

**Beacon Pointe Subdivision
Architectural Review Committee**

Lot # _____

Property Owner: _____

Received	Requirements on Submitted Plans
	Damage Deposit fee paid
	One certified survey
	Two complete sets of floor plans, building elevations & specifications
	Two copies of site plans
	Dimensions of lot
	Building Envelope with correct setbacks noted
	Structures including garages, decks, patios & courtyards depicted by heavy consistent line
	Location of lift pump
	Location of driveway, sidewalks, retaining walls with dimensions
	Culvert noted
	Walkways, steps & decks noted
	Floor plans for each level with square footage noted
	Roof composition and color
	Exterior material, color & trim
	Compatible with neighborhood

SQUARE FOOTAGE REQUIREMENTS:

(at least 50% of the required floor area shall be on the first floor of the house)

Waterfront Lots: 1,800 square feet

Off-Shore Lots: 1,500 square feet

SETBACKS:

Roadside Setback: 25 feet

Lakeside Setback: 30 feet

Offshore Back: 30 feet

Side Setbacks 10 feet