

Section 5.1 PRELIMINARY NEW CONSTRUCTION QUESTIONNAIRE – (Form A)

DATE: _____ BLOCK & LOT NUMBER: _____
STREET NAME: _____

OWNER: _____ MAILING ADDRESS _____
TELEPHONE: _____ CITY/STATE/ZIP: _____
CELL PHONE: _____ EMAIL ADDRESS: _____

BUILDER: _____ MAILING ADDRESS _____
TELEPHONE: _____ CITY/STATE/ZIP: _____
CELL PHONE: _____ EMAIL ADDRESS: _____

1. Describe Exterior materials for the following:

a) Wall Materials: _____

b) Roof Material: _____

c) Driveway Material: _____

2. **Estimated** Gross Square Footage of Home: _____ (Including 1st & 2nd Floors, Garage, etc.)

Estimated Total Heated Square Footage: _____

3. Preliminary Site Plan included: Yes ☐ No ☐

NOTE: Attach a photograph or rendering of a home design similar to what is proposed you want to build.

To the best of my knowledge, the foregoing statements are true.

Applicant's Signature

Date

THIS IS NOT CONSIDERED A SUBMISSION AS DESCRIBED IN THE DECLARATION UNTIL AN ACKNOWLEDGEMENT LETTER HAS BEEN ISSUED BY THE ARC.

Attachment to Form A

EVALUATION CONSIDERATIONS

Below are some of the issues that will be considered in evaluating the Design Packages:

- a. *Understory clearing:* If understory clearing is necessary for the topo survey work in order to perform the survey itself, the applicant must use the **Application for Modification (Form H)** for this purpose prior to any clearing. This type of application and approval only covers trees and shrubs that are absolutely required to be removed to perform the survey.
- b. *Site clearing, understory clearing and house placement:* While it is recognized that homeowners will want to take advantage of opportunities for views on their property, we would emphasize that clearing should be kept to a minimum. Proposed understory clearing will be studied closely when the house is visible from the golf course or other parts of the property. In cases where the house is visible, understory should be left as heavy as possible to aid in screening the house.
- c. *Tree Protection:* Any trees 8" (diameter at breast height) or larger must be indicated on the site plan and no tree may be removed from any lot by any person without prior written consent of the ARC using the "Tree Removal Criteria" request Form K. Because the inconsistent terrain disallows a rigid rule regarding setbacks, the Committee will study each house placement on an individual basis. A Tree Protection Fence will also be required where the disturbed area abuts or encroaches into a large trees drip line that is meant to remain.
- d. *Silt fence location:* Architectural plans which are submitted to the Committee for approval must include a "limit of work" line showing where construction will take place. More importantly, the line will define areas where contractor activities are off-limits. The contractor must erect a silt fence on-site corresponding to the limit of work line shown on the approved site plan. The fence must be erected after tree removal and prior to any site work or clearing. No deliveries, parking or stock piling may occur in the off-limits part of the site. The fence may not be removed or taken apart for any reason. Specifications for the silt fence shall appear on the following page.
- e. *Building height:* Residential building heights are to be no taller than two stories from the street level. A third or fourth story will be allowed if it is fully contained within a roof system. Exposed foundation height shall be considered on an individual basis based on the topography of the lot.
- f. *Roof shape:* Primary roof shape may not be flat. Roof structure for the Main body of the home shall be a minimum of 6:12 and a maximum of 18:12, roof pitch to not exceed 1:2 pitch.
- g. *Finished surfaces:* Natural finished surfaces, such as stone, board on board, board on batten, shingle, etc., are preferred. Raw or painted concrete, masonry units, modular block, may not be displayed as a finished surface.