

**The Manors of Belleclave**  
**ARC Application Submittal and Payment of Review Fee**

- All Homeowner ARC Requests will be submitted to Reimagine.
- Reimagine will review the ARC application to determine if the request should go to Edify Design, or directly to the Board.
- Reimagine will forward all property non-addition or alteration requests to the Board for review and approval.
- If the ARC application is an addition or alteration to the property, Reimagine will forward the application to Edify Design and advise the homeowner of the amount of the applicable fees to be mailed directly to Edify Design.
- Edify Design will be responsible for collecting the application/review fee as follows:
  - \$750 for New Home Construction – plus final inspection fee (To Be Determined by Edify Design)
  - \$500 for Additions & Alterations – plus final inspection fee \$100.00
  - \$200 for Pools, Decks, Fences & Enclosures - plus final inspection fee \$100.00

***Note: any additional/design work the homeowner requests Edify Design to perform will be between the homeowner and Edify Design.***

- Once Edify Design completes the review, a recommendation will be sent to Reimagine, for Board approval.
- Upon Board approval, Reimagine will contact the homeowner and request they submit the following:
  - \$200 Refundable Compliance Deposit – Additions & Alterations
  - \$2,000 Refundable Compliance Deposit – New Construction
  - \$50 Admin Fee paid to Reimagine.

***Please note these fees must be submitted prior to the project starting.***

- After the project has been completed, the homeowner is required to contact Edify Design for the final inspection.
- Once Edify Design approves the final inspection, Reimagine will refund the applicable compliance deposit to the homeowner.

***(Please note that there is currently a home under construction and Edify Design will need to advise what the final inspection fee will be to inspect once completed).***

*CHELSEA*

ARCHITECTURAL REVIEW BOARD PROCEDURES  
and  
DESIGN GUIDELINES

October 2000

# **CHELLEWOOD**

## **Architectural Review Process**

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# **ARCHITECTURAL GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE**

## **I. INTRODUCTION**

### **A. Purposes of An Architectural Review Board**

The purposes of the Architectural Review Board are 1) to establish and to maintain the design harmony of Chellewood and 2) to promote and protect the value of the properties within Chellewood.

### **B. Architectural Design Concept**

Chellewood is envisioned as a premier single-family residential neighborhood featuring large wooded lots, with homes of exceptional architectural character positioned to maximize privacy and to create a sense of elegance and dignity. Design control through the use of a strong Architectural Review Board is seen as the way to create and to maintain the highest standards both for the realization of the vision and for maintaining the value of the investment being made here.

### **C. Architectural Review Board Profile and Jurisdiction**

A declaration of Covenants and Restrictions for Chellewood has been recorded at Richland County. These Covenants and Restrictions establish specific standards for the ownership and use of property in Chellewood.

The Covenants and Restrictions also create an Architectural Review Board with control vested in Sunbelt Properties. The Architectural Review Board may establish rules, procedures, guidelines and reasonable fees as are necessary to achieve its purposes and objectives.

### **D. General Requirements**

#### **1. Overview:**

In order to create and maintain a high-level residential development, to assure that landscaping, houses and other structures are of appropriate size, color, and material, and are of harmonious design, properly located in relationship to neighboring structures and adapted to the terrain of each lot, the Declarant reserves the right of full architectural approval, including determination of the position of improvements on the lot, in order to achieve these objectives. Accordingly, no landscaping and no building, outbuilding, swimming pool, fence, wall, garage, driveway, walkway, or structure of any kind or alterations or additions thereto shall be erected or placed on any lot and no trees over four inches in diameter or at one foot above the ground shall

be cut or cleared until the complete plan, specifically proposed design and location thereof on the lot, shall have been submitted to the Declarant or a committee designated, in writing, by Declarant for approval. The Declarant reserves the right to approve or disapprove proposed improvements for any reason. Such approval shall not be unreasonably withheld and shall be given or denied in writing within thirty days (30) of submission to the Declarant or its designated architectural committee.

## 2. Site Use:

No temporary structure, school bus, camper, motor home or mobile home, satellite dish or freestanding antenna, or temporary structure of any kind shall be erected, kept, had or allowed at any time on any lot hereby conveyed; provided, however, that a camper or motor home may be parked in an enclosed garage, provided such garage meets all requirements for buildings and improvements contained elsewhere in these restrictions. All rubbish, garbage, and trash shall be kept in closed cans or other suitable containers, which shall be placed and kept behind the house, out of sight from the street or neighbors' houses and maintained in an enclosed area approved in writing by Grantor. No clothesline shall be allowed. The lot, property, and premises shall be kept clean at all times. Boats may be kept on the property provided they are kept in the garage.

## E. Disclaimer

The above standards and procedures are subject to change by the A.R.B. at any time, and from time to time. The A.R.B. shall not be bound by the above standards and any decisions made hereunder in making any subsequent changes that it deems necessary or desirable.

No approval of plans, location or specifications by the A.R.B. and no publication of architectural standards or guidelines shall be construed as representing or implying that such plans, specifications or standards will, if followed, result in a properly designed or constructed residence.

## II. APPROVAL PROCESS AND PROCEDURES

### A. Process Steps

In order to provide a uniform and systematic review procedure of all proposed designs, plans, and construction in Chellewood, the following sequence has been established.

1. Application and Payment of Review Fee
2. Preliminary Design Review and Approval
3. Final Drawings Review and Approval
4. Periodic Inspection during Construction
5. Final Inspection
6. Landscape Plan Review and Approval
7. Future Improvement Review

**B. Explanation of Process Steps**

**1. Application Submittal and Payment of Review Fee**

A Design Review application form must be completed and submitted by the property owner or the owner's agent to the Architectural Review Board before the commencement of any construction activity of any type. This application must be accompanied by payment in full of the appropriate nonrefundable Submission Fee as outlined below:

- |  |           |
|--|-----------|
| a. Single Family Residence             | \$ 500.00 |
| b. Additions and Renovations           | \$ 500.00 |
| c. Pools, Decks, Fences and Enclosures | \$ 200.00 |
- (No charge if included with a. or b.)

**NOTE: The above fees are subject to change without prior notice.**

The owner or agent should include with the application and fee all documents and other information which are outlined under the preliminary Design Review requirements as hereafter specified and deliver to the Architectural Review Board, c/o Molten/Lamar Architects, 808-C Lady Street, Columbia, South Carolina 29201.

**2. Preliminary Design Review and Approval**

Prior to the completed design of improvements, a preliminary review of the owner's plans shall be conducted to determine compliance with the design requirements of the Architectural Review Board, as well as to provide further design recommendations if needed.

The owner or agent should furnish a complete set of the following documents and information together with the application and fee.

- a. Site plan, drawn to scale not smaller than 1" = 20' showing:
- 1) Owner's name
  - 2) Architect's name, address, and telephone number
  - 3) North arrow and scale
  - 4) Property lines with dimensions and bearings
  - 5) Sealed survey by engineer or proof land surveyor
  - 6) Elevations of lot corners, center of lot, edge of roadways and lake edge, water level top of bank location, and natural drainage swales if applicable
  - 7) Setback limits
  - 8) Location of all trees over 6" in diameter at 4' height from grade. Trees to be removed shall be so noted.

- 9) Preliminary grading plan showing existing and proposed contours, culvert locations, sizes, inverts and flow directions, drainage and contour plan showing cut fill requirements over one foot, any change in flow of drainage and any retaining wall or berm locations and heights.
  - 10) Preliminary conceptual landscaping plan
  - 11) Access to street, drives, parking area, walks, decks and patios with elevations indicated.
  - 12) Entry to lot for water, electrical, telephones and sewer services.
  - 13) Building accurately located from property lines and setback lines with dimensions to Linda from every corner.
  - 14) Dwelling to be indicated as exterior walls with entry area and stairs delineated and roof and deck lines shown
- b. Elevation drawings showing:
- 1) All four elevations
  - 2) Scale 1/4" = 1'
  - 3) Relation of building to grade level based on accurate field run topo data
  - 4) Height of structure and first floor elevation
  - 5) Overall height from grade to ridge of roof
  - 6) Description of all exterior materials, roof materials, and colors to be used. Samples and specs of each may be required. Applicant is encouraged to provide these upon submittal.

**NOTE: The Architectural Review Board encourages applicants to submit any color renderings, photos, or scale models, which may be available.**

- c. Floor Plan drawings showing:
- 1) Each floor, mezzanine and ground level plan
  - 2) Scale 1/4" = 1'
  - 3) Overall dimensions
  - 4) Square footage area of structure (See note below.)
  - 5) Room use labeled
  - 6) All walls, windows, and exterior doors
  - 7) All overhangs of floors or roofs
  - 8) Ground level plan to show foundations, enclosure, driveway location, stairway, garbage, and HVAC equipment locations.
  - 9) Roof plan

The results of the Architectural Review Board action will be forwarded to the applicant as soon as possible. If a substantive restudy is required, the applicant may elect to submit plans again for Preliminary Review before proceeding with the preparation of final working drawings.

### 3. Final Drawings Review and Approval

A complete set of the following information in addition to that required for Preliminary Design approval is to be submitted to the Architectural Review Board to be considered for final approval.

The following information is to be submitted:

- a. Final site plan
- b. Final grading plan
- c. Final floor plans and elevations
- d. Plans for ancillary detached structures showing quality and standard of materials
- e. Exterior lighting plan
- f. Final construction specifications
- g. Sample materials and colors of exterior components
- h. Proposed construction schedule
- i. Sections:
  - 1) Typical wall from grade to roof
  - 2) Typical decks and railings
  - 3) Typical foundation screen detail
  - 4) Typical screened porch
  - 5) Typical service yard fence or screening detail
- j. Landscape plans that conform to III A-9 of this document

**NOTE: If changes to the plan are required by the building official such changes must be reported to and reviewed by the ARB before clearing or constructions begins.**

Please note that construction on the home site must begin within 2 years of the lot purchase. Once construction has commenced, the exterior of all houses and other structures must be completed within one (1) year of beginning construction date, except where such completion is impossible or would result in great hardship to the owner or builder due to strikes, fires, national emergency or natural calamities as determined by the Architectural Review Board.

Plans submitted for review, or any portion thereof, may be disapproved upon any grounds, which are consistent with the purposes and objectives of the Architectural Review Board, including purely aesthetic considerations.

Upon final review and approval by the Architectural Review Board, an approved design review form will be forwarded to the applicant to be signed by the owner and a representative of the Architectural Review Board. The form of this agreement may be found in the forms section of this manual.



When fully executed, the Design Review Form agreement shall serve as final approval by the Architectural Review Board for the construction of the improvements. If construction has not commenced within six (6) months after the date of the Final Approval agreement, it shall be deemed to have expired unless the applicant, prior to such expiration date, has requested an extension in writing from the Architectural Review Board.

5. Periodic Inspections During Construction

The right of entry and inspection is specifically reserved by the Architectural Review Board, its agents, and representatives to visit all or any portion of the owner's property for the purpose of verifying compliance with the requirements of the Board, and a representative of the Architectural Review Board will make periodic inspections without notice during the entire construction period. The owner will be notified in writing to the general contractor of any items and exceptions noted in the inspection report and all such items and exceptions must be accomplished or resolved promptly.

6. Final Inspection Upon Completion of Construction

The applicant shall notify the Architectural Review Board when the construction is substantially complete, and a representative of the Board will make a final inspection. Upon approval of construction, the Architectural Review Board will issue a final inspection certificate to the City of Columbia Building Inspector and request that he conduct his final inspection and issue a Certificate of Occupancy.

7. Landscape Plan Review and Approval

In order to assure all residents of Chellewood that the community will continue to be an attractive and scenic place to reside, the Architectural Review Board requires that each property owner constructing a new dwelling, or wishing to change their present landscape scheme, submit a Landscape and Irrigation Plan to the Board for review and approval.

The plan should include the following:

- a. Scale of 1" = 20'
- b. Variety, size, number, and location of all plant material
- c. Type and description of seeded areas
- d. Plant list with quantity, botanical name, common name, size, and special specifications
- e. Irrigation or sprinkler plan. Show source of water.
- f. Drainage requirements

The proposed Landscape and Irrigation Plan should be submitted to the Architectural Review Board for review and approval as soon as possible during the approval process. If landscape plan and installation are not completed prior to issuance of a Certificate of Occupancy, a landscape deposit or bond of not less than \$20k and not more than \$40k will be required. In no case shall landscaping be completed more than three (3) months after the issuance of a CO or the deposit and or bond will become property of the Developer who may enter said property to provide acceptable landscaping.

Upon completion of the Landscape and irrigation Plan, the owner should notify the Architectural Review Board and a final inspection will then be made. If satisfactory, the Landscape Deposit will be refunded.

#### 8. Future Improvement Review

Any modifications of existing improvements or construction of additional improvements must be with prior approval of the Architectural Review Board. A request for review must contain the following:

- a. Site plan of proposed location of improvements
- b. Floor plan of intended improvements
- c. Letter with full description and purpose of improvements
- d. Material and color samples to be used
- e. Names and addresses of adjacent property owners

### III. ARCHITECTURAL DESIGN GUIDELINES/MINIMUM DESIGN STANDARDS

#### A. Site Planning

##### 1. Building Setbacks

Typical building setbacks will be no less than the following minimum dimensions:

Front	70 feet
Side	15 feet
Rear	70 feet

In the case of corner lots and some pie-shaped lots, special setbacks will be in place. Consult your plat for a description of those setbacks.

##### 2. Site Clearing

The lots in Chellewood neighborhood are large lots covered with pines, hardwoods, and flowering trees. In order to create and maintain privacy, an attempt should be made to maintain areas of natural vegetation between lots. Some lots will have areas

designated as buffer areas. When so designated, no existing vegetation is to be removed. Supplemental plant materials and irrigation may be added and are encouraged.

See Section III #10 regarding landscaping requirements.

### 3. Site Grading

Any necessary grading should be kept to a minimum and should reflect a natural and gradual appearance. Grading shall not encroach upon the drip lines of trees to be preserved unless tree preservation techniques are utilized.

Retaining walls should be used to reduce areas that need grading or to preserve vegetation. The design and placement of such walls must reflect the architecture of the house and be well integrated into the site.

Runoff during construction must not cause damage to adjacent properties, roadways, or storm drainage systems. If it is determined that erosion or surface runoff may be a problem, then erosion control devices, such as temporary silt fences, will be required during the construction period. Failure to comply will result in the builder/homeowner being required to clean and restore affected areas and possible fines of \$200 - \$1000 per offense. After builder/homeowner is notified and clean up has not commenced or there is failure to make reasonable progress, each day will be considered a separate offense.

4. All construction sites are to be kept clean of debris during construction of all homes in Chellewood. It is the builders responsibility to keep the debris picked up, contained, discarded or in an on site dumpster. This is to avoid debris blowing onto neighboring sites or into the neighborhood.

Also, DHEC requires that silt fencing be used around all construction sites that drain to the street or adjacent properties to avoid erosion or run off from the lot during construction. Silt fencing must be installed prior to clearing and maintained during construction. Failure to do so may result in fines up to \$50.00 per day, and 110% of cleanup cost. Once final grading is completed for the driveway and landscaping is installed the silt fencing can be removed.

### 5. Driveways and Garage Access

- a. Driveways may have one or two street access points as desired or as the site permits.
- b. A minimum of one off-street parking place per bedroom will be required. No overnight parking will be allowed on the subdivision streets.
- c. Driveway edges will not be closer than five (5) feet to any property line.

- d. Garage access must be from the side or the rear. In the case of corner lots, garages may be accessed from secondary street frontage and access is properly screened.

## 6. Signs

Signs on property will be limited to the following:

- a. One project identification sign, which will conform to the standard construction sign detail included in the Design Details Section of this manual.
- b. One real estate for sale sign conforming to the currently adopted design.
- c. Two political signs no larger than 4 square feet per side, which must be removed the day after the election.

## 7. Walls and Fences

- a. Privacy walls and decorative fences are permissible on the side and rear property lines.
- b. Walls and fences are not to be built in areas designated as buffer areas.
- c. Walls and fences (other than low 3' decorative fences) will not extend into the front yard area beyond the front face of the primary structure.
- d. Maximum height of walls and fences will be 6' 0" on the back and sides and 3' 0" on the front. The maximum height on back and rear fences may be increased for demonstrated cause upon special request and thorough study by the ARB.
- e. Samples of wall and fence details have been included in the design details section.
- f. Areas beyond walls and fences are to be maintained to the property line.
- g. Permission automatically granted to adjoining property owners to attach to fence located within 3' of property line.

## 8. Mailbox Posts

Mailbox posts will be of a uniform design type. Details for the standard mailbox post have been included in the design details section.

## 9. Site Lighting

Lighting should be provided for a safe approach to the residence and for proper illumination of landscape features. Light sources should be concealed and light levels kept to a minimum so as not to create a nuisance for neighboring properties. There are to be no floodlights mounted on the front of the house.

## 10. Landscaping

Reserved for future use

## B. House Design

### 1. Size

The minimum size of the primary structure is to be 4000 square feet. This is to be calculated as the enclosed heated area and not to include unfinished areas, garages, or accessory structures.

### 2. Foundations

Conventional crawl space foundations are encouraged. Slab-type foundations are required to be of the perimeter-wall type with the slab being no closer to the finish grade than 1' 6".

Foundation vents, when used, are required to be centered under the window above.

### 3. Exterior Walls

#### a. Wall Height:

All floor to ceiling heights except those occurring in attic rooms are to be a minimum of 9' 0".

#### b. Materials:

Traditional exterior finish materials of brick, stucco, stone, and wood siding are encouraged.

- 1) Bricks are to be natural earth tone colors. White and yellow bricks are not acceptable.
- 2) Stucco color and texture will be evaluated for neighborhood compatibility.
- 3) Wood siding to be solid stock varieties. Plywood siding is not acceptable. Vinyl and aluminum sidings are not acceptable.

### 4. Windows

#### a. Type:

Windows are to be wood and clad double hung or casement types. Awning windows and horizontal sliding windows will be acceptable on sunroom applications only.

#### b. Placement:

The windows should be placed in a traditional fashion with the head height being approximately 7' 6" to 8' 0" above the floor. The clearance between the top floor window head and the bottom member of the cornice should generally be approximately 10". See design detail section.

- c. Trim Details:  
Windows can be trimmed using a variety of traditional techniques. Minimum design standards are included in the design details section.

5. Cornices:

- a. Overhangs:  
Cornice overhangs should generally be a minimum of 1' 2". Other designs will be evaluated based on the individual design application.
- b. Design Types:  
Several traditional cornice configurations are described in the design details. Other designs will be evaluated based on the individual design application.
- c. Materials:  
Cornices are to be built of wood or composition components. Aluminum or vinyl cornice components will not be acceptable.

6. Roof:

- a. Slope:  
Minimum slope will be 9/12. Other slopes may be considered for specific design applications.
- b. Roof Materials:
  - 1) Fiberglass Shingles - Architectural grade of 320 pounds per square minimum. (specifications and samples are required)
  - 2) Tile/Slate
  - 3) Synthetic Slate
  - 5) Standing Seam Metal
- c. Flashing:  
All exposed flashing will be either copper, pre-finished aluminum, or painted aluminum.

All brick chimneys and sidewall flashing will be step-flashed and counter-flashed.

- d. Roof Penetrations  
All plumbing vents, attic vents, and other necessary roof-mounted devices should be placed on the rear slopes away from view from the street and painted to match roof color.

7. Porches

A variety of porch types will be evaluated and accepted based on the individual design application.

Minimum porch detail standards are included in the design detail section.

8. Accessory Structures

a. Garages:

Garages can be attached or detached. Doors must face the side or the rear of the property. All garage overhead doors should be the same type and size.

b. Sheds and Other Accessory Structures:

Sheds and other accessory structures can be placed on the property, but they will be subject to all of the standard and special setback requirements that may apply. The design should be compatible with the design of the primary structure and should in no way detract from the character of the neighborhood.

c. Pools and Pool Houses:

Pools and pool houses will be evaluated and approved based on the individual design application.

9. Walls and Fences

a. Uses:

Walls and fences of up to 6' 0" may be used for privacy on the sides and rear of the property. 8' 0" walls may be permitted by special exceptions for compelling circumstances.

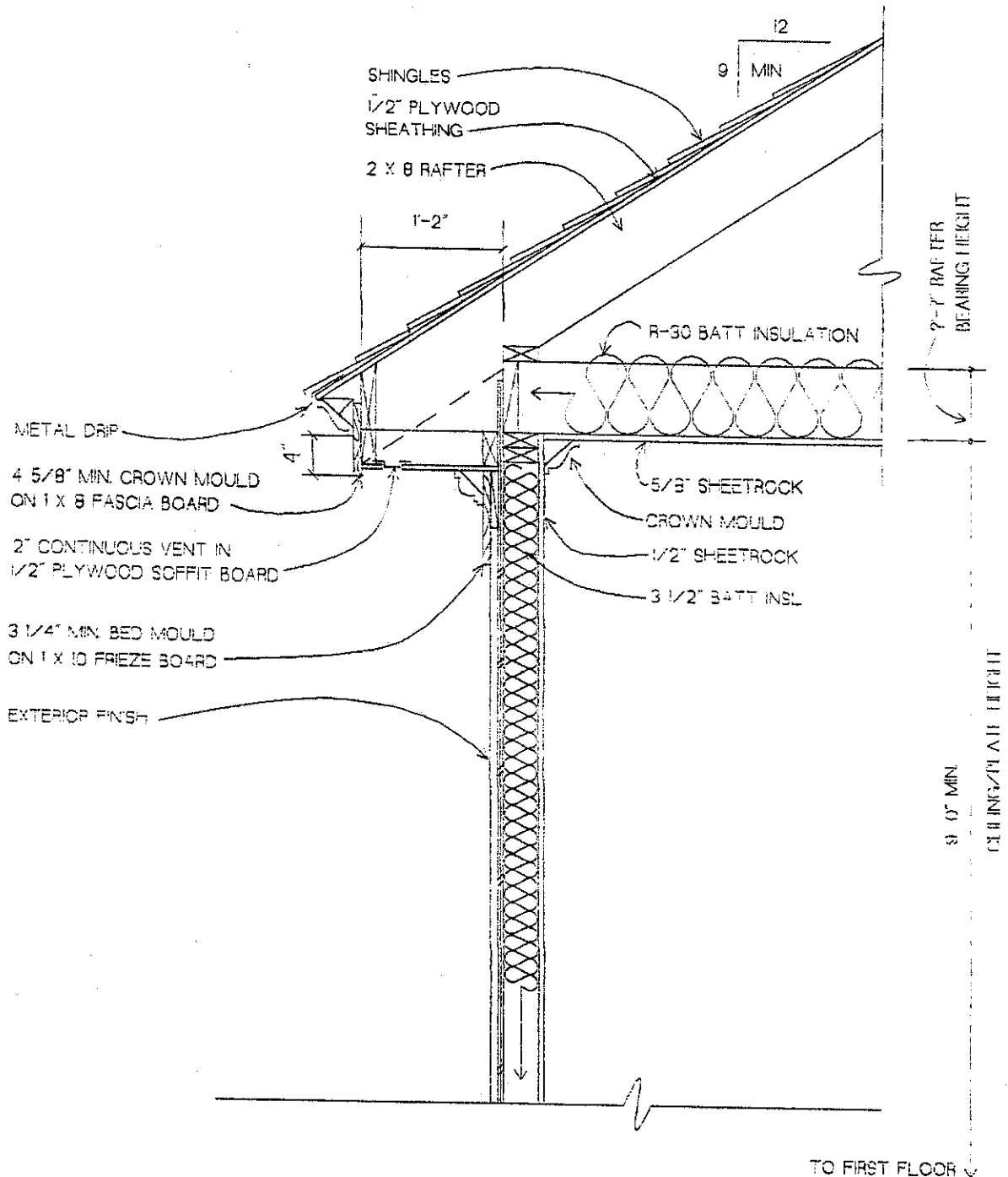
Decorative walls and fences of up to 3' 0" only may be used from the front wall of the primary structure to the front property line.

Suggested minimum standards for walls and fences have been included in the design details section. Although these minimums are listed, all new fences, walls, or sections thereof must be approved prior to construction/installation.

Walls and fences will be evaluated and approved based on the individual design application.

10. Dog Pens

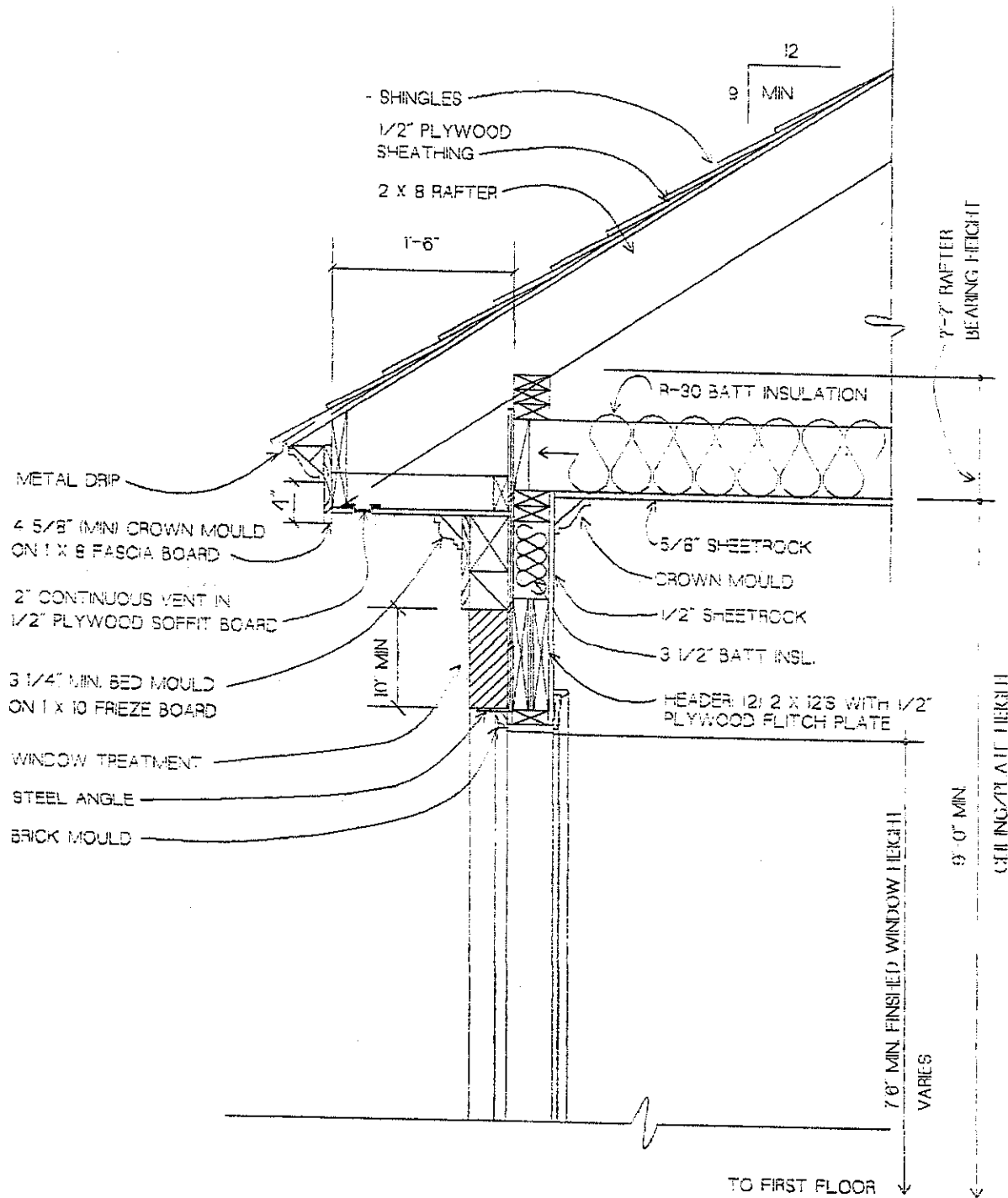
- a. Dog pens must be constructed in such a way that any portion of the pen exposed to any street must be of an approved fence design or be completely screened from the street by planting.



TYPICAL SIDING OR STUCCO WALL SECTION

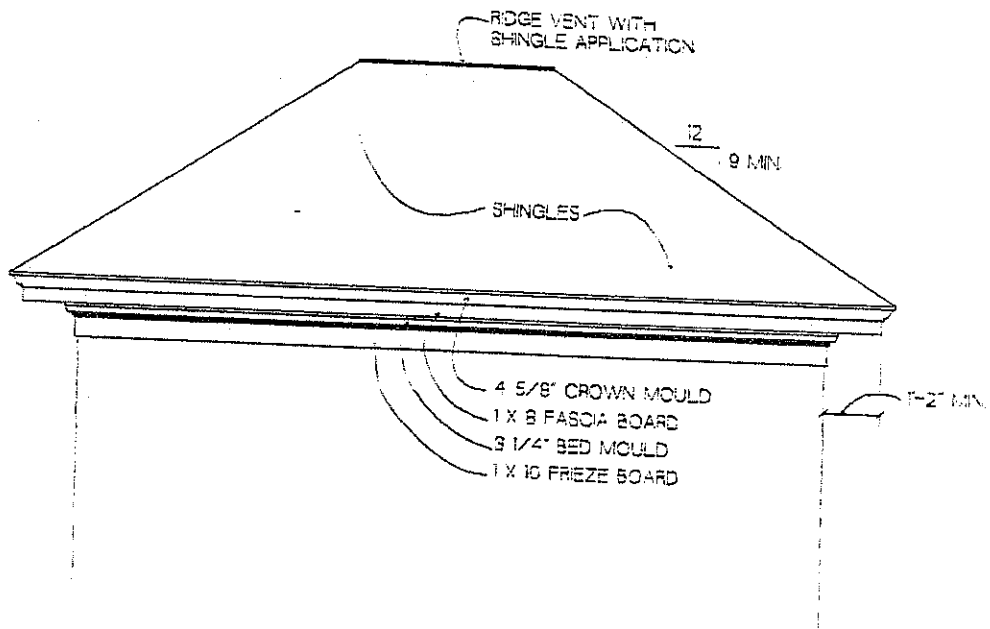
SCALE 3/4" = 1'-0"





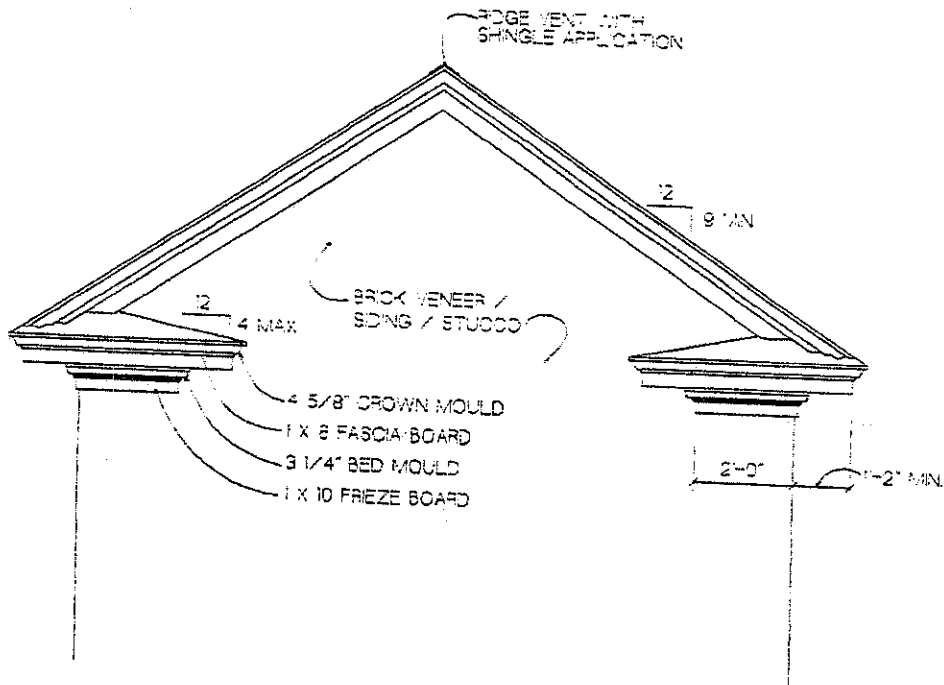
TYPICAL BRICK WALL SECTION @ WINDOW OPENING

SCALE 3/4" = 1'-0"



TYPICAL DETAIL AT HIP ROOF

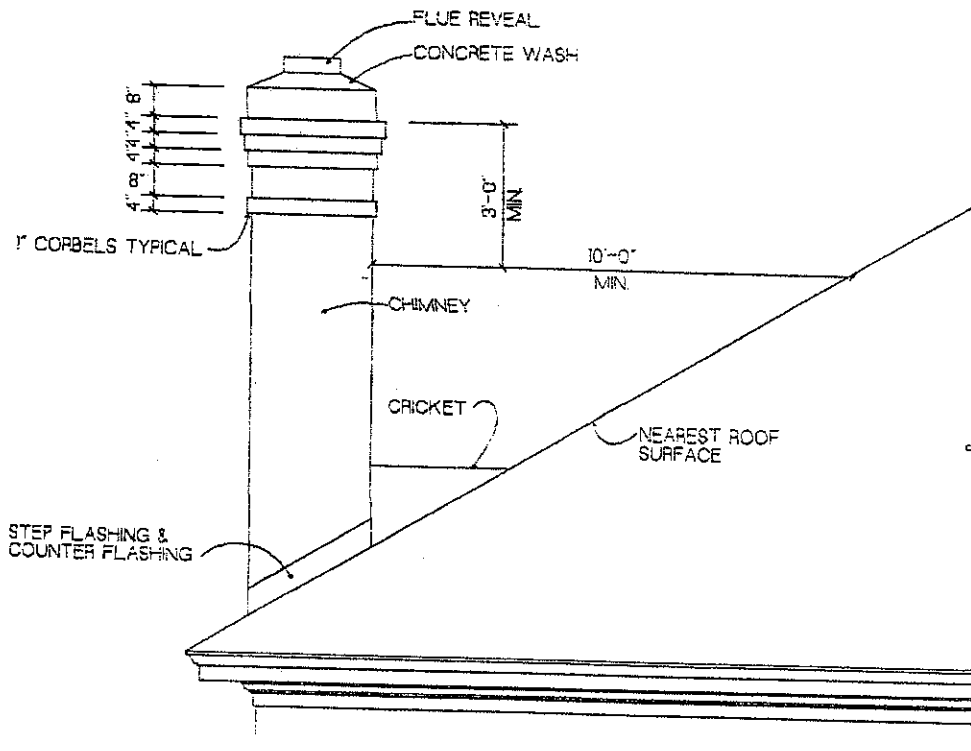
SCALE 1/4" = 1'-0"



TYPICAL DETAIL AT GABLE ROOF

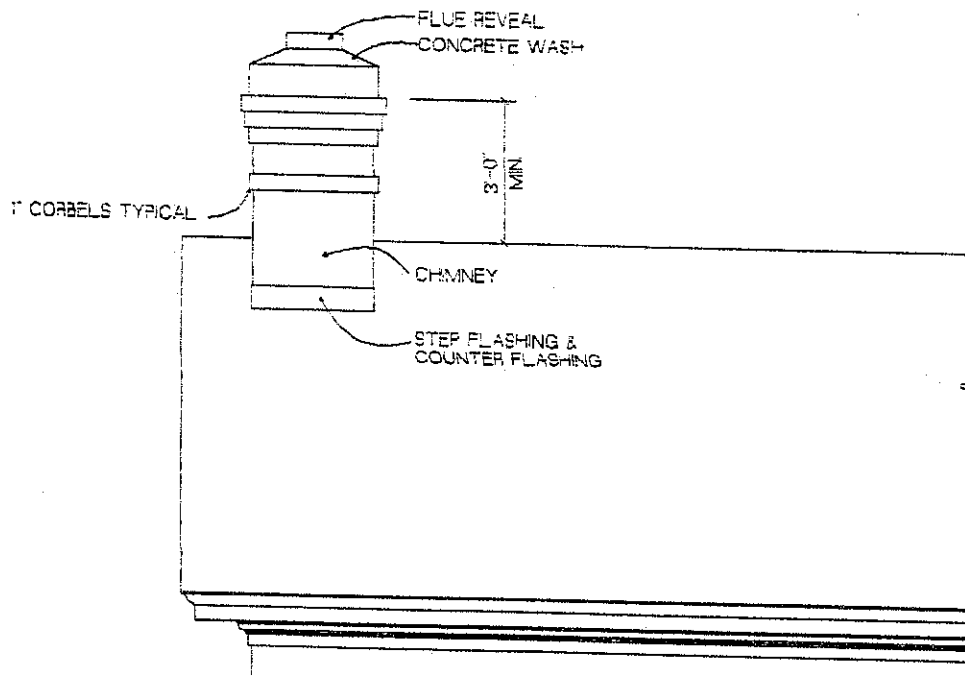
SCALE 1/4" = 1'-0"

NOTE  
NO COMPOUND PITCHES



CHIMNEY DETAIL #1

SCALE 1/4" = 1'-0"

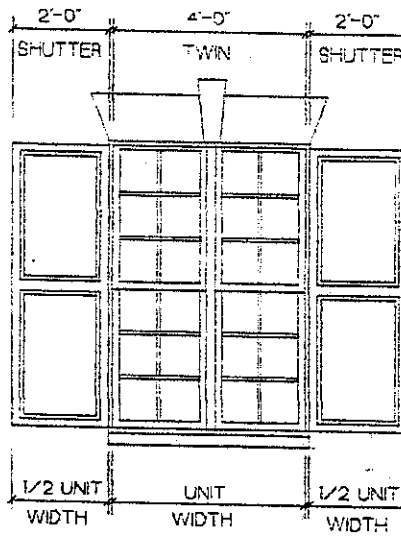
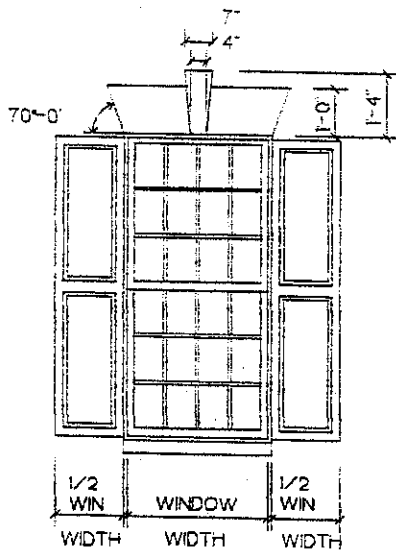
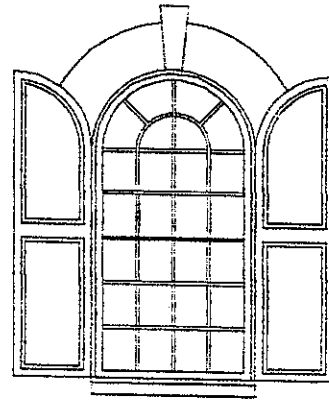
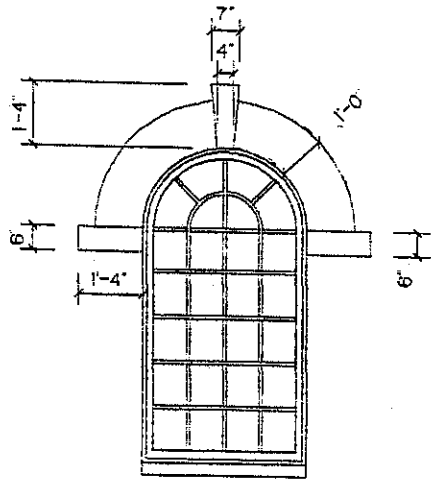


CHIMNEY DETAIL #2

SCALE 1/4" = 1'-0"

NOTE

ALL PRE FAB CHIMNEY COMPONENTS  
MUST BE ENCLOSED IN AN APPROVED  
ARCHITECTURAL HOUSING RESEMBLING  
A TRADITIONAL CHIMNEY.

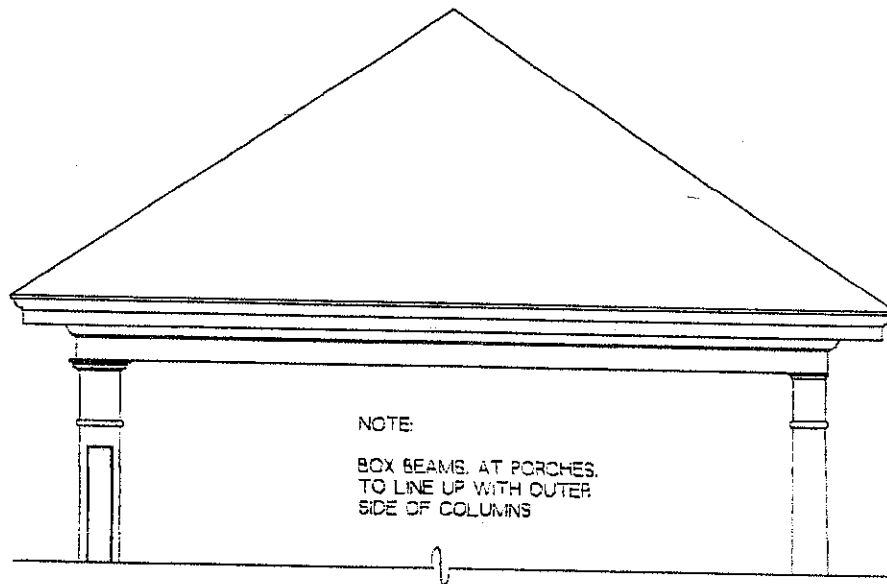


## WINDOW DETAILS

SCALE 1/4" = 1'-0"

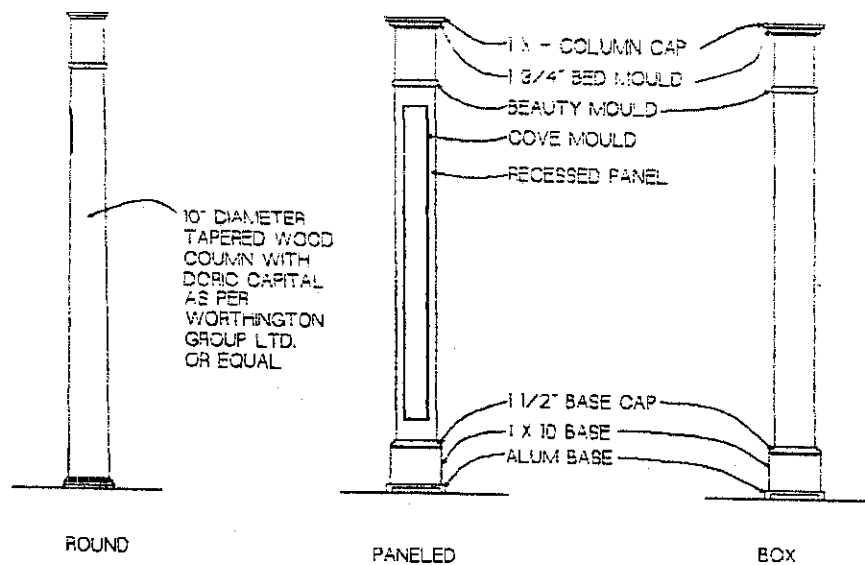
**NOTE:**

NO SHUTTERS ON TRIPLE WINDOW UNITS.



### COLUMN DETAIL @ PORCH

SCALE 1/4" = 1'-0"



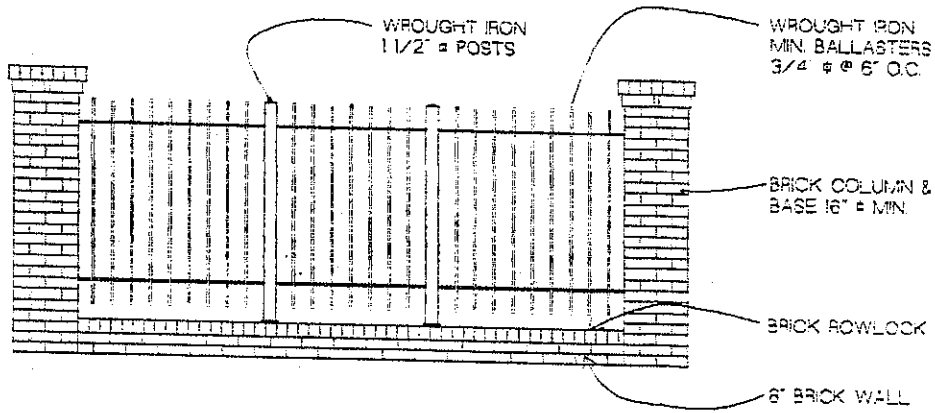
### COLUMN ELEVATIONS

SCALE 1/4" = 1'-0"

# **CHELLEWOOD FENCE REQUIREMENTS**

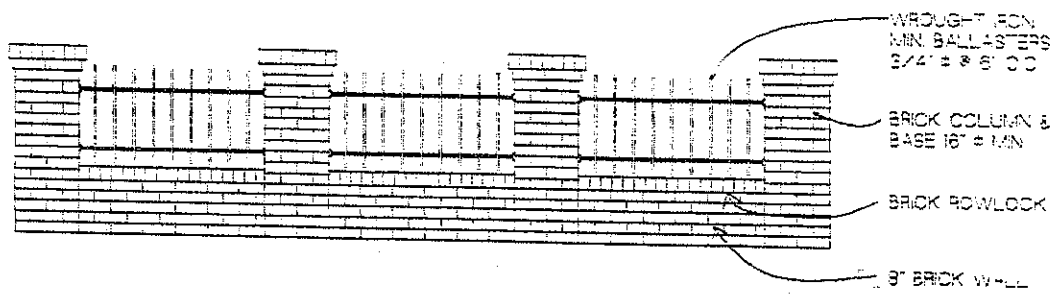
(FENCE DESIGNS 1 – 4)

1. Owner to select only one of the fences shown. A plat denoting the placement of the fence shall be submitted to the Architectural Review Board for approval.
2. The height of the fence shall be 4' or 6'
3. All wood fencing shall be double-faced, treated materials.
4. 16" x 16" Columns with two corbels shall be positioned on the lot corners. Intermittent columns may also be required. Column spacing shall be determined by the Architectural Review Board. The face of the columns shall match the home. (i.e. Stucco or brick).
5. All gate (s) shall be compatible with the design of the fence.
6. Landscaping will be required on the exterior portion of the fence when visible from the street. The landscaping plan shall be submitted for architectural review a the same time that the fence plan is submitted. The size and type of plant materials shall be included. All landscaping shall be installed within 45 days from the completed construction of the fence.
7. Owner accepts all responsibility for landscaping and perpetual maintenance of fence and landscaping.



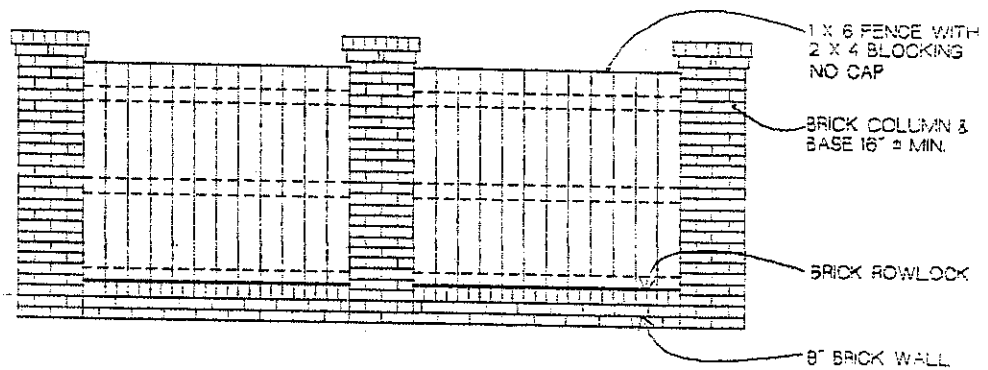
FENCE STYLE #1

SCALE 1/4" = 1'-0"



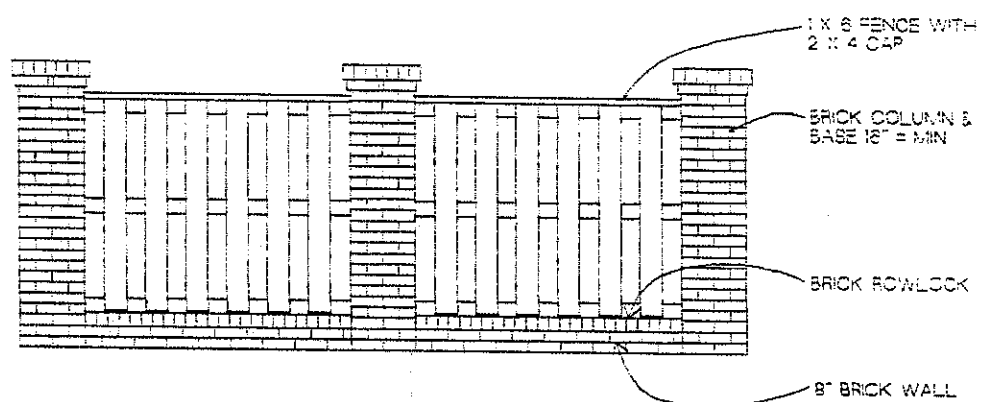
FENCE STYLE #2

SCALE 1/4" = 1'-0"



FENCE STYLE #3

SCALE 1/4" = 1'-0"



FENCE STYLE #4

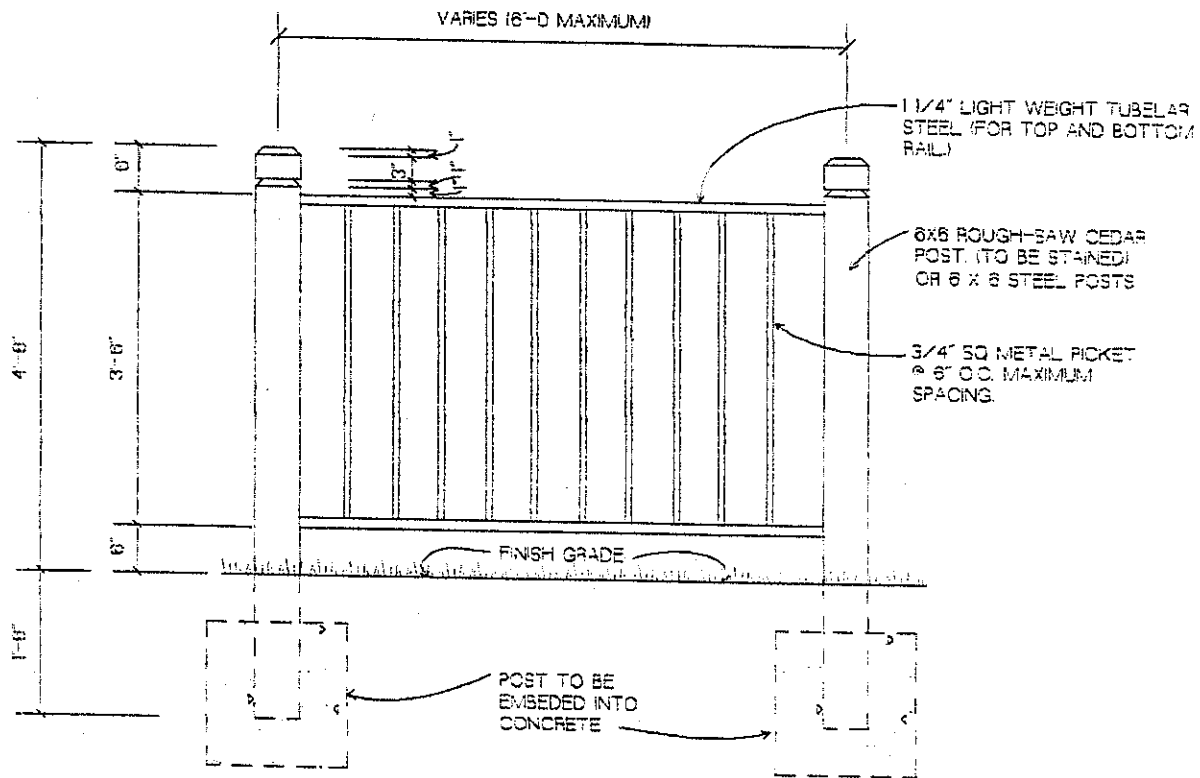
SCALE 1/4" = 1'-0"



## **CHELLEWOOD FENCE REQUIREMENTS**

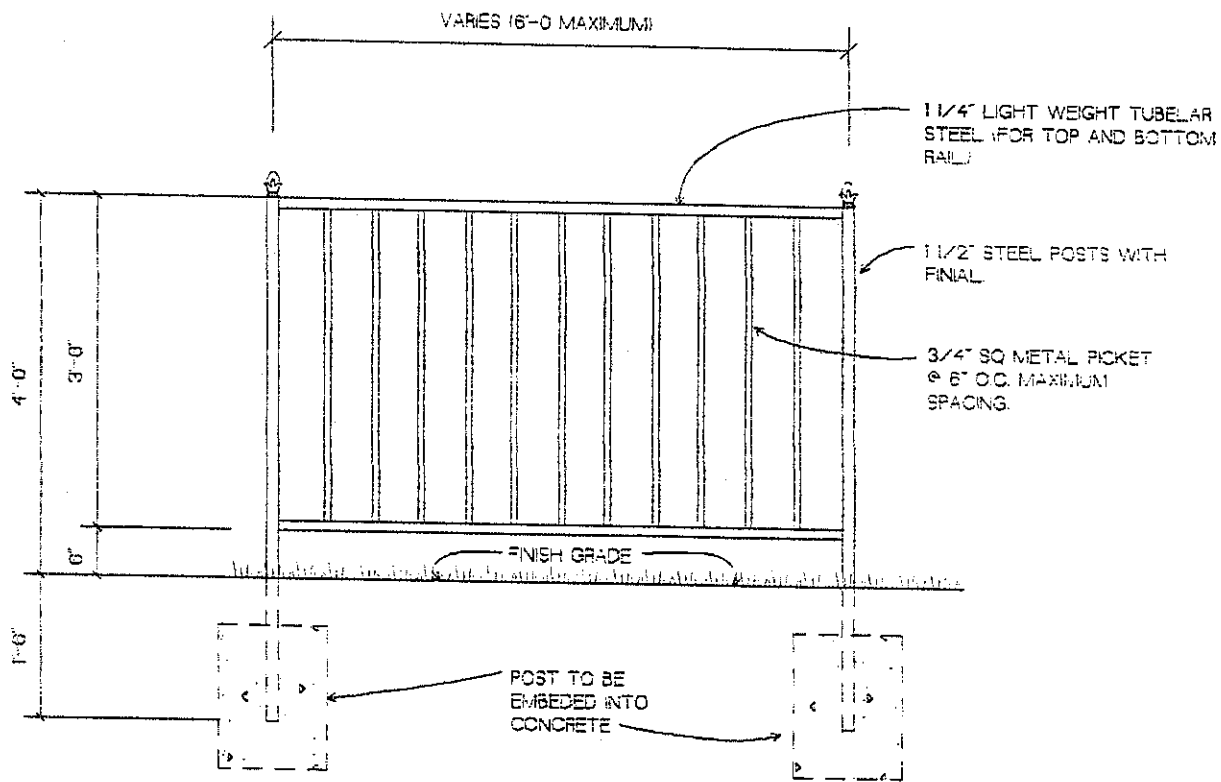
(FENCE DESIGNS 5 - 8)

1. Owner to select only one of the fences shown. A plat denoting the placement of the fence shall be submitted to the Architectural Review Board for approval.
2. The height of the fence shall be 4'
3. All wood fencing shall be either cedar or treated wood – stained or painted. Submit color or stain. Paint shall be white.
4. 16" x 16" Columns with two corbels shall be positioned on the lot corners. Intermittent columns may also be required.
5. All gate (s) shall be compatible with the design of the fence.
6. Landscaping will be required on the exterior portion of the fence when visible from the street. The landscaping plan shall be submitted for architectural review at the same time that the fence plan is submitted. The size and type of plant materials shall be included. All landscaping shall be installed within 45 days from the completed construction of the fence.
7. Owner accepts all responsibility for landscaping and perpetual maintenance of fence and landscaping.



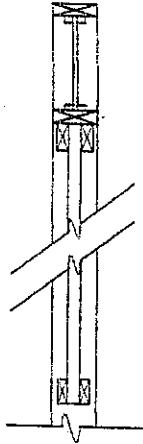
FENCE STYLE #5

SCALE 1/2" = 1'-0"

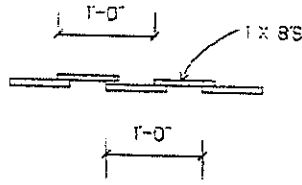


**FENCE STYLE #6**

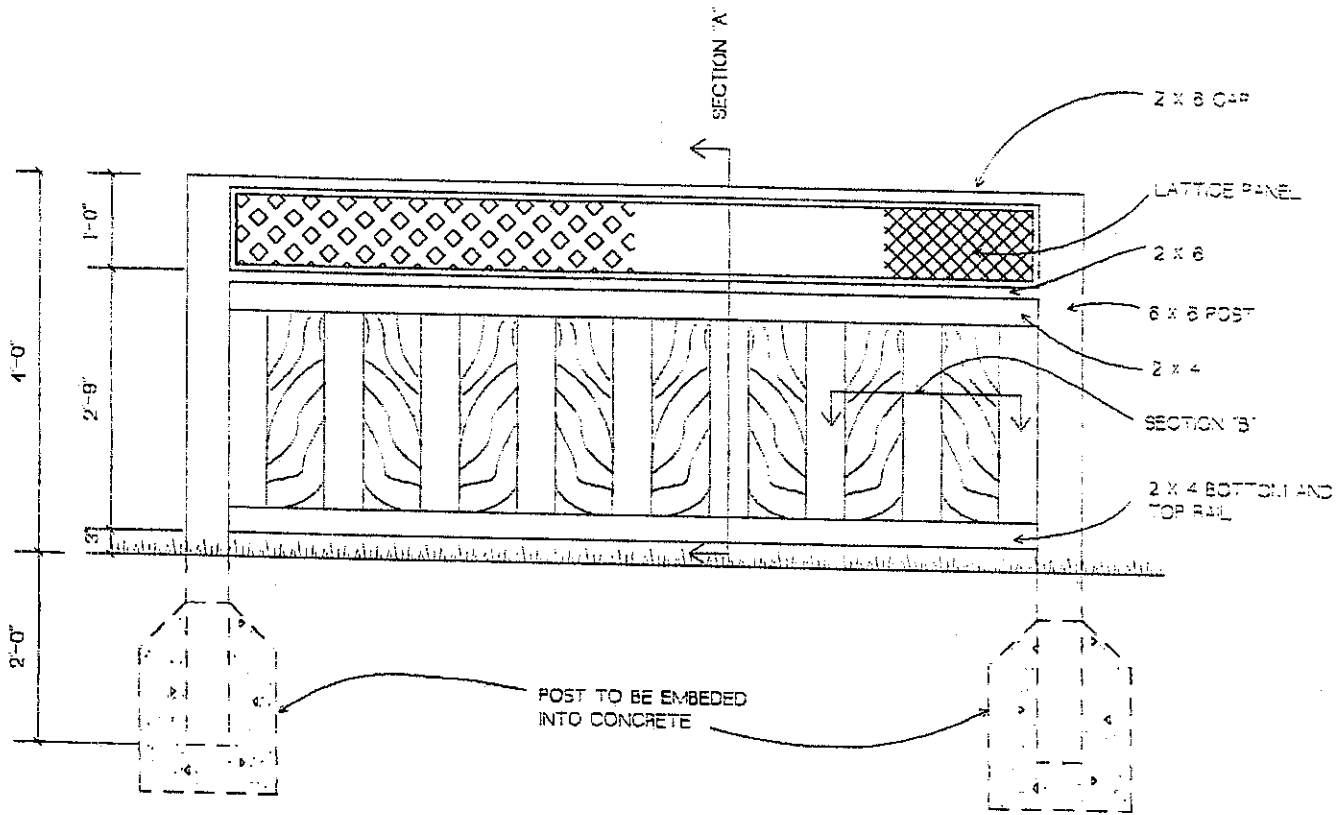
SCALE 1/2" = 1'-0"



SECTION "A"

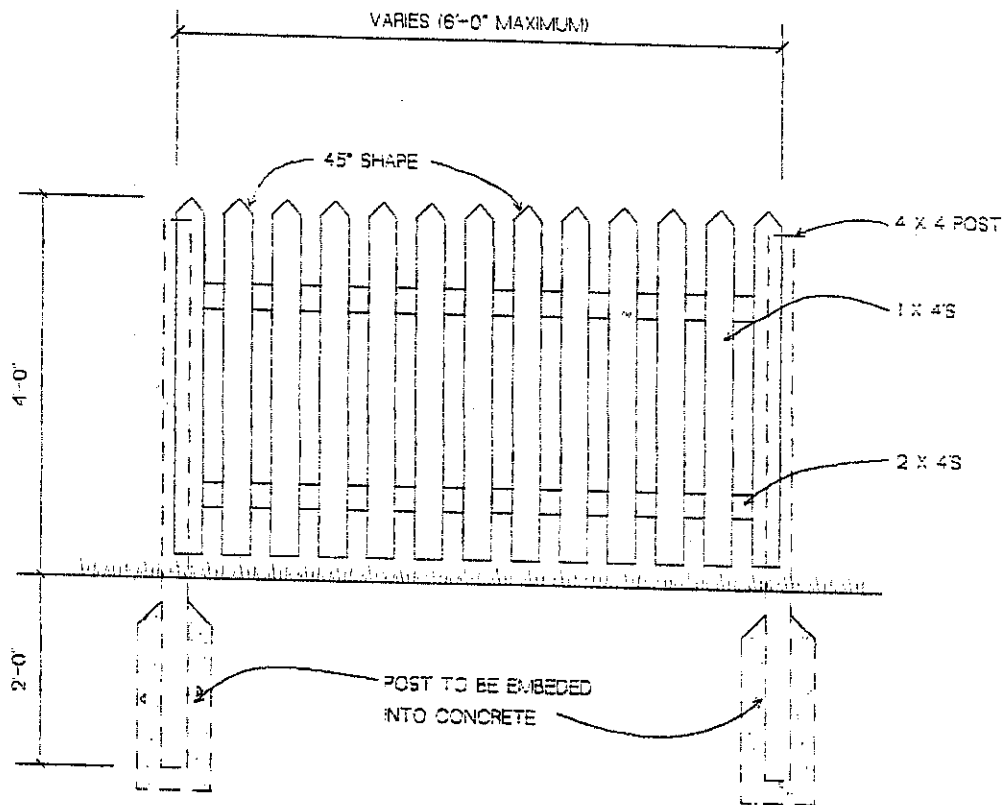


SECTION "B"



FENCE STYLE #7

SCALE 1/2" = 1'-0"



FENCE STYLE #8

SCALE 1/2" = 1'-0"

V. FORMS

**CHELLEWOOD  
ARCHITECTURAL REVIEW BOARD  
Design Review Form**

DATE: \_\_\_\_\_

OWNER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

LOT #: \_\_\_\_\_

New home construction in Chellewood is subject to strict architectural control. Prior to the clearing of the lot, the overall plan for construction must be approved by the Architectural Review Board (ARB).

Information needed as well as certain minimum standards are outlined in the following pages and in the Architectural Review Board Manual. This checklist should be attached to your package when submitted.

Your request may be submitted by you or your representative to:

Chellewood  
Architectural Review Board  
c/o Molten/Lamar Architects  
808-C Lady Street  
Columbia, South Carolina 29201

If changes are needed, they will be noted on your plans. A copy of the plans along with a letter outlining the changes will be returned to you. **ALL PLANS SUBMITTED WILL BE RETAINED IN THIS OFFICE.** Changes required must be incorporated on the plans before being resubmitted.

If there are no changes required, the Control Checklist will be signed and returned to you. Construction cannot commence until the plans have received final approval.

It is the opinion of the ARB that you use a qualified draftsman or architect for your plans.





(Architectural Review, cont'd)

7. **TREE SURVEY:** Including site plan depicting any trees and all dogwoods, that are 6" in caliper at 4' in height.

\_\_\_\_\_ **Tree survey**      **APPROVED / DISAPPROVED / PENDING**

8. **LANDSCAPE PLAN:** Including site plan noting adult plant materials, sodded areas, natural areas, trees, etc. The landscape plan may be submitted during the construction of your home, but all plant materials must be installed prior to closing or occupancy, whichever occurs first.

\_\_\_\_\_ **Landscape plan**      **APPROVED / DISAPPROVED / PENDING**

9. **CONDITIONS AND COMMENTS:** See Attached Sheet.

**THE SUBMITTED PLANS ARE:**

**A. Preliminary Approval:**

**APPROVED** \_\_\_\_\_ **DISAPPROVED** \_\_\_\_\_ **PENDING\*** \_\_\_\_\_

**B. Final Approval:**

**APPROVED** \_\_\_\_\_ **DISAPPROVED** \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
For the ARB

\* See attached page for comments.

(Architectural Review, cont'd)

**COMMENTS:**

Architectural Review Board Procedures  
and Guidelines  
Revision

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Page 10 – Article III – Section B. 1. Size

The minimum size of the primary structure is to be a minimum of 3,200 square feet. This is to be calculated as the enclosed heated area and not to include unfinished areas, garages, or accessory structures.