



Existing Conditions Plan - Planning Applications

For Planning Applications that require an Existing Conditions Plan, include the following, and any information necessary to demonstrate how applicable standards are met. This is not an exhaustive list, and additional items may be required.

Sealing Requirements

Existing Condition Plan sheet(s) shall be considered final and signed and sealed by an Engineer, Surveyor, or Architect, as appropriate, at time of initial application submittal.

Plan Elements

- Drawing Title, Project Name and Date of Preparation
- North Arrow and Scale. Include written and graphic scale.
- Site Specific Information
 - Project boundaries
 - Lot lines, property lines, legal description of property
 - Accurate topographic contours based on a survey by a Colorado PLS
 - Building footprints for all principal and accessory structures
 - Location of riparian areas, watercourses, wetlands, 100-year flood, floodway
 - Location of natural features including trees exceeding one foot in caliper
 - Setbacks and distance between property lines and all existing buildings and structures
 - Location and dimensions of right-of-way and pavement width for adjacent streets
 - Location and dimensions of open space
 - Gross and net square footage of the lot/parcel
 - Square footage of existing structures
- Location, label, and dimensions for **existing**:
 - Buildings on, and adjacent to, the subject site
 - Structures (i.e., retaining walls, signs, drainage structures, etc.)
 - Easements (i.e., utilities, water, sanitary, storm sewer, etc.)
 - Snow storage areas
 - Vehicular access
 - Driveways, parking areas, stripping, drive aisles
 - Loading and delivery areas
 - Sidewalks, trails, public spaces
 - Public and private amenity spaces

- Outdoor use areas (i.e., seating, display, storage, etc.)
- Trash and recycling receptacles as well as screening
- Outdoor lighting
- Floodway and/or floodplain
- Drainage features (i.e., detention ponds, swales, etc.)
- Water courses, ditches, wetlands
- Utilities (i.e., gas, electric, water, sewer, etc.)
- Landscape areas
- Fire hydrants
- Mailbox locations