

CONCEPTUAL REVIEW APPLICATION
ARCHITECTURAL REVIEW BOARD

DATE: _____

LOT NUMBER: _____

STREET/ROAD: _____

OWNER: _____

ADDRESS: _____

TELEPHONE: _____

ARCHITECT/DESIGN PROFESSIONAL: _____

ADDRESS: _____

TEL./EMAIL: _____

CONTRACTOR: _____

ADDRESS: _____

TEL./EMAIL: _____

SURVEYOR: _____

LANDSCAPE ARCHITECT/DESIGNER: _____

ADDRESS: _____

TEL./EMAIL: _____

FOR ARB USE:

CONCEPTUAL PLAN APPROVED

SAMPLE BOARD

SURVEY

ARCHITECTURAL QUESTIONNAIRE

SITE PLAN

LANDSCAPE PLAN

FLOOR PLAN

ELEVATIONS

BUILDING STAKED IN FIELD

ON-SITE INSPECTION

APPROVED/DATE:

DISAPPROVED:

COMMENTS:

ARCHITECTURAL QUESTIONNAIRE
ARCHITECTURAL REVIEW BOARD

To be completed by all builder submitting documents for approval at preliminary and final stages.

Preliminary Final

Lot number: _____

Owner's name: _____

Contractor's name: _____

Address: _____

Telephone/Email: _____

S.C. License number: _____

1. Has the contractor visited the site? Yes No

2. Date of last visit: _____

3. Has the contractor read the South Island Plantation ARB Guidelines and the and designed the house accordingly? Yes No

4. Has the house been designed according to the Standard residential building code, especially in regard to wind resistant construction? Yes No

5. Has the contractor attempted to minimize the amount of site to be graded? Yes No

6. Has the contractor attempted to minimize the removal or damage of existing vegetation? Yes No

7. Does the building(s) block principal views from dwellings on adjacent pro properties or properties across the street? Yes No

8. If yes, has an attempt been made to minimize this effect? Yes No

9. Has the house been staked out on the lot (required prior to submitting this form)? (Trees to be removed to be tied with red surveyor's tape) Yes No

10. Area of lot: _____

11. Height of structure (highest roof range) above this point: _____

12. First floor elevation (FFE) (minimum 2' above grade): _____

13. Area under perimeter of all construction (building footprint) including all decks, stairs, and roof overhangs: _____

14. Percentage of site to be graded: _____

Note: This area should be kept to a minimum and generally include only the building pad and drive and walk area.

15. Screening material: _____

16. Heated first floor area: _____

17. Heated mezzanine area: _____

18. Heated second floor area: _____

19. Total heated area: _____

20. Total of screened porch under roof: _____

21. Total square footage: _____

22. Total screened porch area: _____

23. Total of deck and balconies: _____

24. Are any variances from the Architectural Review Board standards being requested under this application? Yes No

If yes, please describe and give reason: _____

25. Describe and give color for exterior materials for the following:

A. Siding/wall finish: _____

Color: _____

B. Trim: _____

Color: _____

C. Roofing: _____

Color: _____

D. Doors: _____

Color: _____

E. Grade Level Screening: _____

Color: _____

FINAL REVIEW APPLICATION

ARCHITECTURAL REVIEW BOARD

DATE: _____

LOT NUMBER: _____

STREET/ROAD: _____

OWNER: _____

ADDRESS: _____

TELEPHONE: _____

DESIGN PROFESSIONAL: _____

ADDRESS: _____

TEL./EMAIL: _____

CONTRACTOR: _____

ADDRESS: _____

TEL./EMAIL: _____

SURVEYOR: _____

LANDSCAPE DESIGNER: _____

ADDRESS: _____

TEL./EMAIL: _____

FOR ARB USE:

PRELIMINARY PLAN APPROVED ON-SITE INSPECTION

SAMPLE BOARD APPROVED/DATE:

SURVEY DISAPPROVED:

ARCHITECTURAL QUESTIONNAIRE

SITE PLAN

LANDSCAPE PLAN

FLOOR PLAN

ELEVATIONS

BUILDING STAKED IN FIELD

COMMENTS: _____

**CONSTRUCTION APPLICATION
ARCHITECTURAL REVIEW BOARD**

Date: _____

New construction

Major improvements to existing structure

Lot number and Street/Road: _____

Owner's name: _____

Contractor: _____

Address: _____

Telephone/Email: _____

S.C. License number: _____

PREVIOUS CONSTRUCTION EXPERIENCE

Have you built in South Island Plantation before? Yes No

Please attach a selective list of jobs of similar level within the Horry/Georgetown County area.

AGREEMENT

I, _____, as contractor for the construction project described above, do hereby submit this deposit in good faith to the Architectural Review Board for assurance that the construction will be implemented in accordance with the final plans as approved by the Architectural Review Board.

I further agree that:

1. I have read the South Island Plantation Architectural Review Board Guidelines and do agree to follow these in full understanding.
2. I agree to construct and fulfill the plans and specifications as approved for this project in the final review by the Architectural Review Board. Any changes to these plans will be first approved by the Board prior to implementation.
3. I understand that the deposit submitted will be returned in full after a satisfactory inspection, unless a deduction is necessary for any corrections to changes not approved by the Board, work to clean up an untidy site, or repairs necessary to streets, road shoulders or common areas.
4. I am responsible for the behavior and actions of all workers contracted to do work on this job while they are in South Island Plantation.
5. I am responsible for maintaining a clean construction site at all times and understand that I am bound by the restrictions covered under the South Island Plantation ARB Guidelines and Covenants.

This application, agreement, and deposit made this _____ day of _____, _____.

By: _____

Witness: _____

Signature: _____

DEPOSIT DATE: _____ AMOUNT RECEIVED: _____

CHECK #: _____

Approved by Architectural Review Board by: _____

Date: _____

**REQUEST FOR FINAL INSPECTION/DEPOSIT REFUND
ARCHITECTURAL REVIEW BOARD**

Date: _____

Lot number: _____

Owner's name: _____

Owner's address: _____

Contractor: _____

Landscape Designer: _____

Requested Date of Inspection:

I do hereby certify in good faith that the contracted structure on said lot does conform to the Standard Building Code, local codes, and the South Island Plantation Architectural Review Board requirements and standards and the final plans as approved by the Architectural Review Board. All site work, landscaping, cleaning, removal of temporary utilities and repair of damage to rights of way and common areas has been implemented. This constitutes a request for return of Architectural Compliance deposit.

Contractor's signature: _____

Date: _____

Owner's signature: _____

Date: _____

ARB USE:

DEPOSIT RETURNED IN FULL

PARTIAL REFUND

AMOUNT RETURNED: _____

REASON FOR WITHHOLDING:

MINOR CHANGE APPLICATION
ARCHITECTURAL REVIEW BOARD

Date: _____

Lot number: _____

Owner's name: _____

Owner's address: _____

Contractor's: _____

Contractor's signature: _____

Landscape Designer: _____

Landscape Designer's signature: _____

Description of requested change:

Reason for change:

(Please attach sketch/specifications of proposed change)

ARB USE:

On-Site Inspection Conducted

Inspected By: _____ Date: _____

APPROVED

CONDITIONAL APPROVAL

Conditions: _____

DISAPPROVED

I understand and approve of this change:

Signed:

1) _____

Date: _____

2) _____

Date: _____

OWNERS AGREEMENT REGARDING TRASH & DEBRIS

This acknowledges that I am the Owner of Lot _____ in South Island Plantation and I agree to keep the lot free from all trash and debris and to keep the lot clean.

TRASH. Such as paper products will be cleaned daily. I recognize that the wind could blow trash onto surrounding lots, thus I will keep such trash that could be blown from our worksite to surrounding lots, including lots across the street, picked up.

DEBRIS. Such as building materials will be removed by each sub-contractor at the appropriate time. No debris will be deposited on any adjacent lots.

Furthermore, I agree that such trash or debris will be hauled off the property and I recognize that if my Builder or any Sub-contractor is proven to have dumped any trash or debris on the property, I will pay a determined fine in the amount of damages (such as cost to remove) and I will make such payment within 30 days of receiving an agreed upon bill.

Owner Signature: _____ **Date:** _____

The Builder is: _____

**OWNERS AGREEMENT WITH
BUILDER CONTRACTOR
REGARDING CONSTRUCTION RULES**

This acknowledges that I am the Owner of Lot _____ in South Island Plantation and _____ is my Builder/Contractor for my house. By affixing our signatures below, we agree to all the Rules as defined in the South Island Plantation ARB Guidelines. We will ensure that the rules are followed by all parties (i.e., owner, builder, sub-contractors, etc.)” working within South Island Plantation. Failure to abide by any of the above rules may result in the loss of a contractor’s privilege to enter South Island Plantation. on a temporary or permanent basis.

Dated:

Owner

Signature:

Dated:

Builder

Signature:

Title:

CONSTRUCTION SITE SIGNAGE FORM

Date: _____

Lot #: _____

Owner: _____

Designer: _____

Landscape Designer: _____

Builder: _____

Builder Phone Number: _____

The cost for the construction site sign is \$250. Checks should be made payable to South Island Plantation. There is no fee for a contractor's sign if they have their own. *But, must be approved by the ARB.*