



## Building Plan Approval Outline

*This is an outline of the building requirements.* Before submitting your plans to the Architectural Control Committee please read the Deed Restrictions for the section of your home site for detailed information about each requirement.

**Plan Review Fees and Deposits:**

<b>Home Plans Review Fee</b> .....	\$50.00
<b>Additions Review Fee</b> .....	\$50.00
<b>Variance Request Fee</b> .....	\$100.00
<b>New Construction Damage Deposit*</b> .....	\$1,000.00
<b>Notification of Violation Letter Fee</b> .....	\$50.00
<b>Site Inspection Fee</b> .....	\$50.00
<b>Transfer Fees</b> .....	\$50.00

\*New Construction Damage Deposit is subject to loss for damages, e.g., to road, improper construction according to plans, erosion into ditches or waterways. The deposit will be returned upon satisfaction compliance and/or remediation of damages less any fees that are applicable and un-paid.

**Square Footage:** Each Section has a minimum square footage for the living area of the home. Section and minimums are as follows:

	<b>One Story</b>	<b>Two Story</b>
<b>Section 1:</b>	1,500	1,800
<b>Section 2:</b>	1,500	1,800
<b>Section 3:</b>	2,000	2,200
<b>Section 4:</b>	1,800	2,200
<b>Reserves, Section 1:</b>	2,200	2,700
<b>Reserves, Section 2:</b>	2,500	3,000

**Garage Opening:** No garage shall be placed on any lot which faces or opens towards the street which the front of the home faces.

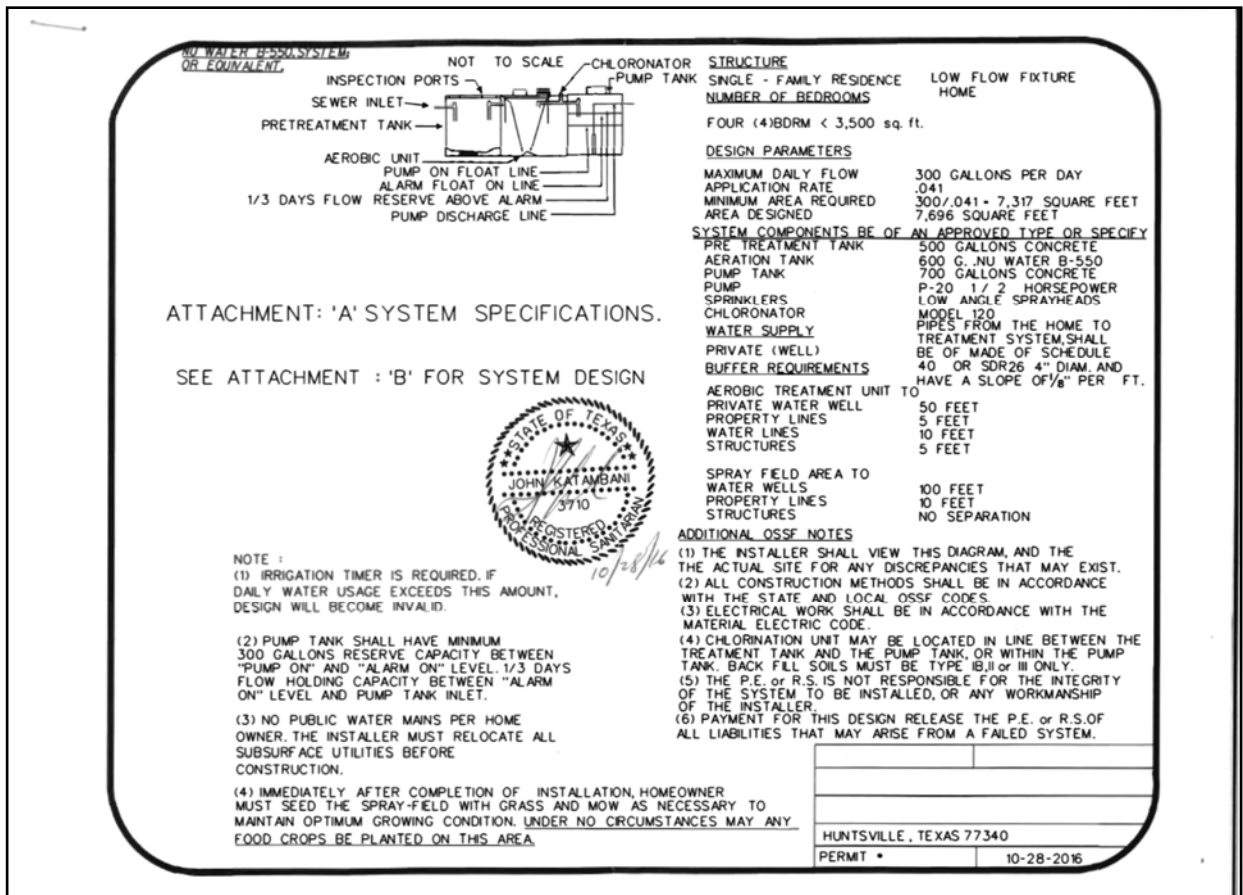
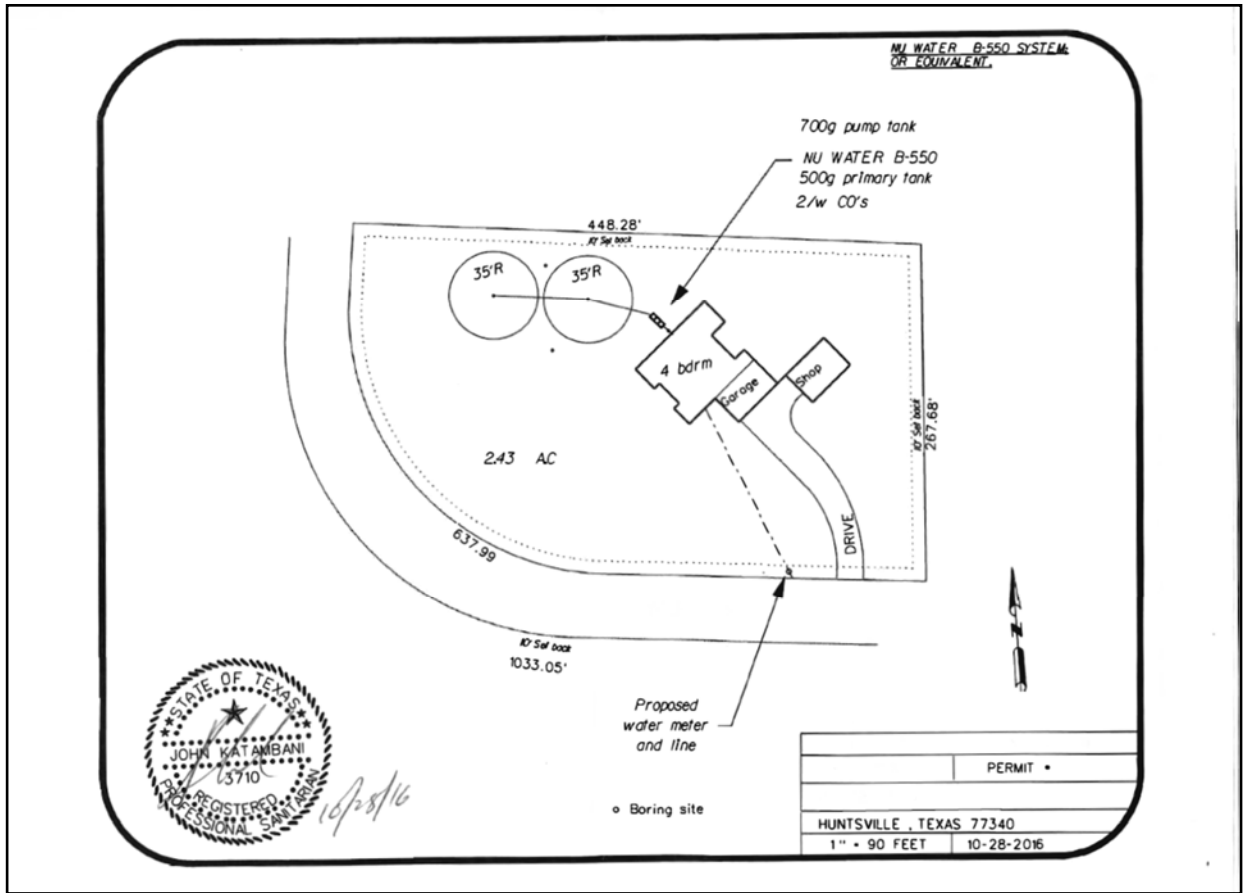
**Foundation Plan:** Foundation Plan must be included in the plans for approval package.

**Masonry Requirement:** Exterior of the home must be at least 51% brick, stone or its equivalent. A detached garage or storage building must generally match the dwelling. This is shown by submitting the Elevation drawings of all sides of the home.

**Driveway:** Driveways shall be paved of concrete, asphalt or a combination of foregoing materials. Driveway shall be shown on the Site Plan and labeled what materials will be used.

- Site Plan:** Site plan must be included in the plans for approval package. The site plan must show the following:
  - a. If any other building, fence or other structure shall be built, location should be shown.
  - b. Location of dwelling on the property within the set back lines
  - c. Garage opening
  - d. Driveway shown and materials used
  
- Landscape Requirements:** All new home construction approvals must be accompanied with a landscape plan.
  - a. The landscape plan must be designed to assure that run-off and erosion have been properly attended to.
  - b. The landscape plan shall show drainage patterns away from the structure and the area to be sodded or planted in permanent vegetative cover.
  - c. Gutters and/or shrubs shall be shown with forethought given to prevent erosion of the slab. The plan shall show the driveway and all drainage structures.
  - d. A finished slab elevation shall be shown on the plans along with proposed spot elevations each 20 feet around the perimeter of the home.
  - e. Where applicable, the 100-year flood plain shall be determined.
  
- Slab/form survey** is required to submit prior to concrete pouring
  
- Aerobic System Plan** (On-Site Sanitary Sewer Facility) designed by licensed professional (see attached for example)
  
- Development Permit** issued by Walker County Development Office
  
- Additional Improvements** such as storage building, fence, pool or any other structure are to be built at the time of home construction, the details shall be included with this package.
  
- For return of deposit and completion of construction an as built slab survey must be completed and delivered.**
  
- Important Additional Information prior to Building Approval**
  - a. Construction must conform to the City of Huntsville's building code.
  - b. Culvert must be sized properly to Walker County specifications
  - c. Inspections shall be performed by licensed inspectors. Results of the inspections shall be furnished to Architectural Committee. Inspections and shall consist of: 1) Slab and Slab Survey prior to concrete pour; 2) Framing; 3) Plumbing and Electrical prior to closing interior walls; 4) Final to include, drive way, on-site Sanitary Sewer facility, landscape and drainage.

# Example of Aerobic System Plan On-Site Sanitary Sewer Facility



Example of Landscape Plan

