

Jonathan Knolls Community Association
Architectural Review Committee Checklist
For New Home Construction

Lot Number: _____	
Property Owners Name/s: _____	
Current Address: _____	
Home Phone #: _____	E-mail Address: _____
Cell Phone #: _____	Fax #: _____
Contractor's Name: _____	
Contractor's Address: _____	
Contractor's Phone #: _____	Contractor's Cell Phone#: _____

REQUIREMENTS FOR NEW HOME SUBMITTAL

- 3 - ARC Checklists fully filled out
- 3 - Sets of Site Plans (This may be the same as the septic plan if shows the residence location)
- 3 - Sets of House Plans
- 3 - Sets of Septic Plans
- 3 - Sets of Landscape Plans
- 1 - Set of exterior color samples (brick, siding, trim, roofing, deck material, gutters, windows, doors)
- Any past fees, fines, and/or assessments, if applicable, that are due paid in full

All changes and modifications must be noted on each document in red ink and initialed by owner

SITE PLAN (to include the following)

- Existing and proposed contours
- Top of foundation elevations
- Well and septic field locations
- Storm sewer system, including drainage of the roof and yard areas
- Driveway location and material
- Driveway may only access the street at one point (special exception may be made by the ARC)
- Sidewalk location and material
- Patio location and material
- Reinforced concrete pipe culvert with flared ends location
- Location of existing features to ensure that any deed restricted areas are protected
- Check location of dwelling in relationship to the lot lines, street, and setbacks
- Verify that there are no outbuildings located on the plans
- Location and material for fences, walls, structures, or pools if applicable

Comments _____

HOUSE PLAN (to include the following)

- Minimum square footage requirements: 3,000 sq. ft. two story, 2,700 sq. ft. one story
- Siding and trim details (size, type, etc.) must be noted on plans
- Compare color and style of house to immediate neighbors to avoid repetition
- Masonry details (size, type etc. must be noted on plans)
- Chimney construction noted on plans (Must be masonry w/clay flue)
- Roofing material must be noted on plan
- Minimum roof pitch to be 8:12
- Minimum of five main roof ridges (not including dormers or ridges under 10 feet)
- Location of roof vents (Vents must be on rear slope of the house, excluding ridge vents)
- Copper flashings noted on plans
- Exterior lighting listed on plans
- Exterior windows and doors noted on plans
- Minimum of three garage doors (8' high and 9' wide)
- Deck materials (Decks to be constructed of cedar or redwood)
- Address number details
- Retaining walls if connected to house (They must be of natural stone)

Comments _____

LANDSCAPE PLAN (to include the following)

- Retaining walls separate from house (Including elevations and types natural stone)
- All trees listed by size and species
- All bushes listed by size and species
- Planting beds shown to scale
- Location and size of ground cover and perennials beds
- Turf areas, pavers, flag stone, walkways, etc.

Comments _____

EXTERIOR MATERIALS AND COLOR SELECTIONS

Material	Type	Color
Roofing		
Siding		
Trim		
Brick , Stone, & Mortar color		
Windows		
Exterior Doors		
Shutters		
Gutters		
Garage Doors		
Deck		
Patio		
Sidewalk		
Driveway		

PLEASE NOTE: All submitted materials shall remain the property of the ARC and the Association. You should make a copy of your submittal for your records.

For a detailed explanation of architectural requirements please refer to Jonathan Knolls Community Association Covenants and Restrictions. The ARC shall meet within 30 days of the date submitted to review the plans and specification and other materials submitted by the applicant, and render its written approval or rejection thereof.

If you wish to Appeal the ARC regarding the decision below, you must appeal within 60 days.

If any modifications to the plans or material selections as submitted are to be made at a later date, those modifications must be submitted to the ARC for review and you must receive approval from the ARC before that work may commence.

I hereby acknowledge that I have read and fully understand the Jonathan Knolls Community Association architectural requirements.

Signature of Homeowner: _____ Dated: _____

Signature of Homeowner: _____ Dated: _____

FOR ARC USE ONLY:

Date received: _____ Initials: _____ ARC

Status: ___ Approved ___ Rejected ___ Conditionally Approved

Conditions for Approval (if applicable): _____

Comments from ARC: _____

ARC Signatures (at least two thirds of the ARC must sign below):

Signature One: _____ Date: _____

Signature Two: _____ Date: _____

Signature Three: _____ Date: _____