

MAJOR PLAN SUBMITTAL REQUIREMENTS

House - Garage - Addition - Condos - Commercial Building – Decks* - Sheds* - Auxiliary Structures*

Survey and Site Plan Requirements:

Document Requirements: 1). A topographic and boundary survey; and 2). A site plan; containing the following:

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|-----------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ASO | <input type="checkbox"/> | Scale: 1/8"=1'0" or 1/10"=1'0" |
| Applicant | <input type="checkbox"/> | Plans to be in black and white (no grayscale or color) |
| | <input type="checkbox"/> | A topographic and boundary survey including the name, address, license number, and signature of the licensed land surveyor or civil engineer who prepared the topographic and boundary survey(s) containing all physical features of the site |
| | <input type="checkbox"/> | Property lines dimensioned and labeled |
| | <input type="checkbox"/> | Easements (front 20ft, side 10ft and rear 20% setbacks) dimensioned and labeled |
| | <input type="checkbox"/> | Reference benchmark or topography point |
| | <input type="checkbox"/> | Contour lines indicated at 2' intervals indicated with a solid line |
| | <input type="checkbox"/> | Grade changes indicated with a broken line |
| | <input type="checkbox"/> | Retaining walls to be indicated on plan |
| | <input type="checkbox"/> | Slope, drainage and places of concentrated flow (infiltration trench) on the lot or retention ponds |
| | <input type="checkbox"/> | Indication of tree removal within the 10' building zone of the structure and 5' for paved surfaces and decks. Indication of existing vegetation areas that will be preserved |
| | <input type="checkbox"/> | Accurate locations of adjacent lots and structures |
| | <input type="checkbox"/> | Edge of pavement and centerline of street |
| | <input type="checkbox"/> | Indication of construction material storage inside the property line |
| | <input type="checkbox"/> | Building footprint, eaves, garages, decks, walkways, patios and direction of roof slope |
| | <input type="checkbox"/> | Dimensions to eave line on each outer-most corner of the structure |
| | <input type="checkbox"/> | Indication of elevation of all lower level floors on the site plan |
| | <input type="checkbox"/> | Location and material of parking pads, turnouts and driveway |
| | <input type="checkbox"/> | Indication of slope, swales and drainage of the driveway (maximum 20' wide driveway at the property line for residential and 24' wide at the property line for multiple family units) |
| | <input type="checkbox"/> | If access to the property is not from the proposed driveway, indicate other access |
| | <input type="checkbox"/> | Indication of all utility lines trenched from source to the house (sewer, power, water and gas) |
| | <input type="checkbox"/> | Snow storage (30% of the driveway coverage). No snow storage is allowed in the 20' front setback |
| | <input type="checkbox"/> | Area calculations table indicated on plan |
| | <input type="checkbox"/> | Indication of major view corridor from the site, if any Indication of garage or site for future garage |
| | <input type="checkbox"/> | ARGCE location indicated on site plan |

Elevation Plan Requirements:

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|--------------------------|--------------------------|---------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Scale: 1/4"=1'0" |
| <input type="checkbox"/> | <input type="checkbox"/> | Plans to be in black and white (no grayscale or color) |
| <input type="checkbox"/> | <input type="checkbox"/> | Average height at midpoint |
| <input type="checkbox"/> | <input type="checkbox"/> | True building contours indicating existing and proposed grade levels for each elevation drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | Illustration and call out all materials for each elevation (siding, roofing, window frames, etc.) |
| <input type="checkbox"/> | <input type="checkbox"/> | Indication of all roof pitches |
| <input type="checkbox"/> | <input type="checkbox"/> | Indication of the locations of electric panel service box and natural gas meter shed |
| <input type="checkbox"/> | <input type="checkbox"/> | Indication of the positions of all exterior lighting. |
| <input type="checkbox"/> | <input type="checkbox"/> | Provide exterior lighting cut sheet (in color) with lighting specifications |

*These projects may follow the "Minimum Plan Submittal Requirements" and not require a topographic and boundary survey. Please inquire at the Architectural Standards Office for more information or email aso@tahoedonner.com.