

Appendix A: LOT DEVELOPMENT PLAN CHECKLIST & EXTERIOR COLORS AND MATERIALS SHEET

SUBMITTAL STATUS

- PRELIMINARY
- FINAL COMPREHENSIVE

SECONDARY UNIT

- YES
- NO
(NOT allowed on F and G lots.)

COMMENTS:

ACTION ITEM (to be filled out by the VGAC):

- Submittal Approved
- Submittal Approved as Noted
- Revise and Re-submit
- Rejected

COPIES OF DEVELOPMENT PLAN SENT TO:

- ARCHITECTURAL TEAM
- VILLAGE GARDENS TEAM
- BUILDER

NOTE: This approval is only intended to approve structures to be located within the Village Gardens Neighborhood. All approved projects must adhere to all local and national building codes and requirements and must secure all necessary permits prior to construction.

LOT DEVELOPMENT PLAN CHECKLIST

1. **Phase:** I II III (Check which phase applies)
2. **Addition:** Original I II III IV (Check which phase applies)
3. **Block #:** **Lot #:**
4. **Builder:**
5. **Builder Contact Phone Number:**
6. **Homeowner:**

General Checklist Items:

Plan Submitted:

- Village Gardens Plan Library
- Custom Plan

Architectural Style of Plan:

- | | |
|--|---|
| <input type="checkbox"/> Arts & Crafts | <input type="checkbox"/> Queen Anne/Victorian |
| <input type="checkbox"/> Colonial | <input type="checkbox"/> Prairie |
| <input type="checkbox"/> Cottage | <input type="checkbox"/> Spanish Mission |
| <input type="checkbox"/> International | <input type="checkbox"/> Tudor |
| <input type="checkbox"/> Italianate | |

The following items must be submitted if a plan from the library is NOT selected:

- Site Plan including proposed grades tied to Olsson's control benchmark
- Foundation plan and proposed finished floor elevations tied to Olsson's control benchmark which will be signed off by the builder prior to submission to the City of Lincoln
- Building plans, including elevation of all facades, floor plans and lot amenities

The following items must be submitted for all buildings built in Village Garden (regardless if a plan from the Village Gardens Plan Library is used):

- Material plans and specifications
- Exterior colors and materials sheet
- Exterior lighting plan
- Tree preservation plan
- Fencing Plan (see Village Gardens Architectural Standards for details)
- All other data the review board may request with respect to any building activity.

The following requirements from the Village Gardens Architectural Standards are met:

- Minimum sf
- Same design is not repeated within 250' of the design
- Lot Coverage
- Building frontage
- House is on Blanchard or faces Blanchard Boulevard
- Active side of home is: South or East; Passive side of home is: North or West. If not, please explain why:

Detailed Checklist Items:

- * **Skip to Part II if a plan from the Village Gardens Plan Library is submitted.**

PART I

a. Site Plan

- Location and size of building
- Setbacks from lot line
- Easements
- Zoning and minimum building setbacks
- Street names
- Legal description of property
- Lot dimensions
- North arrow and indicate scale used
- Parking spaces dimensioned and driveway access
- Driveway: type of material, and existing and proposed elevations
- Porches: materials, encroachment into setbacks
- Secondary dwelling units
- All existing improvements: Public street, storm sewer, sanitary sewer, water mains, subsurface drain hook-up, etc.
- Proposed improvements: walks (public and private), patios, fences, pools
- Proposed hook-up to: sanitary, water and sump pump.
- Proposed and existing grades: one foot contour of entire site
- Proposed floor elevations for basement and garage
- All easements and encroachments lines shown on recorded plat.
- All bearings and dimensions shown on recorded plat.
- Flood protection grade if it applies. Pond elevation (normal pool, 100 year flood elevation) if applicable.
- Erosion control notes.

- If water services are on the other side of the street, a statement that the area of tap will be restored to original condition.
- Premise Identification location

- Grade Control Point listed on plans to give team a fixed point to measure elevations when basements are being dug to ensure houses are not built too high out of ground!
- Location of Air Conditioner Units on property. Note if unit is not placed on passive side and reasoning for location.

b. Floor Plans Including:

- Use of rooms
- Room sizes, attic access
- Window locations and size of windows
- Occupancy or Area Separation Wall (fire wall) Detail (if required)

c. Elevations of the four (4) sides of the building

- Door and window location
- Porches
- Roof slope
- Roof overhang
- Type of roofing used
- Roof vents
- Brick or siding
- Chimney, height from roof, size, finish material, and cap

d. SWWPP Plan for individual lot included in Submission

- Location of Silt Fencing
- Plan for cleanup of site

PART II

*** Begin here if plan is submitted from the Village Gardens Library:**

e. Exterior Colors and Materials Sheet

- Sheet attached
- Acceptable to architectural style

f. Exterior lighting plan

- Exterior Lighting (type and location) including required front yard light and/or lane light
- Required Photocell lighting for alley noted on plans (if garage is on alley)
- The types and locations of all other exterior lighting proposed for installation on the lot

g. Tree preservation plan

- Plan attached
- Each tree on the lot, which has a caliper in excess of 4 inches measured at 1 foot above grade (“Significant Tree”) which are to be removed
- List of trees which will be used to replaced each tree removed in excess of 4 inches

h. Fencing Plan (see Village Gardens Architectural Standards for details)

- Plan attached
- Dimensions and placement of structure
- Photograph of adjacent properties current fencing to ensure fencing is compatible
- Photograph or brochure picture
- Color of fence
- Vendor of fence and proposed fence installer
- Landscaping Screen for convergence of different fencing materials at lot joining points

PART III – SECONDARY DWELLING UNIT REQUIREMENTS

a. All requirements must be met in order for the secondary dwelling unit to be approved:

- Unit design, materials and finish shall be regulated by the same standards for the primary structure, and shall be compatible with and complement the primary structure including architectural style, color, and materials
- Units may be housed in a building containing only the dwelling or in a building, which contains a garage, workshop, studio, home-based office, or other similar permitted use
- There may not be more than one secondary dwelling unit on the lot in addition to the primary dwelling unit
- Units shall not exceed 1000 sq. ft. in floor area on lots with a width of 45 ft or more. On lots with a minimum width of less than 45 ft., the secondary dwelling units shall not exceed 600 sq. ft. and shall be located within an Accessory Building to the rear of the primary building
- Allowed in all lot types except Type F & G
- Secondary dwelling units shall have separate outside entrances
- Locate unit on all drawings as required

EXTERIOR COLORS AND MATERIALS SHEET

NOTE: The owner and contractor agree to adhere to all specifications and definitions as provided by the submitted plans and that have been agreed to in this approval document. Any major deviation must be approved by the VGAC prior to continuation of construction.

Brick/Stone:

Siding:

Material:

Face Exposure:

Color

Trim:

Material:

Color:

Stucco:

Texture:

Color:

Windows:

Material:

Muntin Pattern:

Color:

Front Door:

Material:

Color/Satin:

Railing/Fencing:

Material:

Color:

Shutters:

Material:

Color:

Roof:

Material:

Color:

Gutters/Downspouts:

Material:

Color:

Address Plaques Location

Powder Coat Finish:

Location on House:

Location on Alley (if applicable):

Foundation Wall:

Material:

Color:

Sidewalk to House:

Material:

Color:

Driveway:

Material:

Material to cover exposed foundation: (if applicable)

Material:

Chimney:

Material:

Vent::