

New Construction Checklist for Jacksonville Ranch Club 1.**ITEM # 1 (NCA)**

Address: _____

Date: _____

JRC1 New Construction Application References. To be in parenthesis as (JRC New Con -)**Standards & Criteria for New Construction. To be labeled (S&CNC-) Community Declaration of Restrictions to be labeled (CDR-)****CDR Clarification of Terms document – Labeled (CDR-Terms-)**

- ☐ Construction Administrative Form filled out and signed. **(JRC New Con – Exhibit A)**
- ☐ Owner Accountability & Agreement Form filled out and signed. **(JRC New Con – ITEM # 3 NCA)**
- ☐ Compliance and ARB Review Checks received. **(JRC New Con – ITEM # 4 NCA)**
- ☐ Copy of insurance listing Jacksonville Ranch Club as an additional insured. **(JRC New Con – ITEM # 4 NCA)**
- ☐ Lot Development application filled out correctly and signed. **(JRC New Con – Exhibit B)**
- ☐ Full set of architectural plans to scale. Site, Landscape, Floor, Elevation, Irrigation. **(JRC New Con – ITEM # 5 NCA)**
- ☐ Home meets minimum square footage requirements. (Blocks 1, 2, 3 & 4 require 2400 sq ft and block 5 requires 2800 sq ft.)
(JRC New Con – ITEM # 5 NCA) (CDR – Art IV, Section 3)
- ☐ Site, Foundation or Elevation Plan shows Minimum Finished Floor to be 1.3' above highest grade 10' from house. **(CDR – Art. IV, Section 3 (a))**
- ☐ Site Plan shows:
 - **House/Garage placement and within the Building Restriction Lines. (CDR – Art. IV, Section 5)**
 - **Approved Culvert Detail and Location. (JRC New Con – Exhibit B & ITEM # 6 NCA)**
 - **Approved Mailbox detail and location. (JRC New Con – Exhibit D)**
 - **Propane Tank location and states to be buried. (CDR – Art IV, section 8)**
 - **Well & Septic Location & Shielding. (<https://www.coj.net/departments/planning-and-development/building-inspection-division/residential-permits>) – (CDR – Art, IV, Section 8)**
 - **Driveways & Walkways, material, color and states: 5" reinforced concrete from street to owner's side of ditch. (JRC New Con – ITEM # 5 NCA)**
- ☐ Elevation Plan Shows:
 - **Exterior Wall Material. No metal, vinyl or wood. (JRC New Con – ITEM # 5 NCA)**
 - **Roofing Material & Color. Must be Architectural Shingles or Metal. (S&CNC 4.06)**
 - **Garage door(s) not facing the street. (CDR – Art IV, Section 6)**
 - **States ALL roof penetrations & vents will be painted to match shingles. (S&CNC 4.07)**
- ☐ Includes color samples of exterior walls, front door, shingles, etc. **(JRC New Con – ITEM # 5 NCA)**
- ☐ Landscape or Site Plan Shows:
 - **Sod/Seed area to be 50' minimum around home. (CDR-Terms-CDR Article IV, Section 11 2nd one.**
 - **Drainage directions. (JRC New Con – ITEM # 5 NCA, #1)**
 - **The required 6 non-pine variety trees per lot. Minimum 4" Caliper and 12' Tall. (S&CNC IV, Section 12)**
 - **Landscaping Materials, Placement. (CDR – Art. IV, Section 11)**
 - **Sprinkler/Irrigation layout and Zones. (CDR – Art. IV, Section 11)**
- ☐ Other Forms:
 - **Mailbox Detail. JRC New Con – Exhibit D)**
 - **Culvert Detail. (CDR-Terms – S&CNC Section 4.09) (JRC New Con – ITEM # 6 NCA)**