

TITLE 17 LAND USE
Division III. (*proposed new*)
Chapter 17.50 SITE PLAN.

17.50.01 Site Plan Standards

Any development plan that requires a Design Review will include a Site Plan that shall be drawn to a measureable scale and indicate the following:

- A. The applicant's entire tax lot(s) and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified.
- B. The proposed development site, including boundaries, dimensions, gross area, and legal description.
- C. Contour lines following the minimum Intervals:
 - 1. Grades of one percent or less will require not less than six spot elevations per acre.
 - 2. Two foot contour intervals for ground slopes five percent or less.
 - 3. Five foot contour intervals for ground slopes over five percent.
- D. The location of at least one temporary bench mark within the development boundaries.
- E. The location, condition (paved, gravel unimproved, etc.) width, and name of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site.
- F. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements.
- G. The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan.
- H. The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access.
- I. The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable), and proposed paving materials.
- J. Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.

- K. Loading and service areas for waste disposal, loading and delivery.
- L. Location, type, and height of fences and walls shall comply with Chapter 18.130 and Chapter 18.14.028.
- M. Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.
- N. Location, type, and height of exterior lighting shall comply with Chapter 18.14 Section 18.14.016 (B).
- O. Locations, sizes, and types of signs shall comply with Chapter 18.120.
- P. Identification of slopes greater than 20%.
- Q. Any areas located in a designated floodplain and/or floodway.
- R. Any wetland and riparian areas, streams and/or wildlife habitat areas.
- S. The location, size and type of existing and trees and other vegetation on the property. All proposed landscaping will follow Chapter 18.14.020 Landscaping Plan and Chapter 18.97 Tree Ordinance.
- T. Site features such as pavement, areas having unique views, drainage ways, canals and ditches.
- U. Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns.
- V. Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.
- W. When required, studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.).
- X. Proposed project name, date, North arrow, scale, names and addresses of owners of adjacent land.
- Y. Names and address of applicant(s) and property owners, project designer, project engineer, architect, surveyor, and planner, if applicable.