

Site Plan Requirements
(Chapter XII of the Stormwater Management Regulations)

General Information Required

- I. The plan shall be drawn to a scale of 1:20 or other accepted engineering scale, and show topographic features of the lot, building placement and activity areas, and shall include a circulation and parking plan, planting and landscape plan, with engineering and construction information.
- II. A location map shall be provided with the following:
 - A. Title, name, and address of subdivider.
 - B. Site planner, surveyor and date.
- III. The following existing and proposed data shall be provided:
 - A. Boundary lines and distances.
 - B. Easements - Location, width, and purpose.
 - C. Streets on and adjacent to the tract.
 1. Name and right-of-way width and location.
 2. Type, width, and elevation of surfacing.
 3. Established centerline elevations.
 4. Walks, curbs, gutters, etc.
 - D. Driveways and parking lots on and adjacent to the tract.
 1. Type, width, elevation, and location.
 2. Visual relief and traffic channelization shall be provided through the use of trees, planted and landscaped dividers, island and walkways.
 3. Where applicable, screening of parking areas and service areas from surrounding properties shall be provided.
 4. On-site traffic circulation shall be designed for fire and police protection.
 5. The design and construction standards of all private roads, driveways, and parking areas shall conform to the standards and regulations established by the City Engineer.
 - E. In the case of commercial or industrial uses, adequate provision shall be made for the disposal of all wastes as directed by the Director of Public Service.
 - F. The architectural design of buildings shall be developed with consideration given to the relationship of adjacent developments.
 - G. Utilities
 1. Size location, and invert elevation of sanitary and storm sewers.
 2. Location and size of water mains.
 3. Location and size of gas lines.
 4. Location of fire hydrants.
 5. Electric and telephone poles.
 6. Street and parking lot lights.
 - H. Ground elevations - One foot contours and spot elevations are required.

- I. Subsurface conditions - Conditions that are not typical, such as abandoned mines, gas wells, etc.
- J. Other conditions on adjacent lands
 - 1. Approximate direction and gradient of ground slope, including any embankments or retaining walls.
 - 2. Character and location of buildings, railroads, power lines, and towers and other nearby non-residential land uses or adverse influences.
 - 3. Adjoiners' names, lot numbers, volume & page no., etc.
- K. Proposed public improvements - Highways or other major improvements planned by public authorities for future construction on or near the tract.
- L. North arrow and scale
- M. Detention/retention basin shall include the following:
 - 1. One-foot contours and spot elevations are required.
 - 2. All piping sizes, grades, inverts, locations, etc.
 - 3. All catch basin types, sizes, details, orifices, grates, etc.
 - 4. Critical Storm, volume required, high water elevation.
 - 5. Type of ground cover.
- N. Approved recorded agreement covering the maintenance of the detention/retention facility.
- O. Approved letter or approved sediment control construction details and procedure as specified by the City.
- P. A property survey with iron pins set may be required and a plat provided to establish and allow the checking of the location of said facilities.
- Q. ***As-Built drawings prepared by a professional engineer or surveyor shall be submitted on mylar prior to final acceptance. The As-Built survey shall also verify the storage volume of detention/retention structures.***