

# **DRAFT - OCTOBER 30, 2008**

## **WESTMONT BUILDING GUIDELINES**

Section 1: The Design Review Process

Section 2: Architectural Guidelines

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### **1. THE DESIGN REVIEW PROCESS**

#### **FUNCTION OF THE DEVELOPMENT STANDARDS & ARCHITECTURAL CONTROL COMMITTEE**

To promote the architectural themes and unified style of Westmont, the Developer and all lot/home owners must follow the requirements and principles contained within the Building Guidelines. In addition, all lot/home owners must comply with all federal, state, county; and local codes, ordinances, and regulations that apply to their project. Therefore, no structure or improvement shall be commenced, erected or altered until approvals specified in these guidelines have been obtained. The Developer reserves the right to exercise design review over all construction in Westmont. The Westmont Development Standards & Architectural Control Committee (DSACC) will review all new construction, along with any alterations and modifications to structures and improvements (even after completion of construction), including, but not limited to: painting, renovations and landscaping. The DSACC shall consist of individuals appointed by the Developer.

#### **ENFORCEMENT POWERS OF THE DSACC**

In the occasion a violation should occur (construction or modifications without the review and approval of the DSACC, etc.), the Developer and/or the DSACC has the right to obtain injunctive relief, which requires the lot/home owner to stop, remove, and/or alter any improvements made or being made in a manner that complies with the standards established by the Developer. Approval by the DSACC does not relieve a lot/home owner of its obligation to comply with and obtain any government approvals. If such approvals are required and are not obtained by the lot/home owner, the Developer, the DSACC and/or the applicable government agency may take whatever actions are necessary against the lot/home owner to force compliance with these guidelines or other regulations established by the Developer.

When reviewing each project, the DSACC will consider the unity and harmony of the design with surrounding structures, the quality of workmanship and materials, as well as purely aesthetic considerations, which in the sole discretion and opinion of the DSACC, will affect the overall spirit and intent of Westmont. It is not the intent of the DSACC to make arbitrary and subjective value judgments, or to discourage creative design, but to ensure that all designs meet the standards of these guidelines and to ensure compatibility with the overall concept, character, and design/construction quality of the community.

It should be noted that the Developer and the DSACC shall not be responsible for:

1. The structural adequacy, capacity or safety features of any structure and/or improvement or any materials used in connection therewith;
2. Non-compatible or unstable soil conditions, radon gas, soil erosion, existing site features, etc.;
3. Compliance with any or all building codes, safety requirements, and governmental laws, regulations or ordinances by any builder;

4. The performance or quality of workmanship of any builder or any contractor or sub-contractor employed by any builder or any lot/home owner; and
5. The integrity, condition, or fitness of any materials, labor, or services used by any builder or any lot/home owner in connection with any structures or improvements.

## **WESTMONT DESIGN REVIEW PROCESS**

The DSACC meets twice a month. Preliminary or final drawings must be submitted three business days prior to the review meeting. Incomplete or partial submittals will not be reviewed under any circumstances. Digital copies of submittals in PDF format are encouraged. Please send all required materials listed below to:

Westmont DSACC  
Attention: Nick Churchill  
P.O. Box 554  
Carmel, IN 46082  
(317) 573-6692  
nick@pittmanpartners.com

Any exterior modifications desired, requested or required once initial approval has been obtained must be submitted to the DSACC for approval. This change should be noted on the “Application for Design Review- Design Changes to Approved Plans” Form (attached as Exhibit A). Prior to closing on a new home submit that form to the Builder or Sales Agent who will forward to the DSACC representative. For items that occur after a homeowner has occupied his or her home, submit the “Application for Design Review- Alterations to Existing Structures” Form (attached as Exhibit A) to the Home Owner’s Association representative (HOA) who will then forward the application to the DSACC representative. This submittal will be accepted or denied within 30 days after it has been received. Upon completion of initial construction, other changes such as additions, exterior paint colors, etc. must follow the same guidelines for such and an Application for Design Review must be submitted, reviewed and approved prior to start of any such work.

## **SUBMITTAL PROCEDURES (NEW CONSTRUCTION ONLY)**

**Design Orientation Meeting:** The Design Orientation Meeting is an introductory meeting with the Developer and/or the DSACC Architect. This meeting will cover the design guidelines, the design review process and general information about building a house in Westmont. The applicant’s architect and approved builder if selected are encouraged to attend this meeting. This meeting should take place within fifteen (15) days following execution of the Lot Purchase Agreement.

**Preliminary Review:** Submit two complete sets of the following to the DSACC for review. These materials will be reviewed for compliance with the intent of these guidelines, design quality and for appropriateness in the streetscape. Include with the submission the “Application for Design Review” Form (attached as Exhibit A) along with:

1. Preliminary site plan with north arrow and scale, showing building placement, required setbacks, actual setbacks, structures, transformers and communication boxes, easements, walks, drives, patios, fences, gates, pools, mechanical equipment, utility meters and screening, refuse location and screening and schematic drainage (1”= 10’ minimum scale);
2. Preliminary grading plan (1”= 10’ minimum scale), existing vegetation to be removed and spot elevations. Proposed finish floor elevations of 1st floor, basement, garage, porches and

exterior steps. Contour interval: 2 feet or less. As built, surveyed elevations required for four corners of the lot:

- a. Street Side — top of curb right and left property line
  - b. Rear — rear corners of lot
3. Preliminary floor plans and roof plan with area tabulations for each floor (1/4 inch minimum scale);
  4. Preliminary elevations indicating doors, windows, proposed exterior materials, floor heights, and overall building heights (1/4" = 1'-0" minimum scale). (NOTE: Elevations shall reflect proposed grade/elevation intersection on all sides); and
  5. Any variances to these guidelines that are requested.

At the completion of the Preliminary Review, the applicant will receive review comments and/or mark-ups to assist in the future development of the project.

*NOTE:* It is acceptable for builder or home owner to bypass the “preliminary review” process. This initial review is offered as an opportunity to make necessary corrections prior to the finalization of the final construction drawings. If the builder and/or home owner bypass the preliminary review, they are at risk for potential changes required by DSACC.

**Final Review:** The lot/home owner must submit two complete sets of the final construction documents for all proposed improvements (the “Lot Development Plan”) to the DSACC. The submission must be accompanied by an “Application for Design Review” Form and the following:

1. Site plan prepared by a licensed engineer or architect with north arrow and scale, indicating property lines, utilities, easements, required setbacks, actual setbacks, existing and proposed topography, location of temporary fencing for all vegetation to remain, erosion control around the perimeter, dimensioned location of all proposed structures including house, garage, carport, decks, patios, fences, walks, drives, terracing, mechanical equipment, utility meters, refuse container storage area (Scale 1"= 10', minimum);
2. Proposed site grading plan and drainage plan (inclusive of existing contours, spot elevations, proposed contours, and drainage inlets and structures), finished floor elevations and proposed tree removal and site clearing (Scale 1"=10' minimum);
3. Floor plans with area tabulations drawn at 1/4" = 1'-0" minimum scale;
4. Exterior elevations indicating exterior materials with samples, color selections with locations noted, exterior house-mounted lighting selections and locations, roof pitch, roof overhangs, finish floor elevations in relation to actual proposed site grades/elevations, and building heights (1/4" = 1'-0" minimum scale);
5. Wall sections/details of primary elements such as cornice, front entry, porches, etc;
6. Landscape plan prepared by an approved landscape architect or designer (See Landscape Design Guidelines below); and
7. All other data or information that the DSACC may request.

### **SUBMITTAL (HOMEOWNER)**

Submit to DSACC the Application for Design Review form with the appropriate documents for review. The application has the information required for specific submittals. For example, if a fence is submitted, then the following documents are required with the application:

1. Site Plan w/desired location indicated
2. Fence Style w/picture
3. Fence Description (material, color, height). Be specific with the type of product, materials, color, design, etc. when entering a submittal to DSACC.

**NOTIFICATION PROCEDURES**

Following each review stage, the DSACC will render one of the following decisions:

1. Approve the submission so that the project may proceed to the next phase or to construction.
2. Return the submission to the lot/home owner marked “Approved as Noted.”  
Recommendations for modifications must be implemented in order to receive DSACC approval.
3. Disapprove the submission with an explanation of the reasons for disapproval.

The lot/home owner will be notified of the decision in writing and/or marked-up drawings within 30 days from the date of receipt. One set of plans will be returned with comments. The DSACC may deny the application because it is incomplete or inadequate. If approval is not granted, a revised application may be submitted and reviewed in the same fashion as the initial application. If the application is denied approval, a full text appeal may be made in writing to the DSACC. An application for withdrawal may be made without prejudice. One application will be considered by the DSACC.

If the submission is returned with recommendations for modifications or disapproved, another review will be required and the process repeated. If any modifications are made after the final plans have been approved, the proposed revision must be submitted to the DSACC with an “Application for Design Review” Form for review and approval prior to commencement of construction. Proposed revisions or additions to an existing structure are subject to the same submission and review process as new construction projects.

The issuance of an approval from the DSACC does not alleviate the lot/home owner from the need to submit to the City of Carmel and/or Hamilton County for the necessary approvals. Any changes required by any governmental agency must be submitted to the DSACC for review and approval. Any variance granted for a project shall be considered unique and will not set precedence for future decisions.

**2. ARCHITECTURAL GUIDELINES**

**BUILDING STANDARDS**

Typical Lot Sizes	Min Front Yard Setback	Min Side Yard Setback	Min Rear Yard	Max Height	Min Home Square Footage
120’ wide x 160’ deep	20’	10’	20’	35’	2,400 sq. ft.
100’ wide x 160’ deep	20’	10’	20’	35’	2,000 sq. ft.
80’ wide x 120’ deep	20’ or 25’ *	5’	20’	35’	1,700 sq. ft.

\* 20 feet for Homes with courtyard side entry garages, 25 feet for all other configurations.

## **BUILDING MATERIALS**

### Permitted Materials:

- Brick (traditional colors with minimal blends), stone, real stucco (sand finish or textured as is appropriate to the style of architecture), EIFS may be acceptable on a limited basis at the discretion of the DSACC, horizontal wood siding (painted or stained with max. 7" exposure), wood shingle shakes (scalloped or straight) as well as cultured stone. Fiber cement board is acceptable.
- Appropriate materials on exposed foundations include: brick, stone, real stucco, cultured stone, smooth finish poured concrete, or painted brick formed concrete. Foundation walls of poured concrete which are visible from a public right of way may not be exposed more than 12 inches above grade.
- Fencing may be authentic wrought iron or cast aluminum wrought iron style.

### Prohibited Materials:

- Typically artificial, simulated or imitation materials other than those mentioned above.
- Exposed concrete masonry units
- Vinyl or aluminum siding
- Non-traditional brick colors and finishes
- Beaded siding may be acceptable for some specific styles

Particular attention will be given to the following details:

<b>EXTERIOR FACADE DESIGN</b>	<b>CORINICES, FASCIA, SOFFITS &amp; RAKES</b>
<b>MAIN ENTRY DOORS</b>	<b>COLUMNS</b>
<b>PORCHES, EXTERIOR BALCONIES &amp; DECKS</b>	<b>CHIMNEYS</b>
<b>WINDOWS</b>	<b>EXTERIOR LIGHTS</b>
<b>SHUTTERS</b>	<b>GARAGES</b>
<b>ROOFS &amp; DORMERS</b>	<b>COURTYARDS &amp; HARDSCAPES</b>
<b>GUTTERS &amp; DOWNSPOUTS</b>	<b>FENCING &amp; SCREENING WALLS</b>

Please see the Site Requirement Matrix (Exhibit C) for more information

## **LANDSCAPE DESIGN GUIDELINES**

Highly designed landscapes are an integral part in the creation of the overall aesthetic of Westmont. A landscape plan prepared by an approved landscape architect or designer must be submitted to the DSACC during the final review process and the written approval of the DSACC must be obtained prior to the start of any construction activity on the home site. Any variance from the approved landscape plan prior to installation must receive written approval from the DSACC. The landscape plan must include:

1. North arrow, a graphic and written scale (1/8" = 1'-0" minimum);
2. Location, species, and spacing of landscape material;
3. Driveways, walks, landscape areas, hardscape areas;
4. Walls, fences, and gates with dimensions, heights, and materials noted;
5. Location and coverage of irrigation system;
6. Utility easements and drainage swales; and

7. Detailed plant schedule outlining material classifications (i.e. shade tree, evergreen tree, ornamental tree, deciduous shrub, evergreen shrub, ornamental grasses, perennials) planting size and quantities, with a unit total for each classification and total units in plan.

The landscape design will be quantified by a unit system. The design should encompass all sides of the proposed residence with particular emphasis on all areas visible from a public right-of-way. All areas of the home’s yard must be sodded and irrigated. Use of indigenous species is strongly encouraged; please refer to Exhibit B for information regarding species, approved designers and installers. If an unapproved landscape architect/designer/installer is preferred, a \$1,000 landscape deposit must be submitted to the DSACC to be utilized at their discretion. The minimum number of units per plan in Westmont is **650**, to be achieved as follows:

**Trees**

- Shade trees with a minimum caliper of 2.5” when measured at one foot from the ground or 8-10’ for clump trees. One shade tree equals 20 units, a minimum of two shade trees are required per residence. Street trees do not count toward this requirement.
- Evergreen trees with a minimum height of 8’ shall equal 15 units per tree. A minimum of one evergreen tree is required per residence.
- Ornamental trees with a minimum caliper of 1.5” when measured at one foot from the ground or 7-9’ for clump trees. One ornamental tree equals 15 units and a minimum of one ornamental tree is required per residence.

**Shrubs and Perennials**

- Evergreen shrubs to be 24” in height and equal 6 units
- Deciduous shrubs to be 24” in height and equal 3 units
- Ornamental grasses to reach a mature height of 36 inches and equal 3 units.
- Perennials to be a minimum size of one gallon. Each gallon equals 1 unit.

Table 1: Westmont Landscape Standards

<b>Classification</b>	<b>Minimum Caliper</b>	<b>Minimum Height</b>	<b>Units</b>	<b>Minimum Required per Plan</b>
Shade Trees	2.5 inches	NA	20	Two (2)
Evergreen Trees	NA	8 feet	15	One (1)
Ornamental Trees	1.5 inches	NA	15	One (1)
Evergreen Shrubs	NA	24 inches	6	TBD*
Deciduous Shrubs	NA	24 inches	3	TBD*
Ornamental Grasses	NA	36 inches (mature)	3	TBD*
Perennials (1 gallon)	NA	NA	1	Encouraged as Needed

\* A total of 250 units of deciduous shrubs, evergreen shrubs, and ornamental grasses are required.

Stone landscape walls and patios are encouraged and will be credited at 20 units per 15 face feet of wall and 20 units per 20 square feet of patio with a maximum of 80 units applied to the required 650 total units per home. All walks and patios must be constructed of exposed aggregate or comparable material. Broom finished concrete is not acceptable. Use of low voltage landscape lighting is required. Low voltage lighting will be credited at 5 units per fixture with a maximum of 50 units applied to the total.

**Street Trees**

Street trees with a minimum caliper of 2.5” are to be shown on the plan at a spacing of 30’ on center. The final location, species, and variety will be determined by the Developer.

The following plant material is not acceptable and will not count toward the overall unit requirements:

**Shade Trees**

Ash  
Silver Maple  
Poplar  
Willow  
Linden

**Evergreen Trees**

White Pine  
Austrian Pine  
Scotch Pine

**Ornamental Trees**

Bradford Pear  
Mulberry  
Plum  
Pin Cherry

*All landscaping specified on the landscape plan approved by the DSACC must be installed on the home site strictly in accordance with such approved plan within thirty (30) days following the substantial completion of the home unless the DSACC agrees to a later landscaping completion date in writing.*

**ARCHITECTURAL STYLES**

“There are cycles in architecture, but people always return to the classics” -Lewis E. Crook Jr.

Architectural styles based on classic design principles create lasting value. By studying the classic architecture of historical neighborhoods we can readily recognize the timeless aesthetics that promote strong property values. These guidelines will illustrate, through the use of images and in depth description, that which is acceptable in design and detail. While we have attempted to address many of the issues that are critical to the success of this community the information provided within is not intended to be fully comprehensive in scope, but will be the minimum criteria by which all proposed home designs will be considered for appropriateness. The approved architectural styles are not intended to dictate how homes must be designed, but instead exhibit the scale, proportion and common elements which have allowed these styles to provide timeless value and character to the communities in which they exist. It is the intention of the DSACC to allow creativity in the design of each building and its accompanying landscape, complementing and contributing to the total streetscape of the neighborhood while preserving the overall intentions of Westmont.

Acceptable architectural styles in Westmont are as follows:

Georgian	Colonial Revival	Federal (Adam)
Cape Cod (Shingle)	Tudor	Greek Revival
French Eclectic	Italianate	Craftsman (Bungalow)

The following pages provide concise descriptions of the acceptable styles. Refer to the book A Field Guide to American Houses by Virginia and Lee McAlester for a more detailed description of each style and to explore other viable styles and adaptations of styles of architecture that may be appropriate.

**Georgian pg. 138**

The major identifying features that should be incorporated into the design include:

- a. Simple massing with well proportioned volumes and medium pitched roofs. Roof styles are typically side gables, hip, and gambrel
- b. Cornice emphasized with tooth-like dentils or other decorative moldings
- c. Central paneled entry door with a decorative cornices and pilasters often framed with side lights, fan lights, or transoms
- d. Double hung windows, typically with 6 to 12 panes per sash Windows in symmetrical vertical rows around a central door. Shutters are common

**Federal (Adam) pg. 152**

The major identifying features that should be incorporated into the design include:

- a. Simple massing with well proportioned form.
- b. Cornice emphasized with tooth-like dentils or other decorative moldings
- c. Semicircular or elliptical fanlight over a central paneled entry door
- d. Windows are vertically proportioned in symmetrical rows, with multiple panes (6 over 6). Windows never in adjacent pairs, except for Palladian style windows

**Greek Revival pg. 178**

The major identifying features that should be incorporated into the design include:

- a. Simple massing with well proportioned form. Low pitch side gable or hipped roof
- b. Cornice of roof and porch emphasized with wide trim separated into two parts
- c. Porches are common in full width and entry style, one and two story, all are typically supported with prominent columns, often with front facing gables
- d. Entry doors are paneled and usually surrounded by sidelights and a transom light
- e. Windows are vertically proportioned in symmetrical rows, with multiple panes (6 over 6). Windows never in adjacent pairs, except for Palladian style windows

**Italianate pg. 210**

The major identifying features that should be incorporated into the design include:

- a. Two or three story with low pitched, hipped roofs.
- b. Widely overhanging eaves with decorative brackets below
- c. Small, single story porches are most common.
- c. Tall, narrow windows, sometimes arched above with elaborated crowns
- d. Entry doors can be paired or single, occurring in same shapes as the windows
- e. Occasional square cupola or tower

**Farmhouse (Victorian Stick) pg. 254**

The major identifying features that should be incorporated into the design include:

- a. Wall cladding of wood or composite siding.
- b. Steeply pitched gable roof. Cross gables with muted decorative trusses at the apex.
- c. Porches are typical and are often shown with diagonal or curved braces. Recessing the porch is common on “L” shaped forms and massing.
- d. Windows are large, double hung with multi-pane 2 over 2
- e. Entry doors are simple, solid, four or six panel style

**Cape Cod (Victorian Shingle) pg. 288**

The major identifying features that should be incorporated into the design include:

- a. Wall cladding of wood or composite shingles/shakes (composite on 2<sup>nd</sup> story only)
- b. Asymmetrical façade with steeply pitched rooflines usually with intersecting cross gables, multi-level eaves and dormers.
- c. Extensive porches are common
- d. Double hung windows, multi-pane at top sash. Multiple windows and bays are typical
- e. Palladian windows, simple classical columns and crown mould details at rakes and eaves

**Colonial Revival pg. 320**

The major identifying features that should be incorporated into the design include:

- a. Simple forms often combined to create more complex massing. Roof ridges usually run parallel to the street
- b. Frequent use of side porches and small scale front porches
- c. Entry door is accentuated with decorative pediment
- d. Double hung, multi-pane windows, usually symmetrically balanced 6 over 6, 8 over 8 around a center door. This results in broader proportions than Federal, Georgian, or Greek Revival styles

**Tudor pg. 354**

The major identifying features that should be incorporated into the design include:

- a. Facade dominated by one or more prominent cross gables with occasional half timbering. Large elaborate chimneys are distinctive details of the Tudor style
- b. Massive chimneys commonly crowned by decorative chimney pots
- c. Tall, narrow windows, commonly in multiple groups and with multi-pane glazing
- d. Steeply pitched roof, usually side gabled.
- e. Entry has a round arch or flattened, pointed Tudor arch

**French Eclectic (Country French) pg. 386**

The major identifying features that should be incorporated into the design include:

- a. Tall, steeply pitched, hipped roofs with occasional front facing cross gable roofs.
- b. Eaves commonly flared outward at the roof-wall junction
- c. Brick, stone, or stucco walls with occasional half timbering
- d. Occasional tower feature

**Craftsman pg. 452**

The major identifying features that should be incorporated into the design include:

- a. Low pitched gabled roof (occasionally hipped) with wide, unenclosed eaves and exposed exaggerated roof rafters
- b. Decorative beams or braces under gables.
- c. Prominent partial or full width porch
- d. Porch roof supported by oversized straight or tapered square columns. Porch support columns or column pedestals that extend unbroken to ground level
- e. Windows are typically multi-pane 6 over 1, 4 over 1, or 2 over 1

### **3. Construction Process Guidelines**

Construction of the residence on the home site by an approved builder shall commence within twelve (12) months following the date of closing, and once construction is started the home must be completed to the standards of the approved Lot Development Plan within twelve (12) months. The following are practices that must be followed during the construction of a residence in Westmont.

#### **INFRASTRUCTURE**

- a) Following the completion of all streets and curbs any damage from construction track equipment, backhoe outriggers, carelessness, water taps, sump pump lines, fuel or oil spills, etc. will be repaired at builder and/or owner's expense.
- b) Prior to construction of the foundation, stone shall be installed over the path of the driveway, in the location shown on the approved building plans of the residence, with the stone to be level with the back of the curb.
- c) All excavation within 5' of back of curb must be backfilled with granular material. If work performed requires excavation on a lot other than the approved lot, the ground disturbed by that excavation must be restored to its original condition within a reasonable amount of time, determined in the sole discretion of the Developer.
- d) Connection to the water service lateral shall be made without undermining the curb or altering the subsurface drainage system. If curb is undermined when excavating for water tap or any other excavation, the Developer must be contacted to inspect the method of backfill and to inspect existing infrastructure to assure there is no damage. All costs to repair any undermining of curb or street will be at builder and/or owner's expense.
- e) The grade of a sanitary sewer or storm sewer manhole structure shall not be changed during the course of construction without the prior consent of the Developer, and if necessary, all governmental agencies having jurisdiction. If the structure needs to be raised or lowered from plan grade due to builder or builder's agents changing dirt grade around structure, it will be at builder and/or owner's expense. Any damage to structure by builder or builder's agents when finish grading or placing sidewalk will be repaired at builder and/or owner's expense. All work on structures must be done by an approved contractor.

#### **DRAINAGE**

- f) The location, grade, and seeding of existing swales on or adjacent to the home site will be maintained by the builder and/or owner during their phase of construction. The swales have been constructed and seeded per plans as shown on subdivision erosion control plan. It is the builder and/or owner's responsibility, if swales are damaged, to re-grade swales to conform to grades on site plans and re-seed. If there are problems with swale elevations of adjacent lots, please notify the Developer.
- g) The surface and subsurface drainage systems shall not be altered in any way from the specifications of Developer's approved as-builts or construction plans for the Westmont community and the approved Lot Development Plan of the residence. Downspout drains are not to tie into the subsurface drainage systems.

- h) The sump pump discharge line must be connected to the subsurface drain lateral provided for the home site.

## **DEBRIS**

- i) Dumpsters are required to contain all debris for each home site during construction. Loose debris shall be disposed into the dumpster on a daily basis. The dumpster must be emptied at a frequency that avoids overloading to the point that debris projects above the top rim of the dumpster. Burning of trash and construction debris is prohibited.
- j) All construction activities shall be undertaken to prevent debris from entering or blocking the storm sewer inlets.

## **LANDSCAPING**

- k) Prior to the earlier of (i) thirty (30) days following completion of a home on a home site or (ii) one (1) year following the date of closing, builder and/or owner shall install a sidewalk in conformity with the requirements of the City of Carmel at builder and/or owner's cost.
- l) As soon as the weather permits, but in any event within one hundred twenty (120) days following installation of the sidewalk required by the approved ), builder and/or owner shall plant street trees in accordance with the landscape plan submitted to and approved by the DSACC. Such street trees shall be of a size and species designated by Developer.
- m) The home site shall be sodded and / or seeded promptly following finish grading to minimize or prevent erosion from occurring, subject to the requirements of the Westmont Building Guidelines and the approved landscape plan for the residence.

## **EROSION CONTROL**

- n) Prior to obtaining written approval by the DSACC of the proposed residence, silt fence shall be installed behind the curb along the entire front property line of the home site except for the driveway entrance. In addition, until construction of the residence has been fully completed, all other erosion control regulations of all governmental agencies having jurisdiction when constructing the residence shall be complied with.
- o) Builder and builder's agents shall keep the street clean of all mud, dirt, stone, gravel and debris at all times. If necessary, the Developer will notify the builder and/or owner to clean streets. If not completed by given date, the Developer will clean and back charge the builder and/or owner. Any silt entering into the storm system as a result is the builder and/or owner's responsibility to remove and restore to its original condition at their sole cost.

## **GENERAL**

- p) A sixteen (16) foot wide stone construction drive will be constructed on each site from the back of curb to the location of the garage. This drive shall be maintained throughout the home construction process so that an adequate grade and concentration of stone is present.

- q) Builders, Contractors, and subcontractors shall be required to park only on one side of a street as designated by onsite signage.
- r) During the course of construction on a home site, any damage to adjacent lots or lots across the street due to concrete trucks, building trades, trash and/or leftover material, pea fill, dirt, etc. will be the responsibility of the builder and/or owner to clean up, re-grade, and re-seed as required by Developer. Notification will be given before any back charge work is performed so builder and/or owner will have a sufficient time to correct the situation.
- s) Utility meters and entrances, HVAC systems exterior equipment, control panels, and similar items shall not be located on the residence within view from any public right or way. Proper screening and landscaping shall be placed to minimize views to the equipment. Locations shall be shown on the site plan submitted to the DSACC.
- t) There shall be no more than one (1) sign per home site. Signage can be no more than six (6) square feet in size and must be approved by the DSACC prior to its placement on the site.

## **DISCLAIMER**

The Developer and the Development Standards and Architectural Control Committee reserve the right to change any portion of these Guidelines, permanently or temporarily, at any time.

Minor changes may be communicated through amendments and supplements. The Guidelines will be periodically updated and reissued as necessary.