# TOWN OF MONUMENT
## RESIDENTIAL PLOT PLAN REQUIREMENTS

**THE FOLLOWING ITEMS SHALL BE PROVIDED TO OBTAIN FINAL PLAN APPROVAL**

### GENERAL INFORMATION
- Applicant’s Name, Address, and Telephone Number
- Bar and Numeric Scale
- North Arrow
- Legal Description
- Site Address
- Tax Schedule Number
- Zoning District Classification
- Parcel Size
- Property Line Locations and Dimensions
- Street and/or Alley Name, and Location
- Location of Sidewalks, Curb and Gutter, Curb Cuts (Please Clearly Label)

### DEVELOPMENT STANDARDS
- Easements, Preservation Areas, "No Build" Areas, Building Envelopes, and Overlay Areas as Applicable
- Setbacks
- Distance from Structures to Property Line
- Percent Lot Coverage *
  - Plot plan should include the calculation – sqft of the building footprint, sqft of driveway & other impervious coverage*
- Driveway Size**, Location, and Curb Cut
- Distance From Garage Face to Back of Sidewalk
- Deck, Patio, Courtyard, etc., Dimensions and if Covered or Uncovered
- Garage Square Footage

### BUILDING DETAILS
- Square Footage of Proposed Building Footprint
- Finished Grade Calculation***
- Scaled Building Elevation or Schematic Including Average Finished Grade Line and Height ***
  - Schematic Will be Used for Building Height Only
- Architectural Features Such as Overhangs, Building Extensions, Cantilevers, Bay Windows, etc. ****
  - Plot plan should depict the building footprint as well as any overhangs, including location of bay windows
- Height of all Buildings and Proposed Structures***
**INFORMATION BOX**

* Lot Coverage means the amount (percent) of impervious coverage, including the surface parking, and the building footprint. The percentage of the lot area that may be covered by all of the footprints of the buildings and structures on a lot including detached garages, carports, sheds, gazebos, covered patios and decks AND surface parking areas Per Code definition.

** Driveway width shall not exceed twenty-four feet (24’) at the front property line. The minimum driveway depth on a lot shall be twenty (20’) to provide proper clear distance for vehicles when parked on private property. The point of measurement beginning from either: (1) The front property line of the subject lot to a distance twenty feet (20’) into the property; or (2) From the nearest edge of sidewalk closest to the home in situations where the sidewalk is located on private property within a sidewalk easement. (Could have varying standards per the approved development plan)

*** Height

The vertical distance above a reference datum measured to the highest point of a flat roof or deck line of a mansard roof or the midpoint of the highest gable of a pitched or hipped roof. The height of a stepped or terraced building is the maximum height of any segment of the building. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

1. The point of the lowest preconstruction elevation on any building face. The owner shall have the burden of proving pre-construction elevation.

2. The point of the lowest elevation of any building face.

3. The elevation of the lowest point of an exposed foundation or a wall.

****Projections into required yard setbacks (18.03.265)

Cornices, canopies, eaves, fireplaces, tongues and hitches for mobile homes, window wells, chimneys, bay windows, ornamental features, or similar architectural features may extend into a required yard a maximum of two feet, provided these projections are at least five feet from the lot line.

Open, unenclosed, uncovered porches, decks, or ramps up to forty-two (42) inches above the finished grade may extend into a required yard not more than six feet, provided these projections are at least five feet from the lot line. Rails are excluded from the forty-two-inch maximum height. All other porches, decks, or ramps shall not extend into any required yard, with the exception of pergolas, which may be constructed in a required yard.

Fire escapes may extend into a required yard not more than six feet, provided the projection is at least five feet from the lot line.

Solar collection devices and equipment may project not more than eighteen (18) inches into a yard setback.