TETON SPRINGS
TETON VALLEY IDAHO

DEVELOPMENT REVIEW COMMITTEE (DRC)
BUILDING PLANS AND APPLICATION SUBMISSION CHECKLIST

Lot #_____ Date_____

Name_____ Phone Number_____

Email Address_____

Applications will not be accepted unless **ALL** information required by this application is reviewed and completed as required for the Preliminary or Final Design Reviews.

- It is the Owner's responsibility to read and comply with the Teton Springs Master Development Guidelines and Mountain Meadows-Association Guidelines or Cabin Sub-Association Guidelines, if applicable (located here: https://www.tetonspringshoa.com/drc-guidelines-builders-info/); this includes the Owner's architect/designer and build contractor.
- The checklists included in this application are provided to ensure the Owner's understanding of the Tetons Springs design and construction requirements; the Owner must acknowledge their understanding of each checklist item with a checkmark.

  Note: The DRC is not responsible for identifying additional deficiencies not specified by the Owner in section 6.2 (Areas of Non-Compliance) at the Preliminary or Final Design Reviews. Additional deficiencies may be identified at the final property inspection (section 3.11) when the construction and landscaping have been completed and inspected by the DRC.
- Submission of complete building plans bearing Teton County Building Permit Stamp.

Building Envelope Refer to Section 2 of Master Guidelines

Each homesite has a defined building envelope. The building envelope is recorded on the building envelope map with Teton County, ID. These conditions comprise the three-dimensional volume of the building envelope and establish the area with which all structural improvements must be built, including roof overhangs (except Mountain Meadows). Within the Cabins Neighborhood the property boundary constitutes the building envelope and as such other restrictions may apply, see the Cabin Sub-Association Guidelines for more explanation.

Initial _____

Application Checklist

Building Plans Refer to Section 1 of the Master Guidelines

- ☐ Elevations with all dimensions and all materials
- ☐ 3-D Colored Renderings – Final Review
- ☐ Gross floor area calculations for all levels
- ☐ Garage floor area
- ☐ Floor plans with all dimensions wall (verify wall lengths Section 1.8)
- ☐ Building Height calculation shown (Section 1.2)
- ☐ Address with light marker shown on elevations.
- ☐ Roof plan with pitches, dimensions, and overhangs (verify eave and roof pitch lengths Section 1.6)
- ☐ Exterior Lighting Plan

Site Plan Refer to Section 2 of Master Guidelines

- ☐ Site Plan must be to scale and have dimensions for all required elements.
- ☐ Building envelope must be shown within lot with all dimensions.
- ☐ All structures/structural elements must be shown.
- ☐ Property lines and easements
- ☐ Site topography if applicable
- ☐ Site drainage, grading and erosion control plan
- ☐ Existing and finished grade.
- ☐ Driveway, garage access and guest parking dimensions
- ☐ Snow storage
- ☐ All utilities shown.
- ☐ A/C location and screening.
- ☐ Retaining walls with materials and dimensions shown (if applicable).
- ☐ Any proposed outdoor features i.e., firepits, water features, benches, walls etc.

Landscape Plan Refer to Section 2 of Master Guidelines

Preliminary Landscape Plan

- ☐ Site plan that includes building envelopes, easements, and topography (if applicable).
- ☐ Adjacent landscaping, view corridors and shows the theme for the final landscape plan.

Final Landscape Plan

- ☐ Plan to scale with name of landscape designer.

- ☐ Building Envelope, utilities, easements, and topography
- ☐ Adjacent landscaping on developed lots.
- ☐ Identification of existing vegetation.
- ☐ Calculation for required landscaping.
- ☐ Landscape key listing species, quantity, and size of all proposed vegetation.
- ☐ Hardscape areas shown with materials noted.
- ☐ Ground cover materials noted.
- ☐ Retaining walls with materials and dimensions shown (if applicable).
- ☐ Any proposed outdoor features i.e., firepits, water features, benches, walls etc.
- ☐ Irrigation plan.
- ☐ If property is located within the Mountain Meadows or Cabins neighborhoods, please refer to the specific neighborhood Guidelines for any additional requirements.

Materials Sheet (digital format) List manufacturer, style name and color

- ☐ Siding
- ☐ Stone
- ☐ Trim
- ☐ Fascia
- ☐ Roofing
- ☐ Windows
- ☐ Garage Doors
- ☐ Exterior Doors
- ☐ Exterior light fixtures
- ☐ Hardscape materials
- ☐ Decking
- ☐ Railing
- ☐ Physical material mockup

_____ _____

Signature of Lot Owner or applicant Date

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Each application for Design Review will be evaluated on its own unique and individual merits and as such, there are no precedents for approvals by the DRC and/or HOA Board. An owner, architect, or other professional shall apply the current Design Requirements in their entirety when preparing an application without comparison to existing residences.

_____ _____

Signature of Lot Owner or applicant Date

APPLICATION FEES:

In order to defray the expense of reviewing plans and related data, and to compensate any consulting architects, landscape architects, and other professionals, the Covenants establish submission fees payable each time an application is made to the DRC. These fees shall be paid prior to the Pre-submission Conference.

1. New Construction - $7,500.00
   - This fee covers a total of three meetings, the Pre-Submission, Preliminary Design Review and Final Design Review.
2. Major Addition - $7,500.00
   - This fee covers a total of three meetings, the Pre-Submission, Preliminary Design Review and Final Design Review.
3. Minor Addition - $3,000.00
   - This fee covers a total of three meetings, the Pre-Submission, Preliminary Design Review and Final Design Review.
4. Remodel - $1,000.00
   - This fee covers a total of three meetings, the Pre-Submission, Preliminary Design Review and Final Design Review.
5. Additional Meetings - $1,000.00 per additional meeting after three meetings
   - This fee shall be paid prior to each additional meeting
6. Landscape and Small Architectural Changes - $350.00
   - This fee covers one meeting to review and approve the landscape and architectural changes.

These fees are subject to revision annually. Initial _____

ADDRESS MARKERS:

Address markers for all homes and cabins, except homes on Estates sites, shall be of a standard type and shall be obtained from the Homeowner's Association. $220.00 shall be paid during the DRC process to the HOA for the purchase of the approved marker. Upon completion of construction of the home or cabin, the HOA will deliver to the owner, the address marker to be mounted in the area located on the approved elevation plan submitted to the DRC. The marker must have downlighting as approved on the elevation and/or exterior finishes plan submitted to the DRC.

Initial _____

WATER AND SEWER:

After the DRC approves an owner's Final Design, and prior to commencing construction activity, please contact John Pinardi of Teton Water and Sewer to finalize your water and sewer installation. Teton Water and Sewer: 208 354-0256 TetonWS@silverstar.com

Initial _____

IRRIGATION WATER:

After the DRC approves an owner's Final Design, please remit a check for the irrigation hook up. The hook up fee is $1500(home site and cabin lots). Please remit payment to Grand Teton Property Management. Please make check payable to the Bronze Buffalo Ranch
If you have questions regarding irrigation please contact, BBR Accounting at accounting@bronzebuffaloranch.com

Initial _____

PERFORMANCE DEPOSITS:

After the DRC approves an owner's Final Design, and prior to commencing construction activity, the Owner shall deliver a Performance Deposit to the DRC, as security for the Owner's full and faithful performance of the construction activity in accordance with its approved final plans, the Master Development Guidelines and Master Declaration of Protective Covenants, Section 4.17. Legal fees to enforce compliance of the Development Guidelines are subject to being withheld from the performance deposit. The amount of the Performance Deposit shall be $55,000, $50,000 refundable, and $5,000 is a non-refundable impact fee for new construction and major additions. The amount of the Performance Deposit shall be $25,000, $20,000 refundable, and $5,000 is a non-refundable impact fee for minor additions.

Initial _____

_____ _____

Signature of Lot Owner Date

Design Review & Approval Checklist

Please fill in **ALL** information:

LOT OWNER(S):_____

LOT NUMBER:_____STREET ADDRESS:_____
MAILING ADDRESS: _____
PHONE (CELL):_____
Email Address_____

Design Character Describe:_____

Exterior Materials: Walls:_____
Color:_____

Trim:_____
Color:_____

Fascia:_____
Color:_____

Roofing:_____
Color:_____

Exterior Doors:_____
Color:_____

Garage Door:_____
Color:_____

Windows:_____
Color:_____

(Please submit all material samples with colors applied.)

Building Design

Lot Area: _____Acres
_____Square Feet

Floor Area: _____1st Floor
_____2nd Floor
_____Garage

Building Height & Ridge: _____

Initial_____

GENERAL CONTRACT/BUILDER
INFORMATION SHEET
To be completed by the General Contractor/Builder only

Company name: _____
Owner: _____
Mailing Address: _____
Phone: _____
Email Address: _____

Jobsite Street Address: _____
Lot Owners: _____

General Contractor/Foreman: _____
Cell Phone: _____
Email Address: _____

I,_____(Name of General Contractor/Builder) have been provided with a copy of the Teton Springs' CC & Rs by the lot owners. I understand that I am required to comply with the CC & Rs and the LOT OWNER/BUILDER INFORMATION and am required to ensure that my employees and my sub-contractors follow these documents at all times. If the CC & Rs and the LOT OWNER/BUILDER INFORMATION are not followed, the lot owner will be subject to fines, and I may lose my future privileges to work within the Teton Springs Subdivision.

_____ _____
Signature of General Contractor/Builder Date

NOTICE REGARDING REVISION OF APPROVED DESIGN PLANS

THIS IS AN IMPORTANT NOTICE REGARDING THE PLANS THAT THE TETON SPRINGS HOA APPROVES REGARDING CONSTRUCTION, LANDSCAPING AND/OR CHANGES TO YOUR PROPERTY. ONCE YOUR PLANS ARE APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE YOU MAY NOT MAKE ANY CHANGES TO THE PLANS AND ALL CONSTRUCTION MUST BE MADE IN CONFORMANCE WITH SUCH APPROVED PLANS.

ANY CHANGE TO THE PLANS OR DEVIATION FROM THE APPROVED PLANS MUST BE APPROVED IN WRITING BY THE DEVELOPMENT REVIEW COMMITTEE PRIOR TO CONSTRUCTION, LANDSCAPING AND/OR CHANGE.

YOUR FAILURE TO RECEIVE SUCH PRIOR WRITTEN APPROVAL WILL RESULT IN ADDITIONAL COSTS ASSESSED AGAINST YOUR PROPERTY, THE POTENTIAL FOR THE LOSS OF SOME OR ALL OF YOUR PERFORMANCE DEPOSIT, THE POSSIBLE STOPPAGE OF YOUR CONSTRUCTION, LANDSCAPING AND/OR CHANGE AND THE POTENTIAL FOR THE HOA TO SEEK TO OBTAIN A COURT ORDER REQUIRING THAT YOU COMPLY WITH THE DEVELOPMENT GUIDELINES.

I HAVE RECEIVED A COPY OF THIS NOTICE. I UNDERSTAND THE NOTICE'S INTENT AND PURPOSE AND WILL COMPLY FULLY WITH ITS DIRECTIONS.

_____

PROPERTY OWNER SIGNATURE – DATE

_____

BUILDER/GENERAL CONTRACTOR SIGNATURE - DATE