

Founders Ridge Architectural Approval Submittal

Builder to Complete @ Time of Submittal

Accepted

Phase 1 lots 1-143 rev 12.26/20

Builder Name	Date Submitted
Job Address	Builder phone
Lot Number	Builder e-mail
	Builder's Fax

Submission Plans: via emailed 11x17 paper (2 sets)

House Square Footage (do not include finished basement footage)	
Shingle Type (i.e. Heritage 30, Landmark , etc.)	
Shingle Color	
Siding Type (i.e. Concrete, Smart Lap, Hardboard (vertical only), etc.)	
Front Stone Square footage (using drawing provided)	
Front Surface Area Square Footage (using drawing provided)	
Percentage Stone (Stone Footage/Front Surface Area)	
<small>Front facing first floor walls shall have at least 25% coverage of brick, stone or other material approved by Declarant. The 25% wall area is to be calculated to include all front, exposed, first floor wall areas (measured from the top of foundation elevation to the bottom of the first floor roof soffit) including all windows, doors (not garage doors), etc. This does not included the front foundation area (from the top of foundation to the ground level).</small>	
<small>Cement siding products are not an acceptable substitute for minimum front stone/brick requirements and vinyl siding is not approvable</small>	
Verify -- Setbacks-30' Frt & Rear, 10' Side, 15' side@corner	
Verify -- Street Sidewalk-6" 6" Back of Curb, 5" Wide	
Landscaping Plan (if any)	
Yard Fencing Plan (with style of fence) (if any)	
Exterior Body Paint Color	
Exterior Trim Paint Color	
Exterior Accent Paint Color	
Other	

Below is for Declarants Use -- Architectural Standards/Guidelines

Ranch	1600 sf Minimum
Two Story & 1/12 Story	2200 sf Minimum
Roof Shingle Type - Heritage 30 Arch. style (not 235#)	
Shingle Color (Weathers Wood)	
Siding -- lap or horizontal-no vinyl or panel siding	
Front Stone or brick is to be greater than 25%	
<small>street side stone/brick not required-painted brick pattern concrete is ok</small>	
Architectural Styling/Elevation	
Chimney - brick or stone if on house front	
Exterior Paint Colors - earth tone	
Exterior Paint Trim Color	
<small>submit color chips if not a Swerwin Williams Color</small>	
Yard fencing per covenants - no chain link	
Boundary fence required- adjacent to 126 street	
<input type="checkbox"/> SWIP plan OK	

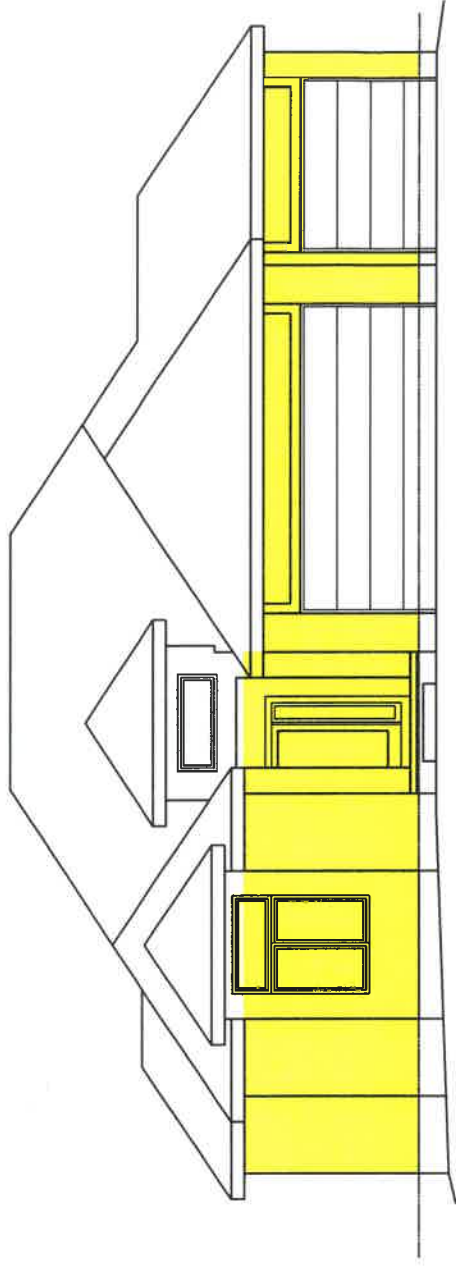
- Builder agrees to:**
1. Install and maintain erosion control measures per builders plan - clean up, regrade and re-seed any lot adjacent to his that is used for his construction, construction staging, or other related construction uses.
 2. use the provide a concrete wash out station within area - builder is to insure it will be used for concrete truck washout only-not trash or torn out concrete
 3. Insure that his owned or optioned lots are mowable at all times by keeping them free of construction debris, dirt piles, etc., - whether debris was placed on the lot by himself or others. Lot cleanup costs incurred by Founders Ridge LLC will be deducted from builders lot clean up deposit.
 4. that many of the lots have been graded with rear yard utility berms to help control excessive dirt haul out when the basement is excavated. This will be sure to consider this when siting the elevation of the foundation so as to not get your foundation too deep into the ground and or to cause drainage problems to adjacent lots.

Accepted as Stated Above _____

Declarant Date



Front Stone Requirement Calculation

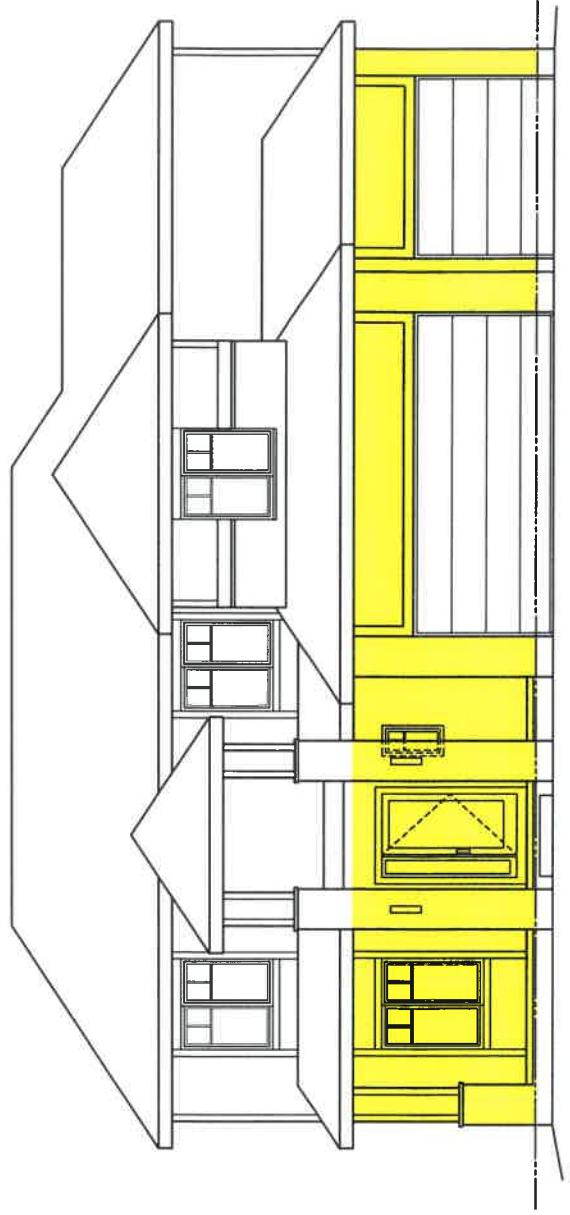


Front Brick or Stone Coverage:

Brick/Stone requirements at foundation walls: The exposed front foundation walls and any foundation wall facing the front street shall be covered with brick, stone, or other material approved by Declarant. Brick, stone, painted brick patterned poured concrete, or other material approved by Declarant is required at foundation sides on corner lots.

Front facing first floor walls shall have at least 25% coverage of brick, stone or other material approved by Declarant. The 25% wall area is to be calculated to include all front, exposed, first floor wall areas (measured from the top of foundation elevation to the bottom of the first floor roof soffit) including all windows, doors (not garage doors), etc. This does not include the front foundation area (from the top of foundation to the ground level).

Cement siding products are not an acceptable substitute for minimum front stone/brick requirements and vinyl siding is not approved.

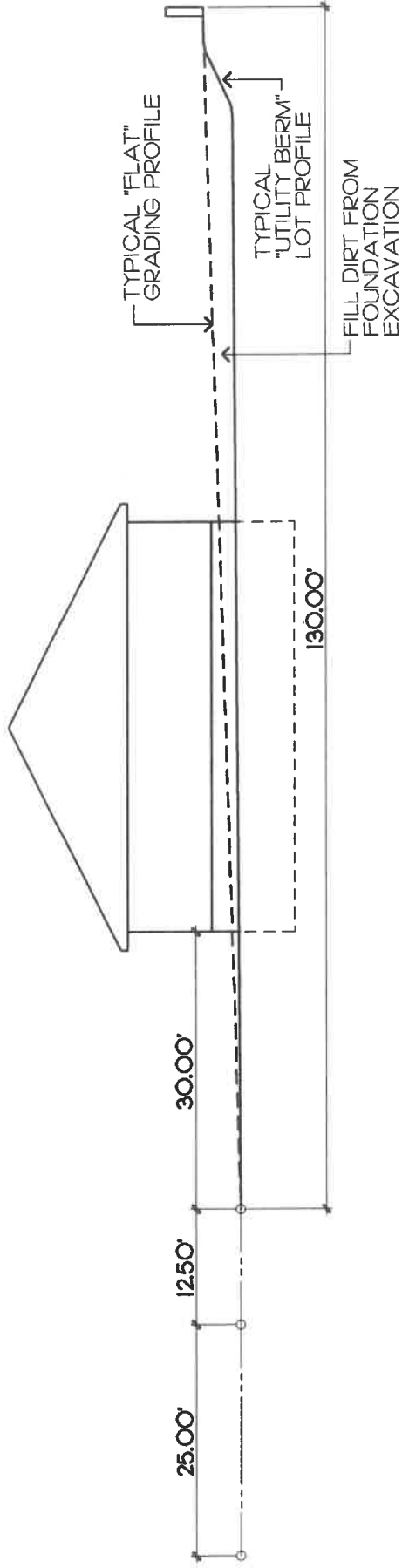


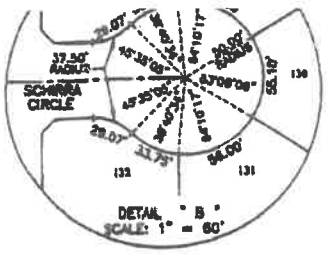


FOUNDERS RIDGE

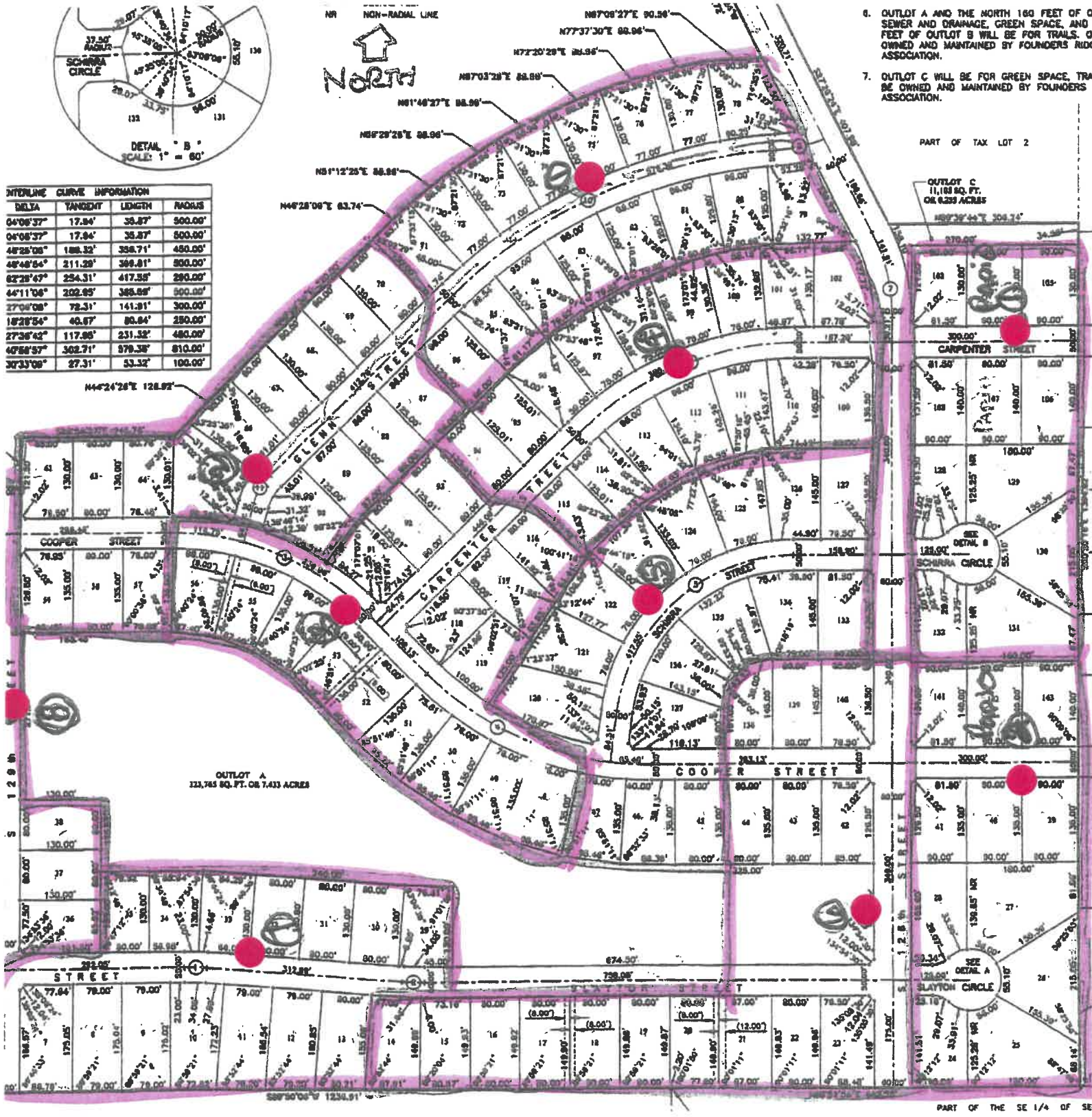
Typical Utility Berm Detail

*some lots





INTERLINE CURVE INFORMATION			
DELTA	TANGENT	LENGTH	RADIUS
04°06'37"	17.84'	35.87'	500.00'
04°08'37"	17.84'	35.87'	500.00'
48°28'08"	188.32'	358.71'	450.00'
48°48'54"	211.29'	398.81'	500.00'
62°28'47"	254.31'	417.58'	290.00'
44°11'06"	202.95'	385.88'	500.00'
37°08'08"	72.31'	141.91'	300.00'
18°28'54"	48.87'	80.84'	250.00'
27°28'42"	117.88'	231.52'	480.00'
48°28'57"	302.71'	578.38'	810.00'
30°33'08"	27.31'	53.52'	100.00'



- OUTLET A AND THE NORTH 160 FEET OF OF SEWER AND DRAINAGE, GREEN SPACE, AND FEET OF OUTLET B WILL BE FOR TRAILS, OWNED AND MAINTAINED BY FOUNDERS RIDGE ASSOCIATION.
- OUTLET C WILL BE FOR GREEN SPACE, TRAIL, OWNED AND MAINTAINED BY FOUNDERS RIDGE ASSOCIATION.

PART OF TAX LOT 2

SEE DETAIL A

SEE DETAIL B

SEE DETAIL C

SEE DETAIL D

SEE DETAIL E

SEE DETAIL F

SEE DETAIL G

SEE DETAIL H

SEE DETAIL I

SEE DETAIL J

SEE DETAIL K

SEE DETAIL L

SEE DETAIL M

SEE DETAIL N

SEE DETAIL O

SEE DETAIL P

SEE DETAIL Q

SEE DETAIL R

SEE DETAIL S

SEE DETAIL T

SEE DETAIL U

SEE DETAIL V

SEE DETAIL W

SEE DETAIL X

SEE DETAIL Y

SEE DETAIL Z

Founders Ridge Mail Box Location Map

PART OF THE SE 1/4 OF SE