

Swiss Valley Estates Home Plan Approval Submittal Requirements

Dear Purchaser:

It is your responsibility to obtain architectural approval of your home plan prior to beginning construction. Your submitted plans must be kept on file in our office until your home is completed. Failure to have your plans approved prior to the commencement of construction may result in delays and cost overruns due to changes required by the Architectural Control Committee. A work stop order will be requested from Madison County authorities that will remain in effect until the time your plans are ultimately approved. Once we receive all of the information requested below, you will receive a written acceptance/rejection letter within ten (10) working days.

A. House plans must clearly show:

1. A full front elevation and the side elevation of any portion of the house facing the street.
2. All floor plans showing interior and exterior dimensions and overall square footage per floor.
3. Roof design (hip, gable, etc.) and pitch.
4. All masonry locations clearly denoting width and height. Masonry minimums will be calculated by taking total lineal foot of exterior wall x 8 or 9 foot in height (per floor) x % required.
5. Location of any T.V. antennae or satellite dish. A separate written request for an antennae/satellite dish review must be submitted.

B. Site Plan:

1. Show all lot dimensions and easements.
2. Show home's location on the lot.
3. Show distances from home to all property lines.
4. Show all driveways, sidewalks, patios and decks.
5. If a fence or swimming pool is being proposed, you must submit a separate written request for a fence or swimming pool review.

C. Erosion Control Plan:

1. Show erosion control plan for preventing mud from entering streets, storm sewers, drainage swales and neighboring lots. Proper erosion control can be achieved using straw bales and silt fences. Erosion devices must be in place prior to commencement of construction.

Note: Erosion control devices must be maintained daily during the construction period to prevent mud from leaving the site.

D. Final Grading Plan:

1. Using arrows on a site plan show the proposed direction of watershed after final grading.
2. Clearly denote swale areas between adjacent lots that allow surface water to drain properly.
3. Show sump pump discharge location and flow direction.

Note: No sump pumps may discharge directly into the street curb/gutters. All sump pumps must discharge to the rear of a lot and not cause a nuisance to neighboring lots.

When submitting plans for approval, please provide your name, current address and telephone number in case any questions arise.

Thank you,

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