



Bridgewater Grande Architectural Review Application

Complete and return this form along with the house plans, site plan, landscape plan and dock plan if applicable. (Checks are to be made payable to *Willard Construction of Roanoke Valley, Inc.*) Please circle applicable fee: New Construction \$800 Renovations \$500 Boat Dock \$250 All other Approvals \$100.00

ALL of these items MUST be submitted before approval of plans can be given. Construction should not begin until final approval is given in written form.

Date: _____

Name of Property Owner: _____

Property Location: _____ Lot: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Contact Cell: _____ Email: _____

Name of Architect: _____

Name of Building Contractor: _____ Phone: _____

Address: _____ Email: _____

Expected Cost: _____ Square Footage: _____

Anticipated Date Construction/Renovation to Begin: _____ Finish Date: _____

Materials and Colors Chosen: (name brands where applicable, write in style & color)

Brick: _____ Stone: _____ Stucco: _____

Siding: _____ Windows/Doors: _____

Trim: _____ Roof: _____ (30-yr.; 50-yr.) Decking/Floors: _____

Shutters (If Applicable): _____ Other: _____

Miscellaneous Information: _____

THE FOLLOWING MUST BE PROVIDED FOR PLANS TO BE APPROVED:

1. **Site Plan to scale:** Must include location of structure, set-backs, rough location of specimen trees, walk, drives, utility connections, property lines and docks.

2. **Sewer System Requirements for Single-Family Homes**

Site Plan must include location of:

- Each Lot will utilize a wetwell structure having a 24-inch nominal Inside Diameter and a minimum structure depth of 72-inch. The gravity sewer inlet hub shall be installed at 24-inch below the top of the wetwell structure.
- Each Lot will utilize a 1.5" ID sewer forcemain service lateral. This diameter is specified with the intent of reducing dynamic pressure while providing adequate flushing velocities.
- Each pump station shall utilize a Liberty Pumps LSGX 2-HP Grinder Pump. This pump provides ample pumping capacity across a substantial pressure range. Refer to the Pressure Model Output Results for further information.
- **The Site Development Plan shall include a Lot Schedule that establishes the lowest allowed Finished Floor Elevations.**

3. **Architectural Drawings** - Building plans and elevations at 1/4" = 1' scale + digital **PDF Files**.

4. **Driveway, Walkway:** Material and detail.

Mailbox: Whitehall Products Premium Black Streetside Mailbox – Model #16320

Whitehall Products Deluxe Mailbox Post and Brackets in Black – Model #16019

5. **Landscape Plan w/Air Conditioning and Trash Can Screening Required:** Show details, materials, and colors, trees and plants, shrubs. Scale plan must be provided.

6. **Stakeout the Lot:** Each corner of the house must be staked and connected to others with cord or ribbon for final approval & inspection. All trees outside the house to remain, must be marked also. **No trees** over 4" in diameter and 2 feet above ground level may be removed.

7. **Grading plan:** plan (optional) if changes in grade or other conditions affecting drainage are anticipated. (Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage).

8. **Boat dock:** Must meet all standard requirements by Franklin County and AEP Shoreline Management program. Location to shoreline must be documented and approved prior to driving piles. Dock Materials must match house.

9. **PLEASE NOTE THAT NO VINYL OR ALUMINUM PRODUCTS ARE APPROVED FOR USE. All Stone must be NATURAL.**

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:
NO MODIFICATION, ALTERATION OR IMPROVEMENT OF ANY NATURE
WHATSOEVER, EXCEPT FOR INTERIOR ALTERATIONS NOT AFFECTING THE
EXTERNAL STRUCTURE OR APPEARANCE OF ANY LOT, SHALL BE UNDERTAKEN
ON ANY LOT, LIMITED COMMON EASEMENT OR BOAT SLIP, UNLESS A PLAN OF
SUCH CONSTRUCTION OR ALTERATION SHALL HAVE BEEN APPROVED IN
WRITING BY THE ARCHITECTURAL BOARD.

Final Approval will be based on information supplied in or with application. This approval is limited to design criteria established by Bridgewater Grande Architectural Review Board and should not be interpreted as approval of any variation from restrictions or conditions imposed on the property owner by contract, other provisions of recorded covenants, or any regulations and requirements of Franklin County.

The Bridgewater Grande Architectural Board will *begin review when all complete information is submitted.*

To be completed by the Architectural Review Board:

Lot: _____

Board Signature Approval: _____ Date: _____

Notes: _____
