

Waterbridge Single Pass Review – Landscape Guidelines and Designer’s Checklist
July 1, 2018 Edition (One Page) Recorded January 2019

PROVIDE THIS FORM WITH YOUR LANDSCAPE SUBMITTAL

Initial if accepted, N/A for not applicable, X for not accepted and provide comment.

- Plan is required to be submitted with the Construction Drawings, or no later than the Dry-in review.
- A plan for an operable irrigation system or approved water collection and irrigation system is required.
- Landscape selection and arrangement reflects a high degree of planning.
- Plants are varied in size and color with no more than 20% of total being one variety.
- A lot with a back yard adjoining another yard, neither of which is on a preserve, shall provide a minimum of two six foot tall evergreen trees at the lot line, but not planted where the mature tree will extend over the lot line.
- Grass sod is placed on all exposed disturbed areas on the lot.
- Evergreen foundation shrubs, a minimum of 18” tall are placed fully around the foundation, 42” on-center (o.c.)
- A second layer of 8” tall min. evergreen shrubs are placed on front and street facing sides, between shrubs.
- More extensive planting is required on a corner lot. Evergreen trees should be considered at corners.
- No simple ringing the home with plants with no consideration for design and aesthetics is permitted.
- Three medium-growing hardwood shade trees (two in phase three) are planted on the lot of at least 2.5" caliper (8-10' overall height), two placed in the front yard. Healthy hardwood trees that remain may be credited. The three required trees are of different species. Two 10' tall palms may replace one hardwood. Ensure canopy of mature trees does not extend across the lot line.
- HVAC equipment is screened with taller evergreen shrubs or trees that will fully conceal the equipment within a two-year period. Minimum initial planting height matches the equipment height.
- There are no large areas of mulch without shrub plantings at least 4 feet on center.
(12” deep Mulch beds are needed to retain moisture, limit weeds and for a neat well kept appearance).
- Outside play or sports equipment are screened from neighbors view and outside protected field of view.
- Planting of fruit and vegetable plants and trees in and around the landscape and in areas of the yard are encouraged and may be substituted for required evergreen shrubs and hardwoods in rear of the home.
- Pine straw is not used around a foundation or fire sources due to its potential for sustaining fire
- Landscaping as approved by the ARC is installed prior to home occupancy, unless occupancy prior to landscaping completion has been approved by the ARC for a good cause. If an exception is granted, then occupancy is no earlier than 30 days from landscaping completion.
- Homes within 30 feet of a wetlands/preserve area may clear scrub brush within the wetlands for a distance of 30 feet from the home. No disturbance of trees larger than 2” caliper. Also, no planting of grass in these areas.
- No work is started on the landscape work until the plan has been approved by the Waterbridge ARC.
- At the edge of the wetlands, an approved metal sign stating “Protected Natural Area” must be installed.
- Provide taller evergreen shrubs on the side of the propane tank to screen it from neighbor’s views.
- Homes on lake or common area does not have landscape shrubs or trees blocking 125 degree field of view of adjacent (or future) home to the lake or common area. Future home is projected with the same rear plane as your design where your home is centered left and right on your lot.

The landscape plan must be provided as a scaled drawing with the home, accessory buildings, decks or patios shown. Plants are required to be shown at their mature scale. A schedule of all vegetation to be added showing size and spacing must be provided on the same drawing.

Provide the name of the landscape contractor, their Horry County License number and their insurance endorsements if they are not under the supervisory control of the General Contractor. Provide in comments area below.

Comments: _____

