

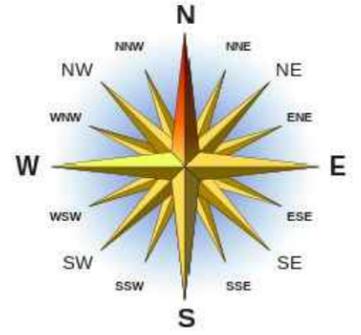
# SITE PLAN

Address: 11556 Highway 94

City, State, ZIP: Colorado Springs, CO, 80929

Country: USA

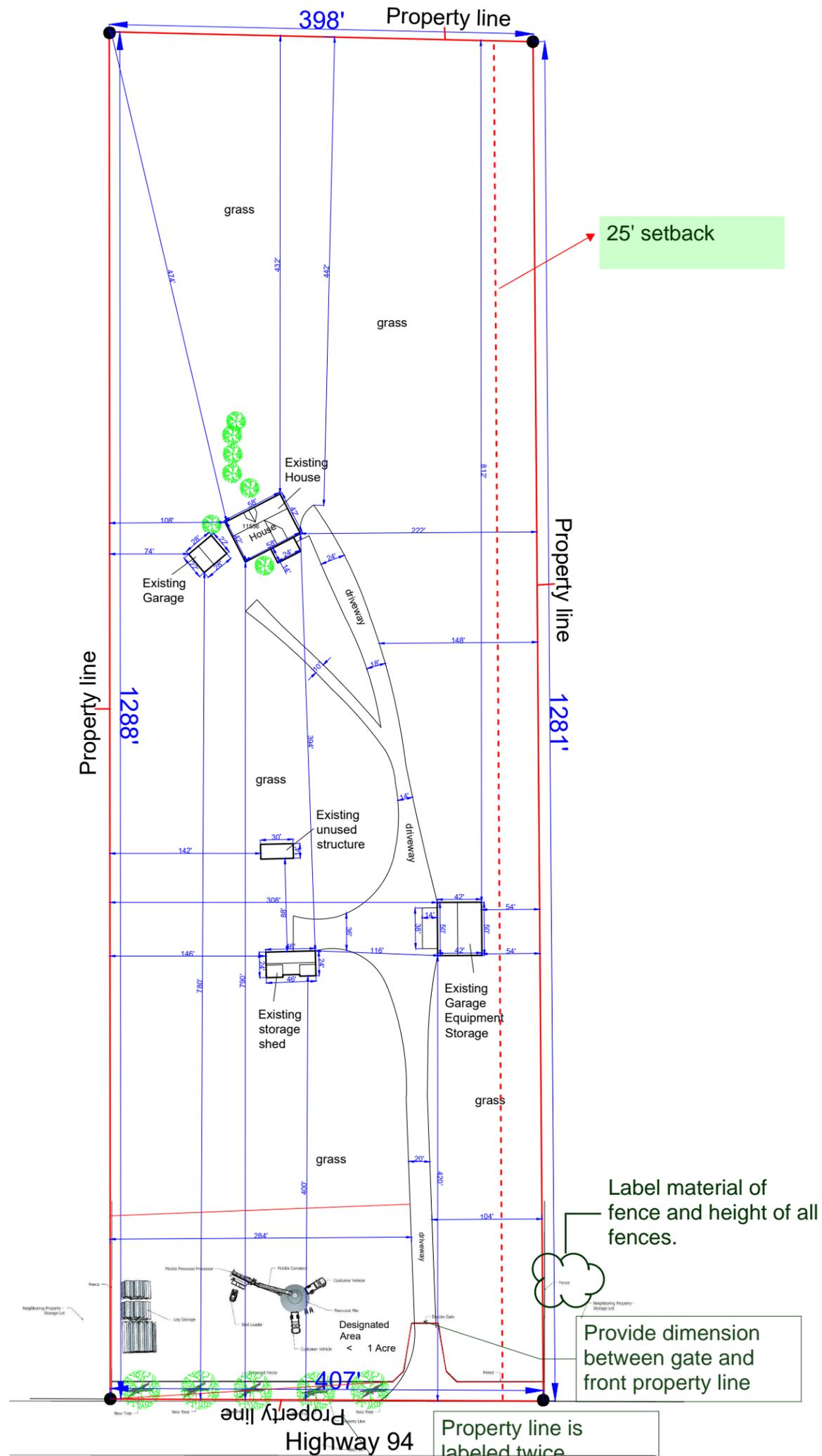
Scale 1":120'



It is great you have all the dimensions from property line to each building. You may need that for the more detailed site development plan that is to follow. For Special Use you really just need to show the required setbacks for the zoning district. Setbacks are the distance from the property line that are required for structures and uses that are regulated within setbacks such as outdoor storage. For now, to clean up the drawing for the special use request, I recommend removing some of those dimension lines and instead showing the setbacks for the zoning district. The setbacks for the A-5 are 25' on the front, side, and rear. Setbacks are usually shown as a line parallel to the property line and should be scaled for accuracy. I drew one on the east side to demonstrate how it would look. I did not scale this so you need to do that for all four property lines.

Usually if there is a structure within the setbacks, then you would show a dimension to that so we know how much encroachment into the setback there is to determine if a variance or administrative relief will be required to legalize the encroachment.

Outline the area of the proposed use. Separately outline areas of future expansion if detailed in the letter of intent (See related comment). If you are storing equipment in the shed/garage/barn, the driveway from the firewood area up front to those areas should be included in the area of disturbance and shown on the plan



25' setback

Label material of fence and height of all fences.

Provide dimension between gate and front property line

Property line is labeled twice. Consider removing the larger label that competes with other labels.

Property line

Highway 94

Property line

Property line