

WEDGEFIELD PLANTATION ASSOCIATION POLICY MANUAL
BUILDING PERMIT APPLICATION AND PROPOSED BUILDING SCHEDULE

SECTION III Appendix III-5

For Wedgefield Plantation Lot # _____

The ARC will review the Application within 30 business days of stamped submittal date and approve or disapprove. If approved ARC will return one set of plans to the Owner or Builder along with any comments or conditions and cause a Wedgefield Plantation Building Permit to be issued in the Owner's name signed by the ARC Chairman.

Building Permit Application Steps

1. Pre-Design Site Visit:
 - a. Applicant to bring a Front Elevation Sketch or Brochure of proposed new home and a preliminary site plan (may use tax map) with footprint and proposed location of home.
 - b. Walk the site to locate trees to be retained with root damage setbacks, any natural drainage features to be retained, preliminary landscaping ideas, any existing natural plant material available to be part of landscape plan, measure elevation across front lot line to drainage discharge point and locate highest elevation point of lot (iPhone app ok).
 - c. Discuss curb appeal elements of home sketch, sq. footage and amenities to improve approvability of application
 - d. ARC to provide Confirmation Email of mutual expectations.
 - e. If Confirmation Email is accepted by both parties, a \$500 credit will be subtracted from the ARC Permit Application Review Fee.
2. Pre-Design Office Visit. Applicant to bring:
 - a. A Site Plan with footprint showing separate plan sheets with tree survey locating and sizing trees over 4" diameter, landscape plan, natural drainage features and installed drainage design and tree removal plan.
 - b. Exterior finish materials identifying descriptions and colors and/or samples.
 - c. A table of floor square footages identified living heated spaces and other.
 - d. Discuss curb appeal elements and amenities to improve approvability of the application.
 - e. ARC to provide Confirmation Email of mutual expectations.
 - f. If Confirmation Email is accepted by both parties, a \$500 credit will be subtracted from the ARC Permit Application Review Fee.
3. Submit application with building plans and proposed construction schedule for decision to approve or disapprove.
4. Follow up assistance services if needed by ARC to achieve approvable design of any elements disapproved.
5. Wedgefield Plantation Building Permit issued.
6. Lot stakeout to be inspected by ARC prior to any clearing.
7. Periodic inspections by ARC to observe construction vs Plans and Worker Work Rules compliance.
8. Final inspection by Roads Chairman, Drainage Chairman and ARC Chairman.
9. ARC Chairman approves any credits and rebates for payment back to the applicant.

Building Permit Requirements and Scheduling

(Y)=pass (N)=fail (N/A)=not applicable

- 1) **Formal application** including a brief description of the project () and the proposed Building Schedule ()
- 2) **Site plan:** topographical survey as required () tree survey for identification of significant or landmark trees () landscape plan () drainage plan () lot clearing & tree removal plan ()
- 3) **Blueprints or building plans** to include the following as needed:
 - a. Floor and foundation plans ()
 - b. Building sections ()
 - c. Exterior elevations- all sides ()
- 4) **Roofs:** Structure () materials () manufacturer () sample and color ()

WEDGEFIELD PLANTATION ASSOCIATION POLICY MANUAL
BUILDING PERMIT APPLICATION AND PROPOSED BUILDING SCHEDULE

SECTION III Appendix III-5

For Wedgefield Plantation Lot # _____

- 5) **Exterior walls:** structure () materials () manufacturer () sample & color ()
- 6) **Fascia and trim:** construction materials () sample & color ()
- 7) **Window specifications:** material () manufacturer () type finish () color ()
- 8) **Doors/Garage doors:** material () specifications () type finish () color ()
- 9) **Patio/Deck:** material () finish () color chip ()
- 10) **Fences/Walls:** structure () material () color chip ()
- 11) **Screen enclosures:** structure () material () color chip ()
- 12) **Mechanical equipment:** equipment description () location () screening details ()
- 13) **Exterior lighting:** location () specifications ()
- 14) **Driveways & Sidewalks:** must be shown on the site plan () detailing location of each in relation to all property lines () the materials () finish () and color of each ()
- 15) **Swimming pools & other recreational facilities:** complete details and location on site plan ()
- 16) **Final lot stakeout:** To be reviewed by ARC prior to clearing Date done () by whom ()

- **In addition to the above mandatory design requirements, the following design amenities will affect the approvability of New Home Building permits:**
 - a. Preserve the natural beauty of Wedgefield and its settings.
 - b. Continue Wedgefield as a pleasant and desirable environment.
 - c. Establish and maintain a harmonious design for the community.
 - d. Promote and protect the value of properties within the Plantation.
- Each home should be treated as a carefully planned addition to our greater community. It is important to note that ARC considers those designs that are in keeping with the history and cultural heritage of the area as well as in keeping with the present-day appearance of Wedgefield and convey a feeling of permanence and endurance will be weighed as more approvable.
- It is important to stress the need for applicants to understand and comply with Section III of the ARC policy manual in its entirety for applicants submit a complete and approvable application
- Our reviewers offer site meetings with owners and their design teams. Please call our office at (843) 546-2718 to obtain meeting times and dates available.

ARC USE ONLY

Comments: _____

Approvals: Three (3) Signatures required for approval

Approved: Rejected:

_____ Signature _____	Date _____
_____ Signature _____	Date _____
_____ Signature _____	Date _____