

Final Plan Submittal Checklist

Eagle Ranch Design Review Board
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Submittal Date:

Filing/Block/Lot:

Homesite Address:

Architectural Style:

Please confirm that the plans for Final Plan Review are complete prior to submittal. This checklist presents the minimum requirements as outlined in the Design Guidelines. Please refer to the appropriate guidelines for additional information as needed. Incomplete submittals will not be accepted for review.

Submittal Requirement

- 1. Final Plan Review Application and Checklist
- 2. Final Plan Review Fee
- 3. Topographic Survey prepared by a licensed surveyor drawn at minimum 1"=20' scale showing:
 - a. Property boundaries of the subject homesite and adjacent property lines within 20'
 - b. Setback lines
 - c. Platted easements
 - d. Existing 2' contour intervals, significant natural features (e.g. rock outcrops, drainage, trees, etc.)
 - e. Other improvements, utilities, or other structures affecting development on homesite
- 4. Site Plan (based on Topo Survey) at minimum 1"=10' scale
 - a. Property lines, setbacks and easements
 - b. Building footprint and eave drip line locations
 - c. Existing and proposed contours at 2' interval
 - d. Driveways
 - e. Site Drainage
 - f. Utilities including evidence of adequate sewer service gradient
 - g. All utility connections
 - h. Building roof plan including ridge and eave heights
 - i. Proposed exterior lighting locations
 - j. Site Improvements (decks, patios, walks, pools, retaining walls, fence, etc.)
 - k. Address marker location and detail
- 5. Grading/Construction Management Plan at minimum 1"=10' scale
 - a. Site grading
 - b. Erosion, dust and trash controls, dumpster, construction fence, sanitation
 - c. Curb, sidewalk and/or pavement protection
 - d. Soil and materials staging area
 - e. Construction trailer location
 - f. Site access and construction impact limits
 - g. Construction sign and design
- 6. Landscape Plan at minimum 1"=10' scale
 - a. Footprint of building(s)
 - b. Existing and proposed contours at 2' interval
 - c. Planting plan (lawn areas, building perimeter beds, other planting beds, trees, etc.)
 - d. Plant list (Botanical name, common name, size, quantity)
 - e. Irrigation plan (sprinkler irrigation, drip irrigation, and non-irrigated areas, etc.)
 - f. Summary table of irrigation areas by type, square footage and % of lot area

- g. Cost estimate for final landscaping, irrigation and installation
- h. Anticipated landscape completion date
- 7. Proposed Architectural Plans at minimum 1"=4' scale
 - a. Dimensioned floor plans of all proposed buildings
 - b. Square footage calculations of all finished and unfinished spaces (including garage, mechanical, etc.)
 - c. Total Building(s) Footprint
 - d. Impervious area lot coverage
 - c. All elevations with existing and final grade shown including maximum building height offset
 - d. Longitudinal and cross building sections through all principal masses of the building(s)
 - e. Building height calculation
 - f. Table of exterior materials and colors
 - g. Proposed exterior lighting locations
 - h. Exterior lighting specifications with lighting worksheet and lumen calculations
 - i. Fence details and specifications
 - j. Colored rendered elevation(s) or colored perspective rendering(s), minimum of 4
 - k. Architectural Details
 - i. Eave and rake section details
 - ii. Beam look-out/bracket details
 - iii. Typical Foundation/wall sections showing structure and exterior materials
 - iv. Porch sections from foundation to roof
 - v. Railing details
 - vi. Window and trim section and elevation for all wall conditions