

# Magnolia Trace

## APPLICATION FOR PLAN APPROVAL

\*Prior to approval, submittal of the following is required:

- Construction Plans and Specifications
- Plot Plan – Show House on Lot
- Erosion Control Plan – Use Plot Plan to Sketch Plan
- Landscape Plan – Fencing, Walls, and Lighting

Phase: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Address: \_\_\_\_\_

Contractor: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Owner/Buyer: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Date of Application: \_\_\_\_\_

Estimated Start Date: \_\_\_\_\_

Estimated Completion Date: \_\_\_\_\_

Sales Price: \_\_\_\_\_

Approved by: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date Approved: \_\_\_\_\_

### Specifications

#### Building Plans

- ☐ Square Feet: Frame \_\_\_\_\_ Veneer \_\_\_\_\_
- ☐ Construction Cost/Square Foot \_\_\_\_\_
- ☐ Sales Price/Square Foot (Includes Lot) \_\_\_\_\_
- ☐ Garage Orientation \_\_\_\_\_
- ☐ Exterior Masonry \_\_\_\_\_ %
- ☐ Location of Utility Panel \_\_\_\_\_

#### Requirements

\_\_\_\_\_ Sq. Ft. 2500, 3000, or 4000 (Lot Dependent)

For information only

\$145 per square foot minimum

Side or rear entry, min. of 2 car garage must be attached

85% Masonry

Side of residence at a location to be as inconspicuous as possible from the street and/or the neighboring property. **Indicate location on floor plan.**

#### Roofing

- ☐ Material \_\_\_\_\_ color \_\_\_\_\_  
year warranty \_\_\_\_\_
- ☐ Roof Pitch \_\_\_\_\_
- ☐ Roof Height \_\_\_\_\_

Equivalent to Elk, Lifetime, High Definition, Weathered Wood

Minimum of 10/12 pitch

Shall not exceed 2.5 stories: 43 feet

#### Driveways

- ☐ Surface Material \_\_\_\_\_
- ☐ Width of Paving \_\_\_\_\_

Concrete required

Required 18' minimum

#### Mailbox

- ☐ Address Block Material \_\_\_\_\_
- ☐ Construction Material \_\_\_\_\_

Cast stone required

Constructed with same materials as residence required

# *Magnolia Trace*

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### Landscaping (Plan Requires Approval prior to Landscaping)

- |  |   |
|--|---|
| <input type="checkbox"/> Landscape Cost: _____             | Must represent at least 2% of total construction cost<br>*Please include a plant list with the size and price*                                  |
| <input type="checkbox"/> Hardscape Elements: _____         | Hardscape elements required   |
| <input type="checkbox"/> Lawn Grassing: _____              | 100% lawn sodding required  |
| <input type="checkbox"/> Sprinkler System: _____           | 100% Sprinkler system required  |
| <input type="checkbox"/> Exterior Lighting Plan? _____     | Architectural committee approval  |
| <input type="checkbox"/> Number of 3" Caliper Trees? _____ | Minimum of (2) trees at least three inches caliper measured twelve inches from ground level between front building line and street right of way |
| <input type="checkbox"/> Corner Lot? _____                 | Corner lots must have (3) trees at least (1) between residence and each street right of way.  |

### Fencing and Walls

- |   |  |
|---|--|
| <input type="checkbox"/> Is fencing restricted on lot? _____    | Some Lots Have Restricted Fencing  |
| <input type="checkbox"/> Does fence abut Common Area "A"? _____ | Fencing must be constructed of ornamental iron, with the option to use masonry pillars as required by the covenants. No fencing at any time may obstruct the view of Common Area "A" by adjoining property owners. |
| <input type="checkbox"/> Fence Material? _____                  | If not visible from street or any common area, may be constructed of wood using steel posts. Fences that separate Magnolia Trace from adjoining property may be of wood.   |
| <input type="checkbox"/> Fence Height? _____                    | Maximum of six (6) feet in height  |
| <input type="checkbox"/> Side Fence Material _____              | Fences which project from a residence toward a side lot line must be constructed of brick, stone, or iron.   |
| <input type="checkbox"/> Retaining Walls? _____                 | <b>*Architectural Committee Approval is required before installing any fencing or retaining wall.*</b>   |

**\*\*ALL CONTRACTORS ARE REQUIRED TO USE CZECH HALL CONSTRUCTION ENTRANCE. NO CONSTRUCTION VEHICLES TO USE 59<sup>TH</sup> STREET ENTRANCE, EVER! THE PROPERTY OWNER'S ASSOCIATION CHARGES A \$150 FINE TO THE OWNER FOR EACH VIOLATION.**