

Development Review Enterprise HILLSIDE PLAN REQUIREMENTS

THE FOLLOWING ITEMS MUST BE PROVIDED TO OBTAIN FINAL PLAN APPROVAL

Refer to <http://land.elpasoco.com/> for parcel information

Refer to <http://www.springsgov.com/subdivview/> for subdivision information

Refer to <http://www.springsgov.com/Plan/plantracWeb/plantracwc1.asp> for development plan and setback information

PROVIDE THE FOLLOWING

- 2 copies of the Site Plan and Architectural Elevations
- Fire Department's Residential Construction Plan Review Check List. *See attached. Must be provided for Fire to Review.*

NOTES TO BE PLACED ON THE SITE PLAN

- 1) Hillside Certification Statement: I, _____, as Applicant and duly representative of the owner, hereby certify that the information included upon the attached Hillside Site/Lot Grading Plan is true and accurate; and the development of the site will occur in accordance with the Plan.

Signature _____ Date _____

- 2) No disturbance, grading or significant natural feature/vegetation removal will occur beyond the "Limit of Disturbance" line as shown on this plan.
- 3) The "Limit of Disturbance" line shall be delineated during construction with flags, rope and/or 4' tall orange construction fencing.

INCLUDE THE FOLLOWING ON THE SITE PLAN

- Applicant's name, address, and telephone number
- Bar and numeric scale. *Preferred drawing scale is 1:20.*
- North arrow
- Vicinity map
- Legal description
- Site address
- Tax schedule number
- Zoning district classification
- Parcel size
- Indicate the source of the contour information. *FIMS contour information should NOT be relied upon for permits.*
- Property line locations and dimensions
- Easements, preservation areas, "no build" areas and building envelopes
- Stockpile/equipment storage location
- "Limit of Disturbance" location. *This should be a 10'-15' perimeter around the building and should include utility service lines and driveway.*

- Utility service line location and type. *Water, sewer, electricity, gas, phone, cable.*
- Dimensions of existing and proposed structures
- Garage square footage
- Square footage of proposed building footprints
- Percent lot coverage. *Covered decks and second story decks 8' or taller are included in lot coverage.*
- Distance from structures to property line
- Indicate an existing permanent fixed benchmark. *Top of curb or fire hydrant.*
- State the finished floor elevations for the house and garage
- Existing building grade and proposed finished grade topography at a minimum of 2' contour intervals
- Drainage pattern locations. *Drainage needs to maintain historic drainage patterns or be returned to the street.*
- Driveway size, location, grade, material and curb cut
- Percent of driveway coverage in front yard setback. *Divide area of the driveway (located between the front property line and the front yard setback line) by the total front yard setback area. Maximum 40% coverage for front setback lines 75' or greater. Maximum 45% coverage for front setback lines less than 75'.*
- Street and alley name, location and width
- Location of sidewalks, walkways, curb and gutter, curb cuts and other improvements
- Retaining wall and/or fence location with dimensions, type, height and typical detail/cross-section
- Identify significant natural features including slopes of 25% or greater, ridgelines, bluffs, rock formations, vegetation, natural streams/drainage ways and geologic condition. *Vegetation should include the perimeter line of any scrub vegetation and individual trees of 4" trunk or greater within 20 feet of the limit of disturbance.*
- Identify natural features to be saved

HILLSIDE HEIGHT

- Identify all major corners of the structure, label the building and finished grade adjacent to each of these corners on the site plan. *See attached instruction sheet.*
- Calculate hillside height of all proposed structures. *See attached instructions for calculating hillside height.*

ARCHITECTURAL ELEVATIONS

- Scaled elevations illustrating front, rear, right and left side profiles. *Preferred drawing scale is ¼ inch equals one foot.*
- Note the main level finished floor elevation on each of the 4 profiles and carry the line across each elevation
- Show existing and finished grades

To review a plans status and comments in **Zoning** go to <http://www.springsgov.com/plan/plantracWeb/plantracwc1.asp>
 To review a plans status and comments in **Fire** go to www.springsgov.com/Page.asp?NavID=1021