



Hebgen Lake Estates ARC Submission Packet

Owner Name: _____
Property Address & Lot#: _____
Email: _____
Phone: _____

Project Type:

■ New Home ■ Addition ■ Accessory Structure ■ Fence ■ Landscaping

Submission Checklist:

Item	Included (Y/N)
Site Plan (including plat/easements)	
Elevation Drawings (4 views)	
Floor Plans	
Materials & Colors	
Landscape Plan (including fill dirt and gradient)	
County Permit	
\$300 Fee	

OWNER CERTIFICATION AND AGREEMENT

I certify that all information submitted in this application, including all plans, drawings, and supporting materials, is true and accurate to the best of my knowledge.

I understand that approval by the Hebgen Lake Estates Architectural Review Committee (ARC) is based solely on the materials submitted, and that any changes to the approved plans must be resubmitted to the ARC for review and approval prior to implementation.

I agree to construct all improvements in accordance with the plans and specifications as approved by the ARC, and in full compliance with all applicable Hebgen Lake Estates

covenants, rules, and Gallatin County regulations.

I acknowledge that failure to comply with approved plans or governing regulations may result in enforcement action by the HOA, including the requirement to modify, remove, or correct non-compliant work at my expense.

I understand that ARC approval does not constitute approval of any applicable governmental requirements, and that it is my responsibility to obtain all required permits and approvals from Gallatin County and other applicable authorities prior to construction.

Owner Signature: _____

Printed Name: _____

Date: _____

Hebgen Lake Estates

Architectural Review Committee (ARC) Construction Approval Requirements

Purpose

Hebgen Lake Estates is governed by protective covenants and county zoning regulations. These rules are intended to preserve:

- Residential character
- Property values
- Open space and scenic quality
- Wildlife movement

All projects must comply with both.

If there is a conflict, the stricter rule applies.

Before You Plan Your Project

General Building Standards

- Minimum home size: **1,000 sq ft**
- Maximum building height: **32 ft**
- Maximum accessory structure height: **24 ft**
- Only **one accessory structure per lot**
- No **singlewide homes**
- No temporary living structures (RV, trailer, camper, etc.)

Exposed foundations may not exceed **8 inches** unless finished to match the structure

County Setbacks (from lot line)

- Roads: **35 ft**
- Side property lines: **15 ft**
- Rear property line: **25 ft**

Construction & Site Rules

- Construction must be completed within **12 months**
- Construction equipment may only be stored **during active construction**
- Disturbed areas must be restored and replanted within **24 months**
- Contractors must not trespass on neighboring lots

Additional Requirements

- The ARC **cannot grant zoning variances**
- A **Land Use Permit from Gallatin County is required**
- Culverts may be required for proper drainage
- Fill dirt plans must address:
 - Erosion control
 - Weed prevention
 - Revegetation

Architectural Review Committee (ARC)

The ARC consists of the Hebgen Lake Estates Board of Directors.

The ARC reviews and approves:

- Homes
- Accessory buildings
- Fences
- Landscaping

See **Sections 3 and 4 of the Covenants** for full details.

How to Submit Your Application

To begin review, submit:

- Completed ARC checklist
- Site plan and building drawings including dimensions (with setbacks, easements, landscaping, fill/gradient of property)
- Elevation drawings (include all 4 views of project)
- Any additional required exhibits

Format requirements:

- PDF or JPG
- Drawn to scale (typically **1" = 20' or larger**)
- Clear and readable

Fee: \$300 (payable to HLE HOA)

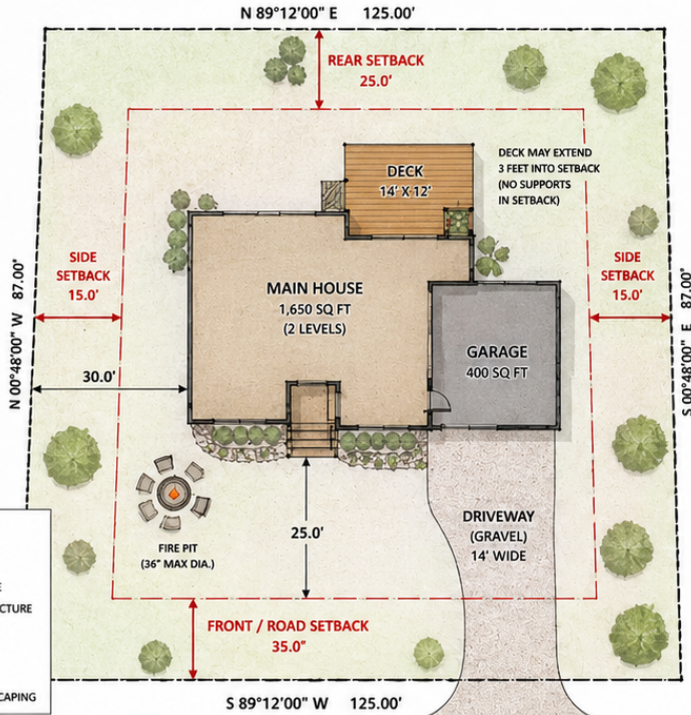
Submit applications to: hebgenlakeestateshoa@gmail.com

EXAMPLE ARC SUBMITTAL – HEBGEN LAKE ESTATES

LOT 42, BLOCK 6

SITE PLAN

SCALE: 1" = 10'-0"



LEGEND	
	PROPERTY LINE
	SETBACK LINE
	MAIN STRUCTURE
	ACCESSORY STRUCTURE
	DRIVEWAY
	DECK
	EXISTING TREE
	SHRUBS / LANDSCAPING

HEBGEN LAKE ESTATES ROAD
(PRIVATE ROAD)

PROJECT SUMMARY

Lot Size:	0.25 Acres (10,890 sq ft)
Main House:	1,650 sq ft (2 Levels)
Garage:	400 sq ft
Total Impervious:	2,350 sq ft (Approx.)
Max Building Height:	27'-6" (from finished grade)
Setbacks:	
Road/Front:	35'
Side:	15'
Rear:	25'

ELEVATION VIEWS

SCALE: 1/8" = 1'-0"

FRONT ELEVATION (FACING ROAD)



RIGHT SIDE ELEVATION



ELEVATION / HEIGHT NOTES

- Maximum building height allowed: 32 feet from finished grade to highest ridge.
- Proposed highest ridge: 27'-6\".
- Finished grade illustrated. All footings, foundations, and crawlspace shown below grade.
- Deck height above finished grade: 3'-0\".
- Supports for deck are outside all setback lines.



KEY NOTES

- All structures are within required setbacks.
- Deck extends 3 feet into rear setback (no supports in setback).
- Only one accessory structure (garage) on lot.
- Propane tank is 10' from structure, 10' from lot line, and screened.
- Fire pit is 35' from home and 25' from lot line (min. 25' required).
- Disturbed areas will be revegetated within 24 months.

SETBACK SUMMARY

	REQUIRED	PROVIDED
Front / Road	35'	35.0'
Rear	25'	25.0' * Deck extends 3' into setback
Side (Left)	15'	15.0'
Side (Right)	15'	15.0'

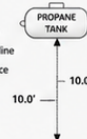
LOT COVERAGE

Lot Size:	10,890 sq ft
Allowable Coverage (25% max):	2,722 sq ft
Proposed Impervious:	2,350 sq ft (21.6%)
(Main House, Garage, Deck, Walks, Driveway)	

PROPANE TANK

500 Gallon Tank
Location shown

- Tank is:
- 10' from structure
 - 10' from property line
 - Screened with fence



SITE PLAN NOTES

- All dimensions shown are measured to the nearest point of the structure.
- Floodplain is not present on this lot (per County mapping).
- All improvements shall comply with Hebgen Lake Estates Covenants and Gallatin County Zoning Regulations.
- Construction must be completed within 12 months of start date.

PROJECT INFORMATION

Owner: John & Jane Doe
Lot: 42, Block 6
Address: TBD Hebgen Lake Estates Road
Date: May 20, 2025
Drawn By: Mountain Drafting & Design

DRAWING INDEX

SP-1	Site Plan (This Sheet)
EL-1	Elevations
LP-1	Landscape Plan
FP-1	Floor Plan (Main Level)
FP-2	Floor Plan (Lower Level)