chitectural Committee Review C Before Preliminary Grading	hecklist
Scrote Fremininary Grauning	1 New grading and drainage plan
	2 Does this plan show the FFE?
	3 Clearing Plan - Mark all trees to be removed that are greater than 4" dia 5' above ground level
	4 Check easment, boundary, setbacks and existing adjacent structures on adjoining lots
	5 Lot number, street names, and address numbers
etails on site improvements	
	6 Outdoor Light Fixtures
	7 Mailbox - brick, address numbers
	8 Walkways - washed
	9 Driveways - washed
	10 Fencings
	11 Landscaping
	12 Screening
	13 Tennis Courts
	14 Pool, pool decks, and screening
	15 Service buildings
	16 Location of utilities and utility meters
Grading and Drainage Plan	17 Any change of grade - how does this affect run-off 18 FFE? 19 RCP size and slope - does this match the PLAT? 20 Clearing - mark all trees to be removed that are larger than 4" @ 5' above grade
rchitectural Site Plan	<ul> <li>21 Location of structure(s)</li> <li>22 Primary Structure</li> <li>23 150' from street Centerline; 125' from property line (50' street ROW)</li> <li>24 @ Walnut Grove - 155' from street centerline/125' from property line (Walnut Grove is 60' ROV 40' from side and rear property lines</li> <li>26 Outbuildings</li> </ul>
	27 20' from side and rear property lines
	28 20' from Equestrian/Pedestrian Trail

2	9 Flatwork
	Driveway -washed concrete
3	,
	2 Fencing
	Fencing along the equestrian trail, street right of way or in front of building set back to be 4-rail white wood or PVC.
	Wrought-iron allowed in certain circumstances (gates, pool, etc.)
	Privacy fencing
	6 No barbed wire
3	
	8 Tennis Courts
3	
	0 Pool and Pool Decks
	1 Washed concrete
	2 Fencing
4	
	4 Location of utility meters
	5 Exterior Site Lighting
4	
4	, 5
	8 Post lights at headwalls
	9 Masonry Headwall Design
	50 Elevations and cut sections
	1 Playground/Recreational Equipment including basketball goals - must be > 30' from equestrian trail
	2 Basketball goals & playground equipment cannot be located in the front yard - screened to minimize affect on adjacent lots
Landscaping	
	3 Full lanscape plan
	4 Screening for garage facing street
	5 Screening for utility meters
5	6 Screening for HVAC & pool equipment
Architectural Plans	
	7 Traditional Style
5	8 Square footage (heated)
5	9 4,000 sf min w/ 400+/- at discretion of ACC
6	2,400 sf min ground floor for 2-story or 1 1/2 story
6	1 Brick - one color only

	62 If home is brick, must extend to the top of the gable
	63 Quions are prohibited unless approved by ACC
	64 No Stucco, dryvit, EFIS
	65 Dormers
	66 Appropriately Scaled
	67 No diagonal or vertical siding
	68 No vinyl, metal, or aluminum siding permitted
	69 Garage
	70 Which direction does it face?
	71 Is it screened appropriately?
	72 Paint Color
	73 One color for body of house
	74 One color for trim, shutters, accent color
	75 Roof pitch to be appropriate - greater than 6/12; would like a minimum of 8/12
	76 Standing seam or metal roofing permitted upon discretion of ACC
	77 Windows - What type? Are they divided light or SDL (Simulated Divided Light)?
	78 Location of satelite dish or TV antenna
	79 Is the front door easily identifiable?
Exterior Color Submittals	80 Brick
	81 Siding
	82 Roofing
	83 Shingle
	84 Metal
	85 Trim
	86 Shutters
	87 Windows
	88 Gutters/downspouts
	89 Other accessories like flashing (not galvanized or zinc)
Before work begins	
	90 Dumpster on site
	91 Port-a-John on site
	92 Gravel drive 25'x 75'x 2" thick with temp culvert (can be permanent)
	93 Silt fence if disturbing more than 1 acre
	-

	94 Verify structure is in the right location via surveryor or acc member
After Framing	
	95 Are all window and door openings as per the drawings.
	96 Is the roof pitch the same as submitted
After Landscaping	
	97 Are the plants installed as submitted