

Main St. Duplexes re Site Design Review & Type II Impact Study

Site Design Review requirements:

B. Application Submission Requirements. All of the following information (subsections (B)(1) through (7) of this section) is required for site design review application submittal:

1. Proposed Site Plan. The site plan shall contain the following information:

- a. The proposed development site, including boundaries, dimensions, and gross area.
- b. Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns.
- c. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements.
- d. 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.
- e. The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access.
- f. 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.
- g. Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.
- h. Loading and service areas for waste disposal, loading and delivery.
- i. Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.
- j. Location, type, and height of outdoor lighting.
- k. Location of mail boxes, if known.
- l. Locations, sizes, and types of signs (shall comply with Chapter 16.144).
- m. The Community Development Director may require studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.).

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n. The applicant's entire tax lot 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.

o. Identification of slopes greater than 10%.

p. The location, condition (paved, gravel unimproved, etc.) and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site.

q. Any areas identified as located in a designated floodplain and/or floodway.

r. Depict any wetland and riparian areas, streams and/or wildlife habitat areas.

s. Site features such as pavement, areas having unique views, and drainage ways, canals and ditches.

t. Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.

u. The location, size and type of trees and other vegetation on the property.

v. North arrow, scale, names and addresses of all property owners.

w. Name and address of applicant, project designer, engineer, architect, surveyor, and/ or planner, if applicable.

2. Architectural Drawings. Architectural drawings shall be submitted showing the following information from subparagraphs a through c of this paragraph 2, and shall comply with Division 3:

a. Building elevations with building height and width dimensions.

b. Building materials, color and type.

c. The name of the architect or designer

Impact Study Requirements:

16.208.040.2:

e. Include an impact study for all land division applications. The impact study shall quantify/assess the effect of the development on public facilities and services. The study shall address, at a minimum, the transportation system, including pedestrian ways and

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bikeways, the drainage system, the parks system, the water system, the sewer system, and the noise impacts of the development. For each public facility system and type of impact, the study shall propose improvements necessary to meet City standards and to minimize the impact of the development on the public at large, public facilities systems, and affected private property users. In situations where this Code requires the dedication of real property to the City, the applicant shall either specifically agree to the dedication requirement, or provide evidence that shows that the real property dedication requirement is not roughly proportional to the projected impacts of the development.

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