



2025 ARB New Construction Review Form and Checklist

Before a building permit can be issued for a project, Architectural Review Board (ARB) approval must be given. The ARB meets the second and fourth Wednesdays of each month. Submittals to the ARB must be provided to no later than 4:00 pm on the Friday prior to Wednesday's meeting. The following items must be included in the submittal to ensure placement on the ARB agenda.

All items to be reviewed must be submitted electronically as (1) pdf document.

Date Submitted: ___/___/___ **ARB Meeting Date:** ___/___/___

ARB Review Fee Paid: \$ _____ **Date:** ___/___/___

Architectural Review: Conceptual Preliminary Final

Landscape Review: Conceptual Preliminary Final Grading

Property Address: _____

Parcel/Block/Lot: _____

Owner: _____

Telephone: _____

Email: _____

Architect/Residential Designer: _____

Telephone: _____

Email: _____

Builder: _____

Telephone: _____

Email: _____

Approved Builder

Landscape Architect: _____

Telephone: _____

Email: _____

Building Setbacks:

Front: *Req.-* ___ *Shown-* _____

Right Side: *Req.-* ___ *Shown-* _____

Left Side: *Req.-* ___ *Shown-* _____

Rear: *Req.-* ___ *Shown-* _____

Heated Space Square Footage:

Main Mass Area: _____

Garage (Detached): _____

Dimensions:

Max. Width: _____

Max. Depth: _____

Building Square Footage:

TOTAL: _____

(Including Open/Covered Decks, Stairs, Drives, Walks, Pool Deck, Raised Planter)

Lot Coverage:

Lot Coverage Allowed: _____

Lot Coverage Actual: _____

FFE: _____

Existing Grade: _____

Proposed Finished Grade: _____



Checklist

Conceptual Review:

- Completed Review Form
- Copy of the current tree and topo survey (OCRMR critical line certification is required to be 5 or less years old)
- Site Plan to Scale (shown on the current tree and topo survey)
- Google Earth Location Required
- Elevations at 1/8" or 1/4" Scale (overall height of the home from the back of curb to the top of the roof ridge)
- Floor Plans
- Infill Lot Information:
 - Photographs (If the site is an infill lot, photographs of existing conditions are required.)
 - Adjacent Lot Information (In addition, the Architect or Residential Designer must contact the ARB office for the building footprint of the adjacent property(s) to be included within the site plan of the property being reviewed.)

Preliminary Review:

- Review Form
- Written responses to previous ARB review conditions
- Copy of the current tree and topo survey (OCRMR critical line certification is required to be 5 or less years old)
- Site Plan to Scale (shown on the current tree and topo survey)
- Elevations at 1/8" or 1/4" Scale (overall height of the home from the back of curb to the top of the roof ridge)
- Floor Plans
- Infill lot Information as required for Conceptual Review.
- Site Section from the back of curb to the rear property line showing flood, existing & proposed grades
- Conceptual/Preliminary Landscape and Grading plans submitted as a separate PDF (DIPA Only)
- Conceptual/Preliminary Grading as a separate PDF (DICA Only)

Final Review:

- Review Form
- Written responses to previous ARB review conditions
- Copy of the current tree and topo survey (OCRMR critical line certification is required to be 5 or less years old)
- Site Plan to Scale (shown on the current tree and topo survey)
- Elevations at 1/8" or 1/4" Scale (overall height of the home from the back of curb to the top of the roof ridge)
- Floor Plans
- Infill Lot Information.
- Site Section
- Final Landscape and Grading plans submitted as a separate PDF (DIPA Only)
- Final Grading plans submitted as a separate PDF (DICA Only)
- Erosion control and tree protection plan

Site Plan Requirements:

The ARB will not accept or review site plans that are not shown on a current tree and topo survey.

- Building Footprint:
 - Main Mass
 - Detached Accessory Structure(s)



Daniel Island
ARCHITECTURAL
REVIEW BOARD

- Tree and Topography Survey (Include Protected Area of any Grand Trees, if applicable)
- Hardscape (Back of curb, Sidewalk, Walkways, Driveway, Pool)
- Setbacks (front, rear & sides)
- Distance from the Build-to-line to the main mass:
- Distance from the driveway to the property line
- Distance from the garage doors to the side property line (side entry)
- HVAC Location(s), SCE&G Utility Box & Water Meter Location
- Fence or Hedge requirements addressed (if applicable)

Elevation Requirements:

- Overall height from the back of curb to the top of the roof ridge
- Existing Grade
- Flood
- Finished Floor
- Exterior Materials Noted

Please review the following Documents and Requirements:

- Daniel Island ARB 2025 Review Form and Checklist
- Daniel Island 2025 Real Estate Closing Fee Sheet and 2025 ARB Fee and Deposit Sheet
- Daniel Island ARB 2025 Construction Guidelines
- Daniel Island Master Plan Zoning Text
- Daniel Island Community Association (DICA) Design Guidelines (if applicable)
- Daniel Island Park Association (DIPA) Design Guidelines (if applicable)

By signing my name below, I certify that I have read the above information. Any questions concerning these policies have been discussed. My signature also certifies my understanding of and agreement with the above policies.

_____ Date: _____

Applicant/Homeowner's Signature

_____ Date: _____

Signature Received By (ARB/POA signature)