

LANDSCAPING QUICK TIPS

This document is designed to be a visual guide only and does not replace the developer's guidelines. All plant material must be healthy, out of dormancy, and meet the developer’s minimum size and design requirements at the time of inspection.

Content covered in this Quick Tips guide:

- Trees
- Shrubs & Shrub Bed
- Sod
- Examples of past Developer Approvals
- Examples of past Developer Failures

TREES

→ **Deciduous Tree** refers to any tree that drops its leaves in the fall and produces new leaves in the spring.



→ **Deciduous Trees** are measured based on trunk width with a special tool called a caliper approximately 6” from the ground. Remove protective plastic and make clearing at base prior to inspection.



→ **Coniferous Trees**, often called evergreens, have needles and reproduce through cones. Examples are Fir, Larch, Pine, and Spruce.



→ **Coniferous Trees** are measured by height.

→ **Note: Most developers classify Juniper and Cedar as shrubs rather than trees.** Check the developer’s guidelines for confirmation before considering Cedar or Juniper as a main frontage tree.



SHRUBS

→ **Deciduous Shrub** refers to a woody plant that loses its leaves annually in the fall and produces new leaves in the spring. **Deciduous shrubs** are measured by height from the ground to the top of their tallest branch.



→ **Coniferous Shrub** is a small, bushy plant that stays green all year, has needle-shaped or scaly leaves, and grows seeds in cones instead of flowers. **Coniferous shrubs** are measured by the spread width between the two furthest branches.



→ **Shrub Bed**, also known as a garden border, is a designated edged area in a landscaping design where multiple shrubs and/or trees are planted together. **Shrub Beds** are edged using vinyl, brick, wood or stone and are topped with mulch or landscaping rock.



SOD

→ **Sod** is a pre-grown section of grass and soil that is held together by the root system or a thin layer of biodegradable material. It is sold in rolls and easy to transport, making it the most commonly used material in landscaping projects.



→ **Grass Seed** consists of mixtures of different grass species and is typically used to renovate lawns and other green spaces. Due to the time required to germinate, establish and grow before a healthy lawn is achieved, **seed is not an accepted alternative for sod**. Refer to the community-specific guidelines for confirmation.



→ **Artificial Turf** is a man-made surface constructed from synthetic fibers designed to mimic the look and feel of natural grass. It is commonly used in landscapes for its durability, low maintenance, and year-round green appearance. **Artificial turf may not be an accepted replacement for sod**. Refer to the community-specific guidelines for confirmation and installation requirements.



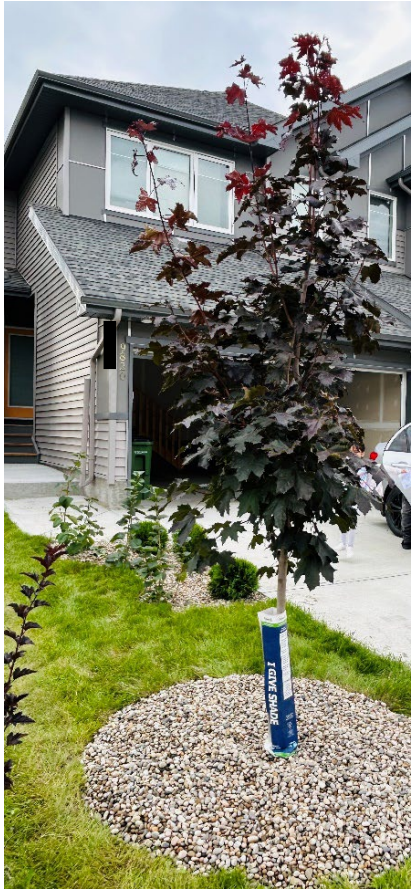
→ **Xeriscape Low Maintenance Landscaping** is designed to reduce or eliminate the need for supplemental water through drought-tolerant plant selection and efficient water management techniques. This approach may require a pre-approved plan from the Developer. Refer to community-specific guidelines for more information.



EXAMPLES OF PAST DEVELOPER APPROVALS



- ✓ All plant material out of dormancy, leafing and healthy.
- ✓ Landscaping installed in the front yard.
- ✓ Sod in satisfactory condition.
- ✓ Deciduous tree meets minimum caliper size.
- ✓ Minimum number of shrubs installed as per community guidelines.
 - This developer required a combination of 3 coniferous shrubs and 3 deciduous shrubs in order to comply.
- ✓ Shrubs meet minimum size requirement.
- ✓ Tree and shrubs planted in a prepared shrub bed, edged with black vinyl material and topped with landscaping rock of accepted color.



- ✓ Sod to rock ratio accepted as a standard landscaping design.
- ✓ No changes made to exterior of home that deviate from original approved architectural design such as changing door color, etc.
- ✓ Permanent address installed

EXAMPLES OF PAST DEVELOPER FAILURES

	<ul style="list-style-type: none">✖ Large area of bare landscaping rock not accepted. Installation of additional plant materials such as perennials, ornamental grasses or shrubs necessary.
	<ul style="list-style-type: none">✖ Plant material not placed in a prepared shrub bed defined by landscape edger or topped with mulch or rock.✖ Exposed soil around base of tree not permitted. Additional plant material around base of tree required to provide adequate coverage of mulch or rock material.
	<ul style="list-style-type: none">✖ Clover lawn installed; not an accepted replacement to sod.
	<ul style="list-style-type: none">✖ Xeriscape low maintenance landscaping design with very little sense of green. Additional shrubbery required.



✖ Tree undersized in caliper.



✖ Shrubs undersized and in poor health due to wildlife damage.



✖ Both trees dead.



✖ Sod in very poor condition.