

## ***Property Zoned or Used for Commercial Purposes***

- a. Prepared by, or based on a survey prepared by, a qualified, professional with appropriate signature and seal affixed;
- b. Address of Property and the words "Site Plan";
- c. Drawn at a scale to clearly show the entire property and site characteristics; include notation of scale and bar scale
- d. Date of preparation and north arrow (designated as true north);
- e. Legal description of the property;
- f. All external and internal property lines, dimensions, and known monuments;
- g. Zoning district the property is within;
- h. Notation if the property is within the Historic Preservation District;
- i. Any special district, such as Urban Renewal, Business Improvement, Metropolitan Parking, etc., and city boundaries, as applicable;
- j. Location and exterior horizontal dimensions of building footprints for existing or proposed structures and/or uses with reference to property lines;
- k. Notation of height of all existing or proposed structures;
- l. Existing and proposed lot coverage;
- m. Indicate the total square footage of new *impervious surface* area and existing *impervious surface* area;
- n. Location, dimensions and names of on-site and adjacent streets, trails, public rights-of-way and sidewalks;
- o. Location, dimensions and intent of existing and proposed easements;
- p. Adjacent existing and proposed uses;
- q. Location and extent of all encroachments on or from the subject property in relation to adjacent public or private properties;
- r. Location of any buildings or structures three feet or less to the subject property ownership boundaries;
- s. Location, number, dimensions, and grades of all parking areas, driveways, driving lanes, loading areas and the parking formula used;
- t. Calculation of the permitted number of dwelling units per the zone district;
- u. Number of proposed dwelling units and bedrooms per unit;
- v. Location and extent of fences and buffer areas, if applicable.
- w. Locations of existing and proposed utilities, including: water, sewer, drainage, electricity, gas, telephone, and cable television infrastructure;
- x. On-site topography at two-foot contour intervals referenced to U.S. Geological Survey datum (a Colorado Springs Utilities FIMS map or use of the FIMS data is not acceptable for this purpose);
- y. Location and extent of areas in excess of thirty percent slope;
- z. General direction of off-site topography;
- aa. Location and extent of streams, watercourses, and floodplains or other hazards;
- bb. Landscaped areas;
- cc. Location of existing and proposed signs;
- dd. Areas for solid waste disposal containers and typical enclosure detail;
- ee. Location and extent of all traffic control devices and signs;
- ff. Location and extent of exterior lighting fixtures and a typical detail diagram;
- gg. If original site plan is sized over 11"x 17", a reduced copy at this size;

hh. Indicate any lands or areas to be retained as open space and/or future expansion;  
and  
Additional reasonable site plan or supplemental materials information requested by the planning  
department or required by a planning process or application.