

Concrete Patio – New, Addition, or Replacement Review Checklist

A permit application will not be accepted unless all of the following items are submitted or completed with:

1. Submit completed ARC Plan Review Application form with all pertinent information including the specific type of project and signed by applicant.
2. Plan review fee of \$100 shall be paid at the time application is submitted.
3. Site plan – Five (5) copies are required. Site plan shall be drawn to a scale of 1/8"=1'-0" or 1"=10'.

The following information must be shown or noted on the plans:

- a. Footprint of residence and other existing objects surrounding the house and the lot.
 - b. Lot lines including adjacent lot lines, streets, utility easements, fire hydrant locations, utility cover/manholes, utility pedestals/boxes, and any other existing objects with the adjacent to the area where the proposed new concrete patio or addition will be constructed.
 - c. Existing walks, patios, gazebos, retaining walls, fences, and screened enclosures.
 - d. Connection of the patio drains and drop inlets to existing piping connected to the downspouts that must be piped to the street.
 - e. Redirection of any existing surface drainage.
 - f. Existing and proposed contours at one (1) or two (2) foot intervals showing changes to existing grades per U.S. Geological Survey Datum. Spot elevations in relation to the existing residence, decks, patios, etc.
 - g. Existing swimming pool and equipment location and screening locations.
 - h. Underground propane tank location and screening.
 - i. What will be done with excavated soil?
 - j. Proposed access for construction equipment.
 - k. Accurate location of oak trees including their trunk diameter and drip line.
4. The proposed concrete patio or patio addition location with complete dimensions.
 5. Concrete patio shall have a minimum setback of 5'-0" from the property line.
 6. All elevated concrete patios more than 30" above finish grade shall have a 42" high guardrail all around the perimeter of the elevated concrete patio or patio addition.
 7. Provide a color brochure of the proposed concrete color and guardrail material (if applicable) including color, style, and finish.

**RANCHO MURIETA ASSOCIATION
ARC PLAN REVIEW APPLICATION**

Plans will be accepted at any time and reviewed as soon as possible. The ARC has 30-day minimum to review plans. Common Area Agreement Lease Applications take a minimum of 1) 60 days or 2) 150 days.

Type of Plan: _____	Contractor Name, Address & Phone
Owner(s): _____	
Lot #: _____ Phone: _____	_____
Lot Address: _____	_____
Mailing Address: _____	_____

Contractor agrees to accept full responsibility for all work performed by sub-contractors including preliminary work done by equipment.

- New residences, re-models & room additions: submit two (2) complete sets & five (5) additional copies of the site plan. See checklist for detailed requirements.
- Landscaping, pool, perimeter fencing & other plans submitted separately: submit five (5) copies. See attached checklist.
- Minor alterations: (Minor changes i.e. existing landscaping, windows, service screens, spa, trellis structures). Submit five (5) copies.
- Refundable Construction Compliance Deposit Required: \$2,500 for New Homes and \$500 for Room Addition, Re-Models, or Swimming Pools. **DEPOSIT MUST BE SUBMITTED AT TIME OF APPLICATION.** Deposit will be returned upon successful completion of the final inspection performed by the ARC Manager.

I hereby agree to comply with all the conditions set forth in the "Architectural Review Committee (ARC) Rules". I waive the right of 24 hour written notice for RMA personnel access to inspect my property for compliance during construction.

Builder/Owner Signature _____ Date

HOUSE PLAN SUBMITTAL

SEPARATE PLAN SUBMITTAL FEES

House plans, landscape & pool plans are included in fee, if submitted prior to completion of house. Total fee due at plan submittal: Road Mitigation: Due with Compliance Deposit Construction Compliance Deposit Home Construction: \$0.50 per sq. ft. The fee is based on total SQ.FT. of house and garage. The rate is set at \$0.50/per sq.ft. for all construction with a \$500.00 minimum.	\$2,500 \$2,500 \$500 + (Min)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td>Common Area Lease Agreement plus Sq.Ft. Fee</td> <td style="text-align: right;">\$500 +</td> </tr> <tr> <td>Landscape Plan</td> <td style="text-align: right;">\$100</td> </tr> <tr> <td>Landscape – Drought Tolerant</td> <td style="text-align: right;">-0-</td> </tr> <tr> <td>Home Re-builds</td> <td style="text-align: right;">\$2,500</td> </tr> <tr> <td>Home Additions</td> <td style="text-align: right;">\$1,000</td> </tr> <tr> <td>Home Additions (150 sq. ft. or less)</td> <td style="text-align: right;">\$500</td> </tr> <tr> <td>Home Re-Model (no additional sq. ft.)</td> <td style="text-align: right;">\$500</td> </tr> <tr> <td>Swimming Pool</td> <td style="text-align: right;">\$500</td> </tr> <tr> <td>Service Screen / Spa / Re-Roof / Misc. Ext.</td> <td style="text-align: right;">\$100</td> </tr> <tr> <td>Exterior Colors (new)</td> <td style="text-align: right;">\$25</td> </tr> <tr> <td>Exterior Colors (re-paint existing)</td> <td style="text-align: right;">-0-</td> </tr> <tr> <td>Resubmit New Construction / Landscape Only</td> <td style="text-align: right;">-0-</td> </tr> <tr> <td>Road Mitigation Fee: Swimming Pools</td> <td style="text-align: right;">\$500</td> </tr> <tr> <td>Construction Compliance Deposit for Pools</td> <td style="text-align: right;">\$500</td> </tr> <tr> <td colspan="2"><i>Fees due at time of plan submittal</i></td> </tr> </table>	Common Area Lease Agreement plus Sq.Ft. Fee	\$500 +	Landscape Plan	\$100	Landscape – Drought Tolerant	-0-	Home Re-builds	\$2,500	Home Additions	\$1,000	Home Additions (150 sq. ft. or less)	\$500	Home Re-Model (no additional sq. ft.)	\$500	Swimming Pool	\$500	Service Screen / Spa / Re-Roof / Misc. Ext.	\$100	Exterior Colors (new)	\$25	Exterior Colors (re-paint existing)	-0-	Resubmit New Construction / Landscape Only	-0-	Road Mitigation Fee: Swimming Pools	\$500	Construction Compliance Deposit for Pools	\$500	<i>Fees due at time of plan submittal</i>	
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