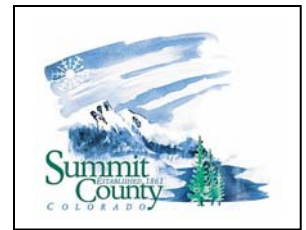


SUMMIT COUNTY PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS FOR SITE PLAN REVIEW



CLASS 1 DEVELOPMENT REVIEW PROCESS

Per the provisions of Section 12003 of the Summit County Land Use and Development Code (“Code”), it is hereby acknowledged that situations will occur when all of the listed submittal requirements will not be needed, and situations will also occur when items not listed as submittal requirements will be needed in order for the County to have sufficient information to fully evaluate the impacts of an application. Accordingly, the Planning Department is authorized by the Summit County Board of County Commissioners (“BOCC”) per the provisions of Section 12003 et seq. of the Code to determine, based on the nature of an application, whether to waive BOCC adopted submittal requirements or require additional information based on the nature of each application.

The following shall be submitted to the Planning Department with a Class 1 development review application for an administrative site plan review conducted concurrently while evaluating a building permit, except for items that may be waived, or additional items that may be required, in accordance with Section 12003 et seq. of the Code:

Initial and date when required (Office use only)	Initial and date when submitted (Office use only)	
		A. Written Material
		1. Application Form: Attached to the packet.
		2. Letter from Property Owner(s): Letter from property owner indicating that such owner is applying for a development review application, or a letter from the property owner giving permission for another person or entity to apply for the site plan.
		3. Legal Description and Acreage: If unplatted, prepared by registered land surveyor. If legally platted, the legal description can be on the application form.
		4. Water Supply: Description of water supply proposed. <input type="checkbox"/> Letter from the applicable special district, or a sign off from such district on the building permit sign off card. <input type="checkbox"/> Well permit from the Office of the State Engineer. <input type="checkbox"/> Other provision for water as provided for by the Code (cistern if hardship per Section 3504.07.C, etc.).
		5. Sewage Disposal: Description of means of sewage disposal: <input type="checkbox"/> Letter from the applicable special district, or a sign off from such district on the building permit sign off card. <input type="checkbox"/> Individual Sewage Disposal System permit or other sewage disposal system approved by the Public Health Dept. in accordance with Section 3504.07 of the Code.
		6. Site Plan Improvements Agreement: A site plan improvements agreement may be required per Section 12607 of the Code if there are landscaping improvements required by the provisions of the Code or a PUD.
		B. Graphic Material
		1. Existing Conditions Plan: To engineering scale (1”:10’, 1”:20’ or 1”:30’ scale), showing: <input type="checkbox"/> Property lines and dimensions. <input type="checkbox"/> Certified topographic survey of the property in the areas where development is proposed in two foot contour intervals (shown with a dashed line) prepared by a Colorado Licensed Surveyor. <input type="checkbox"/> Wetland Delineation. See Section B.6 below for further details.

	<ul style="list-style-type: none"> <input type="checkbox"/> Steams, ponds, lakes and other water features. <input type="checkbox"/> Certified survey of all existing development and improvements, such as buildings and structures, utility lines, wells, septic and leach fields, sewer and water line connections, trails, driveways, and parking areas, prepared by a Colorado Licensed Surveyor. <input type="checkbox"/> Slope analysis showing all slopes that are 30% or greater.
	<p>2. Site Plan (1":10', 1":20' or 1":30' scale) including:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Proposed building or structure layout. <input type="checkbox"/> Proposed parking area layout per Section 3700 et seq. and Chapter 5 of the Code, including: <ul style="list-style-type: none"> ✓ Alignments and names of streets that border the site. ✓ Configuration of proposed driveways or other accessways. ✓ Parking areas showing the dimensions of parking stalls and aisles or driveways. ✓ Spot elevations of proposed parking areas and associated aisles or driveways. <input type="checkbox"/> Proposed building height per the submittal requirements and provisions of Section 3505.06 et seq. of the Code. <ul style="list-style-type: none"> ✓ A certified topographic survey of the building site with one (1) or two (2) foot contour intervals in a United States Geological Survey ("USGS") datum prepared by a Colorado Professional Land Surveyor (Other provisions of this Code require a topographic survey of all areas to be disturbed). Such survey shall be prepared to ensure that the County can certify elevations, floorplans and overall height based on reliable site plan datum. The USGS datum shall be indicated as a note on the topographic survey stating what datum was used and how it was derived. ✓ A site plan view (birds eye view) of the building site that shows the (1) natural grade, (2) finished grade, (3) outline of the building; (4) outline of the roof dripline and the corresponding mean sea elevation for all horizontal eaves, (5) a roof plan showing roof ridgelines and the corresponding mean sea level elevations in a USGS datum, and (6) the roof appendages and the corresponding mean sea level elevations in a USGS datum. The above mentioned information shall be depicted using differing line weights so as to be clearly differentiated where applicable. ✓ Elevation drawings of all facades of a proposed building or structure that shows (1) the maximum roof or structure height in mean sea level elevation in a USGS datum based on the certified topographic survey datum as specified above, (2) the natural grade of the site, (3) the finished grade of the site; and, 4) the ridgeline elevations in mean sea elevation. ✓ Notwithstanding the foregoing, the Planning Department may waive the submission of existing topographic data if a proposed building is: 1) located on slopes that are 10% or less, and 2) the proposed building or structure and any associated roof appendages are not within five (5) feet of the maximum height allowed by the underlying zoning district. <input type="checkbox"/> Proposed setbacks per Section 3505.13 et seq. of the Code. <input type="checkbox"/> Proposed access plan (roadways, driveways, etc.) per Chapter 5 of the Code. <input type="checkbox"/> Other intended uses by area (outdoor storage areas, etc.). <input type="checkbox"/> Statistical summary of the site. <ul style="list-style-type: none"> ✓ Acreage and square footage of the site. ✓ Density per Section 3505.02 et seq. of the Code, including the floor area broken out by type of use (See definition of floor area in Chapter 15). ✓ Open space per Section 3505.10 et seq. of the Code. ✓ Site area per Section 3505.14 et seq. of the Code. ✓ Site coverage per Section 3505.15 of the Code, broken out by building site coverage and other impervious site coverage. ✓ Number of parking spaces required by use. ✓ Number of parking spaces provided. <input type="checkbox"/> Location of walls, fences and retaining walls per Section 3505.17, including the top of wall and bottom of wall elevations and the proposed wall or fence material. <input type="checkbox"/> Snow storage and snow shedding per Section 3505.19 et seq. of the Code. <input type="checkbox"/> Location of all exterior lighting per the provisions of Section 3505.07 et seq. of the Code and

		cut sheets for each type of exterior light fixtures.
		<p>3. Landscaping Plan: Proposed landscaping plan per Section 3600 et seq. of the Code, including:</p> <ul style="list-style-type: none"> ❑ Minimum planting requirements per Section 3603.B et seq of the Code (3 trees and 2 shrubs per actual unit or per 1,000 sq. ft. of floor area, whichever situation applies (both could apply in mixed use development). ❑ Preservation of Significant Trees per Section 3603.C et seq. of the Code, including a certified survey of the “significant trees” (conifers with 8 inches caliper or greater and deciduous tree with a caliper of 4 inches or greater). ❑ Buffering and screening per Section 3603.D et seq. of the Code. ❑ Parking area screening per Section 3603.E et seq. of the Code. ❑ Mandatory landscaping design standards per Section 3604 et seq. of the Code. ❑ Landscaping plan requirements per Section 3605 et seq. of the Code. ❑ Plant installation standards per Section 3606 et seq. of the Code (Quality Standards and Minimum Plant Sizes). ❑ Landscape guarantee per Section 3608 et seq. of the Code (costs included in the required site plan improvements agreement discussed above). ❑ Landscaping maintenance plan per Section 3609 et seq. of the Code (to be included in the projects covenants, declaration or other homeowner’s association legal documents). ❖ This section of the Code is very detailed and an applicant will need to ensure that all the applicable provisions of Section 3600 et seq. are met.
		<p>4. Civil Plans: To the same engineering scale as the site plan, prepared by a Colorado Professional Engineer, including:</p> <ul style="list-style-type: none"> ❑ Proposed grading and drainage plan, with proposed grading shown in a USGS datum with two foot contour intervals by solid lines and spot elevations on any foundations, parking areas, trails, sidewalks and roadways. <ul style="list-style-type: none"> ✓ Maximum 2:1 side slope allowed. ✓ Indicate direction of flow. ✓ See Chapter 6, 7 and 8 of the Code, or contact the Engineering Department at (970) 668-4200, for more information regarding grading and drainage requirements. ❑ If required by the Engineering Department, drainage calculations and detention or retention ponds per Section 8102 et seq. of the Code. ❑ Proposed finished grade of the site in a USGS datum, including but not limited to all driveways, walkways, parking areas, parking aisles, and trails or recpaths. ❑ Proposed top of retaining wall and bottom of retaining wall heights. ❑ Proposed drainage swales, culverts, ditches and other drainage improvements and rip-rap or other detail of the grading and drainage plan. ❑ Construction details of grading and drainage improvements. ❑ Cross-section(s) of paving for driveways, parking areas, trails and other paving per the provisions of Chapter 5. ❑ Proposed water quality protection plan (erosion control plan) per the provisions of Chapter 6 and 7 of the Code. ❑ Composite utility plan showing existing and proposed water, sewer, gas, electric and telecommunication lines.
		<p>5. Architectural Plans</p> <ul style="list-style-type: none"> ❑ Floor Plans: Dimensioned floor Plans to ¼:1 to 1/8:1 architectural scale, or other scale as may be approved by the Planning Department based on the extent of a proposed building, including: <ul style="list-style-type: none"> ✓ Use of interior spaces and proposed configuration of countertops, kitchens, wetbars, bathrooms, sinks, etc. ✓ Location of all entries and doors. ✓ Location of all windows and wall openings. ✓ Location of all interior walls and doors. ✓ Finished floor slab elevations in a USGS datum. ✓ Patios, decks, stairs, bay windows, chimneys and all other improvements associated with

		<p>the dwelling.</p> <ul style="list-style-type: none"> ✓ Exterior walls and the roof dripline. ✓ Size of cabinet areas for wetbars or kitchenettes as provided for in the Code. <p>❑ Elevations: Dimensioned elevations to ¼:1 to 1/8:1 architectural scale, or other scale as may be approved by the Planning Department based on the extent of a proposed building, including:</p> <ul style="list-style-type: none"> ✓ Proposed windows, doors, chimney(s), deck(s), stair(s), roof appendage(s), trim, columns, beams and other proposed elevation details. ✓ Proposed building mass and scale per Section 3505.05B of the Code. ✓ Primary building entrances per Section 3505.05.C of the Code. ✓ Proposed building and roofing material and colors per Section 3505.05.D of the Code. A separate materials and colors board will need to be submitted, along with an exact color copy of such, will need to be submitted. ✓ For mixed use or commercial development, proposed design standards per Section 3505.05.E of the Code. ✓ Proposed roof ridge elevations in a USGS datum (Please refer to the building height requirements listed above). ✓ Proposed location of all exterior lights. ✓ Proposed water quality protection plan per the provisions of Chapter 6 and 7 of the Code.
		<p>Wetlands: If soil disturbance is proposed within 25 feet of a wetland, or wetland fill is proposed, information as required by the Wetland Regulations contained in Section 7105 of the Code will need to be submitted, including but not limited to:</p> <ul style="list-style-type: none"> ❑ A wetland delineation by a certified wetland consultant and surveyed by a Colorado Licensed Surveyor, along with the wetland delineation report may be required to prove compliance with the Code. The Planning Department has a list of approved consultants who can perform the delineation. ❑ A narrative on how a proposed soil disturbance in the wetland setback or wetland fill will meet the criteria for allowing such activity per Section 7105. ❑ A proposed disturbance plan that quantifies the wetland setback area or wetland area proposed to be impacted. ❑ A mitigation plan. <p>If wetland fill is proposed, evidence of compliance with an Army Corps of Engineers approved Section 404 permit per the Federal Clean Water Act.</p> <ul style="list-style-type: none"> ❑ A site plan improvements agreement and associated financial guarantee. ❑ If it appears wetlands are on the property based on the County’s geographic data, a letter from a certified wetland consultant may be submitted to show that there are no wetlands on the property.
		<p>6. Floodplains: If a proposed activity will be located in an area subject to the Floodplain Overlay District, information and plans per Section 4100 et seq. of the Code.</p>
		<p>7. Slopes 30% or Greater: If a proposed activity will impact slopes that are 30% or greater, information per Section 7102 et seq. of the Code.</p>
		<p>8. Streamside Setback: If a proposed activity will impact the 25 foot streamside setback, information per Section 7103 of the Code.</p>
		<p>9. Road or Utility Crossings of Streams: If a proposed road or utility will cross a stream, information per Section 7104 of the Code.</p>
		<p>C. Other Materials</p>
		<p>1. Development Review Processing Fee: No Planning Department fee is required for this type of application because the Planning Department conducts its review concurrent with the building permit review, which is administered by the Building Department.</p>
		<p>2. Number of Copies Required:</p> <ul style="list-style-type: none"> ❑ Only the building permit plans as required by the Building Department, including the information as required by the submittal requirements. Notwithstanding the foregoing, the

		Planning Department may require copies of plans or any required special studies if referrals are deemed necessary.
		3. The Planning Department may require you to submit additional information needed for review of your application.

I, _____ understand and acknowledge the above listed submittal requirements are needed in order to make application for an Administrative Site Plan Review Application. The application includes all the submittal requirements as indicated by an initial and date on the submittal requirement checklist. All applicable fees, any required plans and any other submittal documents so indicated "*When Required*" on this checklist are also included in the submittal.

Date of Pre-Submittal Meeting _____

Planner's Signature: _____