

Ellendale Farm Subdivision

Application for Approval

_____ owner(s) of lot _____ in Ellendale Farm Subdivision request that the attached plans and other submittals be considered for approval.

I. If the lot contains trees, the first step of the approval process is to contact a local arborist to prepare a study of the existing trees on the site and construction guidelines for tree preservation: The guidelines need to provide for;

A method of protecting trees outside of the construction footprint from unnecessary damage during construction.

A list of any required pruning of trees adjacent to the construction site that should be completed prior to construction.

A method to minimize soil compaction during construction and a review of any purposed grade changes and suggestions to protect the root systems.

Arborist recommendations and preservations guidelines must be adhered to and will be enforced.

If there are no trees on the lot proceed to next step.

II. Attached with this application are:

(a) **Two Complete sets of plans and specifications** drawn to scale setting forth the nature, kind, shape, height, color and composition of all exterior materials proposed to be used; and the square footage, level by level, as well as the total square footage of the residence (excludes below grade).

(b) **Plot plan drawn to scale** showing street(s) location, all lot dimensions; all structures proposed or existing on the lot, their size, location and distance from each other and to adjacent property or right-of-way lines; location/width of driveway(s); location/width of sidewalk(s); required setback distances from property or rights-of-way; topography and physical features. Indicate elevation of the proposed improvement as it relates to the existing street elevation and adjoining land(s). All elevations must comply with Declarant's master engineering plan, which specify finished floor elevations. Elevations shown on the master plans are guidelines and may be altered by the Board when needed to conform to existing conditions as drawn, prepared and sealed by either a registered land surveyor, engineer or architect.

(c) **Landscaping plan** drawn to scale setting forth the nature, kind, shape, height of all materials to be used; sod and seed areas.

Arborist recommendations and preservations guidelines must be adhered to and will be enforced.

(d) **Soil erosion and sedimentation control plan.**

(e) **Drainage, grading and site plan indicating topography** and proposed plans for handling of on-site drainage, including, but not limited to, sump pump discharge, gutter drains, driveway drains, ditches, swales, sedimentation basins or berms; show physical features such as existing plant life, tree group, creeks, etc. Such plans must comply with Declarant's master engineering plans for elevations and drainage. Any movement or changes to existing utilities shall be the expense of the owner.

(f) Only Builders approved by the board may build in the Development. If an Owner's builder is not pre-approved, Owner must submit a Resume of builder evidencing quality experience and demonstrated achievements including references. Proof of builder's financial capability must also be provided. Owner will be responsible to obtain and submit the builder's packet.

III. Owner and Builder grant to Ellendale Farm Inc. and its agents a non-revocable license to disseminate all of the content of this plan approval, including but not limited to, construction price, photographs, and written descriptions to the local Multiple Listing Service “MLS” for the purpose of providing Realtors, Banks, and Appraisers with true and fair market values.

Builder Signature

Date

Owner Signature

Date

Owner Signature

Date

Partial Checklist

PLANS Have 2 sets of plans been submitted?

YES NO

EXTERIOR MATERIALS Have the exterior materials been described, siding type and color, roofing type and color?

YES NO

FIREPLACE Is there a fireplace?

YES NO

If YES, where is the fireplace chase located? FRONT BACK SIDE

If the fireplace chase is located either on the front or side of the house, it must be constructed of brick.

BUILDER Who is the builder?

Has the builder already been approved by the Board?

YES NO

Has a copy of the Builders Certificate of Insurance showing Ellendale Farm Ltd as additional insured been submitted with this application?

YES NO

PLOT PLAN Have 2 copies of the plot plan been submitted?

YES NO

Does the plot plan account for how the on-site drainage, including the sump pump discharge is to be handled?

YES NO

Does the plot plan conform to the master engineering plans for elevations and drainage?

YES NO

Finished Floor Elevations: _____

Garage Floor Elevations: _____

All corners of home are to be marked on the survey with Proposed Grade Elevations and Existing Grade Elevations.

SIZE Are the minimum square footages met? TOTAL SQUARE FEET: _____

YES NO SEE Square Footage Requirements sheet

Is the square footage of each floor shown on the plans, along with the total square footage?

YES NO

GARAGES Is the attached garage required to be accessed from the side of the Home, as per Sec. 11.9 (b) ?

YES NO

If YES, does the owner request the Board to approve a front access garage as an alternative with at least a 10 foot setback from the front line of the home?

YES NO

ROOF Are the roof pitches for **lots 1 - 73 and 83 - 105** 6:12 or steeper?
Are the roof pitches for **lots 74 - 82** 8:12 or steeper?
Are the roof pitches for **lots 106 – 204, 224-339 and 356** 8:12 or steeper?

YES NO

SIDEWALKS Is the walk along this home required to be 5 foot or 7 foot?

5 FOOT 7 FOOT

(Lots requiring 7 foot sidewalk: Southside of lot 7, 8-16, eastside of lot 27, 71* 92, 93, 106-116, 156-159, 271 272, 296 303, 323 and the Mary Ellen Drive side of lots 160 and 165, 270 and 295)

LANDSCAPING and TREES

Is the Landscaping plan complete? (See sample attached)

Phone our office to determine required trees for the parkway.

YES NO

(All landscaping will be complete within 90 days after an occupancy permit is issued and the lawn must be sodded or hydroseeded before occupancy. The Board may, in the case of bad or improper weather conditions, defer the landscaping and lawn activities upon terms acceptable to the Board.)

** Mailbox location must be shown when submitting the landscaping plan. You must consult the Crown Point Post Office to determine the location of the mailbox. (219-663-0167)

SETBACKS What setbacks are being used?

Front _____

Side _____

(Side setbacks are to be 10' except for lots 51 - 68, 100 - 106 and 295 - 308, which will be as required by municipality 5' 10'.)

FENCING Is the yard to be fenced at this time?

YES NO

(All fencing must receive Board Approval. If a Lot borders a Common Area, except for Lots 13, 14, 23, 24, 35, and 36, the fencing, if approved by the Board, must be set back 25' from the Lot line bordering the Common Area and must be constructed of wrought iron or of the same material as fencing bordering the Development.)

DRIVEWAY What material is to be used for the drive?

No construction activities may commence until the drive entrance curb is ground or cut to grade and the drive area is covered with stone.

No traffic may access or leave the Lot from any point on the Lot except for at the ground or cut curb area. Any damage to the curbs will be repaired or replaced at Owner's expense.

EROSION CONTROL Is there a control plan attached?

YES NO

CONSTRUCTION FEE What is anticipated construction price of the home?

Please submit the payment of the 1% construction fee made payable to Ellendale Farm Inc. with this application.