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*DEVELOPER*

NEWLAND COMMUNITIES

*LANDSCAPE ARCHITECTS*

BOOTH DESIGN GROUP

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### **SECTION 1**

#### **1.1 LANDSCAPE INTENT**

Newland Communities in association with Bexley CDD considers landscaping to be a critical design element to the community and to the individual homes within the community and urge you to consider “Florida Friendly Landscaping” and its many benefits to our community. Florida Friendly Landscaping utilizes several common sense elements of our environment and the advice of numerous experts to create a sensible plan for every yard. The FFL program provides all the necessary elements to create a well planned and ecologically sensitive landscape. We hope FFL encourages families to enjoy all the joy and beauty of Florida’s landscape. Florida Friendly Landscaping: <http://www.floridayards.org/>

Landscape design should be integrated into the design of the home, from its inception. The use of native and naturalized landscape material is strongly encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a controlled palette of plant types in order to build unity and cohesiveness in the design. The landscape development shall be compatible with the natural environment that surrounds Bexley. Selection of plant material should evoke this type of atmosphere, with the causal ambiance of the Florida landscape. All landscaping, including sod and groundcovers, shall be installed prior to the issuance of a certificate of occupancy of any house within Bexley. Homeowners shall be responsible for the maintenance of their individual landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance at all times.

## 1.2 REVIEW REQUIREMENTS

Landscape plans submitted shall not be at a smaller scale than 1" = 20'-0". All trees, shrubs, screen material, berms, paving patterns, groundcover areas and any other elements necessary to convey the design intent shall be shown. Plans submitted for review shall have botanical and common names, height, caliper, spread and quantities of all plant material. Plan distances, in the case of hedge material and groundcovers, and spot elevations where earth work is part of the design intent, will also be required. All landscaping will meet the requirements of Pasco County landscape ordinances. Nothing herein shall be construed to reduce the requirements of the county. Additional landscaping may be necessary to meet the guidelines detailed below. All landscape previously reviewed and approved by the Architectural Review Committee (ARC) must be in place before occupancy of the house has taken place.

## 1.3 PLANTING YARDS

Each lot in Bexley is made up of four (4) planting yards in respect to landscape requirements. These yards are: the Right-of-Way Yard, the Front Yard, the Side Yard and the Back Yard (See exhibit 1A). Each yard requirement is individually defined as:

**Right-of-Way Yard:** The right-of-way yard goes from the edge of pavement to the front property line and runs the full width of the lot. On Corner Lots this yard also extends the full length of the street Side Yard.

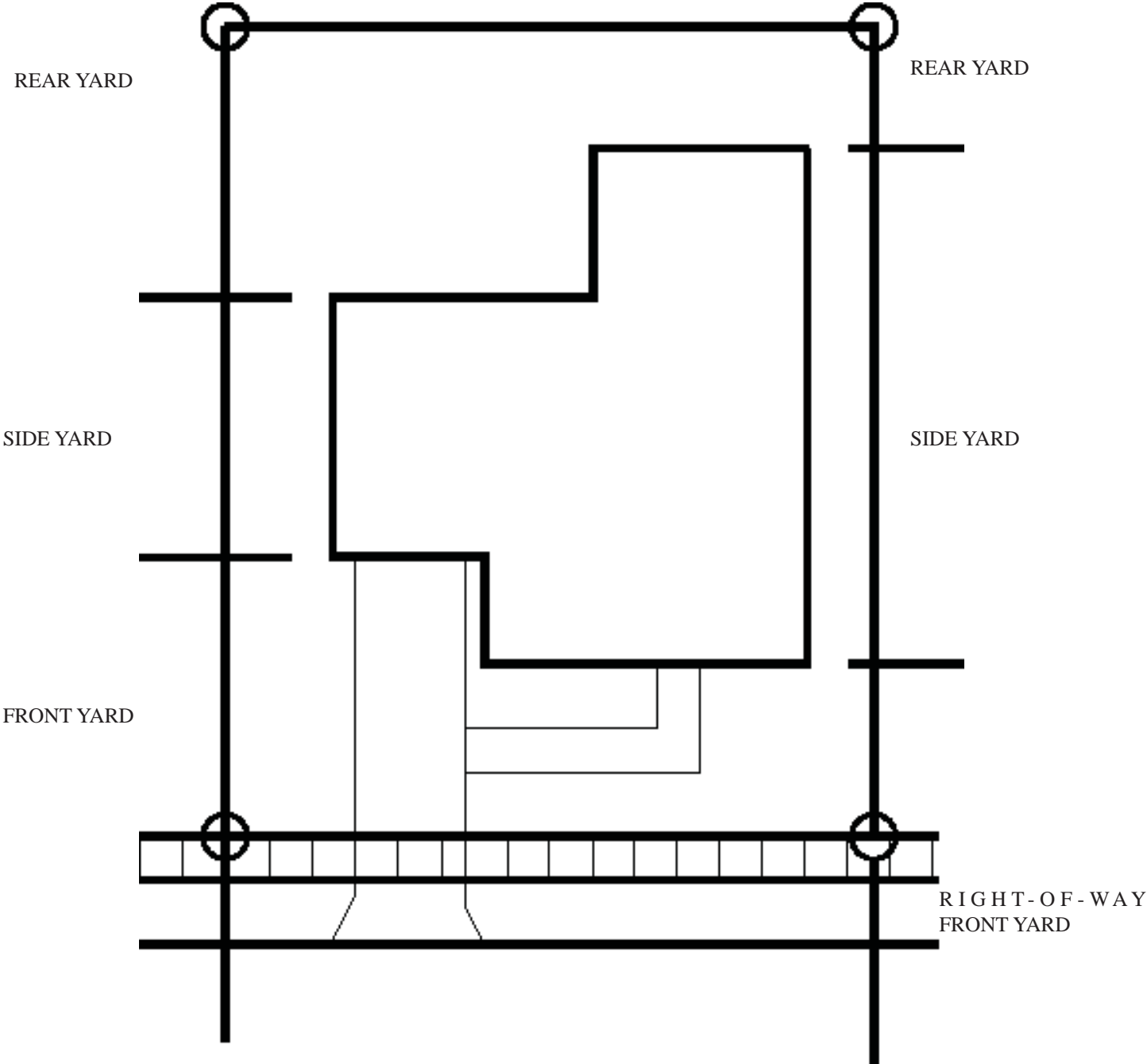
**Front Yard:** The front yard is the area included between the front property line and the front plane of the house. Corner lots shall be treated as having two (2) front yards. The minimum requirement for a Front Yard is one (1) canopy tree and two (2) accent trees. Accent trees may be substituted by a cluster of (3) accent Palms for each accent tree (Note: On interior lot locations smaller than 45' in width only 2 front yard accent trees will be required as per the ARC). Corner lots shall have the additional requirements of installing one (1) additional shade tree or one (1) additional accent tree or an additional cluster of three (3) accent palms on the side fronting the other right-of-way. Shrubs and groundcovers will take approximately 25% of the Front Yard.

**Side Yard:** The side yard is the area comprised by the side walls of the house and the side property lines and from the front plane of the house to the rear walls. 3 gal. shrubs may be used to effectively screen outdoor machinery. The number of shrubs will depend on factors such as the length of the side wall, visibility, and the review and approval of the ARC.

**Back Yard:** The back yard is the area comprised by the rear property line of a lot and the rear walls of the house in it. (2) Accent trees as per Exhibit 2G are required at rear yard locations. Accent trees may be substituted by a cluster of three (3) palms of staggering heights. When back yards include a pool deck, shrubs and groundcover will take approximately 15% of the back yard. When a pool deck is not included, the requirement is approximately 20%.

All of the above requirements of the different yards representing a minimum are in addition to the plant material that may be included inside screened enclosures, courtyards, atrium's or behind garden walls.

**EXHIBIT 1A: PLANTING YARD DIAGRAM**



## **SECTION 2**

### **2.1 PLANTING MATERIAL**

Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and be equal to or exceed the measurements specified. Plants shall be measured with branches in the normal position. Requirements for measurements, branching, grading, quality, balling and burlapping of plants should generally follow the code of standards currently recommended by the American Standards for Nursery Stock. Plant materials shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Plants, State Plant Board of Florida. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. Please see Exhibit 5G for a list of plant material that is prohibited at Bexley. At a minimum, plant material shall meet the following size requirements at the time of planting: See Exhibit 2A.

At the front elevation and at the street side elevation of corner lots, shrubs shall be planted in beds of curvilinear shape. The amount of shrubbery will depend on the size of the house, the area of the Front Yard and the review and approval of the ARC; however at no instance shall any portion of the exterior wall be left without shrubbery. The shrubbery shall always be bordered by a groundcover and the planting bed of all landscape material shall include 3” of mini pine bark nuggets, or any other type of “enviromulch” approved by the ARC.

#### **EXHIBIT 2A: MINIMUM PLANT REQUIREMENTS**

<b>Shade/ Street Trees</b>	14' Height 6'-8' Spread Minimum 5' Single Clear Trunk Minimum 30 Gallon Containers, 2" Cal. Min.
<b>Accent Trees</b>	8'-10' Height 4' Spread Minimum 15 Gallon Container,
<b>Accent Plants</b>	4' Height Full in Container depending on Species
<b>Palms</b>	12' Height Measured from Base to Bud
<b>Shrubs</b>	3 Gallon Containers 16" Height depending on Species Full in Container depending on Species
<b>Groundcovers</b>	1 Gallon Containers 12" minimum Height depending on Species

## 2.2 PLANTING RESTRICTIONS

Please see exhibit 2D for a list of plant material that is prohibited in Bexley. You can also review the Florida Exotic Pest Plant Council invasive plant list at <http://www.fleppc.org>.

Easements & Rights-of-Way: The developer and the home builder are the only entities authorized to plant trees in the area bordered by the edge of the public sidewalk and the curb of the roadway as well as in any platted easements. Homeowners maintain the sod in these areas and may replace the sod should the need arise; however, no other type of planting can be done by the homeowner in these areas.

Vision Lines: Improvements such as fences, walls, hedges, shrubs or tree plantings are not allowed if they create a traffic or sight problem at intersections for Corner Lots or at the intersection of streets and driveways. Refer to Pasco County codes for visibility requirements.

Artificial Planting: No artificial planting may be attached to the exterior of a house or located within the planting Yards.

Fruit trees: Planting of fruit trees is prohibited in Bexley. However, they may be kept potted in the porch areas. Please see Exhibit (5E) for a list of plant material that is prohibited in Bexley.

## 2.3 IRRIGATION

The purpose of these guidelines is to promote water efficient landscape and irrigation design, installation, and management while ensuring that the aesthetic, functional, energy and environmental benefits of landscaping are achieved. The following factors must be achieved in the design of landscape and irrigation systems in Bexley:

- A maximum of 50% green space may be planted with St. Augustine, Floratam or Empire Zoysia configured with a permanent irrigation system. Turf Grass (Bahia) planted in excess of this limitation shall not have a permanent irrigation system. Low volume irrigation shall not be used on turf grass.
- Fifty (50) percent of on-site green space shall be allowed to utilize conventional irrigation techniques other than low volume irrigation, i.e. sprays and rotors. Spacing of irrigation heads shall not exceed 50% of coverage diameter and shall utilize either square or triangle spacing techniques.
- Spray heads and rotor heads shall not be combined on the same control valve circuit.
- Low flow irrigation shall be isolated on its own control valve circuit.
- Spray and rotor heads shall have matching precipitation rates within each irrigation zone.
- All irrigation systems shall be designed to avoid overspray, runoff, low head drainage or other similar conditions where water flows onto or over adjacent property, non irrigated areas, walks, roadways or structures.
- Automatic control systems shall be equipped with an operable rain sensor device and installed as per manufacturer recommendations
- All irrigation to have an operable irrigation controller. No battery operated valves will be allowed.

The irrigation system shall be maintained and managed to ensure water effectiveness and prevent inefficient practices. Items should include, but are not limited to, resetting the controller for seasonal changes, cleaning filters, testing rain sensor for proper operation, adjusting and maintaining head heights for proper coverage distribution and replacing or repairing damaged or worn out irrigation equipment. Irrigation systems shall be in accordance with Pasco County's codes and regulations.

## 2.4 PLANT SELECTION

The following criteria should be considered when selecting plants for use within Bexley.

Native species and evergreens are preferable and relatively resistant to insects and disease. Cold hardiness of the material, adaptability to existing soil conditions, durability and Florida-friendly design should be considered. The selection of plant material for development with the project should be given careful consideration. Attention should be give to year round appearance, maintenance requirements, water requirements, and cold and drought resistance. A list of generally acceptable plants is herein provided. This list is not intended to be complete and is to be used as a guideline only. Those listed may be considered to have reasonable maintenance requirements. Native plants are to be included with other ornamental planting. Plant material has many variables, therefore it is necessary that all plants be reviewed and approved by ARC to ensure that satisfactory plants have been selected for each location. A list of plants for all selections of trees and shrubs is hereby suggested. Some of these listed in the following exhibits reflect the preference from the part of the Master Developer. Particular attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation.

<b>EXHIBIT 2B CANOPY TREES</b>	
<b>ACER RUBRUM 'FLORIDA FLAME'</b>	<b>FLORIDA FLAME RED MAPLE</b>
<b>FRAVINUS PENNSYLVANICA</b>	<b>GREEN ASH</b>
<b>LIQUIDAMBAR STYRACIFLUA</b>	<b>SWEET GUM</b>
<b>MAGNOLIA GRANDIFLORA</b>	<b>SOUTHERN MAGNOLIA</b>
<b>PINUS CLAUSA</b>	<b>SAND PINE</b>
<b>PINUS ELLIOTTI VAR. DENSA</b>	<b>SLASH PINE</b>
<b>PINUS PALUSTRIS</b>	<b>LONG LEAF PINE</b>
<b>PLANANUS OCCIDENTALIS</b>	<b>SYCAMORE</b>
<b>SALIX BABYLONICA</b>	<b>WEEPING WILLOW</b>
<b>TAXODIUM ASSENDENS</b>	<b>POND CYPRESS</b>
<b>TAXODIUM DISTICHUM</b>	<b>BALD CYPRESS</b>
<b>QUERCUS VIRGINIANA</b>	<b>LIVE OAK</b>
<b>QUERCUS SHUMARDII</b>	<b>SHUMARD OAK</b>
<b>UMLUS AMERICANA</b>	<b>FLORIDA ELM</b>
<b>BETULA NIGRA</b>	<b>DURAHEAT RIVER BIRCH</b>
<b>ULMUS ALATA</b>	<b>WINGED ELM</b>



**EXHIBIT 2D: PALM TREES**

BISMARCKIA NOBILIS	BISMARCK PALM
BUTIA CAPITATA	PINDO PALM
CHAMAEROPS HUMILIS	EUROPEAN FAN PALM
CYCAS REVOLUTA	KING SAGO
PHOENIX ROBELLINI*	PYGMY DATE PALM
PHOENIX RECLINATA*	SENEGAL DATE PALM
SABAL PALMETTO	CABBAGE PALM
TRACHYCARPUS FORTUNEI	WINDMILL PALM

**EXHIBIT 2C: MINOR (ACCENT) TREES**

BAUHINIA BLAKEANA	HONG KONG ORCHID
CERCIS CANADENSIS	REDBUD
CORNUS FLORIDA	FLORIDA DOGWOOD
CALLISTEMON RIGIDUS	ERECT BOTTLE BRUSH
CALLISTEMON VIMINALIS	WEeping BOTTLE BRUSH
ERIOBOTRYA JAPONICA	LOQUAT
ILEX OPACA	AMERICAN HOLLY
ILEX CASSINE	DAHOON HOLLY
ILEX NELLIE R STEVENS	NELLIE R STEVENS HOLLY
LAGERSTROMIA INDICA	GRAPE MYRTLE 'VARIOUS VARIETIES'
LAGERSTROEMIA SPECIOSA	QUEENS GRAPE MYRTLE
LIGUSTRUM JAPONICUM	LIGUSTRUM
MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
MYRICA CERFIERA	WAX MYRTLE
RHAPHIOLEPIS MAJESTIC BEAUTY PP3349	INDIAN HAWTHORN STANDARD
PERSEA PALUSTRIS	RED BAY
PARKINSONIA ACULEATA	JERUSALEM THORN

**EXHIBIT 2J: SHRUBS**

AGAPANTHUS AFRICANUS	AGAPANTHUS
ARISTIDA STRICTA	WIREGRASS
ASPIDISTRA ELATIOR	CAST IRON PLANT
BUXUS MICROPHYLLA	JAPANESE BOXWOOD
CALLICARPA AMERICANA	BEAUTY BERRY
ELAEAGNUS PUNGENS	SILVERTHORN
FEIJOA SELLOWIANA	PINEAPPLE GUAVA
GALPHIMIA GLAUCA	THRYALLIS
HAMELIA PATENS	FIREBUSH
HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH
HYMENOCELLIS LATIFOLIA	SPIDER LILY
ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY
ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY
ILEX GALABRA	GALLBERRY
IXORA	IXORA 'VARIOUS VARIETIES'
JASMINE VOLUBILE	WAX JASMINE
ILICUM PARVIFLORA	YELLOW ANISE
LEUCOPHYLLUM FRUTECENS	TEXAS SAGE
LOROPELATUM CHINESE RUBRUM 'RUBY'	DWARF RUBY LOROPELATUM
MICROSORUM SCOLOPENDRIUM	WART FERN
MUHLENBERGIA CAPILARIS	MUHLY GRASS
MYRCIANTHES FRAGRANS	SIMPSON STOPPER
PASPALUM QUADRIFARIUM	EVERGREEN PASPALUM
PLUMBAGO AURICULATA	PLUMBAGO
PSYCHOTRIA NERVOSA	WILD COFFEE
RHODODENDRON DUC DE ROHAN	AZALEA DUC DE ROHAN
RHODODENDRON RED RUFFLE	RED RUFFLE AZALEA
RAPHIOLEPIS INDIA	INDIAN HAWTHORN
SERENOA REPENS	SAW PALEMTTO
SPARTINA BAKERI	SPARTINA GRASS
VIBURNUM OBOVATUM	WALTER VIBURNUM
VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM

**EXHIBIT 2K: GROUNDCOVERS/VINES**

AGAPANTHUS AFRICANUS	AGAPANTHUS
BOUGAINVILLEA 'DWARF'	BOUGAINVILLEA
BULBINE FRUTESCENS	BULBINE
DIETES BICOLOR	AFRICAN IRIS
HYMENOCALLIS LATIFOLIA	SPIDER LILY
JUNIPEROUS CHINENSIS 'PARSONII'	PARSON JUNIPER
JUNIPEROUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER
LANTANA CAMARA	LANTANA
LIRIOPE 'IMPROVED VARIETIES'	LIRIOPE
TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE
TRACHELOSPERMUM JASMINOIDES 'VARIEGATUM'	VARIGATED CONFEDERATE JASMINE
TRACHELOSPERMUM JASMINOIDES 'TRI-COLOR'	TRI-COLOR CONFEDERATE JASMINE
TULBAGHIA VIOLACEA	SOCIETY GARLIC
BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE
CLERODENDRUM THOMSONIAE	BLEEDING HEART VINE
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE
LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE
SENECIO CONFUSES	MEXICAN FLAME VINE

**EXHIBIT 2J: SHRUBS**

SCHEFFLERA ARBORICOLA VARIEGATA	VARIEGATED SCHEFFLERA
PENNISETUM SETACEUM	FOUNTAINGRASS
ROSA RADRAZZ	KNOCKOUT ROSE
ZAMIA FLORIDANA	COONTIE
FORESTIERA SEGREGATA'	FLORIDA PRIVET
ZAMIA FURFURACEA	CARDBOARD PALM

**EXHIBIT 2E: PROHIBITED/INVASIVE PLANT MATERIAL**

ABRUS PRECATORIUS	ROSARY PEA
ANTIGONON LEPTOPUS	CORAL VINE
ARDISIA CRENATA	CORAL ARDISIA
ARISTOLOCHIA LITTORALIS	CALICO FLOWER
ASPARAGUS DESNIFLORUS	ASPARAGUS FERN, SPRENGERI FERN
BROUSSONETIA PAPYRIFERA	PAPER-MULBERRY
CALLISIA FRAGRANS	INCH PLANT
CASUARINA CUNNINGHAMIANA	BASSWOOD AUSTRALIAN PINE
CASUARINA EQUISETIFOLIA	AUSTRALIAN PINE
CASUARINA GLAUCA	SUCKERING AUSTRALIAN PINE
CESTRUM DIURNUM	DAYFLOWERING JESSAMINE
CINNAMOMUM CAMPHORA	CAMPHOR TREE
COLOCASIA ESCULENTA	WILD TARO
CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
CYPERUS INVOLUCRATUS	UMBRELLA PLANT
CYPERUS PROLIFER	DWARF PAPYRUS
DALBERGIA SISSO	INDIAN ROSEWOOD
DIOSCOREA ALATA	WHITE YAM, WINGED AIR POTATO
DIOSCOREA BULBIFERA	AIR POTATO
EICHHORNIA CRASSIPES	WATER HYACINTH
EUGENIA UNIFLORA	SURINAM CHERRY
HYDRILLA VERTICILLATA	HYDRILLA
IMPERATA CYLINDRICAL	COGON GRASS
IPOMOEA AQUATIC	WATER SPINACH
KOELREUTERIA ELEGANS	GOLDEN SHOWER TREE, GOLDEN RAIN
LEUCAENA LEUCOCEPHALA	LEAD TREE
LIGUSTRUM SINENSE	CHINESE PRIVET, SINENSIS
LIMNIPHILIA SESSILIFLORA	ASIAN MARSHWEED
LONICERA JAPONICA	JAPANESE HONEYSUCKLE
LYGODIUM JAPONICUM	JAPANESE CLIMBING FERN
LYGODIUM MICROPHYLLUM	OLD WORLD CLIMBING FERN
MELALEUCA QUINQUENERVIA	MELALEUCA, PUNK TREE
MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE
MELIA AZEDARACH	CHINABERRY TREE
NEPHROLEPIS CORDIFOLIA	SWORD FERN, BOSTON FERN
NEPHROLEPIS MULTIFLORA	ASIAN SWORD FERN
PAEDERIA FOETIDA	SKUNK VINE

**EXHIBIT 2E: PROHIBITED/INVASIVE PLANT MATERIAL**

PANICUM REPENS	TORPEDO GRASS
PENNISETUM PURPUREUM	NAPIER GRASS
PHYLLOSTACHY AUREA	GOLDEN BAMBOO
PISTIA STRATIOTES	WATER LETTUCE
PSIDIUM CATTLEIANUM	STRAWBERRY GUAVA
PSIDIUM GUAJAVA	GUAVA
PUERARIA MONTANA	KUDZU
RHODOMYTRUS TOMENTOSA	DOWNY ROSE MYRTLE
RICINUS COMMUNIS	CASTOR BEAN
RUELLIA BRITTONIANA (=TWEEDIANG)	MEXICAN PETUNIA
SANSEVIERIA HYACINTHOIDES	MOTHER-IN-LAW'S TONGUE
SAPIUM SEBIFERUM	CHINESE TALLOW TREE
SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER
SESBANIA PUNICEA	PURPLE SESBAN
SOLANUM DIPHYLLUM	TWINLEAF NIGHTSHADE
SOLANUM TORVAM	TURKEY BERRY
SOLANUM VIGRUM	TROPICAL SODA APPLE
SYNGONIUM PODOPHYLLUM	ARROWHEAD VINE
WEDELIA TRILOBATA	WEDELIA
WISTERIA SINENSIS	CHINESE WISTERIA
XANTHOSOMA SAGITTIFOLIUM	ELEPHANT EAR