

New Construction Guidelines

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Build history (If applicable):

- Please include a record of homes built in a neighborhood or community at large if first time building in Lochmere.

Build Expectations:

- Design of home is expected to integrate with the existing neighborhood. Traditional brick homes preferred. Any homes that are less than 80% brick and/or do not align with existing traditional architecture in the neighborhood may face difficulties or rejection by the review board.
- Roof pitches greater than or equal to 8/12 are in alignment with existing architecture. Roof slopes less than this may face difficulties or rejection by the review board.
- Setbacks from adjacent homes other than connected condos are suggested to be a minimum of 10'. Refer to City of Morristown Zoning requirements.
- Generic plans with multiple options for construction will not be accepted.
- Fully developed architectural and landscaping plans to include materials, finishes, colors, and selections.
- Foundations must provide for a basement and/or crawl space. A slab construction will be considered only with engineered plans for erosion prevention and natural water flow.
- Adherence to pre-approved building plans including layout, materials, and selections.
- Drainage to be accounted for in the following ways:
 - Grading to shed standing water appropriately
 - Down spouts to drain water sufficient distance from foundation
 - Drainage to be installed behind all retaining walls and foundation walls

Build Expectations: (cont.)

- Well maintained job site will be required to include the following:
 - Clean job site free of unnecessary construction debris
 - Roads to be free of excessive mud or other debris
 - Regular mowing of remaining lawn on job site
- Any substantial change to pre-approved building plans to be submitted for Review Board approval.
- Suggested non-binding practices
 - 8'-10' border of aggregate around building perimeter during construction
 - Portable toilet facilities for workers
 - Construction of trash screen enclosure to hide the visibility of trash cans.
 - Installation of sod for grass areas.
- Sidewalks are to be installed unless another written agreement is made. Please consult with the review board to see if sidewalks will be needed or desired for your lot.
- Irrigation system is recommendation
- Landscaping plans to be fully installed.
- No slope on property to exceed 8" inches in fall over a 48" inch horizontal distance unless other written agreement with review board is made
- Front Elevation must be facing the main road. Corner lot(s) will be subject review to determine best easement
- Driveway(s) must be made of either concrete and/or pavers/bricks, decorative border and/or pattern stamps preferred. Asphalt and stone driveway(s) are prohibited.

Fine structure:

- Observed deviations from submitted building plans or build expectations to be communicated via email to builder and given at least one week to comply
- If a builder refuses or substantial time over 1 week compliance window passes fines of up to \$500 per week can be imposed. Fines not paid will be levied as a lien against property and will accrue with interest.