

Lashbrooke

**A Private
Waterfront Community**

Design Guidelines

2011

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER**

Table of Contents

	Page No.
Section 1: Community Overview	
• The Community of Lashbrooke	1-1
• The Purpose of the Design Guidelines.	1-2
• Design Concept of the Lashbrooke Community	1-3
• The Lashbrooke Community Association	1-3
Section 2: Community and Neighborhood Character	
• Community Character	2-1
• Community Features	2-1
• Views And Vistas	2-2
• Community River Edge And Docks	2-2
• Community Parks – Interior Lakes	2-3
• The PARK Community	2-4
Section 3: Architectural Design	
• Residential Overview	3-1
• Residential Characteristics	3-1
• Residential Criteria - Architectural Details	3-3
• Septic System – Utilities – Security	3-9
• Building Materials and Colors	3-10
• Site Planning Criteria	3-13
Section 4: Design of Exterior Areas	
• Community Landscape Concept	4-1
• Neighborhood Landscape Concept	4-2
• Residential Landscape Criteria	4-3
• Site Preparation & Grading Standards	4-5
• Site Uses & Elements – Permitted Structures	4-7
• Exterior Lighting Standards	4-11
• Signage	4-13
• Shoreline Treatment, Docks & Water Access	4-14
• Docks At Designated Private Lots	4-15
• Licensed Boat Slips At Lashbrooke Common Docks	4-16
Section 5: Design Review and Approval Process	
• Design Review of Plans	5-1
• Lashbrooke Design Review Board – Approval Process	5-2
• Design Review Board Submittal Requirements	5-3
• Design Review Application Fees – Construction Deposits	5-6
• Construction Insurance Requirements	5-6
• Construction Standards	5-8
Section 6: Definitions	6-1