

## SMALL LOT RESIDENTIAL DEVELOPMENT PLAN CHECKLIST



This checklist will help to assure that your submitted plan is consistent with Arapahoe County Regulations. On the attached checklist, please check the box when the requirement has been met. When all items are complete, please read and sign the checklist at the bottom, and submit it with your application and submittal materials.

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**Small Lot Residential Development** regulations address small lot residential developments as defined as those developments with lot sizes under 6,000 square feet in size. These requirements are designed to minimize or eliminate the objectionable impacts of small lot development such as: the canyon-like effects from large homes on smaller lots, a congested feeling within development due to inadequate open space, monotonous use of setbacks, and associated street shading in the winter time.

A determination of the acceptability of a proposed small lot subdivision will depend on issues such as maximum building coverage and/or maximum volume of a building on a lot and the proposed open space requirements within a development.



### Public Works and Development

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## SMALL LOT RESIDENTIAL DEVELOPMENT PLAN CHECKLIST

Please check off the following items to assure your application is complete.

Applicant

Staff

		All open space requirements shall be satisfied in accordance with Arapahoe County Zoning Regulations.
		All requirements of the Landscaping regulations shall apply.
<b>The following are required for lots ranging from 5,000 – 5,999 square feet in size.</b>		
		An illustration of side setback relationships and front setback variation.
		An illustration of lot coverage showing building footprints, percentage of structural coverage and percentage of open space.
		A typical plan for developer/builder installed front yard landscaping.
		Documentation of the number of lots of this size in the overall development; application is an in-fill site, documentation of the lot size mix within the surrounding neighborhood.
<b>The following are required for developments containing lots 4,999 square feet in size and less.</b>		
		A narrative description of the proposed project including overall design concept and target market
		<p>An enlarged and fully dimensioned illustration of a typical cluster, car court, or area of lots that clearly delineates:</p> <ul style="list-style-type: none"> <li>a. Lot configuration,</li> <li>b. Building footprints,</li> <li>c. House-to-house relationships,</li> <li>d. Outdoor living and landscape areas</li> <li>e. Pedestrian and vehicular access including walks, driveways, streets, and proposed open or greenbelt area.</li> </ul>

		Architectural elevations illustrating: character, colors, materials, street scene.
		A conceptual landscape plan for developer/builder installed landscaping.
		An overall land plan showing location and relationship of proposed project to adjacent land uses and/or existing surrounding neighborhoods.

I \_\_\_\_\_ state that the above submittal requirements have been provided in completion of the requirements for submission as required by Arapahoe County, and that all documents provided have been submitted in accordance with the requirements and guidelines of Arapahoe County Government.

I also understand that submitting erroneous information or an incomplete submittal may delay the processing of my application.

\_\_\_\_\_

Signature

\_\_\_\_\_

Date