

**RIVER'S BEND
NEW HOME DESIGN REVIEW APPLICATION**

This Submission Is For:

- () Preliminary Design Approval
- () Landscape Approval
- () Final Design Approval \$650.00 due upon submission

- () Additions and Remodeling \$100.00 due upon submission

Send 3 (three) sets of plans to:

Towne Properties
Attention: Charlie Rapier
11340 Montgomery Rd. Suite # 202
Cincinnati, OH 45249

Or email documents to: CharlieRapier@TowneProperties.com

Street Address _____

Lot Number _____

Date _____

It is not the intent of these guidelines to review plans for structural integrity, safety issues, code compliance or any technical applications, but only for design intent and character, consistent to the community.

Application Submitted by: _____

Address: _____

Phone: _____

Owner: _____

Builder: _____

Architect/Designer: _____

Landscape Architect/Designer: _____

Building Program: All house plans must bear an Architect or Residential Designer's name.

- () Standard House Plan – show details of any variation from standard plans
- () Custom/Architect Designed
- () Other

Finished Livable Square Footage (each level)

First Level _____ Total _____
Second Level _____
Lower Level _____
Attic/Bonus _____

This Design Review Application shall be submitted for both Preliminary Design Review and for Final Design Review. This application serves (1) as a checklist to help in the consideration of the many decisions that will affect the design of your home at River's Bend and (2) to provide the ARB with the required basic data needed for proper understanding. This application is to be used in conjunction with the River's Bend Design Guide.

Design Data

The following items must be considered in the preparation of the above document. Check off all items that have been implemented into your design.

1. Site Design

A. Lot Type (Check all that apply)

Open Level Wooded Sloping

B. Driveway

Straight in from street (not preferred)
 Curve in from street
 Passes main entrance

C. Home Orientation

Private areas have been coordinated with neighboring lots: yes no

Home is oriented:

Parallel to street
 At an angle to street
 Home is set on site so that it does not "line-up" directly with others

Garage Orientation:

Right Left Courtyard

D. Site Qualities

Indicate on site plan or grading plan:

Trees to be removed – area
 Areas to be preserved (no debris to be placed in ravines)
 Views to be used (indicate direction with arrow)
 Existing rainwater drainage pattern noted
 Rainwater control during and after construction
 Side and backyard grade differentials have been coordinated with neighboring lots
 Downspout drainage lines located

2. Home Design

A. Type of Home

- One story
- Two story
- One and one-half story
- Other – Describe _____

B. Building Height and Form

Ridge line height above finish grade of the lot at the main entrance _____

Maximum ridge height allowed _____

Did you include any wings or appendages to help your home “hug” the ground?

- yes no

C. Roof Form

- Gable Roof
- Hip Roof
- Other – Describe _____

Roof Slope – Describe (10/12, etc.) _____

D. Roof Features

- Dormers
- Varying eave heights
- Varying ridge heights _____
- Roof fans, vents and flashing (except copper) will be painted to match roof.
- Other – Describe _____

E. Exterior Walls

- All exterior walls same material
- Exterior walls combine different materials (brick, wood, etc.). Show transition detail with elevations, corner board, edge board, etc.

Special details (Indicate on elevations)

- Bay Windows Balconies/Railings Skylights
 - Other – Describe _____
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B. Exterior Sidewall Material

- () Stone Type _____
 - () Wood Type _____
 - () Brick Type _____
 - () Other – Describe _____
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C. Colors – Indicate color locations on elevations.

- Siding Color _____ Roof Color _____ Trim Color _____
- Brick Color _____ Accent Color _____

4. Patios, Terraces, Decks, Etc. (Locate on Landscape Plan)

- () Patio – Materials _____ Color _____
- () Decks – Materials _____ Color _____
- () Swimming Pool – Size _____
- () Trellis

Trash cans and rubbish areas hidden from view by:

- () Keep trash in garage
- () Visually screened area – Describe _____

Entry Walk

- () Straight () Curved
- () Brick Pavers () Concrete () Railroad tie steps or edges
- () Flagstone () Exposed Aggregate Concrete
- () Other – Describe _____

Decks

- () Uncovered () Covered () Wood () Canvas
- () Other – Describe _____

Enclosed Areas

- () All enclosed exterior areas within buildable area.
- () Other _____

Type of Fence or Wall

- () Wood Fence Type _____ Color _____
- () Brick Wall Mfg. _____ Color _____
- () Stone Wall Type _____ How Laid _____
- () Iron Fence Type _____ Color _____

5. Landscaping (Indicate on Landscape Plan)

- () Existing trees retained () Foundation planting () Natural areas preserved
- () "Private" spaces created () Earth mounding used () Retaining walls used

6. Utilities and Lighting

- () Underground service () Dish / T.V. antennae concealed
- () Air conditioning condensers, etc., concealed from view
- () Yard lighting not “directed” towards street or neighbors
- () Photos or cuts of exterior light fixtures enclosed with application to be submitted prior to installation