

Preliminary 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 Preliminary 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. Preliminary Plan Review Application and Checklist
- 2. Preliminary Plan Review Fee
- 3. Topographic Survey prepared by a licensed surveyor drawn at 1"=10' of the lot 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 including setbacks and easements) at 1"=10'
 - a. Building footprint and eave drip line locations
 - b. Existing and proposed contours at 2' interval
 - c. Driveways
 - d. Site Drainage
 - e. Utilities including evidence of adequate sewer service gradient
 - f. All utility connections
 - g. Building roof plan including ridge and eave heights
 - h. Proposed exterior lighting locations
 - i. Site Improvements (decks, patios, walks, pools, retaining walls, fence, etc.)
- 5. Landscape Plan at 1"=10'
 - a. Footprint of building(s)
 - b. Existing and proposed contours at 2' interval
 - c. Lawn areas, building perimeter beds, other planting beds
 - d. Existing trees (to remain) and proposed trees
 - e. Sprinkler irrigation, drip irrigation, and non-irrigated areas
 - f. Summary table of irrigation areas by type, square footage and % of lot area
- 6. Proposed Architectural Plans at 1"=8'
 - a. Floor plans of all proposed buildings
 - b. Floor area and site coverage calculations table totaling building and impervious surfaces
 - c. All elevations with existing and final grade shown
 - 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. Colored rendered elevation(s) or colored perspective rendering(s), minimum of 1
 - h. Proposed exterior lighting locations
 - i. Exterior lighting specifications with lighting worksheet and lumen calculations

