

To be submitted  
in duplicate

APPLICATION FOR PLAN APPROVAL  
NEW CONSTRUCTION  
MANCHESTER MEADOWS

Lot # \_\_\_\_\_ Address \_\_\_\_\_

Owner \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (H) ( ) \_\_\_\_\_ (W) ( ) \_\_\_\_\_ Ext \_\_\_\_\_

Contractor \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (H) ( ) \_\_\_\_\_ (W) ( ) \_\_\_\_\_ Ext \_\_\_\_\_

Propose to build \_\_\_\_\_

INDICATE IF:

1 Story ( )

1½ Story ( )

2 Story ( )

2½ Story ( )

Bi - Level ( )

Tri - Level ( )

Four - Level ( )

Countable

Square footage: 1st floor at grade \_\_\_\_\_

Upper floors total \_\_\_\_\_

Total floors s/f \_\_\_\_\_

Enter finished "below grade" square feet \_\_\_\_\_ (not counted)

Submitting in duplicate as required:

Exhibit Identification

Exhibit

Prepared by

Dated

☐ Plans and specifications/residence

☐ Plot plan

☐ Landscaping plan

☐ Soil erosion control plan. (1)

☐ Drainage, grading, site plan (1)

☐ Sewer service plan (1)

☐ Builder resume/financial letter (2)

☐ Other ( \_\_\_\_\_ )

☐ Other ( \_\_\_\_\_ )

☐ Other ( \_\_\_\_\_ )

(1) May combine all on Plot Plan

(2) WAIVED if builder previously registered

Office - Enter AC 1.2 ( )

Additional comments:

(Use back of this page if more space is required.)

Appointment of duly authorized agent

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (H) ( ) \_\_\_\_\_ (W) ( ) \_\_\_\_\_ Ext. \_\_\_\_\_

The owners, as signed below, acknowledge receipt of a copy of the Manchester Meadows Architectural Information Kit and a copy of Manchester Meadows Declaration of Covenants, Conditions, Easements and Restrictions. Each of which were read, understood and agreed upon.

OWNERS

Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Committee disposition

☐ Approved \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Subject to City of Valparaiso approval and Building Permit.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ Rejected \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Exhibits returned ( ) Reason: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MANCHESTER MEADOWS PROPERTY OWNERS ASSOCIATION, INC.  
New Construction Committee

By: \_\_\_\_\_ By: \_\_\_\_\_ By: \_\_\_\_\_

Distribution

If approved - See AC 2.0 Transmittal Letter attachment  
If rejected - See AC 2.1 Transmittal Letter attachment

To Technical Advisory Committee Manchester Meadows NCC ( ) MC ( )

Lot \_\_\_\_\_ Manchester Meadows ( ) First Addition

Owner(s) \_\_\_\_\_

Date of Application for Plan Approval \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**EXTERIOR WALLS MATERIAL SPECIFICATIONS (X):**

Location	Brick	Stone	Wood Siding	Other (Describe)
Front				
Left				
Right				
Rear				

ROOF MATERIAL	Asphalt ( )	Wood ( )	Other ( ) Describe:
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**COLORS**

Selection	Color	Product Name & I.D. Number
Brick		
Stone		
Wood Siding		
Other ( )		
Roof		
Trim		
Windows		
Doors		
Gutters/Spouts		

**OTHER IMPROVEMENTS (DECKS, PATIO ETC.) MATERIAL AND COLORS (DESCRIBE):**

**LOT OWNERS SIGNATURE**

By \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Distribution (Orig. and 4 xc):**

Staple to applicable AC 1.0 or AC 1.1  
for release pursuant  
to applicable AC 2.0 or AC 2.0.1

### SCHEDULE OF TREES

The below listed exempt trees are ineligible to comply with either the Valparaiso Tree Ordinance nor the Manchester Meadows Restrictions as to seven (7) trees total or three (3) front yard 3" caliper trees respectively. Existing non-exempt trees count towards meeting the City and Manchester Meadows requirements.

Provide this information to whomever is responsible for designing your landscape improvements at Manchester Meadows.

Contact the Valparaiso Parks and Recreation Department to ascertain your eligibility for partial reimbursement for new tree plantings from the Tree Fund.

### EXEMPT TREE LIST

Ailanthus Altissima (also known as Tree of Heaven)  
American Elm (except disease-resistant varieties)  
Black Locust  
Black Pine  
Box Elder  
Choke Cherry  
Cottonwood  
Mulberry  
Osage Orange (also known as Hedgeapple)  
Silver Maple  
Sumac  
Willow

The following schedule of trees was provided by the Valparaiso Parks and Recreation Department but was annotated by the Manchester Meadows Property Owners Association, Inc. New Construction Committee as to eligible hardwood trees to meet the three (3) 3" caliper front yard planting requirements of Manchester Meadows.

## SMALL TREES

Less than 30' - suitable for planting 10-12 feet from electric lines and your home.

### CRABAPPLE, FLOWERING H

Medium rate of growth. Oval, round spreading, depending upon variety. Striking plant in flower and fruit. Wide selection of flower color, form and size.

Height: 8 - 45 feet

Spread: 2 - 35 feet

Rooting habit: spreading, descending

Texture: medium

Flower effects: many colors ranging from white to red, spring

Fruit effects: red, yellow, or green in summer and fall

Fall color: yellow, orange, or red according to variety.

Use: accent, group, shrub border, specimen

Comments: choose varieties that are scab resistant

### HAWTHORN S

Fast growing, Dense, rounded form.

Height: 20 - 30 feet

Spread: 12 - 15 feet

Rooting habit: taproot

Texture: medium-fine

Flower effects: bright scarlet, double flowers in May

Fruit effects: small, scarlet

Fall color: not showy

Use: Lawn, specimen, street

Variety: Plena: double white flowers, few fruits; Pauls Scarlet; Washington; Cockspur

Soil: heavy, dry loam

### MAPLE, HEDGE H

Slow growing, dense, dark green tree with small leaves

Height: 25 - 40 feet

Spread: 30 - 40 feet

Soil: well drained

Texture: medium-fine

Fruit and flower: not showy

Use: screen, hedge, shade

Varieties: "Compactum" (dwarf), postelense

### MAGNOLIA, SAUCER S *Magnolia soulangiana*

Medium rate of growth. Rounded form. Showy flowers effective in front of evergreens. Because of fleshy roots, plants should always be moved with a ball of earth.

Height: 20 - 30 feet

Spread: 20 - 30 feet

Rooting habit: descending

Texture: coarse

Flower effects: white to purple before leaves appear

Soil: rich, moist

Fall color: green to bronze

Fruit effects: rose-pink cone in fall

Varieties: Alba: compact form

Use: lawn, specimen

white flowers; Lilliput: smaller flowers and smaller habit than species, late flowering; Lombardy Rose: flowers dark rose on undersurface, white above; San Jose: flowers rosy purple, fragrant, vigorous growing; Verbanica: petals rose-pink outside, white inside, late flowering, slow growing

### MAGNOLIA STAR *Magnolia stellata* S

Slow growing. Broad to round. Showy flowers appearing before leaves. Will not tolerate dryness, lime, fresh manure, or root competition from other plants. Because of fleshy roots, plants should always be moved with a ball of earth.

Height: 15 - 20 feet

Spread: 10 - 15 feet

Rooting habit: spreading, shallow

Texture: medium

Flower effects: white

Soil: rich moist, slightly acid

Fall color: green to bronze.

Fruit effects: rosy red in fall

Varieties: Rosea: flowers purplish rose; Waterlily: more bushy, twiggy and upright than species, pink buds large white flowers.

Use: lawn, shrub border, specimen

### MAPLE, AMUR *Acer glabrala* S

Medium rate of growth. Very hardy semround, dense. Excellent foliage.

Height: 18 - 20 feet

Spread: 10 - 20 feet

Rooting habit: spreading

Texture: fine to medium

Flower effects: not showy

Fruit effects: red in late summer

Fall color: scarlet

Use: lawn, screen, specimen, street.

Varieties: Durand Dwarf: dwarf, shrubby

**SERVICEBERRY, SHADBLOW (DOWNY) *Amelanchier canadensis*** H  
Often listed as *Amelanchier alaborea*. Fast growing. Loosely round to oval. Good combines with broadleaf evergreens.

Height: 18 - 25 feet

Spread: 12 feet

Rooting habit: spreading

Texture: medium-fine

Flower effect: white in early spring

Soil: well-drained

Fall color: group, lawn specimen in early

Fruit effects: purple berry

Use: group, lawn, specimen

## ADDITIONAL SOFT WOOD TREES

SILVER MAPLE

POPULAR

RED JEWEL CRAB

BOX ELDER

PINE

EVERGREENS

SPRUCE

FLOWERING PEAR

Soft Wood Trees - S

Hard Wood Trees - H

## MEDIUM TREES

30' - 50' - suitable for planting no closer than 30 feet from lines and your home.

**ASH, GREEN** *Fraxinus pennsylvanica lanceata* (II)  
Fast growing. Dense, oblong to round form. Subject to breakage and oyster shell scale.

Height: 60 feet      Spread: 40 - 50 feet  
Rooting habit: spreading, shallow      Texture: medium  
Flower effects: not showy      Fruit effects: not showy  
Fall color: yellow      Soil: moderately moist  
Varieties: Honeyshade: fast growing, glossy green leaves; Marshall Seedless; Summit: female, upright, pyramidal, glossy foliage; Palmore

**BIRCH, RIVER** *Betula nigra* (II)  
Fast growing. Open, pyramidal form. Paper-thin, red-brown, exfoliating. Valued for ability to grow in wet places. Resistant to bronze birch borer.

Height: 40 - 70 feet      Spread: 30 - 60 feet  
Rooting habit: spreading      Texture: medium-fine  
Flower effects: greenish-yellow catkins      Fruit effects: brown, cone-like  
Fall color: yellow      Soil: moist to wet  
Use: accent, lawn, best in wet

**HEMLOCK, CANADA** *Isuga canadensis* (S)  
Medium to fast growing. Gracefully pyramidal with slightly drooping branches. Rich dark-green foliage. Tolerant of pruning and shearing makes good hedge or screen. Can be held to 3 or 4 feet with proper pruning. One of the best evergreen ornamentals.

Height: 40 - 70 feet      Spread: 20 - 35 feet  
Rooting habit: shallow, spreading      Texture: fine soil: moist but well drained  
Fruit effects: cones      Exposure: shade of partial shade  
Varieties: Bradshaw: dense, pyramidal growth; Pomfret: fast growing, dense, pyramidal      Use: clipped hedge, screen, specimen

**HONEY LOCUST, THORNLESS COMMON** *Gleditsia triacanthos inermis* (H)  
Fast growing. Round and spreading, somewhat horizontally branched. Provides light shade. Withstands city conditions. Blends well with contemporary architecture. Patented varieties below are both thornless and sterile. All types subject to mimosa webworm.

Height: 75 feet      Spread: 40 - 50 feet  
Rooting habit: descending      Texture: fine  
Flower effects: not showy      Fruit effects: brown pods in late summer  
Fall color: yellow      Use: lawn, street  
Varieties: Imperial: graceful, spreading 30 - 35 feet wide; Moraine: widespread form; Shademaster: upright form; Skyline: pyramidal form; Sunburst: yellow-tipped leaves

**HORSECHESTNUT** *Aesculus hippocastanum* (H)  
Height: 50 - 70 feet      Spread: 30 feet  
Rooting habit: spreading, descending      Texture: very coarse  
Flower effects: very outstanding      Fruit effects: not in fall  
Fall color: yellow-brown  
Variety: Baumann

**LINDEN, LITTLE LEAF** *Tilia cordata* (H)  
Medium rate of growth. Dense, tight pyramidal. Tolerates city condition.

Height: 50 - 70 feet      Spread: 40 feet  
Rooting habit: spreading, descending      Texture: medium  
Flower effects: yellow to white in early summer      Fruit effects: naked in fall  
Fall color: yellow      Use: lawn, street  
Varieties: Greenspire: Pyramidal: wide, pyramidal habit; Swedish Upright: narrow upright

**MAPLE, NORWAY** *Acer platanoides* (H)  
Medium to fast growing. Broad oval shape, extremely dense. Difficult to grow grass underneath. Withstands city conditions. Showy in blossom.

Height: 40 - 50 feet      Spread: 30 - 40 feet  
Rooting habit: spreading, feeding roots close to surface      Texture: coarse  
Flower effects: yellow in spring      Fruit effects: not showy  
Fall color: yellow      Soil: moist but well-drained  
Varieties: Almira: globe form, 20 feet; Cleveland: upright, oval; Columnare: upright, narrow 60 feet; Crimson King: red-maroon foliage throughout season slow growing, not tolerant of excess water; Emerald Queen: rapid growing, dark green leaves, ascending branches; Fassen's Black; Globosum: globe form, dense habit, 15 - 18 feet; Greenlace: upright form, deeply cut, lacelike leaf, fast growing to 50 feet; Schwedler: Summershade: fast growing, heat resistant, upright form, leathery foliage; Superform: fast growing heavy dark-green foliage, 50 feet.

**SUNBURST LOCUST** (H)

**MAPLE, RED** *Acer rubrum* (H)

Fast growing. Excellent, oval, dense, spreading habit. Good color in all seasons. Showy flowers, brilliant fall color.

Height: 40 - 60 feet      Spread: 30 - 40 feet  
 Rooting habit: spreading      Texture: medium  
 Flower effects: red before leaves      Fruit effects: red  
 Fall color: crimson      Use: lawn, street

Varities: Autumn Flame, Armstrong narrow, columnar, 35 feet; Bowhall: slower growing than species, narrow pyramidal; October Glory: brilliant orange fall color, 45 feet; Tilford: globelike to broad pyramidal form; Red Sunset: brilliant red fall color.

**PEAR,** *pyrus calleryana* (H)

Medium rate of growth. Upright while young, broad oval in maturity. Pest-free.

Height: 30 - 50 feet      Spread: 20 - 30 feet  
 Rooting Habit: spreading, descending      Texture: medium  
 Flower effects: yellow, bronze-red to dark purple      Fruit effects: small, russet. Bears infrequently  
 Varities: Bradford, Aristocrat, Autumn Blaze      Use: lawn street.

**OAK, PIN** *Quercus palustris* (H)

Fast growing. Pyramidal, becoming round in old age. Well-defined horizontal branching. Excellent foliage. Blends well with contemporary architecture. Not suitable for compacted soils or soils with a high pH. The latter can result in iron deficiencies.

Height: 40 - 70 feet      Spread: 25 - 40 feet  
 Rooting habit: spreading      Texture: medium  
 Flower effects: not showy      Fruit effects: brown acorn in fall  
 Fall color: bronze-scarlet      Soil: rich, moist  
 Variety: Sovereign: branches angle upward      Use: lawn, specimen narrow street  
 Comments: not for parkway

**LARGE TREES**

Over 50' - suitable for planting no closer than 50 feet from electric lines and your home.

**ASH WHITE** *Fraxinus Americana* (H)

Fast growing, tall tree with an oval crown. Handsome when mature. Brittle twigs produce constant litter.

Height: 100 + feet      Spread: 50 feet  
 Rooting habit: spreading, shallow      Texture: medium  
 Flower effects: messy      Soil: widely adapted  
 Fall color: redish-maroon      Use: lawn, street  
 Varities: autumn purple; Rosehill

**DOUGLAS-FIR** *Pseudotsuga mensiesii taxifolia* (S)

Fast growing. Open pyramidal form. Dense, dark evergreen foliage. Excellent overall qualities recommended for ornamental use.

Height: 50 - 80 feet      Spread: 12 - 20 feet  
 Rooting habit: taproot      Texture: medium  
 Fruit effects: pendulous cones      Soil: any good soil if moist  
 Varities: Compacta: conical form; Pendula: weeping branches      Use: group, large-scale screen, specimen

**BALD CYPRESS** *Taxodium distichum* (H)

Medium rate of growth, narrow, pyramidal form while young, broadly rounded at maturity, foliage appears late, light feathery appearance.

Height: 70 - 100 feet      Spread: 20 - 30 feet  
 Rooting habit: long horizontal      Fruit effects: not showy  
 Flower effects: not showy      Soil: rich, moist, will grow in swamp  
 Use: lawn tree

**FIR, WHITE** *Abies concolor* (S)

Fast growing. Narrow, pyramidal. Long, upcurving needles of blue-gray green. Handsome tree with softer appearance than the Blue Spruce. Withstands some drought. Superior to Blue Spruce.

Height: 30 - 50 up to 100 feet      Spread: 12 - 30 feet  
 Rooting habit: taproot      Texture: medium-course to soil moist, well-drained, dislikes heavy clay  
 Fruit effects: cones      Use: lawn, specimen  
 Varities: conical: dwarf, pyramidal, slow growing; Violacea: bluish - white foliage

**GINKGO** *Ginkgo biloba* (H)  
Slow growing. Male tree has pyramidal form. Handsome foliage. Excellent for city conditions. Free of pests and diseases. Plant male tree only female fruit has objectionable odor.

Height: 50 - 80 feet      Spread: 40 feet  
Rooting habit: spreading      Texture: medium  
Flower effects: not showy      Fruit effects: drupe ill smelling  
Fall color: yellow      Use: lawn, specimen, street  
Varieties: SENTRY: columnar habit

**MAPLE, SUGAR** *Acer saccharum* (H)  
Slow growing. Oval, dense. Excellent foliage and fall color. Reliable. One of our finest native trees.

Height: 60 - 120 feet      Spread: 50 - 80 feet  
Rooting habit: spreading, descending      Texture: medium  
Flower effects: not showy      Fruit effects: not showy  
Varieties: Globosum: dense, rounded form to 10 feet; Green Mountain: upright, oval crown, dark-green foliage, scarlet fall color; Newton Sentry: (Columnare) compact, narrow, upright to 40 feet, 12 feet wide; Temple's Upright: (Monumentale) slender ascending form, no central leader, 50 feet; Legacy  
Use: lawn, street

**NORWAY SPRUCE** *Picea abies* (S)  
Fast growing cone shaped tree with dark green needles and drooping branches. Attractive when young.

Height: 80 - 100 feet      Spread: 20 - 30 feet  
Rooting habit: taproot      Texture: medium-harsh  
Use: specimen, windbreak

**OAK, NORTHERN RED** *Quercus borealis* (H)  
New nomenclature lists as *Quercus rubra*. Medium rate of growth, but faster than most oaks. Broad and round. Excellent shade. Transplants easily.

Height: 70 feet      Spread: 60 - 70 feet  
Rooting habit: taproot      Texture: medium  
Flower effects: not showy      Fruit effects: brown acorn in fall  
Fall color: red-bronze      Soil: well-drained  
Use: lawn, street

**WHITE OAK GROUP** *Quercus alba* (H)  
Slow growing, difficult to transplant

Height: 50 - 100 feet      Spread: 50 - 80 feet  
Rooting habit: taproot      Texture: medium coarse  
Fall color: red to wine      Soil: well-drained  
Use: lawn tree

**SWAMP WHITE OAK** *Quercus bicolor* (H)  
Similar to White Oak. less refined, will stand wet soils

**ENGLISH OAK** *Quercus robur* (H)  
Medium growth, broad rounded, very strong tree.

Height: 75 - 125 feet      Spread: 80 - 120 feet  
Root habit: taproot      Texture: coarse  
Fall color: bronze      Use: lawn  
Varieties: Asplenifolia, Atropurpure, Fastigiata

**BURR OAK** *Quercus macrocarpa* (H)  
Broadly rounded tree, stout branching, shiny dark green leaves, similar to White Oak.

**PINE, EASTERN WHITE** *Pinus strobus* (S)  
Fast to medium growing. Pyramidal in youth, picturesque and flat-topped at maturity. Delicate, soft-green foliage make ideal back-ground. Tolerates shearing. Subject to windburn.

Height: 50 - 80 feet      Spread: 20 - 40 feet  
Rooting habit: taproot      Texture: fine  
Fruit effects: cone      Soil: moist but well-drained  
Varieties: Fastigiata: narrow, columnar; Glauca: bluish-green foliage; Pendula: pendulous branches giving weeping effect  
Use: mass, screen specimen (if sufficient space is available), windbreak

**PLANETREE, LONDON** *Platanus acerifolia* (H)  
New nomenclature lists as *Platanus hybrida*. Fast growing. Rounded form. Interesting bark flakes off, exposing underbark of lighter color. Tolerates city conditions. Sycamore relative.

Height: 80 feet      Spread: 50 - 70 feet  
Rooting habit: spreading      Texture: coarse  
Flower effects: not showy      Fruit effects: not showy  
Fall color: brown to yellow      Soil: moist  
Use: lawn, street

**SPRUCE, COLORADO** *Picea pungens glauca* (S)  
Slow growing, stiffly pyramidal evergreen. Huge size limits its use on small properties. Attractive in youth, but tends to lose lower branches in old age. Subject to spruce gall aphid.

Height: 80 - 100 feet      Spread: 20 - 30 feet  
Rooting habit: taproot      Texture: medium-harsh  
Varieties: Norway Spruce      Soil: rich, moist  
Use: specimen or several in a grow hard to combine with other plan

**TULIP TREE** *Liriodendron tulipifera* (H)  
Fast rate of growth. Oblong to spreading form. Showy flowers appear after ten to twelve years. Handsome foliage.

Height: 80 feet      Spread: 30 - 40 feet  
Rooting habit: spreading, descending      Texture: coarse  
Flower effects: green and orange in mid-spring      Fruit effects: not showy  
Fall color: yellow      Soil: well-drained  
Varieties: Fastigiatum: upright in habit      Use: lawn, street