



City of Spring Valley Village

Unofficial Plan Review Checklist

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

Address _____

Date _____

- _____ 1. Lot coverage shall not exceed 60% behind buildable area/behind building setback line
(Chap. 12 Sec. 05:02.08)
- _____ 2. Front facing garage shall setback 5 ft. behind the primary structures front foundation
(Chap. 12 Sec. 2 05:02.01.04)
- _____ 3. Setbacks with a 60 ft. ROW shall be 25 ft., 50 ft. ROW 30 ft., Cul-de-Sac 20 ft., 8' on side, 10' in rear at first floor level and an additional 15 ft. to a 2nd floor level, corners 15 ft.
(Chap. 12, Sec. 05:02.03.09.02.01 & 09.03.05 exception to existing side setbacks)
- _____ 4. Tree disposition required and fence protection **(Chap. 3 Sec. 3:1002)**
- _____ 5. Survey furnished (Registered professional land surveyor of the State of Texas)
- _____ 6. AC units & Pool Equipment 4 ft. or more from property line **(Chap. 12, Sec. 05:02.13)**
- _____ 7. Garages, minimum 400 sq. ft., detached garages shall be one story only, carports prohibited
(Chap. 12 Sec. 05:02.01)
- _____ 8. Location in flood plain
- _____ 9. Drainage and grading plan **(See construction procedures & Chap. 12 Sec. 13)**
- _____ 10. Scale Floor Plan
- _____ 11. Framing plan
- _____ 12. Architectural stamp on commercial
- _____ 13. Fire sprinkler system on all new homes and on additions/renovations/remodels over 50% of existing square footage or replacement cost of structure **(Chap. 5)**
- _____ 14. Structures shall not exceed two stories and shall not exceed 36 ft. in height
(Chp.12, Sec. 05:02, 03.02 & Ord. 2011-05 Sec. 2 "03:H01)
- _____ 15. Balconies shall not extend more than 24 in. into required building setbacks
(Chap. 12 Sec. 1,"03: M-01)
- _____ 16. Electrical Load analysis **(NEC. 2014)**
- _____ 17. Smoke detectors **(IRC 2015)**
- _____ 18. Energy Code compliance **(3rd party inspections)**
- _____ 19. Elevations labeled
- _____ 20. Engineer stamp on foundations **(Chap. 12 Sec. 1:02.01.02)**
- _____ 21. Soil report
- _____ 22. Certification of soil treatment for termites **(IRC 2015)**
- _____ 23. Asbestos survey (Two or more residential, all commercial per TAHPR Texas Senate Bill 509)
- _____ 24. TDLR architectural barriers (Commercial building only)
- _____ 25. Form survey prior to house slab being poured (New construction)
- _____ 26. Plumbing Gas Riser diagram