

Lot \_\_\_\_\_

**Promontory Ridge, LLC**

1040 S. Arlington Heights Road,

Arlington Heights, IL 60005 847-259-9500

Hidden Creek of Roscoe Subdivision

**Application for Review of Building Plans**

**The Applicant is the Lot Owner**

**Applicant Information**

Full Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Last First M.I.

Address: \_\_\_\_\_  
Street Address Apartment/Unit #

\_\_\_\_\_ City State ZIP Code

Phone: ( ) \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**Contractor(s)**

*The Contractor/Builder must be approved by Promontory Ridge, LLC.*

Full Name: \_\_\_\_\_ General Contractor: \_\_\_\_\_

Company: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Address: \_\_\_\_\_

**Plan Review**

Plan Submitted	Questions for Lot Owner and Answers or Comments or Explanations may be on attached pages or exhibits. See Covenants. <b><u>CONSULT THE ARCHITECTURAL STANDARDS FOR WHAT MAY BE REQUIRED WITH EACH ITEM TO BE APPROVED!</u></b> <i>Please bring Completed Applications with supporting documents!</i>	Applicant check what is submitted	Accepted Promontory Ridge, LLC/Comments/see Notes on another page
<b>Site Plan</b> <i>No building of any kind or lot clearing may commence, except for staking out, prior to approval of application. Silt fencing is required before digging and must be rigorously maintained. The Site Plan must be drawn to scale and while hand drawn is permitted it should be drawn in a professional manner.</i>	Is Septic in the proper location? (Must show County Health Permit prior to Construction.) _____	<input type="checkbox"/>	<input type="checkbox"/>
	Is Well in proper location on site plan? _____	<input type="checkbox"/>	<input type="checkbox"/>
	100 foot circle shown? _____	<input type="checkbox"/>	<input type="checkbox"/>
	Driveway shown? _____	<input type="checkbox"/>	<input type="checkbox"/>
	Silt fencing shown? _____	<input type="checkbox"/>	<input type="checkbox"/>
	Building sited on lot within all setbacks? _____	<input type="checkbox"/>	<input type="checkbox"/>
	Who will locate the house on the lot? Surveyor/Builder/lot owner? _____	<input type="checkbox"/>	<input type="checkbox"/>
	Any fencing shown? _____	<input type="checkbox"/>	<input type="checkbox"/>
	Are slopes or direction of construction drainage shown? _____	<input type="checkbox"/>	<input type="checkbox"/>
	Are slopes or direction of final drainage shown? _____	<input type="checkbox"/>	<input type="checkbox"/>

	<p>Who will be responsible for the final grading and final installation of any drainage feature? When? _____ (An agreement on final grading must be reached before construction begins.)</p> <p>Is a culvert required and if so what is the proposed size, length, and elevation and slope? _____</p> <p>Are utilities shown and will there be a conflict? _____</p> <p>Are any changes to ROW required? _____</p> <p>Is there any adverse impact on any adjacent property? _____</p> <p>Post light shown and location/style, etc.? _____</p> <p>Mail Box Shown (only approved mailboxes permitted)? _____</p> <p>Tracking pad shown (3" rock, no fines)? _____</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p><b>Building Plan</b></p> <p>Do not build until a plan is approved.</p>	<p>Submit a full set of building plans showing roof, all elevations, all floor plans, and foundation plan with building sited on the lot, as noted above. Square footage acceptable? _____</p> <p>Front Elevation acceptable? _____</p> <p>Left side elevation acceptable? _____</p> <p>Right side elevation acceptable? _____</p> <p>Rear elevation acceptable? _____</p> <p>Minimum three-car garage? _____</p> <p>Address block shown? _____</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p><b>Color and material plan</b></p> <p>If a Color and Material plan is not provided or approved DO NOT apply colors or materials</p>	<p>Front elevation materials acceptable? _____</p> <p>Front elevation colors acceptable? _____</p> <p>Left side elevation materials acceptable? _____</p> <p>Left side elevation colors acceptable? _____</p> <p>Right side elevation materials acceptable? _____</p> <p>Right side elevation colors acceptable? _____</p> <p>Rear elevation materials acceptable? _____</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

<b>until such plan IS approved.</b>	Rear elevation colors acceptable?	<input type="checkbox"/>	<input type="checkbox"/>
	Trim, doors, and windows acceptable in material and color?	<input type="checkbox"/>	<input type="checkbox"/>
	Roof material and color acceptable?	<input type="checkbox"/>	<input type="checkbox"/>
	Driveway Materials acceptable?	<input type="checkbox"/>	<input type="checkbox"/>
	Walks material acceptable?	<input type="checkbox"/>	<input type="checkbox"/>
	If any fencing, color and materials shown?	<input type="checkbox"/>	<input type="checkbox"/>
	Post light size, shape, style, and color acceptable?	<input type="checkbox"/>	<input type="checkbox"/>
	Address block material acceptable?	<input type="checkbox"/>	<input type="checkbox"/>
	Mail Box acceptable? (published style only)	<input type="checkbox"/>	<input type="checkbox"/>
	Tracking pad materials acceptable? _____	<input type="checkbox"/>	<input type="checkbox"/>
<b>Landscape Plan</b>	The final plan may be submitted for approval, <b>with permission</b> , after the building is begun but before a certificate of occupancy. Approval of landscape contractor must be made by Declarant. Grass or lawn is required within 180 days of Certificate of Occupancy or less if a winter intervenes and with permission, otherwise it must be done in same season.	<input type="checkbox"/>	<input type="checkbox"/>

**Disclaimer and Signature**

**The lot owner is responsible for his/her builder and subcontractors.** For example, dirty streets or driving across the drainage areas will cost the lot owner for repairs and clean up. Using another lot for staging or deliveries is forbidden without the other lot owner's specific permission. The builder should be aware of the covenants and restrictions and should be in contact with Promontory Ridge, LLC to coordinate their plan. If this application is by a builder owning the lot to be transferred to a resident lot owner at a later time, please be aware that the covenants and restrictions mandate that a letter from the association or from Promontory Ridge, LLC is required at **every title transfer**. This letter will indicate whether the above plans have been approved and whether the property appears to conform to the covenants and restrictions. All changes to plans after acceptance must be resubmitted. Maintaining silt fencing and drainage ways is the lot owner's responsibility until grass is well established. Any silting of any drainageway, on the lot or in the ROW caused by erosion from a lot is the lot owner's responsibility even if upstream silt is being passed on. The lot owner should maintain a file of written acceptances by the Association, Promontory Ridge, LLC, and all governmental authorities. **Builders should pass along a copy of all acceptances (this form) to future purchasers since this acceptance runs with the land. Do not build or apply materials or colors until the plan is approved. You may be required to remove, tear-down, or in some other manner change the builder/grounds.**

*I certify that my answers are true and complete to the best of my knowledge.*

*I have a copy of the current covenants and restrictions and agree to abide by them.*

Applicant's  
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**The lot owner or builder should read the architectural guidelines published by Declarant, Promontory Ridge, LLC, in order to provide the needed exhibits, if any. The items listed above should be addressed in submittals and in the application meeting. See [www.lreg.net/hc.htm](http://www.lreg.net/hc.htm) for updates. Lot owners should maintain a copy of this document as part of their long term file on the property and pass it along to new owners.**

*The village has asked us to remind people that in areas where there is no curb and gutter and the lot owner wishes to use a concrete driveway, the first four feet from the street, the apron, must be asphalt and not concrete. HC does NOT have curbs and gutters.*

*Silt fencing or other erosion control is governed by Federal, State, Local laws and the Subdivision.*