

**THE ENCLAVE AT RIVERVIEW SUBDIVISION
APPLICATION FOR ARCHITECTURAL REVIEW**

NEW CONSTRUCTION APPLICATION

Date _____

Lot No. _____
Address _____
Owner _____
Builder _____

General Specifications

Square Footage (Article 3.04)

1st Floor _____ square feet
2nd Floor _____ square feet
Basement _____ square feet (Finished _____ Unfinished _____)
Total _____ square feet

Garage Area _____ square feet **Number of Cars** _____

Covered Porch _____ square feet

Deck _____ square feet **Type of Deck** _____

Patio _____ square feet **Type of Patio** _____

Amount of Excavation Required _____

Other Characteristics _____

Set-Backs (Article 3.05)

Single street lot facing _____ **Corner lot facing** _____

From Front Lot Line _____ feet	From Front Lot Line _____ feet
From Rear Lot Line _____ feet	From Rear Lot Line _____ feet
From Side Lot Lines _____ feet	From Side Lot Line _____ feet
_____ feet	_____ feet

Note: Will a set-back variance waiver be required? If so, please attach a separate waiver request.

Exterior Construction Information

Number of Stories _____ Height at Highest Point _____ feet

Component	Reference(s)	Specifications/Material/Comments
Appearance, Materials	3.10, 3.11, 3.50	
Sheet Metal, Venting	3.11	
Fences (Note 3)	3.12	
Walkways/Driveways	3.13	
Curbs/Sidewalks	3.14, 3.48	
Garage	3.17	
Windows	3.19	
Roof Composition	3.42	
Roof Pitch	3.42	
Trim	3.50	
Finishes	3.50	
Guttering	3.50	
Fireplace Cap(s)	3.43	
Chimney(s)	3.44	
Deck, Patio	3.52	
Swimming Pool		
Covered Porch		
Back-Flow Device	State Law	
Other		
Other		

Note: Tennessee State Law requires that a backflow device be installed above ground on all lawn irrigation systems and that it is tested annually. The Enclave has adopted this requirement and requires that it must be screened by a faux rock or appropriate landscaping and that it be located in such a manner that it does not pose a public safety hazard.

General Information

Owner Information

Name _____
Address _____
City _____ State _____ Zip Code _____
Phone Numbers
Work _____ Home _____
Cell _____ Fax _____
E-mail _____

Builder Information

Name _____
Address _____

City _____ State _____ Zip Code _____
 Phone Numbers
 Work _____ Home _____
 Cell _____ Fax _____
 E-mail _____

Architect/Designer Information

Name _____
 Address _____
 City _____ State _____ Zip Code _____
 Phone Numbers
 Work _____ Home _____
 Cell _____ Fax _____
 E-mail _____

Required Plans (Articles 3.10, 3.18, 3.08, 4.01)

Plan (must accompany application)	Comments
Site Development Plan (Note 1)	
Building Plans & Specifications	
Exterior Appearance & Specifications (Note 2)	
Detailed Landscape Plan (Note 3)	
Drainage Plan (Note 4)	
Other	

Note 1: Please include grading, elevation, sidewalk(s), driveway(s), parking area(s), patio, deck, and other desired information

Note 2: Please provide detailed specifications regarding exterior appearance including, but not limited to, brick and/or stone selection, siding and trim selection, trim color selection(s), stow treatment, etc. If specifications are not known as of the date of this application, ARC approval must be received prior to the application of material(s) in the construction process.

Note 3: A detailed landscape plan is required with this application, but must be submitted for review sixth (60) days prior to completion of construction. Please include location of any intended fencing.

Please ensure that any change(s) to landscape plans will not impact on drainage easements or encroachment on lots lines.

Note 4: The Drainage and Storm Water Management Plans must be approved by the City of Chattanooga and/or other appropriate governmental agencies.

Construction and Occupancy Information

When do you expect to start construction? _____
 When do you expect to complete construction? _____
 When do you expect to occupy your new home? _____

Architectural Review Fee

Per Article IV, Section 4.01 D of the covenants and restrictions for the Enclave at Riverview Subdivision, please attach your check made payable to “The Enclave ARC” in the amount of \$350.00 with this application for architectural review by the Developer and Architectural Review Committee.

Covenants and Restrictions

The owner and builder acknowledge receiving, reading and understanding the Covenants and Restrictions for The Enclave at Riverview Subdivision, filed and recorded December 2, 1997 in Book and Page G14986 403 of Hamilton County Tennessee property records and as amended.

Application Submittal

By signatures below, both the owner(s) and builder acknowledge and certify that they have received, read, and understand the covenants and restrictions relative to new construction in the Enclave at Riverview Subdivision. Further, we warrant that the Site Development Plan, Building Plans & Specifications, Exterior Appearance and Specifications, Detailed Landscape Plan, and Drainage Plan (if applicable) accompanying this application will be followed and implemented during construction.

Furthermore, the builder agrees to have its employees and subcontractors comply with all requirements stated in the articles and covenants and especially those directing the cleanliness of the building site and the hours of construction within the subdivision.

Any deviation(s) or change(s) that impact the site plan, elevations, or landscaping plan(s) will require communication with the ARC prior to proceeding with the change(s) or you will risk a noncompliance notice being sent to you, your builder, and your title company.

This application for architectural review, dated _____, is hereby submitted by:

Builder

Owner

Owner

