

Four Winds Building Plans Submission Checklist



Blueprint Submission

- 2 physical, or 1 digital copy of blueprints
- Floorplans with measurements
- Shows all elevations
- Initial and Final Grading Plans
- Blueprints must reflect interior, livable square footage to meet the following minimum requirements
 - *Single story-2,150 sq ft
 - *Two story-2,500 sq ft with first floor at least 1,200 sq ft
 - *Building setbacks are 10' on each side, 42' for front yard, 25' for rear yard
- Minimum roof pitch of 10/12 on single story home
- Blueprints must reflect 1/3 of front of home covered in either natural, quarried stone, or full brick.
- 2 physical, or 1 digital copy of plat survey
- Garage meets minimum 2 car requirement, but not more than 4 car and covers no more than 50% of the front of the home
- Driveway plans must be shown (concrete, or asphalt) and include the Town of Ashippun required asphalt apron

Samples of Color and/or Natural Material Submissions Required

- Natural material/Smartboard siding (sample/color)
- Dimensional, 30-year warranty, 300lb. shingles (sample/color)
- Window trim-trim is required around all windows (color sample)
- Exterior doors (color sample)
- Gutters (color sample)
- Garage Doors (color sample, not required to be a natural material)
- Natural, quarried stone (cultured stone is not allowed), or full brick required on 1/3 of total front of the home including garage (at this time we are accepting submissions with stone maker/manufacturer/line, etc. that include pictures and links due to the difficulty some are experiencing getting physical samples).

Professionally drawn landscape plan

- 2 copies
- Plan includes 6 required trees of at least 6' in height. No minimum diameter for coniferous trees, 4" minimum diameter for deciduous.
- Plans must include shrubs and flowers in the front of the home that are consistent with the landscaping of the other homes in the neighborhood.

Fees

- \$500 plan submission fee made out to Woodland Lane LLC.
- \$1,200 mailbox fee made out to Four Winds Subdivision LLC.
- \$1,000 retainer made out to Winds Architectural Control Committee for any fines for damage to roads, garbage disposal, etc. Will be returned if there are no fines.

In addition...

- Once plan submission is complete, the Architectural Control Committee has 30 days to review and approve.
- During construction, any changes or revisions to the original submissions must be submitted to the Architectural Control Committee before proceeding. The Committee members shall also be permitted to access properties during construction to determine whether construction complies with the covenants, declarations, and by-laws of the subdivision and approvals granted by the Architectural Control Committee prior to the construction without the permission of the owners of the property.
- This document is meant as a quick reference only. For all subdivision rules and requirements please refer to the subdivision legal documents.