

## Site Plan Requirement Checklist

The following items must be provided on a site plan:

1. Property boundaries showing detailed dimensions, bearings, and distances along with a North arrow and a graphic and written scale;
2. The location, dimensions and purpose of all existing easements and rights-of- way;
3. The location of all existing and proposed improvements and structures, the distance of all structures to the property lines. Include an indication of any such improvements and structures that will remain, be relocated or removed;
4. The location of all existing and proposed utilities (water, wastewater, stormwater and electric) including all mains, service lines, fire hydrants, meters, buried cable and other private utilities such as telephone, television, fiber optic and gas and an indication of any such utilities that will remain, be re-located or removed;
5. The existing physical features of the property including vegetation/landscaping, lakes, detention areas, FEMA floodplains, irrigation ditches and fences, wetlands, natural features and environmentally sensitive areas. Include an indication if such improvements will remain, be relocated or removed;
6. Delineation and width of all streets and rights-of-way adjoining and internal to the property, including access points;
7. Delineation and width of all fire lanes, existing and proposed;
8. Street curb, gutter, sidewalks, sidewalk ramps, truncated domes and detectable warning details, per the Larimer County Urban Area Street Standards or LCUASS – labeled, designed, detailed and dimensioned;
9. Access points labeled, designed, detailed, and dimensioned per LCUASS;
10. The location and dimensions of all proposed pedestrian walks and bike paths within the property and an illustration of how these facilities connect to adjoining properties;
11. The layout and dimensions of parking and loading areas and parking lot islands, including a delineation of standard, compact, handicapped and motorcycle parking spaces, labeling the number of spaces in each parking row;
12. The location of all handicapped accessible entrances to buildings, handicapped ramps and handicapped accessible routes, indicating the slope of all handicapped routes and ramps;

- 13. Location and number of bicycle racks;
- 14. For properties within the Airport Influence area, the location of critical zones and noise contours; and
- 15. Site Data Table: The following data table must be completed and placed on Sheet 1 of the Site Plan.

**Site Data Table**

Zoning	Zone district of the property
Site Acreage	List the gross and net acreage of the property
Land Use	List the proposed uses of each structure on the property
Square Footage	1. Total: Provide the total square footage of each building on the site 2. Floors: Provide the square footage for each floor in the structure 3. Use: If there is more than one use in a building, provide the square footage devoted to each use.
Building Occupancy	Provide the occupancy classification for each building per Building Code.
Type of Construction	Provide the construction type for each building per Building Code.
Parking	Provide the number of proposed parking spaces, listing individual numbers for ADA accessible, compact, and standard parking spaces, along with a total number of spaces.
Open Space	Provide the square footage and percentage of open space on the site
Utilities	Indicate utility providers for water, wastewater, and power
Overlay Zones	Provide an indication if the property is located within the airport, floodplain, enhanced corridor, or north Cleveland overlay zones

Residential and Mixed Use Development. For proposals that include multifamily (3 or more structures) or mixed use development, the following additional items must be included in the Site Data Table:

Residential Units	Provide the total number of residential units
Residential Density	Provide the gross density
Residential Outdoor Recreation Area	Provide the square footage for outdoor recreation areas. A rate of 1 acre per 100 units is required.
On-Site Amenity Areas	For multifamily developments that include more than 20 units, provide the square footage of contiguous area for amenities (a single outdoor area that is used for one or more on-site amenities) and a description of the type of amenity area in compliance with UDC Section 18.06.703

16. Variation Table. If the development proposal is requesting any administrative variations to the UDC standards, the following variation table must be completed and placed on Sheet 1 of the Site Plan.

**Requested Variation Table**

UDC Code Provision	Requested Variation	Justification