



## COMMUNITY & DEVELOPMENT SERVICES

215 Comanche Street/P.O. Box 7 ~ Kiowa, CO 80117

303.621.3136

### SITE DEVELOPMENT PLAN EXHIBIT – Required Elements for Exhibit

1. Title block including title of project, phase, address of project, section, township and range
2. North arrow, scale (no greater than 1"=50' or 1"=100' unless CDS approved) and date of preparation
3. Vicinity map showing a 2 mile radius at 1:24,000 or 1" = 2000')
4. Legal description of property
5. Name, address and phone number of property owner
6. Name, address and phone number of person or firm responsible for plan
7. Lot size (square footage)
8. Bearings and distances of all lot lines/survey
9. Identify and indicate all surround land uses and zoning
10. Existing and proposed easements and rights-of-way
11. Existing and proposed paved areas and sidewalks on the site and in the adjacent rights-of-way, snow removal areas, all dimensioned, showing how pedestrians will have access to the site and buildings if applicable
12. Existing and proposed dimensioned curb cuts on the site and in the adjacent rights-of-way (on both sides of perimeter streets) (If applicable)
13. Existing and proposed two (2) foot contours
14. Identify existing waterways on or adjacent to the site including seasonal water areas and floodplain
15. Footprint of "use area", and location relative to property boundaries of all existing and proposed structures (including roof overhangs and eaves, decks, balconies, outside stairs and landings). Percent of lot covered by structures as defined above.
16. Include all setback dimensions from property lines for all structures as defined above.
17. Location and specifications for the signs and lights, including type, height and general conformance to the code (separate sign permit will be required)
18. Proposed traffic controls and striping for parking areas (all lanes, driveways, and parking spaces must be dimensioned)
19. Trash disposal areas and enclosures including specifications for enclosures
20. Location and size of existing and proposed water and sewer service connections and tap sizes (including those for irrigation systems) or well location.
21. Location and size of water and sewer lines to which the service connections will be or are made or septic location and map of drain field.
22. Location and size of water meter(s) and backflow-prevention devices (if any)
23. Indication of how and where perimeter drain will drain
24. Location of existing electrical lines and poles on or adjacent to the site, proposed electrical service connection and meter location, and electric transformer
25. Location of all fire hydrants (if none on site, note distance and direction of closest hydrant)
26. Location of detention/retention areas and storm sewer infrastructure, required drainage easements
27. Distance from proposed building(s)/structure(s) to adjacent lot lines, easements and adjacent structures floor elevations, finished height and interior square footage for all structures
28. Certificate blocks for owner, surveyor, utility provider and County approval block(s) generally including: Community & Development Services, Planning Commission and Board of County Commissioners