

## PRELIMINARY PLAN CHECKLIST

(Submit with Application for Building Permit, DOC #103.00, 2 plan sets, and appropriate fees)

Leaseholder Name: \_\_\_\_\_ Homesite # \_\_\_\_\_

Submittal Date: \_\_\_\_\_ Included:  2 site plans  Plan Review Fee

- Mandatory on-site, **pre-design conference** with SLI manager, leaseholder, architect and a committee member. No prior vegetation or soil removal without committee permission.

### **REQUIREMENTS FOR SITE APPROVAL**

- Outline of the house, excluding ground level decks, must be **staked and strung** with twine.
- Install two (2) ridgepoles** designating the maximum roof height, one at the highest point of the roof, and one outside the building envelope which will remain up during construction. The main floor elevation, based on the datum point, must be clearly marked on the ridgepoles.

### **REQUIREMENTS FOR PRELIMINARY PLANS (1/8 or 1/4 scale)**

- Survey**, with flagged corner stakes, prepared and stamped by a registered surveyor.
- Site plan** must show an established datum point, contours (existing & final), major trees and vegetation to be removed, driveway access (show road edge), location of house and garage, retaining walls and walkways. Must show ground floor and ridge elevations of adjacent structures and distance of proposed buildings (including eaves and decks) from property lines.
- Show **utilities/sewer/septic** locations. Reference approvals, permits or in-place septic system acceptance.
- Show area for **garbage/recycling receptacles** storage, preferably within the garage footprint, out of sight, protected from wildlife intrusion, yet accessible for pickup.
- Show **location of building** with two diagonal distances from the datum point to two building corners to allow for building location verification using direct measurement.
- General **floor plans** and 4 exterior **elevations** showing existing and final grades. One elevation must contain all floor elevations and maximum ridge height based on established datum point.
- A **front (street side) elevation** showing adjacent structures in context with grade elevations. The committee may require a study model built to scale or a computer generated 3D rendering, showing existing/proposed grading, building mass, and adjacent structures.
- Exterior siding** - material(s), main (body) color, trim color and locations, with samples.
- Roofing** - material, brand, color, with sample board. Pattern must mimic wood shake roof.
- Windows** - type, brand, color, with sample.
- Exterior light fixtures** - submit photo or sample. All lights should be Dark Sky compliant and screened from the view of neighbors, roads, and public spaces.
- Drainage and grading** schemes.
- Driveway** (20+ feet in length) and **guest off-street parking** - locations, material and color.
- Landscape plan** - must show major vegetation removals, changes in grade, retaining walls, pavers or stonework, patios, walkways, and fire pits, with sample boards if appropriate. Fire features must be submitted on *Doc #98 -App. for Outdoor Fire Feature*. Plant choices may be submitted with the final plan.