

## CHECKLIST OF LANDSCAPE GUIDELINE & DELIVERABLES

The landscape design plans that will need to be reviewed by the Design Review Committee (DRC) prior to any construction include the Site Analysis Plan, Site Plan, and Schematic Grading Plan. These plans must have property boundary and topographic information depicted. The Landscape Plan will also need to be reviewed by the DRC but may be submitted after home construction has begun but prior to any landscape construction. The following minimum requirements must be met.

### BASE MAP

- A registered surveyor will need to provide the homeowner with a survey boundary and topography in order to create a Base Map to scale with a minimum of 5' contour intervals. This information should appear on all subsequent plans.

### SITE ANALYSIS

- Site Analysis Plan: Graphically identify the following key features: views into the property from the road, solar orientation, existing plant communities, specimen trees, and other special features or problem areas such as rare plants, creeks wet areas, & erosion hazards, etc.

### SITE PLAN

- On the Site Plan, identify the line between the "limited disturbance zone" and the "owner discretion zone". This line must also be marked in the field with orange construction fencing/tree protection fencing or silt fencing with wire reinforcing and orange flagging tied to the posts to protect trees to remain on-site. The "driveway disturbance zone" must also be delineated with flagging tape or by other clearly identifiable means
- Illustrate the location of the driveway and house footprint to scale with topographic information and the property boundary identified.
- Tree(s) that are desired for removal in the "limited disturbance zone" must be approved in writing by the DRC prior to removal of tree(s). If tree(s) are removed or damaged without approval from the DRC replacement will be required at 5 trees for every 1 tree removed or damaged. The DRC will need to approve replacement plantings.
- A tree protection plan that locates fencing around the drip-line (See Design Guidelines: Site Design) of all trees to be protected during site construction may be required by the DRC if trees are removed beyond the "owner discretion zone".
- For approval of tree removal or viewshed pruning the homeowner must provide in writing a request for tree removal and the reason for the request (See Design Guidelines: Site Design). Supporting documentation from a professional arborist is recommended.

## GRADING AND EROSION CONTROL PLAN

- A Schematic Grading Plan illustrating limits of disturbance including homesite location and driveway, as well as tree protection measures. This plan shall also illustrate sediment & erosion control measures along the limits of these disturbed areas.
- If grading exceeds 1 acre in disturbance a permit from the Buncombe County Erosion and Sediment department must be presented to the DRC before grading begins.
- If grading is less than 1 acre in disturbance provide a brief listing of the locations of sediment & erosion control measures to be implemented on the Schematic Grading Plan.

## LANDSCAPE PLAN

- For approved plants and plants to avoid see the reference materials provided by the DRC.
- Include a plant species list with size and height of plants at the time of planting. Also provide botanical names, common names, and quantities for all plants.
- Graphically illustrate all plants including trees, shrubs, groundcovers, mulched areas, and other landscape materials.
- Provide specifications and/or details illustrating the materials and colors of all hardscape improvements.

## APPROVAL PROCESS

After submittal of all required plans the DRC will review the plans. If the submittal requires revisions the homeowner will be notified with a request for revisions within 45 business working days. If the approval is accepted the homeowner will also be notified within this same timeframe.

Once the approval of the plans is granted, the DRC will conduct a Pre-Construction Meeting involving the homeowner and contractor to ensure the following are clearly in place: staking of the house footprint and centerline of the driveway, tree protection fencing, and sediment & erosion control devices.

It is advisable that prior to the development of detailed architectural plans and the above landscape plans that an on-site meeting be conducted with the DRC and homeowner to discuss the potential layout and configuration of the homesite on the property. Certain homesites at Drovers Road Preserve are more conducive to a low-impact footprint than some other homesites. Therefore it is recommended, for the benefit of the homeowner, to schedule a pre-development meeting with the DRC.