



Site Plan Instructions

New Home Form #1

20 North Main Alpine, UT 84004 • 801-756-6347 (Phone) • 801-756-1189 (Fax) • www.alpineut.gov

Applicant must submit two (2) copies of a detailed site plan, drawn to scale (1" = 20' min.) shall be filed with the Building Department. If site plans are incomplete or inaccurate, the building permit application may be delayed until such information is forthcoming. The site plan shall clearly show the following:

<p>I have included all items listed below on the site plan. If an item does not apply to this site plan, I have read and understand all of these requirements (must write "YES" before an application is accepted by the Alpine City Building Department).</p>	<p>YES</p>
<p>1. General Site Plan Requirements (verify submittal is showing the following and check each box before writing "YES")</p> <p style="text-align: center;">↓</p> <ul style="list-style-type: none"> <input type="checkbox"/> a. North arrow <input type="checkbox"/> b. Scale <input type="checkbox"/> c. Lot lines & their dimensions (conform to legal description) <input type="checkbox"/> d. Curb, gutter, and public sidewalks <input type="checkbox"/> e. Label property address <input type="checkbox"/> f. Adjacent streets (label street names) <input type="checkbox"/> g. Existing easements, rights-of-way and flood plains <input type="checkbox"/> h. Motor vehicle access and parking (cannot be located on water services) <input type="checkbox"/> i. Accessible route of travel <input type="checkbox"/> j. *Sewer lateral <input type="checkbox"/> k. *Water lateral <input type="checkbox"/> l. *Water meter <input type="checkbox"/> m. *Gas line and gas meter <input type="checkbox"/> n. *Electrical meter box <input type="checkbox"/> o. *Pressurized irrigation meter <p>Driveway requirements (<i>items p – v</i>):</p> <ul style="list-style-type: none"> <input type="checkbox"/> p. Slope of driveway may not exceed 12% <input type="checkbox"/> q. Three (3) foot minimum distance required from water meter to edge of driveway <input type="checkbox"/> r. Three (3) foot minimum distance required from pressurized irrigation meter to edge of driveway <input type="checkbox"/> s. Three (3) foot minimum distance required from property line to edge of driveway <input type="checkbox"/> t. Corner lots: Forty (40) foot minimum distance required from adjoining street top back of curb to edge of driveway <input type="checkbox"/> u. Three (3) foot minimum distance required from water meter to edge of driveway <input type="checkbox"/> v. Driveway must be constructed with an all-weather driving surface. <p><i>*These items cannot be in a driveway, drive approach, sidewalk, or any other concrete. These items must be located in a landscaping area. Water and pressurized irrigation meter cans must be a minimum of three (3) feet from a driveway.</i></p>	
<p>2. Drainage plan and calculations (see instructions on page 5)</p>	
<p>3. Location of existing structures. Existing structures should be clearly labeled "EXISTING"</p>	

<p>4. Location of proposed structures being applied for with this permit. Any structures that are not part of this permit should be left off the site plan or clearly labeled as “<i>FUTURE</i>”</p>	
<p>5. The following items require a separate building permit and shall be labeled as “<i>FUTURE</i>” on the site plan.</p> <ul style="list-style-type: none"> <input type="checkbox"/> a. Fences (see page 4 for more information) <input type="checkbox"/> b. Retaining walls (see page 4 for more information) <input type="checkbox"/> c. Accessory Structures (pools, pool houses, detached buildings, sheds, etc.) 	
<p>6. Dimensions of all setbacks are required to be shown on the plan. Setbacks are outlined on page 6. Building location must comply with all Alpine City zoning regulations and cannot be located on any easement or right-of-way. It is the applicant’s responsibility to ensure that footings and foundation are built in accordance with setback requirements.</p>	
<p>7. Existing elevations: (verify submittal is showing the following and check each box before writing “YES”)</p> <p style="text-align: center;">↓</p> <ul style="list-style-type: none"> <input type="checkbox"/> a. All corners of lot <input type="checkbox"/> b. Elevation of curb at extension of lot line <input type="checkbox"/> c. Contours on a minimum of 2-foot intervals 	
<p>8. Finish grade elevations: (verify submittal is showing the following and check each box before writing “YES”)</p> <p style="text-align: center;">↓</p> <ul style="list-style-type: none"> <input type="checkbox"/> a. All corners of proposed structure <input type="checkbox"/> b. Elevation of basement floor <input type="checkbox"/> c. Elevation of main floor <input type="checkbox"/> d. Elevation of garage floor 	
<p>9. Height of home plan requirements (see pages 8-9 for rendering:</p> <p>Total height of home definition: Vertical distance from the “average elevation of the finished grade” of the structure to the midway point of the structure”. See Alpine City Development Code 3.21.08 for definitions. The maximum height allowed is thirty-four (34) feet. <u>Willow Canyon and Three Falls have different criteria, talk to Staff.</u></p> <p>Plans must include a Height Table and Rendering as outlined below: (verify submittal is showing the following and check each box before writing “YES”)</p> <p style="text-align: center;">↓</p> <ul style="list-style-type: none"> <input type="checkbox"/> a. Total Height of Home = Midway Elevation – Average Finish Grade Elevation. <input type="checkbox"/> b. Average Finish Grade Elevation = Sum of Finish Grade Elevations for each major corner of the home divided by the total number of corners. <p>Plans must include architectural elevations:</p> <ul style="list-style-type: none"> <input type="checkbox"/> c. Front elevation <input type="checkbox"/> d. Rear elevation <input type="checkbox"/> e. Side elevations <input type="checkbox"/> f. The elevations must show the total height of the home as a line drawn from the average finish grade elevation to the midpoint elevation of the roof or top of flat roof 	
<p>10. No construction, buildings or landscaping is allowed in a designated floodplain. If any portion of a designated flood plain is located on the property, a flood plain permit is required. The Flood Plain Permit is found here: http://www.alpineut.gov/building-department</p>	

<p>11. Total square footage of home s own on ont pa ; including garage, basement, and storage areas. Fire Sprinklers shall be required if over 10,000 square feet.</p>	
<p>12. Plans comply with the 2021 IRC and 2018 NEC if it is a residential use. Plans comply with the 2021 IBC, IMC, IPC and 2018 NEC if it is a commercial use.</p>	
<p>13. The sight triangle on corner lots will not be obstructed. The sight triangle is defined as the area formed by connecting the corner of the property to points 35 feet back along each property line abutting the street. (DC 3.21.06)</p>	
<p>14. A geotechnical report from a soils engineer is required. This requires onsite soil samples and testing PRIOR to issuance of the building permit. An excavation observation report is also required prior to footing installation. (Report requirements found in DC 4.06.02.3.e)</p>	
<p>15. Is the lot located in Three Falls? If no, mark “N/A” and move to item 18. If yes, the following must also be submitted: (verify submittal includes the following and check each box before writing “YES”)</p> <p style="text-align: center;"></p> <p><input type="checkbox"/> a. Site specific geotechnical/geological hazard report. Beyond the standard geotechnical investigation requirements (DC 4.06.02.3.e), the report shall also include faults and earthquakes, subsurface rocks and soils, slope and elevations, flood hazards, flood plains and erosion hazards (DC 4.06.020.3: e, f.i.(1,2,3,5,6,7))</p> <p><input type="checkbox"/> b. Detailed landscaping plan with square footage of irrigable area listed Three Falls is restricted to 1-acre of irrigable area per lot</p> <p>** THREE FALLS HAS AN ACTIVE HOA WITH SPECIFIC DESIGN REQUIREMENTS **</p>	
<p>16. All lots require a Land Disturbance Permit. Building permits will not be issued until the Land Disturbance Permit is completed. The Land Disturbance Permit is included with this permit. Mark “YES” if you have received and started that process.</p>	

GENERAL INFORMATION ON FENCES

Fences require a separate building permit. The permit for fences is found here:

<http://www.alpineut.gov/planning-and-zoning>

Under no condition shall a privacy fence and retaining wall exceed nine (9) feet on the same plane. If a privacy fence that is on top of a retaining wall would exceed nine (9) feet, the fence shall be set back at least four (4) feet from the back side of the retaining wall. Open style fences including but not limited to rail fences, field fences, or chain link fences are permitted to be on the same plane as a retaining wall. (Section 3.21.6 of the Alpine City Development Code)

GENERAL INFORMATION ON RETAINING WALLS

Retaining walls require a separate building permit. The permit for retaining walls is found here:

<http://www.alpineut.gov/building-department>

Retaining walls or accessory structures proposed within a public utility easement will require written approval of all affected entities. Any retaining walls over 4 feet in height from the finished grade elevation to the top of the wall shall be designed by a professional engineer licensed in the State of Utah and be designed in accordance with Article 3.32 of the Alpine City Development Code. A separate building permit will be required. Walls greater than 2 feet in height from footing to top of wall are required to be engineered per International Building Code.



DRAINAGE REQUIREMENTS FOR SITE PLANS

<p>I have included all items listed below on the site plan. If an item does not apply to this site plan, I have read and understand all of these requirements (must check "YES" before an application is accepted by the Alpine City Building Department).</p>		YES
1.	Show location and type of retention, drainage must be away from structure in all cases	
2.	Drainage from the property may not exceed that which existed prior to development. Paved areas and roof drains may need to be supplied with appropriate sumps or other means of mitigation.	
3.	<p>Drainage plans are required for <u>all site plans, regardless of topography</u>, including at minimum the following requirements.</p> <p>(verify submittal is showing the following and check each box before writing "YES")</p> <p style="margin-left: 20px;"> <input type="checkbox"/> a. Contours on 2-foot intervals</p> <p style="margin-left: 20px;"><input type="checkbox"/> b. Lot configurations with dimensions, footprint of home and structures, etc.</p> <p style="margin-left: 20px;"><input type="checkbox"/> c. Proposed drainage patterns. Where possible, drainage will be directed to city streets after the first 0.53 inches (2-year, 1-hr event) of rainfall is retained onsite.</p> <p style="margin-left: 20px;"><input type="checkbox"/> d. Acceptable methods of retaining water are sumps, berms, retention, rainwater harvesting, low impact development bmp's, and other methods approved by the City Engineer. Retention areas will need to be sized according to the storm drain calculations.</p> <p style="margin-left: 20px;"><input type="checkbox"/> e. Natural drainages shall not be filled in where the potential for runoff from upstream exists, without providing a plan for the potential runoff.</p> <p style="margin-left: 20px;"><input type="checkbox"/> f. Supporting storm drain calculations are required.</p>	
4.	<p>Design Criteria: The design storm is 2-year, 1-hour (80th percentile storm, 0.53").</p> <ul style="list-style-type: none"> - For lots less than 1-acre, drainage calculations must include the entire lot. - For lots greater than 1-acre, drainage calculations shall be for finished limits of disturbance only (do not include construction limits of disturbance) 	
5.	Drainage plans shall be required to be stamped by a licensed professional engineer, registered in the State of Utah, no exceptions.	
6.	Be aware that a certified survey shall be required at footing inspection, certifying that the house/foundation is placed on the lot in conformance with Alpine City zoning ordinances.	



SETBACK REGULATIONS FOR MAIN DWELLINGS

TR-10,000 Zone

- Front: 30 feet from the front property line or 40 feet from the curb
- Rear: 20 feet from the rear property line
- Sides: Aggregate of 22 feet with no less than 10 feet on a side
- Corner lots: 30 feet from the property line on both street frontages. Interior side yard 10 feet.
- Minimum lot size: 10,000 square feet*
- Minimum frontage: 90 feet on a public street*

CR-20,000 and CR-40,000 Zones

- Front: 30 feet from front property line or 40 feet from the curb.
- Rear: 30 feet from the rear property line
- Side: Aggregate of 30 feet with no less than 12 feet on a side
- Corner lots: 30 feet from the property line on both street frontages. Interior side yard 12 feet.
- Minimum lot size: Varies, determined by average slope of lot, see DC 3.03.040 & 3.04.040*
- Minimum frontage: Varies, determined by average slope of lot, see DC 3.03.040 & 3.04.040*
- Lots with an average slope greater than 25% are considered non-buildable.

*** Lot sizes and frontages may be less in a Planned Residential Development (PRD).**

Taken from Alpine City Development Code:
Sections 3.02.050, 3.03.040, 3.03.050, 3.04.040, 3.04.050, 3.05.050

Design for Alpine City shall comply with the requirements for:

- a. Frost line depth 30 inches
- b. Assumed soil bearing pressure 1,500 psf
- c. Seismic zone 3
- d. Basic Wind Speed 115 – C mph
- e. Roof snow load 45 psf
(no allowance for duration)



INFRASTRUCTURE PROTECTION BOND INFORMATION

Infrastructure Bond Fees:

- Standard Lot.....\$2500
- Frontages over 150'.....\$5000
- Corner Lots\$5000

Additional fees (if applicable):

- Open Space Bond..... \$2500
- SWPPP Bond \$2000

During site plan review, an inspection will be made of the job site. The inspection includes the street, sidewalk, curb and gutter, valves, hydrants, manholes, the pressurized irrigation box, and where applicable, adjacent open space and trails.

The purpose of the inspection is to note any existing damage to the infrastructure. The contractor will not be held responsible for existing damage.

Any damage incurred during construction and landscaping will be the responsibility of the builder/homeowner.

If the initial inspection cannot be made because snow, dirt or some other material is covering the sidewalk, curb, PI box, etc., the contractor will be responsible for any damage.

The street, gutter and sidewalks must be kept clear at all times. Dumpsters and portable bathroom facilities are required at the job site. They may not be located on the sidewalk or street. Curb ramps are optional but must be constructed of wood, metal, or asphalt. Dirt or gravel ramps are prohibited.

Public open space areas near project site must be fenced per City Standard Detail 29 (Development Code 3.16.110.3).

Public or private open space and vacant lots shall not be used for the storage of equipment, building and/or landscaping materials, dumpsters, sanitary facilities or any other material related to the project. Access to the building site across open space or adjacent vacant lots is prohibited.

Inspections will be withheld if there is a violation of the Clean Street Ordinance or other Ordinance. Continuing violations will be red-tagged.

Bond funds will not be released until a Certificate of Occupancy has been issued, all landscaping is completed, any damage has been repaired, and all inspection items have been resolved.

Clean Street Ordinance Section 14.08
Infrastructure Protection Bond - Ordinance No. 2008-14
Open Space Ordinance No. 2007-12
Trail Ordinance No. 2009-06

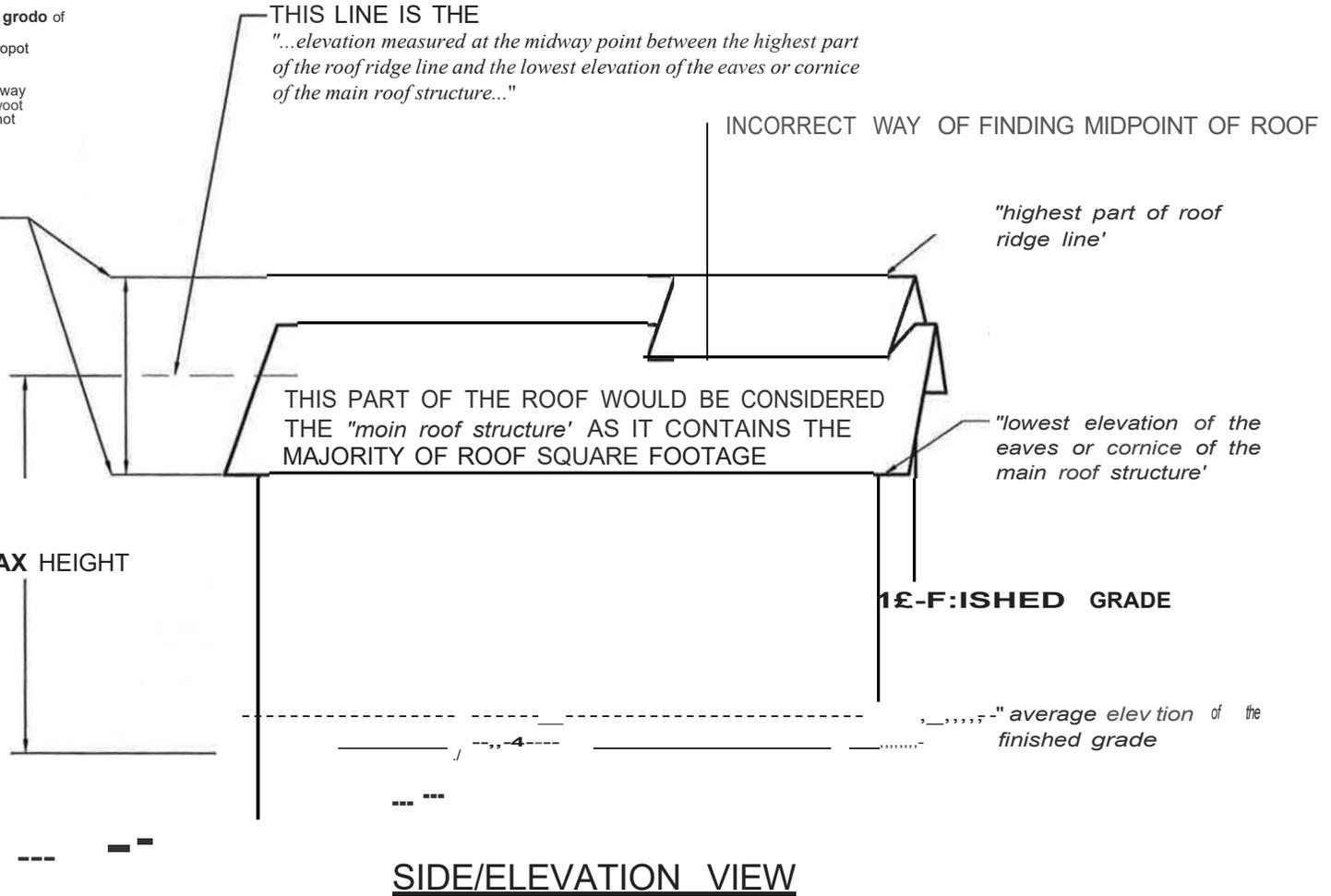
Contractor Signature

ALPINE CITY DEVELOPMENT CODE 3.21.080 RULES FOR DETERMINING HEIGHT OF DWELLINGS AND OTHER MAIN BUILDINGS

3. The height of a building shall be measured from the finished grade to the highest part of the roof structure to the roof line of the structure except in the CE-50 zone. For purposes of compliance with this ordinance:

- a. Flat roof - the highest of a roof or top of any adjacent parapet wall, whichever is higher.
- b. Monorail roof - the deck line.
- c. Gable, hip or gambrel roof - the elevation measured at the midway point between the highest part of the roof ridge line and the lowest elevation of the eaves or cornice of the main roof structure (not including independent incidental roof structure or porch, goro and other odd-on portion of the structure).

THESE TWO POINTS ARE AVERAGED TO FIND THE "midway point between the highest part of the roof ridge line and the lowest elevation of the eaves or cornice of the main roof structure"

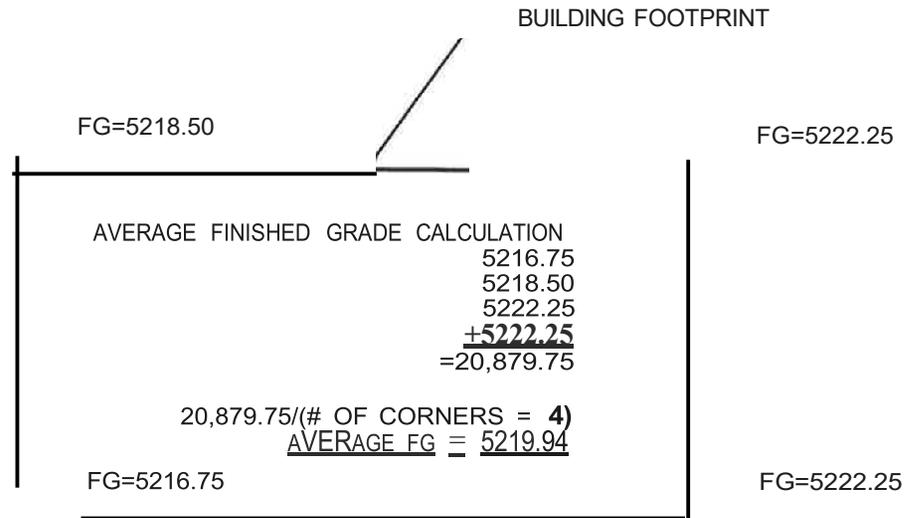


SIDE/ELEVATION VIEW

ALPINE CITY DEVELOPMENT CODE 3.21.080 DETERMINING "AVERAGE ELEVATION OF FINISHED GRADE"

3.21.080 Rules for Determining Height Of Dwelling And Other Main Buildings

1. Wherever the terms of this Ordinance require a building height, said height shall be the vertical distance from the "average elevation of the finished grade" of the structure to the "roof line of the structure" except in the CE-50 zone. For purposes of compliance with this Ordinance:
 - a. Average elevation of the finished grade shall be the proposed finished grade of each major corner of the structure, **divided** by the number of corners.
 - b. Roof line of the structure shall **be as** follows, as applicable:
 - i. Flat roof - the highest of a flat roof or top of any adjacent parapet wall, whichever is higher.
 - ii. Mansard type roof - the deck line.
 - iii. Gable, hip or gambrel roof - the elevation measured at the midway point between the highest part of the roof ridge line and the lowest elevation of the eaves or cornice of the main roof structure (not including independent, incidental roof structures over porches, garages and similar add-on portions of the structure).



TOP VIEW