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# **Straus Park Environmental Control Committee**

## **Design Manual**

**Guidelines  
Including Applications, Approvals, Construction Aspects,  
Policies and Procedures**

**July 2008 Edition**

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## Preface

This Environmental Control Committee (ECC) Design Manual is issued as an organic or living document receiving major revision and collective codification every 5 to 8 years with minor revisions occurring as deemed appropriate every 12 to 18 months. Changes are necessary as Straus Park experiences growth, build-out and maturing construction related technology. So as to be more user-friendly, your copy has a Table of Contents and may have major section tabbed separators.

The original edition, copyrighted in 1998, was prepared by local architect Al Platt and planning and landscape architect Scott R. Melrose with direction from William McKee, the Developer of Straus Park. The original edition was published by the Straus Park Development Company, which had the rights to amend from time to time parts of the original manual to accommodate change in a growing community. The amending function, as necessary, has now been taken over by the ECC. This edition has been reviewed by the above and is approved for distribution and usage.

Streetscapes at Straus Park vary to reflect each neighborhood's personality and to respect physical land constraints. Streets were intentionally depressed into the ground to create the illusion that the roads disappear and blend with the adjacent landscape. The street patterns were developed to interconnect and flow together generating neighborhood cohesion. Roads were also placed, whenever possible, within previously cleared areas to minimize tree removal. Lastly, the streets are intended to be pedestrian friendly by using greenways or sidewalks whenever possible.

The ECC operates in a fashion with the prospective new residential owners and builder-architect-contractor that permits owner-builder options within wide latitude but within these guidelines and requirements. The ECC does not recommend nor endorse solutions to a problem, whether it is aesthetic or technical, but may from time to time suggest several corrective options from which the owner-builder may select an acceptable solution.

Further, the ECC reminds owners, licensed contractors and builders that they are responsible for meeting all necessary requirements of the latest edition of the North Carolina State Building Code, the permitting and inspection process of Transylvania County and the City of Brevard Planning Department.

Major new sections of this edition are Section 5 Fines and Section 6 Recently Adopted Policies.

Within this manual language conflict resolution is determined by position in a hierarchy with signed documents, e.g. Application to Review Plans ( *Exhibit 7.1 et seq.*) at the highest level. The hierarchy in descending order is as follows: a) architectural plans and landscape plans, b) policies, c) design requirements, and d) guidelines and procedures.

In this Manual

- (1) "shall" and "is to be/are to be" signify a practice that is absolutely mandated,
- (2) "will" signifies something is going to happen in the future, and
- (3) "may" signifies a practice that is permissible but not mandatory.
- (4) Environmental Control Committee, ECC and Committee are used interchangeably.

## Table of Contents

Section	Title	Page
	Front Matter	i
	Preface	ii
	Table of Contents	iii
	Revisions Page	v
<b>1</b>	<b>Introduction and Visions</b>	<b>1</b>
1.1	Planning Visions	1
<b>2</b>	<b>General Guidelines</b>	<b>3</b>
2.1	Streetscapes	3
2.2	Architectural and Landscape Character	3
<b>3</b>	<b>Design Requirements</b>	<b>8</b>
3.1	Parkside, Lakeside and Mountain Park Homes	8
3.2	Mountainside Homes	14
3.3	Mixed Uses	19
3.4	Special Uses	25
<b>4</b>	<b>ECC Guidelines and Procedures</b>	<b>32</b>
4.1	Introduction	32
4.2	Review Procedures: New construction, additions, alterations	34
4.3	Architect Registration and Design Guidelines	43
4.4	Contractor-Builder Instructions	44
4.5	Contractor-Other Instructions	46
<b>5</b>	<b>Fines</b>	<b>48</b>
5.1	Fines	48
<b>6</b>	<b>Recently Adopted Policies</b>	<b>50</b>
6.1	Tree Trimming and Removal Policy	50
6.2	Permanent Fence Standard	51
6.3	Sedimentation and Erosion Control	52
6.4	Engineered Site Designs	53
6.5	Straus Park Standard Mail Box Design	53
<b>7</b>	<b>Application Exhibits</b>	<b>54</b>
7.1	Application to Review Plans	54
7.2	Variance Request	57
7.3	Approval/Agreement Letter-Contract	58
7.4	Straus Park Building Permit	62
7.5	Plans Change Request Form	63

7.6	Plans Checklist	64
7.7	Letter of Acknowledgement	67
<b>Appendix A</b>	<b>Plant Lists</b>	68
A.1	General Intent	68
A.2	Straus Park – Unacceptable Plant Lists	68
A.3	Straus Park – Acceptable Plant Lists	69
<b>Appendix B</b>	<b>Builders Glossary</b>	71

### Revisions Page

<b>Revision Topic</b>	<b>Section</b>	<b>Page</b>	<b>Date</b>
Original Issue	All	All	January 1998
Complete	All	All	July 2008