

Requirements for Indian Ridge plot plan

If putting in a new driveway you must:

- Draw the shape of your lot. (Please mark the location of the road your lot is on, along with what end of your lot is north and south.)
- Draw out the driveway in the spot you want it to be located.
- Mark the approximate length and width of the driveway.
- Label culverts location (if needed, see note below)
 - If your Driveway is coming down to the road (if your lot is on the uphill side of the road), it will probably need a culvert so runoff can freely run under your driveway. If you are not sure, we can help you determine. 14-15” minimum culvert diameter size.
- Label the distance of your proposed driveway from existing property lines. **(20’ Minimum distance is required)**

If putting in a new pad you must:

- Draw the shape of your lot. (Please mark the location of the road your lot is on, along with what end of your lot is north and south.)
- Draw the shape and location of the new proposed pad.
- Label the size of the pad with the planned length and width.
- Label the distance of your proposed pad from existing property lines **(20’ Minimum distance is required)**
- **Please note that a driveway must be put in or already exist before a new pad can be added.**

If you are building a new cabin, home, or any other structure you must:

- Draw the shape of your lot. (Please mark the location of the road your lot is on, along with what end of your lot is north and south.)
- **Please note that a driveway must be put in or already exist before a new structure can be built.**
- Draw the structure where it will sit on your property. Include length and width, distance of each side from the property line (if your cabin will sit on an angle to a property line, show the closest distance an edge or corner of the cabin will sit next to a property line), and the height of the tallest point (the pitch of the roof).
- Draw the location of the driveway in relation to the new structure.

- A cabin, house or bathhouse will require water and septic. These must be approved and installed prior to construction. The position of these should also be drawn on the plot plan for your structure.
- Solar and propane structures should be shown either on your structure plot plan or a separate plan if added later.
- The minimum setbacks for a cabin or house are 66' from front (roadside) 30' from the sides and rear.

Other requirements/regulations:

- No excavation should take place closer than 20' to a property line.
- Excavations should not leave a cut in a hillside more than 6' above ground level (exceptions may sometimes be granted, but it will be required the cut to be greater than 20' from property boundaries-other requirements may also be added).
- Plot plans must be submitted and accepted by the POA before any work can be started on your lot.
- Copies of building permits must be submitted before any construction can begin.
- No sheds, shade covers (pergolas etc.), houses, cabins, bath houses or any other structures can be built without an approved plot plan.
- No driveways or pads can be put in without an approved plot plan.