



# GUNDERSON CONSTRUCTION CO.

3021 COUNTY CX  
PORTAGE, WISCONSIN 53901

FULL SERVICE DESIGN BUILD CONTRACTING SINCE 1946

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gundersondesignbuild.com

## ROLLING HILLS COUNTRY ESTATES

Lot #

### *Guidelines to Meeting Developer Approval*

*Revision 4/11/06*

#### Minimum Site Plan Requirements

- |   |  |
|---|--|
| <input type="checkbox"/> Location of proposed curb cut                      | <input type="checkbox"/> Plan drawn to scale including a recognizable benchmark                |
| <input type="checkbox"/> Proposed elevation of all yards after construction | <input type="checkbox"/> Location of exposed basement or knee walls with proposed elevation    |
| <input type="checkbox"/> Proposed height of home relative to benchmark      | <input type="checkbox"/> Home (and decks) shown in relation to all setbacks and easements      |
| <input type="checkbox"/> Location of landscape areas shown on plan          | <input type="checkbox"/> Proposed driveway elevations at road and garage relative to benchmark |
| <input type="checkbox"/> Intermediate driveway elevations or percent grade  | <input type="checkbox"/> Location of retaining walls shown on plan                             |

#### Minimum Framing Requirements

- |  |   |
|--|---|
| <input type="checkbox"/> 2x6 stud walls with 12" energy heel | <input type="checkbox"/> 2x8 sub fascia |
|--|---|

#### Minimum Aesthetic Requirements

- |   |  |
|---|--|
| <input type="checkbox"/> 5:12 roof pitch    | <input type="checkbox"/> 150 SF brick, stone, or cultured stone on front elevation     |
| <input type="checkbox"/> 24" eave, 12" rake | <input type="checkbox"/> 24" corner wrap of all brick, stone, or cultured stone        |
| <input type="checkbox"/> 2x8 fascia         | <input type="checkbox"/> Window lineals or fypon moldings on front elevation           |
| <input type="checkbox"/> Concrete driveway  | <input type="checkbox"/> Architectural grade shingle (Example- Certaineed Landmark 30) |

#### Optional Aesthetic Requirements - Pick 9 of the 20 listed

- |  |   |
|--|---|
| <input type="checkbox"/> All of roof 6:12 or greater                       | <input type="checkbox"/> Portion of roof slope greater than or equal to 8:12                    |
| <input type="checkbox"/> Garage door fypon moldings                        | <input type="checkbox"/> Combination of both hip and gable roof shapes                          |
| <input type="checkbox"/> 2x10 subfascia and fascia                         | <input type="checkbox"/> Overhead garage doors with decorative windows                          |
| <input type="checkbox"/> Multi-reveal fascia (2x8 minimum)                 | <input type="checkbox"/> 200 SF of brick or stone with some portion reaching the eave           |
| <input type="checkbox"/> Bird-box eaves at gable ends                      | <input type="checkbox"/> Window lineals, shutters, or fypon moldings on three elevations        |
| <input type="checkbox"/> Window grids on front elevation                   | <input type="checkbox"/> Decorative belt board at exposed basement or kneewall                  |
| <input type="checkbox"/> Gable fypon moldings                              | <input type="checkbox"/> EIFS (stucco work) accents on front elevation                          |
| <input type="checkbox"/> Decorative accent band below soffit (2x6 minimum) | <input type="checkbox"/> Decorative porch with upgraded rail-work and columns                   |
| <input type="checkbox"/> Transom windows on front elevation                | <input type="checkbox"/> Two siding colors. (Colors & placement must be presented to developer) |
| <input type="checkbox"/> Gable eyebrow on visible elevation of home        | <input type="checkbox"/> Provide developer with engineered site plan with 1-foot contours       |

\_\_\_\_\_  
Home Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Builder

\_\_\_\_\_  
Date

\_\_\_\_\_  
Developer

\_\_\_\_\_  
Date

Nothing in this checklist shall relieve the builder from complying with all applicable laws and codes.

#### Directions for use:

- Prepare detailed construction plans.
- Fill out checklist according to plans.
- Submit to plans and checklist to developer for approval.
- Communicate all changes with developer in a written manner during construction.

By signing and submitting the above checklist and respective plans to the developer, the owner and builder agree to perform the actual construction in a manner consistent with the submitted information. The owner and builder further agree to notify the developer of any proposed changes and or deviations in the scope of the work prior to commencing on the proposed change. All communications initiated by the owner or builder shall be written and reviewed at the developer's convenience. The owner shall allow adequate time for this process.