

The Greensward

Home Plan Approval Application Partial Check List

Builder

	Yes	No
Is Builder An Approved Builder	<input type="checkbox"/>	<input type="checkbox"/>
Builder Name	<input type="text"/>	

Plans

	Yes	No
Full Set Submitted	<input type="checkbox"/>	<input type="checkbox"/>

Site Plan

	Yes	No
Complete Site Plan Submitted	<input type="checkbox"/>	<input type="checkbox"/>
On Site Drainage Shown	<input type="checkbox"/>	<input type="checkbox"/>
Sump Pump Discharge Shown	<input type="checkbox"/>	<input type="checkbox"/>
SWPPP Shown	<input type="checkbox"/>	<input type="checkbox"/>
Tree Preservation	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Details	<input type="checkbox"/>	<input type="checkbox"/>
Elevations		
Top of Foundation	<input type="text"/>	
Finished Floor	<input type="text"/>	
Garage Floor	<input type="text"/>	
Basement Floor	<input type="text"/>	

Note: All corners are to be marked on the survey with proposed grade elevations and existing grade elevations

Setbacks

Confirm Set Backs	
Front	<input type="text"/>
Left	<input type="text"/>
Right	<input type="text"/>
Rear	<input type="text"/>

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Home Size

	Yes	No
Does Plan Meet Minimum Square Footage	<input type="checkbox"/>	<input type="checkbox"/>
Are All Square Footage Clearly Identified		
Confirm Square Footage		
Main	<input type="checkbox"/>	
Second Floor	<input type="checkbox"/>	
Basement	<input type="checkbox"/>	
Other	<input type="checkbox"/>	
Total	<input type="checkbox"/>	<input type="checkbox"/>

Roof Pitch

	Yes	No
Does Roof Pitch Conform To Covenants	<input type="checkbox"/>	<input type="checkbox"/>
Confirm Roof Pitch	<input type="checkbox"/>	

Exterior Materials

	Yes	No
Siding Type <i>**Form On Page 4**</i>	<input type="checkbox"/>	<input type="checkbox"/>
Colors <i>**Form On Page 4**</i>	<input type="checkbox"/>	<input type="checkbox"/>
Roofing Type <i>**Form On Page 4**</i>	<input type="checkbox"/>	<input type="checkbox"/>
Color <i>**Form On Page 4**</i>	<input type="checkbox"/>	<input type="checkbox"/>
Other Materials <i>**Form On Page 4**</i>	<input type="checkbox"/>	<input type="checkbox"/>
Colors <i>**Form On Page 4**</i>	<input type="checkbox"/>	<input type="checkbox"/>

*****Check Builder Completed Form*****

Fireplace

	Yes	No
Present On Design	<input type="checkbox"/>	<input type="checkbox"/>
Visible From Any ROW	<input type="checkbox"/>	<input type="checkbox"/>

Driveway

	Yes	No
Does Driveway Conform To Covenants	<input type="checkbox"/>	<input type="checkbox"/>
Curb Cut Done Or Ordered Prior To Any Work	<input type="checkbox"/>	<input type="checkbox"/>

Erosion Control

	Yes	No
Builder Acknowledges SWPPP Obligations	<input type="checkbox"/>	<input type="checkbox"/>
Site Concrete Wash Out Location	<input type="checkbox"/>	<input type="checkbox"/>

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Landscaping & Trees

Has Landscaping Plan Been Submitted
Does Builder Acknowledge Tree Requirements
Builder Acknowledges Approved Parkway Tree
Does Plan Conform To Covenants

Yes	No

Fencing

Is There A Fencing Plan
Does Plan Conform To Covenants

Yes	No

Pool

Is There A Pool Plan
Does Plan Conform To Covenants

Yes	No

Other

Solar Panels Or Other Energy Devices
If So Do They Conform To Covenants
Review Fee Provided

Yes	No

Note: This is partial list and does not include all possible assessments as to a home plans acceptance. A completed Check List will be made part of the file associated with this property.

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Exterior Materials

Detail(s) & Description(s)

Material	Brand	Color	Location

***Attach Additional Page(s) If Necessary ***

Roofing Type

Color

Other Material(s)

Colors

Location(s)

Please Provide Additional Materials & Illustrations

The Greensward

Home Plan Approval Application FAQs

Must I be an approved builder to build in The Greensward?

Yes, anyone wishing to build in The Greensward must complete an application and be approved to become an approved builder.

Is there a type of home I must build to be approved?

No, there is not a particular type of home that is required to be approved. The review process allows for flexibility. We anticipate higher value homes that could be described as "Estate". The Covenants provide minimum standards related to square footage, roof pitch and other minimums. The review process is to handle the details and nuances that will help homes have unique characteristics and overall curb appeal.

Is there a masonry percentage or other requirement?

There is no set masonry percentage, but it is a material that should be used to increase any home's appearance and value. It is hard to prescribe a percentage of brick or stone as in some cases it forces a material on portions of homes that does not look aesthetically correct. Further, there are home types that historically do not use these materials and thus the Architectural Review allows for a case by case assessment of this detail. Though, it is highly encouraged that these materials should be used and not too sparingly.

Are chimney chases required?

If the fireplace and its chimney chase will be visible from the front of the home or in the case of corner homesites, it will be a condition that the chase be made part of the architecture of the home and that the chase be brick or stone. If the fireplace is at the rear of the home direct vent without a chase is permitted, though brick or stone chases are encouraged.

Can a variance be given for roof pitch?

In the vast majority of cases the answer is no. In the event that a home's specific architectural style is unique and as an example one of the defining characteristics is a lower roof pitch, an applicant can ask for a variance. A variance is not guaranteed. As example, Prairie Style would require a lower roof pitch. But any applicant should know that any request at a minimum must meet certain architectural characteristics to qualify for a variance and that standard is set by the Reviewing Board.

What are the approved materials for driveways?

Concrete or pavers are permitted materials.

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Home Plan Approval Application FAQs

Are full size prints required?

No, all materials can be submitted electronically. All materials should be submitted at the same time to avoid confusion or lost materials. No approvals will be given without all materials being submitted, reviewed, and modified as required if necessary.

Are there any required building materials?

There are no required materials or brands for home construction. We do expect that siding materials will be Cement Fiber, LP Style, or premium vinyl if the quality level can be shown. Painted wood or other higher maintenance materials should be avoided and can be denied if presented in a building application.

How detailed should I be in the home plan application?

A more detailed application is preferred and should result in a faster approval with less chance of requests for additional information.

How long does the review process take?

Turn around should be anticipated to be five (5) business days, though it could be faster. We will provide feedback if items are missing or there are issues that must be addressed this will delay the process of a home plan review.

Can home plans be approved without a landscape plan?

Yes, but any approval would be made conditional on that plan being submitted and approved prior to occupancy with installation being completed or bonded for completion.

Is there a review fee for the home plan application?

Yes, there is a 1% fee of the construction cost of the home less the lot.