

LANDSCAPE REGULATIONS SEABROOK LAND COMPANY

Grays Harbor County, WA

GENERAL / Mission Statement

The town of Seabrook is a unique coastal development dedicated to preserving and promoting the natural environment. The common goal is to merge an urban townscape seamlessly into the natural environment and to provide a continuous system of preserved greenways, parks, and natural areas for its residents, guests, and neighbors to enjoy. The town landscape regulations require residents retain natural vegetation instead of removing it only to replace it with non-native plants, a practice common to so many developments of the day. The Regulating Plan serves as a general guideline for structure placement: however, due to extraordinary features of the site, these placements may be adjusted to best protect specific natural features of the place. Seabrook will not permit the introduction of specific exotic and invasive plant species and strongly encourages the restrained use of non-native ornamental plants. We strongly encourage owners to keep non-pervious paved surfaces to a minimum since the extra runoff water tends to have adverse effects eroding our local streams and creeks.

Promote the Native Landscape

- > Plantings should accentuate not overshadow natural landscape
- > Limit overused, nursery-promoted, "introduced or exotic" plant species
- > All efforts are made to save and protect native vegetation
- > Replant damaged vegetation areas with similar native plants
- > Select plants that enhance seasonal diversity (includes: leaf change, fruiting, flowering)

Promote a Sustainable Landscape

- > Native plants require less maintenance (less fertilization, pruning, pest control)
- > Requires limited / no long term irrigation and saves water resources
- > Attracts wildlife (berries, fruit, shade, nesting areas)
- > Includes non-invasive plants / Promotes native plant species

Promote a low-cost / Low Maintenance Landscape

- > Maintenance costs are reduced (lessened required trimming, edging, weeding, watering)
- > Lowered irrigation requirements=Lower water bills

Promote Outdoor Space as Living Space

- > Use plants to provide privacy from adjacent neighbors
- > Use plants to provide wind screens
- > Use plants to enhance your property's natural appearance

Building Procedures

In order to maintain neat edges to private property and to preserve the existing vegetation within public and private areas, builder shall be responsible for the following procedures:

Ensure that surveying will occur without excessive damage to the existing vegetation.

All reasonable efforts shall be made to preserve the maximum amount of native vegetation as possible. All specimen plants must be protected with the utmost care. The property Architect / Designer shall clearly indicate on site and landscape plans all specimen plants or ecologically sensitive areas to allow building contractor to quickly identify upon foundation layout.

Arrange construction access to lot through the lane, through regulated location for 2-car parking area, or other approved entry points to limit damage to any existing infrastructure and / or vegetation.

Immediately after initial site preparation, builder shall stake access points and clearly identify construction staging areas.

Keep construction staging areas safe, clean, and organized.

Soil excavated from the building foundation may not be stored or disposed on Seabrook property. It shall be removed immediately from the property.

All oceanfront and lots near sensitive water body areas will require proper silt and erosion control fencing in required areas for the duration of construction and as determined by the Department of Ecology.

No paint, stain, cleaning solutions, or other hazardous or corrosive materials shall be disposed of on property or directly into the ground. All such materials must be properly disposed of in appropriate containment zones or be removed from the property.

General Contractors, including their sub-contractors whose work practices permanently damage existing infrastructure, trees, or property outside of lot will be held fully responsible for any and all damage.

No property owner shall remove or shall order removed any significantly sized shrubs or trees without written approval by the Seabrook Design Review Board. All request shall be submitted in writing or digitally. No work shall commence until work order has been approved.

All reasonable efforts shall be made to preserve the maximum amount of native vegetation as possible.

NATIVE LANDSCAPE REQUIREMENTS

All native vegetation outside of fences and walls shall be protected during the course of construction. Vegetated areas disturbed during the normal course of construction of fences, walls, and house construction shall be restored and maintained for healthy and vigorous growth. Native plants shall be selected from the *Seabrook Native Plant List*.

Outside of Courtyards, Walls, and Fences: landscape areas outside of the house footprint, walls, and fences are to be planted primarily with native plant materials using plants from the *Seabrook Native Plant List 85-100% Native Plants*

Inside Courtyards, Walls, Fences, Contained Planters: or other enclosed areas, non-native plant materials may be introduced with caution. Invasive, non-native plant species shall not be permitted. Though non-native species are allowed within these enclosed spaces, native plant materials are strongly encouraged as part of the overall landscape design within these areas due to their proven localized success. At least **70% Native Plants** are highly recommended in these areas.

SURFACE / GROUND / WALKS

MATERIALS

Pervious Ground Surfaces & Walkways shall include wooden deck boards, crushed oyster shell, recycled wood mulch, pea gravel, organic mulch, and recycled duff. Pervious surfaces are highly encouraged over non-pervious ones to limit runoff and erosion.

Non-Pervious Ground Surfaces & Walkways shall include impervious materials such as crushed granite screenings, crush-or-run, Belgian block, and granite cobble. The following structures are considered non-pervious: pools/pool decks, spas, fountains, ancillary structures, and terraces. Note: Impervious surfaces shall be calculated in the total lot coverage of the lot. Where exceeding 75% allowable lot coverage, an engineered drainage plan shall be supplied by a state certified Washington civil engineer or landscape architect. The drainage plan is subject to approval by the Seabrook Design Review Board. All paved surfaces (pervious & non-pervious) shall be indicated on the site plan. All drawings must be scaled, labeled, and dimensioned accordingly as prepared by a Pre-Approved designer(s). Drainage shall be directed to the storm drains allocated for each lot.

Garage aprons may be constructed of square or rectangular pervious concrete pavers, tar and chip, pea-gravel, crushed gravel, and crushed oyster shells. Other pervious materials will be considered. Material coloration must significantly contrast to adjacent street material.

PERMITTED PAVING / PATH / LANDSCAPE MATERIALS

Path Surfaces: wooden boardwalks, pervious pavers, crushed oyster shell, compacted pea gravel, ¼ minus crushed rock, compressed granite, and wood mulch. Additional materials shall be subject to review by *Seabrook Design Review Board*.

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Mulch materials: recycled duff, brown or black all natural screened chips, western red cedar, organic all-natural mulch varieties, eucalyptus mulch, and indigenous river rock. Organic varieties are most highly preferred. Dyed or artificially colored mulches are not permitted.

The following shall not be permitted: grass lawns (unless site specific DRB approval is granted), formed concrete curbing, stamped concrete, segmental retaining wall systems, railroad tie retaining walls, plastic / vinyl / uncoated aluminum edging, recycled plastic decking / composite decking material (unless submitted for Design Review Board Approval), lava rock, plastic trellises, plastic hanging baskets, Astroturf (unless by DRB Approval), plastic / fiberglass / vinyl planters, artificial plant material, colored lights, yard sculpture (unless given permission by architectural merit), private in-ground flagpoles, spot lights, dyed & colorized mulches.

Raised Planters / Freestanding Planters: Both native and non-native plants are encouraged for use in planters. Freestanding planters may occur on both the interior and exterior of courtyards and outside walls / fences. Where visible from public view, they shall be maintained in reasonable seasonal display and kept in well maintained condition. The placement of planters shall not interfere with intended parking areas. Water spigots are recommended for those areas adjacent to garden and planters that may require regular watering in drier months.

LANDSCAPE PLANS

A landscape architect, garden designer, or the house architect is required when creating landscape plans that incorporate elaborate plantings and hardscape designs including but not limited to: terracing, fountains, arbors, trellises, entertaining spaces, gathering spaces, formal / theme gardens, culinary gardens, etc. It is desirable to get the landscape architect / designer familiar with the project during the house design phase to efficiently use and connect indoor spaces and outdoor spaces. Often, the building architect will choose to design those exterior areas outside of the house (walks, terraces, fountains, etc.); this is perfectly acceptable and in most cases strongly encouraged. Plans prepared by any designer are subject to review and must be submitted to the Seabrook Design Review Board for approval prior to any work commencement or purchasing of materials.

All **Roof and On-site drainage** must be managed accordingly on each lot. Gutters and drainpipes must empty onto the property for which the structure sits or into appropriate areas as directed by Seabrook's Erosion Control Lead representative, usually the storm drains supplied to each lot.

Garbage enclosures shall house room for 1-2 garbage cans, a recycle can, and ideally, include a gate opening to the lane for sanitation engineer access.

Driveway Gates shall be primarily in-swinging, depending on location, and have a maximum opening width of 12'.

LIGHTING

Path Lights are highly recommended adjacent to pedestrian gate(s), along internal pathway systems, and at all steps/grade changes. Solar lights are encouraged. All private residential path lighting shall be of shielded down light variety.

Non-approved fixtures include: Plastic, vinyl, beveled glass, fiberglass, or overly ornate fixtures shall not be permitted.

Spec. sheets for all proposed lighting shall be submitted with final construction documents or for review by the Architectural Review Board.

Light Bulb selection shall be of an incandescent variety with no cool tones, blue tones, or fluorescent versions permitted.

Fixtures shall be permitted to take on a natural patina. Factory applied patinas are discouraged. Fixtures shall be shielded downward or be flush-mounted

All **Lighting Fixtures, Wattage, and Locations** of lighting are subject to review by Design Review Board. Generally, a 25 watt bulb is the suggested lighting wattage for exterior lighting.

Up-lighting, accent lighting, colored lighting, and flood lights are not permitted.

Raised Planters shall be constructed of brick, stone, or concrete masonry w/ a stucco coating. Unfinished poured concrete may be considered upon architectural merit and detailing.

CONFIGURATIONS & TECHNIQUES

Garage Aprons must extend perpendicularly to the street with no flares.

Raised Planters shall be integral with the building wall or garden wall and must drain properly. Final soil grade of the interior of the planter shall be 2" max below lip of planter cap or from top surface of horizontal top of wall surface.

Concrete Hidden Curbs are highly encouraged for support of brick paved surfaces. No above ground concrete curbs are permitted as landscape edging.

PVC Sleeving (2 PVC pipes) shall be installed beneath all hardscape areas to provide lines for irrigation and lighting installations.

Natural Grade shall be preserved adjacent to and along all boardwalks. **Pathways** along boardwalks shall respond to natural grade changes. Boardwalks or other pervious pathways surfaces are encouraged.

Department of Ecology Shoreline Zone vegetation and grades shall remain unaltered.

Mulch Material shall include duff, recycled chipped mulch. Preferred mixes shall be responsibly sourced with strong preference to organic mixes with natural colorations (not dyed).

Decorative rock shall not be permitted unless reviewed by the Architectural Review Board for architectural merit.

MISCELLANEOUS

MATERIALS / CONFIGURATION & TECHNIQUES

Utility Boxes and Meter Boxes shall not be obstructed by landscaping or hardscaped areas that interfere with maintenance personnel's ability to access and service utilities devices and shall be on the most inconspicuous face of any structure as visible from public view.

Hose Bibs are strongly considered on the lane elevation of the carriage house, on all porches / balconies, paved garden terraces, near fountain reservoirs, trash enclosure areas.

Fencing shall be constructed of cedar and secured with stainless steel fasteners and associated hardware. Generally, picket fencing shall be constructed at a height of three feet. Fence sections shall always step w/ grade. Privacy fences for rear yards are generally not permitted, but small sections may be considered when adjacent to hot tubs, parking areas, or other site specific features that may warrant small sections of privacy fencing. They will be reviewed on a case by case basis.

All fencing shall be constructed using the "**Good Neighbor Fence Policy**" which requires that pickets and pales face towards your neighbor and towards public facing areas, allowing the internal horizontal supports to face a yard's interior. All fence posts, pickets, and pales shall exist fully within property lines and should never be constructed on a property line, especially on a shared one, so that there is no confusion as to who owns the fence and whose responsibility it is to maintain the fence. In cases of existing fences along shared property lines, it is the responsibility of the latter landscape contractor and/or designer to show how their fence will align and connect to the existing

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fence. Neighboring fences shall vary in design to maintain variety in the landscape.

window boxes, planters, architectural ornamentations, awning colors and patterns, fence designs, pool and spa designs, patio / hardscape designs, fountains, sculpture, arbors, trellises, exterior site furniture, exterior light fixtures.

Variances to The Architectural Regulations may be granted on the basis of architectural merit.

Nails and Screws, if exposed to the elements, shall be stainless steel 316 fasteners.

The following shall be permitted only in rear yards and where not easily visible from streets or paths: HVAC equipment ("silent" models preferred), utility meters, satellite, dishes, permanent grills, permanent play equipment and hot tubs (those at ground level must be covered).

In-Ground Swimming Pools and Spas must be designed by and all coverage calculations produced by the house designer or qualified pool designer as approved by the Seabrook Design Review Committee. Pool, spa, and decking surfaces shall count towards the overall lot square footage coverage and the design must take into account the need to manage all runoff water on the property. Review of the location of all pump and storage equipment and of all materials by the Seabrook Design Review Board shall include but not be limited to: pool decking material, skim tile. Fencing of the property as prescribed by local county and state codes shall be followed and shall override the Seabrook fencing height regulations. These structures must be located within the rear of property.

Above Ground Spas shall be placed at no more than 3' above natural grade and shall not be located directly adjacent to proposed or existing rear decks or patios of adjacent properties. All spas must be properly screened from public view or from adjacent neighboring properties to the maximum extent possible in order to minimize noise and screen views of the structure. No exposed pipes shall be visible. The spa structure must fully be enclosed and covered when not in use.

STORMWATER MANAGEMENT

Stormwater Management is the responsibility of each property owner. Runoff water on each lot must be maintained entirely on the lot including roof runoff water. **Prescribed Drainage Measures:** Main buildings shall be elevated using masonry pier foundations, or masonry stem walls, and spread footers. The lowest portion of the building shall be a minimum of .5" inches above existing grade, or the first floor elevation shown on the architecture or civil engineering plans, whichever is greater. Outbuildings shall be constructed with a finished floor elevation a minimum of six inches above existing grade of adjacent roadway. Where slope varies greatly along the garage door / entrance façade an average slope shall be determined to minimize slope entrances into each garage door entrance. A gravel surface beneath the main house footprint is recommended to allow for easy access for maintenance purposes. **Gutters** shall be used on all buildings and downspouts routed to proper containment areas on the property. All native vegetation damaged or removed through grading or building the drainage system shall be repaired or replaced with like species from the *Seabrook Native Plant List*

The following shall NOT BE PERMITTED: *panelized wall materials, hollow preformed caps, exterior florescent lights, exterior flood lights, landscape up-lighting, plastic fencing, vinyl fencing, chain link fencing, aluminum fencing, composite decking material, pressure-treated wood with visible dashed injection points, stamped concrete, above-ground pools (except of the inflatable variety), plastic or vinyl pool tiles, "Cool Deck" pool surfaces, antennas, concrete parking pads, asphalt, flags and flagpoles (except official flags of countries, states, counties and cities flown from 6' poles mounted at a 45 degree angle to building walls), signs (on private property), stucco over wood, exterior speakers (unless by DRB approval), electronic bug-deterrent systems, inflatable holiday decorations.*

Specific items subject to review and approval by the Design Review Board: *Address numbers, brick and mortar colors, gutters,*