



Tanners Creek Design Standards for Lot sizes over 20 Acres

All buildings proposed within Tanners Creek must follow the design review process described in the “Declaration of Protective Covenants for Tanners Creek” (Article 6 – Approval of Plans) before being approved for construction. The following general standards are representative of what will be required by the Tanners Creek Design Control Committee (DCC):

- The front building elevation must be mostly brick or brick tilt. Brick or brick tilt must extend down the side elevation a short distance. Pre-cast or site-cast concrete may be used on the side and rear elevations.
- Architectural details (soldier courses, contrasting bands of brick, stone, stucco, concrete textures and reliefs, etc.) must be included in the front and side elevations
- Roofs:
 1. In the case of flat or single-slope roofs a three sides parapet wall must be used (the roof must not be visible from the street or adjacent building lots).
- Roof top HVAC units, roof mounted equipment or penetrations must be screened from view and not visible from the street or adjacent building lots.
- Ground mounted HVAC units, utility entrances, etc. must be screened from view from adjacent roads or building lots to the satisfaction of the DCC
- Every building site must have a Tanners Creek Standard Monument Sign (See Tanners Creek Sign Standard for details)
- Building and lot must be well landscaped and include an irrigation system.
- Dock-High/Grade level loading doors must be screened from view from the street or adjacent building lots with landscaping and/or berms.
- Outside storage is not allowed.
- The following will be required for review by the Design Control Committee:
 1. Color rendering of all building elevations (paper, .pdf and .dwg)
 2. Site plan prepared by a civil engineer (paper, .pdf and .dwg)
 3. Landscape plan prepared by a landscape architect (paper, .pdf and .dwg).

Landscape plan must include a note stating that all plant material will be irrigated by a permanent irrigation system.

 - Avenue trees on the Landscape Plan must be as follows:

- 1) Tanners Creek Drive – Pin Oak
- 2) Industry Way – October Glory Maple (Deep Red)
- 3) Commerce Street – Nuttall Oak
- 4) Enterprise Way – Green Mountain Sugar Maple (Bright Orange) or Legacy Maple