssopifolia	Mexican Heather	No	No
Cupressus sempervirens	Italian Cypress	Fair	No
Cycas revoluta	King Sago	Fair	No
Cyrtomium falcatum	Holly Fern	No	No
Dietes bicolor	Yellow Iris	No	No
Dietes vegeta	White African Iris	No	No
Elaeagnus pungens	Silverthorn	Fair	No
Eugenia uniflora	Surinam Cherry	No	No
Evolvulus glomerata	Blue Daze	No	No
Feijoa sellowiana	Pineapple Guava	Fair	No
Galphemia gracilis	Thryallis	No	No
Gardenia jasminoides	Grafted Gardenia	No	No
Gardenia radicans	Dwarf Gardenia	No	No
Gelsemium sempervirens	Yellow Jessamine	Yes	Yes
Hamelia patens	Firebush	No	Yes
Helianthus debilis	Dune Sunflower	Yes	Yes
Heliconia species	Heliconia	No	No
Hemerocallis species	Daylily	No	No
Hibiscus species	Hibiscus	No	Yes
Hymenocallis latifolia	Spider Lily	Fair	No
Ilex cornuta "Burfordii"	Dwarf Burford Holly	No	No

CHAPEL CROSSINGS PLANT MATERIAL PALETTE

SHRUBS AND GROWDCOVERS *(continued)*

<u>Botanical Name</u>	<u>Common Name</u> <u>Native</u>	<u>Drought Tolerant</u>	
Ilex cornuta "Rotunda"	Globe Holly	No	No
Ilex crenata	Japanese Holly	No	No
Ilex "Nellie R. Stevens"	Stevens Holly	No	No
Ilex vomitoria	Dwarf Yaupon Holly	Yes	Yes
Illicium floridanum	Anise	No	Yes
Illicium parviflorum	Yellow Anise	No	No
Ipomoea pes-Caprae	Railroad Vine	Yes	Yes
Jasminum mesnyi	Primrose Jasmine	Fair	No
Jasminum Multiflorum	Downy Jasmine	No	No
Jasminum nitidum	Shining Jasmine	Fair	No
Jasminum volubile	Wax Jasmine	No	No
Juniperus species	Junipers	Yes	No
Lantana species	Lantana	Yes	Varies
Leucophyllum frutescens	Texas Sage	Fair	No
Licania michauxii	Gopher Apple	Yes	Yes
Ligustrum japonicum	Wax Privet	No	No
Ligustrum lucidum	Glossy Privet	No	No
Ligustrum sinense	Chinese Privet	No	No
Liriope muscari varieties	Liriope	Fair	No
Lyonia ferruginea	Rusty Lyonia	Fair	Yes
Mandevilla species	Mandevilla	No	No
Muhlenbergia capillaris	Pink Muhly Grass	Yes	Yes
Myrcianthes fragrans	Simpson's Stopper	Yes	Yes
Myrica cerifera	Wax Myrtle	Fair	Yes
Nandina domestica	Heavenly Bamboo	No	No
Nephrolepis species	Swordfern	No	Yes
Ophiopogon japonicus	Mondo Grass	Fair	No
Osmunda regalis	Royal Fern	No	Yes
Pennisetum setaceum	Fountain Grass	Fair	No
Pentas lanceolata	Egyptian Star Flower	No	No
Philodendron selloum	Split-leaf Selloum	No	No
Philodendron xanadu	Xanadu	No	No
Pittosporum tobira	Pittosporum (Variegated)	Fair	No
Plumbago auriculata	Leadwort (Blue Plumbago)	Fair	No
Podocarpus macrophyllus	Yew Podocarpus	No	No
Portulaca grandiflora	Rose Moss	Fair	No
Pteridium aquilinum	Bracken Fern	Yes	Yes
Purslane	Purslane	No	No

CHAPEL CROSSINGS PLANT MATERIAL PALETTE

SHRUBS AND GROWDCOVERS (*continued*)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Drought Tolerant</u>	<u>Native</u>
Pyracantha coccinea	Pyracantha	Fair	No
Pyrostegia venusta	Flame Vine	Fair	No
Rhaphiolepis indica	Indian Hawthorn	No	No
Rhaphiolepis umbellata	Yeddo Hawthorn	No	No
Ruellia spp.	Ruellia	No	Yes
Sagittaria lancifolia	Arrowhead	No	Yes
Sansevieria trifasciata	Snake Plant	Fair	No
Sideroxylon spp.	Bumelias	Yes	Yes
Serenoa repens	Saw Palmetto	Yes	Yes
Setcreasea purpurea	Purple Queen	Fair	No
Spartina species	Cordgrass	Yes	Yes
Strelitzia nicholai	White Bird	No	No
Strelitzia reginae	Bird of Paradise	No	No
Tibouchina species	Purple Glory Bush	No	No
Trachelospermum asiaticum	Minima Jasmine	No	No
Trachelospermum jasminoides	Confederate Jasmine	No	No
Tripsacum dactyloides	Fakahatchee Grass	Yes	Yes
Tripsacum floridanum	Florida Grama Grass	Yes	Yes
Tulbhagia violacea	Society Garlic	No	No
Vaccinium darrowii	Blueberry	No	Yes
Viburnum obovatum	Walters Viburnum	Yes	Yes
Viburnum odoratissimum	Sweet Viburnum	No	No
Viburnum suspensum	Sandankwa	No	No
Zamia furfuracea	Cardboard Plant	Yes	No
Zamia pumila	Coontie	Yes	Yes

There are many native wildflowers and perennials that may be used as bedding plants in lieu of turf grass for a variety of color and interest. Some of these are: Butterfly Weed, Climbing Aster, Sea Ox-Eye Daisy, Florida Paintbrush, Partridge Pea, Golden Aster, Ageratum, Coreopsis, String Lily, Purple Coneflower, Gaillardia, Beach Sunflower, Iris, Liatris, Cardinal Flower, Black-Eyed Susan, Salvia, Blue-Eyed Grass, and Verbena.

Bedding Plants are to be mulched with a 3" layer of mulch and maintained to present an aesthetically pleasing appearance without being in an overgrown condition and shall not encompass more than 25% of the pervious planted "front yard." Plants shall be spaced so that the plant bed is uniformly planted.

NOTE: Consult with your Landscape Architect for locations of proposed plantings and selection of native/drought tolerant species from the above list. Some species on the above list may be damaged from low or freezing temperatures. Also consult with your Landscape Architect about plant material selection when using reclaimed water. The Design Review Committee makes no written or implied guarantees regarding use of the above Plant Palette materials for specific sites within Chapel Crossings.