

**Design Guidelines
East Meadows Subdivision
Kirkwood, CA**

Review Check Lists

Owner & Lot #: _____

Homeowner's Dues are Current : Yes _____ No _____

Meeting Date and EMACC Members Present at Meeting:

Preliminary Review

Date Y/N

Site Plan:

_____ Plans 1/8"-1'

_____ Plans have been reviewed by EMACC consulting architect, engineer and snow removal contractor

_____ Plans based upon topography by a registered land surveyor or civil engineer w/ name, address, license # and signature.

_____ Contour lines 1' intervals adjacent to structure and 2' elsewhere.

_____ Plans indicate easements, building envelope, proposed structure & property lines.

_____ Plans indicate site section wherever grade changes are proposed. (Perpendicular to contour)

_____ 100% of the improvements are constructed within the building envelope with the exception of driveways and rip-rap required to stabilize graded slopes or drainage channels.

_____ Height is maximum 35 ft. (40 ft. lots 411-424 only.) If 10 ft. from front property line only 20 ft. above edge of road. (30 ft. for lots 706 & 707).

_____ The 4 corners used to calculate building height are indicated on plan.

_____ Dwelling size is a minimum of 1800 sq. ft. if one story or a minimum of 2000 sq. ft. if two or more stories (Note size _____ sq ft)

_____ Dwelling does not exceed 5,000 sq. ft. (calculation of the size of the dwelling in accordance with these Guidelines).

_____ Land coverage including building, driveway, parking, walks, decks and patios not to exceed 3500 sq. ft. within building envelope (Note coverage _____ sf ft)

_____ Tree removal marked on plans and location of all trees 6" DBH marked on plans including trees in path of utility trenches and sewer line. (Exhibit D)

_____ Plans indicate erosion control in accordance with guidelines. (Exhibit E)

_____ Location of utility lines and meters are shown (sewer, water, electrical, gas and TV).

_____ General construction materials are shown

_____ Floor and top of wall plate elevations are shown

Driveways:

_____ Width is at least 12 ft. wide and no wider than 24 ft. at the street w/ 5 ft. radius @ each corner.

____ Grades are as specified in Exhibit C in guidelines. Profile is drawn to show slope changes and transitions.

____ County driveway requirements for grades and radii are shown.

____ Paved sections are noted as 2 ½" A.C. over 4" A.C. or 4" compacted A.B. or concrete appropriately designed and sealed for the environment.

____ Swale or culvert is shown if needed.

____ Driveway design has been reviewed by Snow Removal contractor

Roofs: 4 in 12 or steeper recommended

____ Roof does not shed onto uphill slopes, entrances, or driveways. Roof does not shed in such a manner as to slide from adjacent slope into driveway or road.

____ Valleys in roof are designed to mitigate potential problems with the large amounts of snow (valleys are not recommended).

____ Design prevents snow from falling on entrances, decks, railings, garage doors or uphill slopes

Decks, Patios, & Walks:

____ Locations of decks, patios, walks, & retaining walls are shown

____ Bracing of decks meets guidelines of 6"x6" posts and no cross bracing.

Foundation and Finish Materials:

____ Split face block used as a foundation surface and/or wall does not exceed 8 feet above grade level.

____ No imitation rock is proposed as a finish material.

____ All finish materials proposed meet the standards of these guidelines (colors and samples will be reviewed as part of Final)

Fees & Approvals:

New Construction:

____ \$2,000.00 Preliminary Review Fee received Ck# _____ from _____)

____ \$3,500 Construction Compliance Deposit Ck# _____ from _____)

____ \$2,500 Revegetation Compliance Deposit Ck# _____ from _____)

____ \$5,000 Contractor Deposit Ck# _____ from _____)

____ Other applicable Fees: Land coverage variance fee \$100; \$400 additional reviews

Minor Exterior Remodel: \$250 Review Fee; \$500 Construction Compliance: \$500 Contractor Deposit

Major Exterior Remodel or Addition Review Fee: \$1,000 Review Fee; \$2,000 Construction Compliance; \$2,000 Contractor Deposit.

Landscape Review Fee: \$200;

____ Approval of Preliminary Plans; Expiration Date of 90 days: _____

Requirements Prior to Final Review:

Date: Y/N

___ ___ Approval of colors from U.S. Forest Service and TC-TAC for lots north of and including #212, 301, & 409.

___ ___ Approval from TC-TAC for all Phase 3 lots in regards to site analysis of view shed of individual residence, site design, tree removal, and structural design.

Final Review:

(This checklist assumes no significant changes to approved Preliminary design)

Date: Y/N

Site Plan:

___ ___ Site Plan is 1/8" = 1'-0", Other Plans are 1/4" = 1'-0"

___ ___ Re-vegetation Plan is submitted either separately or on site plan.

___ ___ Drainage is indicated and adequate.

___ ___ Location of material storage and garbage enclosure (amount, where, length of time) are indicated.

___ ___ Construction zone fencing is shown. Areas disturbed during construction are indicated, for example, temporary roads providing access to site, etc., along with notes requiring such areas to be scarified prior to re-vegetation.

___ ___ Location of portable toilet is indicated.

___ ___ Location of Knox box is indicated.

___ ___ Propane detectors are indicated.

___ ___ Owner has been informed of Contractor Constraints document, including fine policy, and Contractor's meeting and deposit.

Driveways:

___ ___ Motion detector light over garage for snow removal is shown

___ ___ Fill is limited to 4' vertical outside of structure.

___ ___ Railings and/or retaining walls indicate use of snow markers.

___ ___ Permanent conduit holes and steel conduit for removable snow stakes in accordance with EMHOA specifications are indicated on plans.

___ ___ Final Plans have been reviewed by EMHOA Snow Removal Contractor (if requested by EMACC)

Date: Y/N

Materials (Samples provided on an 8 1/2 x 11 sample board):

___ ___ Types of doors, windows, decks, railing & stair materials have been submitted and approved. Type: _____

___ ___ Exterior lights are concealed, and catalog sheets or photos have been submitted and approved. Type: _____

___ ___ Foundation surface is approved. Type: _____

___ ___ Chimney material/fireplace type Type: _____

___ ___ Wall surfaces do not exceed the maximum percentage of stucco (60%)

____ Sample of color and material for all siding, including rock is submitted and approved.
Type: _____

____ Sample of color and material for exterior metal submitted and approved. Type:

____ Sample of color and material for roof submitted and approved Type: _____

____ Sample of garage door color and material approved

Type: _____

____ Sample of rip rap material approved Type: _____

Approvals and Deposit:

____ Approval of Final Plans; Expiration Date of 120 days: _____

Owners need 3 copies of plans for approval from EMACC, Mountain Utilities, Snow Removal, KMPUD and Alpine County Building Department. One set will remain with EMACC. Your building permit will not be released until all approvals have been stamped. No tree removal, building or excavation of any kind is to start prior to effective date of approvals, signed Contractor Constraints document, and building permit.

Final Inspection:

____ All construction is in conformance with approved plans.

____ Partial Refund of deposit and date: _____

____ All re-vegetation is in conformance with approved plans.

____ Balance of Refund of deposit and date: _____