

OLD MILL ESTATES

Xeriscape Guidelines

Including “flip your strip” guidelines

June 2023



Xeriscaping is a great way to reduce water usage as well as minimizing fertilizer and pesticide applications. Xeriscaping is NOT zero-scaping. A water-wise landscaping does not mean plant-free or maintenance-free landscape, it involves careful planning and consideration of the planting materials to maximize the beauty of the area with minimum irrigation. This approach incorporates native plants which are well adjusted to the environment and do not require many soil amendments or additional fertilizer to keep the plants growing. Native plants have adapted to local physical and biological conditions and will resist damage from freezing, drought, common disease, and herbivores and require less frequent watering.

Guidelines for Xeriscaping Front and Side Yards

1. Xeriscaping is defined as a style of landscaping that maximizes the use of water efficient planting areas, hardscapes, activity areas, and gathering areas while minimizing the use of traditional lawns to achieve a landscape that is low maintenance, functional and attractive.
2. Front and side yards may incorporate up to 50% in xeriscape design. The remaining area should be planted with grass.
3. Plantings in xeriscape areas should incorporate an attractive combination of planted ground covers, perennials, grasses, shrubs and trees of various types and sizes.
4. Ground covers in xeriscape areas should include one or more of the following: perennial ground covers, three to four inches of bark, mulch, or decorative stone. Other ground covers may be approved depending on the quality of the product.
5. All xeriscape areas must have a thick 5 oz ground fabric to prevent weeds. Weeds in xeriscape areas should always be minimized.
6. Dark brown or black, shredded, organic mulch or rock may be used as ground covering. Rock must be neutral in color and 1-2" in size. No black, red or white rock is permitted. Decorative feature rocks are permitted. Colored or dyed mulch is prohibited.
7. Xeriscape areas must have a minimum of 80% plant coverage at maturity, excluding tree canopies. Plant coverage is based on the diameter of the plant from a bird's eye view at or near ground level.
8. Plantings in xeriscape areas must be watered with automatic drip line irrigation, equipped with rain sensors for maximum efficiency.
9. Blanket ground coverings of mulch, bark, gravel, decorative stone, or other similar products are not permitted on the property for any reason, including for extra parking on the property. Parking can only be on a concrete driveway. All non-concrete areas should be landscaped with either traditional landscaping or xeriscaping approved by the HOA Board.

Guidelines for Xeriscaping in Park Strips

1. Park strips may be partially or completely converted from traditional landscaping to xeriscape. Xeriscape areas in park strips must have a minimum of 80% plant coverage at maturity, excluding tree canopies. Plant coverage is based on the diameter of the plant from a bird's eye view at or near ground level.
2. Plantings in xeriscape areas should incorporate an attractive combination of planted ground covers, perennials, grasses, shrubs and trees of various types and sizes, three to four inches of bark, mulch, or decorative stone. A higher number of small to medium-sized plants or a combination of varying types and sizes of plants is preferred over a smaller number of larger plants.
3. Plantings in park strips must not exceed 30 inches in height at maturity (not including trees).
4. Trees and plants in park strips must be maintained so as not to obstruct traffic and visual zones, pedestrian walkways, and vehicular parking and sidewalks.
5. All xeriscape areas must have a thick 5 oz ground fabric to prevent weeds. Trash, debris, and weeds are prohibited within park strips.
6. Dark brown or black, shredded, organic mulch or rock may be used as ground covering. Rock must be neutral in color and 1-2" in size. No black, red or white rock is permitted. Decorative feature rocks are permitted. Colored or dyed mulch is prohibited.
7. Plantings in xeriscape areas must be watered with automatic drip line irrigation, equipped with rain sensors for maximum efficiency.
8. A park strip measuring 50 feet long by 5 feet wide has an area of 250 square feet. From a bird's eye view, with 80% plant coverage required at maturity, 200 square feet should be covered with plants. The rest should be covered with mulch, bark, or stone.
9. Please see Exhibits A and B below for examples which will help with your design.

Exhibit A - plant layout and coverage examples

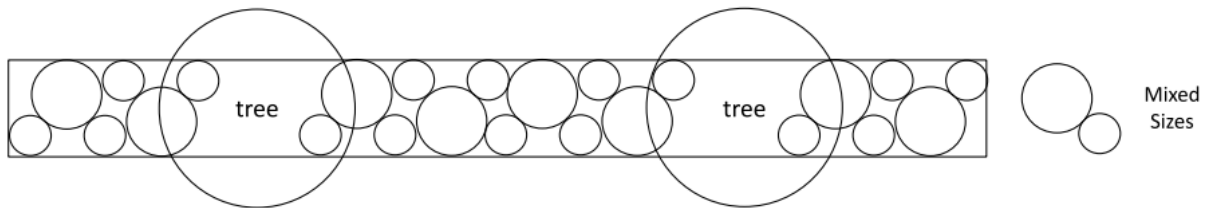
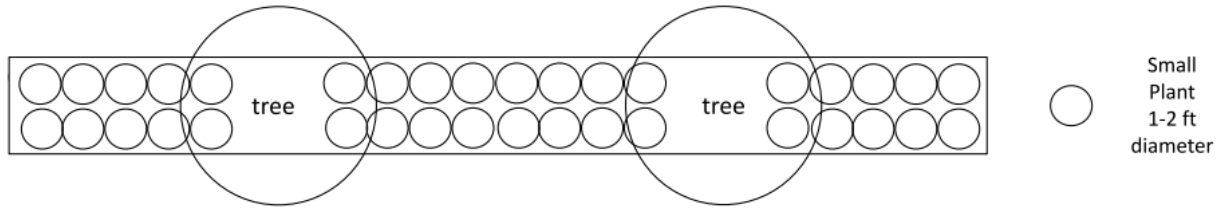
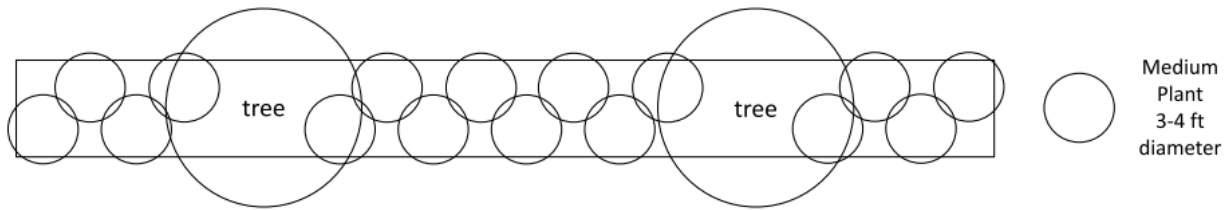


Exhibit B - Xeriscaped Park Strip Do's and Dont's



DO

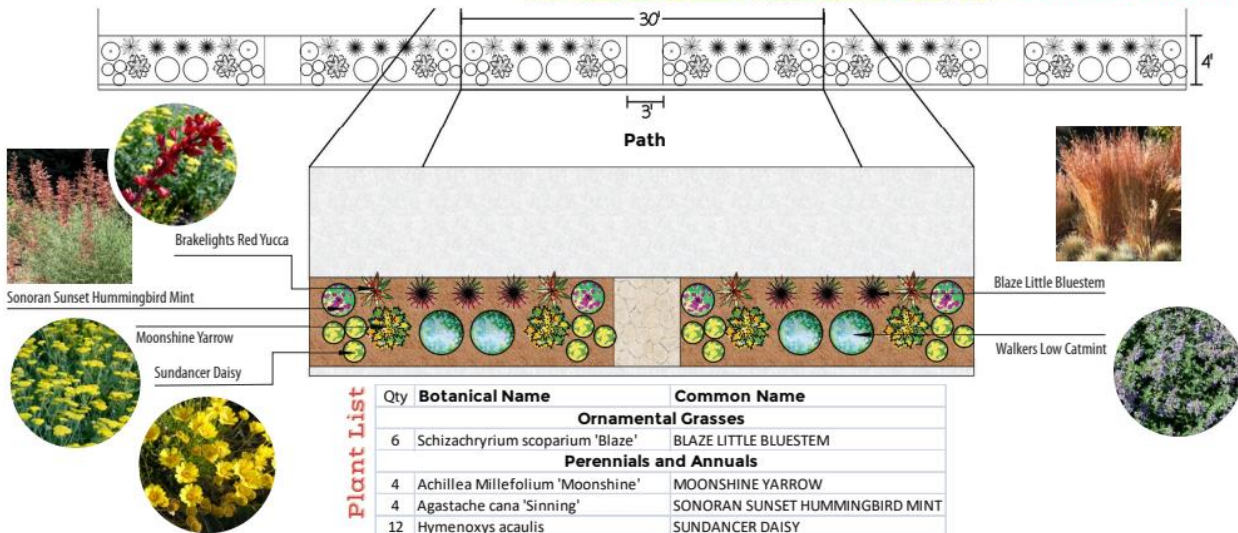
Utah Park Strip Design Plan



Lush with Less

High Density Perennial Design

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Plant List

Qty	Botanical Name	Common Name
Ornamental Grasses		
6	Schizachyrium scoparium 'Blaze'	BLAZE LITTLE BLUESTEM
Perennials and Annuals		
4	Achillea Millefolium 'Moonshine'	MOONSHINE YARROW
4	Agastache cana 'Sinning'	SONORAN SUNSET HUMMINGBIRD MINT
12	Hymenoxys acaulis	SUNDANCER DAISY
4	Nepeta x faassenii 'Walkers Low'	WALKERS LOW CATMINT
Succulents		
4	Hesperaloe parviflora 'Perpa'	BRAKELIGHTS RED YUCCA

Plant quantities are for each 30 ft section.

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DO

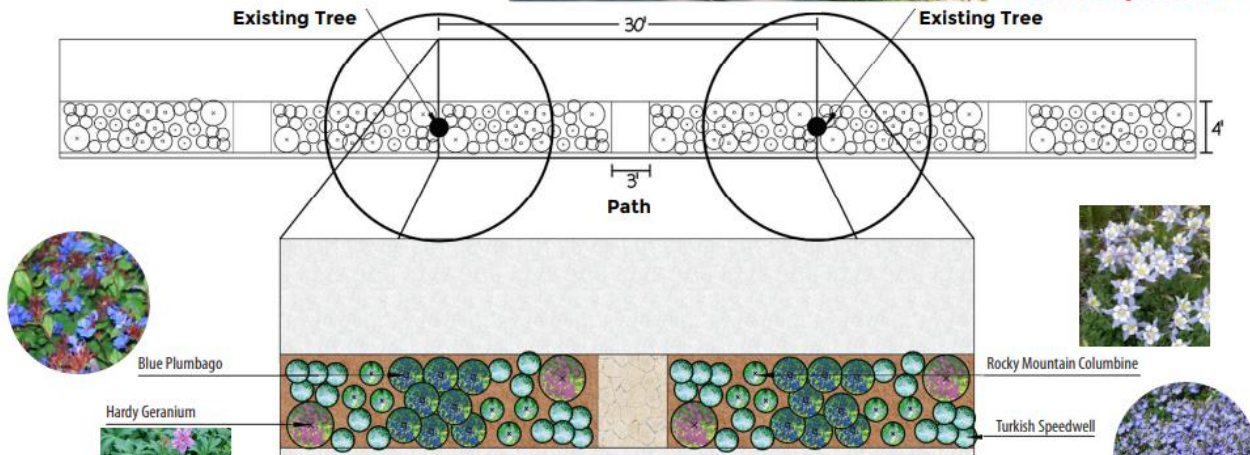
Utah Park Strip Design Plan



Mature Makeover

High Density Shade Perennial Design

Localscapes.com



Plant List

Qty	Botanical Name	Common Name
Perennials and Annuals		
16	Ceratostigma plumbaginoides	BLUE PLUMBAGO
4	Geranium 'Rozanne'	HARDY GERANIUM
12	Aquilegia caerulea	ROCKY MOUNTAIN COLUMBINE
Groundcovers		
32	Veronica liwanensis	TURKISH SPEEDWELL

Plant quantities are for each 30 ft section.

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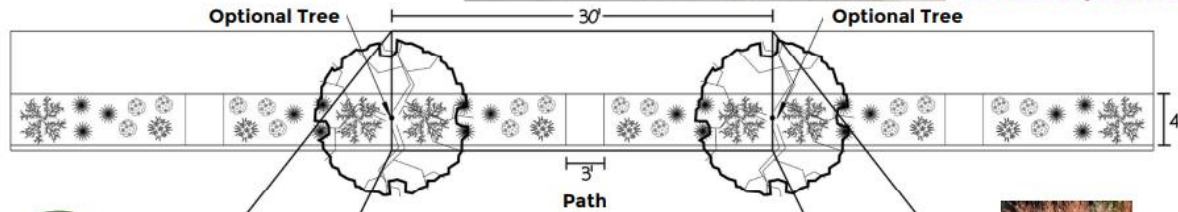
Utah Park Strip Design Plan



Year Round
Simplicity

Medium Density
Shrub Design

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Wild Berry Coneflower



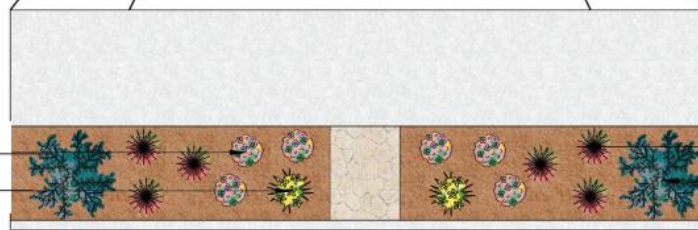
Blaze Little Bluestem



Stella Doro Daylily



Icee Blue Juniper



Plant List

Qty	Botanical Name	Common Name
Shrubs		
2	Juniperus horizontalis 'Monber'	ICEE BLUE JUNIPER
Ornamental Grasses		
6	Schizachyrium scoparium 'Blaze'	BLAZE LITTLE BLUESTEM
Perennials and Annuals		
2	Hemerocallis 'Stella doro'	STELLA DORA DAYLILY
6	Echinacea purpurea 'PowWow Wild Berry'	WILD BERRY CONEFLOWER

Plant quantities are for each 30 ft section.

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DON'T

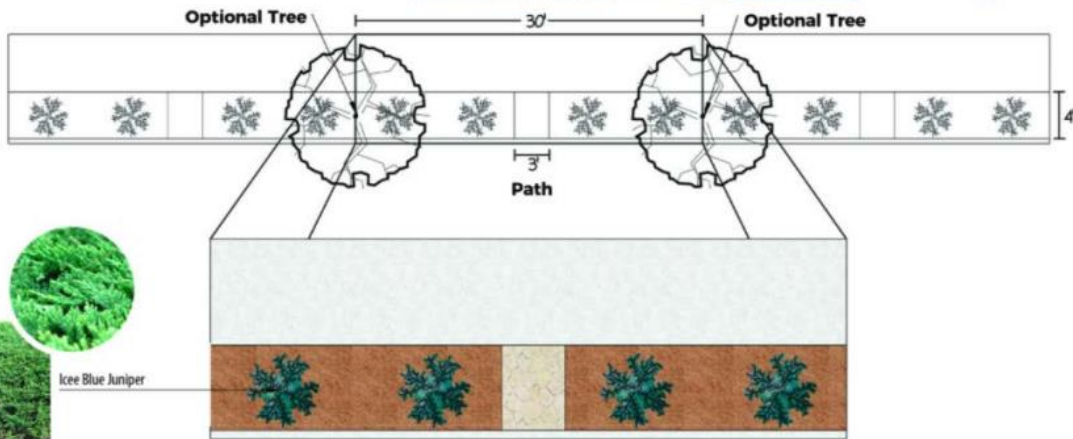
Utah Park Strip Design Plan



Minimalist

Low Density
Shrub Design

Localscapes.com



Ice Blue Juniper

Plant List

Qty	Botanical Name	Common Name
Shrubs		
4	<i>Juniperus horizontalis</i> 'Monber'	ICEE BLUE JUNIPER

Plant quantities are for each 30 ft section.

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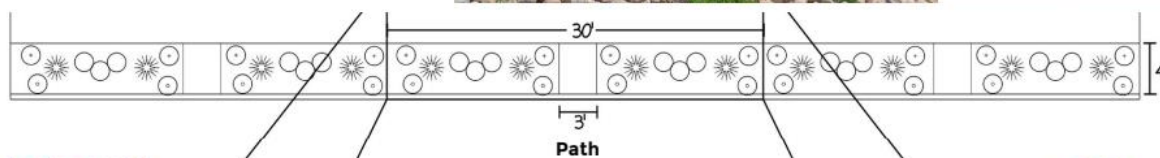
Utah Park Strip Design Plan



Low Grow

Low Density
Perennial Design

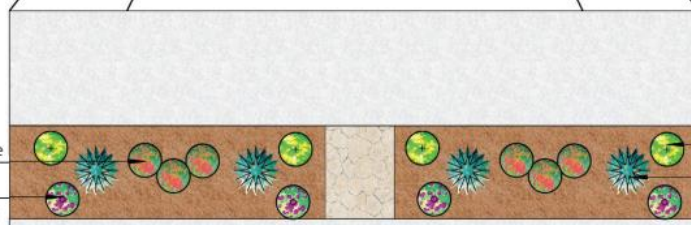
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Orange Carpet Fire Chalice



Table Mountain Ice Plant



Hardy Yellow Ice Plant



Blue Oatgrass

Plant List

Qty	Botanical Name	Common Name
Ornamental Grasses		
4	<i>Helictotrichon sempervirens</i>	BLUE OATGRASS
Perennials and Annuals		
6	<i>Zauschneria garrettii</i> 'Orange Carpet'	ORANGE CARPET FIRE CHALICE
Succulents		
4	<i>Delosperma nubigenum</i>	HARDY YELLOW ICE PLANT
4	<i>Delosperma</i> 'John Proffitt'	TABLE MOUNTIAN ICE PLANT

Plant quantities are for each 30 ft section.

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