



Custom Home Design Review Process

The quality of architectural character and site planning for each Custom Home contributes to making the entire Community a more attractive and valuable place. The Custom Home Design Review Guidelines and Design Review process were established to provide homeowners, designers, and builders the tools and information needed to fully achieve the established community goals for Verrado.

There are five steps to the Custom Design Review process in Verrado.

- **Step 1 – Pre-Design Meeting**

This initial meeting is an introduction to the Custom Home Design Guidelines and Design Review process. Topics include the Verrado design philosophy, the Design Review process and the design constraints for your specific lot. If an architect or designer has been chosen, they should attend this meeting as well. Conceptual drawings are not necessary at this time.

- **Step 2 – Concept Design Review (required for Regent Hills Parcel 5.505)**

The Concept Design Review will set the direction for the design of the Home and demonstrate how it relates to the Site and neighborhood. The Design Review Committee will Review the Site Concept plan, Architectural Concept plan and imagery board.

- **Step 3 – Preliminary Design Review**

The Preliminary Design Review consists primarily of three parts: site integration, architectural design and conceptual landscape design. The Design Review Committee will review **complete** submissions and respond with comments on site planning, style interpretation such as architectural massing, roof form, material composition, landscape design, and other criteria described in the Design Guidelines. Design Review application fee is due with the Preliminary Design submittal.

- **Step 4 – Final Design Review**

After receiving the Design Review Committee's approval or conditional approval for the Preliminary Design Review a Final Design Review application may be submitted. The submission basically includes everything that will be submitted to the City of Buckeye, including final architectural, landscape and civil drawings, color and material samples, hydrology report (**not required on graded lots**) and a schedule for construction.

- **Step 5 – Construction Review**

Construction may begin after the Design Review Committee approval of the Final Design Review, the builder has attended a preconstruction meeting with a representative of the Design Review Committee, an executed Builder Agreement is obtained, and a copy of the construction permit from the City of Buckeye, proof of insurance, builder bond check, and development fee and water reimbursement fee has been submitted. There are multiple reviews while in the construction phase. The first review occurs near the completion of framing. At least ten (10) working days prior to framing completion the builder must contact the Design Review Committee representative to schedule a framing review. An exterior color and material review is also required and will be conducted when the Builder notifies the Design Review Committee that the samples are available for review on site. Finally, when all construction has completed and landscape has been installed there is a Final Compliance Review. The owner shall provide written notice to the Design Review Committee of the completion of construction and improvements that have been given Final Design Review approval. Once all outstanding issues, if any, have been resolved a Certificate of Construction Compliance will be issued.