

RESIDENTIAL PLAN REQUIREMENTS

An architect or designer is required for approval. Our plan standards are as follows:

1. Site Plan(s): A site plan showing the dimensions of the lot with all proposed structures, fences, barns and improvements with their respective dimensions. The plan must show all easements and show distances from structures to property lines along with well and septic locations as set out in the master plan.
2. Floor Plan(s): A floor plan to show the dimensions and locations of all rooms, patios, balconies, and garages. Window sized, electrical, gas and plumbing fixtures must also be shown. Draft is to be at an architectural scale of no less than $\frac{1}{4} = 1'0"$. Max paper size 24x36 reduce scale to fit.
3. Elevations: An elevation of each side (minimum of 4) is required. Indicate exterior material, floor and slab heights and roof slopes. Draft is to be at an architectural scale of no less than $\frac{1}{4} = 1'0"$.
4. Engineered Foundation and Framing Plan(s): Engineered foundation and framing plans must be stamped by a licensed engineer.
5. Architectural: All homes must be designed by a registered architect (A.I.A.) or by a member of the National Council of Building Designer Certification (N.C.B.D.C). The appropriate seal must appear on the drawings.

CONSTRUCTION REQUIREMENTS

1. The Deed Restrictions require all River Forest Lot Owners to use an approved Builder.
2. The construction site shall be kept clean of all trash and debris and mowed on a regular basis.
3. Contractors and owners are responsible for keeping mud, dirt, etc., off the subdivision roadways. Contractors will be responsible for repair to any road, shoulders or ditches damaged during the course of construction.
4. One portable toilet is required for each construction site. Portable toilets cannot be located nearer to the road than twenty-five (25) feet.
5. Owners and contractors are responsible to make sure that they observe posted speed limits and subdivision rules. Owners and contractors are responsible for their subcontractors to make sure they observe posted speed limits and subdivision rules.
6. Trash dumping or cleaning out of cement trucks IS NOT allowed within the River Forest subdivision. Dumping on construction site may be allowed by the contractor if removed within three (3) days.
7. Roadside drainage ditches must not be altered or obstructed. See plat map for the minimum size of the culvert for your lot (size is determined by the County). The culvert must be installed by Fort Bend County prior to the start of construction. Construction driveways are required to be continuously maintained with a gravel top to prevent mud on subdivision roadways.
8. The Deed Restrictions, Architectural Control Guidelines and Use Restrictions require all new residential construction to be landscaped within 90 days of completion.

**Questions pertaining to these requirements should be directed to
Tracy Graham of Graham Management at 281-497-4320.**