

Landscape Criteria of Phase IV WaterColor



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A Southern Coastal Landscape

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Landscape Criteria of Phase IV WaterColor

Table of Contents

Criteria and Requirements	3
Turtle Ridge (Phase 4A)	3, 4
Summersweet Place (Phase 4B)	4, 5
Cedar Woods (Phase 4C)	5, 6
Right of Way (ROW) Planting	6
ROW Type A Plants	7
ROW Type B Plants	7
ROW Type C Plants	7
Typical Plants	8
Phase IV Diagram - Site Plan – Hedge, Post and Rail	9

Landscape Criteria of Phase IV WaterColor

Landscape Criteria and Requirements, Phase IV

This section supplements and clarifies information found in *Patterns for Place-Making, A Guide for the Creation of WaterColor*. The philosophy and information found in Section D of that text also applies to the Phase IV lots in conjunction with the requirements listed in each neighborhood. Generally, all of the landscape planting inside of the residential lot property lines shall be planted, irrigated and maintained by the Homeowner. The road right-of-way (ROW) plant beds directly in front and to the side of the Lot shall be planted and irrigated by Homeowners and maintained by WaterColor HOA. Homeowners shall irrigate ROW plantings using Techline Netafim drip irrigation and shall have separate irrigation zones for 1) street trees, 2) hedges, 3) ROW groundcovers, and 4) private area landscapes. Their irrigation controllers shall be clearly labeled as to zones.

Turtle Ridge (Phase 4A)

Park Side & Street Property Lines

The standard WaterColor post & rail fence shall be constructed on the street lot lines as shown in the Phase IV diagram. A data sheet depicting post and rail details, specifications, and color is available at the office of the DRB Administrator. Coral Honeysuckle (*Lonicera sempervirens*) is planted at every other post and trained onto the Post and Rail fence on Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21. Carolina Jessamine vine (*Gelsemium sempervirens*) is planted at every other post and trained onto the Post and Rail fence on Lots 7, 8, 9, 10, 22, 23, 24, 25, 26, 27, and 28.

On Lots, 7, 14, 15, 21, 22, and 28, a Yaupon Holly (*Ilex vomitoria* var. 'Pride of Houston' –male plants only) hedge is to be maintained along the side property line facing the street. Hedge to be kept clipped uniformly to a 4' height and shaped to maintain full foliage by the WaterColor HOA.

On Lots 1 through 6, a Yaupon Holly (*Ilex vomitoria* var. 'Pride of Houston' –male plants only) hedge is to be maintained along the front property line facing the street. Hedge to be kept clipped uniformly to a 4' height and shaped to maintain full foliage by the WaterColor HOA.

Lots 7, 8, 9, 10, 22, 23, 24, 25, 26, 27, and 28 face onto the main Park Green at the center of the neighborhood and have a specific front yard planting that contributes to the design of the park. All of these front yards between the front of the house and the park have planting that consists of two rows, running parallel to the park sidewalk, of Dwarf Walter's Viburnum (*Viburnum obovatum* 'Densa', 2'-6" on center). A row of Green Saw Palmetto (*Serenoa repens* var. 'Green' 3' on center) runs behind the viburnums and in front of the house. These plant rows must be maintained in good health and order and unhealthy or dead plants are to be replaced immediately with like kind.

Landscape Criteria of Phase IV WaterColor

Landscape Design within the Property Lines

For additional plantings Homeowners are encouraged to pick plants typical of this area as described by the list in this section. See *A Guide for the Creation of WaterColor*, pages D9 and D10 for additional plant selections.

Summersweet Place (Phase 4B)

Front & Side Street Property Lines

The standard WaterColor post & rail fence shall be constructed on the front and side lot lines as shown in the Phase IV diagram. A data sheet depicting post and rail details, specifications, and color is available at the office of the DRB Administrator. Carolina Jessamine (*Gelsemium sempervirens*) is to be planted at every other post and trained onto the Post and Rail fence.

In the front yard easement of Lots 1, through 12, 23 through 32, 75 through 78, 95 through 98, and the side yard easements of Lots 59 and 74 the Homeowners shall plant and irrigate a Yaupon Holly (*Ilex vomitoria var. Pride of Houston-male plants only*) hedge in the easement against the property line. Hedge plants should be min. 30" min. tall and 18" wide with full foliage when installed, and shall be placed at 30" on center. Hedges to be kept clipped uniformly to a 4' height and shaped to maintain full foliage by the WaterColor HOA.

In the front yard easement of Lots 79 through 94 and the side yard easements of Lots 66 and 67, the Homeowners shall plant and irrigate a Walter's Viburnum hedge (*Viburnum obovatum*). Hedge plants should be min. 30" tall and 18" wide with full foliage when installed and shall be placed at 30" on center. Hedges to be kept clipped uniformly to a 4' height and shaped to maintain full foliage by the WaterColor HOA.

In the side yard easements of Lots 13, 16, 17, 22 and 23, the Homeowners shall plant and irrigate a Dwarf Southern Magnolia (*Magnolia grandiflora var. 'Little Gem'*) hedge. Hedge plants should be 36" tall with full foliage to the ground when installed and placed at 36" on center. Hedge to be kept clipped to a uniform height (min. 5' height) and shaped to maintain thick foliage by the WaterColor HOA.

All lots with Post and Rail fence are to plant Carolina Jessamine vine (*Gelsemium sempervirens* -) at every other post and train on to rails.

Take care not to damage existing trees and roots when installing hedges and post and rail fences.

Landscape Criteria of Phase IV WaterColor

Front & Side ROW Landscaping

Homeowners to install and irrigate one Live Oak (*Quercus virginiana*) in the front Right of Way planting strip (ROW) of Lots 1-58, 75-78, 95-98. Corner lots to install two Live Oaks evenly spaced in the side yard ROW of Lots 1, 32, 59, 74, 78, 79, 94, 95 as well. All Live Oaks to be of specimen street tree quality and have a minimum trunk diameter of 3 1/2" DBH when installed. Trees should be planted in the ROW plant bed 3'-6" from the back of the street curb.

All groundcover plant selections proposed for the front ROW areas of Lots 1 through 12, 33 through 58, 95 through 98, and the side ROW of Lots 1, 32 and 59 shall come from the list of ROW 'Type C' plants included in this section.

All groundcover plant selections proposed for the front ROW areas of Lots 13 through 32, 75 through 78 and the side ROW of Lots 74, 78, 79, 94 and 95 shall come from the list of ROW 'Type B' plants included in this section.

Irrigation of the front and side yard ROW is to be installed and maintained by the Homeowner.

Landscape Design within the Property Lines

For additional plantings Homeowners are encouraged to pick plants typical of this area as described by the list in this section. See *A Guide for the Creation of WaterColor*, pages D9 and D10 for additional plant selections.

Cedar Woods (Phase 4C)

Front & Side Street Property Lines

The standard WaterColor post & rail fence shall be constructed on the front lot lines as shown in the Phase IV diagram. A data sheet depicting post and rail details, specifications, and color is available at the office of the DRB Administrator. Coral Honeysuckle (*Lonicera sempervirens*) is to be planted at every other post and trained onto the Post and Rail fence

In the front yard easement of Lots 26 through 31, 50 through 56 and the side yard easements of Lots 28 and 29 the Homeowners shall plant and irrigate a Wax Myrtle hedge (*Myrica cerifera* —*male plants only*). Hedge plants should be min. 30" tall and 18" wide, full foliage, when installed and placed at min. 30" on center. Hedge to be kept clipped uniformly to a 4' height and shaped to maintain full foliage by the WaterColor HOA.

In the front yard easement of Lots 16 through 21, 37 through 42, the side yard easement of Lots 16, and 21, and half of the side yard easements of lots 18 and 19, the Homeowners shall plant and irrigate a Yaupon Holly hedge (*Ilex vomitoria* var. 'Pride of

Landscape Criteria of Phase IV WaterColor

Houston'– *male plants only*). Hedge plants should be min. 30" tall and 18" wide, full foliage, when installed and placed at 30" on center. Hedge to be kept clipped uniformly to a 4' height and shaped to maintain full foliage by the WaterColor HOA.

On Lots 52, 53, 55 and 56, Homeowners are to plant a Dwarf Southern Magnolia (*Magnolia grandiflora* var. 'Little Gem') in the side yard easement next to the paths to the ponds. Hedge plants should be 36" tall with full foliage to the ground when installed and placed at 36" on center. Hedge to be kept clipped to a uniform height (min. 5' height) and shaped to maintain thick foliage by the WaterColor HOA.

Take care not to damage existing trees and roots when installing hedges and post and rail fences.

Front & Side ROW Landscaping

Homeowners to install and irrigate one Live Oak (*Quercus virginiana*) in the front Right of Way planting strip (ROW). Corner lots 16 and 21 to install two Live Oaks evenly spaced in the side yard ROW as well. All Live Oaks to be of specimen street tree quality and have a minimum trunk diameter of 3 1/2" DBH when installed. Trees should be planted in the ROW plant bed 3'-6" from the back of the street curb.

All groundcover plant selections proposed for the front ROW areas of Lots 16 through 21, 26 through 31, 36 through 42, 50 through 56 and the side ROW of Lots 16, 21 and 56 shall come from the list of ROW 'Type A' plants included in this section.

All plant selections proposed for the rest of the front ROW areas shall come from the list of ROW 'Type B' plants included in this section.

Irrigation of the front and side yard ROW is to be installed and maintained by the Homeowner.

Landscape Design within the Property Lines

For additional plantings Homeowners are encouraged to pick plants typical of this area as described by the list in this section. See *A Guide for the Creation of WaterColor*, pages D9 and D10 for additional plant selections.

Right of Way (ROW) Planting Phase IV

All proposed ROW plants (other than street trees) are to be selected from the following lists. Use the neighborhood planting guidelines to identify the appropriate list for each lot's front and side ROW. It is the responsibility of the Homeowner to maintain the plantings in good health and the ROW in proper condition for automobile safety. All ROW beds to be maintained with 3" thick layer of pine needle mulch.

Landscape Criteria of Phase IV WaterColor

Note on planting design in the ROW. How the Homeowner designs their lot affects the ecology and the 'look' of the community. This is especially true of planting in the ROW as it directly contributes to the composition of the street. Therefore, special care should be taken to follow these recommendations:

The arrangement of the planting in the ROW is to be in distinct masses of plants. Notice that the plants listed below are often planted in groups, not as singular specimens. Tend in your planting scheme to use a few masses of single species in broad strokes rather than numerous singular plants of different species mixed together. This strategy will contribute to creating a cohesive and integrated planting of flowing and intertwined masses along the street. Strive for this effect in your planting and attempt to coordinate your planting with your neighbor's planting scheme in the ROW so that together they form a unified composition. Whether the plantings are in formal rows or more informal or "organic" masses, the groups should be broad and flowing, running parallel to the street. Good luck in helping to create a beautiful and environmentally friendly street!

ROW Type A Plants:

All Type A plantings should have a single row, 30" on center, of Green Saw Palmetto (*Serenoa Repens* var. 'Green') in the ROW along the road edge. The row of the Saw Palmetto should be planted 18" from the back of curb. The proposed plantings in the space between the rows of Saw Palmetto and the sidewalk are to be selected from the following list:

Blue-eyed Grass	Sisyrinchium angustifolium**
Spiderwort	Tradescantia ohiensis**
Walter's Viburnum (Dwarf)	Viburnum obovatum var. "Mrs. Shiller's Delight" or "Densa" *
Wax Myrtle (Dwarf)	Myrica cerifera var. 'Pumila' or equiv.*

* in groups of no less than 5 plants

**in groups of no less than 12 plants

ROW Type B Plants:

All Type B plantings should have a double row, 12" on center, of lavender (natural color) Stoke's Aster (*Stokesia laevis*) in the ROW plant bed along the sidewalk edge. The proposed plantings in the space between the rows of Stoke's Aster and the road curb are to be a random mix of groups of Silk Grass (*Pityopsis graminifolia*), Scrub Mint (*Conradina canescens*) and Purple Love Grass (*Eragrostis spectabilis*). Groups of each species should be no less than 5 plants per group. No individual plants should be planted less than 18" on center.

ROW Type C Plants:

Type C plantings are a random mix of Green Saw Palmetto (*Serenoa repens* var. 'Green'), Scrub Mint (*Conradina canescens*) and Dwarf Walter's Viburnum (*Viburnum*

Landscape Criteria of Phase IV WaterColor

obovatum var. 'Mrs. Shiller's Delight or Densa'). All plants should be no more than 30" to 36" apart. Same species plants can be in groups of up to 3 or 4 plants if desired or plantings can be totally random.

Typical plants of the Coastal Scrub Forest in WaterColor Phase IV

Asimina sp.	PawPaw
Aesculus pavia	Red Buckeye
Aristida beyrichinina	Wire Grass
Callicarpa americana	Beautyberry
Conradina canescens	Conradina (Scrub Mint)
Eragrostis spectabilis	Purple Love Grass
Hypericum reductum	St. John's Wort
Ilex cassine	Dahoon Holly
Ilex glabra	Inkberry Holly
Ilex vomitoria	Yaupon Holly
Illicium floridanum	Florida Anise
Liatris chapmanii	Blazing Star
Lyonia ferruginea	Rusty Lyonia
Lyonia lucida	Smooth Lyonia
Magnolia grandiflora	Southern Magnolia
Magnolia virginiana	Sweetbay Magnolia
Muhlenbergia capillaris	Pink Muhley Grass
Myrica cerifera	Wax Myrtle
Persea borbonia	Red Bay
Pinus elliottii	Slash Pine
Pinus clausa	Sand Pine
Pinus palustris	Longleaf Pine
Pityopsis graminifolia	Silk Grass
Quercus chapmanii	Chapman Oak
Quercus geminata	Sand Live Oak
Quercus incana	Blue Jack Oak
Quercus laevis	Turkey Oak
Quercus myrtifolia	Myrtle Oak
Quercus virginiana	Live Oak
Rhododendron austrinum	Florida Azalea
Rhododendron viscosum	Swamp Azalea
Serenoa repens	Saw Palmetto (green)
Solidago stricta	Slender Goldenrod
Tradescantia ohiensis	Spiderwort
Vaccinium arboreum	Sparkleberry
Viburnum obovatum	Walter's Viburnum
Yucca filamentosa	Yucca

Landscape Criteria of Phase IV WaterColor

