



**\*Requirements** – For details of each requirement above, see table below.

<b># of Plan Sets</b>	<ul style="list-style-type: none"> <li>❖ If submitting paper plans, minimum 11"x17" or larger. 24"x36" is recommended. All sheets within the set must be the same size.</li> </ul>
<b>Architectural Elevations</b>	<ul style="list-style-type: none"> <li>❖ Architectural Scale of 1/8"=1' or larger; 1/4"=1' is preferred.</li> <li>❖ All elevations, existing and proposed, of the proposed development shall be drawn to scale and fully dimensioned. The elevation drawings must show both existing and finished grades. Floor plans and building elevations must be drawn at the same scale.</li> <li>❖ Show all building faces including angles not represented well on the normal building elevations.</li> <li>❖ Elevations shall show proposed finished elevation of floors and roofs on all levels.</li> <li>❖ All exterior materials and colors shall be specified on the elevations.</li> <li>❖ The following shall be shown graphically and fully dimensioned: fascia, trim, railings, chimney caps, meter locations, meter screening methods and window details.</li> <li>❖ Show all proposed exterior lighting fixtures on the building.</li> <li>❖ Illustrate all decks, porches and balconies.</li> <li>❖ Indicate the roof and building drainage system (i.e. gutters and downspouts).</li> <li>❖ Indicate all rooftop mechanical systems and all other roof structures, if applicable.</li> <li>❖ Illustrate proposed building height elevation on roof lines and ridges. These elevations should coordinate with the finished floor elevations and the datum used for the survey.</li> <li>❖ Exterior color and material samples shall be submitted to staff and presented at the Design Review Board meeting.</li> </ul>
<b>Architectural Floor Plans</b>	<ul style="list-style-type: none"> <li>❖ Architectural Scale of 1/8"=1' or larger; 1/4"=1' is preferred.</li> <li>❖ All floor plans, existing and proposed, of the proposed development shall be drawn to scale and fully dimensioned.</li> <li>❖ Floor plans and building elevations must be drawn at the same scale.</li> <li>❖ Clearly indicate the inside face and outside face, of the sheathing, of the exterior structural walls of the building.</li> <li>❖ Label floor plans to indicate the proposed floor area use (i.e. bedroom, kitchen, etc.).</li> <li>❖ One set of floor plans must be "red-lined" indicating how the gross residential floor area (GRFA) was calculated. See Title 12, Chapter 15 - Gross Residential Floor Area for regulations.</li> <li>❖ Provide dimensions of all roof eaves and overhangs.</li> <li>❖ Applicable changes must be "bubbled" for review.</li> </ul>
<b>Exterior Building Materials List</b>	<ul style="list-style-type: none"> <li>❖ Also to be included on elevations and in materials samples, including location, type of material and color. Please specify the manufacturer's name, the color name and number.</li> </ul>
<b>Exterior Color &amp; Material Samples</b>	<ul style="list-style-type: none"> <li>❖ Exterior color and material samples and specifications. A physical material samples and specifications board may need to be provided in conjunction with a digital submittal.</li> </ul>
<b>GRFA Floor Area Calculations</b>	<ul style="list-style-type: none"> <li>❖ Include allowable, existing, proposed, and total GRFA for all units in the development plan/lot, including the other half of a duplex.</li> </ul>
<b>Joint Property/HOA Approval Letter</b>	<ul style="list-style-type: none"> <li>❖ If the property is owned in common (condominium association) and/or located within a Development Lot, the written approval of the other property owner, owners, or applicable owners' association shall be required.</li> </ul>
<b>Landscape Plan</b>	<ul style="list-style-type: none"> <li>❖ Engineering Scale of 1"=20' or 1"=10'</li> <li>❖ Landscape plan must be drawn at the same scale as the site plan</li> <li>❖ Location of existing trees, 4" diameter or larger. Indicate trees to remain, to be relocated (including new location), and to be removed. Large stands of trees may be shown (as bubble) if the stand is not being affected by the proposed improvements and grading.</li> <li>❖ Indicate all existing ground cover and shrubs.</li> <li>❖ Detailed legend, listing the type and size (caliper for deciduous trees, height for conifers, gallon size for shrubs and height for foundation shrubs) of all the existing and proposed plant material including ground cover.</li> <li>❖ Delineate critical root zones for existing trees in close proximity to site grading and construction.</li> <li>❖ Indicate the location of all proposed plantings.</li> <li>❖ The location and type of existing and proposed watering systems.</li> <li>❖ Existing and proposed contour lines. Retaining walls shall be included with the top of wall and the bottom of wall elevations noted.</li> <li>❖ Landscaping summary, including the botanical and common names, size and quantity of trees to be removed and proposed trees. The minimum size for proposed trees is 2" caliper deciduous trees, coniferous trees that are six feet in height, and 5 gallon shrubs. Also specify types of groundcover and proposed square footage. Include a description of any other landscaping features (ponds, fountains, retaining walls, pools, etc.)</li> </ul>

<b>Lighting Plan</b>	<ul style="list-style-type: none"> <li>❖ Indicate type, location and number of fixtures.</li> <li>❖ Include height above grade.</li> <li>❖ Cut sheet(s) for proposed fixtures &amp; demonstrating compliance with 14-10-7, Outdoor Lighting, Vail Town Code.</li> <li>❖ For Sign Applications, a sign lighting plan, including type, location, number of fixtures, height above grade, and cut sheet for each fixture.</li> </ul>
<b>Photos of existing site &amp; adjacent structures</b>	<ul style="list-style-type: none"> <li>❖ Photos of existing site and adjacent structures, where applicable.</li> </ul>
<b>Project Description</b>	<ul style="list-style-type: none"> <li>❖ Written project description detailing the background, purpose and details of the proposal (Address to: Design Review Board).</li> <li>❖ For Change to Approved Plans, a detailed description of changes being requested from original DRB approval.</li> </ul>
<b>Site &amp; Grading Plan</b>	<ul style="list-style-type: none"> <li>❖ Scale of 1"=20' or 1"=10' (The site and grading plan must be drawn at the same scale as the topographic survey.)</li> <li>❖ Lot size and buildable area (excludes red hazard avalanche, slopes greater than 40%, and floodplain)</li> <li>❖ Property and setback lines</li> <li>❖ Existing and proposed easements</li> <li>❖ Existing and proposed grades. All disturbed areas must be returned to a 2:1 grade or PE stamped details of slope protection and/or stable soils are required.</li> <li>❖ Existing and proposed layout of buildings and other structures including decks, patios, fences and walls. Indicate the foundation with a dashed line and the roof edge with a solid line.</li> <li>❖ All proposed roof ridge lines with proposed ridge elevations. Indicate existing (natural grade prior to construction of structure) and proposed grades shown underneath all roof lines. This will be used to calculate building height.</li> <li>❖ Proposed driveways: Site plan must show driveway type, finished surface, heated or unheated, grade, percent slope, dimensions, turning radii, sight distance, required parking spaces with 9'x19' surface parking spaces and 9'x18' enclosed spaces, and spot elevations at the property line, garage slab and as necessary along the centerline of the driveway to accurately reflect grade.</li> <li>❖ A 4' wide unheated concrete pan at the edge of driveway.</li> <li>❖ Locations of all utilities including meter pits, existing sources and proposed service lines from sources to the structures.</li> <li>❖ Proposed surface drainage on and off-site, including culverts</li> <li>❖ Location of landscaped areas</li> <li>❖ Location of limits of disturbance fencing.</li> <li>❖ Names of all adjacent roadways.</li> <li>❖ Snow storage must be shown within property boundaries adjacent to driveway (30% of driveway area if unheated, 10% of driveway area if heated).</li> <li>❖ Proposed dumpster location and detail of dumpster enclosure.</li> <li>❖ Retaining walls with proposed elevations at top and bottom of walls. A detailed cross-section and elevation drawings shall be provided on the plan or separate sheet. Stamped engineering drawings are required for walls between 4' and 6' in height and all combination walls.</li> <li>❖ If less than one half acre is to be disturbed, proper erosion control devices need to be shown on the site plan. If more than one-half acre is to be disturbed, then a separate professionally engineered and PE stamped Erosion Control Plan must be submitted.</li> <li>❖ 100-year floodplain</li> <li>❖ Location of all geologic/environmental hazard areas.</li> <li>❖ Delineate areas to be phased and appropriate timing, if applicable.</li> </ul>
<b>Site Development Standards Calculations</b>	<ul style="list-style-type: none"> <li>❖ Include existing and proposed landscape area (show softscape &amp; hardscape), site coverage, building height, number of dwelling units and employee housing units, setbacks, number of enclosed and unenclosed parking spaces, driveway area, snow storage area, etc.</li> <li>❖ One set of consolidated overlapped floor plans must visually demonstrate how site coverage was calculated. See Section 12-2-2, Definitions, Vail Town Code, for those elements which are considered site coverage.</li> </ul>
<b>Site-Specific Geological Hazard Report</b>	<ul style="list-style-type: none"> <li>❖ If a property is located in or adjacent to a mapped hazard area (i.e. snow avalanche, rockfall, debris flow, floodplain, wetland, poor soils, etc.), the Community Development Department may require a site-specific geological investigation. Must be submitted &amp; reviewed prior to issuance of a building permit.</li> </ul>

<b>Stamped Topographic Survey</b>	<ul style="list-style-type: none"> <li>❖ Stamp and signature of a licensed surveyor</li> <li>❖ Date of survey</li> <li>❖ North arrow and graphic bar scale</li> <li>❖ Scale of 1"=10' or 1"=20'</li> <li>❖ Legal description and physical address</li> <li>❖ Lot size and buildable area (excludes red hazard avalanche, slopes greater than 40%, and floodplain)</li> <li>❖ Ties to existing benchmark, either USGS landmark or sewer invert. This information must be clearly stated on the survey.</li> <li>❖ Property boundaries to the nearest hundredth of a foot (.01') accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.</li> <li>❖ Show right of way and property lines; including bearings, distances and curve information.</li> <li>❖ Indicate all easements identified on the subdivision plat and recorded against the property as indicated in the title report. List any easement restrictions.</li> <li>❖ Spot Elevations at the edge of asphalt, along the street frontage of the property at twenty-five foot intervals (25'), and a minimum of one spot elevation on either side of the lot.</li> <li>❖ Topographic conditions at two foot contour intervals (2').</li> <li>❖ Existing trees or groups of trees having trunks with diameters of 4" or more, as measured from a point one foot above grade.</li> <li>❖ Rock outcroppings and other significant natural features (large boulders, intermittent streams, etc.).</li> <li>❖ All existing improvements (including foundation walls, roof overhangs, building overhangs, etc.).</li> <li>❖ Environmental Hazards (i.e. rockfall, debris flow, avalanche, wetlands, floodplain, soils)</li> <li>❖ Wetland delineation and provide any necessary approvals or permits from Colorado Department of Natural Resources and/or Army Corps of Engineers.</li> <li>❖ Watercourse setbacks, if applicable (show centerline and edge of stream or creek in addition to the required stream or creek setback)</li> <li>❖ Show all utility meter locations, including any pedestals on site or in the right of way adjacent to the site. Exact location of existing utility sources and proposed service lines from their source to the structure. Utilities to include: <ul style="list-style-type: none"> <li>Cable TV      Sewer      Gas</li> <li>Telephone      Water      Electric</li> </ul> </li> <li>❖ Size and type of drainage culverts, swales, etc.</li> <li>❖ Adjacent roadways labeled and edge of asphalt for both sides of the roadway shown for a minimum of 250' in either direction from property.</li> <li>❖ Any adjacent sidewalks and trails.</li> </ul>
<b>Title Report (incl. Schedules A &amp; B)</b>	<ul style="list-style-type: none"> <li>❖ Verifies ownership and easements.</li> </ul>
<b>Utility Approval &amp; Verification Form</b>	<ul style="list-style-type: none"> <li>❖ This form is applicable to any construction within an easement and may be required for any construction if deemed necessary by Town of Vail Staff.</li> </ul>

The Administrator and/or DRB may require the submission of additional plans, drawings, specifications, samples and other materials (including a model) if deemed necessary to properly evaluate the proposal.