



## **Texas Grand Ranch**

### **Architectural Review Committee**

#### **Application for New Home Construction**

Completed on:

Completed By:

Email:

Phone:

Property: Section/Block/Lot:

**Prior to construction, all new home plans must be submitted to the Texas Grand Ranch Architectural Review Committee (Committee). It is the applicant's responsibility to ensure compliance with the Texas Grand Ranch Declaration of Covenants and Conditions, and the Site and Building Requirements, incorporated herein by reference as if fully copied and set forth at length. Sections of these documents are incorporated in this application but the full document can be found on the Owner's Portal. Contact [arc.texasgrandranch@gmail.com](mailto:arc.texasgrandranch@gmail.com)**

APPLICATION PACKETS WILL NOT BE REVIEWED UNTIL THE REVIEW FEE AND DAMAGE/CONFORMANCE DEPOSIT HAVE BEEN RECEIVED VIA THE PROPERTY OWNER'S PORTAL ON THE VANTACA WEB SITE. ALL COMMUNICATION REGARDING THIS APPLICATION WILL BE CONDUCTED THROUGH USE OF THE PORTAL.

Property Owner's Name

Current Mailing Address

Phone Number

Email Address

Builder's Name

Builder's Contact Person

Builder's Address

Builder's Phone Number

Builder's Email Address

Property: Section/Block/Lot

Property Address

1st Floor Living Area Square Footage (conditioned space)

2nd Floor Living Area Square Footage

Total Square Footage under Roof

No. of Garage Stalls

Percentage of Masonry and type

Total Impervious Area

\$1,000.00 Non-Refundable Application Fee for Plan Review.

Log into the owner's portal to pay fees.

\$3,500.00 Refundable Conformance and Damage Deposit.

Log into the owner's portal to pay fees.

### **Accompanying Documents**

The following documents related to the construction process must be submitted to the Committee as part of the application packet. These documents must be attached to the application as either PDFs or JPGs. Incomplete accompanying documentation will cause the application packet to be returned without review and may delay the approval and construction process.

Set of professionally drawn house plans.

House Plans \* **Must upload documents in portal with submittal of this request.**

Site plan or Survey showing the location of the residence, driveway plus any accessory buildings, fences or pools being submitted as part of this application.

Site Plan \* **Must upload documents in portal with submittal of this request.**

Provide photos samples of Exterior Materials.

Exterior Materials \* **Must upload documents in portal with submittal of this request.**

Certificate of Liability Insurance, with 1 Texas Grand Ranch POA listed as **Additional Insured** and the **Certificate Holder**:

**"1 Texas Grand Ranch POA, 3500 West Davis Street Suite 190, Conroe TX 77304"**

Certificate of Liability Insurance \* **Must upload documents in portal with submittal of this request.**

Important Note: Submission of the above documents will only allow for PRELIMINARY approval of the Home Plans for the purposes of obtaining bank financing. Additional documents, listed below, are required for FINAL approval to construct the residence.

NO SITE WORK CAN BE STARTED WITHOUT PRELIMINARY APPROVAL.

In addition to the documents listed above, the following documents must be submitted to the Committee for review and approval for construction. Providing all of the documentation at one time will expedite the approval process.

Site Specific Soil Report, Signed and Sealed by a Professional Engineer

Soil Report \* **Must upload documents in portal with submittal of this request.**

Foundation Plan, Signed and Sealed by a Professional Engineer

Foundation Plan \* **Must upload documents in portal with submittal of this request.**

Drainage Plan (May Require Civil Engineer. See Site & Building Requirements, Section 4.8)

Drainage Plan \* **Must upload documents in portal with submittal of this request.**

Septic System Design, Signed by a Registered Sanitarian

Septic DESIGN \* **Must upload documents in portal with submittal of this request.**

Septic Permit (Walker County)

Septic PERMIT \* **Must upload documents in portal with submittal of this request.**

Building Permit (Walker County)

Building Permit \* **Must upload documents in portal with submittal of this request.**

TCEQ SWPPP Permit

SWPPP permit \* **Must upload documents in portal with submittal of this request.**

Walker County Driveway/Culvert Permit (TGR ARC Will Provide Culvert Size)

Note: The County and TGR prefer Concrete Culverts which must be 20 feet wide

Culvert Permit \* **Must upload documents in portal with submittal of this request.**

The following documents may be submitted as part of the application packet or may be submitted at a later date; however, these documents MUST be submitted and approved by the Committee prior to installation:

Re-vegetation Plan

Re-vegetation Plan \* **Must upload documents in portal.**

Fence Location and Materials. This may be included on the site plan or submitted as a separate document.

Fence \* **Must upload documents in portal.**

Exterior Lighting Plan, if exterior lighting is more than standard wall sconces and flood lights on the house corners.

Exterior Lighting \* **Must upload documents in portal.**

**The Property Owner and or builder must schedule the following on site meetings with the ARC.**

1. Pre-Construction Meeting – takes place prior to any construction or clearing on a lot

2. Pre-Pour Meeting – All required permits and a form survey shall be turned in prior to this meeting.
3. Culvert Inspection, required just before the driveway is poured. This is an inspection by the County and ARC.
4. Final Inspection, once the dwelling is in final stages of construction and is ready to be cleared for occupancy.

**BY SIGNING BELOW THE APPLICANT ACKNOWLEDGES THEY HAVE FULLY READ AND UNDERSTAND THE CURRENT SITE AND BUILDING REQUIREMENTS AND THE CURRENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TEXAS GRAND RANCH AND STATE THAT THE IMPROVEMENT WILL BE MADE IN COMPLIANCE WITH THESE DOCUMENTS. FURTHERMORE, THE APPLICANT UNDERSTANDS AND AGREES THAT IF THE COMMITTEE APPROVES THIS APPLICATION AND THE AGREEMENTS AND/OR REPRESENTATIONS MADE BY THE APPLICANT ARE NOT FULLY COMPLIED WITH, THE COMMITTEE MAY, WITHOUT LIMITATION AND ITS SOLE AND EXCLUSIVE DISCRETION, REVOKE AND RESCIND ITS APPROVAL OF THE APPLICATION, THE COMPLIANCE AND DAMAGE DEPOSIT WILL BE FORFEITED AND NON-COMPLIANCE MAY REQUIRE REMOVAL OF IMPROVEMENT(S) AT THE OWNER'S/BUILDER'S EXPENSE.**

Owner's Signature \_\_\_\_\_

Print Owner's Name

*When your project is finished, please complete and submit a Final Inspection Form to request a refund of the Conformance and Damage Deposit.*