

LAKE FORREST
HOMEOWNERS ASSOCIATION
C/O Bay Property Services, Inc.
315 West Maple St
New Lenox, IL 60451
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Lake Forrest Plan Approval Checklist

To facilitate the efficient review of new construction plans, the following checklist should be reviewed to verify each element has been complied with prior to submitting plans for review. Incomplete plans or missing information may result in them being returned to the applicant, creating time delays in the approval process.

Please note that this is not a comprehensive listing of all requirements. Refer to the Declaration for complete design guidelines.

For Submittal:

_____ \$550.00 check payable to “Lake Forrest HOA”. A \$700.00 check if submitting landscape plans with house plans.

_____ 1 full set of hardcopy blueprints stamped by an Illinois licensed architect along with the same in PDF format on CD or flash drive.

_____ Survey (Site Plan) by licensed land surveyor, no hand drawing please.

_____ Samples of all colors and styles (example: brick, stone, siding, soffit, windows, roof, brochure showing front doors and garage doors). Please label where each item is being utilized.

_____ Summary sheet showing each material color by name

_____ Landscape design plans conforming to requirements. All material must be labeled and provided with an itemized cost estimate.

_____ In addition to physical samples as indicated (which are to be returned after review), all documents above are to be provided in electronic PDF format on a USB flash drive.

Architectural Plans:

_____ Square footage of house to be clearly indicated. Footage is considered finished living area only and does not include garages, covered porches, unfinished basements, attic or bonus areas.

Ranch	Estates: 2000 SF/ Pointe 2400 SF
Two Story:	Estates: 2400 SF/ Pointe 3000 SF
MultiLevel	Estates: 2400 SF/ Pointe 3000 SF
1 ½ Story	Estates: 2400 SF/ Pointe 3000 SF

_____ Garage Estates: 2 car minimum/Pointe 3 car minimum

_____ Roof: Roof pitches noted on each slope of each elevation. Provide notation that all roof vents and flues to match the roof color, indicate on plans that all roof vents, flues and skylights are to be located on roof surfaces not visible from the street.

Estates: Minimum 7/12 pitch, 30 year rated dimensional shingles

Pointe: Minimum 10/12 pitch, natural wood shake or tile only

_____ Elevations: Each elevation must have all materials clearly specified.

Estates: Minimum of 75% of front must be brick, stone or synthetic stucco (Dryvit). Corner Lots: Minimum of 15% of side must be brick, stone or synthetic stucco (Dryvit). Lots backing to a street: Minimum of 15% of the rear elevation must be brick, stone or synthetic stucco (Dryvit).

Pointe: 100% brick, stone or synthetic stucco (Dryvit).

_____ All fireplace chases must be 100% brick, stone or synthetic stucco (Dryvit). Partial “dog house” style chases are not allowed. All chases to be full height.

_____ Window Grills: Must be provided for all windows with style indicated on the plan

_____ Indicate on plan sections that all masonry will be full thickness material, supported by a foundation.

_____ Screened porches are not allowed. Covered porches are to either be left open, or use the same windows as the house

Survey:

_____ Must be prepared by a State of Illinois licensed surveyor. No hand drawn sketches are acceptable

_____ Setback Requirements; Dimensions provided to show:
Estates: Minimum 30' from front lot line, 10' side yard, (2) 25' setbacks for corner lots to front & side, 30' rear yard

Pointe: Minimum 40' from front lot line, 10' side yard, (2) 40' setbacks for corner lots to front & side, 30' rear yard

_____ Provide top of foundation grade and proposed finish grade at all lot corners and break points.

_____ Indicate maximum driveway width of 18' at property line

Landscaping:

_____ Landscape plan must be submitted for approval no later than 60 days from the date of architectural plan approval - this review is \$150

_____ Landscape plan to be drawn to scale showing each plant labeled with the common plant name.

_____ Include all grading and erosion control requirements. Include any required retaining wall information including top and bottom of wall grades

_____ Indicate proposed turf. Sod required in front yards and recommended in all areas. Hydroseed accepted for side and rear if properly maintained. No conventional seeding is accepted.

_____ Provide itemized listing of all plantings and improvements listing total number of each plant and the value of all plants and improvements. Landscaping value to be at least 3% of the value of the home for Estates, 5% for Pointe lots. Cost itemization to be provided in a manner that allows it to tie to the plan.

_____ Include on plan any proposed patios, pergolas, service walks and driveway. Indicate driveway paving material and mulch type and color.

_____ Provide \$100.00 plan review fee if not paid at the time of architectural submittal. All checks should be payable to the Lake Forrest HOA.

