

Development Review Enterprise

RESIDENTIAL PLAN REQUIREMENTS

THE FOLLOWING ITEMS MUST BE PROVIDED TO OBTAIN FINAL PLAN APPROVAL

**** FOR NON-HILLSIDE RESIDENTIAL ONLY ****

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

Refer to www.springsgov.com/subdivview/ for subdivision information

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

INCLUDE THE FOLLOWING ON THE SITE PLAN

- Applicant's name, address, and telephone number
- Bar and numeric scale
- North Arrow
- Legal Description
- Site Address
- Tax schedule number
- Zoning district classification
- Parcel Size
- Property line locations and dimensions
- Easements, preservation areas, "no build" areas and building envelopes
- 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
- Dimensions of existing and proposed structures
- 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, curb and gutter, curb cuts and other improvements
- Retaining wall and/or fence location with dimensions, type, height and typical detail/cross-section
- Drainage pattern locations. *Drainage needs to maintain historic drainage patterns or be returned to the street.*
- Average finished grade calculation. *Use an equal number of corners from each side of the building.*
- Height of all buildings
- Scaled building elevation or schematic including average finished grade line and height

To review a plans status and comments in Zoning go to <http://www.springsgov.com/plan/plantracWeb/plantracwc1.asp>