

LOWE'S FERRY ARCHITECTURAL REVIEW COMMITTEE (ARC)

APPLICATION FOR APPROVAL OF CONSTRUCTION PLANS



Lot #: _____

Date: _____

Names of Lot Owners:

Address: _____

Street

City

State

Zip Code

Telephone: (____) _____ (____) _____ (____) _____

Home

Work

Fax

E-Mail: _____

General Contractor: (a licensed Tennessee general contractor must be used)

Address: _____

Street

City

State

Zip Code

Telephone: (____) _____ (____) _____ (____) _____

Home

Work

Fax

E-Mail: _____

No residence, structure or improvement of any kind or nature, or any fence or barrier shall be commenced, erected, placed, moved onto, or permitted to remain on any of the Lots, nor shall any existing structure, improvement, fence or barrier upon any Lot be altered in any way which materially changes the exterior appearance thereof, without the written consent of the Committee; nor shall any new use be commenced on any Lot without the written consent of the Committee. Plans and specifications of all such improvements and uses shall be submitted to and may be retained by the Committee. They shall be in such form and shall contain such information as may be required by the Committee, but in any event shall include, without limitation, (1) a building plan and site plan showing the floor plans, exterior elevations, color scheme,

kind, shape, height, materials and location with respect to said Lot (including proposed front, rear and side setbacks) of all structures, fences or barriers, and location of all parking spaces and driveways on the Lot and the proposed surface thereof, and (2) grading and landscape plans.

Please refer to the Declaration of Covenants, Conditions and, Restrictions (CCRs) and Architectural Design Guidelines for additional requirements.

1. The owners of the above lot hereby submit for approval their plans to construct a single-family residence and/or other structures appurtenant to the residence on said lot, as listed below:

a. This application includes plans and specifications for the following
(check all that apply):

- | | | |
|--|---------------------------------------|---------------------------------|
| <input type="checkbox"/> Single-family residence | <input type="checkbox"/> Antenna | <input type="checkbox"/> Dock |
| <input type="checkbox"/> With attached garage | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck |
| <input type="checkbox"/> Detached storage building | <input type="checkbox"/> Driveway | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Parking area | <input type="checkbox"/> Tree Removal | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Swimming pool | | |
-
-
-

b. The manner of construction proposed will be
 "Site-Built".

Other: _____

2. Attached are the following relevant documents pertaining to the proposed structure and its placement:

IMPORTANT: All drawings must be professionally drawn to scale on size appropriate paper. Applications and all supporting documents shall provide all information requested and shall be on size 8-1/2 x 11 paper, single sided.

Preferred method of submittal is via email (all required documents scanned and sent to robertmarlino@allanarch.com)

Applicant is encouraged to read and include all drawing requirements in initial package to speed up review times.

All information submitted shall be described in professionally illustrated documents exhibiting competent current architectural and engineering building practices. Compliance with applicable building codes, health and safety requirements shall be the responsibility of the project designers, for which the Association assumes no responsibility or liability.

REQUIRED DRAWINGS :

- a. Signed plat of survey for the lot from a licensed surveyor.
(On all drawings, show orientation to the North.)
- b. Site plan to scale certified by a licensed surveyor or architect showing:
 - (1) Proposed placement of house foundation, roof overhang, decks, porches, walkways, boat houses or docks, storage buildings, exterior electrical equipment, exterior HVAC and air handling units, swimming pools, recreational facilities, driveways and sidewalks, all improvements, and the location of all utility and drainage easements, and building set-back lines.
 - (2) Location of proposed driveway, parking areas, culverts, and sewage drain-field (if applicable), as well as the location and type of exterior lighting.
 - (3) The type, size and location of trees to be removed that are larger than twelve inches (12”) in diameter as measured two feet from the ground.
 - (4) Location of water supply lines to buildings and sewer lines.
 - (5) Existing **and proposed** grades in maximum intervals of 2'. Indicate design of drainage conveyance on the site plan.
(See Vital Information Statement for Utility Company Contacts)
- c. Landscaping Plans showing the size, type and location of all plants and materials to be installed, **and include a completed Landscape Planting Chart.**
- d. Construction Plans showing:
 - (1) North, South, East, West Elevations, and architectural details.
 - (2) Foundation Plans (certified by a licensed professional engineer) showing footings and footing specifications, all structural supports, layout, dimensions and materials.
 - (3) Ground Floor with layout dimensions and details of foundation walls, column support for upper levels, and penetrations.
 - (4) First Floor (if not Ground Floor) with layout dimensions, square footage total and breakdown by room, details of interior and exterior walls and wall construction, roof truss detail (including roof overhang, pitch, soffits, etc.)
 - (5) Construction details and materials for driveways, aprons, construction entrances/exits.

REQUIRED SUPPORTING DOCUMENTS (must be on 8-1/2 x 11 paper, single sided)

- e. A copy of the Construction Contract between lot owner and contractor with contract price/cost of the project.
- f. A copy of the contractor's current Contractor's License certificate displaying the monetary limit.
- g. A copy of "Qualification of Builder" form, AIA document A305. (financial statements may be omitted)

- h. A signed copy of the rules form “Rules Pertaining to Construction Site In Lowe’s Ferry Subdivision”.
- i. Applicant is required to provide a Certificate of Elevation/Site As-built bearing the seal of a registered architect, engineer or land surveyor after the first floor placement has been established and before framing is permitted to begin. Certificate of Elevation/Site As-built shall correspond to elevations, grading and placement of improvements on the approved site plan.
- j. The Architectural Review Committee may require preparation and submission of additional documents if they deem them helpful in the approval process.

3. EXTERIOR MATERIALS

The following exterior materials are proposed (including colors and texture) for the structure.

(The purpose of the following fill-in section is to provide sufficient information to the Architectural Review Committee (ARC) to allow reviewers to visualize (along with the construction plans) the appearance of the structure in its planned setting. If you cannot initially provide certain segments of information for whatever the reason, please so indicate on a separate sheet, and leave the space blank. When choices are finally made, it will be your responsibility to submit the information for consideration by the Architectural Review Committee as an additional review. Should changes be needed, amendments may be made, but final approval of the Architectural Review Committee will be withheld until the remaining detailed information is provided and approved. It is suggested that you make copies of your completed application, making modifications as they occur and are accepted by the Architectural Review Committee.

a. Foundation Walls

Material Type: _____ Product Name: _____ Color: _____

b. Exterior Walls

Material Type: _____ Product Name: _____ Color: _____

Material Type: _____ Product Name: _____ Color: _____

Material Type: _____ Product Name: _____ Color: _____

Material Type: _____ Product Name: _____ Color: _____

Material Type: _____ Product Name: _____ Color: _____

c. Roofing:

Type: _____ Color: _____

Product Name: _____ Warranty: _____

d. Windows, window frames, and exterior trim:

Window Type: _____ Product Name: _____ Color: _____

Trim Type: _____ Product Name: _____ Color: _____

Trim Type: _____ Product Name: _____ Color: _____

Trim Type: _____ Product Name: _____ Color: _____

Shutters: [] Yes / [] No Material: _____ Color: _____

e. Entrance doors:

Type: _____ Material: _____ Color: _____

Location: Front _____
Rear/Side _____
Garage _____
Garage Ext. _____
Other: _____

f. Porches:

Location: _____ Materials/Colors: _____

Location: _____ Materials/Colors: _____

g. Decks:

Location: _____ Materials/Colors: _____

Location: _____ Materials/Colors: _____

h. Exterior Stairs:

Location: _____ Materials/Colors: _____

Location: _____ Materials/Colors: _____

i. Exterior Walkways and Driveways:

Location: _____ Materials/Colors: _____

Location: _____ Materials/Colors: _____

Location: _____ Materials/Colors: _____

Location: _____ Materials/Colors: _____

j. Retaining Walls:

Location: _____ Materials/Colors: _____

Location: _____ Materials/Colors: _____

- k. Flashings:
Materials: _____
 Color, (if not copper): _____

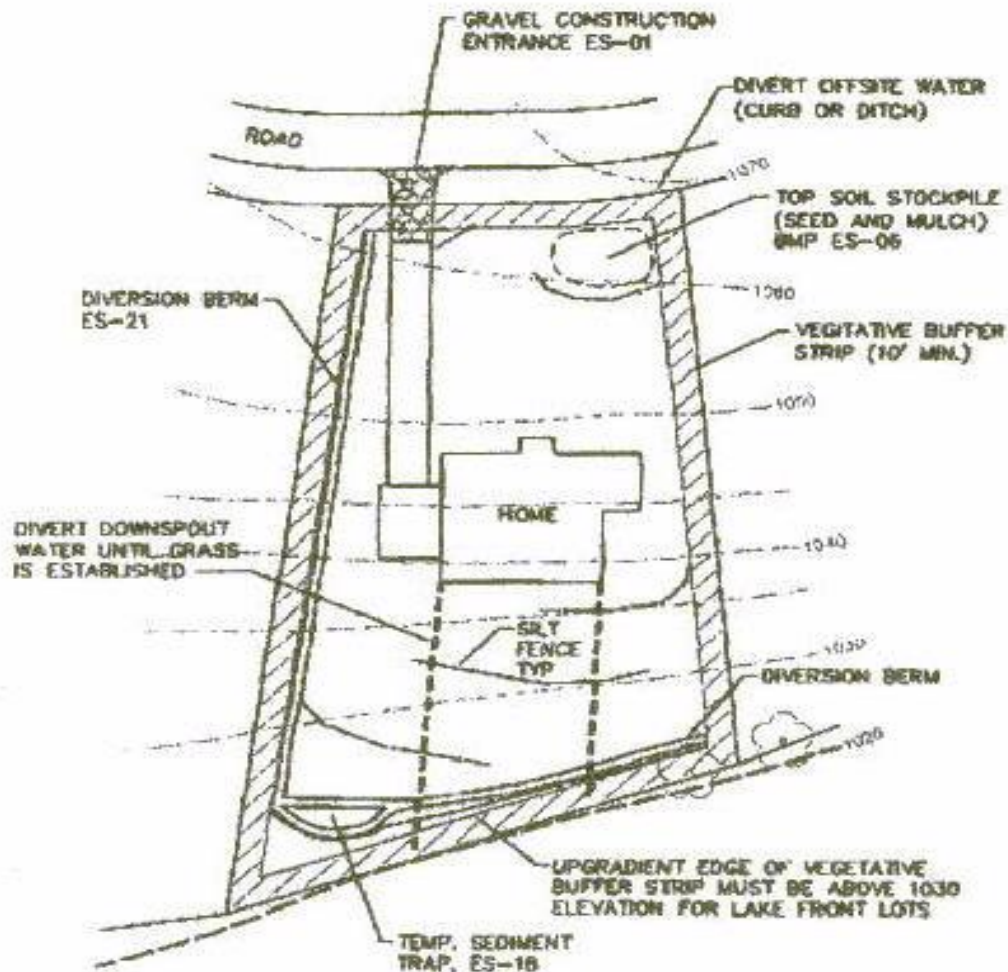
4. **OWNER/BUILDER RESPONSIBILITIES**

Storm Water Drainage and TDEC Requirements

Lowe's Ferry is committed to good environmental stewardship. Buyer agrees to abide by, and have any contractors they hire abide by, the provisions of the Tennessee General NPDES Permit (TNR100000) for Storm Water Discharges Associated with Construction Activity (TNCGP).

The general contractor and every contractor having responsibility for construction storm water management must sign the Notice of Intent (NOI) included with this SWPPP prior to start of construction activities. If the lot owner is acting as his own general contractor, the lot owner must sign the NOI prior to start of construction.

LOT SPECIFIC STORM WATER DRAINAGE EXAMPLE



Department of Environment and Conservation
 Division of Water Pollution Control
CONSTRUCTION ACTIVITY – STORM WATER DISCHARGES
 NOTICE OF INTENT (NOI)

Name of the construction project (site)		County/(ies)	Existing NPDES Permit No. (if site is already permitted) TNR
Street address (or description of location) and nearest city <input type="checkbox"/> Map attached (required)		Latitude	Longitude
Construction project (site) description Area to be disturbed (acres)		Start date	Estimated end date
Construction site owner/developer: legal name and mailing address, including zip code		Contact person, phone number and e-mail address	
Name(s) of stream(s), wetland(s), lake(s) or other waters of the state receiving storm water runoff from the construction site			
Do there appear to be streams <input type="checkbox"/> and/or wetlands <input type="checkbox"/> on the construction site?			<input type="checkbox"/> Yes <input type="checkbox"/> No
If an Aquatic Resource Alteration Permit (ARAP) has been obtained for this site, provide the permit number.			
Has the Storm Water Pollution Prevention Plan (SWPPP) been developed?			<input type="checkbox"/> Yes <input type="checkbox"/> No
Note that the NOI will be considered incomplete if you answered "No" to the above question. Submit the NOI when the SWPPP is developed.			
Permit Application Certification and Signature (must be signed by President, Vice-President or equivalent, or ranking elected official)			
I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.			
Representative of owner/developer; print or type	Signature	Date	

Certification for Contractor(s) (must be signed by President, Vice President or equivalent, or ranking elected official)

I certify under penalty of law that I have reviewed this document, any attachments, and the SWPPP referenced above. Based on my inquiry of the construction site owner/developer identified above, and/or my inquiry of the person directly responsible for assembling this Notice of Intent, I believe the information submitted is accurate. I am aware that this NOI, if approved, makes the above-described construction activity subject to NPDES permit number TNR100000, and that certain of my activities on-site are thereby regulated. I am aware that there are significant penalties, including the possibility of fine and imprisonment for knowing violations, and for failure to comply with these permit requirements.		
1. Company name of primary contractor; print or type	Signature by representative of primary contractor	Date
2. Company name of other contractor; print or type	Signature by representative of other contractor	Date
3. Company name of other contractor; print or type	Signature by representative of other contractor	Date

OFFICIAL STATE USE ONLY

Received Date	EAC	Permit Number TNR	Reviewer	Notice of Coverage Date
303d Receiving Stream	High Quality Water	Threatened and Endangered Aquatic Fauna		

CONSTRUCTION ACTIVITY – STORM WATER DISCHARGES

NOTICE OF INTENT (NOI) - INSTRUCTIONS

Purpose of this form. A completed Notice of Intent (NOI) must be submitted to obtain coverage under the Tennessee General NPDES Permit for discharges of storm water associated with construction activity. This permit is required for storm water discharge(s) from construction sites that involve grubbing, clearing, grading or excavation of five or more acres of land. This form should be submitted at least 30 days prior to the start date of any land disturbing activities such as grubbing, clearing, grading or excavation.

Notice of Coverage. The Division will process your application and return to you a Notice of Coverage (NOC). Runoff from the construction site will not be permitted until the Division has prepared this NOC.

Completing the form. Type or print clearly, using ink and not markers or pencil. Answer each item or enter “NA,” for not applicable, if a particular item does not fit the circumstances or characteristics of your construction site or activity. If you need additional space, attach a separate piece of paper to the NOI form.

Who must submit the NOI form? The NOI form must be signed by the “operator(s)” of the construction site. Operators will most likely include the developer of the site, and the primary contractor(s). “Operator” means any party associated with the construction project that meets either of the following two criteria: (1) the party has operational control over project specifications (including the ability to make modifications in specifications); or (2) the party has day-to-day operational control of those activities at a project site which are necessary to ensure compliance with the storm water pollution prevention plan or other permit conditions (e.g., they are authorized to direct workers at the site to carry out activities identified in the storm water pollution prevention plan or comply with other permit conditions). If a contractor has not been identified at the time the NOI is submitted by the developer, the contractor(s) must submit a separate NOI in order to obtain authorization under this permit. The contractor must include the NPDES permit number that is already assigned to the site, along with the name of the construction project and its location.

Describe and locate the project. Use the legal or official name of the construction site. If a construction site lacks street name or route number, give the most accurate geographic information available to describe the location (reference to adjacent highways, roads and structures; e.g. intersection of state highways 70 and 100). Latitude and longitude of the center of the site can be located on USGS quadrangle maps. The quadrangle maps can be obtained at 1-800-USA-MAPS, or at the Census Bureau Internet site: <http://www.census.gov/cgi-bin/gazetteer>. Attach a copy of a portion of a 7.5 minute quad map, showing location of site, with boundaries at least one mile outside the site boundaries. Provide estimated starting date of clearing activities and completion date of the project, and an estimate of the number of acres of the site on which soil will be disturbed, including borrow areas, fill areas and stockpiles.

Give name of the receiving stream. Trace the route of storm water runoff from the construction site and determine the name of the river(s), stream(s), creek(s), wetland(s), lake(s) or any other water course(s) into which the storm water runoff drains. Note that the receiving water course may or may not be located on the construction site. If the first water body receiving construction site runoff is unnamed (“unnamed tributary”), determine the name of the water body which the unnamed tributary enters.

ARAP permit may be required. If your work will disturb or cause alterations of a stream or wetland, you must obtain an appropriate Aquatic Resource Alteration Permit (ARAP). If you have a question about the ARAP program or permits, contact your local Environmental Assistance Center.

You must prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to submitting the NOI.

Submitting the form and obtaining more information. Note that this form must be signed by the company President, Vice-President, or a ranking elected official in the case of a municipality. For more information, contact your local Environmental Assistance Center at the toll-free number 1-888-891-8332 (TDEC). Submit the completed NOI form to the appropriate EAC below (call the toll-free number to determine), addressed with **Attention: Storm Water NOI Processing**.

Environmental Assistance Centers (EACs) - Division of Water Pollution Control - Addresses

EAC Office	Street Address	Zip Code	EAC Office	Street Address	Zip Code
Memphis	2510 Mt. Moriah Road STE E-645	38115-1520	Cookeville	1221 South Willow Ave.	38506
Jackson	362 Carriage House Drive	38305-2222	Chattanooga	540 McCallie Avenue STE 550	37402-2013
Nashville	711 R S Gass Boulevard	37206	Knoxville	2700 Middlebrook Pike STE 220	37921
Columbia	2484 Park Plus Drive	38401	Johnson City	2305 Silverdale Road	37601

Other General Requirements

- Owners are also totally responsible for the performance and actions of their Contractor and Subcontractors, and shall insure that each is licensed and approved by the State and County, and that each phase of construction is approved by applicable authorities having jurisdiction according to their regulations. Owners are bound by the recorded Covenants, Conditions and Restrictions and Architectural Design Guidelines for Lowe's Ferry, as well as applicable Building Codes and Zoning Regulations.
- Owners are responsible for providing full and correct information to the Architectural Review Committee so that the Committee, on behalf of all the owners, may determine the acceptability of proposed building plans.
- Your Owners' Association. Neither the Property Owner's Association nor the Architectural Review Committee will involve itself, directly or indirectly, in your dealings with your contractor. You are ultimately responsible, through selection of your contractor and your contractual relationships, for the performance of your contractor. To successfully complete your home with minimum disruption, read your contract carefully, secure legal advice on its meaning, its terms and its conditions. Before selecting a contractor, verify reliability and performance through careful checks of references provided, suppliers, lenders, and other independent sources.
- Tree Removal and soil disturbance. TVA severely restricts changes to and the use of the shoreline and a certain amount of land above it. Any use or change must comply with the most recent TVA Shoreline Management Plan which may be obtained from their website www.TVA.gov.
- Clearing and marking the building lot. Prior to approval from the Architectural Review Committee, no grading or cutting of trees is allowed. Removal of brush and low growth necessary to properly survey the lot and mark the building site, lot boundaries lines, setback lines, and easements is allowed.
- Starting construction. No owner or builder shall commence any on-site construction activity until:
 - a. The owner has full approval of building plans from the Architectural Review Committee.
 - b. The owner has been issued a building permit by the authority having jurisdiction.
 - c. The owner is a "Member in good standing" of the Property Owners Association Of Lowe's Ferry, with all annual dues, capital assessments, and other amounts owed to the Association (if any) paid current.
 - d. The undersigned owner(s) by their signatures hereto acknowledge that construction of any kind upon their lot may not begin until the Architectural Review Committee has approved the owner's proposed construction, a building permit has been issued for such construction by the authority having jurisdiction and all other requirements included herein and in the subdivision Covenants, Conditions and Restrictions have been fulfilled. The undersigned owner(s) also understand that the Architectural Review Committee must approve or disapprove building plans within 30 days of

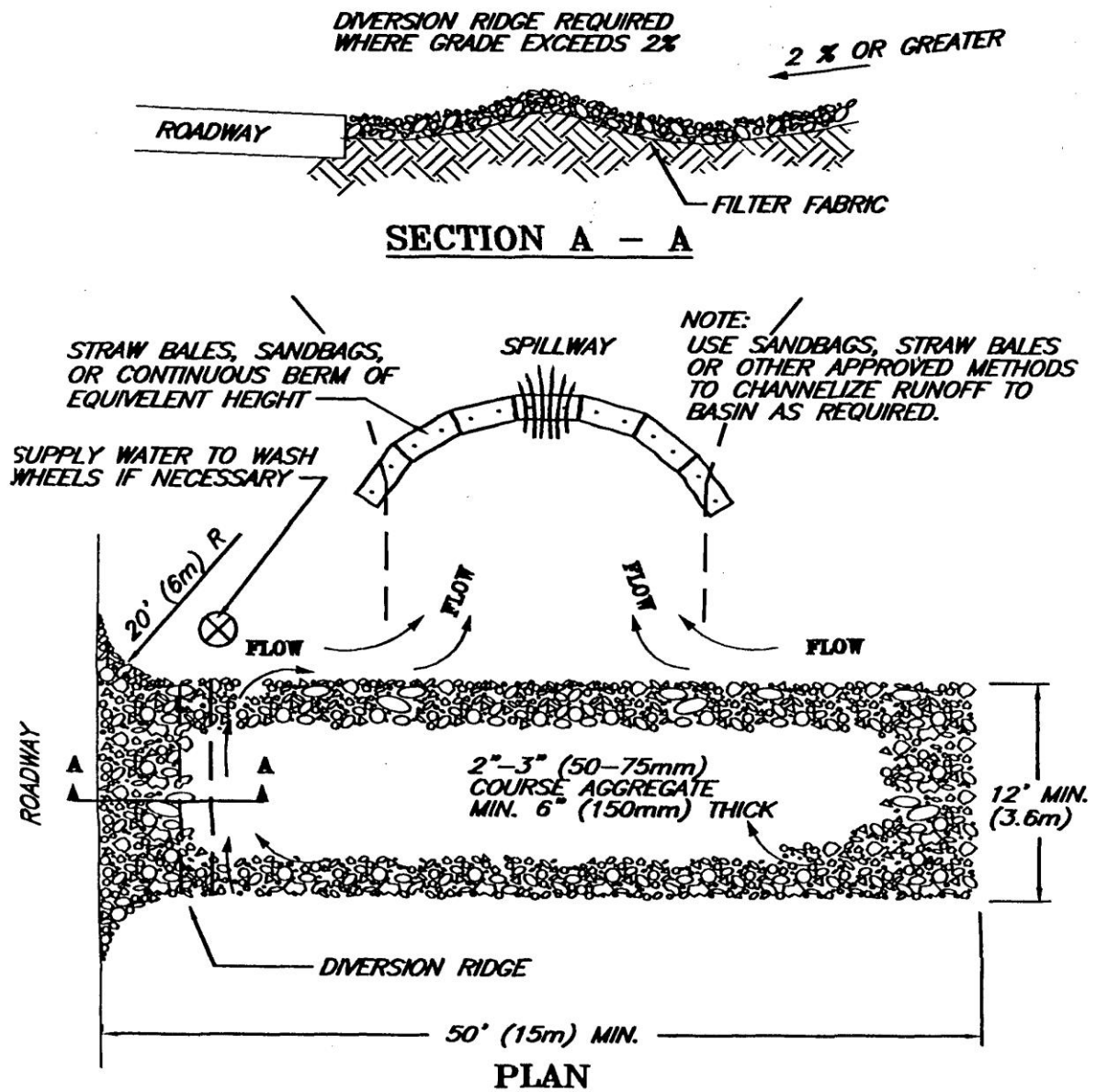
formal submission of all necessary documents and required fees. It is also hereby acknowledged by the owner(s) that they have received a copy of the Declaration of Covenants, Conditions, Restrictions, the Architectural Design Guidelines and The Vital Information Statement applicable to their lot(s) and agree to comply with them as well as all Federal and State regulations and County Building Codes.

5. **LOT DEVELOPMENT GENERAL GUIDELINES**

The following guidelines will be followed in developing lots at Lowe's Ferry:

- a. No trees may be cut except as approved by the Architectural Review Committee.
- b. Lots will be kept clean and free of trash, debris, and other unsightly conditions at all times. During construction such trash and debris will be placed in suitable containers for removal to an off-site disposal site.
- c. Burning of trash, debris, or building materials on any Lot is prohibited. This will be strictly enforced.
- d. During construction, a well-maintained and odor-free portable toilet shall be present and used by construction personnel.
- e. No signs will be allowed on the building site during construction.
- f. Fuel storage tanks or the storage of fuel tanker vehicles on any Lot is prohibited.
- g. All proposed fencing must be approved by the Architectural Review Committee before installation.
- h. The use of temporary structures on any Lot, as well as the storage of vans, trailers, trucks or other vehicles or their use as storage facilities on any Lot is prohibited.
- i. In order to preserve the integrity of the roads, a driveway apron must be constructed before any construction on any lot, including dock construction.
 - The apron must be paved or temporarily constructed of quarried or crushed gravel.
 - If necessary, the apron shall have a culvert as to not restrict water flow and must be permanently installed with at least concrete head walls on both sides of all culverts.
 - Any disturbance within the right-of-way will be repaired and reseeded.
 - There shall be no unloading or operation of any construction equipment on any roadway at any time.
 - Clean up (including mud) of roadways or rights-of-way is the responsibility of the lot owner and shall be performed daily. Damage to any roadway or right-of-way shall be repaired within one week.

- Temporary construction entrances/exits to the aprons must be constructed as follows: (references to “public right-of-ways” is intended to include all roads within Lowe’s Ferry)



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

**TEMPORARY
GRAVEL
CONSTRUCTION
ENTRANCE/EXIT**

6. SIGNATURE PAGE

This application form, plans, and specifications are hereby submitted together with a check for \$1,400.00 payable to **Lowe’s Ferry ARC**.

THE ASSOCIATION’S REVIEW IS SOLELY TO DETERMINE THAT THE PROPOSED CONSTRUCTION COMPLIES WITH THE BASIC REQUIREMENTS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ARCHITECTURAL GUIDELINES.

Neither the Association, its officers, agents or employees, or any member of the Committee shall be responsible or liable in any way for any defects in any plans, specifications or information submitted for approval, or for any defects in any work done according to such plans, specifications or information. Further, approval by the Association shall not be deemed to represent or warrant to any person that the proposed construction complies with applicable codes and laws, nor the quality, function or operation of the proposed construction, or of any construction, workmanship, design, engineering, materials or equipment. Neither the Association, its officers, agents or employees, nor any member of the Committee shall be liable in damages or in any other respect to anyone submitting proposed construction for approval, or to the Undersigned, or to any other person having any interest in any of the Property or proposed construction, by reason of mistake in judgment, negligence, misfeasance or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such proposed construction. By submission of such proposed construction, each of the Undersigned hereby releases and agrees to hold harmless and to defend the Association, its officers, agents, and employees and all members of the Committee from any such alleged liability, claim and/or damage including attorney’s fees.

Owner Signature

General Contractor Signature

Received on behalf of the **ARCHITECTURAL Review COMMITTEE (ARC)**

Signature

Date of Submission: _____

Deliver **documents** to:
Robert Marlino
Allan Associates Architects
5516 Wallwood Road
Knoxville, TN 37912
(865) 689-1302
robertmarlino@allanarch.com

Deliver **payment** to, and direct **inquiries** to:
Mike Hays
Lowe’s Ferry ARC Chairperson
3755 Promontory Point
Louisville, TN 37777
(615) 481-6997
mhayes1057@aol.com