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DEVELOPMENT REVIEW PROCESS:

All submittals for Preliminary and Final Review must be complete with the information noted below. Incomplete applications will be returned and will not be eligible for submission until the next regularly scheduled Architectural Review Committee meeting.

1. REVIEW DOCUMENTS

- These design guidelines are to be used along with the Franklin County Subdivision Regulations and Zoning Resolutions issued by the Franklin County Planning Commission. These documents should be reviewed before initializing the design of your home.
- Modifications that become necessary or desirable during construction must be submitted to the Architectural Review Committee for approval prior to implementation.
- Approval granted by the Architectural Review Committee shall require reapproval and be subject to current development regulations if the authorized work has not commenced within twelve months of the date of issuance

2. SELECT AN ARCHITECT (AND/OR BUILDER/CONTRACTOR)

- Contact the Architectural Review Committee for a list of approved architects and landscape architects.
- Acquaint your planning team (and/or builder/contractor) with the design guidelines.

3. SCHEMATIC REVIEW (submit a copy of the following) (optional)

- Informal sketch of the proposed site and architectural plans and elevation as they relate to the lot including existing trees.

4. PRELIMINARY REVIEW (submit a copy of the following) (optional - strongly encouraged)

- Site plan at appropriate scale showing property lines and dimensions, building footprint with finished grade elevations at entry level, drives, walks, fences and noting all trees to be removed six inches diameter or larger.
- A tree survey will be required for final review.

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- Floor plans at 1/8” or 1/4” scale showing rooms labeled and dimensioned, all heated spaces and porches overall square footage - heated and covered.
- Elevations at 1/8” or 1/4” scale showing all windows and doors, principal materials, elevation of the first floor, building height and roof pitches.

5. FINAL REVIEW (submit the application and a copy of the final plan)

- Provide the Application for Architectural Review. Contact Fanning Bend Homeowner Association for review fee amount.
- Provide the Boundary & Topographic Survey that includes existing trees (Tree Survey) with equal to and greater than 6” caliper. Include size and species, location, and spot elevation of trees. Survey should also include at a minimum, all property lines, all setbacks, the common area zone (if applicable), TVA Boundary, and 1’ contour lines.
- Provide the Erosion and Sediment Control Plan that shows your individual lot, the Common Area Zone(if applicable) and Shoreline Management Zone outlined in the attached Vegetation Management Plan, and any/all trees that will be removed in the view corridor. This plan shall also include the minimum requirements outlined in the Site Criteria portion of this document.
- Provide the Site Plan at an appropriate scale showing the same requirements as the preliminary plan plus the final grading plan with proposed contours and sufficient spot elevations, water and electric service, septic location, limits of construction, and location of external equipment (dumpsters, etc.)
- Provide a set of Floor Plans showing the same as the preliminary section
- Provide one set of submittals, photographs, and sketches or cut sheets of the proposed building materials. See the exterior materials and colors selection form.
- Provide the Structural and Foundation Plan.
- Provide Elevations and Sections showing the same as the preliminary submittal plus wall sections showing exterior molding, materials and heights.
- Provide the Landscape Plan showing all lawns, hardscape, plant materials, planting beds, irrigation(if applicable), drainage, and lighting. All plants must be labeled by size and species. See example of a landscape plan in the Site Regulations portion of this document. Scale of drawing shall be no ‘smaller’ than 1”=30’.
- Provide a site plan with all fences (if applicable) and schedule of fence materials. This may be combined with the landscape plan if intent is clearly evident to the A.R.C.

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6. FINAL PLAN APPROVAL

- Application for Construction from the contractor.
- Upon receipt of a refundable deposit and the completion of steps 1-6, approval to construct will be issued by the Review Committee.
- Contact Fanning Bend Homeowner Association for deposit amount.

7. CONSTRUCTION REQUIREMENTS

- Foundation inspection by licensed engineer or architect is strongly encouraged.
- Builder is required to submit their name, license number, proof on insurance, and license limits to the Architectural Review Committee.
- The Architectural Review Committee reserves the right to reject builders based on builders license, insurance limits, and/or previous experience in regard to Fanning Bend.
- All fill on lots over 18” should be monitored and approved by an engineer.
- Construction parking and staging management plan during construction required.

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MODIFICATION AND ALTERATION PROCESS:

- All modifications and alterations to lots and structures shall require approval by the Architectural Review Committee before any commencement of work is performed.

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