

## ACC PLAN APPROVAL REQUIREMENTS

PLEASE SUBMIT ONE SET OF PLANS TO:

PIONEER PROPERTY MANAGEMENT  
611 S. CONGRESS #510  
AUSTIN, TX 78704  
512-443-3757

THE ACC MEETS AS NEEDED.

**PLEASE REFER TO YOUR DEEDS AND RESTRICTIONS -**

**COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R's):**

**...THEN SUBMIT A PLAN.**

---

### MINIMUM HOUSE PLAN REQUIREMENTS (SUBMITTED AT TIME OF PERMIT APPLICATION)

- **LIST OF CONTRACTORS WITH NAMES AND BUILDER CONTACT INFORMATION**
- **COMPLETED AND SIGNED "COMMUNITY PROTECTION & COMPLIANCE AGREEMENT"**
- **SITE PLAN:**
  - A. COPIES OF THE BASTROP COUNTY SANITATION AND CONSTRUCTION PERMITS
  - B. ALL PROPOSED IMPROVEMENTS
  - C. HOUSE SHAPE TO SCALE WITH EASEMENTS AND SETBACKS, AND DRIVEWAY LOCATION
  - D. LOT NUMBER AND STREET ADDRESS
  - E. DRAINAGE PLAN SO TRACT WILL DRAIN TO FRONT AND REAR ONLY. (SHOW BURMS, RETAINING WALLS, DITCHES, SWALES, AND ETC.) AND EXACT SQUARE FOOTAGE.
- **FOUNDATION PLAN:** SHOW ALL GRADES, DRIVEWAYS, STEPS, SIDEWALKS, AND ETC.
- **ELEVATIONS:** SUBMIT CLEARLY DRAWN ELEVATIONS SHOWING FRONT, REAR, AND BOTH SIDES INCLUDING GARAGE.
- **FLOOR PLAN:** DRAWN TO SCALE SHOWING ALL ROOMS SO AS TO MEET THE MINIMUM SQUARE FOOTAGE REQUIRED AND ACCURATELY SHOW THE LAYOUT OF THE HOUSE INDICATING THE TOTAL CLIMATE CONTROLLED AREA AND THE ATTACHED GARAGE.
- **BUILDERS BOND:** A COPY OF THE BUILDERS BOND FOR \$10,000.00 (OR AS NOTIFIED), INDICATING THAT THEY ARE COVERED FOR ANY DAMAGE CAUSED TO THE COMMON AREAS OF THIS SUBDIVISION.
- **COLOR SCHEME:** SUBMIT A SAMPLE OF THE MASONRY, ROOFING, AND TRIM COLOR, USING PHOTOS, PICTURES, PAINT CHIPS OR OTHER "SMALL" MEANS. *NOTE: FULL SIZE BRICKS, ROCKS, SHINGLES, ETC, ARE NOT REQUIRED NOR DESIRED.*

- **MASONARY:** THE ARBORS CC&R'S REQUIRE A MINIMUM PERCENTAGE OF MASONARY ON ANY HOME. PLEASE PROVIDE INFORMATION REGARDING THE PERCENTAGE OF MASONARY TO BE USED ON EACH BUILDING.
- **LANDSCAPE:**
  - A. NO FORMAL LANDSCAPE PLAN IS REQUIRED; HOWEVER, THE JOB SITE MUST BE CLEANED OF ALL CONSTRUCTION AND LOT CLEARING DEBRIS WITHIN 60 DAYS OF COMPLETION OF CONSTRUCTION.
  - B. LOT SLOPE AND DRAINAGE: CAREFUL CONSIDERATION SHOULD BE GIVEN TO THE SELECTION OF A HOUSE PLAN TO FIT YOUR ACTUAL TRACT AND TO THE DRAINAGE PLAN. POOLS, PONDS, AND SPRINKLER SYSTEMS MUST BE SUBMITTED FOR APPROVAL, SO AS NOT TO INTERRUPT THE INTEGRITY OF THE DEVELOPMENTS DRAINAGE SYSTEM.
  - C. FENCING - MATERIALS TO BE USED, AND LOCATION
  - D. DRIVEWAY - MATERIALS TO BE USED
  - E. MAILBOX - MATERIALS TO BE USED, AND LOCATION

**PLEASE REMEMBER THAT THE ARCHITECTURAL COMMITTEE WAS DESIGNED TO PROVIDE FOR THE PROTECTION OF VALUES AND TO ENHANCE THE AESTHETICS OF THE SUBDIVISION IMPROVEMENTS, TO THE BENEFIT OF ALL PROPERTY OWNERS!**