

FLINTROCK FALLS PROPERTY OWNERS' ASSOCIATION

LANDSCAPE PLAN SUBMITTAL CHECKLIST

LANDSCAPE PLAN:

A complete landscape plan must be submitted by the Owner, Builder and/or Landscape Contractor to the Architectural Committee for review and approval. The landscape plan can be submitted with the Final Submittal or during the construction of the residence or improvements. The landscape plan must be implemented before an application for Project Completion can be submitted or a final Certificate of Occupancy can be received.

The Landscape plan must include the following:

A. An approved site plan of the entire lot drawn at a scale of 1" = 10' - 0" or at such other scale and size as the Architectural Committee may approve from time to time, showing the following:

1. topo lines as shown on the approved site plan;
2. all areas to be irrigated;
3. location and type of grass for all areas to be sodded;
4. locations, approximate size and species of all existing trees;
5. locations, size and species of all trees and other plants to be installed;
6. location and listing of all plants that do not comply with the current approved plants (include enough information for the ACB to determine if the plant is acceptable, i.e. picture, growth characteristics, etc)
7. location of all landscape beds with edging type to be used;
8. location, height and materials of all retaining walls;
9. location and size of all swales or berms;
10. location and direction of the anticipated overall drainage of the lot once the improvements are in place;
11. location of all existing or planned improvements, including but not limited to the residence, building, exterior walks, drives, patios, playscapes, retaining walls, pathways, planters and other decorative features including exterior lighting;
12. all areas where landscaping is used as screening;

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13. a legend using clear symbols and nomenclature;
14. a count of all the trees, shrubs and plants being installed;
15. plans for areas requiring detailed landscape design (such as a courtyard); and
16. such other items or notes as the Architectural Committee may require from time to time.

B. Both the Owner and its Builder shall execute and deliver their notarized Statements of Intent to Comply with the Design Guidelines with this submittal.

C. Submittal of all fees, dues and /or deposits which may be established or required by the Architectural Committee.

D. Landscaping must be installed within the earlier of 90 days of substantial completion of the Residence or 60 days of issuance of the Temporary Inspection Certificate. No Residence will be issued a Final Inspection Certificate without compliance with the landscape guidelines in Section 7.0 of the Design Guidelines.

E. Submittal of a Landscape Plan Review Application and fees.