

APPENDIX A

Application for Home Design Review and Approval

Lot _____

OWNER/APPLICANT _____ Phone _____

Address _____

Email address _____

ARCHITECT _____ Phone _____

Address _____

Email address _____

BUILDER _____ Phone _____

Address _____

Email address _____

- 1. Preliminary Design Review documents (section 2.4) and Design Review Fee of \$3,000.00 made payable to Grizzly Ranch Association.**

Submission date: _____ Received by _____

DRC Meeting date: _____

- 2. \$1,000 Mitigation fee to Grizzly Ranch Association for Fireplace (if applicable)**

Submission date: _____ Received by _____

- 3. Final Design Review documents (section 2.5) and Compliance Agreement (Appendix D) and Compliance Deposit of \$5,000.00**

Submission date: _____ Received by: _____

DRC Meeting date: _____ Approval date: _____

CONDITIONS OF APPROVAL: _____

Appendix B
Design Review Process Diagram

Grizzly Ranch		Plumas County
Design Review Committee		Design Review & Building Permit
Proposed Plan Conference		
Preliminary Plan Submittal to Design Review Committee		
Preliminary Plan Design Review & Approval		
Final Plan Submittal to Design Review Committee		
Final Plan Design Review and Approval		
		County Design Review Water & Sanitation Board Review
Pre-construction Meeting Homesite Fenced		Obtain Building Permit Begin Construction
Design Review Committee Inspections		County Inspections
Final Inspection Completion of Project Review		Final Certification of Inspection and Occupancy

Appendix C

Final Plan Review Checklist (Page 1 of 3)

Date _____ Lot _____ Owner _____

Yes No

BUILDER REQUIREMENTS:
A complete set of review materials
(section 2.5) including the
following:

A. SITE PLAN
AT 1" = 10' minimum for lots under 1/2
acre and 1" = 20' for larger lots
(section 2.4)

B. GRADING/CONSTRUCTION
MANAGEMENT PLAN
AT 1"=10' MIN.:

Erosion, dust & trash control, trash
dumpster, construction limit fencing,
& sanitary facilities location

Curb and vegetation
protection

Site grading

Soil and materials staging
areas

Construction trailer location

Construction sign, size,
location

C. ARCHITECTURAL CONSTRUCTION
PLANS
AT 1/8"=1' MIN.

Dimensioned floor plans of all the
proposed building with finished floor
elevations

SQUARE FOOTAGE ANALYSIS:

Garage _____

First floor (HVAC) _____

Second floor (HVAC) _____

Covered porches _____

Exterior elevation with existing &
final grade

Building sections through all principal
masses of the buildings

Building height from existing
grade

Exterior lighting plan

Solar Panels

FIREPLACES - See Section 4.9

Gas or oil _____

Open hearth approved EPA _____

Open-hearth non-EPA _____

(fireplace mitigation fee of \$1,000 to be
paid to County air quality fund.)

CHIMNEY

Spark arrester _____

Caps _____

Materials _____

ROOF SPECIFICATIONS:

Roof materials _____

Manufacturer _____

Series/model _____

Color and texture _____

Roof pitch _____

Roof peak height _____

Type of roof _____

Gutters/downspouts material and
color _____

EXTERIOR WALL

SPECIFICATIONS:

Wall materials _____

Manufacturer _____

Series/model _____

Texture/color _____

Mortar color _____

Technique of construction _____

Foundations properly

concealed? _____

Trim material/color _____

EXTERIOR

DOOR SPECIFICATIONS:

Manufacturer _____

Series/model _____

Color _____

GARAGE DOOR

SPECIFICATIONS:

Manufacturer _____

Series/model _____

Material _____

Color _____

- WINDOW SPECIFICATIONS:**
 Manufacturer _____
 Series/model _____
 Color _____
 Factory clad? _____
 Cladding material
 ___ Vinyl ___ Alum. ___ Factory
- D. TREE REMOVAL PLAN**
 AT 1"=20' MIN.:
 Trees to be removed and diameter
- E. SAMPLE BOARD WITH MATERIALS & FINISHES (IF NOT ALREADY APPROVED):**
 Roofing sample
 Finished wall sample
 Stone sample
 Mortar color
 Chimney material and color
 Finished trim sample
 Exterior lights cut sheet
 Exterior doors cut sheet
 Garage doors cut sheet
 Lighted house numerals
- F. EROSION CONTROL & STORM WATER MANAGEMENT PLAN:**
 BMP's as per Sections 3.5 and 3.6
 Site plan at 1" = 20' - 0"
 Proposed path of water flow
 on site and off site
 On site detention or retention
 Catch basins
 Storm drains
- G. CONSTRUCTION SCHEDULE**
 Construction start date _____
 Construction end date _____
 Landscaping end date _____
 Winter erosion control date _____
- H. SEPTIC TANK SPECIFICATIONS (Contact CSD)**

Appendix D

Building Compliance Deposit Agreement (Page 1 of 2)

In addition to the non-refundable \$3,000.00 Design Review Fee payable at the Preliminary Design Review, and in compliance with rules adopted, _____ (“Owner”) does hereby deposit with the Design Review Committee (“DRC”) the sum of \$5,000.00 (hereinafter called the “Compliance Deposit”) and agrees to the following terms and conditions. Please make all checks to Grizzly Ranch Association.

1. The Compliance Deposit shall be used as security against any damage caused to Grizzly Ranch Common Areas, streets, or Owner’s Lots and all improvements, structures, landscaping and personal property attached thereto or located thereon; which damage is caused by the acts and/or omissions of the Owner, his general contractor and/or any employee, agent or subcontractor of the Owner or general contractor in connection with construction of improvements on the Owner’s Lot.
2. Upon the occurrence of any such damage, the Design Review Committee from time to time, and without prejudice to any other remedy, may use the Compliance Deposit to the extent necessary to repair such damage or pay to the injured party the cost of such damage. It is expressly understood that the use of any or all of the Compliance Deposit shall not be considered a measure of the damage nor release the Owner from paying an additional amount if the total damage exceeds \$5,000.00. A list of violations and penalty amounts is listed below.
3. Within a reasonable time of the notification of the occurrence of any such damage to the DRC, the amount of the Compliance Deposit to be used, if any, shall be approved in writing by a majority of the DRC. The DRC may postpone its review of payment pending receipt of any information which the DRC, in its sole discretion, may require. A copy of the DRC decision shall be mailed to Owner at the address indicated below. Withdrawal of money from the Compliance Deposit shall occur no sooner than 10 days after the date of DRC written approval.
4. If the Owner wishes to contest the DRC’s decision to use any or all of the Compliance Deposit as described above, he/she must, within ten (10) days after the date of DRC approval, submit a written request to the DRC for a hearing before the DRC. The DRC shall schedule such a hearing as part of the larger agenda of a regular or special DRC meeting and send written notice of the hearing date to the Owner no less than ten (10) days prior to said date. The DRC, by majority vote, shall determine the amount of the Compliance Deposit to be used, if any.
5. The DRC shall not be liable to the Owner or to any other person for any loss, damage or injury arising out of the payment or nonpayment of the Compliance Deposit funds unless such loss, damage or injury is due to the willful misconduct or bad faith of the DRC.
6. During construction, it is the responsibility of builders and owners to carry the necessary hazard and liability insurance.
7. Upon completion of the construction on a lot as per the approved plans and specifications, and a final inspection by the DRC satisfactorily indicating that no damage as set forth in paragraph 1 remains unremedied, the Compliance Deposit or any balance thereof shall be returned to the Owner.
8. No interest shall be payable upon the Compliance Deposit.

9. All Construction rules must be followed (see Section 5.0) or construction penalties will be implemented. Please note the penalty charges for the following construction rules below. (List is not inclusive and penalties may be charged for any violation contained within the DRC Guidelines.)

Violations and Penalty Amounts

<u>Violation</u>	<u>First Offense</u>	<u>Each Additional Offense</u>
*Erosion control and drainage violations (Health & Safety)	\$1000.00	\$2000.00
*Unapproved access across surrounding properties	\$100.00	\$100.00
*Property damage	\$ 100.00	\$100.00
*Improper storage of materials & equipment	\$ 100.00	\$100.00
*Site cleanliness	\$ 100.00	\$100.00
*Construction noise	\$ 100.00	\$100.00
*Construction vehicles and parking	\$ 100.00	\$100.00
*Violation of construction hours	\$ 100.00	\$100.00
*Improper concrete washout (Health & Safety)	\$1000.00	\$2000.00
* Unrestrained dog(s) on site	\$ 100.00	\$100.00
* Fires or burning (Health & Safety)	\$ 500.00	\$1000.00

All construction penalties are charged against the lot owner’s compliance deposit account and paid directly to the Association, upon written notice to the owner. If penalties exceed the owners’ compliance deposit account, the owner will be sent the construction penalty letter requesting payment within 15 days.

OWNER acknowledges that he/she/they have reviewed the above Agreement and agree to abide by the rules set forth herein and be subject to the rules, fees and penalties shown above.

Owner

Owner

By signature below the DRC acknowledges receipt of the \$5,000.00 Refundable Compliance Deposit.

GRIZZLY RANCH
DESIGN REVIEW
COMMITTEE

BY: _____

Executed on the ____ day of _____, 20 .

Appendix E

Landscape Plan

Date _____ Lot _____ Owner _____

Near the completion of the residence, a landscape plan must be submitted to the DRC which includes:

- Plan shall show property lines, building envelope and approved drainage as shown on the “approved site plan”.
- Existing/proposed plant
 - Locations by species
 - Accessory structures
 - Decks, patio, walkway locations
 - Tree survey
 - Plant list
 - Irrigation system
 - Fencing and landscape walls
 - Soil amendments
 - Installation details and notes
 - Exterior lighting plan
 - Snow storage plan
 - Property Lines
 - Building Envelope
 - Landscape Plan shall be consistent with all design guidelines included in section 6.0 Landscape Character.

The return of the landscaping compliance deposit will be delayed until:

- A. All landscaping is complete, or at a minimum, all soils disturbed by construction to be reseeded using the Grizzly Ranch native plant seed mix, with temporary irrigation to expedite germination, or treated with weed free mulch or similar soil erosion control.
- B. Any disturbance to the Nature’s Envelope Area must be repaired in accordance with section 6.2.1
- C. Steep slopes subject to erosion are to be protected with an acceptable erosion control method.
- D. The driveway is paved.
- E. All areas (Nature’s Envelope Area, Transitional Area, and the Private Area) meet “Grizzly Ranch Hazardous Fuel Treatment Standards”

NOTE: Landscape plan must be consistent with all Design Guidelines included in Section 6.0 Landscape Character

Appendix F

Landscaping Compliance Deposit Agreement (Page 1 of 2)

In addition to the non-refundable \$ 500.00 Design Review Fee paid at the Landscape Design Review, and in compliance with rules adopted, _____ (“Owner”) does hereby deposit with the Design Review Committee (“DRC”) the sum of \$1,000.00 (hereinafter called the “Compliance Deposit”) and agrees to the following terms and conditions. Please make all checks to Grizzly Ranch Association.

10. The Compliance Deposit shall be used as security against any damage caused to Grizzly Ranch Common Areas, streets, or Owner’s Lots and all improvements, structures, landscaping and personal property attached thereto or located thereon; which damage is caused by the acts and/or omissions of the Owner, the general contractor and/or any employee, agent or subcontractor of the Owner or general contractor in connection with landscaping on the Owner’s Lot.
11. Upon the occurrence of any such damage, the Design Review Committee from time to time, and without prejudice to any other remedy, may use the Compliance Deposit to the extent necessary to repair such damage or pay to the injured party the cost of such damage. It is expressly understood that the use of any or all of the Compliance Deposit shall not be considered a measure of the damage nor release the Owner from paying an additional amount if the total damage exceeds \$1,000.00. A list of violations and penalty amounts is listed below.
12. Within a reasonable time of the notification of the occurrence of any such damage to the DRC, the amount of the Compliance Deposit to be used, if any, shall be approved in writing by a majority of the DRC. The DRC may postpone its review of payment pending receipt of any information which the DRC, in its sole discretion, may require. A copy of the DRC decision shall be mailed to Owner at the address indicated below. Withdrawal of money from the Compliance Deposit shall occur no sooner than 10 days after the date of DRC written approval.
13. If the Owner wishes to contest the DRC’s decision to use any or all of the Compliance Deposit as described above, he/she must, within ten (10) days after the date of DRC approval, submit a written request to the DRC for a hearing before the DRC. The DRC shall schedule such a hearing as part of the larger agenda of a regular or special DRC meeting and send written notice of the hearing date to the Owner no less than ten (10) days prior to said date. The DRC, by majority vote, shall determine the amount of the Compliance Deposit to be used, if any.
14. The DRC shall not be liable to the Owner or to any other person for any loss, damage or injury arising out of the payment or nonpayment of the Compliance Deposit funds unless such loss, damage or injury is due to the willful misconduct or bad faith of the DRC.
15. During landscaping, it is the responsibility of contractors and owners to carry the necessary hazard and liability insurance.
16. Upon completion of the landscaping on a lot as per the approved plans and specifications, and a final inspection by the DRC satisfactorily indicating that no damage as set forth in paragraph 1 remains unremedied, the Compliance Deposit or any balance thereof shall be returned to the Owner.
17. No interest shall be payable upon the Compliance Deposit.

18. All Landscaping rules must be followed (see Section 6.0) or penalties will be implemented. Please note the penalty charges for the following landscaping rules below. (List is not inclusive and penalties may be charged for any violation contained within the DRC Guidelines.)

Violations and Penalty Amounts

<u>Violation</u>	<u>First Offence</u>	<u>Each Additional Offence</u>
*Erosion control and drainage violations (Health & Safety)	\$1000.00	\$2000.00
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*Site cleanliness	\$ 100.00	\$100.00
*Construction noise	\$ 100.00	\$100.00
*Construction vehicles and parking	\$ 100.00	\$100.00
*Violation of construction hours	\$ 100.00	\$100.00
*Improper concrete washout (Health & Safety)	\$1000.00	\$2000.00
* Unrestrained dog(s) on site	\$ 100.00	\$100.00
* Fires or burning (Health & Safety)	\$ 500.00	\$1000.00

All landscaping penalties are charged against the lot owner’s compliance deposit account and paid directly to the Association, upon written notice to the owner. If penalties exceed the owners’ compliance deposit account, the owner will be sent the landscaping penalty letter requesting payment within 15 days.

OWNER acknowledges that he/she/they have reviewed the above Agreement and agree to abide by the rules set forth herein and be subject to the rules, fees and penalties shown above.

Owner

Owner

By signature below the DRC acknowledges receipt of the \$1,000.00 Refundable Compliance Deposit.

GRIZZLY RANCH DESIGN
REVIEW COMMITTEE

BY: _____

Executed on the ___ day of _____, 20 .