



Springfield Pines

Design Guidelines

SID #311

Plan Submission

Plan approval required in advance of permitting/closing.
Plot plan required in advance of permitting/closing.

Square footage

Recommendation*

Ranch	1600 ft
Two Story	1200 ft on main level
1 ½ Story	1600 ft on main level

Front Build-To Line

Remember, this subdivision design concept, similar to Bellbrook, creates varying front setback lines. The separate lot sheets sent to you earlier shows the points to connect to establish your front setback. Surveyor's Certificates DO NOT identify the front build-to line.

Side/Rear Setbacks

Side: 7 feet
Rear: 25 feet

Siding/Color

No Vinyl
No Vertical (batten separators ok)
Neutral browns and grays

Facade/Roof

30% Brick or Stone, Heritage, Weatherwood (color)

Foundation

Brick/Stone (front) Brick/Stone (street side)
Brick imprinted foundation can be painted siding color as a substitute for brick/stone.

Outbuildings/Sheds

NOT allowed.

Fences

Lots backing onto Main St or to 132nd St MUST have a 6ft black metal vertical design specified by developer on the property line along the street. No chain link anywhere. All fence designs MUST be approved in advance.

*Some leeway will be given, but it is important to achieve superior appearance to production-style home exteriors.