



Legacy Bay Homeowners Association
6035 Paradise Cove Drive
Mooresburg, Tennessee 37811
423-272-3697

Site/Lot Alteration Only
Form AC300

Request for Site/Lot Alteration Only

Any change in the contour or grading of a site or lot in Legacy Bay, not a part of the initial construction, requires prior approval of the Architectural Committee.

Changing the contour or grading of a lot in Legacy Bay may change the drainage or run-off characteristics of the lot, causing issues with neighboring lots, roadways, culverts, storm drains, natural waterways, or geographic/geological anomalies. The applicant requesting approval for site or lot changes must present compelling evidence that such changes will not cause drainage or run-off problems on other Legacy Bay lots, roadways, culverts, storm drains, natural waterways, and geographic/geological anomalies. *Where necessary, and at the sole discretion of the Legacy Bay Architectural Committee, a qualified engineering opinion and/or engineering drawings may be required by the Architectural Committee to confirm whether or not the site or lot changes will not cause such problems. The costs of an engineering opinion and/or engineering drawings will be borne by the applicant.*

Since consideration must be given to concerns of neighboring property owners, property owners requesting site/lot alteration approval must send (via certified mail/return receipt, or comparable delivery) a copy of the proposed lot alteration(s) to the owners of all adjacent lots and to those non-adjacent lots that may be affected by the proposed alteration(s). The applicant must inform those property owners that they should communicate any concerns about the proposal in writing directly to the Legacy Bay Architectural Committee at the address above within 14 days of their receipt of the proposed information.

Any building site or lot alteration requires that the following be submitted to the Legacy Bay Architectural Committee:

1. Site/Lot Alteration Request Checklist (form AC310)
2. Construction/Site Alteration Agreement (form AC400) signed by the property owner and the Prime Contractor.
3. Site Plan showing bordering properties and roads, proposed site/lot alteration, and (if any) location of house, driveways, walkways, drain fields, wells, storm drains, natural waterways, geographic/geological anomalies, and culverts. Site plan must show any trees proposed for removal.
4. Copies of any permits that may be required by local, state, Federal or TVA agencies. The property owner and the prime contractor are responsible for obtaining all permits prior to the submission of the request to the Architectural Committee. If a permit is dependent upon architectural approval, a written explanation must be included with this application process.

These documents should be sent as a single packet to the Legacy Bay Homeowners Association, Architectural Committee, at the above address. Since contour or grading changes may require additional investigation and analysis by the Architectural Committee, applications must be submitted at least 60 days prior to the anticipated start of work.

If you have any questions, please contact the Architectural Committee at ac@legacybay.org or call the Association at 423-272-3697. (Messages left at this phone number will be returned within 72 hours.)