

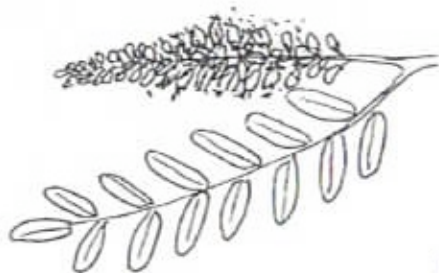
Forward

The Indigo Plantation Landscape Committee has prepared these guidelines for homeowners to follow in developing a landscape plan and maintaining their grounds in an environmentally sound and aesthetically pleasing manner. All homeowners are requested to

- *study the guidelines,*
- *discuss them with family members,*
- *share them with any professionals who may be employed to help with their landscaping, and*
- *implement them in the initial design, lot preparation, planting and maintenance phases.*

Joe Capelli, Chair
Ellen Messick
Carolyn Pryor

3/18/2003



False Indigo
Amorpha spp.
Legume Family

LANDSCAPING GUIDELINES for INDIGO PLANTATION

Indigo Plantation's environment is not just another woodland. The natural systems that have shaped these woods have resulted in a highly sensitive ecosystem referred to as a "coastal lowland forest," worthy of our protection and stewardship. This forest prevents wind erosion, is an important wildlife habitat, and serves as a massive filter to the adjoining marsh and estuary. Harmful toxins and other materials are filtered through the root systems of trees and shrubs, resulting in a healthier supply of water to the estuary, which is a huge breeding ground for shellfish, fin fish, and other aquatic life.

KEEPING THE NATURAL

The sensitive relationships described above are something you, as a property owner, should take special effort to preserve. This means not only protecting the existing flora on your property, but taking care not to "bush-hog" or clear a large portion of the understory for several reasons.

1. It destroys the environment that birds and small animals need for protection, nesting sites, and food.
2. It eliminates valuable growth that protects the marsh and the productive natural environment.
3. It preserves that which attracted most of us to Indigo Plantation in the first place.

Simply allowing the natural plants to flourish will accomplish all that is necessary.

There is a special importance attached to the growth known as the "understory." It is that which grows from the

ground up to as much as 20 feet high. As well as being home, refuge and food source to most of our wildlife, this understory will enable you to enjoy watching a colorful cycle of migrating birds of many species year round.

Fetter-Bush

Eubotrys racemosa
Heath Family



It is advisable that homeowners leave a section of natural material intact on the setback areas of their property. If each property owner maintained fifteen feet of natural growth along the property lines, they would create a minimum of 30 feet of native plant buffer between properties, insuring privacy as well as keeping a forested look in Indigo Plantation.

When replacing any trees and shrubs damaged during the construction process, native species are preferred. They will do the best in this environment, needing minimum watering and fertilizing once established. They will not need to be treated with pesticides. They also will keep balance in the natural environment by not invasively crowding out plants on which birds and other small wildlife rely. Letting nature run its course does not mean total abandonment of yard maintenance. Rather, it will mean a controlled and guided landscape in character with the charm and beauty of Indigo.

Many of the properties in Indigo Plantation have little or no lawn area. Using naturalistic woodland landscaping reduces the need for mowing, watering, fertilizing and using pesticides. A modest planting of ornamental grasses is an attractive alternative to a lawn. Homeowners who do want a small lawn area should think of it as an accent to the coastal forest environment, where children can play and birds can forage for food. Chemical herbicides, fertilizers and pesticides should be avoided, as they can contribute to soil problems and polluted water runoff. (Specific recommendations on fertilizers can be found in the *South Carolina Coast-A-Syst* booklet. Copies are available from the Landscape Committee, upon request.)

The landscape plan should screen utility areas, visually break up the foundation of the building, tie the house to the site, and buffer driveways and parking areas. In addition, it should restore any damage done by construction.

Sweet Bay

Magnolia virginiana
Magnolia Family



Red-Bay, Swamp-Bay

Persea borbonia
Laurel Family



TAKING STOCK AND PLANNING

Prior to clearing any brush from your property, we recommend that you have a member of the Landscape Committee walk your property with you and help you identify native plants on your property. Then you can make a list of needs, desires, limitations and opportunities afforded by your site. Be sure to note the following:

1. Existing plant material (pine trees, oak trees, wax myrtle, etc.)
2. Neighboring plant material. (With mutual cooperation of neighbors, the impact on our landscape can be amplified.)
3. Drainage patterns on or near the home.
4. Neighboring houses, streets, etc.
5. Views in all directions, to and from the site.
6. Locations of doors, windows, and stairs as they view the exterior.

Your topographical survey is an important tool in developing your site plan. The natural growth already on the property should be a major part of your plan. Remaining areas will be small enough to plan for and landscape easily. You can use your property survey to make up your own landscape plan, or hire a professional to prepare one for you. If you hire a professional to develop your landscape plan, be sure they read and follow these guidelines.

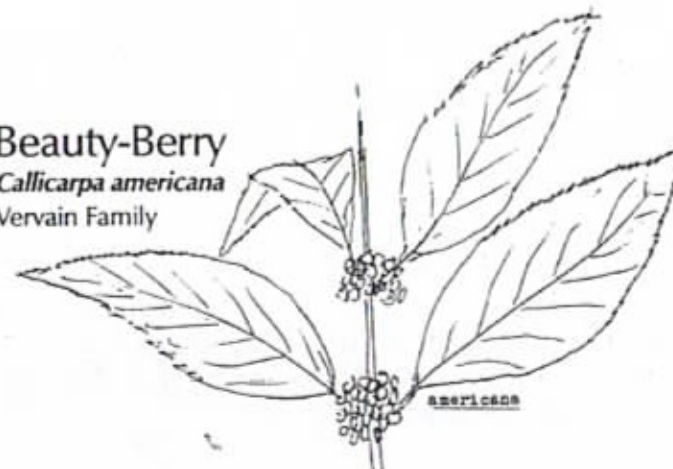
Carolina Jessamine
Gelsemium sempervirens
Logania Family



4

These guidelines will show you how to bring Indigo Plantation's natural beauty closer to your house. At the same time, it will show you how to insure the preservation of the delicate environmental balance which exists naturally. The end result will be a landscape that will leave you with more time to enjoy that which you wish to do.

Beauty-Berry
Callicarpa americana
Vervain Family



Red Cedar
Juniperus virginiana
Cypress Family



5

For driveways, turnarounds and parking areas, porous material should be considered, for the following reasons:

- It is the least damaging to the roots of established trees.
- It reduces water run-off problems, such as soil erosion and contamination of the estuary.

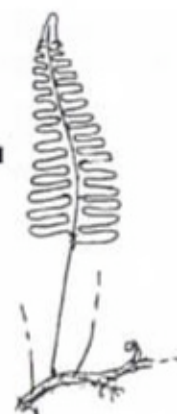
A marl or gravel drive can be kept neat and attractive by using a leaf blower and pulling up seedlings as they emerge. If a firmer surface is desired, consider paving bricks over poured concrete, as they allow water to seep through.

A substantial vegetated buffer zone alongside the salt marsh is essential for filtering pollutants from water runoff. Vegetation in this area may be pruned to allow views of the marsh, **but should not be bush-hogged or mowed**. Access to the marsh can be achieved by a raised boardwalk that does not disturb the vegetation.

Once a landscape plan has been established, it will be submitted to the Indigo Plantation Architectural Review Board. It will be viewed for its effectiveness in solving and respecting the issues discussed above. The Board may refer you to the Landscape Committee for advice if you are having difficulty with some elements of your plan.



Resurrection Fern
Polypodium polypodioides
Fern Family



PREPARING THE SITE

Each home is unique and will require its own consideration. Regardless, it is important for every site to use protective measures during construction. This is probably one of the most important issues in this process. Existing grades, drainage features and vegetation all need protection. Before construction begins, it is advised that you and your builder take steps to protect the trees and other vegetation that you want to remain.

Many vehicles will drive onto your property during construction, damaging or killing trees and shrubs. During clearing for the house, volumes of material may be dumped on valuable growth, effectively killing it. Also, for the convenience of the construction crew, areas of your land might be cleared for the staging of construction material. This might require costly restoration by you after the building is completed.

Ask your builder to prohibit vehicles from parking on the site. Have construction crew use the road for parking and stage construction materials either on the building site itself, or in the easement near your driveway. The construction

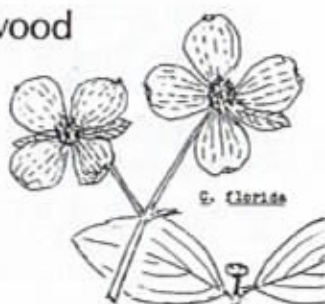
crew should be careful with any equipment used on the site that might damage the trees.

It is advisable to stake or mark off any of the areas or trees you want to protect with a temporary sand fence and day-glow tape that extend out to the drip-line of the tree. This will effectively declare the "off limit" areas to the building crew. If possible, visit the construction phase often. Daily is best. That way you can monitor the agreement with the builder. If you are unable to visit regularly, please arrange for someone to do this for you.

Have your irrigation line put in before any planting is done, so that you will be able to water your plants. Plan for where buried utility lines and outdoor lighting lines will go before the driveway preparation is done.

Flowering Dogwood

Cornus florida
Dogwood Family



PLANTING AND PRUNING

Your landscape can be practical as well as attractive. Protecting and planting trees decreases temperature impacts of seasonal extremes. Trees are natural air conditioners. Plants for screening should be of sufficient size and spacing to insure an adequate buffer in a year or two. Foundation plantings should cover excessive areas of piling under a house and tie the house to the site.

The coastal lowland forest understory contains a wide variety of native plants that are excellent for landscape use. Cherry laurel, wax myrtle, yaupon holly, and wild olive are very attractive small evergreen trees particular to this zone. Small flowering trees such as dogwood thrive in this forest environment, when protected by the forest canopy. Also letting small magnolias, hollies, oaks, sweet gum, red maple, hickory, loblolly bay, pines, cedars and tupelo grow will assure you of having replacement trees for those that get damaged or die. Stands of sassafras will provide fall color. Yuccas, coastal leucothoe and fetterbush will give you attractive evergreen shrubbery, and blueberry and sparkleberry will give fall color as well as food for birds. Virginia creeper and Carolina jessamine will provide color on the ground and on fences and trees. Partridgeberry and ferns make beautiful groundcover, and may be interspersed with wildflowers. The main job will be pruning away what you don't want, rather than planting, to create some empty space in which the plants you have will appear as living sculpture.

Partridge-Berry

Mitchella repens
Madder Family



Poison ivy is the only plant that needs to be eradicated in areas where people will play. Greenbrier can provide desirable greenery in the winter, but should be cut back to the ground in the spring. Fox grape and muscadine also should be kept under control through cutting back. Sites that have been previously bush-hogged are particularly prone to their vigorous growth.

Saw Palmetto

Serenoa repens
Palm Family



Palm trees do well in Indigo Plantation if not placed in direct wind. Remember, certain plants do not do well if exposed to winds off the marsh, or near salt spray. In all situations, some plant loss is to be expected whenever non-native ornamentals are used. Non-native plants such as Indian Hawthorn and crape myrtle make an attractive accent. Most non-native plantings will require an abundant amount of organic material to be worked into the soil, regular watering, and a thick layer of mulch, replenished twice a year, in order to do well.

Planting is best done from November through April. Plants in three-gallon containers or larger, as well as balled and burlapped trees, will give quick visual results. New trees and shrubs should be fertilized spring and fall, with a slow release fertilizer. They need thorough watering twice a week. In dry periods, watering is most effective by applying a bucket or two of water directly to the base of the tree. Areas of small plantings can be watered effectively by soaker hose covered with mulch. Your landscaping should take three or more years to become established. While watering is critical for new plants during the first two years, beyond this time native plants should take care of themselves.

To achieve the quick results mentioned, incorporate the "natural" into your plan, especially adjacent to the house and near the entry. Ornamental plants, if used correctly, will

provide a transition from the natural character of the landscape to the man-made structure of the house.

Planting native species already in the woods near the house can result in a soft transition from the building site to the woods. Maximum beauty can be achieved by keeping the plan SIMPLE. Use quantities of a few species rather than a few plants of many species. Straight line planting is discouraged. Planting should achieve a staggered grouped effect as if grown naturally. A list of native plants that do well in Indigo Plantation is attached. A more extensive list of plants for the Carolina coast can be found in the *South Carolina Coast-a-Syst.*

The Brunswick County Cooperative Extension Service will help you analyze your soil to determine what additives are needed when planting. Also their master gardeners will consult with you on any gardening questions you may have, and provide you with lists of native and ornamental trees, flowers, grass and shrubs that do well in this area. The New Hanover County Cooperative Extension Service Arboretum in Wilmington demonstrates plants that do well in the Wilmington area. Another excellent source of information on the coastal lowland forest and gardening in this area is the North Carolina Aquarium at Fort Fisher. There one can observe forest plants in the conservatory, tour the salt marsh with an expert, and hear lectures on gardening in the coastal environment.

Cross-Vine

Bignonia capreolata
Trumpet Creeper Family



**Wax-Myrtle,
Bayberry**
Myrica cerifera
Sweet-Gale Family



OUTDOOR LIGHTING

Well planned and well positioned light fixtures can provide safe access to your home at night and accent your landscape scene. Moderation should be used so that your outdoor lighting is in keeping with the rest of the neighborhood. Be mindful of the impact your lighting could have on the neighborhood. Outdoor lights should not impose their presence on adjoining property.

Cinnamon Fern
Osmunda cinnamomea
Osmunda Family



Plant drawings by Wade T. Batson, author and illustrator,
Landscape Plants for the Southeast (1st ed.). Columbia, SC:
University of South Carolina Press, 1984.

Some Native Plants that Thrive in Indigo Plantation

Evergreen Trees

Loblolly Pine	Longleaf Pine	Pond Pine
Laurel Oak	Live Oak	Cabbage Palmetto
Southern Magnolia	Red Cedar	

Deciduous Trees

Sweetbay Magnolia	Tupelo	Red Maple
Pignut Hickory	Sweet Gum	Turkey Oak

Evergreen Small Trees

American Holly	Loblolly Bay	Wax Myrtle
Cherry Laurel	Red Bay	

Deciduous Small Trees

Sassafras	Carolina Willow	Dogwood
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Shrubs

False Indigo	Beauty-berry	Black Ti-Ti
Yaupon Holly	Leucothoe	Fetter Bush
Yucca	Wild Olive	Wild Azalea
Sparkleberry	Blueberry	Bear Grass

Flowering perennials

Black-eyed Susan	Ox-eye Daisy	Tickseed Coreopsis
Marsh Mallow	Goldenrod	Verbena

Grasses

Switchgrass	Sea Oats	Bushy Bluestem
Blue Wild Rye	Broomstraw	Purple Muhli

Vines

Coral Honeysuckle	Cross Vine	Yellow Jessamine
Trumpet Vine	Virginia Creeper	Passion Flower

Ferns and Groundcover

Resurrection Fern	Bracken Fern	Cinnamon Fern
Christmas Fern	Partridge-Berry	