

# PARKERS LANDING ARCHITECTURAL REVIEW BOARD

## *New Home Construction Project Information*

*Date:* \_\_\_\_\_ *Property Address:* \_\_\_\_\_

**PROPERTY OWNER:** \_\_\_\_\_

*Address:* \_\_\_\_\_ *City:* \_\_\_\_\_

*State:* \_\_\_\_\_ *Zip:* \_\_\_\_\_ *Phone/Fax:* \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

*Architect/Designer:* \_\_\_\_\_

*Address:* \_\_\_\_\_ *City:* \_\_\_\_\_

*State:* \_\_\_\_\_ *Zip:* \_\_\_\_\_ *Phone/Fax:* \_\_\_\_\_

**CONTRACTOR:** \_\_\_\_\_

*Address:* \_\_\_\_\_ *City:* \_\_\_\_\_

*State:* \_\_\_\_\_ *Zip:* \_\_\_\_\_ *Phone/Fax:* \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

*Landscape Architect/Designer:* \_\_\_\_\_

*Address:* \_\_\_\_\_ *City:* \_\_\_\_\_

*State:* \_\_\_\_\_ *Zip:* \_\_\_\_\_ *Phone/Fax:* \_\_\_\_\_

*Surveyor:* \_\_\_\_\_

**Work to be conducted:** \_\_\_\_\_

PARKERS LANDING  
REQUEST FOR REVIEW

Preliminary

Final

Date submitted: \_\_\_\_\_

Property Address: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

1. Has the house been designed according to the Standard residential building codes, especially in regard to wind resistant construction? \_\_\_ Yes \_\_\_ No
2. Has an attempt been made to minimize the amount of site to be graded?  
\_\_\_ Yes \_\_\_ No
3. Has an attempt been made to minimize the removal or damage of existing trees?  
\_\_\_ Yes \_\_\_ No
4. Has an attempt been made to minimize the effect on primary views from adjacent properties?  
\_\_\_ Yes \_\_\_ No
5. Ground level: \_\_\_\_\_ MSL
6. Height of structure (highest roof range) above this point: \_\_\_\_\_ MSL
7. First floor elevation: \_\_\_\_\_ Second floor elevation: \_\_\_\_\_
8. Square footage: Heated 1<sup>st</sup> Floor: \_\_\_\_\_ Heated 2<sup>nd</sup> Floor: \_\_\_\_\_ Total Heated: \_\_\_\_\_  
Unheated porches/decks: \_\_\_\_\_
9. Are any variances from the Architectural Review Board Standards being requested under this application? \_\_\_ Yes \_\_\_ No

If yes, please describe and give reason: \_\_\_\_\_

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10. Describe type of material and color for exterior finishes for the following: (Provide color samples, details on all doors and windows- pictures are fine)

- a. Siding: \_\_\_\_\_ Color \_\_\_\_\_
- b. Trim: \_\_\_\_\_ Color \_\_\_\_\_
- c. Roof: \_\_\_\_\_ Color \_\_\_\_\_
- d. Doors: \_\_\_\_\_ Color \_\_\_\_\_
- e. Foundation Screening(louvers): \_\_\_\_\_ Color \_\_\_\_\_
- f. Paving: \_\_\_\_\_ Color \_\_\_\_\_
- g. Garage Doors(must be single doors): \_\_\_\_\_ Color \_\_\_\_\_
- h. Shutters \_\_\_\_\_ Color \_\_\_\_\_
- i. HVAC Screening: \_\_\_\_\_ Color \_\_\_\_\_

11. Has a structure within Parkers Landing been previously constructed from these plans? \_\_\_ Yes \_\_\_ No If yes, give lot # or address: \_\_\_\_\_

Please include the following information (in accordance with ARB Guidelines) with your submittal:

<u>Final Review:</u>	<u>Preliminary Review:</u>	<u>Conceptual Review:</u>
___ Site plan (2)	___ Site plan (2)	Rendering of
___ Elevation drawings (2)	___ Elevation drawings (2)	home -
___ Floor plans (2)	___ Floor plans (2)	showing all
___ Topographic survey	___ Topographic (tree) survey	elevations
___ Material samples	___ Exterior colors (optional)	
___ Color samples	___ Landscape design (optional)	
___ Cut sheets (window, doors, light fixtures, etc)	___ Review Fee \$800.00 <i>Payable to Parkers Landing</i>	
___ Landscape & DRAINAGE Plans	___ Road Repair Fee \$100 <i>payable to Parkers Island</i>	
___ Construction Escrow Deposit \$5,000.00		
<i>N/A if submitted Deposit with Preliminary Review</i>		
	___ Road Repair Fee \$100 <i>payable to Parkers Landing</i>	

I do hereby certify in good faith that the project will conform to standard building code, local codes and permitting, and Parkers Landing Architectural Review Board Requirements and Standards To the best of my knowledge, the foregoing statements are true.

\_\_\_\_\_  
Owner/Builder/Architect Signature

\_\_\_\_\_  
Date

Review Fee \$ \_\_\_\_\_ Check # \_\_\_\_\_ Pd By: \_\_\_\_\_

Deposit Escrow: \$ \_\_\_\_\_ Check # \_\_\_\_\_ Pd By: \_\_\_\_\_

Received by \_\_\_\_\_ Date \_\_\_\_\_

**Parkers Landing  
Construction Deposit  
Architectural Review Board**

Date: \_\_\_\_\_

New Construction

Major Improvements to existing structure

Address: \_\_\_\_\_

Owner's name: \_\_\_\_\_

Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone/Fax No. \_\_\_\_\_

S.C License number: \_\_\_\_\_

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**AGREEMENT**

I, \_\_\_\_\_, as contractor for the construction project described above, do hereby submit this deposit in good faith to Parkers Landing Architectural Review Board for assurance that the construction will be implemented in accordance with the final plans as approved by the Architectural Review Board.

I further agree that:

1. I have read the Architectural Design Standard and Guidelines, the Contractor Guidelines and Declaration of Covenants and Restrictions and do agree to follow these in full understanding.
2. I agree to construct and fulfill the plans and specifications as approved for this project in the final review by the Architectural Review Board. Any changes to these plans will be first approved by the Board, prior to implementation.
3. I understand that the deposit submitted will be returned in full after a satisfactory inspection, unless a deduction is necessary for any corrections to changes not approved by the Board prior to implementation.
4. I am responsible for the behavior and actions of all workers contracted to do work on this job while they are at work.
5. I am responsible for maintaining a clean construction site at all times. I understand contractor must remove construction, dirt, mud, gravel, and rock/slag from street immediately. Street must be clear of all rock/slag and gravel at all times. I understand that I am bound by the restrictions covered under the Architectural Compliance Guidelines.

This application, agreement, and deposit made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

Signature: \_\_\_\_\_ Witness \_\_\_\_\_

Deposit Date: \_\_\_\_\_ Amount \$ \_\_\_\_\_ Check # \_\_\_\_\_

# Final Inspection /Deposit Refund

## Parkers Landing

DATE: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Contractor: \_\_\_\_\_

Requested Date of Inspection: \_\_\_\_\_

I do hereby certify in good faith that the contracted structure on said lot does Conform to the Standard Building Code, local codes, and Parkers Landing Architectural Review Board Requirements and standards and the final plans as approved by the Architectural Review Board. All site work, landscaping, cleaning, removal of temporary utilities and repair of damage to rights of way and common areas has been implemented. This constitutes a request for return of Architectural Compliance deposit.

\_\_\_\_\_  
Contractor's Signature

\_\_\_\_\_  
Date

ARB Use:

DEPOSIT RETURNED IN FULL     PARTIAL REFUND

Amount Refunded: \$ \_\_\_\_\_

REASON FOR WITHHOLDING: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# AGREEMENT PARKERS LANDING RESPECTIVE TO TRASH AND DEBRIS

This acknowledges that I am the Owner of \_\_\_\_\_ in Parkers Landing at Rivertowne Country Club and I agree to keep the lot free from all trash and debris and to keep the lot clean and to work only during the construction hours as outlined in the ARB Guidelines/Contractor Rules.

**TRASH** Paper products will be cleaned daily. I recognize that the wind could blow trash onto surrounding lots, thus I will keep such trash that could be blown from our worksite to surrounding lots, including lots across the street, picked up. If severe weather occurs all lots must be secured to prevent a potential threat to existing homes.

**SILT FENCE** Erosion control devise maintained daily and installed properly. All trees that are to remain must be protected in regards to the drip line with protective fencing.

**DEBRIS** Building materials will be removed by each sub-contractor at the appropriate time. No debris will be deposited on any adjacent lots. All dirt, mud, gravel, and rock/slag will be removed from street immediately. Street must be clear of any constructions debris at all times.

Furthermore, I agree that such trash or debris will be hauled off Parker's Landing property and I recognize that if my Builder or any sub-contractor is proven to have dumped any trash or debris on Parker's Landing property, I will pay a determined fine in the amount of damages (such as cost to remove) and I will make such payment within 30 days of receiving an agreed upon bill.

**Date:** \_\_\_\_\_ **Owner Signature:** \_\_\_\_\_

**General Contractor for this property:**

\_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email: \_\_\_\_\_