

# Application For Preliminary Site Plan Approval [Phase I]

Stone's Lake Lot: \_\_\_\_\_ Submitted on: \_\_\_\_\_

**Submit this form with one (1) copy of your preliminary site plan along with the \$1,500 Review Fee payable to Stone's Lake Property Owner's Association. Please refer to Articles 1 to 4 of the Protective Covenants, accessible at [www.StonesLakePOA.com](http://www.StonesLakePOA.com), and the attached Quick Facts Regarding Buildings/Structures.**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ [ ] Mobile      Email: \_\_\_\_\_

## **I. Preliminary Site Plan**

Include a Sketch of the Following Site Improvements Either on the Transylvania County GIS Map or Shown on the Copy of the Recorded Plat:

- A. House Location
- B. Driveway
- C. Septic Drain Field
- D. Well

## **II. Request for Preliminary House Footprint or Location:**

Estimates of: Total Heated Finished Square Footage: \_\_\_\_\_ First Floor Heated Finished Square Footage: \_\_\_\_\_

## **ACC Representative's Comments**

Required: [ ] \$ 1,500 Review Fee Received on \_\_\_\_\_ Remarks: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Comments Sent on: \_\_\_\_\_

**Approved by the ACC Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Quick Facts from the  
Declaration of Restrictive and Protective Covenants for Stone's Lake  
Regarding Buildings/Structures**

**Building Type and Size [Article 1 of the Declarations]**

**Main House:**

Minimum Heated Finished Square Footage: 1,600 sq feet

Minimum Square Footage [of Main Level if 2 or 2 1/2 Stories]: 1,200 sq feet

Home is not to exceed 2 & 1/2 Stories in Height

Attached Garage or Carport: 3 Car Maximum

**Detached Garage:** 2 Cars Maximum

**Guest House:** Maximum Square Footage: 1,500 sq feet

**Building Location [Article 4 of the Declarations]:**

[In the event that no minimum building setback line is shown on a plat]

All buildings shall be at least:

- (a) 50 feet from all road right of way lines;
- (b) 35 feet from rear lot lines and streams;
- (c) 35 feet from interior lot lines other than rear lot lines; and
- (d) 75 feet from lakes and ponds.

**Variances [Article 2, Section D of the Declarations]**

Setback variances may be considered if the specified setback would “unreasonably limit the use thereof by the owner and effectively deprive such owner of an appropriate construction site upon said lot.”