

Hebgen Lake Estates Architectural Review Checklist:

Introductory submission letter to include:

- Owner Name and contact information
- Contractor Name and Contact Information
- Property location: Block and Lot number, and street address if assigned
- square footage and heights of structure and accessory structure. (County zoning allows ONE accessory structure per lot)
- sample materials and colors for structures including roof, siding, (fire retardant shingles shall be used 4.i)
- cement foundation shall be stained to match the structure, or otherwise concealed for aesthetic reasons. Provide details of materials and colors.
- dimensions, materials, and colors for fences, walls, and dog runs (6' max height)
- if using a propane tank: will it be buried or fenced? List fence materials and color.
- Planned start date (12 month completion deadline)
- covenant variance request (list covenant specification and variance you are requesting)
- List any existing structures that are "grandfathered-in" with a Gallatin County Zoning permit
- List any restricted uses (such as short-term rental) which are grandfathered-in with a Gallatin County Zoning permit
- describe revegetation plan (if fill dirt is brought in) including timeline

Required Attachments to ARC submission letter:

Payment to Owners Association

- ARC Review Fee

Signed Agreement Form

- Signature Block

Gallatin County Land Use Permit

- Permit with proof of approval

Site Plan Drawing to scale (.jpg or .pdf) to include:

- Owner Name, Date, Block and Lot number, street address if assigned
- North arrow and scale
- lot lines and dimensions, (shown on plat map)
- easements identified on the plat shall be shown
- lot line setbacks, show entire perimeter of setback.. Front 35, Adjacent to Road 35, back lot line 25, Side lot line 15
- structure locations and dimensions
- label subdivision roads adjacent to lot
- Driveway location, dimensions, and materials
- show propane tank location and (Fire Marshal) setbacks

- locations and dimensions of decks and porches (a deck, awning, or eve can extend 3 feet into a lot line setback, but supports must be outside the setback)
- floor plan for every structure/level

Elevation View drawing to scale (.JPG OR .PDF) to include:

- Owner Name, Date, Block and Lot number, and street address if assigned
- Label Front, Back, and side views in relation to front of house
- Measurements in feet from grade to highest point of each structure
- show ubterranean structures such as footings, basement or crawlspace, with finished grade illustrated
- Decks, porches, elevated walkways including supports. Foundations must be outside of setbacks
- location of fill dirt and gravel with existing grade and finished grade shown

Landscape Plan Drawing to scale (.jpg or .pdf) to include:

- Owner Name, Date, Block and Lot number, and street address if assigned
- North arrow and scale
- Dimensions and locations of any alterations of existing grade
- show location perimeter and dimensions of fill dirt and describe material used.
- Show dimensions and materials for: retaining walls, driveways, trails, walkways, and patio locations
- dimensions of structures and landscape features
- propane tank (minimum of 10 feet from lot line, structures, and any flammable items)
- propane tank fence dimensions colors and materials
- fire pit location, dimensions, setback measurements from nearest lot line and structures (not more than 36" diameter, and 25' from cumbustibles as per Hebgen Lake Fire District)
- Fence, kennel, arbor location, dimension, colors, materials (6' max fence height)
- Revegetation Plan for disturbed areas as per covenants item 9.A.(3)(4) and item 3.K(1) with 24 mo. Timeline (this should go in the cover letter)
- if adding trees and shrubs, show locations
- Show view triangle for lots contiguous to intersections (vegetation and structure height are restricted in this area)

Floor Plans, including all kitchen and bathroom facilities

- House
- Loft
- Garage
- Basement

Construction Requests subsequent to initial construction

	Owner Name and Date, Block and Lot #, and street address
	See "Submission Letter", "Site Plan", "Elevation Plan", "Floor Plan" and "Landscape Plan" checklists above.
	include existing structures in all project submissions
	attach County Land Use Permit for (new) structure
	sample of materials and colors; new construction must match or be compatible with existing structure

