

# Architectural Landscape Design Standards and Guidelines

## General Principles

Appropriate landscaping is a critical component of the overall look and feel of The Preserve. One should approach the landscaping of a residential lot with an attitude similar to that demonstrated in the placement, design and detailing of the house. Variables to consider while developing the landscape design include, the type, location, size and configuration of the lot; the design and configuration of the house; site drainage; solar orientation; street trees; existing vegetation; and adjacent residential lots.

Landscape designs should be ordered and well composed, rather than random and scattered. Trees, shrubs, hedges and ground cover should be massed together in appropriate groupings to make and frame outdoor living spaces and garden rooms, to reinforce the major entry, define the relationship/transition between public and private areas, and to enhance the design of the house, the street and the neighborhood. Emphasis should be placed on the creation of space, rather than filling voids in the lot.

## Initial Planting Requirements

Prior to occupancy of a house, the lot should be landscaped. We encourage the appropriate use of foundation plantings, planting/ground cover beds and front yard hedges/fences to frame the architecture and create outdoor spaces. If applicable, the strip of land between the street and sidewalk and property line and paved portion of the right-of-way should be sodded with Centipede grass and irrigated by the owner of the immediately adjacent property. All lawn areas should be sodded not seeded. Shrubs or ground cover planted individually or together, should have mulch beds. Organic materials such as pine needles, shredded pine bark, and pine bark chips should be used as mulch. No artificially colored mulch is allowed.

## Irrigation

All landscaped areas including the strip(s) of land between curb and sidewalk and the paved portion of the public right-of-way and/or service land should be properly irrigated. While the use of an automatic underground irrigation system to facilitate a vibrant landscape is encouraged, other means of irrigation are permitted.

## Maintenance

Long-term growth and maintenance should be considered when developing the landscape design. Landscape materials should present an attractive presence at the time of initial planting and, in order to preserve their health and appearance, all landscape areas shall be properly maintained. Proper maintenance includes watering, mowing, weeding, edging, fertilizing, pruning, insect control, removal and/or replacement of dead or diseased plant materials and maintenance of drainage patterns and facilities.

## Landscape Standards

Landscape standards are to enhance and further define the neighborhood's civic realm. The recommended planting includes both indigenous species, as well as those plants introduced from Europe or Asia that through continued cultivation have come to be associated with the character of central South Carolina.

## **Techniques**

1. Trees to be drawn from regional nurseries or transplanted from on site stock.
2. Existing trees over 6 inches in caliper may not be removed without approval from the Preserve Design Committee. Trees over 24 inches in diameter are to be pruned of dead wood, fertilized, and provisions made to protect the tree prior to the onset of construction per the City of Columbia tree protection ordinance.
3. A delineation of the frontage line is encouraged for all-yard buildings and mandatory along the side yard of side-yard buildings. This delineation may take the form of a hedge by itself or in combination with masonry columns, wood pickets, or wrought iron.

## **Landscape Installation Standards**

To satisfy the minimum landscape installation and completion requirements, a landscape must have met the following criteria:

1. Landscape Design Review submittal and approval must be consistent with The Preserve Code and Community Patterns.
2. Satisfaction of all requirements noted in Design Review.
3. Installation must be consistent with the approved plans, and all required elements must be completed.
4. All areas of property must be landscaped; either, sodded, paved, and mulched with no excessive areas of mulch left unplanted.
5. All areas of adjacent rights-of-way must be landscaped, and if sodded, done with centipede sod.
6. All visible utilities, mechanicals, etc. must be sufficiently screened from view from the public realm.
7. All parked cars, boats, etc. must be sufficiently screened from view from the public realm.
8. Linear landscape elements must be properly installed along required property lines.
9. Living fences must be planted appropriately and completely to provide a continuous hedge.
10. Hardscape elements must be constructed consistent with approved design.
11. Any issues which affect neighboring property must be resolved, i.e. drainage, erosion, encroachment, damage, etc.
12. Drainage swales on curb-less streets should not be impeded by driveways, walks, or landscape features.

Completion of the above is necessary in order to have the landscape/construction deposit refunded and/or for the Guild member to maintain membership in good standing.

## **Recommended Planting List**

In order to allow maximum flexibility in the design, a listing of allowable plants will not be furnished. The selection is up to the home owner and/or their designer. However foreign plants to this region as well as a few plants listed below that tend to be over used will not be allowed.

### **Plants Not Allowed**

Palms and/or Palmetto

Bradford Pear (or any flowering pear)

Redtip Photinia

Examples of foreign plants not allowed would be yucca, cactus, etc.

If a plant planted on your property conflicts with a neighbor's property, it is your responsibility to address and resolve the issue at your cost. If a resolution between property owners can not be reached, the Design Review Committee will resolve the issue with the cost of the resolution by the owner of the property where the plant is planted.