

AVONLEA

House Plans Approved as Noted

Lot # _____ Project Section _____

_____ **SITE PLAN WITH GRADING**

_____ **SQUARE FOOTAGE-** 2,000 sq. ft. Single Story, 2,200 sq. ft. Two-story or Story and a half.

_____ **DRIVEWAYS -** Concrete, asphalt or brick.

_____ **EXTERIORS,
INCLUDING
CHIMNEYS-** Homes shall utilize natural materials such as: Stone, stucco, brick, wood, cultured stone, and eifs or cementitious siding. Aluminum and/or vinyl shall be allowed for trim details only such as soffits, gutters, shutters, etc., but shall not be used as a siding product.

_____ **GARAGE DOOR -** Panel

_____ **ROOFING -** Dimensional or dimensional look shingles.

_____ **WINDOWS -** Wood, wood clad, or vinyl.

_____ **WINDOW TRIM -** Relief detail at all windows on elevation where stucco is the primary material.

_____ **DRAINS -** Building downspouts and drains shall be diverted to streets even if the downspout storm system needs to be split.

_____ **TYPICAL LOT -** Side yard Setback - 12.5 feet
Front yard Setback - 30 feet
Rear yard Setback - 35 feet

_____ **SIDEWALKS -** 4' wide sidewalks required per zoning.

_____ **STREET TREES -** Required per zoning 1.5" in caliper, with one tree per lot and 2 trees per corner lots planted 4' behind the sidewalk along public streets.

_____ **SANITARY MANHOLES -** Raised 6-inches above finished grade. Casting reset & reseeded if needed. (Note: Lots with manholes are lots 1(this lot has 3 manholes), 5, 8and 9 have two on the property lines, 11, and 13.)

_____ **OTHER -** Sedimentation fencing required per Ohio EPA Best Management Practice