



**Tanners Creek Design Standards
for
Lot sizes ranging from 0 Acres – 5 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):

- Four sides brick exterior (all exterior walls including rear wall).
- Architectural brick detail (soldier courses, contrasting bands of brick, stone, stucco, etc.)
- Building Articulation. Facades shall be modulated vertically and horizontally to create visual and architectural interest.
- Roofs:
 1. In the case of flat or single-slope roofs a four sides parapet wall must be used (the roof must not be visible from the street or adjacent building lots).
 2. If a hip or shed roof is considered for approval by the DCC, architectural standing seam metal must be used (asphalt shingles will not be allowed).
- 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)
- Trash containers shall be concealed and contained within the Buildings or shall be concealed by means of a sufficiently high screening wall of material similar to and compatible with that of the Building.

- Building and lot must be well landscaped and include an irrigation system.
- Dock-High/Grade level loading doors must be painted to match the color of the surrounding brick.
- 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.
- Avenue trees 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
- 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.
 - A. 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