



Final Site Plan Checklist

In order to comply with the requirements of the Hidden Springs Residential Design Guidelines, the Final Site Plan **must**

- Be **Drawn to Scale** and the scale must be noted on plan. Minimum Scale is 1"=20'-0".
- Show **Property Boundaries** and **North arrow**.
- Show Sidewalks and Parkways adjacent to Property
- Show all **Easements**
- Show **Minimum Setbacks**, including
 - Main Building Front Yard Setback
 - Garage Front Yard Setback
 - Side Yard Setbacks
 - Platted Rear Yard Setback
 - WUFI Setback, if applicable
- Show **Utility Locations**
- Show the **Elevations** at all property corners, including
 - Existing Top Back of Walk Elevations at the Front Property Corners
 - Existing and Proposed Finish Grade Elevations at the Rear Property Corners.
Note: For homesites with defined Building Envelopes, i.e. Valley, Foothill, and most Phase 2 homesites, show Existing and Proposed Elevations at the Building Envelope line.
- Show **Building Footprint(s)** with **Finished Floor Elevations**, including
 - First Floor Living Area Finished Floor Elevation
 - Garage Finished Floor Elevation at the Garage Doors
 - Front Porch Finished Floor Elevation
- Show **Proposed Finish Grade Elevations at all Building Corners**.
- Show all **Proposed Driveways, Sidewalks, Patios, Decks**, and any other proposed improvements.
 - For Homesites without rear lane access, Driveways shall be shown as a maximum of 14 feet wide at the property line.
Note: Site Grading and Drainage Plans that show the Driveway wider than 14 feet will be considered non-compliant requiring resubmittal.
 - For Valley and Foothill homesites, call out size and type of culvert to be installed in the swale under the Driveway approach.
- Show **Proposed Drainage**, including
 - Driveway and walkway slope
 - High Points
 - Flow lines indicating percentage slope and direction of flow
Note: Minimum slopes in yard areas should be 2.00%