

# SITE PLAN REQUIREMENTS

## TELLER COUNTY BUILDING DEPARTMENT

Email: [cdd@tellercounty.gov](mailto:cdd@tellercounty.gov) • P: 719-687-3048 • [www.tellercounty.gov/Building-Division](http://www.tellercounty.gov/Building-Division)

### MINIMUM SITE PLAN SUBMITTAL INFORMATION

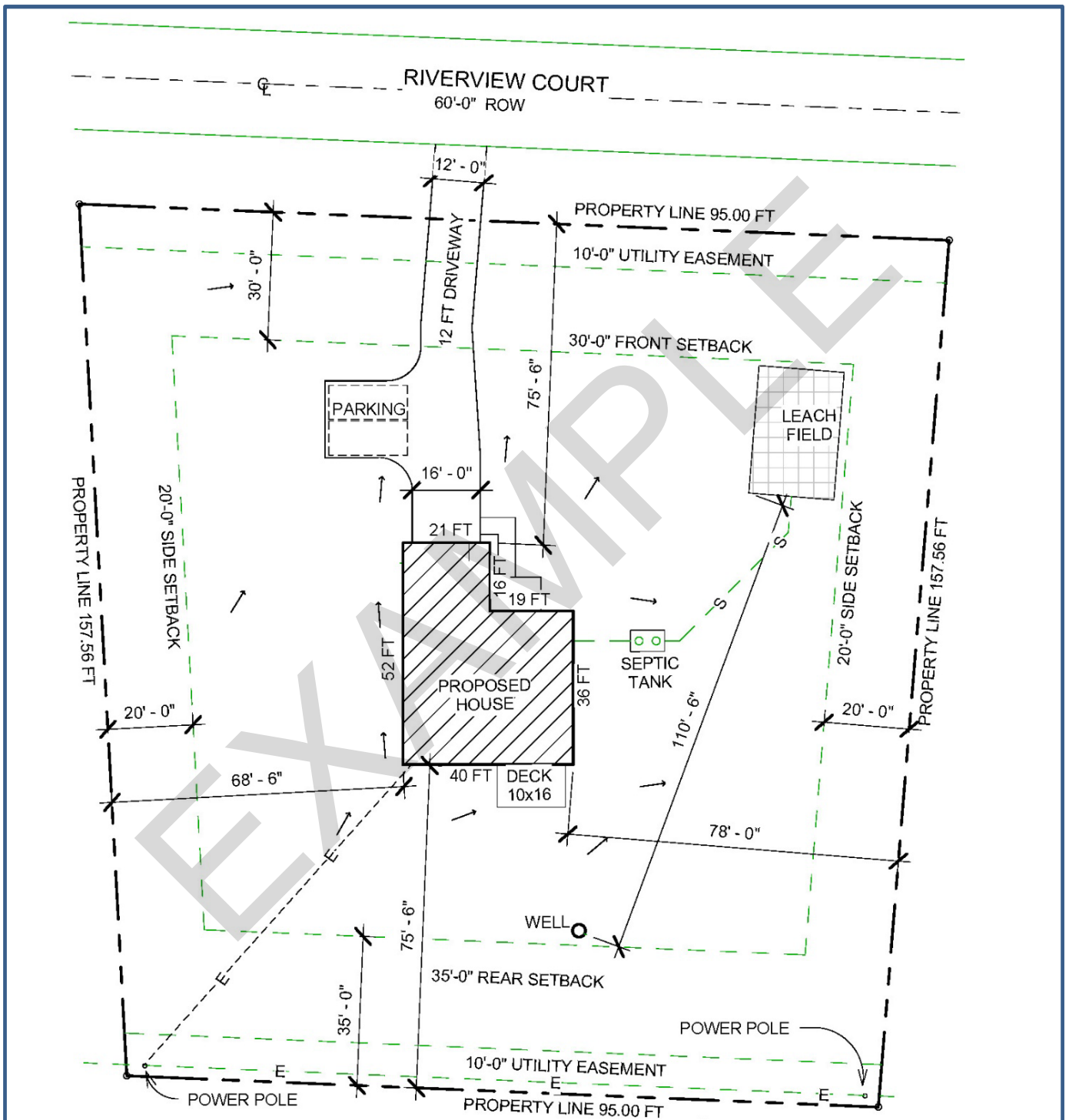
You may be required to show proof that the lot or parcel on which the structure is to be constructed is a legally created lot, parcel, or tract of land either created prior to August 17, 1972 or approved by the Teller County Board of County Commissioners. Refer to the Teller County Land Use Regulations Chapter 7 Table 7.1.

**All site plans are to be done in a professional manner or will not be accepted.**

### DRAWING REQUIREMENTS

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

Applicant	TCBD
Standard Scale Engineering Scale - Ex: 1"=10', 1"=20', 1"=50'.	
Only legible drawings done in professional manner 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:  A-1 with a survey, minimum setback from all property lines is 50',. Maximum Height: residential structure: 35 feet. Non-residential structures: 50 feet, Maximum Impervious Coverage: 25%.  R-1 and R-1 M with a survey, the minimum setback distances are: front 25', side 15', and rear 30'. 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.	



#### GENERAL INFORMATION

OWNER NAME: FALLAN SAVAGE  
 SITE ADDRESS: 101 RIVERVIEW CT  
 LEGAL DESCRIPTION: LOT 7, RIVERBEND ESTATES #2  
 LOT SIZE: 38,798 SF= 0.89 ACRES  
 ZONING: R-1  
 SETBACKS: FRONT 30' (25')  
 SIDE 20' (15')  
 REAR 35' (30')  
 (WITH SURVEY)

#### SAVAGE RESIDENCE

JUNE 11, 2019

#### SITE PLAN

SCALE 1" = 20'-0"

20 10 5 0

DRAWN BY: HOMEOWNER  
 SIGNATURE: *Fallan Savage*

NORTH

-S- Sewer  
 -E- Electric  
 → Grade Slope