



Design Guideline Summary

Step 1 – Review Lot Regulating Master Plan and Select a Lot

- See page 12 of the Great Western Crossing Design Guidelines for an overview of the lot regulating plan. Verify and Confirm lot selection with available lots from final recorded plat.
- The lot regulating plans identify lots that have specific requirements. The majority of lots are typical lots where minimum standards apply. Side entry lots are encouraged, but there are specific lots that require a side entry garage. Other specific lot requirements include entry court lots or specific architectural style requirements.
- It is encouraged to contact the review board for clarification on any items, including variance requests, prior to designing your home.

Step 2 – Review Lot and Massing Diagrams

- Review specific front, side, and rear yard building setbacks with the design guidelines and verify and confirm all requirements with the final recorded plats.
- All lots require either a front porch or a front entry terrace/courtyard. The porch is required to be 8' in depth minimum and should correspond in scale and massing with the appropriate architectural style. All porches must occur within the build to zone identified on diagrams from pages 13-15.
- Front entry garages must be set back a minimum of 5' from the primary building façade
- Garage massing and garage doors should be minimized and limited to two garage bays when forward facing. A third stall garage bay will be considered on an individual basis and is required to set back from the primary façade a minimum of 15'
- Garage doors should be of a standard size for vehicles. Oversized shop doors or motorhome garage doors are not allowed.
- Driveway width must be a maximum of 14' at the curb. The driveway may widen to connect to garage doors and provide guest parking.
- Specific lots must follow the requirements of Entry Court lots. Side entry garages with front auto courts are required.
- Side entry garages on all lots require no additional setback from the primary façade.
- Corner lots require additional considerations and engagement with multiple street frontages. Wrapping porches are encouraged, but not required.
- Sidewalks connecting the front porch or entry terrace courtyard are required on all lots except Entry Court lots.

Step 3 – Choose your Architectural Style

- Unless prescribed by the lot regulating plan, select an Architectural Style for your home. Styles can be found on pages 17-20 of the Design Guidelines
- Architectural styles include Beaverdale Brick, Vernacular Farmhouse, Waveland Park Craftsman, and Transitional and Contemporary Design.



- The Design Review Board encourages designs that are true to their selected architectural style and represent modern, but authentic interpretations. Building massing elements, exterior materials, window grid patterns, roof pitches all contribute to long established patterns identified in the approved architectural styles.

Step 4 – Forms and Patterns

- Building massing forms should use restraint and incorporate simple roof forms commonly found in the architectural style that has been selected. Overly complex roof forms and front elevations with multiple gable elements or a ‘one of everything’ approach, should be avoided.
- Material patterns should exhibit a consistent four-sided house approach. Changing exterior materials at outside corners is not allowed. (example – board and batten siding on front elevation and lap siding on side elevations)
- 4” wide exterior window and door trim should be used at a minimum. Windows set in brick should use a more appropriate brick mould trim.
- Masonry openings, including window and door headers should be authentically replicated. Masonry openings should be articulated with proper lintel and masonry arch detailing.
- Dormer windows should be trimmed and fitted and not appear to have a window set in siding unless a specific style of house provides historic precedent.
- Window grids and patterns need to be consistent when used. Window grids should be appropriate to the style of house and may be of casement or double/single hung type.
- Horizontal ‘transom’ windows should be avoided on traditional architectural styles.

Step 5 – Landscaping

- General landscape standards can be found starting on page 31 of the Great Western Crossing Design Guidelines
- Street Trees should be coordinated with the developer. Refer to page 34 of the guidelines for a master street tree planting diagram.
- Each lot or homesite shall plant a minimum of two overstory shade trees. One of the overstory trees must be located in the front yard. One additional understory tree is required and may be located in the front or rear yard. The street tree shall count towards the overstory tree count.
- Plantings in front yards are encouraged along fence lines and walls. Evergreen plantings, ornamental grasses, and hedges are encouraged to provide definition of private and public transitions.
- Landscape planting beds directly adjacent to structures should be planted with an evergreen base. Ground cover plantings that provide color in all seasons are also highly encouraged.
- Plant lists for ground cover, shade trees, understory trees, and evergreen trees can be found on pages 31 and 32 of the guidelines.
- Refer to page 33 of the guidelines for information regarding fencing. Additional requirements may be found in the Great Western Crossing covenants.

*** This summary of the Great Western Crossing Design Guidelines is intended to provide basic requirements of the community for you to become generally familiar with. This document should not be used solely or as a substitute for or replacement for the full design guideline document. It is highly recommended that your builder and designer contact the Design Review Board prior to having plans drawn.***