APPENDIX D
Landscape Guidelines
&
Sample Landscape Plan

Disclaimer: All charts and data contained in this Appendix are subject to updates, applicant is responsible for verification of requirements prior to any submission to the ACC.
APPENDIX D

LANDSCAPE COMMITTEE GUIDELINES

1. **High Landscape Requirements** – All high landscape plantings must be a minimum of 60 inches tall when planted (the plants must measure 60” from ground level to the top of the plant at installation.)
   a. Pencil Hollies, Leland Cypress and Green Giant Arborvitae are not acceptable as screening/high landscaping shrubs.
   b. High landscape plants should be of the type that will “fan out” over time to soften the appearance of the wall.

2. **Foundation Plantings** – Foundation plantings should be appropriate to the size of the house and the elevations. For example, if the differential between the first floor and the foundation is more than two feet, 24” plantings are required at installation. Slope of the property and final grade should be considered when choosing these plants.
   a. Parged foundation requires a minimum of 24 inch plants at installation.
   b. Brick or stone foundations require minimum foundation plants of 12 inches at installation.
   c. Spacing of plants should be appropriate to the plants being installed but spaced no less than 6 feet apart.
   d. It is recommended that plant sizes be varied and planted in a staggered manner to add to the aesthetics of the overall property.

3. **Fence Plantings** – As noted, all fences must be located a minimum of 3 feet from the property line and plants are to be spaced at least every 6 feet. If a fence encloses a pool, plants should be spaced no more than 4 feet apart. Evergreens are preferred.
   a. Fence screening plants must be a minimum of 24 inches in height from the ground at installation.

4. **Utility Boxes, Above Ground Gas Tanks and Equipment** – Although screening is not required for county utilities, it is required for all other above ground utility equipment. Utility screening plants should be evergreen shrubs of the approximate height of the utility at installation. **Pampas Grass is not permitted to screen utility equipment per request of Brunswick Electric Company.**

5. **HVAC Screening** – Hard-screened vs. Plant-screened HVAC Units
   a. If HVAC is hard-screened with a building material (wood, brick, etc.) foundation plantings are acceptable.
   b. If HVAC is not hard-screened, landscape plantings must be a minimum height equal to the top of the unit being screened.
6. **Driveway Columns and Wing Walls** – Must be approved by the ACC in advance of construction and shown on the site plan and on the landscape plan. See Appendix C.

7. **Driveway Turnaround** – Must be screened with evergreen plants with a minimum height of 36 inches and spaced no more than 3 feet apart.

8. **Sod and Mulch** – Sod must be a minimum of at least 50% of the area of the front yard from the property line to the front of the dwelling excluding the driveway and sidewalk area.
   a. The town of St. James is a certified FIREWISE Community and therefore pine nuggets, dark mulch and cypress should be considered as opposed to pine straw in areas and borders that surround the house.
   b. It is no longer necessary to specify the types of sod and mulch that are to be used on the landscape plan; however, areas designated for sod and mulch should be clearly apparent on the Landscape Plan.

The ACC understands that since the Landscape Plan is being submitted early in the building process, some plants indicated on the original plan may not be available due to the time of year or other legitimate concern; however, any plant changes/substitutions from the original landscape plan must be with plants and/or trees that are of like size and number to those approved on the original plan. For example, if 24 inch plants of one type were approved, the substitution must be 24 inch plants of another type. One (1) gallon plants cannot be substituted for three (3) gallon plants. A three (3) foot tree cannot be substituted for a six (6) foot tree. If any substantial change is made to the original approved Landscape Plan that would alter the appearance of the property, that change must be approved in advance by the ACC by the submission of a Change Order.

The Landscape Plan submitted should be drawn to the scale of 1” = 5’.
THE IDEAL LANDSCAPE PLAN

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