

ARC Checklist

Property Owner Name:				
Property Address:				
Approval Given Following Review (Date):			<i>Completed form to be retained in ARC/HOA records</i>	
Inspection Item	Criteria	Y / N / NA	Notes/Comments	Additional Notes
Drainage /culvert	reinforced concrete pipe			
Drainage/grading	as reviewed		Not to impact adjoining lots; within constraints of stormwater drainage system	No encroachment of any kind is permitted in drainage or conservation easements
Driveway/parking area material(s) & construction	3,000 PSI concrete, brick pavers or like material (no asphalt, dirt, gravel)			
Driveway width	16'			
Electrical	meets Lee County codes			
Fire protection sprinkler system	Installed and operational		per code	
Garage-attached	2-bay, 500 sf minimum			
Garage-detached	as reviewed			
Landscaping	as reviewed		Landscape plan is required for approval	
Plumbing	meets Lee County codes			
Pool/hot tub/Pool enclosure	as reviewed			
Roof material(s)	Galva-lum (metal), mill finish or decorator color or glazed or cement altered tile		Note color:	
Roof pitch	minimum 6/12			
Setbacks	Front: 40' to right-of-way line; Back: 50' to Lot or River line; 25' to Wetlands line; Side: 15'; 20' from Pond		Not to encroach on the river conservation easement area or drainage easement	
Square footage-off-water parcel, single-story	1800 minimum			
Square footage-off-water parcel, two-story	2200 minimum			
Square footage-Riverfront, single-story	2300 minimum			
Square footage-Riverfront, two-story	2700 minimum			
Structure color (exterior)	From designated color palette			

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Unsightly objects (AC units, side pads, compressors, garbage cans, etc.)	Fenced, walled, hedged or otherwise blocked from view			
Walkways/sidewalks	3,000 PSI concrete, brick pavers or like material			
Well & Septic	as reviewed		check placement in relationship to neighboring systems, sides and rear of property	
Copies of permits on file:			to allow construction when Lee County permit has been received and delivered to ARC	
Construction	Lee County		as above	
Electrical	Lee County		as above	
Drainage	SFWMD		No alterations to SFWMD plans are permitted	
Certificate of Occupancy	Lee County		Upon completion and inspection of dwelling	
Appropriate fees received			construction bond / ARC review fee	
Review of Drawings (Date):				
Approval to Release Bond (Signature):				
Print name of signatory:				