Chestnut Mountain Farms
Building Project Proposal Packet

The Architectural Review Committee (herein referred to as ARC) is designed as a benefit to ensure property owners meet their contractual construction goals to maintain compliance with the Chestnut Mountain Farms (herein referred to as CMF) Restrictive Covenants. Any deviation from the ARC submission process outlined below or Restrictive Covenants can cause ARC review and construction delays, along with the owner potentially incurring additional costs to complete construction.

Submissions should include all of the details below and the complete package is to be emailed to cmfarc@gmail.com.

- An assigned committee member will guide you through the submission process.
- CMF requires all developers/builders/contractors/subcontractors to have General Liability insurance, ARC will contact them to request proof of insurance before work can commence.

ARC Committee Members:

1. Craig McCrodden
2. Karlei Horne
3. Marvin Felts
4. Patrick Kobella
5. Perry Swaim

Building plan submission requirements may vary by lot, but generally include:

- **Plans**: Complete architectural and structural plans drawn to scale. Plans should be clear and detailed enough to explain the proposed construction.
- **Site Plan:** a scaled map of a construction site that shows how the home will be oriented on the land. It's also known as a plot plan, or construction blueprint.
- **Permits:** Building permits obtained by the county.

- **Waste Disposal Plan:** company and timeline of waste disposal to keep the lot clean during construction.

Supporting documents: Additional documents may be required, such as:

- Property lines, dimensions, setbacks, easements, and natural features
- Contour lines showing elevation changes
- North arrow
- Names of abutting streets
- Location of septic tank & well
- Location of existing electrical meter and service equipment
- Site drainage, conveyance system, and termination

Recommended Additional Prerequisite Planning

In our heavily wooded, rocky and hilly terrain, the preliminary steps of accessing the property from the CMF roadway, and clearing even a modest area; for the construction vehicle entrance to the lot's working area can be costly.

Therefore, before any basic access work is initiated, please contact our land development engineer on the ARC; Marvin Felts at 336-927-2913. His knowledge of the lot terrain, impact on road and lot drainage, and initial challenges with cost in creating the initial site area has proven to be very helpful to owners who built their homes at CMF. Owners can choose their own site developer; however, a pre-site meeting with CMF’s land developer engineer must be done prior to clearing.

Submission Checklist

Owner(s) Name:

Owner(s) Phone Number:

Lot Number:

Contractor:

Contractor Phone Number:

Contractor Address:

Contractor License Number:

Projected Start Date:

Projected Completion Date:

Checklist

- ☐ Pre-Site Clearing Meeting with CMF Land Development Engineer
  Marvin Felts, 336-927-2913
- ☐ Home Construction Plan
- ☐ Site/Plot Plan
- ☐ Waste Disposal Plan
- ☐ Building, Well & Septic Permits (obtained by owner and/or contractor)
- ☐ Site Developer Insurance Copies (email to cmfarc@gmail.com)
- ☐ Builder/Contractor Insurance copies (email to cmfarc@gmail.com)
- ☐ List of Materials used for construction, ie. Hardie Board, Wood, etc.
- ☐ Sample Pics of completed home