

## Driveway Submission

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Lot #: \_\_\_\_\_ Phone number \_\_\_\_\_

**Requirements: 3.05 Driveways and 3.16.2 Driveway Inspection Plus all sections that apply**  
**Following information must be included:**

- All lots are to have a paved driveway. All new, improved, or replacement driveways shall be a **minimum of twelve feet wide** and shall extend from the edge of the street paving to the entrance of the garage. The edge of the driveway may be no closer than five **(5) feet from the side property line**. Driveways are to be completed and finished in a workmanlike manner acceptable to the ECC. This applies to secondary driveways.
- When culverts are installed, concrete bulkheads will be required.
- **Purpose letter** - Scope of Work, including materials (Please attach)
- Plot map, including location.
- Distance to side property lines \_\_\_\_\_, minimum 5 feet.
- Is this a replacement, Yes \_\_\_\_\_ No \_\_\_\_\_ - Like for like?
- Size of culvert? \_\_\_\_\_.
- LOP Public Works will need to look at project, prior to ECC.

_____ ECC Fees	Plan check	\$100.00
	Performance deposit	\$100.00 (Refundable when completed)
	Road Impact	<u>\$100.00</u>
		<b>\$300.00 TOTAL</b>

\_\_\_\_\_ Right of Entry to review project location, and agree to allow EC and ECC to view site with prior notice (if necessary).

I/we have read and initialed the above and agree to abide by **ALL** requirements as stated.

\_\_\_\_\_ Date \_\_\_\_\_ Date \_\_\_\_\_

**Office Use Only:** Variance required: Yes \_\_\_\_\_ No \_\_\_\_\_ Variance form completed: Yes \_\_\_\_ NO \_\_\_\_  
Meets guidelines: Yes \_\_\_\_\_ No \_\_\_\_\_  
Public Works Maintenance sheet complete: Yes \_\_\_\_\_ No \_\_\_\_\_  
Public Works Comments: \_\_\_\_\_

## Overview

The following items are required when submitting plans to the ECC. Failure to supply required information will delay the approval process. All plans must be submitted by the lot owner or have written authorization from the owner. **Please review and initial the Environmental Standards for detailed requirements for this specific project prior to submitting plans.**

Replacement or repair of less than 25% of an existing structure that does not change the original footprint, height, or design, typically does not require ECC approval. However, it's always wise to notify EC before starting projects to avoid confusion and possible complaints from neighbors.

### **2.04 DECKS, PATIOS, POOLS, GAZEBOS, BOAT DOCKS, BOAT LIFTS, ETC.**

- (a) A letter stating the basic details of your overall project (scope of work), including purpose, size, location, materials, and colors.
- (b) Two (2) copies of your plot plan showing; property lines and setbacks, all trees over 3 inches in diameter (as measured 4 feet above the ground), LPG tank location, size and location of the proposed project, and the distances between the project, property lines, and setbacks.
- (c) Dock plans must also show extended property lines and setbacks into the lake, distances from shoreline and setbacks, size of dock, and materials used. See section 4.03 of this document for further dock requirements.
- (d) Copies of all applicable County Permits.
- (e) Payment of required fees (see Appendix "A").

### **2.09 Fees and Deposits** (Article V – Section 8)

Plan submittals must be accompanied by the applicable fees and deposits shown in the attached "Appendix A". Please check with the EC office for an updated version.

All fees and deposits will be paid by the owner, or in the owner's name. Fees are normally non-refundable. However, if construction is cancelled within one (1) year, all but the actual costs incurred by the Association will be refunded. Deposits may be refunded in whole or in part, depending on compliance with the Environmental Standards and satisfactory sign-off of EC final inspection. Deposits not claimed shall be processed in accordance with the Association Accounting Procedures.

### **2.10 Modification to Approved Plans**

Any request for modifications or changes to previously approved plans must be submitted to the ECC and receive approval prior to the start of work.

### **3.04 Setbacks and drip lines**

Placement of proposed structures should be compatible with neighboring structures and have minimal impact on neighboring views.

- (a) **DRIP-LINES** are defined as the outer extremities of roof, eaves, decks, steps, enclosed patios, and garages, and is used in determining setbacks.
- (b) **FRONT SETBACK** is a minimum of thirty (30) feet from the front property line of each lot a street right-of-way to the front drip line of the structure. For most homes, the front property line is approximately 30 feet from the



street centerline. For the purpose of these Standards, the “front” of a lot or residence shall be the side that faces the mailing address street.

- (c) **SIDE SETBACKS** are a minimum of five (5) feet from the drip line to the side property line. In the event that a variance is granted for eaves less than 18”, then the side setbacks must not be less than six and one-half (6 ½) feet from the side property line to the structures foundation. See “Corner Lots” in item (e) below for information on corner lot setbacks. Side setbacks for ANY **NEW CONSTRUCTION OF split level and TWO-Story structures are a minimum of seven (7) feet from the drip line to the side property line or eight and one-half (8 ½) feet from the structures foundation to the side property line.**
- (d) **REAR SETBACK** from the rear property line to the rear drip line is a minimum of twenty (20) feet, or twenty five percent (25%) of the depth of the lot, whichever is greater. Exceptions to this rule are as follows;
  - 1. On properties contiguous to the golf course, the rear setback shall be the greater of: twenty-five (25) feet or twenty-five percent (25%) of the depth of the lot.
  - 2. On properties contiguous to Lake of the Pines, Hazel Lake, or Huck Finn pond, the rear setback shall be fifty (50) feet or twenty-five percent (25%) of the depth of the lot, whichever is greater. The depth of the lot and setback is measured by using the normal water level of each lake as determined by the spillway on Lake of the Pines, the spillway on Huck Finn Pond, and the over flow pipe on Hazel Lake.
- (e) **CORNER LOTS** not only must maintain the thirty (30) foot front setback, but also shall maintain a twenty (20) foot setback from the other street side property line. The front of the lot is the side that faces the mailing address street.
- (f) **IRREGULAR BOUNDARIES** where lot boundaries are irregular, contact the EC office for help in determining the setbacks. In no case can a structure be closer than fifty (50) feet from the lakeshore line or twenty-five (25) feet from the golf course.
- (g) **EASEMENTS** No structures are allowed within Lake of the Pines easements. All landscaping plans and other similar improvements must be approved by the ECC prior to starting planting, construction, or excavation.

### 3.05 Easements (Article IX – Sections 1, 2, 3, 4, & 5)

An easement is an interest in land owned by another that entitles its holder to a specific, limited use of enjoyment. Some of these easements and/or rights-of-way are:

- (a) Ten (10) feet width along the front property line and five (5) feet width along the side and back property lines, for the purpose of public utility and television cables.
- (b) For the use and maintenance of any kind of drainage.
- (c) For maintenance and permanent stabilization control of slopes in a slope-control area.
- (d) An easement of ten (10) feet inland from the shoreline of any lake or pond is required for shoreline maintenance and control.

On each lot, the right-of-way and easement areas reserved by the Lake of the Pines Association or dedicated to public utilities, must be maintained by the lot owner, but no structures, plantings (excluding minor landscaping), or other material shall be placed permitted to remain upon, or other activities undertaken, which may damage or interfere with access to, or the installation and maintenance of utilities.

### 3.06 Encroachments

The association has a sixty (60) foot right-of-way for roads, approximately thirty (30) feet on either side of the road’s centerline. With the exception of minor landscaping, only a licensed contractor is allowed to work within this easement. Licensed contractors must obtain a certificate of insurance and a bond in the amount of twenty-five hundred dollars (\$2,500.00). EC must be notified at least 24 hours prior to the start of any work.

### **3.07 Excavation**

Excavation should be kept to a minimum. Lake of the Pines has a very high erosion factor and a high percentage of ground erosion finds its way into our lake, therefore, considerable attention must be taken to prevent erosion. When making a cut for a driveway or any other excavation, the slope of the cut should be a 30 degree incline or less. On cuts greater than 30 degrees, slope stabilization is required and must be approved by the ECC and Nevada County. Contact EC for suggested methods of stabilization.

### **3.16.2 Driveway inspection:**

Inspection must be made to all driveways that cross Association easements; after any drainage is installed and base rock compacted, but prior to paving. Contact EC for further information on street openings, street closures, and compaction requirements. EC must be notified at least 24 working hours prior to paving. Paving is to be applied in accordance with the approved plans.

### **5.03 Driveways**

All lots are to have a paved driveway. All new, improved, or replacement driveways shall be a minimum of twelve feet wide and shall extend from the edge of the street paving to the entrance of the garage. The edge of the driveway may be no closer than five (5) feet from the side property line. Driveways are to be completed and finished in a workmanlike manner acceptable to the ECC.

Secondary driveways for boat or RV storage, etc., must also conform to these driveway standards and prior ECC approval is required. Paving, however, is only required from the street pavement to the property lines

### **CC&Rs Article V Architectural and Environmental Control:**

**Section 15. Limitation on Liability.** Neither the Association, nor the Board or the Environmental Control Committee or any member thereof, shall be liable to any Owner for any damage, loss or prejudice suffered or claimed on account of any mistakes in judgment, negligence or nonfeasance arising out of (a) the approval or disapproval of any plans, drawings and specifications, whether or not defective; (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings or specifications; (c) the development of any Lot within Lake of the Pines; or (d) the execution and filing of a Notice of Noncompliance pursuant to section 13, above, or a Compliance Certificate pursuant to section 14, above, whether or not the facts therein