

PRC Construction Check List

Plan Approval Requirements:

Complete plans and specifications including a plot plan showing lot and block placing of home, post lamp, outbuildings, walls, pool and fences sufficient to meet the following where applicable.

Please remember the Owner of the property is responsible for the application and is required to take action if any of the requirements are not met. PRC Approval can be withdrawn if the builder fails to comply with the submitted application and this may considerably delay your construction.

PRC APPLICATION REVIEW ITEMS

Covenant Article

- 2.1.1 Only 1 single family dwelling per lot - 2 story max
Permit number required prior to review
- 2.1.4 Shield/enclosed electrical/mechanical/HVAC/pool equipment/refuse containers or satellite system must be included
- 2.1.5 Post lamps with photocell - PRC approval required
- 2.1.6 Exterior lighting - direction
- 2.2.2 Setbacks
 - Residence - Front 30 feet from lot line
 - Side 15 feet from lot line
 - Rear 25 feet from lot line
 - Corner 20 feet side street line
- 2.2.3 1600 square foot minimum living area
- 2.5 Fence/hedge requirements
Location/materials/height/color/landscaping/obstruction
- 2.7 Easements
Lot survey/plot plan
- 2.8 Signs/flags
- 2.9 Parking area - concrete or brick paver
- 2.10 Elevation - lot drainage

2.12 Sheds/outbuildings

- Permit number/blueprints/site plan
- Location/size/landscape plan
- Same material & color as home - block/stucco
- Block/brick, frame, No metal, plastic/resin type permitted
- Constructed on site - stick built
- Pre-built foundation - mortared blocks, poured concrete slab knee wall required
- Size - 200 square feet max Walls - 8 feet

3.2 Construction specification items required

- NO work commencement until approved (new/change)
- Single family residence only, two story max, one per lot
- Size - minimum 1600 square foot living
- Style - no mobile homes, manufactured homes, retro or domed homes
- Materials - no log, metal or all glass wall homes
- Color - earth tones only (subject to approval)
- Driveways - concrete or brick (color requires approval)
- Screening - charcoal or white only on windows/pool cage
- Landscaping - plan/some trees must remain on lot
topography harmony/time line
- Elevation - cannot effect adjoining lots
all Federal/State/County safety codes apply

3.3 Application plans & specifications required

- Complete permit plans/specifications & plot plan & elevations (front/side/rear/walls/fence) set of complete blueprints

3.4 Inspections - Compliance checks - time line