

DESIGN GUIDELINES FOR WATER WISE LANDSCAPES

Circle C Homeowners Association, Inc.

In an effort to assist homeowners who want to change their landscape to a more drought tolerant Central Texas landscape, the Architectural Control Committee is setting the following design guidelines for front yards. The goal is to provide attractive and well maintained landscaping for Circle C front yards that enhance curb appeal while emphasizing water conservation.

Design Guidelines for a Water Wise Landscape

Water Wise Landscapes provide an attractive alternative for those who are interested in water conservation. They retain green elements, are full of color and texture and provide an interesting area for humans and wildlife while contributing to water conservation.

1. Irrigation. The most effective irrigation systems will include drip irrigation in appropriate places. Many Circle C homes have automatic sprinkler systems. Portions of these systems can be converted to drip irrigation. We advise that you consult with a TCEQ licensed irrigation professional to set up the most efficient system. Additionally, your sprinkler system should be checked on a regular basis for missing heads, leaks, excessive runoff, or malfunctioning valves. All sprinkler systems should have a rain sensor and all homeowners are required to follow the City of Austin Watering Restrictions.

2. Plants and Trees. All plants and trees must be on the City of Austin Grow Green List. This is a comprehensive list and it can be found at www.ci.austin.tx.us/growgreen. This list will give you complete information on mature size of plants and trees, evergreen or deciduous, full sun or shade and amount of water they need.

2a. Shade trees. According to the Circle C Conditions, Covenants and Restrictions, two shade trees are required for all front yards. If you have mature trees and wish to relocate a smaller tree, please indicate so on your plan. The best shade trees for the Circle C area are:

--Monterey Oak, Cedar Elm, Burr Oak, Chinquapin Oak, Lacey Elm, Live Oak

3. Decorative Trees. To enhance the shade in your yard and create excellent habitat for birds, understory or smaller decorative trees are encouraged. There are a number of smaller great trees for Circle C, and this is a matter of personal preference. The top decorative trees for the Circle C area are:

--Texas Mountain Laurel, Yaupon Holly, Desert Willow, Possumhaw Holly, Texas Redbud, Anacacho Orchid, Wax Myrtle, Central Texas Dogwood.

4. Planting beds. All beds must be defined and have an edge. The edge can be created with steel or plastic edging as long as the edging is installed properly below ground. Other options include beds edged with masonry, beds edged with native rock, or beds that have a "V" shaped trench to separate the bed from surrounding areas. All plants must be from the City of Austin Grow Green List.

--Bed shape should be curved and organic

--There should be a balanced amount of evergreen shrubs combined with flowering perennials

--Taller plants should be planted at the back, and shorter ones in front

--Plant in groups of odd number plants. Smaller plants should include a minimum of three plants of the same variety.

--Specimen plants may be featured as a structural focal point

- Annual plants are limited to flower pots
- All beds must be mulched 2” to 3”
- Beds under trees are allowed, clear mulch
- the first 10 to 15 feet of each lot from the sidewalk toward the home should be substantially landscaped with plants

5. Turf Areas. Turf areas are effective to prevent erosion and will enhance front yards and can be used selectively.

- No St. Augustine turf. If you have shady areas, create a nice bed, or mulch under a tree
- No more than 50% of the front yard should be planted in turf. The most important areas are next to hard surfaces such as driveways and sidewalks.
- Turf varieties. It is critical to get a turf variety that can survive hot and dry conditions. These include:
 - Pallisades zoysia—will take moderate shade. Other varieties of zoysia are acceptable.
 - Bermuda grass—needs eight hours of sun
 - Buffalo grass—check on latest varieties which work better for residential lawns
- Turf installation. Eliminate existing grass, dig down and haul it off. Install a good grade of top soil that includes composted material. Soil should be weed free. You can buy good varieties of soil at neighboring nurseries such as the Natural Gardner and Geo Growers. Install good top soil. **This is the single most important step in having a sustainable low water turf.**

6. Natural Rock/Decomposed Granite areas. These areas can assist in your native landscape design by providing a dry creek look in selected areas. **However, no front yards may be exclusively or predominately rock without plants, trees, and turf.**

- Granite and rock areas must look natural and be used selectively to enhance the overall design
- Small pea gravel should not be used, it runs off during rainfall events.
- Minimum gravel size is 2”
- Gravel and rock must be tan to brown in color
- No recycled glass is allowed in the front yard
- Granite, rock or gravel may not replace all mulch in the front yard

7. Pathways. Pathways that meander naturally between beds or around the side of the front yard are allowed.

- pathways may be flagstone, decomposed granite, decomposed granite and rock, or concrete if approved
- pathways must be professionally constructed. If decomposed granite is used, pathways must have edging.

8. Mulch. All beds and tree wells must be mulched. Mulch should be 2” to 3” in depth, and turned and replenished regularly.

9. Side Strip. Many homeowners are unable to maintain a grass side strip between the curb and the sidewalk at the front of the lot. Here are a few things that will meet the guidelines:

- remove grass. If irrigation is present, change a few heads to bubblers or drip. Intersperse plants and surround them with flagstone, or a combination of decomposed granite and flagstone.
- use all flagstone or a combination of granite with flagstone across the strip with no irrigation or plants
- decomposed granite only will not be accepted

10. Yard Art and Pots. Yard art (see below) or flower pots in reasonable numbers that are located within a bed is allowed as part of the overall design. Excessive or oversized yard art including statuary, flags, gazing balls, birdbaths, weathervanes, and other non-vegetative items are encouraged in the back yard.

--pots that are an integral part of the landscape will be allowed in a limited capacity.

--artificial grass, plants and flowers are not allowed in the front yard.

11. Maintenance. All Water Wise front yards must be maintained according to the Conditions, Covenants and Restrictions of the Circle C Homeowners Association. Yards must be regularly mowed and edged, beds must be free of weeds, mulch must be replenished and all yards need to look neat and tidy. Dead plant materials should be promptly removed, and shrubs, trees and perennials need to be pruned according to what is appropriate for the plant.

12. Resources. Here are websites that will assist you in coming up with a great front yard design. If you don't want to do it yourself, you can also hire a landscape architect or a landscape designer to work with you on developing a plan.

City of Austin Grow Green Program.

www.ci.austin.tx.us/growgreen

Texas A&M Horticulture and Extension Program

www.aggie-horticulture.tamu.edu/

Texas Forest Service
(Tree Planting Guide)

<http://texastreeplanting.tamu.edu/>

Submittal Requirements:

1. ACC Submittal Form
2. Plan/drawing showing all front yard sidewalks, driveways and house location with landscape plan included. Landscape plan to show all turf areas, bed areas, rock/granite areas, trees, pathways, hardscape, fences, and sculptural elements or additions to the landscape.
3. List of plants and number of plants keyed to the landscape plan drawing
4. List of stone, rock and granite areas of the landscape plan
5. Fee of **\$65**- payable through the circlecranch.com website or via check made payable to the CCHOA and sent to, or dropped off at, the Circle C Community Center, 7817 La Crosse Ave, Austin, TX 78739

Please send an email with any questions to acc@circlecranch.info