

## Swimming Pool Plans 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 the applicant.
2. Plan review fee of \$500 shall be paid at the time the application is submitted.
3. A \$500 Road Mitigation fee and a \$500 Construction Compliance deposit are due after plans have been approved and before construction can begin.
4. 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 lot.
  - b. Lot lines including adjacent lot lines, streets, utility easements, fire hydrant locations, utility covers/manholes, utility pedestals/boxes, and any other existing objects with and adjacent to the area where the pool will be constructed.
  - c. Existing walls, driveways, patios, decks, gazebos, retaining walls, fences, and screened enclosures.
  - d. Connection of deck 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 or proposed residence, decks, patios, etc.
  - g. Pool equipment location and screening to match the house with sound dampening material located on the inside vertical surface of the enclosure.
  - 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.
  - l. The minimum setback from the swimming pool to the house or property line is 5'-0" typical.
  - m. All swimming pools require a 5'-0" high fence. Black ornamental is required on the North and Navajo White is required on golf course lots on the South. Other South lots must have a 6'-0" wooden fence.
  - n. The proposed swimming pool location with complete dimensions.
5. No above ground pools are allowed. (See Arch Rules – Article III, Section 1(C)4.

**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.*

<b>Type of Plan:</b> _____	<b>Contractor Name, Address &amp; Phone</b>
<b>Owner(s):</b> _____	
<b>Lot #:</b> _____ <b>Phone:</b> _____	_____
<b>Lot Address:</b> _____	_____
<b>Mailing Address:</b> _____	_____

**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.	\$2,500	Common Area Lease Agreement plus Sq.Ft. Fee	\$500 +
		Landscape Plan	\$100
		Landscape – Drought Tolerant	-0-
		Home Re-builds	\$2,500
Total fee due at plan submittal:	\$2,500	Home Additions	\$1,000
Road Mitigation: Due with Compliance Deposit	\$500 +	Home Additions (150 sq. ft. or less)	\$500
	(Min)	Home Re-Model (no additional sq. ft.)	\$500
Construction Compliance Deposit		Swimming Pool	\$500
Home Construction: \$0.50 per sq. ft.		Service Screen / Spa / Re-Roof / Misc. Ext.	\$100
		Exterior Colors (new)	\$25
		Exterior Colors (re-paint existing)	-0-
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.		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>	

<b>DATE:</b> _____	<b>CHECK #:</b> _____	<b>AMOUNT: \$</b> _____
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