



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

Date Submitted

Inspection Notes:

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

Applicant Information

Name DONNA GRAFFIUS Ph. 425-359-9878

Email DONNA.GRAFFIUS@CRUZANS.COM

Site Information

Address 16319-18TH DR SE

Division AMBERLEIGH

Lot # 82

Type of Structure

Addition ☐ Shed ☐ Other: EXTERIOR LANDSCAPE REDO

Est. Start Date: 7/20

Est. End Date: 9/20

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:

PLEASE INDICATE TYPES OF NEW PLANT *

Rejected for the following reasons:

() Approve () Reject

Date:

Condominiums & Townhomes ACC or Board Approval

() Approve () Reject

Date:

MCCA Administration

(☒) Approve () Reject

Michael Beaumont
Chair, Architectural Control Committee

Date: 7-10-20

(☒) Approve () Reject

Mary Spalding by Phone

Date: 7-10-20

() Approve () Reject

Date:

() Approve () Reject

Date:

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



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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.

Proposed Landscape Project
(Property sketch):

3 STAGE REDO OF EXTERIOR LANDSCAPING

PHASE I

TRIM LARGE RHODY - LEFT SIDE - FRONT OF HOUSE
REMOVE HEDGE - BOTH SIDES - FRONT
REMOVE AND/OR TRIM LARGE PLANTS IN FRONT
OF DINING ROOM WINDOW
MULCH FRONT AREAS (PERHAPS SM. PLANTS
IN OPENED HEDGE AREA) *

PHASE II

REMOVE LARGE RHODIES ALONGSIDE OF HOUSE
TRIM OTHER BUSHES IN SAME AREA
BRING IN SMALL PLANTS & HARDSCAPE *

PHASE III

REMOVE 5 PYRAMADALIS THAT ARE PLANTED
TOO CLOSE TO BACK EXTERIOR HOUSE WALL



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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.

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.*)