



COMMUNITY ASSOCIATION

Architectural Control Committee

Plan and Specification Review Determination

LANDSCAPE APPLICATION (page 1 of 3)

ACC approval includes aesthetic features only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure. Please note: You may need the City of Mill Creek's permit and/or approval (425) 551-7254.

For MCCA Use Only

Submittal Number

17137

Date Submitted

4/24/2023

Inspection Notes:

**Property owners
are responsible
for determining
all property lines,
locations, and
related
easements**

Application may be mailed, emailed (info@mcca.info), or dropped off at the MCCA Office (15524 Country Club Dr, Mill Creek, WA 98012)

Applicant Information

Name Wes and Jenny Fujii

Ph. 425-322-2963

Email fujii.family@aol.com

Site Information

Address 1841 163rd St. SE, Mill Creek, WA 98012

Division Amberleigh

Lot# 8

Type of Structure

Addition [] Shed [] Other:

Est. Start Date:

Est. End Date:

You must attach a drawing of your proposed plan, see page 3 for complete information.

Applications without drawings will not be accepted.

Pursuant to the provision of Article VIII, paragraphs 8.1, 8.2, 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and 8.3.3 and Article IX of the Mill Creek Declaration of Covenants, the following determination by the Architectural Control Committee is hereby granted:

Approval subject to the following changes:

Rejected for the following reasons:

(X) Approve () Reject

Michael Beaumont Date: 4-23-23
Condominiums & Townhomes ACC or Board Approval

(X) Approve () Reject

M. Spalding Date: 4-23-23
MCCA Administration

() Approve () Reject

Chair, Architectural Control Committee

(X) Approve () Reject

Erin Fraser, MCCA Date: 5/5/2023

() Approve () Reject

Date:

() Approve () Reject

Date:



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Basic Policy for Landscaping

****ALSO SEE THE ACC GUIDELINES****

Any major landscaping project, including, but not limited to lawn removal, requires an approved landscape plan.

Any landscaping visible from the street must enhance the appearance of the house and contribute to a harmonious neighborhood streetscape. There must be a balance of evergreen and deciduous trees, shrubs, groundcovers and grasses. It may or may not include a lawn. Yards should be well maintained and free of debris: trees and shrubs pruned, gardens mulched and free of weeds, and lawns edged, mowed and watered.

MCCA encourages homeowners to use environmentally friendly gardening practices.

Your application should include:

1. Detailed information, written or printed, on landscape plan for the site. This information should include location, plant selection, and materials, etc.
2. It is the homeowner's responsibility to locate and identify all property markers, both at the site and on the sketch included with the submittal. Homeowners are responsible for locating all utilities.
3. As a matter of record, a projected completion date is requested from the owner. If any extension of the completion date is necessary, or the project is canceled/postponed, the Association Office should be notified.
4. Approved plans are subject to final inspection if deemed necessary by the Committee. All plans become the property of the Association and will be filed in the lot file. In case of changes, plans should be resubmitted to the Committee prior to construction. Variance from approved plans may be subject to change at the homeowner's expense or removal at the discretion of the Committee.

This signature verifies that the applicant has reviewed the above policy and agrees to abide by all guidelines and terms of approval set forth on the application attached. Signature also implies "Right of Entry" for members of the ACC for the purpose of plan review.

Wes and Jenny Fujii

23 April 2023

Applicant Signature

Date



Owner Requests ACC Members Call Before Entering Property For Review (*discuss specifics of project, pet in yard, children at home alone, etc.*)



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IMPORTANT: Include a sketch of the proposed fencing describing location on the property, dimensions and style (see Item #1 of "Basic Policy for Landscaping" on page 3). Attach additional sheets if needed.



Fill in open spaces with small shrubs and flowers in pots. Landscaping rocks to be scattered here and there. Coarse bark will be used as a general cover.

Remove the multiple rows of hedges, replace with fewer bushes, reduce the cluttered look.

Trim back overgrown bushes, replace with similar if they can't be salvaged

First "row" to be ground cover plants mixed with short shrubs

Shrubs being considered include (but are not limited to) Cypress, Euonymus, Azalea, Hebe, Mt. Airy Fothergilla, Barberry, Dwarf Western Red Cedar, Daphne, Peony, Goldprinz, and Rhododendron.

