

FOREST LAKES LANDSCAPE AND PROPERTY IMPROVEMENT APPLICATION & CHECKLIST

Estates

Homeowner's Name _____ Lot# _____ Lot Area _____ sq.ft.
 Address _____ Phone # _____
 e-mail address: _____ Plan Date _____

The following Checklist is to be used for homes within the Community of The Estates. This Checklist is based on the Landscape Design Guidelines. The homeowner should review the Guidelines in preparing the required Landscape Planting Plan.

The homeowner is responsible for preparing a Landscape Planting Plan to be submitted and approved by the Forest Lakes Architectural Control Committee (ACC) prior to installing any exterior elements or improvements. The homeowner is required to submit (preferred electronically) 2 copies of each of these two items:

1. An application explaining the request (include front and rear photos of the home if available).
2. A Landscape Planting Plan – graphically scaled drawing (i.e. 1" = 10').

The Landscape Planting Plan should follow the Landscape Plan Checklist, indicating with labeling existing and proposed exterior elements. To expedite reviews, please include additional plans, such as deck and home addition details as required by the Pikes Peak Regional Building Department, and manufacturer's information for any specialty features or elements so the ACC can thoroughly review the Landscape Planting Plan.

LANDSCAPE PLANTING PLANS SHALL INCLUDE THE FOLLOWING PLAN ELEMENTS AND NOTES:

Applicant		Reviewer
_____ 1.	Lot boundaries with dimensions, lot area, lot number, adjacent streets with names, north arrow, drawing scale, and adjacent land labeled as residential or open space _____	_____
_____ 2.	Indicate and label plant materials that satisfy the landscape requirements: - Streetscape/Parkway trees @ 1 per 60' at each street - _____ - Yard trees @ 1 tree per 10,000 sf lot area, up to 8 max. req. - _____ - Yard shrubs @ 3 shrubs per 10,000 sf lot area - _____ - Yard grasses/perennials @ 3 grasses/perennials per 10,000 sf lot area - _____ - Turf allowance @ 400 sf min. in front yard - _____ - Foundation screening shrubs for all facades @ 1/6' spacing min. - _____ - Wood Mulch @ 30% min. and Rock at 70% max. within plant beds - _____ _____	_____ _____ _____ _____ _____ _____
_____ 3.	Lot-to-Lot Transitions illustrated on plan for landscape to match neighboring lots - Field adjust and blend as necessary to create a smooth transition _____	_____
_____ 4.	Notes on Landscape Plan indicating: Soil amendments @ min. 3 cubic yards/1,000 sq. ft. for all turf and plant bed areas Plant bed edging material specified Method of Irrigation within the automated system (drip, microspray, spray) _____	_____ _____ _____

- _____ 5. All architectural elements including Decks, Trellises, Gazebos, and Shade Structures – indicate sizes, heights, materials, and associated plant requirements of each element. _____

- _____ 6. All Hot Tubs/Spas and Pools and their fence enclosures (if any) – indicate sizes, heights, materials and colors of any enclosures, and associated plant requirements of each element. _____

- _____ 7. All Paved Surfaces including driveway, entryway and walk, public sidewalk, and patio – indicate the materials and colors of each. _____

- _____ 8. All Retaining Walls (if any) – indicate types, heights, materials, and colors. _____

- _____ 9. All Play and Sports Equipment (if any) – indicate type, height, colors, and screening plants where required: (1) evergreen tree and (6) large shrubs. _____

- _____ 10. All Exterior Lighting – indicate type, height, voltage, bulb type, and bulb wattage. _____

- _____ 11. Approximate square footage of turf areas labeled by type and installation method (sod or seed). Approximate square footage of wood mulch, rock, or other mulch labeled. _____

- _____ 12. All Existing Trees and Shrubs labeled to identify those to be retained or to be removed. _____

- _____ 13. Provide a Plant Schedule – indicate scientific names, common names, total quantities, and sizes of all proposed plants to be installed. _____

- _____ 14. Dog Run locations, surfacing, and their fence enclosures – indicate materials and heights _____

- _____ 15. Vegetable Gardens and their fence enclosures (if any) _____

- _____ 16. Satellite Communication Dishes (if any) _____

- _____ 17. Any other proposed landscape or exterior improvements (if any) _____
