

SWEETGRASS PARCEL AA (5th FILING)

Architectural Endorsement Criteria Summary



Zoning Information Summary (Refer to the Sweetgrass PUD, as amended)

EXISTING ZONING:	Sweetgrass PUD – MDR (Medium Density Residential)	
BUILDING SETBACKS:	Front Yard	15 feet
	Front-Facing Garage	20 feet
	Side – Internal / ROW	7.5 feet / 15 feet
	Rear Yard	15'
SETBACK ENCROACHMENTS:	Up to 2.5 feet for bay windows, chimneys, and similar, are allowed.	
MAX. BUILDING HEIGHT:	35 feet (measured from finished floor elevation to average of roof height)	
MIN. BUILDING AREA:	1,200 SF (main level living area, excluding garage)	
ACCESSORY BUILDINGS:	120 SF is the maximum area (set back at least 10' from principal structure from front; other setbacks above apply to accessory structures)	

Building & Site Design

ANTI-MONOTONY:	Adjacent buildings and buildings across the street from one another must be substantially different (See PUD Section 3.A.3 and checklist for criteria)	
BUILDING MATERIALS:	Masonry is required on 35% of the front elevation, excluding windows, doors, and roof. Wrap masonry 2' on adjoining elevations. Allowed – natural wood, stucco, brick, stone / masonry (including high quality faux stone) and lap siding. Other materials may be approved if used creatively. Prohibited – exposed CMU blocks, painted concrete, unnaturally colored masonry, mirrored glass, prefab. metal buildings, highly reflective materials, and unfinished aluminum door & window frames. Lap Siding – if used, shall have a 6-inch exposed board face and a 25-year minimum warranty. Windows are required on all elevations. Multiple windows or other forms of architectural interest are strongly encouraged on elevations adjacent to or visible from open space.	
BUILDING COLORS:	Subdued to blend with natural landscape. Use accent colors with restraint. Avoid highly chromatic bright colors except in limited applications, such as doors and trim.	
NEIGHBORHOOD EDGE:	Lots adjacent to neighborhood edges (homes backing up or otherwise adjacent to Sweetgrass Drive and perimeter open space: Blocks 9, 10, and 11) – 25% of adjacent side and/or rear elevations is to be masonry, excluding area of roof, windows, and doors. Wrap masonry 2 feet on adjoining elevation(s).	
ROOF FORM:	5:12 or greater pitch, 12 inch or greater overhang, and at least two breaks (roofs that turn a corner or change elevation). Dormers, cupolas, or similar must mitigate roof lines > 50' length.	
ROOF MATERIALS:	Allowed – high quality tile, concrete tile, slate, architectural metal, dimensional composition, board & batten, or fiberglass shingles. Prohibited – three-tab asphalt, cedar shake, and Mansard roofs.	
FRONT PORCH:	Covered area minimum 80 SF, with 6 foot minimum unobstructed depth.	
GARAGES:	Garage door(s) cannot be more than 40% of the elevation area, excluding the roof. Incorporate windows into garage door design (no minimum area). For a 3-car garage, set the 3rd space an additional 2 feet behind the main garage – or – the roof design may change over the 3rd space.	
DRIVEWAY WIDTHS*:	Single-car garage	10 feet or less
	Two-car garage	18 feet or less
	Three-car garage	27 feet or less
	*as measured in the right of way	
DRIVEWAY MATERIALS:	Concrete only (may be stained or stamped if desired)	
EXTERIOR LIGHTING:	Fully cut-off and downward directed fixtures are required (no barn lights, wall packs, or similar intended to illuminate large areas); No individual light may exceed 1,260 lumens at the source. Light trespass on adjoining properties (20' from property line) is prohibited.	
LANDSCAPE BY BUILDER:	Front Yard:	1 tree + 3 shrubs / 1,000 SF [1 street tree per lot (required) may count to the above]
	Side & Rear:	none required
	Maximum Turf:	40% of landscaped area



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Sweetgrass Builder Worksheet

Complete one worksheet per Model proposed.

Builder Name, Address, Mobile No., and Email Address:	
Preferred Method of Contact:	
Model Name:	
Lot(s) / Block(s) Proposed:	
Building Plan Set Date , including scaled floor plans and elevations on four sides. If modifications to stock plans are proposed, these must be clearly indicated on scaled drawings. Hand drawings and/or written notes / corrections on plans <u>may</u> be acceptable; however, Illegible, incomplete, and/or drawings prepared without a scale will be returned without review at the DRC's discretion. Plan Set Date:	
Plot Plan . The plot plan clearly indicates building setbacks, driveway width in the right of way, and a general grading concept. Include setbacks from porches and patios. Plot Plan Date:	
Ground Floor Area (if multiple stories are proposed, include total <u>finished</u> area by floor)	SF (main level) SF (finished basement) SF (2nd floor) ----- SF (Total finished)
Building Height (measured from main level FFE)	Ft.
Covered Front Porch Area:	SF (min. 80 SF)
Covered Front Porch Depth:	Ft. (min. 6' unobstructed)
Confirm that the front porch and covering are an integral part of the home design (Y/N)	
No. of Garage Bays (if one or more bay is side-loaded, please note that here)	
3 rd bay offset / separation or other mitigation for 3 rd bay proposed (if applicable):	
Driveway width in ROW: (Note that additional garage capacity may be permitted via tandem garages)	Ft. (≤ 18' for 2-car garage / ≤ 27' for 3-car garage)
Proposed Building Materials: (List) If Lap Siding is proposed, the maximum exposed board face is 6", with a minimum 25-year warranty. Include manufacturer name and specification with the warranty. Submit a warranty with each model proposed.	
Proposed Paint Color Selection	(e.g., SW7005 Pure White. If unknown, "TBD")
Body Color(s)	
Trim Color(s)	
Accent / Other Color(s)	
Paint color selection for each lot is strongly encouraged with the initial review. Identical or near identical body and accent colors are prohibited on adjacent lots, including lots across the street from one another, as determined by the HOA. Color selections endorsed before other adjacent lots have priority on a first-come-first-served basis. Homes painted without approval may be repainted at the discretion of the HOA at the builder's expense.	
Garage Door Calculation (required) Total Front Elevation Area (excluding roof, but including windows, doors, etc.):	SF
Total Garage Door Area: (≤ 40% of Front Elevation, Excluding the Roof)	SF %
Do Garage Door(s) include Windows? (Required)	
Masonry Calculation (Required) Front Elevation Area (excluding area of roof, windows, and all doors on the front elevation)	SF
Proposed Masonry Area (Front Elevation):	SF
% Masonry Area on Front Elevation (min. 35%)	%
Does Masonry Wrap 2' on adjacent sides?	



Sweetgrass Builder Worksheet (continued)

Masonry Material Specification: (if unknown, list as TBD)	
Neighborhood Edge Masonry Calculation: (applicable to all Lots in Blocks 9, 10, and 11)	
Rear and/or Side Elevation Area(s) (excluding roofs, windows & doors) adjacent to perimeter right of way and/or perimeter open space.	SF
% Masonry Area on Rear and/or Side Elevation(s)	% (min. 25%)
Does Masonry Wrap 2' on adjacent side(s)	
Masonry Material Specification: (if unknown, list as TBD)	
Roofs	
Pitch: If < 5:12, provide justification; limited areas at less than the minimum may be approved to further architectural intent or implement a creative design. If multiple pitches are proposed, clearly indicate on elevation drawings.	
No. of Roof Planes (minimum: 3)	
Dormers, cupolas, or other features to break up roof lines 50' and longer	
Roof Overhang (Provide justification on plans or in narrative if less than 12")	
Roof Material(s) Specification / Color: (If multiple roof materials are proposed, ensure that these are clearly indicated on elevation view drawings.)	
Lighting is fully cut off and downward directed or otherwise complies with PUD Section 3.A.9. Cut sheets and/or a written statement confirms the above.	
Landscape: A scaled landscape plan showing proposed trees, shrubs, turf areas, and adequate separation from domestic water and sanitary sewer service lines was submitted. A written narrative by itself is not a landscape plan. An approved landscape plan is required before construction.	
Front Yard Landscape Area Calculation (Front yard from front of home extended to side property line, excluding driveway. For corner lots, include the area outside of the proposed fence.)	SF
Landscape Material Calculation: 1 tree + 3 shrubs per 1,000 SF (1 tree + 3 shrubs for landscape area < 1,000 SF)	_____ Trees _____ Shrubs
Tree Lawn: One tree is required on all lots in the tree lawn, except for narrow, wedge-shaped lots without room between the driveway and property line extension (in these instances, turf may not be required, TBD on a case by case basis). The tree in the tree lawn counts as the first tree required. Indicate street tree species on plan. Acceptable tree species include oaks, elms, honeylocusts, or other trees acceptable to the City Forester in the R.O.W. Small ornamental trees in the ROW will be removed at builder expense. Corner lots will have at least two (2) street trees. Generally, street trees will be required at 40' OC on wide lots. Show water & sewer service lines.	



Builder Acknowledgements

Builder Acknowledgment	While minor deviations from the above are anticipated, the information presented is accurate to the best of my knowledge. If material changes to the building exterior are proposed before construction, the builder will notify the HOA of such.
Builder Acknowledgment	The City will not process building permit applications without an Endorsement Letter from the HOA. Submitting a building permit application to the City without an accompanying Endorsement Letter may delay issuance of a building permit.
Builder Acknowledgment	<p>Identical or similar footprints and elevations are prohibited on adjacent lots and must be distinctly different from each other. Adjacent lots include those across the street, side by side, and side by side separated by open space tracts or right of way. The Sweetgrass PUD defines “distinctly different” as having at least two of the following characteristics: a different number of stories; a different entry treatment and location, including porches, columns, etc., different façade composition (e.g., window / door style & placement, different garage / entry placement); and/or different roof form (pitch, lines, profiles, etc.). Simply changing roof colors and materials, changing the paint color, adding a garage or garage bay, mirroring an elevation, etc., will not be considered “distinctly different.”</p> <p>Identical or similar paint, roof, and masonry are prohibited on adjacent lots, as adjacency is defined above.</p> <p>At least four distinctly different homes are required on any given block face. The DRC will track this item by maintaining a map indicating builder, model name, and color information for each lot as received.</p>
Builder Acknowledgment	Windows are required on all elevations. Multiple windows are strongly encouraged on elevations adjacent to open space (public or private) and/or visible from public streets. The DRC may consider requests for alternative compliance if the builder can demonstrate (for example) that the elevation will be screened by landscape or some other means.
Builder Acknowledgment	High quality workmanship is expected. The HOA, at its sole discretion, reserves the right to conduct inspections and generate a punch list for workmanship related to the above, including but not limited to paint, masonry, landscape, irrigation, and other exterior elements that may affect the appearance of the neighborhood. Homes painted without HOA approval may be repainted at the expense of the builder or homeowner, as applicable.
Builder Acknowledgment	The builder understands and acknowledges that any fences proposed within Sweetgrass must use the specification and manufacturer pre-approved by the HOA. Non-conforming fences will be removed at the expense of the builder or homeowner, as applicable.