



RIVER VALLEY RANCH

River Valley Ranch Pre-Design Conference

The purpose of a Pre-Design Conference is to help applicants and their design professionals have an efficient and successful plan submission process by educating them on the River Valley Ranch design standards and process.

- ❑ A Pre-Design Conference with RVR DRC Administrator and a Design Review Committee member **must** be conducted prior to a Preliminary Plan Submittal. We recommend you schedule this meeting **prior** to starting the design process.

- ❑ We recommend that the applicant and their architect attend this meeting. At the meeting, the RVR DRC representatives will review the submittal process at River Valley Ranch, and key design considerations and requirements.

- ❑ The following items will be covered at the Pre-Design conference:
 - ❑ DRC meeting schedule and how to be placed on a meeting agenda
 - ❑ How to access RVR Design Guidelines and other governing documents
 - ❑ Purpose and Intent of Design Guidelines (p. 1 – 3, RVR Design Guidelines)
 - ❑ Common Submittal Problems (p. 4, RVR Design Guidelines)
 - ❑ Special Requirements for Neighborhoods (p. 6 – 13, RVR Design Guidelines)
 - ❑ Custom Homes: Architectural Design Requirements (p. 14 – 28, RVR Design Guidelines)
 - ❑ Preliminary and Final Submittal requirements (Appendix C and D RVR Design Guidelines)
 - ❑ Total amount of design review time available and how to best use it
 - ❑ ‘No Precedent’ standard: Previous approval does not create a precedent
 - ❑ Design Review fees for new home construction submittals
 - ❑ Professional qualifications for design professionals
 - ❑ Location for Design Reviews and members of the Committee

- ❑ The Pre-Design Conference is **NOT** a plan review and no ‘pre-approvals’ for any design concept will be given or implied. However, the RVR DRC representatives may be able to provide general guidance to assist applicants in evaluating whether a design idea is likely to be viewed as compliant with RVR guidelines.