

RIVERCHASE ARCHITECTURAL COMMITTEE  
RESIDENTIAL REVIEW FORM20040213000076830 Pg 1/3 17.00  
Shelby Cnty Judge of Probate, AL  
02/13/2004 12:34:00 FILED/CERTIFIED

OWNER/BUILDER Maga Builders DATE RECEIVED November 1, 2002  
 SUBDIVISION RCC 38 LOT 3806 3805  
 SUBMITTED BY Robert Clark  
 TITLE OF PLANS House + plot plan DESIGNER Chas D. Burch #10189  
 PRELIM. FINAL REV.  
 ( ) ( ) ( ) BUILDING PLAN Approved ☒ Not Approved ☐  
 ( ) ( ) ( ) EXTERIOR COLOR/MATERIALS Approved ☐ Not Approved ☐  
 ( ) ( ) ( ) Plot Plan Approved ☒ Not Approved ☐

## A. GENERAL REQUIREMENTS:

1. The actual site plans for buildings, driveways, turnarounds, etc., and any/all clearing plans shall be approved in the field by an RAC representative. Written verification of field approval will be provided upon request.
2. A site plan must be submitted to and approved by the RAC prior to beginning construction.
3. All stack pipes, exhaust fans, and other roof projections shall be located on the rear side of building roofs. All such roof projections and flashing shall be painted a color to match the approved roofing color.
4. Landscaping must be completed prior to occupancy of homes.
5. All horizontal lapped siding shall be of either cedar, redwood, or masonite without bead and shall have a maximum of eight inches per board exposed to weather unless otherwise approved in writing by the RAC.
6. Front steps shall be constructed of brick the same as that approved for construction of the house unless otherwise approved by the RAC.
7. All shutters shall be wood paneled or typical wood louvred.

B. PROPOSED HOUSE PLANS: Approved ☒ Not Approved ☐ See Comments ☐

(KEY: F-front; B-back; L-left; R-right)

1. Style:
 

<input type="checkbox"/> Cape Cod	<input type="checkbox"/> French
<input type="checkbox"/> Colonial	<input type="checkbox"/> Rustic
<input type="checkbox"/> Country	<input checked="" type="checkbox"/> Traditional
<input type="checkbox"/> English Tudor	<input type="checkbox"/> Williamsburg
<input type="checkbox"/> Other	
2. Stories:
 

<input type="checkbox"/> 1 story
<input checked="" type="checkbox"/> 1½ story
<input type="checkbox"/> 2 story
<input type="checkbox"/> split level
<input type="checkbox"/> split foyer
3. Wings:
 

<input checked="" type="checkbox"/> w/R-wing
<input checked="" type="checkbox"/> w/L-wing
4. Foundation:
 

<input checked="" type="checkbox"/> basement
<input type="checkbox"/> crawl
<input type="checkbox"/> slab
5. Minimum req. roof pitch: 12:12 See approved plans 6 in 12 7 in 12
6. Exterior Finish Materials: Approved ☒ Not Approved ☐ See Comments ☐

Proposed For:	Brick	Siding	Other: <u>Stucco</u>
a. Basement/Foundation	<u>F B L R</u>	<u>F B L R</u>	<u>F B L R</u>
b. First Floor/Level	<u>F B L R</u>	<u>F B L R</u>	<u>F B L R</u>
c. Second Floor/Level	<u>F B L R</u>	<u>F B L R</u>	<u>F B L R</u>
d. Third Floor/Level/Gable	<u>F B L R</u>	<u>F B L R</u>	<u>F B L R</u>
e. Roofing: <u>Typical Composition</u>	<u>Dimensional Composition Required</u>		<u>Other</u>
7. Proposed Garage: Approved ☒ Not Approved ☐ See Comments ☐

<input type="checkbox"/> attached	<input type="checkbox"/> FR-entering	<input checked="" type="checkbox"/> BR-entering	<input type="checkbox"/> R-side entering
<input type="checkbox"/> basement	<input type="checkbox"/> FL-entering	<input type="checkbox"/> BL-entering	<input type="checkbox"/> L-side entering
8. Driveway and Turnaround Areas:
 

<input checked="" type="checkbox"/> concrete
<input type="checkbox"/> asphalt
9. Proposed Square footage (heated & air cond. finished floor space only):
 

<u>1968</u>	first floor/level
<u>940</u>	second floor/level
<u>1908</u>	third floor/level
<u>3816</u>	total

☐ Complies ☐ Does not comply with 2500 min. ☐ max. requirement

## C. COMMENTS:

The small sections indicated to be stucco or siding must be stucco, no siding is permitted. The RAC approves the front setback as 30' from property line.

The following checked ( ☒ ) items must be submitted to the RAC for review and approval:  
☒ landscape plan ☒ exterior color chart ☐ plot plan  
 Other(s) \_\_\_\_\_

A copy of this review is on file in the Riverchase office and a copy has been sent to the homebuilder/homeowner.

THE SCOPE OF REVIEW BY THE RIVERCHASE ARCHITECTURAL COMMITTEE IS LIMITED TO APPEARANCE ONLY AND DOES NOT INCLUDE ANY RESPONSIBILITY OR AUTHORITY TO REVIEW FOR STRUCTURAL SOUNDNESS, COMPLIANT WITH BUILDING CODES OR STANDARDS, OR ANY OTHER SIMILAR OR DISSIMILAR FACTORS.

APPROVAL OF THE ABOVE-REFERENCED PLANS SHALL TERMINATE AND BE RENDERED VOID IF CONSTRUCTION IS NOT BEGUN WITHIN SIX (6) MONTHS AFTER THE DATE OF SUCH APPROVAL BY THE RIVERCHASE ARCHITECTURAL COMMITTEE.

THE RIVERCHASE ARCHITECTURAL COMMITTEE

DATE: November 11, 2002BY: Virginia Bell



Refer Work HCN

APPROVED 140116/140116 WV

RIVERCHASE

ARCHITECTURAL COMMITTEE

BY: V. Bell

EXCEPTIONS: See series

30' front setback applied

25' ON FRONT  
LAWANCE

101' 25' 10' CHORD

3806

0.469 ACRE

52' 18' 00"

63' 18' 00"

3806

15' 35' 00" R/W

SEP 1 1 2002

RES

122.44

44' 5'

44' 5'

10' 0"

10' 0"

10' 0"

10' 0"

10' 0"



JD

Robert Clark  
MIGA BLDGS

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ALGA on BRIDGES  
MUST ADD  
GROUND COVER  
W/ 18" JUMP RAIL  
J NOT NEAR  
trees

END. CAPPED  
REBAR

(J.A.GAY)

57.82'  
MEAS. 57.81'

OLD  
#3 REBAR

56.18'  
MAP, MEAS.

20' SANITARY  
ESM'T.

APPROVED 7/2/03  
RIVERCHASE  
ARCHITECTURAL COMMITTEE

BY:  
EXCEPTIONS:

Seed of straw & all  
disturbed areas

Add  
Shrubs in this  
area - submit to RAC  
on approval of  
GRAVEL

BRICK WALL  
2'-3' TALL

3806

3805

Deck

SCREEN  
POOR

AC units  
CLAYTON

AS  
STAKED

SAVANNAH  
HOLLY  
DAKOTA  
HOLLY

oak  
holly  
winter  
box wood

DRIVE

2 SAVANNAH  
HOLLY  
12 CLAYTON  
3

44'

PIKE STRAW

35' BL

JUN 18 2003

SET  
LOW  
REBAR

grand and  
SCB. BOX  
GO LINE

POWER BOX

LGT. POLE

5' OF SOD

17.38' CROSS  
NOT IN LINE

VALLEY GUTTER

CHESTNUT

OAKS

sod should be to top of slope

CURB & GUTTER  
ENDS  
18' CROSS

DRIVE