

## Cinderberry Estates Construction Submittal Standards

The following shall be required of all submittals for construction in Cinderberry estates, including main, accessory structures, and additions.

### A. Building Elevations of Proposed Dwelling Unit and Accessory Structures

Four (4) required (North; South; East; West)

Fully labeled with sufficient detail and dimensions to scale to show all exterior detail and building material.

Grade elevation and crown of street elevation

### B. Building Floor Plans – All Structures

1. Show overall dimensions and finished first floor elevations and grade elevations referenced to Mean Sea Level Datum (MSL).
2. Provide a summary of the gross floor area of the main structure exclusive of open porches and garages. If the house is more than one story, the gross floor area should be provided for each floor. If the proposed structure contains a garage or covered screen porch, the gross area of these should also be included.

### C. Site Plan – Minimum Scale 1” – 20’0” – To Include:

1. Site Dimensions
2. Scale
3. North indication
4. Abutting streets
5. All required setbacks and easements delineated:
  - Roads
  - Drainage
  - Public Utilities
  - Building Lines (Eaves, chimneys, bay windows not to protrude more than 24” inside set-back)
6. All structures
7. Driveways; walks
8. Decks, walks, fencing
9. Proposed landscaping; ornaments
10. Any mass grading
11. Courtesy; security lighting
12. Garbage receptacles (NOTE: INDICATE IF CONTAINED IN ACCESSORY BUILDING)

### D. Building Specifications to Include:

1. Foundation
2. Type of Construction
3. Building Materials used
4. Typical wall detail (Exterior)
5. Complete color scheme (Exterior)

The committee realizes that owners often wish to modify materials, colors, landscape design and structure after construction has begun and therefore reserves the right to waive certain requirements prior to construction. However, this does not relieve the owner of the obligation of submitting the information that may have been temporarily waived for approval prior to installation and/or completion. Failure to obtain written approval of all requirements and specifications will constitute a violation of these standards.

E. Lot Clearing

It is the intent to maintain as much of the natural setting as possible. Accordingly, an outline must be provided indicating the undisturbed areas that will not be cleared.

F. Modifications – Approvals

All approvals must be in writing. Any modification to original approval must be submitted to the committee and will take two (2) weeks for a decision to be rendered.

G. Hours of Construction

All construction, lot clearing, and related noise should be confined to the hours of 7:00 AM to 5:00 PM Monday through Friday

H. Driveways and Road Maintenance Bond:

Cinderberry Estate streets are public roadways built to Town of Georgetown standards and subject to the supervision of town inspectors. This includes the paving, catch basins, drainage systems, and seeding and mulching of the right of way. To assure that there will be no damage to the right of way and/or alteration to the drainage system, a bond in the amount of one thousand dollars (\$1000.00) will be required prior to the approval of the plans by the committee. The bond will be canceled and returned upon completion of the proposed house after an inspection and approval by the committee. The owner will be responsible for the repair and restoration of any damage caused to the roadway and common area adjacent to its front line.

In addition, truck and equipment operation and all construction activities must be confined to the limits of the lot under construction. Any disturbances to the adjacent road areas or lots shall be restored by the lot owner. Any mud, dirt, or other debris shall be cleared off the paved streets at the end of each workday.

Provide the preceding information together with Declaration of Covenants, Conditions and Restrictions of CINDERBERRY ESTATES to your builder and/or architect and obtain from him your building plans including site plan.

Submit two (2) complete sets of printed plans, and an electronic copy (pdf) of plans and application packet with a review fee of \$100.00 (non-refundable) to CINDERBERRY ESTATES and allow thirty (30) days for initial review and an additional two (2) weeks for each review thereafter. Complete plans will expedite review.

CINDERBERRY ESTATES  
ARCHITECTURAL REVIEW COMMITTEE  
PO Box 67  
Georgetown, DE 19947  
arc@cinderberryestates.com

Make check payable to: CINDERBERRY ESTATES HOMEOWNERS ASSOCIATION, INC  
Cinderberry Estates Architectural Review Committee will acknowledge receipt of plans.

ALL SUBMITTALS TO INCLUDE IN ADDITION TO THE ITEMS AS SPECIFIED ABOVE, THE FOLLOWING:

Owner's Name, Address and Phone Number  
Lot Number  
Date  
Builder's Name, Address and Phone Number  
Evidence of Builder's-Risk Insurance

Upon the Cinderberry Estates Architectural Review Committee's review of said plans and approval of same, one (1) set of plans will be returned to Applicant.