

Whitetail Development, L.L.C.

18 Stone Hill Road, Oswego, IL 60543
tel: (630) 554-1666 fax: (630) 554-9675 e-mail: mblocker@gablocker.com

MEMORANDUM

TO: All permit applicants
FROM: Architectural & Septic Control Committee
DATE: January 3, 2007
RE: Procedural Requirements

In addition to the requirements outlined in the PUD Agreement for the Development relating to the submittal of information to the Architectural & Septic Control Committee, please be aware of the following list of additional items that the County is requesting:

SUBMITTALS TO ARCHITECTURAL & SEPTIC CONTROL COMMITTEE

Prior to submitting for a building permit to Kendall County, you are required to submit information to the Control Committee for approval. The attached sheet details the information that the Control Committee will require.

Prior to receiving approval from the Control Committee, you will be required to properly stake, fence and protect the approved septic area on your lot. This protection may be any type of fencing which is at least 3' in height and provides an adequate physical barrier to protect the area. In addition, you will be required to install silt fence around the perimeter of your building lot. This is to ensure that your construction activities are confined to the limits of your lot only and that you are providing adequate erosion and sediment control during the construction process. **YOU ARE RESPONSIBLE FOR THE PROTECTION OF YOUR SEPTIC AREA THROUGHOUT THE CONSTRUCTION PROCESS. IT IS IMPERATIVE THAT SOIL IS NOT STOCKPILED AND CONSTRUCTION ACTIVITY IS NOT PERMITTED WITHIN THE SEPTIC ENVELOPE.**

The Control Committee will require you to sign and submit the attached letter relating to the installation of the septic barrier and silt fence. Upon receipt of this signed acknowledgment, we will complete the review and approval process as outlined on the attached sheet.

SIDEWALKS

The County is requesting that you stake the location of the proposed sidewalks on your lot to ensure that they are installed in the proper location. All sidewalks are to be located 1' inside of the road R.O.W., consistent with a drawing that the Committee will provide to you during the review process. After framing the sidewalk and prepping the stone base, please contact Matt or Brad Blocker at (630) 554-1666 at least 24 hours prior to pouring the walk to schedule a sidewalk inspection. **FAILURE TO DO SO WILL RESULT IN FORFEITURE OF YOUR ESCROW DEPOSIT.** In addition, prior to receiving a return of the sidewalk escrow deposit that you have posted, you will need to provide a copy of the delivery ticket showing the correct bag mix for the materials used.

Please review this information, as well as the attached documents, and contact the Control Committee with any questions that you may have. Thank you for your cooperation.

ARCHITECTURAL and SEPTIC CONTROL COMMITTEE PROCEDURES FOR SUBMITTAL

In accordance with Article VII of the Declaration of Protective Covenants and in accordance with Article 4(B)(iii) of the Planned Unit Development Agreement each lot owner MUST submit design drawings to the Control Committee prior to submitting for permits with Kendall County. **YOU WILL NOT BE ALLOWED TO PROCEED WITH THE COUNTY BUILDING PERMIT PROCESS WITHOUT AN APPROVAL LETTER FROM THE CONTROL COMMITTEE.**

Please provide the Control Committee with **two (2)** copies of the following items. These items shall be submitted directly to the Control Committee and not to any of our consultants:

- Full set of architectural plans for the proposed home. These plans should clearly indicate the proposed construction, including all exterior finishes, exterior colors and construction materials.
- Proposed site plan for the building site. This site plan shall include, at a minimum, the following items:
 - a. Existing lot contours, trees, drainage swales, storm sewer structures, curblines [a disk was furnished to you at lot closing which contains a full AutoCad file for the development which includes all of this information.]
 - b. Location of proposed septic and well, in compliance with the septic overlay approved by the County for the overall development [this was included on disk provided at closing.]
 - c. Proposed lot grading indicating all swales, berms, driveway locations and sidewalks. All sidewalks are to be located one foot inside of road R.O.W.
 - d. Proposed connections of perimeter draitiles, septic curtain drains, sump pump discharges and all clear water discharges to the existing storm sewer system. We will **require** that all said discharges are directly into the storm sewer system.
- Septic design prepared by an Illinois licensed septic design consultant. This design shall be in compliance with the septic overlay for the development and shall indicate system type, location and design criteria. Please obtain a permit application form from the Kendall County Health Department and provide a copy of a completed application for review by the Control Committee. You may utilize a consultant of your own choice, but we highly recommend Environmental Design Service at (630) 556-3100. They have been retained by the Control Committee to provide consulting services and are very familiar with the development and the requirements of Kendall County.
- Landscape plan clearly showing all plant materials, species listing and parkway tree species & location.

Upon review of this information, the Committee will contact you with any questions or for additional information. Once we have determined that the design is acceptable, we will notify you of this decision. At that time, you will be required to install protection for your septic field area and silt fence around the perimeter of your lot. The only exception to this requirement shall be if special circumstances exist on your lot which prohibit the installation of these barriers.

To recap the process, the following is an outline of the required steps and the order that they will be completed in:

1. BUILDER WILL SUBMIT (2) COPIES OF THE ABOVE INFORMATION TO THE CONTROL COMMITTEE
2. COMMITTEE WILL REVIEW SUBMITTAL & REQUEST ADDITIONAL INFORMATION, IF NECESSARY
3. COMMITTEE WILL NOTIFY YOU OF INITIAL APPROVAL OF SEPTIC DESIGN AND LOCATION
4. BUILDER WILL INSTALL PROTECTIVE FENCING AT SEPTIC AREA AND SILT FENCE AT LOT LINES
5. BUILDER WILL SUBMIT TO COMMITTEE WRITTEN NOTICE THAT FENCING HAS BEEN INSTALLED
6. COMMITTEE WILL VISIT SITE TO VERIFY INSTALLATION OF REQUIRED FENCING/SILT FENCING
7. COMMITTEE WILL PROVIDE BUILDER WITH THREE (3) ORIGINAL COPIES OF AN APPROVAL LETTER INCLUDING ARCHITECTURAL APPROVAL LETTER, SEPTIC APPROVAL LETTER, SITE PHOTOS SHOWING FENCING AND APPROVED DRAWINGS.
8. BUILDER WILL TAKE APPROVED INFORMATION TO THE COUNTY FOR PROCESSING OF PERMIT.

THERE WILL BE NO EXCEPTIONS TO THE ABOVE OUTLINED REQUIREMENTS AND PROCEDURES. PLEASE MAKE ALL SUBCONTRACTORS AND CONSULTANTS AWARE OF THESE REQUIREMENTS.

Whitetail Ridge Architectural Exterior Finish Worksheet

Date of application: _____ **Project:** _____ (Submit 2 sets plans)

Owner's Name: _____ **Lot Number:** _____

Home Square Footage: _____ (**2 Story:** _____ **1st Flr MBR:** _____ **Ranch:** _____ **Remodel:** _____)
(please check all of the above that apply)

Roofing: *Submit sample board.*

Type/Manuf.: _____ Color: _____

Siding: (Only cedar or fibercement siding is permitted) *Submit sample of 6"-8" length.*

Type/Manuf.: _____ Color: _____

Soffit/Fascia: (alum. soffit is permitted; alum. fascia is permitted under horizontal gutter line only) *Submit samples.*

Soffit Mat'l/Manuf.: _____ Color: _____

Gable Fascia Mat'l/Manuf.: _____ Color: _____

(Note: Gable fascia must be cedar or fibercement)

Masonry: *Submit sample boards.*

Type/Manuf.: _____ Color: _____

Type/Manuf.: _____ Color: _____

Driveway: *Submit samples if pavers. List color below if pavers or stamped concrete.*

Material: _____ Color: _____

Deck: *Submit plan & samples or photos of railing.*

Type/Manuf.: _____ Color: _____

Patio: *Submit plan & sample if pavers.*

Type/Manuf.: _____ Color: _____

Landscaping: *Submit landscape estimate with landscape plans. All landscape documents must be submitted and approved prior to public walk review and approval by A.R.C.*

Live plant mat'ls (including parkway trees) of at least \$3500.00 excl. of sod/seed & hardscaping is req'd and must be installed within 6 mos. of completion of construction of home. See parkway tree requirements for list of approved trees-at one tree per 40' of frontage. Sodded front yard and seeded rear/side yards is req'd.

Fencing: (Pool & dog run fencing- Black metal at 4'-0" high) *Submit plan & photo or sample.*

Mat'l/color: _____ SF of enclosed area: _____

Play Equipment: (No playhouses permitted) *Submit plan or photo.*

Mat'l.: _____ Color: _____

Other: _____

SEPTIC FIELD BARRIER FENCE / PERIMETER SILT FENCE ACKNOWLEDGEMENT LETTER

The undersigned hereby certifies that the required septic field protective barrier fencing and perimeter silt fencing has been installed on Lot _____ of Whitetail Ridge Subdivision.

The undersigned hereby agrees to properly monitor, maintain and replace the septic barrier fence and the perimeter lot silt fence throughout the construction process.

The undersigned hereby accepts full responsibility for the protection of the septic field area prior to and during the construction process and agrees to prohibit construction activity within this designated area, except for the installation of the septic system and associated perimeter curtain drain, if applicable. The undersigned understands that activity within the septic field area may create conditions which prevent the system from functioning properly and may lead to design revisions, construction delays and additional expense.

The undersigned hereby holds harmless the Developer, the Control Committee and the County of Kendall, including their employees, consultants, subcontractors, successors and assigns, for any activities prior to and during the construction process which may adversely affect the ability of the septic system to function on the building lot.

The undersigned agrees to contain all construction activities for the construction of his/her homesite to the limits of the above referenced building lot. The undersigned hereby holds harmless the Developer, the Control Committee and the County of Kendall, including their employees, consultants, subcontractors, successors and assigns, for any activities prior to and during the construction process for damages to adjacent homesites and roadways resulting from the construction of his/her homesite.

Signed this _____ day of _____, 200__.

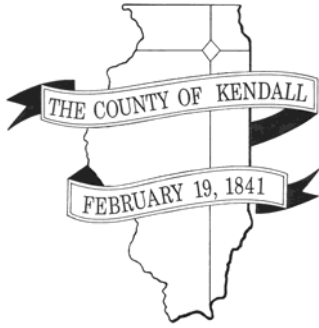
NOTICE:

EACH BUILDER IS REQUIRED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE LIMITS OF THEIR OWN LOT. THIS INCLUDES:

- **CONCRETE WASHOUT**
- **TAILINGS/SPOILS FROM WELL DRILLING**
- **SEPTIC INSTALLATION**
- **BASEMENT SPOILS / TOPSOIL**
- **MATERIAL DELIVERIES**

FAILURE TO PROPERLY CONTAIN ALL OF THE ABOVE ITEMS WITHIN THE LOT BEING BUILT ON WILL RESULT IN THE PROJECT BEING RED-TAGGED AND YOU WILL BE LIABLE FOR ANY COSTS OF CLEANUP OR OTHER CHARGES RESULTING FROM YOUR ACTIONS.

THANK YOU IN ADVANCE FOR YOUR COOPERATION. IF YOU HAVE ANY QUESTIONS, PLEASE CALL (630) 554-1705.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

Date: August 23, 2005 – (revised 9-16-05)

To: All Permit Applicants

Re: Whitetail Ridge Subdivision – Special Permit Requirements & Fees

Due to the lot sizes within the Whitetail Ridge Subdivision, all Septic Permit Applications submitted to the Kendall County Health Department for review and approval must be accompanied by a review letter from the developer's authorized professional septic designer indicating the design has been reviewed and meets with their approval and complies with the Septic Overlay plan. This letter should accompany each septic permit application submitted to the Health Department for review and approval. Building Permits will not be released until the required well and septic approvals have been received by our office.

In addition, prior to the release of the building permit, all related fees must be paid including but not limited to the following:

- Payment of the required school and park/Forest Preserve donation fees.
- Payment of the required \$1,000.00 per lot off-site roadway contribution as provided for under the controlling development agreement.
- Payment of the required building permit fee.

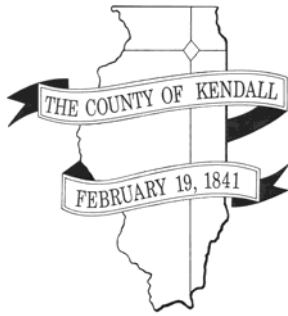
A separate check will be required made payable to the Kendall County Treasurer consisting of one check for the land cash donation, one for the off-site road contributions and one for the building permit fee.

Finally, a sidewalk is required to be installed in front of each lot within the subdivision prior to release of final occupancy. No occupancy permit will be issued until the sidewalk improvement for each lot is completed. The location of the sidewalk shall be identified on all site plans submitted for review and shall be staked in the field to easily verify that it has been properly located within the road R.O.W.

Please refer to this handout in preparing for your permit application submittal. Should you have any questions concerning the building permit application process and forms please contact the Kendall County Planning, Building and Zoning Department at (630) 553-4141. For questions regarding well permits and applications, please contact the Kendall County Health Department at (630) 553-9100.

Thank you in advance for your cooperation.

Respectfully,
The Kendall County Planning, Building & Zoning Department



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

Date: August 23, 2005 – *(revised 9-16-05)*

To: PBZ Staff

Re: Whitetail Ridge – Special Permit Requirements & Fees

The Following is a summary of the special conditions that apply to the review and issuance of permits within the Whitetail Ridge Subdivision:

Fees: Prior to the release of the building permit, all related fees must be paid including but not limited to the following:

- Payment of the required school & Forest Preserve/park donation fees.
- Payment of the required \$1,000.00 per lot off-site roadway contribution as provided for under the controlling development agreement. Deposit in account #11010130.
- Payment of the required building permit fee.

Separate checks payable to the Kendall County Treasurer will be required for each fee consisting of one check for the building permit fee, one for the land cash donation and one for the off-site road contributions.

Sidewalks: A sidewalk is required to be installed in front of each lot within the subdivision prior to release of final occupancy. A note indicating the sidewalk is complete will need to be indicated on the occupancy release. The location of the sidewalk shall be identified on all site plans submitted for review and shall be staked in the field to easily verify that it has been properly located within the road R.O.W.

Setbacks: The following setbacks apply to all new homes:

Front:	30 feet (unless otherwise noted on the recorded final subdivision plat)
Interior Side Yard:	10% of the lot width a measured along the front building setback line.
Corner Side Yard:	30 feet
Rear Yard:	50 feet

Well & Septic Permits: All Septic Permit Applications submitted to the Kendal County Health Department for review and approval must be accompanied by a review letter from the developer's authorized professional septic designer indicating the design has been reviewed and meets with their approval and complies with the Septic Overlay plan. This letter should accompany each septic permit application submitted to the Health Department for review and approval.

Model Homes: Up to 24 model homes are allowed within this development. Each builder applying for a model home permit will need to document they have ownership of a minimum of four (4) lots which are being sold in the subdivision where the model home is located. Model Homes shall be limited to a one (1) year duration, with annual one (1) year renewal periods at the discretion of the Planning, Building and Zoning Department. The builder cannot advertise or sell lots or homes exclusively in other subdivisions with this model home and any signage used in conjunction with the model home must conform to the standards set forth in Section 12:00 of the zoning ordinance.