

ASC Landscape Criteria – Updated 2021

LANDSCAPE DESIGN

The Community of English Turn has been planned to utilize the natural elements as much as possible. Oaks, magnolias and other hardwood trees are prolific within the community, and it is the intent of the Architectural Standards Committee to maintain the integrity of this landscape when possible. The architecture and location of the residence should always be a determining factor for good landscape design. The Architectural Standards Committee will be concerned with various relationships of house to site, house to house, views, prevailing breeze, solar orientation, views to and from the golf course and other amenities when making decisions regarding specific plans. To ensure that the beautiful landscape of the community is preserved and enhanced, the Architectural Standards Committee has the authority to approve or disapprove landscape plans for individual residences. For lots that border the golf course the private club has the authority, along with the Architectural Standards Committee, to review and impose requirements for landscape plans. A fundamental element of the design criteria for landscaping is the need for gardens and lawns to harmonize with the native vegetation, terrain and natural beauty of the community. Throughout English Turn many fine, mature, native specimen trees exist. Many are in prominent view from the streets giving them special significance. In order to take a positive step toward the recognition and protection of such trees, the ASC must approve the removal of any tree on any homesite with a trunk diameter of six (6") inches or more. Owners are encouraged to landscape their lots with plant material that is indigenous to the area. Wherever possible, care should be taken to leave untouched, the existing vegetation and natural amenities. No artificial vegetation shall be used. All yard objects such as solar lights, fountains, and statues must receive prior approval except for seasonal decorations. However, all seasonal decorations must be removed at the end of the season, as that period is generally understood by the community.

LANDSCAPE PLAN CRITERIA

All landscape plans submitted to the ASC must be prepared and stamped by a Landscape professional, approved by the ASC. Landscape professional and Landscape installation contractors must submit a resume', a copy of their current license and samples of their work in order to be approved by the ASC prior to performing work at English Turn. The landscaping installation must be completed prior to occupancy or owners will be assessed a \$100 fine per day from the date of occupancy of the home until the landscaping installation is satisfactorily complete. To avoid any unnecessary delay and expense, two (2) copies of the landscape plan should be submitted and approved prior to drywall.

Submittal of landscape plans should include a plant list and the reforestation plan. The plant list must indicate the size, quality and spacing of the proposed planting. Areas to be mulched or planted as a lawn should also be shown. In addition, the location of the house, fencing, pool, spa, pool equipment enclosure, gazebo, patios, walks, drives, turnarounds, awnings, trash enclosure, air conditioning units, utility meters and any other site features should be noted on the site plan. Screening of air conditioners, pool equipment enclosure, garage (if side loaded) and all utility meter service locations should be noted on the plan. Plants utilized for screening must be an evergreen-type shrub with a minimum size of three (3) gallons at installation and should be planted at a maximum of 3' on center. Existing vegetation to remain should be specifically located and labeled. The landscape plan shall accurately describe all proposed planting as to location, type and quality.

REFORESTATION

The preservation of existing trees is very important to English Turn. The ASC understands that clearing and filling, while necessary, will cause a substantial loss of existing trees. To offset this, English Turn requires owners to incorporate new trees in their landscape plans that will help replace the existing trees which require removal. As the new trees mature, they will continue to preserve the wooded character that typifies English Turn.

The number of trees required for each lot shall equal one (1) tree per 2000 square feet of total lot area, minus the footprint of the house. Depending on the lot size, a minimum of three or four (3-4) reforestation quality trees must be incorporated into the landscape plan. Refer to the "Approved Reforestation Tree List" on page 55. Existing approved reforestation trees will offset the total number of reforestation trees required. The ASC will accept two (2) ornamental trees as a substitute for one (1) reforestation tree. Refer to the "Approved Ornamental Tree List" on page 55. Should a property owner choose a tree not on this list, the ASC should be contacted for approval prior to planting. The new specimen tree size shall be a minimum of 2-1/2" in caliper and will be field-measured by the ASC's representative for verification. No deep-rooted trees shall be planted within eleven (11') feet of the street curb. Reasonable efforts should

be made to allocate a proportionate amount of the reforestation to the front and rear yards of the house.

As mentioned above, the reforestation plan should be submitted as part of the overall landscape plan but should be distinguished from the formal landscaping.

TREES, SHRUBS AND GROUND COVERS

100% sod coverage throughout the lot is required for all new construction. Tropical or "air plants" plants such as bromeliads, are not recommended and can only be used as an accent. These types of plants will not qualify for new construction ground cover.

Mulching is required for all planted areas and ten (10') feet from any structure, lawn or plantings. The mulched areas provide a smooth transition to the existing natural vegetation and must be maintained and replenished as needed. Inorganic material used in lieu of mulch is not recommended due to causing damage to the vegetation. However, should an owner choose to use inorganic material in lieu of organic mulch, they accept the risk and will be required to replace any dead vegetation as a result.

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RECOMMENDED LANDSCAPE ALLOWANCE SCHEDULE

The following "Allowance Schedule" should be used as a tool in estimating the appropriate **minimum dollar value** of plant materials, including sod, which should be allowed for when building your home.

LOT SQUARE FOOTAGE	\$ PER SQ. FT.	* ESTIMATED COST FOR LANDSCAPING
10,000	\$1.75	\$17,500
12,500	\$1.75	\$21,875
15,000	\$1.75	\$26,250
17,500	\$1.75	\$30,625
20,000	\$1.75	\$35,000
22,500	\$1.75	\$39,375
25,000	\$1.75	\$43,750
27,500	\$1.75	\$48,125
30,000	\$1.75	\$52,500
32,500	\$1.75	\$56,875
35,000	\$1.75	\$61,250
37,500	\$1.75	\$65,625
Add \$.05 per Sq. Ft. for Golf Course or Corner Lots		
* Does NOT Include any Cost Associated with Irrigation, Sub-Surface Drainage, and Lighting.		
Property owner to provide a copy of the building contract evidencing a sufficient landscape allowance.		

APPROVED REFORESTATION TREE LIST

SPECIES	SUB-SPECIES
CHINESE PISTACHE	
CYPRESS	Bald Cypress
	American
ELM	Drake
GREEN ASH	
MAGNOLIA	Southern Magnolia
MAPLE	Swamp Red Maple
	Live Oak
	Nuttall Oak
	Pin Oak
	Red Oak
OAK	White Oak
	Willow Oak
	Loblolly Pine
PINE	Slash Pine
SWEET GUM	
SYCAMORE	
TULIP POPLAR	

APPROVED ORNAMENTAL TREE LIST

Including but not limited to:

SPECIES	SUB-SPECIES
ITALIAN CYPRESS	
LITTLE GEM MAGNOLIA	
TEDDY BEAR MAGNOLIA	
ALTA	
RED BUD	
CREPE MYRTLE	NATCHEZ
	MUSKOGEE
	TUSCARORA

SPECIES	SUB-SPECIES
HOLLY (TREE FORM)	EAGLESTON
	SAVANNAH
PALMS (FREEZE-HARDY)	SYVESTER
	DATE PALM
	SABLE
	WINDMILL
	MULE
	MEDJOOL