

## **Carter Plantation ARB Specific Landscape Requirements**

The Carter Plantation Community has been planned utilizing natural elements as much as possible. Various pines, hardwoods and oak trees are abundant within the Carter Plantation Community, and it is the intent of the ARB to maintain this landscape integrity. The determining factor of good landscape design should always be the architecture and location of the Dwelling. The ARB will take into account various site relationships, the Golf Course and other amenities in making decisions regarding specific landscape plans. To ensure that the overall beauty of the Carter Plantation Community is preserved and enhanced, the ARB has the authority to approve or disapprove landscape plans for Lots. For Lots that border the Golf Course, the Golf Course Owner has the authority along with the ARB to approve landscape and hardscape plans.

### **Landscape Submittal to the Carter Plantation Architectural Review Board:**

Two (2) sets of landscape plans and details, along with specifications showing the name and placement of plant material, as well as quantity and size shall be submitted to the Carter Plantation Architectural Review Board (ARB) for approval. Bed preparation specifications must be submitted with landscape plans for ARB approval. It is recommended that landscape plans be submitted with home construction drawings. However, if landscape plans are submitted at a later date, they must be submitted and approved by the ARB prior to driveway, pavement or flat work construction. All landscape plans submitted for approval must follow **Louisiana Nursery Specifications and Standards** and must be from a Licensed Landscape Architect or Licensed Landscape Contractor. All plans must show either a Landscape Architect's signed seal or a current Landscape Contractor's license number issued by the Louisiana Horticulture Commission. Landscape lighting plans (if applicable) shall be submitted to the ARB for approval along with landscape plans. Irrigation systems, although not required, are strongly encouraged. Garden ornamentation (i.e., fountains, statuary, lawn art, etc.) shall also be submitted to the ARB for approval along with landscape plans. The entire front yard of the residence must be landscaped within thirty (30) days after occupancy by the Lot Owner. Within ninety (90) days after occupancy of the residence, the remainder of the landscape planting must be completed; provided, however, if a Lot Owners is in the planning stage of rear yard additions such as pools, pavilions, patios, etc., the ARB may extend the 90 day requirement.

The landscape plan submittal shall include the following:

1. Scale of drawing of 1"=10' (minimum)
2. Show all information from a surveyor's plat including the existing/proposed footprint of home or any out buildings along with the finish floor elevations
3. Show all existing/proposed hardscapes, i.e. driveway, mailbox, walks, patios, fencing, decks, retaining walls, pools, fountains, garden ornamentation, detached structures, etc. with point elevations and heights.
4. Show and label the type and size of all existing trees to remain
5. Show existing/proposed drainage swales along lot lines and all proposed subsurface drainage (indicate slopes and direction of flow). The landscape plan is the final drainage plan for the Lot and will be reviewed for all requirements related to individual lot drainage.
6. Show variety, size, number and location of all plant material (this must be clearly labeled on the plan)
7. Label areas to be sodded
8. Provide a Plant Material List including:
  - a. Quantity
  - b. Botanical name
  - c. Common name
  - d. Size
9. Provide bed preparation specifications
10. Provide screening details.

## Minimum Landscape Design Standards:

Specific landscape requirements for each Lot shall be determined by using the following minimum landscape requirements:

1. **Tree Planting Requirements for Lots 14,000 square feet and smaller:** The Lot Owner shall plant a minimum of one (1) tree per two thousand (2,000) square feet of the land area of the Lot, meaning that on a Lot of 13,750 square feet of land area, seven (7) trees would be required. In calculating the required number trees, if the number is .50 or above, round up to the next whole number; if the number is .50 or below, round down.

Example:

Lot Land Area:	13,750 square feet
Divide by 2,000 equals the minimum	2,000 square feet
Number the rounded to	6.88
Number of Trees Required	7

The Lot Owner shall be required to plant trees of not less than 2 ½ inch caliper (the nursery standard for calibrating the correct caliper of a tree is to measure the diameter 12" above the ground) and not less than twelve (12') feet in height. Ornamental, multiple trunk, fruiting and flowering trees are encouraged; however if multi-trunk trees are used as a required tree, at least one cane or trunk shall be a minimum of 1 ½ inch caliper, the tree must have, at minimum, 3 canes or trunks and the tree must, at minimum, be 10' to 12' tall. Only one half (1/2) of the total number of trees required may be ornamental, multiple trunk, fruiting and/or small flowering trees. Fifty (50%) percent of the required trees must be planted in the front yard with the remaining fifty (50%) percent planted in the side and rear yards. If the required number of trees is an odd number, the greater number must be planted in the front yard. Please note that Corner Lots are considered to have two (2) front yards; therefore, two-thirds (2/3) of the required plant materials (trees, shrubs and sod) are to be planted in these front yard areas. The remaining third (1/3) shall be planted in the rear yard.

2. **Tree Planting Requirement for Lots 14,000-20,000 square feet:** The Lot Owner shall plant a minimum of one (1) tree per two thousand-five hundred (2,500) square feet of the land area of the Lot (See Paragraph 1 above for other details).
3. **Tree Planting Requirement for Lots 20,000 square feet and larger:** The Lot Owner shall plant a minimum of one (1) tree per three thousand (3,000) square feet of the land area of the Lot (See Paragraph 1 above for other details).
4. **Removal of or Credit for Existing Trees:** Throughout Carter Plantation, many mature native and 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 ARB requires approval to remove any tree on a Lot with a trunk diameter of six inches (6") or greater measured at four feet (4') above natural grade and more than ten feet (10') from any Structure or paving.

The number of required new trees may vary depending upon the number of existing trees preserved, as credit will be given for preserving existing trees. For each existing tree preserved between six (6") inches and eighteen (18") inches in caliper (measured four (4') feet above existing ground), the Lot Owner will be given credit for one (1) new tree. For each existing tree greater than (18") inches in caliper, the Lot Owner will be given credit for two (2) new trees. The location of the existing tree will be credit to the new tree location (example: a tree existing in the front yard credits a new tree required in the front yard).

5. **Shrub Requirements:** The Lot Owner must plant a minimum of one hundred (100 shrubs, (3) gallons in size, planted at a maximum of thirty-six (36") inches on center, within prepared landscape bed area(s). Fifty (50%) of the required shrubs are to be planted within landscape bed area(s) in the front yard and the remaining fifty (50%) percent of the required shrubs are to be planted within landscape bed area(s) in the side

and/or rear yards. Sizes of plant material will be based on criteria established in the “American Standard for Nursery Stock,” by the American Association of Nurseryman, Inc., latest edition. Based on a landscape bed area of eight hundred (800’) feet with one hundred (100) three (3) gallon shrubs spaced thirty-six (36”) on center, the following chart illustrates acceptable equivalent choices:

One (1) 7 Gallon Shrub =	Three (3) 3 Gallon Shrubs
One (1) 5 Gallon Shrub =	One & One-Half (1 ½) 3 Gallon Shrubs
One (1) 3 Gallon Shrub =	One (1) 3 Gallon Shrub
Two (2) 1 Gallon Shrubs =	One (1) 3 Gallon Shrub
Three & One-Half (3 ½) 6” Pot Shrubs =	One (1) 3 Gallon Shrub
Nine (9) 4” Pot Shrubs =	One (1) 3 Gallon Shrub

6. **Edging & Mulching:** The use of pre-fabricated bed edging materials (such as concrete and plastic edging ) is prohibited. Suggested treatments include maintenance trenches, brick pavers that match the house or steel edging. No rock or artificially colored mulch shall be used on any landscape bed area. Only natural mulch, such as pine straw or pine or cypress bark is required for all planted areas. The mulched areas provide a smooth transition to the existing natural vegetation.
7. **Sod:** All front yards and both front and side street yards of Corner Lots, from the home to the street curb must be one hundred percent (100%) solid sodded with Centipede, St. Augustine, Zoysia, Hybrid Bermuda or equal grass approved in advance in writing by the ARB within thirty (30) days of occupancy. Common Bermuda grass shall not be used. Rear and side yards must be sodded, sprigged, hydro mulched or seeded to attain full lawn coverage within one growing season must be completed within thirty (30) days of occupancy, but not more than ninety (90) days after occupancy.
8. **Irrigation:** Irrigation systems, although not required, are strongly encouraged. Irrigation helps to maintain a quality landscape throughout the year, especially in times of drought.
9. **Screening:** Exterior equipment, such as air conditioning compressors, gas or electrical meters, utility boxes and pool equipment shall be visually screened from the street, golf course, lakes, and common areas by appropriate fencing, screening or landscaping. Details of screening or fencing material shall be submitted for approval. If plant material is used fo screening, plants shall be evergreen in nature and the size of plants shall be at least as tall as the units being screened, or shall have a minimum height of four (4’) feet when installed (whichever is greater).
10. **Out Buildings:** Any arbors, gazebos, pigeonniers or pavilions shown on the landscape plans submitted to the ARB shall show the location of the structure, details, and the architectural relationship to the design of the house and the overall site plan. Location of such structures shall follow setback and easement requirements set forth in the Declaration of Protective Covenants and Restrictions and the Architectural Criteria and Design Guidelines Manual for Carter Plantation Community.
11. **Landscape Refuse collection:** All landscape maintenance debris, such as limbs, bags of leaves, grass clippings, etc., shall be hauled off site by the person performing the work of the Lot Owner. No refuse will be allowed to accumulate along streets in front of individual properties. A refuse collection area will be designated in a remote area of the development for the convenience of the Lot Owner.
12. **Deposits:** Landscape and damage deposits will be held until all phases of the landscaping is completed. Builders of speculative homes must have the front yard of the home landscaped by substantial completion of the home. For all homes planning swimming pools, patios, pavilions, etc., by prior written approval of the ARB, all remaining landscape planting must be completed within one (1) year of occupancy. If the Lot Owner defaults in installing this landscape requirement, then the ARB may retain any deposit of the Lot Owner and/or cause the work to be performed and be paid a reasonable charge for such services by the Lot Owner immediately upon the request therefore. If the Lot Owner fails to pay said charge, then the ARB shall have the right to file a lien or privilege pursuant to LSA-R.S. 1145 and the Lot Owner shall be responsible for paying the same and any costs and attorney’s fees for collection thereof or associated therewith.

Recommended Plant Material List:

The recommended Plant Materials List below contains suggested plant materials recommended for your Lot. These plants have been selected to complement and best represent the early Louisiana style of design. These plants have been used throughout the Carter Plantation Community for street trees, open space areas, The Pavilion and the entry. It is desired that Lot Owners continue with this type of planting to add to the prevailing mood of the Carter Plantation Community. Other trees, shrubs and ground covers may be used with the approval of the ARB.

Trees - Botanical Name

Common Name

Shade Trees:

Quercus virginiana	Live Oak
Magnolia grandiflora	Southern Magnolia
Liriodendron tulipifera	Tulip Tree
Quercus falcata	Red Oak
Quercus michauxii	Cow Oak
Acer rubrum "drummondii"	Swamp Red Maple
Taxodium distichum	Cypress
Salix fargesii	Willow Oak
Platanus occidentalis	Sycamore
	Ginkgo
	Drake Elm

Trees – Botanical name

Common Name

Ornamental or Flowering Trees:

Cornus florida	Dogwood
Magnolia	Oriental Magnolia
Malus angustifolia	Crab Apple
Pyrus Calleryana "Bradford"	Bradford Flowering Pear
Prunus caroliniana	Cherry Laurel
Ilex opaca	American Holly

Shrubs - Botanical Name

Common Name

Azalea indica	Azalea
Azalea obtusum	Dwarf Azalea
Camellia japonica	Camellia
Camellia Sasanqua	SasanquaCamellia
Spiraea contomensis	Reeve's Spirea
Myrica ceifera	Wax Myrtle
Ligustrum japonicum	Wax Leaf Photinia
Gardenia jasminoides	Gardenia
Phoninia Glabra	Red Leaf Photinia
Pittosporam Tobira	Pittosporum
Vitex Anaus - catus	Vitex
Osmanthus Fragrans	Sweet Olive
Michelia Figo	Banana Shrub
Feijoa Sellowiana	Pineapple Guava
Philadelphua hus coronaries	Mock Orange
Azalea Canescens	Wild Azalea
Lagerstroemia indica	Crepe Myrtle

Ground Cover - Botanical Name

Liriope Muscari  
Trachelosperum Asiaticum  
Ophiopogon japonicus  
Hedera Helix  
Hedera Camariensis  
Vinca Major  
Aspidistra Elatior  
Dryopteris spp.  
Hemerocallis fulva

Common Name

Liriope  
Asian Jasmine  
Monkey Grass  
English Ivy  
Algerian Ivy  
Vinca  
Aspidistra  
Wood Fern  
Daylily

Vines - Botanical Name

Gelsemium sempervirens  
Rosa Banksiae  
Ficus pumila  
Trachelospermum Jasminoides  
Wisteria sinensis

Common Name

Carolina Yellow Jasmine  
Lady Banksia Rose  
Fig Vine  
Confederate Jasmine  
Wisteria