

GREENBRIER LOT PREPARATION

The clearing of all building lots in Greenbrier must be reviewed and approved by the Greenbrier Property Owners Association (GPOA) prior to any tree removal or other construction activity. The following guidelines are intended to help the contractor in the preparation of the lot for inspection by the Architectural and Covenants Committee of the GPOA which will lead to approval and authorization to begin lot clearing and construction.

1. Clear all lot lines of undergrowth (**do not cut trees**) and mark all corners of the lot with surveyor's stakes and flags. The lot lines should be clear enough to walk the line unimpeded, and the surveyor's pipes marking corners should be exposed to view.
2. Locate the position of the house on the lot and mark each corner with a stake and orange flagging tape. Clear the brush from the footprint of the house (do not cut trees).
3. Locate the position of the driveway and mark its footprint with stakes and orange tape. Clear the brush from the footprint of the driveway.
4. If a drainfield is required on the lot, mark its location with stakes and orange flags. Clear the brush from the footprint of the drainfield.
5. If there are any other stand-alone features on the lot, mark them in the same manner as above.
6. Place orange flagging tape around every tree to be removed (trees larger than six inches in diameter, twelve inches up from the ground), except those trees inside the house footprint, inside the driveway footprint, inside the footprint of the drainfield and inside the footprint of any other stand-alone feature. Trees six inches in diameter and smaller may be removed at the discretion of the builder and owner.
7. It is the contractor's responsibility to tell the logger that he may cut only those trees inside the house footprint, inside the driveway footprint, inside the drainfield footprint, and inside the footprint of any other stand-alone feature. Outside of these boundaries he may cut only trees with orange tape around them and trees smaller than six inches in diameter. Supervise his work, as you will be responsible to replace any trees the logger cuts down that are not marked and approved by the GPOA.
8. Document the number of trees larger than six inches in diameter that will remain on the lot after clearing is completed. Show on a copy of the plat the general location of these trees, the location of natural areas on the lot, etc.