

APPENDIX D

LANDSCAPE COMMITTEE GUIDELINES

1. **High Landscape Requirements** – All high landscape plantings must be a minimum of 60 inches tall when planted. (plants must measure 60 inches from ground level to the top of the plant at install)
 - 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” overtime to soften the wall’s appearance.

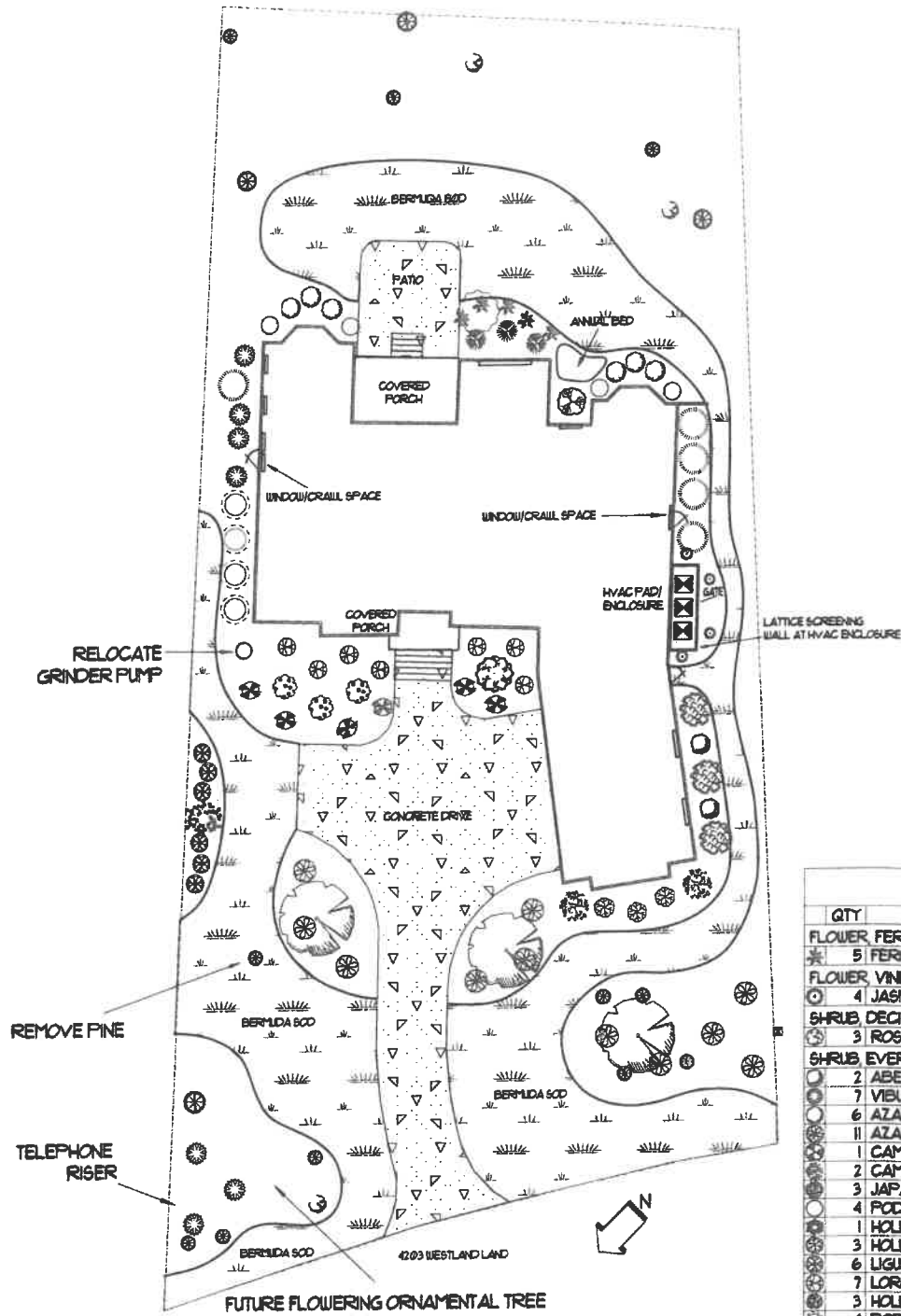
2. **Foundation Plantings** - Foundation plantings should be appropriate to the size of the house and the elevations. For example, if the differential between the first floor and the foundation is more than two feet, 24 inch plantings are required at install. Slope of the property and final grade should be considered when choosing these plants.
 - a. Parged foundation requires a minimum of 24 inch plants.
 - b. Brick or stone foundation requires minimum of 12 inch plants.
 - c. Spacing of plants should be appropriate to the plants being installed but no more 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 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 no more than 6 feet apart. If the fence encloses a pool, plants must be no more than 4 feet apart. Evergreens are required. Fence screening plants must be a minimum of 24 inches in height from ground at install.
4. **Utility Boxes, Above Ground 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 height of the utility box or tank at installation. **Pampas Grass is not permitted to screen utility equipment per the request of Brunswick Electric Company.**
5. **HVAC Screening** – Hard 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 at 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. Designated areas for sod and mulch must be shown clearly marked 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 or substitutions from the original plan must be plants 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. 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 with a submission of a Change Request.

Landscape Plans submitted must be drawn to the scale of 1" = 10'.



PLANT LEGEND

QTY	COMMON NAME	SIZE	HEIGHT
FLOWER FERN			
5	FERN, AUTUMN	1 GAL	12"
FLOWER VINE			
4	JASMINE CONFEDERATE	1 GAL	12"
SHRUB DECIDUOUS			
3	ROSE, DOUBLE PINK KNOCKOUT	3 GAL	24"
SHRUB EVERGREEN BROADLEAF			
2	ABELIA, EDWARD GOUCHER	3 GAL	24"
7	VIBURNUM TINUS	3 GAL	24"
6	AZALEA, PINK GUMPO	3 GAL	14"
11	AZALEA, PINK	3 GAL	18"
1	CAMELLIA, SHISH-GASHRA	3 GAL	14"
2	CAMELLIA, SASANGUA, WHITE	3 GAL	24"
3	JAPANESE CLEYERA	20 GAL	5'
4	PODOCARPUS	3 GAL	24"
1	HOLLY, OAK LEAF	TED	5'-6'
3	HOLLY, SOFT TOUCH COMPACT	3 GAL	14"
6	LIGUSTRUM, VARIEGATED OR RECURVE	7 GAL	36"
7	LOROPETALUM, RUBY	3 GAL	20"
3	HOLLY, DWARF BURFORD	3 GAL	20"
4	PODOCARPUS	TED	5'
SHRUB EVERGREEN CONIFER			
5	OSMANTHUS, FRAGRANS	15 GAL	5'
6	JUNIPER, BLUE PACIFIC	1 GAL	6'
15	PINE, EXISTING ON SITE	5 GAL	
TREE DECIDUOUS			
3	RIVER BIRCH, MULTI-TRUNK	25 GAL	10'-12'
1	MAPLE, CORAL BARK	10 GAL	6'
3	OAK, EXISTING		
TREE, WEEPING/ORNAMENTAL SPECIMEN			
1	WEEPING REDBUD/BLUE ATLAS CEDAR OR 'SNOW FOUNTAIN' WEEPING CHERRY	TED	4'-5'