

SPEAR'S RANCH ON SALADO CREEK
ARCHITECTURAL CONTROL COMMITTEE
OUTBUILDING/2ND RESIDENCE IMPROVEMENTS

Upon submitting these improvement plans, Owner acknowledges reviewing the Spears Ranch ACC Improvement Guidelines governing construction of improvements and agrees to abide by these documents.

Owner Signature _____ Dated: _____

Owner: _____ Phone _____

Other _____ Email: _____

Lot Address _____

Section _____ Block _____ Lot _____

Mailing Address : _____

Contact: _____ Phone _____

Address _____

Improvement Description : **OUTBUILDING / 2ND RESIDENCE**

Application FEE: \$100.00

Print this completed application including checklist & scan to PDF, add PDF's & photos of all required checklist items below & place on a CD (write your name & lot address on CD); place CD & Fee in an envelope & submit to any ACC member.

Approval and/or comments will be sent to email or preferred contact info provided above.

Contact any ACC member via tel, text or email to schedule required inspections. Current ACC member contact info is on the SR Website at www.spearsranch.org

REQUIRED INSPECTIONS ARE : 1) Layout to confirm setbacks prior to foundation pour.
2) Exterior finish per approved submission.
3) "Notice of Completion" final approval.

SUBMISSION CHECKLIST (sign & submit with application)

A. SITE PLAN (Full Size PDF)

All property lines, easements, building setbacks, all buildings including porches, decks and covered patios, north arrow & flood plain.

Clearly note any EXISTING improvements and/or PROPOSED future improvements. If this outbuilding/2nd residence is being constructed prior to the main residence, future approvals WILL be impacted by this approval.

Dimensions from proposed improvement(s) to property lines

Utility services (proposed and/or existing)

Well, water storage and septic locations (proposed and/or existing)

Driveway(s) (proposed and/or existing)

Proposed and/or existing fencing locations

B. ARCHITECTURAL PLANS (Full Size PDF's)

Floor plans (1/4" scale)

Area calculations

Exterior elevations (all sides, all buildings incl. in this application)

All existing & proposed grades shown on elevations

All materials clearly shown on all elevations

C. EXTERIOR FINISH SAMPLES (Not required if samples are on file)

All samples and/or material brochures shall accurately present proposed finishes and colors. (Texas white limestone does not require a sample submission)

Paint chip photo/chart pdf per elevation color call-outs

Siding brochure with color chart pdf's if applicable

Stucco brochure with color chart pdf's if applicable

Roofing brochure with proposed weight & color chart pdf's if applicable

Metal roofing brochure with color chart pdf's if applicable

ALL ITEMS SHALL BE CLEARLY MARKED INDICATION PROPOSED FINISH.

Comments: _____

All APPLICABLE above checked items are included (unless otherwise noted) in this submission as required for review and approval. It is understood that the review time does not begin until all required/requested items are submitted.

Owner/Contractor _____ Dated _____