



Your Place To Call Home

P.O. Box 146, Scott Depot, WV 25560

ARCHITECTURAL & PLAN REVIEW

SUBMITTAL FORM

DATE RECEIVED: _____

Owner(s): _____

Home Phone #: _____

Work Phone #: _____

Fax #: _____

Address: _____

Lot #: _____ Address: _____

Scott Depot, WV 25560

Preliminary Submittal Provided: ☐ Yes ☐ No

Date Received: _____

By: _____

Planned Date To Begin Construction: _____

Contractor(s): _____
Attach List If Necessary

Phone #: _____

Fax #: _____

Address: _____

Note: *All Lot Owners Must Provide A Complete List Of All Proposed Contractor(s) For Approval. List Must Include: Full Company Name - Certificate Of Workers Comp. Coverage - Contractor License - Contractor's Certificate Of Auto And General Liability Insurance Coverage Naming, Cobblestone Subdivision, LLC. As Additional Insured.*

A. Complete Set Of House Plans Provided: ☐ Yes ☐ No

B. Site Plan Provided: ☐ Yes ☐ No

- | | | |
|---|------------------------------|-----------------------------|
| 1. Proposed Location Of All Improvements: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Proposed Details Of All Improvements: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Proposed Elevations & Drainage Detail: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Proposed Location Of Septic Tank Or Aerator: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. Proposed Sample Sketch Of Landscape Design: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. Approved Septic Or Aerator System Permit: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

C. Construction Schedule Provided: ☐ Yes ☐ No

D. Inspection Of Trees To Be Removed: ☐ Yes ☐ No Date: _____
(ARTICLE IV, SECTION XII, PARAGRAPH – O)

PLAN REVIEW BY COBBLESTONE SUBDIVISION, LLC.

☐ **Complies** ☐ **Does Not Comply** ☐ **Revise & Resubmit** ☐ **Additional Info. Required**

Comments: _____

By: _____ Date: _____

Title: _____
Cobblestone Subdivision, LLC.

CONSTRUCTION COMPLIANCE CHECKLIST

<i>Restrictive Covenants Regarding Construction</i>	<i>Comply</i>	<i>Does Not Comply</i>	<i>Not Applicable</i>
(1) ARTICLE IV, SECTION XII, PARAGRAPH - C. Construction schedule shows a completion date of the dwelling within 10 months from the starting date and landscaping to be completed within 4 months of the completion of the dwelling structure			
(2) ARTICLE IV, SECTION XII, PARAGRAPH - F. Sediment and erosion control precautions have been accounted for			
(3) ARTICLE IV, SECTION XII, PARAGRAPH - J. Front lot line setback shall not be less than 25 feet			
(4) ARTICLE IV, SECTION XII, PARAGRAPH - J. Side lot line set backs shall not be less than 15 feet			
(5) ARTICLE IV, SECTION XII, PARAGRAPH - J. Rear lot line setback shall not be less than 20 feet			
(6) ARTICLE IV, SECTION I. Must be a one single family dwelling			
(7) ARTICLE IV, SECTION I. Not to exceed an elevation of three stories as measured from the ground to the eve			
(8) ARTICLE IV, SECTION XII, PARAGRAPH - I. No house pre-manufactured elsewhere shall be permitted			
(9) ARTICLE IV, SECTION XII, PARAGRAPH - I. The living floor area of the main structure (Heated Space), exclusive of open porches, basements and garages, shall not be less than 1,800 square feet for a one story, nor less than 2,000 square feet for more than one story			
(10) ARTICLE IV, SECTION XII, PARAGRAPH - I. No dwelling shall be permitted on any lot at a cost of less than \$150,000 exclusive of the cost of the lot and based upon cost levels prevailing on January 1, 2003, in Putnam County WV			
(11) ARTICLE IV, SECTION I. Must have at least a two car garage or not more than a four car garage, with garage entry doors located on the side or rear of the home as to not face the front line of the lot			
(12) ARTICLE IV, SECTION XII, PARAGRAPH - K. Exterior wall finishes shall consist of brick, stone, dryvit or stucco. Only a minimal amount of vinyl siding, not to exceed 15% of the total home exterior wall, will be permitted. (Refer to page 10 in the Cobblestone Covenants to see how to compute this percentage)			
(13) ARTICLE IV, SECTION XII, PARAGRAPH - L. Any exposed building foundation, exposed chimney or basement shall be covered by masonry, consisting of brick or stone			
(14) ARTICLE IV, SECTION XII, PARAGRAPH - K. Dryvit, Stucco or Siding materials shall be of earth tone color only			

<i>Restrictive Covenants Regarding Construction</i>	<i>Comply</i>	<i>Does Not Comply</i>	<i>Not Applicable</i>
(15) ARTICLE IV, SECTION XII, PARAGRAPH - M. No lattice or T-11 will be allowed			
(16) ARTICLE IV, SECTION XII, PARAGRAPH - A. The foundation minimum shall be a footing of at least 24"W x 12"D concrete with 3 (three) 5/8" pieces of reinforcing rod Footing bottom minimum of 36" below finish grade			
(17) ARTICLE IV, SECTION XII, PARAGRAPH - A. The floor joists shall be at least a 2" x 10" built on 16" centers			
(18) ARTICLE IV, SECTION XII, PARAGRAPH - A. No aluminum or vinyl windows shall be permitted, however vinyl clad exterior windows shall be allowed			
(19) ARTICLE IV, SECTION XII, PARAGRAPH - A. Either roof trusses or 2" x 8" rafters shall be used as a minimum. Sheeting shall be at least 5/8" plywood or 1" x 10" lumber. No chip board or OSB shall be used on roof			
(20) ARTICLE IV, SECTION VI, PARAGRAPH - D. Solar collectors shall not be permitted to be installed upon any improvements on any lot in a fashion that would cause a glare to adjoining lots or detract from the design of the structure			
(21) ARTICLE IV, SECTION VIII. All roof downspouts shall not be discharged directly into the streets or into the community storm drain system, but shall be absorbed on the lawns or woodlands			
(22) ARTICLE IV, SECTION XV. All utilities shall be contained in conduit or cables installed and maintained underground			
(23) ARTICLE IV, SECTION III, PARAGRAPH - A. Any storage building or other structure permitted by the Developer shall contain similar materials and maintain the architectural integrity of the primary residence			
(24) ARTICLE IV, SECTION VI, PARAGRAPH - A. Fences or landscape walls shall be limited to a height of 7 feet and are limited to the back yard only, with acceptable building materials of natural wood, wrought iron, brick, stone or stucco			
(25) ARTICLE IV, SECTION VI, PARAGRAPH - B. In ground pools located in rear yards or inside residence only			
(26) ARTICLE IV, SECTION XII, PARAGRAPH - H. All driveways shall be paved with concrete, asphalt, pavers or masonry			
(27) ARTICLE IV, SECTION XII, PARAGRAPH - H. All driveways shall be graded as to facilitate drainage of water and to prevent slippage of dirt or other material upon common roadway			
(28) ARTICLE IV, SECTION VII, PARAGRAPH - A. Mailbox support structure not to exceed 5 feet in height and constructed of stone or brick			

(29) ARTICLE IV, SECTION VII, PARAGRAPH - B. Owner shall maintain a black, dusk to dawn lighting fixture placed on a pole at the entrance to the driveway or installed on top of the mailbox support structure			
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MAINTAIN A CLEAN CONSTRUCTION SITE

Please keep in mind, as stated in the covenants, that it is the responsibility of the contractor and owner to keep the lot and surrounding areas neat and clean during the construction period. All trash and debris shall be kept in suitable containers or covered with a tarp until removed from the job-site. Burning of construction debris is prohibited. All construction sites shall have a portable toilet in place prior to the commencement of construction, toilets shall be properly maintained and open toilets will not be allowed once construction is complete. Upon completion of the foundation, a gravel construction entrance shall be installed from the street to the house to prevent mud from being carried to the street. In the event that mud is deposited onto the street by any means, it shall be the responsibility of the contractor and lot owner to remove the mud from the street immediately.

DISCLAIMER

This submittal is not intended to be a full representation of the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Cobblestone a residential development in Scott District, Putnam County, West Virginia, recorded February 25, 2003, in Deed Book 56, at Page 178. Therefore, I/we acknowledge that I/we have read and fully understand the aforesaid Declaration of Covenants and Restrictions.

By: _____

Date: _____



Your Place To Call Home

P.O. Box 146, Scott Depot, WV 25560

ARCHITECTURAL BOARD

PLANS REVIEW

PURPOSE:

The purpose of reviewing your house plans is to assure consistency of design, and provide quality construction in harmony with the other dwellings in the development. This process should not only protect values but also enhance them for everyone in the development.

We have taken great care in the planning and design of Cobblestone Subdivision to make it like no other residential development in Putnam County. We have tried to protect Nature while providing a quality environment for your family to live in.

The following outline should guide you in complying with Section XII in the Covenants & Restrictions applicable to all lots in Cobblestone Subdivision, Phase I, for submittal, review, and approval of plans.

REVIEW PROCESS:

1. Preliminary Submittal - (At Time of Purchase)
2. Complete Plans Submittal - (Min.30 Days Before Construction)
3. Approval or Denial - (In 30 Days Or Less)
4. Begin Construction
5. Inspection During Construction
6. Completion of Construction - (Final Inspection)

Cobblestone Subdivision, LLC, the Developers, expect the submittal and review process to be a simple, uncomplicated procedure, similar to the diagram shown above.

After the purchase of a lot, the new owners would provide the Architectural Board with a preliminary idea of the type of dwelling they expect to build, usually with a set of house plans or a sketch from a book of plans. Once this is approved, at least 30 days or more prior to beginning construction, complete plans should be submitted to the Cobblestone Subdivision Architectural Board for review.

Every effort will be made to complete the review in less than the thirty-day period provided in the Protective Covenants. However, a complete submittal shall be required to begin the thirty-day period.

COBBLESTONE SUBDIVISION ARCHITECTURAL BOARD

The Architectural Board, an official arm of the Developers of Cobblestone Subdivision, will exercise its sole authority and responsibility for granting or denying approvals. When needed, professionals in the fields of real estate, design, landscaping, engineering, and related fields, will be consulted by the Architectural Board. Decisions made by the Architectural Board will be binding upon the lot owner, in accordance with the Protective Covenants of Cobblestone Subdivision, Phase I.

SUBMITTAL CONTENT

All Complete Submittals must include the following:

- 1.) Submittal Information Sheet , filled-in as completely as possible.
- 2.) Complete Set of House Plans including:
SITE PLAN Showing:

- a.) Location of all improvements on the site.
- b.) Details of all improvements (drive, walks, fences, patios, courts, pools, decks, out-buildings, etc.)
- c.) Elevations & Drainage details.
- d.) Proposed location of septic tank or aerator.
- e.) Sample sketch or idea of Landscape Design, if available; and FINAL WORKING DRAWINGS Showing: Floor plans, elevations, & exterior details, as well as electrical & plumbing details. (All drawings that constitute contract documents)

All plans submitted to the Board should be the same that would be submitted for a building permit.

Color samples or swatches of exterior materials to be used, such as paint or stain colors, etc., may be requested by the Cobblestone Subdivision Architectural Board.

ADDITIONAL REQUIREMENTS AND CONCEPTS NOT IN THE COVENANTS:

The Cobblestone Subdivision Architectural Board intends to make every effort to approve your house for construction, or to make recommendations which would help to make it comply with our requirements.

In general, the types of styles we will approve would include classical or contemporary home plans, as long as they are done in a tasteful, authentic manner, which does not detract from the natural surroundings, or is perceived by the board to be inappropriate to the adjacent dwellings.