

## RIVER BIRCH ARB PLAN SUBMITTAL REQUIREMENTS & GUIDELINES

Proper submittals include drawings that are neat, drawn to scale, and with sufficient detail to adequately explain the entire design. Insufficient explanation of a design including all visible details is cause for rejection of an application. The ARB, at its discretion, may accept plans that are marked-up in red with late changes to design features. However, the ARB may require that the marked-up sheets be corrected and revised, and resubmitted. As a minimum requirement, two(2) copies of each of the following drawings shall be submitted.

1. All houses must be a minimum of 1200 square feet of heated living area and must have a two (2) car garage with a door. Driveways must be concrete.
2. Doors and windows color optional but must be approved.
3. All railings and fences must be white vinyl, unless variance is approved.
4. There will be a \$125 plan submittal fee. All plans must be ARB approved.
  - a. Site plan showing setbacks as 25' front 10' Rear, and 10' side setbacks.
  - b. Foundation Plan
  - c. All exterior elevations (show actual ground level. Indicate finish materials)
  - d. Vinyl lap siding only with exterior color selection from the association approved color list.
  - e. Architectural style 30 year roof shingles color to be from the association approved color list.
  - f. Required landscaping to consist of one (1) River Birch Tree, flower bed in front of the house and sod or grass seed planted.
5. There will be a required \$500 fee for road and infrastructure.
6. A Port a John must always be on site
7. A trash bin must always be on site and building site must remain clean of loose trash.
8. You must have temporary power and water
9. Contractor sign can be no larger than 24"x24"
10. No dogs are allowed on construction sites
11. Sites are to be kept clean daily
12. If doing additions, the following must be submitted and approved
  - a. Site plan showing addition location, distances to property lines and tree(s) if any, to be removed. Show any changes to landscaping.
  - b. Floor plan of addition must be ARB approved
  - c. All exterior elevation of addition including existing houses. (Show all finish materials)
13. If doing accessory structures, the following must be ARB approved
  - a. Site plan showing location of new structure and existing house, with distances between each, distances of property lines, and tree(s), if any, to be removed.
  - b. They are limited to 14x20 and must be ARB approved and within setbacks.

## RIVER BIRCH ARB APPLICATION

Lot # \_\_\_\_\_

DATE OF APPLICATION: \_\_\_\_\_

APPLICANT NAME: \_\_\_\_\_

APPLICANT MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_

APPLICANT PHONE NUMBER: \_\_\_\_\_

BUILDER (IF DIFFERENT FROM ABOVE): \_\_\_\_\_

THE APPLICANT SHALL BE THE PROPERTY OWNER OR ORIGINAL BUILDER AT THE TIME OF APPLICATION.

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION:

1. Site plan
2. Floor Plan (if applicable)
3. Building elevations (if applicable). Show existing house for additions. Indicate finish material
4. For fence applications, include elevation drawing of fence with heights and materials indicated.

ARCHITECTURAL PLAN REVIEW IS FOR COMPLIANCE WITH RIVER BIRCH COVENANTS AND DESIGN GUIDELINES ONLY. APPROVAL DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FROM OBTAINING ALL OTHER NECESSARY PERMITS AND COMPLIANCE WITH THE APPLICABLE ZONING AND BUILDING CODES.

## RIVER BIRCH APPROVED COLOR LIST

### VINYL SIDING

1. White
2. Grey – light and dark shades
3. Tan
4. Cream
5. Beige
6. Green
7. Blue
8. Pale Yellow

### ROOF

1. Black
2. Brown
3. Green
4. Grey

### SHUTTERS

1. Black
2. Brown
3. Green
4. Blue
5. Grey
6. Burgundy
7. Tan
8. Beige
9. White

### TRIM

1. White
2. Tan
3. Grey

### WINDOWS

1. White
2. Black

**\*\*NO NEON OR BRIGHT SHADES UNLESS ARB APPROVED\*\***

