

Checklist for Approval of Construction or Improvements Within the Laurel Ridge Country Club HOA

A site plan that includes:

1. Project Title (to include name and address of owner, architect and builder).
2. Property boundary to include lot number (and "911" address where known).
3. Scale not less than 1 in. equals 30 ft. with a North arrow.
4. Existing contours or spot elevations needed to determine slope in the development areas. (Be aware of Town of Waynesville requirements.)
5. Existing culverts, streams and drainage ways in the development area(s).
6. Proposed culverts, streams, berms, drainage ways, ponds, roof drains, etc.
7. Location and type of erosion control measures
8. Location of existing utilities and easements.
9. Location of building setback lines.
10. Location of main dwelling (including decks and attachments).
11. Location of garage.
12. Location of proposed accessory structures.
13. Location, type and height of all fences and walls.
14. Location of septic tank, repair area and field lines (include copy of health department report/plan).
15. Landscape plan including existing large vegetation to remain, proposed general location and type of vegetation (including lawn areas, trees, shrubbery, gardens and buffer plantings or features). Also include proposed landscape, general outdoor and security lighting.
16. Proposed location and type of Owner ID sign, address and mailbox (if any).

A foundation plan that includes:

1. Project Title (see above).
2. Scale.
3. Structural elements:

- Posts, columns, piers, pilasters
- Footing sizes
- Foundation wall types.
- Slabs
- Foundation drains.

A floor plan that includes:

1. Project Title
2. Scale
3. North arrow
4. Porches, patios, decks (covered and open), other covered areas.
5. Steps, stairs and immediate adjacent walls.
6. Types and dimensions of all exterior and interior walls, doors, windows, decks, porches, patios, garages and carports.
7. Heated square footage of each story and total project.

Elevations to include:

1. All pertinent elevations to an identified scale.
2. Planned grade (to Town of Waynesville specifications).
3. Windows, doors, decks, porches, railings and patios.
4. Finished floor elevation and plate heights.
5. Gables, ridges, chimneys, chases and any unusual roof overhangs.
6. Planned foundation screening under decks above 6 feet in height.

Materials to include:

1. Siding
2. Trim
3. Decking
4. Roofing
5. Other exterior materials

Colors (exterior only)

1. Siding. The committee will review submitted color samples but, in some cases, a 4'

X 4' sample may need to be painted on the house for final approval.

2. Trim
3. Foundation walls
4. Window trim
5. Doors (especially front door colors)

One set of plans and a completed application form (attached).