

	Homeowner Name:
	Lot: Block:
	Date:
	Builder:
	Design Review Fee:
	\$250 below 2000 square feet, \$500 above 2000 square feet
	(Square Feet is above Ground Square Feet)
	Elevations and site plan need to be submitted along with examples or a chart
	of exterior finishes. If final choices are not picked, list colors and keep
	in contact with our designer to approve final choices. Landscaping can be
	submitted later for no extra charge.
Builder	<u>Setbacks (See attached Chart)</u>
	House meets setbacks for the left side of the home. (minimum 5')
	House meets setbacks for the right side of the home. (minimum 5')
	House meets setbacks for the rear of the home. (min. 20' unless corner lot))
	House meets setbacks for the front of the home. (Usually minimum 20')
	Garage meets setbacks for the front facing the street. (Usually minimum 25')
	Garage meets setbacks for the side of street. (18 feet minimum)
	<u>Driveways</u>
	Driveway is setback 40' from a corner (If applicable for a corner lot,)
	(This applies to the curb cutout and is to insure safety in backing.)
	Driveway width is 30' or less at the curb cutout. Driveway can be wider at
	garage doors. NO EXCEPTIONS
	Driveway is made of concrete pavers, brick, etc. that match the
	design of the home. No Asphalt.
	<u>Grading</u>
	Contained within lot, drains corectly and is void of excessive grading.
	Variances to this will be considered for retaining walls.
	<u>Soils</u>
	Foundation is in compliance with the engineering report.
	Soils could be expansive, and extra care should be taken.

<u>Builder</u>	<u>Size of the Home</u>
	Home meets the 1650 square feet minimum for a ranch or 2500 square feet for two story homes, with 1500 square feet of that being on the main floor.
	Homes that meet the 1650 square feet minimum on the main floor may have a bonus room or partial upstairs that isnt required to meet the 2500 square feet requirement.
	<u>Building Height</u>
	Less than 35' to the mean of the roofline. This is determined from predevelopment grade. Distance from grade plane to the average height of the highest roof surface.
	<u>Mailbox</u>
	Mailbox is made of stucco, stone or Brick and is one per residence.
	The size as outlined on page 5 of the Design Guidelines.
	Material proposed for Mailbox:
	Size of Mailbox:
	Stone cap if mail box is flat on the top in design:
	Location of mailbox:
	<u>Architecture</u>
	Home is made of stucco, artificial stucco, stone, architectural concrete or brick.
	Variance for small amounts of accent material such as wood for corbels, crown or exposed rafter tails.
	Stucco Finish: Stucco Color:
	Stone Choice:
	Brick Choice:
	Stone or brick application turns exterior corners or terminates into inside corners. Stone can terminate into stucco popouts or limestone caps.
	<u>Builder</u>
	Builder is Approved by Jim Gilberson, SJP LLC.
	Name:

	<u>Roof</u>
	5/12 or 6/12 or approved if different. (Lower or higher pitch may be varianced)
	Tile roof if lot is located in Block 7 or Block 11 (or city variance is granted.)
	Neutral in Color. Approved Material:
	Proposed Material:
<u>Builder</u>	Variation in ridge, heights and has roof plane changes.
	<u>Semi-Custom or Custom Styling</u>
	One of a Kind Residence - with no repeats in the neighborhood
	(Exterior differs from a similar floorplan)
	<u>Massing and Scale</u>
	Home meets criteria as outlined on page 10 of Design Guildelines
	Concerns:
	<u>Garages</u>
	Style of Garage: recessed, side load garage, tandem, split or front loading
	Size of Garage: 2 or 3 car garages, 4 car garages must be split in two areas
	(Tandum Garages will be allowed up to 8 car Garages)
	If Garage loads from the front of the lot, it does not extend more than 12 feet
	in front of one of the following: the home, portico or porch.
	Façade detailing is required for all garages not located on an alley.
	Façade detailing will be defined as hardware, windows, unique design,
	wood or faux wood detail. Only one of those items is required.
	Decorative items in stucco around garage may be considered for a variance
	if the garage door itself is plain.
	<u>Walls and Fencing</u>
	Walls for Courtyards/Dog Runs/Decks
	Height of proposed walls:
	Materials for Walls:

	Fencing is Black and composed of wrought iron, pig Iron or similar material.
	Columns may be added for fencing but are only required for homes on golf course . Columns may be added to any fencing in the neighborhood.
	No Privacy Fencing except for approved walls 6' or under.
	Fencing is 6' or under in height.
	Fencing may have upto 3 feet of solid material on the bottom.
<u>Builder</u>	<u>Decks and Patios</u>
	Matches overall design of the home
	<u>Windows</u>
	Free from unapproved stain glass.
	<u>Exterior Color Scheme</u>
	Exterior Color Scheme for Eaves and gutters. (General colors will be accepted)
	<u>Landscaping</u>
	The city requires one shade tree between the sidewalk and the curb for every 40' of lot. This will be determined by the lot width less the opening for the driveway. Trees are taken from the city approved list.
	Shade tree: _____ No. of Trees required:
	For Example: Lot is 90' wide. Driveway is 26' $90'-26'=66'$ or 1.65 trees.
	Portions over .5 are rounded up, so 2 trees are required, not closer than 30' apart. Spacing needs to be turned into Design Review, and approved by the City's Landscaping department before planting.
	Grass must be present between the sidewalk and the curb, only minimal rock or cement for paths are allowed in this easement.
	One ornamental tree is required per home in the front yard. Placement is at the owner's discretion. Landscaping rules are minimums and more trees are allowed and encouraged.
	Ornamental Tree:
	Front Landscaping must be approved prior to receiving a C.O., and must be completed within 12 months of a C.O. If the front yard is not complete

	then minimal landscaping will be executed by the developer at the
	homeowners expense. The Homeowner will be required to reimburse
	the developer for sprinklers, plants, grass, trees and labor for completion
	of this requirement.
	The home may be started before landscape is determined, however,
	landscape plans must be submitted to the developer at no extra cost.
<u>Builder</u>	Proposed date to start building:
	Concerns of Decorator, Developer or Landscaper:

<u>D. Review</u>		

<u>D. Review</u>		

