

Neighborhood Points Calculations Sheet

	Subdivision Name & Phase
	Number of residential lots
	Total Points Required

Main Entrance & T-Intersection Options** - 20 points minimum

Water feature	Common area lot or public park at the entry
Significant floral focal point on both sides of entry street	Amenity Center (min 3,000 sq. ft)**
Any structure integrated as subdivision identification that exceeds 15' in height	Roundabout with a minimum of 2,000 square feet of landscaping***
Art or sculptures	Water feature
Landscaping*** in median for the divided entry	Gazebo
For every 5' increase in depth past the required 20' landscape buffer	Boulevard with enhanced landscaping*** with seasonal color
Additional trees planted along a street 60' or greater in width.	Sculpture or other artistry
Additional landscaping*** or features above and beyond the requirements	
*Additional upgrades per the discretion of the Planning Director	

Total Main Entrance & T-Intersection Points:

Secondary Entrances & Interior Options** - 15 points minimum (200 dwellings) + 5 points/50 dwellings

Divided secondary entry	Off-street parking spaces and dedicated on-street parking spaces adjacent to parkland
Roundabout at the secondary entrance	Pools and amenities
Addition and maintenance of seasonal landscaping*** at the secondary entrance on a common area lot including a divided median or roundabout.	Splash Pad
Extended secondary entry length	Dog Park
Additional landscaping*** throughout the length of the extended drive	For every 1,000 ft. of walking trail
Common area lot or public park at the terminus of secondary entrance	Additional bench & trash can in common areas
	Amenity Center**

Total Secondary Entrance & Interior Points:

Total Points Provided:

*All items are subject to the discretion and approval of the Director of Development Services.

** Items within this section can count toward the Primary Entrance or within the subdivision, but not both.

***Landscaping for points shall consist of a combination of the following but not include sod/turf:

1. Mulched landscape bed;
2. Flowering perennials;
3. Shrubs;
4. Low ornamental grasses at least one foot (1') in height; and/or
5. Landscaping rock including but not limited to pea gravel, lava rocks, and river rocks.

Neighborhood Points System - Min. 35 points for the first 200 lots, plus 5 points for every additional 50 lots

	Suggested Points	Notes/Comments	
20 points	Main Entrance Options		
	Water feature	1 point per side of entry street	*Must be lit at night with a minimum of 15' wide and 8' tall
	Significant floral focal point on both sides of entry street	2 points max	*Minimum of 1,000 sq. ft. & maintained by the HOA
	Any structure integrated as subdivision identification that exceeds 15' in height	3 points per side of entry 2 additional points if an archway is incorporated	
	Art or sculptures	2 points	Minimum height of 8 feet
	Landscaping*** in median for the divided entry	5 points max 1 point for every 1,000 sq. ft.	Maintained by HOA
	For every 5' increase in depth past the required 20' landscape buffer	1 point	*5 point Max
	Additional trees planted along a street 60' or greater in width.	2 points for every 10 additional ornamental trees or shrubs or 5 additional shade trees	Trees may be clustered.
	Additional landscaping*** or features above and beyond the requirements	2 points	Must be annual and increased quality
	*Additional upgrades per the discretion of the Planning Director		
	T-intersection at Main Entrance Options		
	Common area lot or public park at the entry	1 full lot = 2 points 2 full lots or greater = 4 points	Based on the typical (median) residential lot
	Amenity Center (min 3,000 sq. ft)**	5 points Max 3 points base with 1 point per additional 1,000 sq. ft.	
	Roundabout with a minimum of 2,000 square feet of landscaping***	5 points max 2 points base with 1 point per additional 1,000 sq. ft.	*Must match the primary entrance landscaping and maintained by the HOA
	Water feature	3 points	*Must be lit at night with a minimum of 15' wide and 8' tall
Gazebo	3 points max 1 point for every 100 sq. ft.		
Boulevard with enhanced landscaping*** with seasonal color	5 points max 1 point for every 1,000 sq. ft.	Maintained by HOA	
Sculpture or other artistry	2 points	*Must be lit at night	

Neighborhood Points System - Min. 35 points for the first 200 lots, plus 5 points for every additional 50 lots

**15 points for first 200 dwelling units
5 points for every additional 50 dwelling units**

	Suggested Points	Notes/Comments
Secondary Entrance Points		
Divided secondary entry	1 point	
Roundabout at the secondary entrance	1 point	
Addition and maintenance of seasonal landscaping*** at the secondary entrance on a common area lot including a divided median or roundabout.	5 points max 1 point for every 1,000 sq. ft.	*Maintained by the HOA and must correspond with the main entry and neighborhood landscaping
Extended secondary entry length	1 point	*Minimum ½ lot length. No additional points for additional length past the minimum.
Additional landscaping*** throughout the length of the extended drive	5 points max 1 point for every 1,000 sq. ft.	Maintained by HOA and must correspond with the main entry and neighborhood landscaping.
Common area lot or public park at the terminus of secondary entrance	½ lot = 1 point 1 full lot = 2 points 2 full lots or greater = 4 points	Based on the typical (median) residential lot
<p>*All items are subject to the discretion and approval of the Director of Development Services. ** Items within this section can count toward the Primary Entrance or within the subdivision, but not both. ***Landscaping for points shall consist of a combination of the following but not include sod/turf:</p> <ol style="list-style-type: none"> 1. Mulched landscape bed; 2. Flowering perennials; 3. Shrubs; 4. Low ornamental grasses at least one foot (1') in height; and/or 5. Landscaping rock including but not limited to pea gravel, lava rocks, and river rocks. 		
Interior Features Points		
Off-street parking spaces and dedicated on-street parking spaces adjacent to parkland	2 points for every 5 spaces in addition to required parking	For 5 additional parking spots at major, neighborhood focal points
Pools and amenities	1 point per playing court, child play lot (minimum 2,000 square feet), fitness center/weight room, 2,000 sq. ft. of surface water of a pool	Per the discretion of the Director of Development Services.
Splash Pad	4 points max 2 points base with 1 point for every additional 1,000 sq. ft. and 3 fixtures	Minimum of 3 fixtures per 1,000 square feet and maintained by HOA
Dog Park	1 point base with 1 point for every additional acre, 5-acre max	*Minimum of 1 acre, with one dog waste station for every ¼ acre and maintained by the HOA
For every 1,000 ft. of walking trail	2 points	*Minimum of 8ft. wide with one bench and trash can per 1,000 ft. Trash to be maintained by the HOA
Additional bench & trash can in common areas	1 point	To be maintained by HOA
Amenity Center**	5 points max *3 points base with 1 point per additional 1,000 sq. ft.	Minimum of 3,000 sq. ft. **Points for the amenity center may be counted for at the terminal vista or within the subdivision, but not both