

Initial Guide to Your South Carolina Upstate Landscape



Justin Robinson

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Welcome to Justin Robinson's initial guide to your South Carolina Upstate Landscape. I am excited to share some experience gained from my years in the industry. Hopefully, this will help you get started toward a successful landscape and outdoor living experience at your home. This is not a comprehensive guide but can be used as a starting point and to help simplify the process for you.

I know this process and document can be a little overwhelming. Please take your time, look at the information a little at a time, and get help when needed. There are many steps and pieces to these types of projects and getting professional help is highly recommended.

If you have any questions, comments, or need help getting started, I would love to assist you along the way.

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Things to think about...



Again, this list is not meant to overwhelm, but to get you started thinking about the end results of your project. It can be helpful to have a professional to help you along the way and take care of the big picture while you are able to enjoy the end results. Please reach out if you need any help, consulting, design work, or have questions about the process.

- 1 ☐ HOA / ARC Requirements Located and Listed
- 2 ☐ Style of Landscape
- 3 ☐ Access to property (Walkways/Cart Paths, Steps, etc.)
- 4 ☐ Amount of Site Clearing
- 5 ☐ Additional Rules/Regulations (Duke Energy, DEHEC, etc.)
- 6 ☐ Landscape Budgeting
- 7 ☐ Irrigation
- 8 ☐ Plant likes and Dislikes
- 9 ☐ Outdoor Living (Patios, Firepits, etc.)
- 10 ☐ Gardens and Special Interest Areas
- 11 ☐ Water Features
- 12 ☐ Outdoor Lighting (Path, Accent, etc.)
- 13 ☐ Grass Amount and Types
- 14 ☐ Mulch/Groundcover Plan and Types
- 15 ☐ Parking and Driveway
- 16 ☐ Other Special Features
- 17 ☐ Landscape Contractor/s
- 18 ☐ Landscape Designer / Consultant



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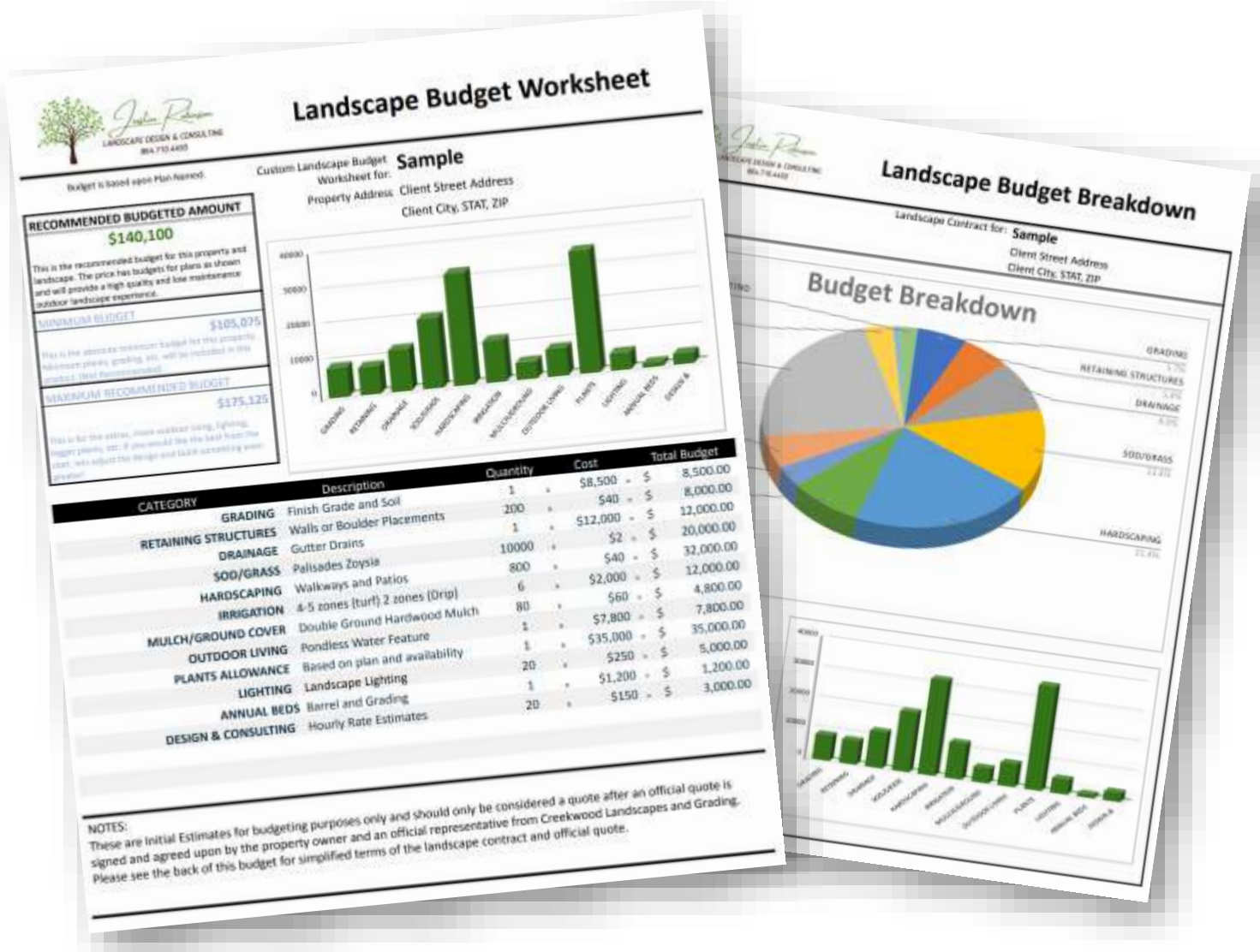
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Property Owner Name			
Neighborhood		HOA Requirments: Grading & Drainage Plan Y / N	
Property Address		Landscape Plan Y / N	Sizes
		Plant Minimums Y / N	Shrub #
Property Size		Tree #	
Home Size		Other Requirements	
Property Details	Lake Front / Interior / Rural	Gentle Slope / Step Lot	
GRADING	Septic / Sewer	Fill Dirt will be Required - Y / N	
Special Requirements:			
RETAINING STRUCTURES	None / Boulder Wall / Concrete Wall / Block Wall / Other:		
DRAINAGE	Gutter Drains / Catch Basins / Dry Creek Beds / Large Pipe Required / Unknown		
SOD/GRASS	Zoysia Sod / Bermuda Sod / Fescue Sod / Fescue Seed / Love Grass /		
HARDSCAPING	Walkways/Cart Path:		
Patio:			
IRRIGATION	Estimated Turf Zones	Estimated Drip Zones	Pump System - Y / N
MULCH/GROUND COVER	Double Ground Hardwood Mulch / Single Ground Hardwood Mulch / PineStraw / River Rock / Other:		
OUTDOOR LIVING	FirePit - Y / N WaterFeatures - Y / N		
PLANTS	Foundation Plantings - Y / N	Entrance Plantings - Y / N	Garden Areas - Y / N Ground Cover in Beds - Y / N
Large Trees - Y / N		Additional:	
LIGHTING	Path Lighting - Y / N	Landscape and Up Lighting - Y / N	Home Accent Lighting - Y / N Additional: _____
ANNUAL BEDS	Estimated Number of Annual Bed Locations _____		
DESIGN & CONSULTING	Hours Projected _____		
Additional Notes:			



One of the most important things to do before you begin a major project, such as this, is to produce a budget and determine what your needs are for your landscape project. There are certain costs that are required for each home and getting a better understanding of these is a good first step. The budget samples on page 8 of this document should help but be careful not to get scared of the numbers. Remember these are just a sample and your project will most likely be very different.

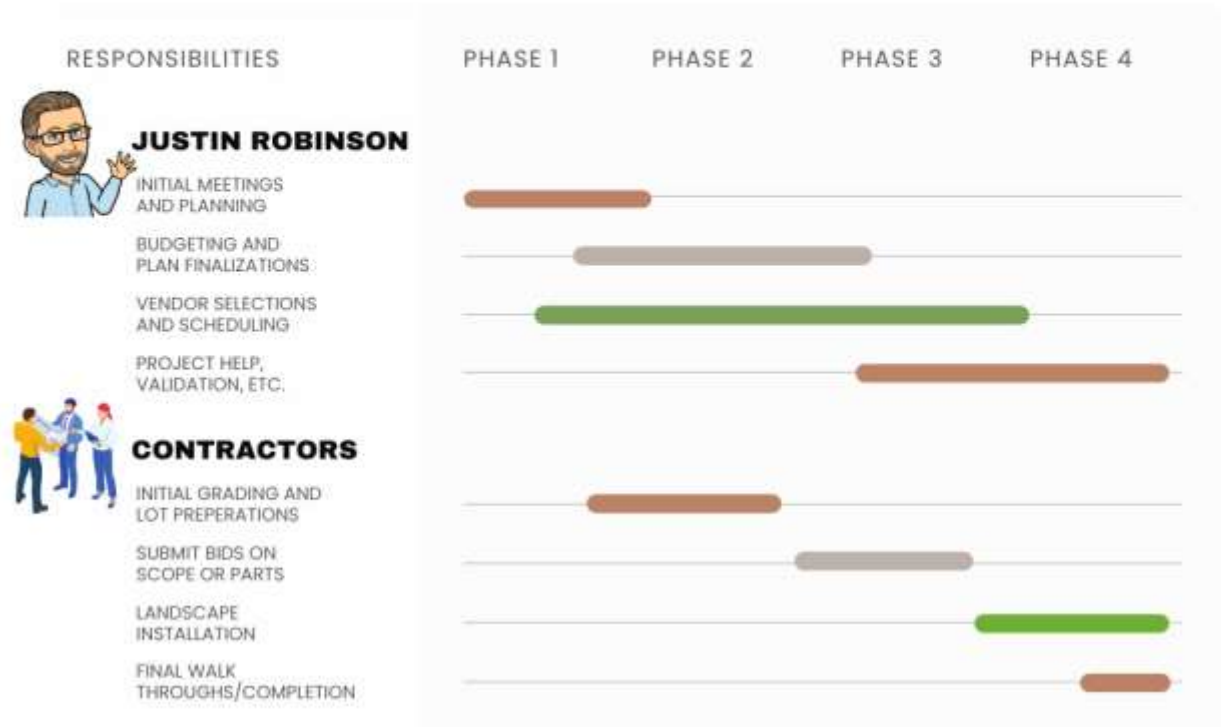
I am available to help you navigate these budgetary items and get you moving the right direction. This is recommended early in the construction process, or even during the design phase. The hardest thing to do is wait until the very end of the project and realize that your budget is not going to be enough to get you your desired results.



SAMPLE LANDSCAPE PROJECT GANTT CHART



● FINISHED ● START ● WORKING



No two projects are ever the same and there are many different scopes and sizes to landscape construction projects. For this reason, a detailed plan of action is recommended for all projects which will detail out the process and keep everyone on the same page.

This process can also look different depending upon how many contractors will be involved. Looking for the right contractors will most likely be the key to your success, meeting deadlines, and getting your project completed in the most efficient way.

Although I do not complete any of the installation, I can assist you with the process and working with contractors to help you get the best results.

- | | |
|--|--|
| 1 <input type="checkbox"/> Initial Site Analysis | 11 <input type="checkbox"/> Landscape Plans Developed to a more finished state |
| 2 <input type="checkbox"/> Home Site Located and Survey Completed | 12 <input type="checkbox"/> Drainage, Driveway, Hardscapes, Retaining Structures |
| 3 <input type="checkbox"/> HOA / ARC Requirements Located and Listed | 13 <input type="checkbox"/> Finish Grade |
| 4 <input type="checkbox"/> HOA / ARC Requirements meet and carried out throughout project | 14 <input type="checkbox"/> Irrigation |
| 5 <input type="checkbox"/> Drainage, Grading, and Construction Site Planning | 15 <input type="checkbox"/> Plants |
| 6 <input type="checkbox"/> Initial Landscape Planning and Budgeting | 16 <input type="checkbox"/> Landscape Lighting |
| 7 <input type="checkbox"/> Initial Grading and Site Preparation (Possibly some Retaining Structures as needed) | 17 <input type="checkbox"/> Special Features (Water Features, etc.) |
| 8 <input type="checkbox"/> Scheduling and Timelines worked out with Builder | 18 <input type="checkbox"/> Ground Cover (Mulch, Pine Straw, Rock, etc.) |
| 9 <input type="checkbox"/> Home Construction Process (through 50% completion) | 19 <input type="checkbox"/> Sod and/or Seed Installation |
| 10 <input type="checkbox"/> Finished Grading Begins | 20 <input type="checkbox"/> Final walkthrough and completion |



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Property Owner Name	
RETAINING STRUCTURES	None / Boulder Wall / Concrete Wall / Block Wall / Other:
SOD/GRASS	Zoysia Sod / Bermuda Sod / Fescue Sod / Fescue Seed / Love Grass / Other:
HARDSCAPING	Walkways/Cart Path:
	Patios:
MULCH/GROUND COVER	Double Ground Hardwood Mulch / Single Ground Hardwood Mulch / PineStraw / River Rock / Other:
OUTDOOR LIVING	FirePit - Y / N WaterFeatures - Y / N Other:
PLANTS	Favorite Shrubs:
	Favorite Trees:
	Plant Dislikes:
IDEAS TO INCORPORATE	
LANDSCAPE GOALS	
LIGHTING	Path Lighting - Y / N Landscape and Up Lighting - Y / N Home Accent Lighting - Y / N Additional: _____
Maintenance	<i>My landscape will be:</i> Professionally Maintained / Self-Maintained <i>Resources and Time devoted to landscape:</i> Low / Medium / High
Additional Notes:	

SAMPLE BUDGET PAGE 1



Landscape Budget Worksheet

Budget is based upon Plan Named:

Sample Client for Lake Keowee Site

RECOMMENDED BUDGETED AMOUNT

\$150,000

This is the recommended budget for this property and landscape. The price has budgets for plans as shown and will provide a high quality and low maintenance outdoor landscape experience.

MINIMUM BUDGET

\$105,000

This is the absolute minimum budget for this property. Minimum plants, grading, etc. will be included in this product. (Not Recommended)

MAXIMUM RECOMMENDED BUDGET

\$225,000

This is for the extras, more outdoor living, lighting, bigger plants, etc. If you would like the best from the start, lets adjust the design and build something even greater!

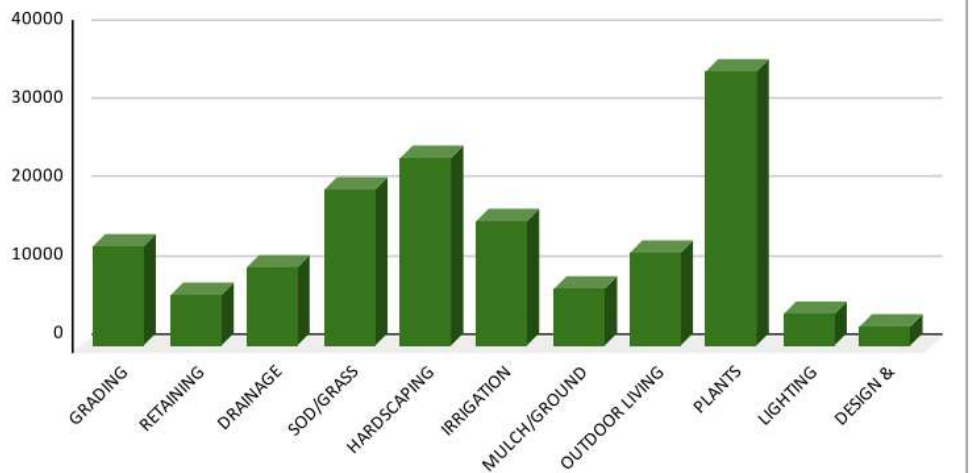
Custom Landscape Budget

Worksheet for:

Sample Client

Property Address Lake Keowee Lakefront Property

Oconee County, SC



CATEGORY	Description	Quantity	Cost	Total Budget
GRADING	Finish Grade and Soil	1 x	\$12,600 =	\$ 12,600.00
RETAINING STRUCTURES	Walls or Boulder Placements	1 x	\$6,500 =	\$ 6,500.00
DRAINAGE	Gutter Drains, Dry Creeks, Catch Basins	1 x	\$10,000 =	\$ 10,000.00
SOD/GRASS	Palisades Zoysia	10000 x	\$2 =	\$ 20,000.00
HARDSCAPING	Path and Borders Per Square Foot	1200 x	\$20 =	\$ 24,000.00
IRRIGATION	5-6 zones (turf) 2 zones (Drip)	8 x	\$2,000 =	\$ 16,000.00
MULCH/GROUND COVER	Double Ground Hardwood Mulch	120 x	\$60 =	\$ 7,200.00
OUTDOOR LIVING	Firepit Area and Outdoor Living	1 x	\$12,000 =	\$ 12,000.00
PLANTS ALLOWANCE	Based on plan and availability	1 x	\$35,000 =	\$ 35,000.00
LIGHTING	Low Voltage Lights and Transformer	12 x	\$350 =	\$ 4,200.00
DESIGN & CONSULTING	Hourly Rate Estimates	20 x	\$125 =	\$ 2,500.00

NOTES:

These are Averaged Estimates for budgeting purposes only and should only be used for planning purposes. To get your customized Landscape Design and to fill your individual needs, please reach out to Justin Robinson at 864-710-4450 or Justin@JustinRobinsonDesigns.com

SAMPLE BUDGET PAGE 2 – SAMPLE CONTRACT



Landscape Contract

Deposit Required, Due first day on site (25%)

\$37,500

Remaining Balance will be \$ 112500

Quote for Landscape as Designed \$ 150,000.00

Key Estimated Installation Dates:

Landscape Contract for: **Sample Client**

Start Date: __-__-2022

Lake Keowee Lakefront Property

End Date: __-__-2022

Oconee County, SC

1. Landscape contract and budget is based off of the attached plan titled Sample Client for Lake Keowee Site. If desired, changes may be made to the plan and quote to meet budgetary needs such as the minimum and maximum numbers shown above.
2. All budgeted areas are based upon total landscape budget. Landscape Contractor will stay inside of this budget but may need to allocate some funds to complete design as close to plan as possible. Major relocations will be discussed with homeowner prior to implementation.
3. All plants, materials, and workmanship will carry a one year warranty against defects. This does not include items that are damaged due to neglect or acts out of the contractor's control such as incitement or weather (freezing, lightning, etc.), improper maintenance, and other unforeseen incidents.
4. Until purchased, the provided landscape design is the intellectual property of Justin Robinson Designs and Consulting and should not be shared with any outside agency or other contractors. The cost of the Landscape design is show in the quote above, if desired the design can be purchased for the price shown and the homeowner or purchaser may use at their discretion. Please make sure to follow all notes and directions given with the plan. Once the contract is executed, any additional design and consulting needs outside of the project scope must be agreed upon in a seperate agreement.
5. This provided quote and contract are the intellectual property of Justin Robinson Designs and Consulting and should not be shared with any outside agency or other contractors.
6. All landscape and outdoor living work is dependant upon weather, please be understanding of delays that may be incurred.
7. Any project that will last over 30 days may require a draw schedule that will be agreed upon as an addendum to this contract. Typical draws may be requested but should not exceed 50% of the cost of work that has been started. Contractor reserves the right to stop or delay work based upon payment and terms not being met.
8. Local permits, HOA, and ARC approval/standards will be addressed and should be met by the contractor at all times. Contractor will not be responsible for delays based upon these entities and their requirements.
9. Estimated start and end dates are only estimates and may need to be adjusted. If the site is not ready for work due to external factors, delays may be unavoidable.
10. Contractor and Homeowner agree to communicate effectively and in a timely manner.
11. Industry standards shall be used on all applications and work to be completed.
12. Maintenance of the landscape shall transfer to the homeowner upon completion of the installation unless otherwise specified in writing.
13. All utilities will be marked before and during the project. This does not hold the contractor responsible for damages to unmarked or mismarked utilities or other items buried on site.
14. Contractor will maintain all required licenses and insurance as required by the state of South Carolina during the project.
15. In the case of any possible legal actions from either party: ARBITRATION BETWEEN THE PARTIES SHALL BE CONDUCTED PURSUANT TO THE HOME CONSTRUCTION ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION OR SIMILAR RULES USED BY THE SELECTED ARBITRAL FORUM.

Landscape Contract will be executed once contract is signed and deposit is received. A signed contract will get your project on Landscape Contractor's schedule but no work will begin until the contract is in effect (after deposit is received). Change orders to this contract and associated plan may be done through email or other forms of written communication (other than text messages)

Landscape Contractor Signature

Time

Date

Home Owner Signature

Time

Date

SAMPLE BUDGET PAGE 3



Landscape Budget Breakdown

Budget is based upon Plan Named:
Sample Client for Lake Keowee Site

Landscape Contract for: **Sample Client**
Lake Keowee Lakefront Property
Oconee County, SC

Budget Breakdown

DESIGN & CONSULTING

1.7%

LIGHTING

2.8%

PLANTS ALLOWANCE

23.3%

OUTDOOR LIVING

8.0%

MULCH/GROUND COVER

4.8%

IRRIGATION

10.7%

GRADING

8.4%

RETAINING STRUCTURES

4.3%

DRAINAGE

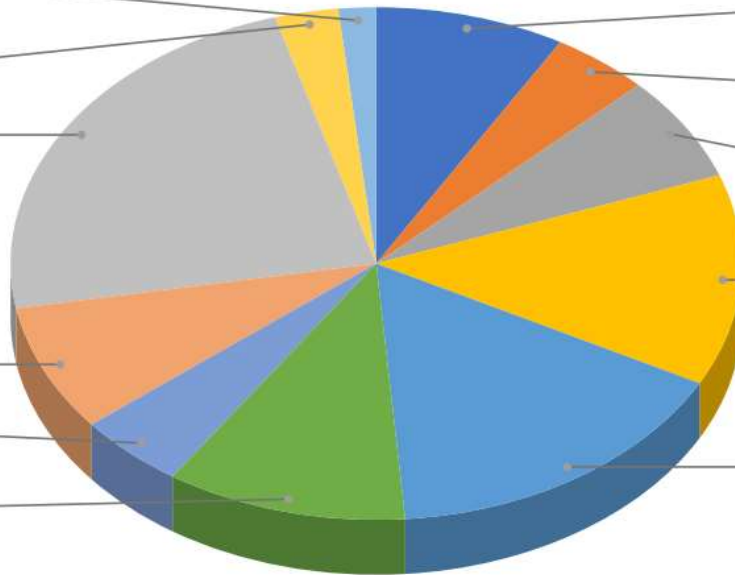
6.7%

SOD/GRASS

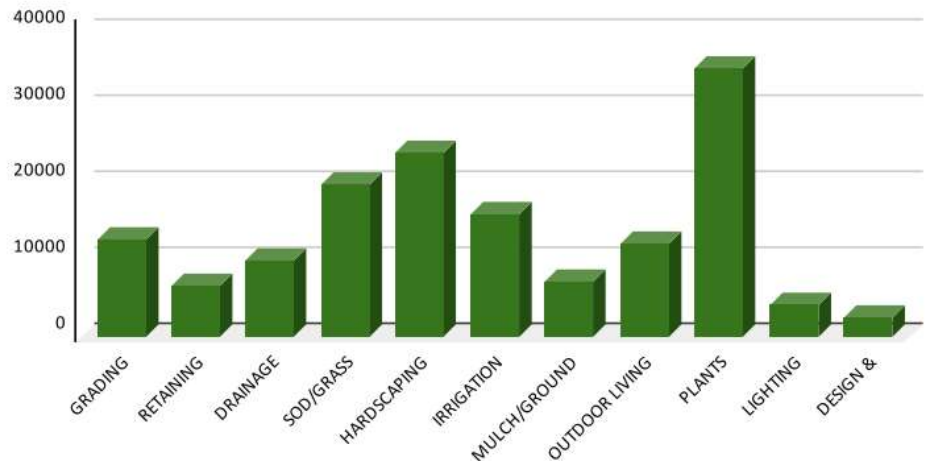
13.3%

HARDSCAPING

16.0%



Note: This budget breakdown is based off of landscape plan Sample Client for Lake Keowee Site. This does not include any projects that are not specifically called out in this plan or other work that has been previously agreed upon or completed. Please reach out to your Landscape Contractor with any questions or concerns.



SAMPLE DRAINAGE PLAN

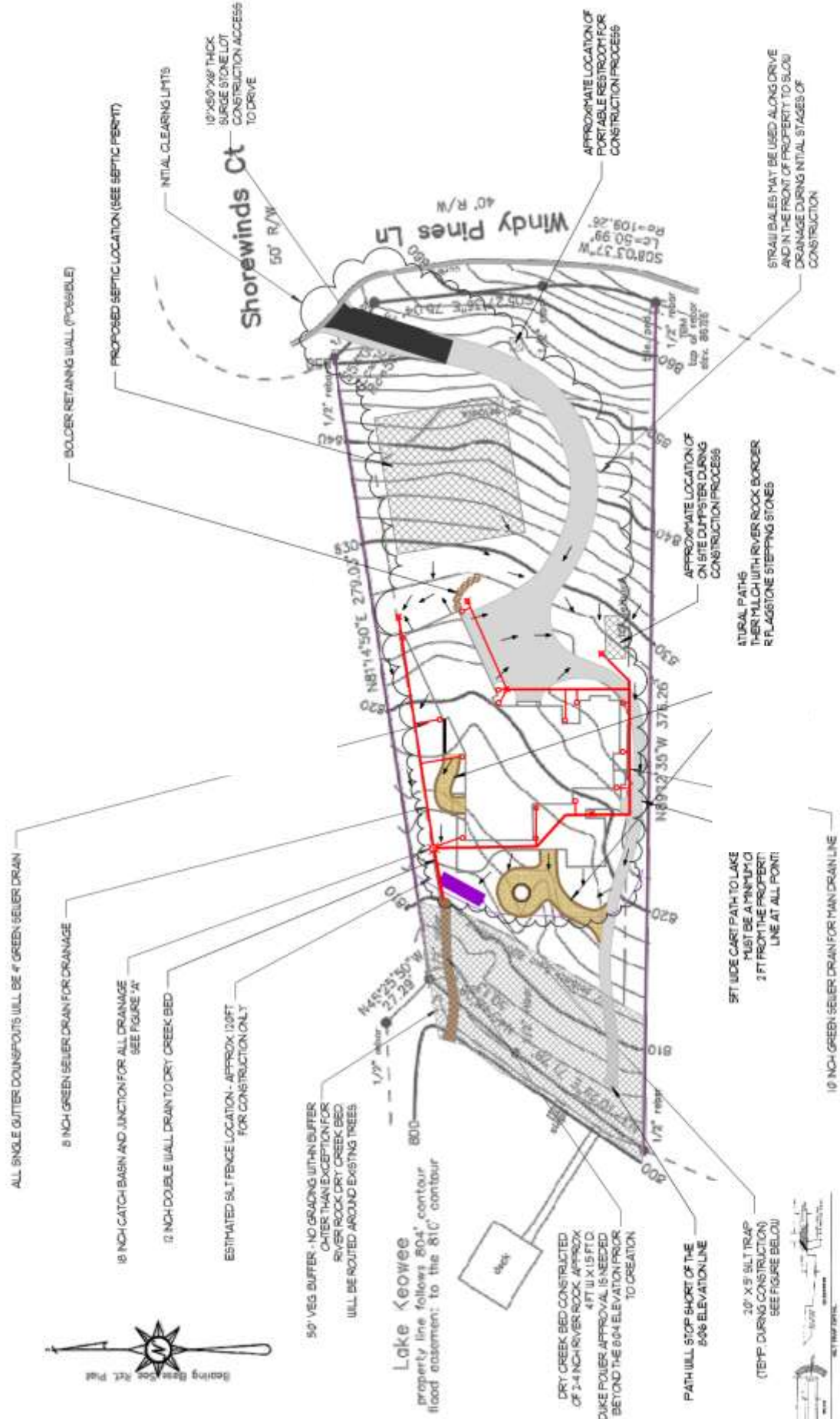


FIGURE A

DRAINAGE LEGEND

- DIRECTION OF DRAINAGE FLOW
- ESTIMATED CATCH BASIN LOCATIONS
- ESTIMATED CATCH BASIN LOCATIONS
- SEWER DRAIN FOR DRAIN LINES
- RY-RIVER ROCK DRY-ORIENTED BEDS

DRAINAGE AND GRADING PLAN

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AGREES TO HOLD THE DESIGNER HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN, WHETHER OR NOT SUCH CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARE CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF THE DESIGNER.

2. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS BASED THE DESIGN ON THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT OBTAINED ANY RECORD DRAWINGS OR SURVEY DATA. THE DESIGNER HAS NOT OBTAINED ANY RECORD DRAWINGS OR SURVEY DATA.

3. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

6. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

(0.93 AC)

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SAMPLE IRRIGATION PLAN



QTY	COMMON NAME	SIZE
IRRIGATION GRASS, & GROUND COVER		
A 6	TURF ZONE	EACH
B 1	DRIP ZONE	EACH
C 15,000	ZOYSIA SOD	SQFT
D 14,500	HYDROSEED	SQFT
E 2,700	2-3\" RIVER ROCK	SQFT
F	125 MULCH	CUTD

SAMPLE PLANT LIST - 1



Plant List

Sample Client

Budget is based upon Plan Named:
Sample Client-vC-For Review

Seneca, SC 29678

Plant Name	Plant Type	Label	Qty	Size
Daylily, Stella D'oro	Flower - Perennial	A	21	Each
Hosta	Flower - Perennial	B	3	Each
Liriope, Variegated	Flower - Perennial	C	12	Each
Abelia, Kaleidoscope	Shrub - Deciduous	D	6	3 Gal
Butterfly Bush	Shrub - Deciduous	E	1	3 Gal
Hydrangea, Endless-Summer	Shrub - Deciduous	F	3	3 Gal
Hydrangea, Oakleaf	Shrub - Deciduous	G	8	3 Gal
Lantana, Mixed	Shrub - Deciduous	H	7	3 Gal
Rose, Double Knockout	Shrub - Deciduous	I	10	3 Gal
Spirea, Goldmound	Shrub - Deciduous	J	3	3 Gal
Azalea, Encore	Shrub - Evergreen Broadleaf	K	11	3 Gal
Azalea, Formosa	Shrub - Evergreen Broadleaf	L	10	3 Gal
Azalea, Satsuki Gumpo Pink	Shrub - Evergreen Broadleaf	M	11	3 Gal
Camellia, Shishi-Gashira	Shrub - Evergreen Broadleaf	N	3	3 Gal
Camellia	Shrub - Evergreen Broadleaf	O	6	3 Gal
Gardenia, Dwarf	Shrub - Evergreen Broadleaf	P	5	3 Gal
Gardenia	Shrub - Evergreen Broadleaf	Q	3	3 Gal
Ligustrum, Variegated	Shrub - Evergreen Broadleaf	R	7	5 Gal
Ligustrum	Shrub - Evergreen Broadleaf	S	4	5 Gal
Loropetalum, Burgundy	Shrub - Evergreen Broadleaf	T	8	3 Gal
Osmanthus	Shrub - Evergreen Broadleaf	U	3	7 Gal
Rhododendron	Shrub - Evergreen Broadleaf	V	8	3 Gal
Arborvitae, Degroots Spire	Shrub - Evergreen Conifer	W	3	7-10 Gal
Cypress, Hinoki Dwarf Gracilis	Shrub - Evergreen Conifer	X	2	5 Gal
Crapemyrtle	Tree - Deciduous	Y	2	2" Caliper
Japanese Laceleaf Maple	Tree - Deciduous	Z	1	2" Caliper
Maple, Japanese, Coral Bark	Tree - Deciduous	AA	2	2" Caliper
Arborvitae, Green Giant	Tree - Evergreen	BB	3	6-8'
Arborvitae, Variegated	Tree - Evergreen	CC	3	6-8'
Cypress, Gold Mop	Tree - Evergreen	DD	8	3 Gal.

NOTES:

These are basic plant details, some of the specifics may be slightly changed as these are derived from design software.

SAMPLE PLANT LIST - 2



DWARF HINOKI CYPRESS

Dramatic Foliage Color
Filtered to Full Sun 5'T x 4'W
Slow Growth



D. MONDO GRASS

Clumping Ground Cover
Filtered to Full Sun
Slow Growth



LACE LEAF JAP. MAPLE

Dramatic Foliage Color, Compact
Full Sun 6'-10'T x 6'-10'W
Moderate Growth



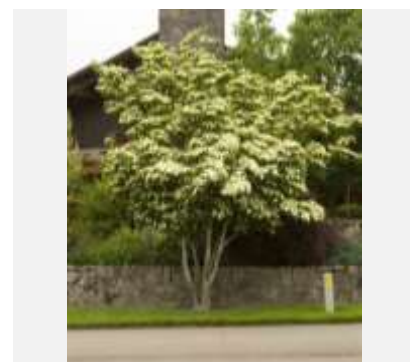
LIGUSTRUM

Partial – Full Sun 12'T x 8'W
Great Border or screen and has a nice
white bloom in spring.



EASTERN REDBUD

Dramatic Foliage Color, Fall Color
Full Sun 30'Tx
30'W
Moderate Growth



KOUSA DOGWOOD

Fall Color
Full Sun 20'T x 15'W
Moderate Growth



DOUBLE KNOCK-OUT ROSE

Full Sun 4'T x 4'-5'W
Not the old school roses you think of,
they bloom spring through fall and
come in multiple colors.



OAK HOLLY

Ornamental Berries, Easy Care
Partial to Full Sun 14'T x 8'W
Fast Growth



ENDLESS S. HYDRANGEA

Partial Sun 6'T x 8'W
Multiple sizes and colors, blooms from
early spring through fall.

SAMPLE PLANT LIST - 3



GOLD MOUND SPIREA

Full Sun 2'T x 3'W
Low maintenance plant that grows in a ball shape and will give year-round green color.



SATSUKI AZALEA

Filtered Sun - Shade 2'T x 3'W
Small and compact azalea that blooms in early spring – summer.



KALEIDOSCOPE ABELIA

Partial – Full Sun 2'T x 3'W
Awesome year-round color, blooms summer through early fall



DWARF GARDENIA

Partial Sun - Shade 2'T x 3'W
Great fragrance and beautiful white blooms in late spring into summer.



WINTER GEM BOXWOOD

Partial – Full Sun 4'T x 5'W
Great Border or Hedge, and even containers



GOLDEN GLOBE ARBOR.

Partial – Full Sun 4'T x 4'W
Bright color evergreen, various varieties in variety of sizes



ENCORE AZALEAS

Partial – Full Sun 4-6'T x 5'W
Bloom in the spring and fall. They can come in many sizes and colors.



SASANQUA CAMELIA

Partial Sun – Shade 3'T x 6'W
Dark Green with beautiful pink blooms in the fall through winter. Many varieties and colors.



LIGUSTRUM

Partial – Full Sun 12'T x 8'W
Great Border or screen and has a nice white bloom in spring.



LOROPETALUM

Partial – Full Sun 4-6'T x 5'W
Dark Purple color with bright pink blooms. Comes in many sizes and varieties.



OAKLEAF HYDRANGEA

Partial Sun 5'T x 6'W
Large, dense, white flower clusters are held upright above the dark green oak leaf-shaped foliage.



CAMELLIA JAPONICA

Partial Sun– Shade 8'T x 10'W
Dark green foliage year-round and awesome blooms in Summer.



When it comes to choosing plant materials, everyone has varying preferences and ideas. I recommend doing a little research and us discussing your likes and dislikes as we try to finalize a plan. Below are some great resources to help you get started. I always love to see what clients find and working together to get everything in just the right place.

Extremely knowledgeable staff and great selection, check these guys out!



Head-Lee
Nursery

2365 Blue Ridge Blvd.
Seneca SC, 29672
Ph. 864-882-3663 Fax. 864-882-0974
headleenursery@gmail.com

Great Resource for local gardening and agriculture of all types!



Justin's Favorites and known winners!



Monrovia is a favorite for many plant suppliers around the country. If you have questions about types of plants and want to look for ideas, this is a great website. Remember that the Upstate of South Carolina falls in Zone 7/8. We are right on the border, so you want to try and stick with plants that fall in both Zone 7 and Zone 8 for best results.

SHOP BY
START A NEW SEARCH
OR REFINE BY FILTERS

FILTER

PLANT TYPE
☐ SHRUBS (100)
☐ PERENNIALS (1000)
☐ TREES (1000)
☐ COMFERS (1000)
☐ VINES (100)
☐ SUCCELANTS (100)
☐ EXOTICS (100)
☐ ANNUALS (100)

ZONES

FLOWER COLOR
 FLOWERING SEASON
 FLOWER ATTRIBUTE
 WATER NEEDS
 LIGHT NEEDS

Click the link given and use the search and filters to find the plants you are looking for.

Please share your favorites with me, I am always looking for new plants and ideas!



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Thank you for taking the time to look over this packet designed to help you get started and have a successful landscape design and construction project. I would love to hear your feedback and remember that I am here to help if needed.

Please feel free to reach out to me if you have questions about getting started. I am also able available to assist with your plans for submission to your HOA/ARC or if you need help with project management and contractors, consulting, or any other landscape project needs.

I look forward to meeting you soon!

Justin Robinson

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