

Kingslee Heights Townhomes
Landscape Standards
July 2020

Overview:

In 2019, the Kingslee Heights Board approved an expenditure for a plan to update the landscaping around the perimeter of the complex. In addition, plans were developed as guidance for homeowners who wanted to plant around their units. A meeting was held with interested homeowners to develop guiding principles for the designer to follow. The main principles that were developed are:

1. Ease of maintenance
2. Manicured appearance (as opposed to a prairie look)
3. Pollinator friendly
4. Seasonal color
5. Set plans so that residents would not be delayed waiting for board approval.

In addition, having a set plan provides for a uniform appearance throughout the complex.

Application:

Provided these standards are followed, Board approval is not required.

These standards apply to all new landscaping immediately around individual homes.

Removal of existing planted areas is not required, however if existing plantings are changed the standards must be followed.

The landscape area should be no more than 5 feet from an individual home, or as depicted on the accompanying plans (which is often less than 5 feet).

Landscaping outside of the area immediately adjacent to a home is only permitted with Board approval.

Responsibility:

The homeowner is responsible for:

- maintaining rock and mulch at a 2" depth. This is required per our lawn care contract to help keep weeds at a manageable level.
- Maintaining the general appearance of the landscape bed

Landscape Design:

Landscape diagrams were developed for both sunny and shady exposures. Some units may require a mixture of both. The plans can be followed as is for those who do not care to do the design themselves, or the plants in the plan can be used to develop your own layout. Use of approved plants and materials will not require board approval. Any deviations from plants and materials as listed below will not be considered, however the Board may amend the list of approved plants from time to time.

Materials:

Weed cloth:

- A good quality weed cloth should be used prior to putting down mulch or rock.

Edging:

- All areas should be edged with standard black poly landscape edging

Landscape Rock:

- For areas where there is not currently rock, 1.5" River Rock is the approved rock to use. This was chosen because it is less porous and will look nicer for a longer period of time.
- For areas where there is existing rock, new rock should be the same type as what is currently in the adjacent area.

Mulch:

- Natural Shredded Hardwood mulch should be used at a minimum depth of 2".

Approved plants for sunny areas:

Category	Common Name	Latin Name
Ornamental Grass	Red Flame Miscanthus	Miscanthus 'purpuascens'
Perennial	Prairie Dropseed	Sporobolus heterolipsis
Perennial	Autumn Joy Sedum	Sedum spectabile 'Autumn Joy'
Perennial	Black-Eyed Susan	Rudbeckia hirta
Perennial	Kansas Peony	Paeonia 'Kansas'
Perennial	Junior Walker Catmint	Nepeta faassenii 'Junior Walker'
Perennial	Kit Kat Catmint	Nepeta faassenii 'Kit Kat'
Perennial	Petite Delight Monarda – Bee Balm	Monarda didyma 'Petite Delight'
Perennial	White Swan Coneflower	Echinacea purpurea 'White Swan'
Perennial	Summer Beauty Allium	Allium tanguticum 'Summer Beauty'
Shrub	Sonic Bloom Red Weigela	Weigela florida 'Verweil4'
Shrub	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'
Shrub	Little Quick Fire Hydrangea	Hydrangea paniculate 'SMHPLQF'
Shrub	Bobo Hydrangea	Hydrangea paniculate 'ILVOBO'
Shrub	Bloomerang Lilac	Syringa 'bloomerang'
Conifer	Dwarf Globe Blue Spruce Standard	Picea pungens 'Globosa'
Conifer	Taunton Yew	Taxus x media 'Tautonii'
Conifer	Slowmound Pine	Pinus mugo 'Slowmound'

Approved plants for shady areas:

Category	Common Name	Latin Name
Ornamental Grass	Silver Feather Miscanthus Grass	Miscanthus sinensis 'Silberfeder'
Perennial	Ligularia Desdemona	Ligularia dentata
Perennial	Dream Weaver Hosta	Hosta 'Dream Weaver'
Perennial	Color Flash Astilbe	Astilbe x arendsii 'Color Flash
Perennial	Raspberry Splash Lungwort	
Perennial	Sweet Kate Spiderwort	
Shrub	Compact American Viburnum	Viburnum trilobum 'Bailey Compact'
Shrub	Tor Spirea	Spirea betulifolia 'Tor'
Shrub	Twist-N-Shout Hydrangea	Hydrangea macrophylla 'PIIHM-I'
Conifer	Taunton Yew	Taxus x media 'Tauntonii'
Conifer	Moon Frost Hemlock	Tsuga canadensis 'Moon Frost'

Detail layouts follow.