

***SITE AND DEVELOPMENT PLAN***

Application for a "Planned" district, a "PUD" Planned Unit Development or a Conditional Use and site and development plan approval shall be made in accordance with the procedures outlined in Article 28 and Article 33 of these Regulations, as appropriate. The application shall include a site and development plan that describes the applicant's intentions for the use and development of the property. The site and development plan shall include and/or display the following information:

1. A topographic survey indicating the legal description, property boundary, existing contours, existing utilities and easements, and natural and manmade features of the property.
2. A development plan, drawn to the same scale as the topographic survey, indicating:
  - a. existing contours (shown as dashed lines).
  - b. proposed contours (shown as solid lines)
  - c. location and orientation of all existing and proposed buildings, including fences and or pens.
  - d. areas to be used for parking, including the number and arrangement of stalls.
  - e. areas to be developed for screening, including the location of plant materials, and screening structures and features.
  - f. pedestrian and vehicular circulation, and their relationship to existing streets, alleys and public right-of-way.
  - g. points of ingress and egress
  - h. location of all existing and proposed utilities (sanitary sewage systems, water systems, storm drainage systems, gas lines, telephone lines and electrical power lines).
  - i. drainage controls (retention or detention ponds).
  - j. location, size and characteristics of identification and business signs.
  - k. lighting layout, appurtenances, and intensity of illumination.
  - l. proposed finished floor elevations of all buildings and structures.
3. A statement of intent shall accompany the preliminary development plan to explain the measures used to achieve compatibility of the proposed development with surrounding properties through the planning of the site and the location and design of structures.