

CITY OF SPRING VALLEY VILLAGE

Unofficial Plan Review Checklist

(Shall not be construed as a complete and final review of plans.)

Address _____

Date _____

Site Plan

- _____ 1. Lot coverage (60% behind buildable area, behind building setback line)
- _____ 2. Garage facing front past front building line?
- _____ 3. Setbacks? (30' front, 8' on side, 10' in rear) Chapter 12, Section 5 & Chapter 9 by Reference
- _____ 4. Tree disposition required?
- _____ 5. Survey furnished? (Registered professional land surveyor of the State of Texas)
- _____ 6. Fence restrictions
- _____ 7. AC units 5' or more from property line
- _____ 8. Garage required (detached one story only)
- _____ 9. North Arrow all plan views
- _____ 10. Location in flood plain?
- _____ 11. Drainage and grading plan

Floor Plan

- _____ 12. Framing plan
- _____ 13. Architectural stamp on commercial
- _____ 14. Fire sprinkler system (new house only)
- _____ 15. Chapter 5 - Does renovation or remodeling (etc.) exceed fifty percent (50%) of replacement cost of structure?

Two Stories

- _____ 16. Height of building (36') only 2 stories allowed
- _____ 17. Height vs relation to rear or side property line (15' side) (10' rear) to 2nd floor
- _____ 18. Balcony shall not extend more than 24" into required building setback.

Electrical

- _____ 19. Load analysis
- _____ 20. Smoke detectors
- _____ 21. Energy Code compliance

Elevations

- _____ 22. Elevations labeled

Foundation Plan

- _____ 23. Engineer stamp on foundations
- _____ 24. Soil report
- _____ 25. Certification of soil treatment for termites
- _____ 26. Asbestos survey (two or more residential, all commercial per TAHPR Texas Senate Bill 509)

Comments:

- _____ 27. TDLR architectural barriers (commercial building only)
- _____ 28. Form survey prior to house slab being poured (new construction)
- _____ 29. Plumbing gas riser diagram
- _____ 30. Plumbers lead certification form (prior to final)