

**Section 400.1160. Site Plan. [Ord. No. 020227 §1(14.3), 2-27-2002; Ord. No. 040913 §1, 9-13-2004; Ord. No. 101228D §5, 12-28-2010]**

- A. The site plan submitted should provide sufficient information to determine whether the proposed development is in compliance with these regulations. The site plan shall include the following information:
1. *Minor site plan.* Three (3) copies shall be submitted.
    - a. The name and address of the applicant.
    - b. The owner's name and address, including trustees and, if different from the applicant, the owners signed consent to the filing of the application and authorization for the applicant to act in his/her behalf.
    - c. Date of application submittal.
    - d. Street address or common description of the property.
    - e. The proposed use or uses and a general description of the proposed development.
    - f. A legal description and a survey, certified by a registered land surveyor, showing property boundary lines and dimensions; and all easements, roadways, rail lines and public rights-of-way, any part of which cross or are adjacent to and affect the subject property; and that all necessary easements can be obtained.
    - g. An approximate north arrow and scale.
    - h. The zoning classification and present use, if any, of the subject property.
    - i. The general location and approximate dimensions of all vehicular, **bicycle** and pedestrian circulation elements, including streets, driveways, entrances, curb cuts, parking and loading areas and sidewalks, including slope and gradient of vehicular elements.
    - j. The location and size of existing public water and sewer utilities on and adjacent

to the site and location of fire hydrants.

- k. The location, designation and total area of all useable open space.
  - l. Location, size, use and arrangement of all proposed buildings and computations showing height in stories and feet, floor/area ratio, total floor area, total square feet of ground area coverage of proposed and existing buildings which will remain, if any, and building separations.
  - m. All existing or other drainage facilities, including size and dimensions of flow.
  - n. The location, size and arrangement of all proposed outdoor signs.
  - o. A landscaping plan in accordance with Article VIII and drawings of proposed screening or buffer plantings and types of materials or plantings used.
  - p. A soil erosion control plan for the period during which construction will be taking place and after construction is complete.
  - q. Any other information that may be required by the City to determine that the application is in compliance with this Chapter.
2. *Major site plan.* Fifteen (15) copies shall be submitted.
- a. The name and address of the applicant.
  - b. The owner's name and address, including trustees, and, if different from the applicant, the owners signed consent to the filing of the application and authorization for the applicant to act in his/her behalf.
  - c. Date of application submittal.
  - d. Street address or common description of the property.
  - e. The proposed use or uses and a general description of the proposed development.
  - f. A legal description and a survey, certified by a registered land surveyor, showing property boundary lines and dimensions; and all easements, roadways, rail lines and public rights-of-way, any part of which, cross or are adjacent to and affect the subject property; and that all necessary easements can be obtained.
  - g. An approximate north arrow and scale.
  - h. The zoning classification and present use, if any, of the subject property.
  - i. The general location and approximate dimensions of all vehicular, **bicycle** and pedestrian circulation elements, including streets, driveways, entrances, curb cuts, parking and loading areas and sidewalks, including slope and gradient of vehicular elements.
  - j. The location and size of existing and proposed public water and sewer utilities on and adjacent to the site and location of fire hydrants.

- k. The location, designation and total area of all useable open space.
- l. Location, size, use and arrangement of all proposed buildings and computations showing height in stories and feet, floor/area ratio, total floor area, total square feet of ground area coverage of proposed and existing buildings which will remain, if any, and building separations.
- m. All existing and proposed storm sewers or other drainage facilities, including size and dimensions of flow.
- n. The location, size and arrangement of all proposed outdoor signs.
- o. A landscaping plan in accordance with Article VIII and drawings of proposed screening or buffer plantings and types of materials or plantings used.
- p. A soil erosion control plan for the period during which construction will be taking place and after construction is complete.
- q. In the case of any use for which a conditional use permit has been granted, any information necessary to demonstrate compliance with all conditions imposed by the conditional use permit.
- r. Any other information that may be required by the City to determine that the application is in compliance with this Chapter.

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