

CAPE GEORGE COLONY CLUB BUILDING PERMIT

Owner: <p style="text-align: center;">Laura Koepke</p>	Builder: <p style="text-align: center;">Lexar</p>	Date: <p style="text-align: center;">04/05/2024</p>
Street Name & NO.: <p style="text-align: center;">351 Ridge Drive</p>		
Legal Location: Lot No: <u>79</u> Div. No: <u>3</u> Blk. No: _____	Location: <input type="checkbox"/> Colony <input checked="" type="checkbox"/> Village <input type="checkbox"/> Highlands	
<p>The Building Committee approves the construction of: <u>House</u> In accordance with plans submitted to Cape George Colony Club Permit Expires 1 year from Construction Start Date.</p>		
Club Manager's Signature: <p style="text-align: center;"><i>Marnie Levey</i></p>	Building Committee Chair's Signature: <p style="text-align: center;"><i>George W. Martin</i></p>	

Contact the CGCC Building Committee for required inspections according to Building Procedure Information, BG07 and Building & Property Regulations.	
Sign Off & Date	Building Inspection
	Construction start date:
	_____ Height of Building (Maximum without variance is 17 feet from highest point of natural grade at foundation. Location of point determined before groundwork has begun.)
	Setbacks to eaves at front (greater than or equal to 25 feet)
	Setbacks to eaves at sides and back (greater than or equal to 5 feet)
	After foundation forms are installed and prior to concrete being poured, an on-site meeting must be held with owner and/or authorized agent and Building Committee members.
	Trusses must be inspected prior to installation.
	Six-month status
	Asphalt/concrete driveway apron installed
	All utilities installed underground
	Completion date
	Occupancy permit verified
	Final Approval

NO BUSINESS SIGNAGE IS ALLOWED ON SITE

***(Elevation Marker Located)* _____**

THIS PERMIT MUST BE DISPLAYED IN A PROMINENT LOCATION AT CONSTRUCTION SITE

BUILDING AND PROPERTY REGULATIONS

BUILDING PROCEDURE INFORMATION

1. All Cape George building project regulations and forms are available on-line at: www.capegeorge.org and at the Cape George office. Forms available include applications for Building Permit, Earthworks, Water Connection, Driveway Connection, Variance Request, and Tree Cutting Permit.
2. Fill out the application forms with particular attention to (A) setback requirements being sure to include the width of eaves as part of the structure; (B) Building height limitations (17 Feet) and (C) Size requirements (minimum of 1000 square feet of living space).
IMPORTANT: Include a plot plan drawn to scale that shows lot boundary lines, location of driveway, house, utilities, ancillary buildings, curtain drain, septic system and septic reserve.
3. Return completed applications to the Cape George Office — they need not all be turned in at the same time. Tree Removal and Earthworks Permits are often issued prior to Building Permits. Your building permit will be issued after the Building Committee approves the Building Permit Application. No Cape George Building Permit will be issued for structures requiring a county permit until the county permit is issued
4. After the building footprint is clearly marked and prior to ground breaking, an onsite meeting **MUST** be held with the owner and/or authorized agent and either two members of the Building Committee or the Manager and one Committee member, to inspect and confirm that the proposed height benchmark and setbacks comply with regulations.
5. After the foundation forms are installed, but prior to concrete being poured, an on-site meeting **MUST** be held with the owner or an authorized agent and either two Building committee members or one committee member and the manager, to inspect and confirm that the setbacks comply with the regulations.
6. During construction and prior to the Installation of roof trusses or other roof supports, another on-site meeting **MUST** be held with the owner and/or authorized agent and either two members of the Building Committee or the Manager and one Committee member, to inspect and confirm that the 17-foot height limitation is complied with.
7. Don't overlook the deadlines given in the Building Regulations while planning your project.
8. You are encouraged to involve the Building Committee and/or the Manager in the early stages of planning. They may be contacted by calling the office at 360-3851 177 during business hours, 9am-2pm, Monday —Friday.