

New Construction or Property Improvements

The Arbor ARC ROADMAP



1

Contact FSR:

New Construction:

ARC.Carolinas@Fsresidential.com

Property Improvements:

Arbor.ARC.NC@Fsresidential.com

Emails w/ subj line: "Arbor LOT#..."



3

FSR to schedule Pre-Construction meeting w/ The Arbor ARC; prep for non-refundable costs: ARC plan review & Road fee



2



Familiarize yourself with processes and policies at <https://thearboratlakejames.connetresident.com>: By-Laws, CC&R, NC Special Warranty Deed, Lake James Protection Ordinance, ARC Design & Review Guidelines



5

Submit Plans, forms, and money to FSR*: Application, Inspection Waiver, Site/Topo Plan, Septic/Well and Building Permits, House Plans...



4



Hold Pre-Construction meeting with the Arbor ARC on your property. **Note:** No work starts on Lot until written approval from ARC



6

Follow ARC Pre-Construction Meeting Checklist; ensure Builder complies with Rules and Regulations – Owner is responsible



FSR forwards package to ARC; The Arbor ARC has ~10 days to return results of their review; follow-up Q&A; Final ARC Approval needed to start Construction



7



8



Mark Buffer Area, Property Lines, Underground Lines, and Trees to be cut; homes w/shorelines must contact Duke Energy for Stabilization Protection Permit



9

ARC is available to help guide you to achieve compliance of your construction



10



Get 911 address from County, Certificate of Occupancy; driveway apron w/in 90 days

Dwelling construction to be completed within 1 year

Congratulations!



*The Arbor at Lake James POA
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