



## RESIDENTIAL PLAN REQUIREMENTS

### For Non-Hillside Residential Permits Only

For parcel information refer to: <http://land.elpasoco.com/>

For subdivision information refer to: <http://web-engineering/SubDivView/#openinnewwindow>

The following must be provided to obtain site plan approval:

- Applicant's name, address and telephone number
- Scale, bar and numeric scale
- North arrow
- Legal description
- Site address
- Tax Schedule Number
- Zoning district classification
- Parcel size
- Property line location(s) and dimension(s)
- Easements and building envelopes and preservation and 'no-build' areas (if applicable)
- Garage and/or Carport square footage
- Square footage of proposed building footprints
- Percent of lot coverage (covered decks and second story decks 8' or taller to be included in lot coverage totals)
- Distance from structure(s) to property lines
- Dimensions of existing and proposed structure(s)
- Driveway size, location, grade, material and curb cut
- Percent of driveway coverage within front yard setback. Divide area of the driveway (located between the front property line and the front yard setback line) by the total front yard setback area. A maximum of 40% coverage is permitted for front setback lines 75' or greater. A maximum of 45% coverage is permitted for front setback lines less than 75'.
- Street and alley name(s), location and width(s)
- Location of sidewalks, curb and gutter, curb cuts and other improvements
- Retaining wall(s) and/or fence(s) location with dimensions, type, height and typical detail/cross-section
- Drainage pattern locations. Drainage needs to maintain historic drainage patterns or be returned to the street.
- Average finished grade calculation. Use an equal number of corners from each side of the building.
- Height of all buildings
- Scaled building elevation(s) or schematics including average finished grade line and height

For additional information or if you have questions, contact the Development Review Enterprise office at 2880 International Circle, #200-7, Colorado Springs, CO 80910.

Phone: (719) 385-5982 Fax: (719) 385-5055 Website: [www.coloradosprings.gov/planninginfo](http://www.coloradosprings.gov/planninginfo)