

Bowling Brook Farms Homeowners Association

Landscape Planting Guidelines

I. PURPOSE:

These guidelines were developed by the Bowling Brook Farms Landscape Committee at the request of the Board of Directors as a means to direct future landscape improvements to the community. Specifically, these guidelines should be used by members of the Architectural Review Committee to inform their decisions regarding homeowner requests for landscape improvements. Additionally, the Landscape Committee should use these guidelines to make landscape planting decisions for the aesthetic improvement of the community open spaces and entrance plantings.

II. STREET TREE PLANTING CRITERIA:

- Proposed street trees on the same street should have similar growth habits and growth rates where possible.
- To discourage the spread of disease and insect infestation, no more than 70% of the street trees shall be of the same genus [ie. *Acer* (Maples), *Quercus* (Oaks), etc.]. In addition, no more than 50% of the street trees within the same genus may be the same species [ie. *Acer saccharum* (Sugar Maple), *Acer platanoides* (Norway Maple), etc.].
- Insure a minimum of 6 feet of branching clearance needed for pedestrians and vehicles.
- A minimum of 2.5-3" caliper size for street trees is recommended.
- Consider the location of underground utilities and easements where applicable and the proposed tree location in relation to existing street lighting, regulatory signs, fire hydrants, driveway entrances and intersection site visibility distances before approving the proposed placement of trees.
- Replace dead or dying trees with trees of the same species.
- Planting methods should be in accordance with good horticultural practices. A suggested planting specification is published by the Landscape Contractors Association of MD/VA/DC.
- Street tree spacing standards:
 1. Minimum distance of 10' from a home
 2. Minimum distance of 25' between street trees

3. Minimum distance of 5' from water or gas meters
4. Minimum distance of 5' from storm drain inlets or manholes
5. Minimum distance of 10' from fire hydrants
6. Minimum distance of 15' from light poles
7. Minimum distance of 5' from any driveway

II. SHADE, ORNAMENTAL & EVERGREEN TREE PLANTING CRITERIA:

- Plantings should not block access to rear yards or be planted directly on property lines so as not to create potential maintenance or ownership disputes.
- Plants should have the appropriate cultural requirements to match the conditions of the site, (ie. climate, soil, solar exposure, etc.).
- Consider the location of underground utilities and easements (water, sewer, telephone, cable television) before approving the proposed placement of trees.
- The use of evergreen trees should be limited to the rear yards for screening purposes only.
- Tree spacing standards:
 1. Minimum distance of 10' between ornamental trees and evergreen trees
 2. Minimum distance of 15' between shade trees
 3. Minimum distance of 15' between ornamental trees and shade trees
 4. Minimum distance of 3' from property lines, sidewalk, planting bed, or fences.

III. SHRUB, PERENNIAL & GROUNDCOVER BEDS:

- Plantings should not block access to rear yards or be planted directly on property lines creating potential maintenance or ownership disputes.
- Plants should have the appropriate cultural requirements to match the conditions of the site, (ie. climate, soil, solar exposure, etc.).
- Consider the location of underground utilities and easements (water, sewer, telephone, cable television) before approving the proposed placement of new plantings.
- Avoid over planted foundation plantings. These result in too much maintenance for the owner and future owners.

IV. SUGGESTED PLANT MATERIALS:

Street Trees- Medium to Large Size

Norway Maple (*Acer platanoides*)

Red Sunset Maple (*Acer rubrum* 'Red Sunset')

Green Mountain Sugar Maple (*Acer saccharum* 'Green Mountain')

Bonfire Sugar Maple (*Acer saccharum* 'Bonfire')
 Autumn Purple Ash (*Fraxinus americana* 'Autumn Purple')
 Marshall's Seedless Ash (*Fraxinus pennsylvanica lanceolata* 'Marshall's Seedless')
 Shademaster Honeylocust (*Gleditsia triacanthos inermis* 'Shademaster')
 Imperial Honeylocust (*Gleditsia triacanthos inermis* 'Imperial')
 Bloodgood London Planetree (*Platanus x acerifolia* 'Bloodgood')
 Red Oak (*Quercus rubra*)
 Willow Oak (*Quercus phellos*)
 Little Leaf Linden (*Tilia cordata*)
 Village Green Japanese Zelkova (*Zelkova serrata* 'Village Green')
 Green Vase Japanese Zelkova (*Zelkova serrata* 'Green Vase')

Street Trees- Small to Medium Size

Armstrong Red Maple (*Acer rubrum* 'Armstrong')
 Skyline Honeylocust (*Gleditsia triacanthos inermis* 'Skyline')
 Aristocrat Pear (*Pyrus calleryana* 'Aristocrat')
 Chanticleer Pear (*Pyrus calleryana* 'Chanticleer')
 English Oak (*Quercus robur*)
 Regent Japanese Pagoda Tree (*Sophora japonica* 'Regent')

Shade Trees in Lawn Areas

All varieties indicated as Street Trees- Medium to Large Size
 European Beech (*Fagus sylvatica*)
 American Sweetgum (*Liquidambar styraciflua*)
 Pin Oak (*Quercus palustris*)

Ornamental Trees

All varieties indicated as Street Trees- Small to Medium Size
 Japanese Maple (*Acer palmatum* var. *atropurpureum*)
 American Hornbeam (*Carpinus caroliniana*)
 Eastern Redbud (*Cercis canadensis*)
 Flowering Dogwood (*Cornus florida*)
 Kousa Dogwood (*Cornus kousa*)
 Japanese Flowering Crabapple (*Malus floribunda*)
 Kwanzan Cherry (*Prunus serrulata* 'Kwanzan')
 Yoshino Cherry (*Prunus x yedoensis*)

Evergreen Trees

Leyland Cypress (*Cupressocyparis leylandii*)
 White Pine (*Pinus strobus*)
 Austrian Pine (*Pinus nigra*)
 American Holly (*Ilex opaca*)
 Foster Holly (*Ilex x attenuata* "Fosteri")

Trees not Recommended

Silver Maple (*Acer saccharinum*)

October Glory Maple (*Acer rubrum* 'October Glory')

Tree of Heaven (*Ailanthus altissima*)

All Birches (*Betula sp.*)

All Hawthorns (*Crateagus sp.*)

Female Ginkgo (*Ginkgo biloba*)

Black Walnut (*Juglans nigra*)

Varieties of Crabapples not listed above (*Malus sp.*)

Mulberry (*Morus alba*)

All Poplars (*Populus sp.*)

Varieties of Callery Pear not listed above (*Pyrus calleryana* 'Bradford')

Black Locust (*Robinia pseudo-acacia*)

All Willows (*Salix sp.*)

Siberian Elm (*Ulmus pumila*)