



**COMMUNITY DEVELOPMENT SERVICES DIVISION
SITE PLAN APPLICATION**

800 Research Dr., Ste. 100 • Woodland Park, CO 80866 • P: 719-687-3048 • Email: cdsd@co.teller.co.us

MINIMUM SITE PLAN SUBMITTAL INFORMATION

You may be required to show proof that the lot or parcel on which the structure is to be constructed is a legally created lot, parcel, or tract of land either created prior to August 17, 1972 or approved by the Teller County Board of County Commissioners. Refer to the Teller County Land Use Regulations chapter 9.2 or call the Planning Department.

When a survey is required: A full or, when only one property line is affected, a survey, prepared by a Colorado licensed professional land surveyor, is required in the following instances:

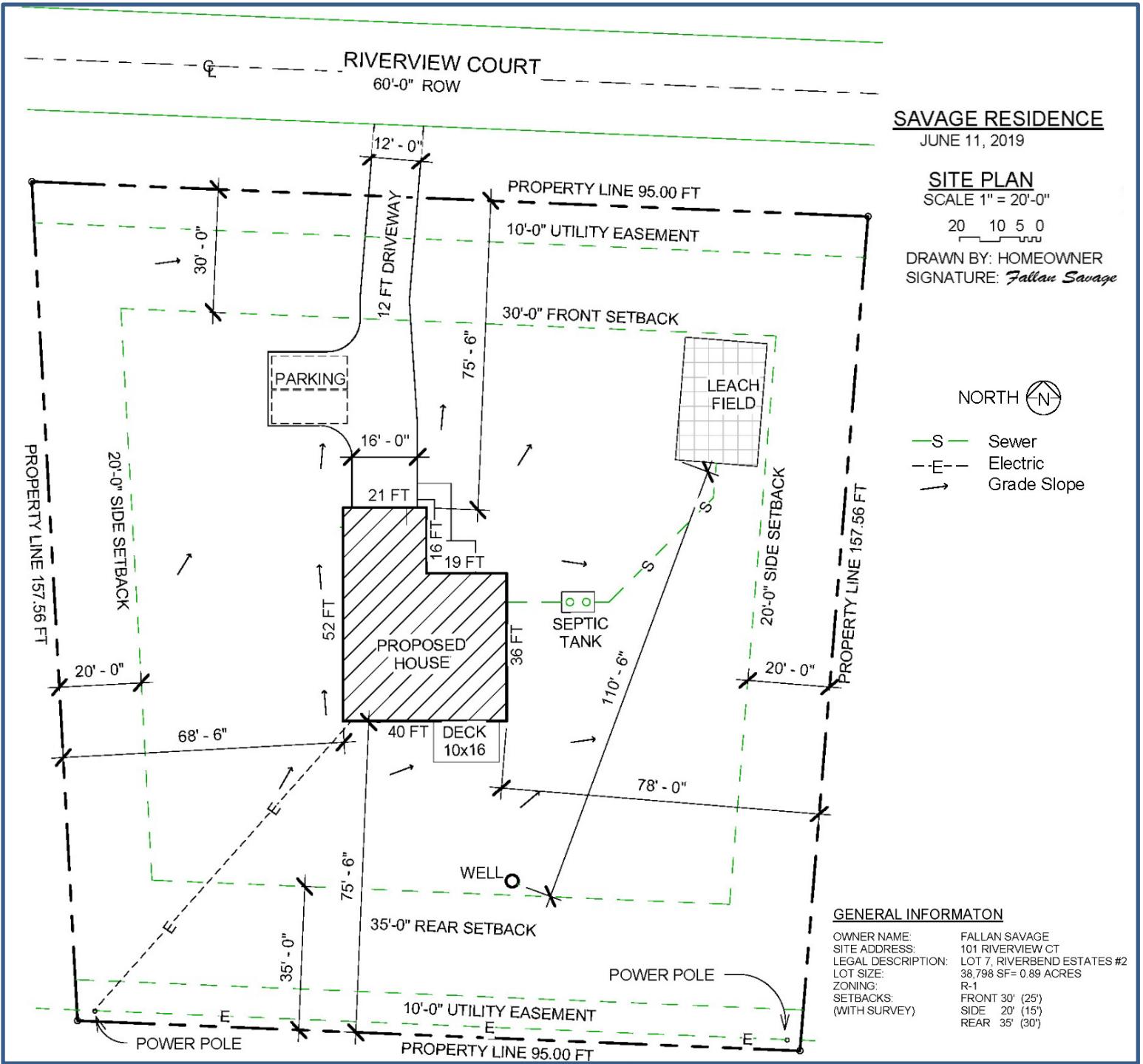
1. When the proposed structure foundation wall is less than five feet from the required setback.
2. When there is documented evidence of a dispute involving the location of a property line that will be impacted by the construction of the proposed structure.

DRAWING REQUIREMENTS

ALL OF THE FOLLOWING MUST BE PLACED ONTO THE SITE PLAN OR PLAN WILL NOT BE ACCEPTED

Applicant		TCBD
	Minimum Drawing Size 11" x 17" and Standard Scale Engineering Scale - Ex:1":10', 1':20',1':50'.	
	Only legible drawings in ink will be accepted.	
	Date of preparation.	
	Name of project. Ex: - Last Name - Project Name	
	Name, address, phone number & signature of the person preparing the site plan (owner, surveyor, and/or architect).	
	Physical address of the property.	
	Legal description of the property.	
	North arrow.	
	Acres or square footage of property (1 acre = 43,560 sq.).	
	Zone District A-1, R-1, R-1M.	
	Setback requirements per zone district: <u>A-1</u> with a survey, minimum setback from all property lines is 50', without a survey, the minimum setback from all property lines in 55'. Maximum Height: residential structure: 35 feet, Non-residential structures: 50 feet, Maximum Impervious Coverage: 25%. <u>R-1 and R-1 M</u> with a survey, the minimum setback distances are: front 25', side 15', and rear 30'. Without a survey, the minimum setback distances are: front 30', side 20', rear 35' feet. Height restrictions for all structures is 35'. Maximum Impervious Coverage:45% on lots less than 15,000 sq. ft. 35% on lots 15,000 square feet or greater.	
	All property lot lines provided with dimensions.	
	Building envelope shown, if applicable.	
	Easements: depict public, utility and private easements.	
	Location & dimensions for existing structures, proposed structures, retaining walls & fences.	
	Distances from each existing & proposed building to all property lines.	
	Well location and water supply line locations and adjacent property owners well location, if applicable.	
	Sewer line, septic tank and leach field location with dimensions to property lines.	
	Distance from well and septic.	
	Location and dimensions of existing and or proposed driveways and access points in accordance with Teller County Roadway Construction and Design Standards.	
	Parking spaces depicted minimum of 2.	
	Location of roads abutting the property with dimensions.	
	Use directional arrows depicting positive drainage away from any existing and proposed structures.	
	Depict where all power lines run on the property and location of power poles.	

Example below is not to size – submitted site plans to be provided as 11 x 17



By signing below, we verify that this is an accurate site plan and we acknowledge that we understand that improper placement of a structure will not be considered grounds for a variance.

Name of property owners: _____

Signature: _____ Print: _____

Signature: _____ Print: _____

General Contractor Signature: _____ Print: _____

Person preparing the site plan: Owner General Contractor Surveyor Engineer Designer

Signature: _____ Print: _____