

## APPENDIX Y - Wild Oaks Estates Phases 1 & 2 Minimum Street Tree Requirements (Street Tree Zone)

**PURPOSE STATEMENT:** The purpose of this revision to the ARCHITECTURAL DESIGN STANDARDS is to recognize that the community characteristics of the Wild Oaks subdivision are significantly different from other Grand Haven neighborhoods. Wild Oaks' lots are large estate sized lots in a rural neighborhood setting, as opposed to the tree lined streets in the urban neighborhood theme of the other villages. Also, significant areas of Wild Oaks have existing natural oak tree canopies which dominate the landscape and reduce the need for landscape tree plantings. Other areas of the subdivision have no trees and require an increased amount of landscape plantings to provide the native oak tree appearance desired. Furthermore, each lot is unique which requires that each landscape proposal be reviewed and critiqued based on the characteristic of the subject lot and adjoining lots. Therefore, the linear street tree requirement is being modified to allow for trees to be placed in a free form manner consistent with native landscape and where existing oak canopies exist, trees will not be required to be planted under the existing canopy. The new standards are as follows.

The Street Tree Zone is defined as the area of the property no more than 50% of the distance from the street to the closest point of the front of the house. Corner lots have two Street Tree Zones, both the front and side yard street frontages.

- Street trees shall be planted in open areas of the home site where there are no current oak canopies. The minimum number of trees in the Street Tree Zone is equal to an average ratio of one tree per 30' of street front with credit given for each existing oak tree. The number of trees required will be calculated by dividing the total linear street frontage by 30 and rounding down to the next lower whole number. For example, a lot between 60 and 89 feet of frontage will require two (2) trees and a lot with 90 feet of frontage will require three (3) trees. Corner lots are required to apply this formula to both front and side yard street frontages. As examples, a non-corner lot 120' wide requires four (4) trees in the Street Tree Zone, a corner lot 120' on the front and 100' on the side requires seven (7) trees.
- Trees planted in the Street Tree Zone with no sidewalks are considered part of the natural landscape of the property. Ground cover surrounding these trees should be consistent with the landscape for that property and must follow the requirements for ADC Standard 2.Y.20 - Mulch/Mulch Alternative. If the landscape design for the property was approved for inorganic mulch (rock) in the planting areas that same rock may be used as ground cover surrounding the trees in the Street Tree Zone.
- Trees planted in the Street Tree Zone with sidewalks are required to use mulch or grass around any tree between the curb and sidewalk. Rocks are not permitted. The area between the sidewalk and the front of the house can use ground cover around trees that is consistent with the landscape for that property and must follow the requirements for ADC Standard 2.Y.20 – Mulch/Mulch Alternative. If the landscape design for the property was approved for inorganic mulch (rock) in the planting areas that same rock may be used as ground cover surrounding the trees in the area between the sidewalk and house.
- The Live Oak has been selected as the Street Tree for Wild Oaks Estates Phases One and Two.
- Street trees shall be of Florida #1 quality or better, a minimum sixty-five (65) gallon, three and a half (3 1/2) inch caliper, ten (10) to twelve (12) feet in height, five (5) to six (6) feet spread with six (6) feet of clearance from the bottom branches to the surrounding sidewalk/curb at the time of planting. Once street trees mature, the clearance from the bottom branches to the surrounding ground is outlined in the **Grand Haven Master Association Policy on Tree Trimming**.