

ARCHITECTURAL CONTROL SUBMITTAL

Date Submittal Recd: _____ Lot: _____ Address: _____

- _____ **COMPLIANCE DEPOSIT:** \$ 1500 per lot
- _____ **STREET TREE INSTALLATION DEPOSIT:** \$ 300 per tree
- _____ **ARC FEES:** \$500 Architectural Review fee per lot

SITE PLAN (Please provide 2 Copies: One will be returned to you)

- _____ Building location (dimensioned from all property lines)
 - _____ Setbacks and easements shown
*Front yard 30', side yard 20', rear yard 25', front load garage 8' ;
 Side load garage and side property line 25' ; drive and property is 5'
 Drive and property @ street is 10' max drive width is 20'.*
 - _____ Driveway, decks, pads, sidewalks locations shown
 - _____ Grading and Drainage Plan, including flow arrows
 - _____ Top of Foundation for House and Garage and all step-downs _____
 - _____ Elevations of all lot corners shown
 - _____ Location and type of the trees which are required by the CFC to be installed in the tree lawn. _____
- Minimum front yard setback is 30' from front property line.
 - Minimum side yard setback is 20' from the side yard property line.
 - Minimum rear yard setback is 25' from rear property line.
 - Front loading garage must be setback 8' from the front of the house.
 - Minimum distance between side-load garage and side property line is 25'.
 - Minimum distance between driveway and property line is 5'.
 - Minimum distance between driveway and property line at street is 10'.
 - Maximum driveway width at street is 20'.

Reminder: the "front porch feature" determines which elevation is considered the front or side elevation.

CONSTRUCTION DRAWINGS (2 SETS: One will be returned to you)

- _____ Exterior elevations showing dimensioned trim, railing & door details
- _____ Indications of exterior materials with percentages calculated & shown
- _____ Exterior details including chimneys, stairs, decks, railings, columns, and location of standard address block on front elevation.
- _____ Roof pitches shown on drawings
- _____ Square footage, excluding basement, is _____.
- _____ Building height as measured from where driveway meets top of curb

COLORS AND EXTERIOR FINISHES:

- _____ Actual samples of exterior finishes and colors to be attached to the Color Selection Form included in packet
- _____ (No Photos, except for brick/stone and roof) (Use Color Submittal Form)
- _____ Picture of roof selection with warranty and details

LANDSCAPE & FENCING PLANS:

- _____ Site plan showing location and type of trees & shrubs; fencing; grass; rock; berms; fountains or ponds; terracing, retaining walls; decorative features; lighting, etc. Please attach a copy of the fence detail specific to your lot so that there is no confusion as to criteria. **Reminder-each lot has a specific tree lawn requirement which must be installed.**

Comments: _____


Lemay Avenue
ESTATES

Builder Checklist for Lemay Avenue Estates

The following is checklist to help facilitate the process of building at Lemay Avenue Estates. All items listed are requirements that must be followed by each builder for each lot. Please review this checklist prior to the commencement of construction to verify that all criteria have or will be met. **Should you have questions, please contact Aaron Everitt or Anne Marie Romme @ (970) 226-1500.**

_____ **Architectural Review Submittal**

Allow approximately 7-10 days for ARC review. Please refer to the *Architectural Review Submittal Checklist*.

_____ **Pre-Construction Meeting**

This meeting must be scheduled by the Builder with Kevin Taylor of the Everitt Companies at (970)226-1500 or (970)567-1921 prior to the commencement construction. This meeting will inform the builder of the developer expectations and requirements to build in Lemay Avenue Estates.

_____ **Trash Container/Portable Toilet**

Each lot is required to have a dumpster and portable toilet. The dumpster must be dumped on a regular basis.

_____ **Vehicle Tracking Pad**

Prior to any construction on your lot, contractor must install a vehicle tracking pad consisting of 8-12 inches in depth of 1" washed gravel. The pad should be a minimum of 10 ft. x 20 ft. and installed in a location so that deliveries and access to and from the lot minimizes mud and dirt on public streets.

_____ **Orange Construction Fence**

Once excavation has been completed, an orange construction fence must be installed around the Building Envelope. This fence helps to mitigate encroachment onto adjoining lots and contains trash.

_____ **Street Tree Installation**

Any questions that you have regarding the installation of Street Trees may be discussed with Kevin Taylor at the Pre-Construction meeting

Please Note: Each one of the above items must be addressed as indicated. Failure to meet the requirements will result in forfeiture of Compliance Deposits and additional fines.

**EXTERIOR COLORS AND MASONRY
SELECTIONS FORM**

The following exterior paint colors and brick selections are hereby submitted for approval by the Architectural Review Committee of Lemay Avenue Estates and will be retained in the HOA files. I agree to submit any changes to these selections for approval prior to application. **Note: ARC approval must be given prior to application.**

Lot # _____ Site Address: _____ Submittal
Date: _____

Builder's Name: _____ Telephone & Fax:

EXTERIOR PAINT COLORS:

(Name and Number)

Body: _____

Trim: _____

Attach body color sample here

Body

Attach trim color sample here

BRICK, STONE, or STUCCO:

**Please provide a colored photo or cut out from
brochure
not an actual sample of brick or stone.**

Color: _____

Company: _____

Attach photo or stucco sample here