



Land Use Application
Site Development Plan
(Commercial, Multi-Family, Industrial Development)

Application Date: _____/_____/_____

Applicant's name _____

Is applicant the owner of the property? Yes__ No__

Mailing Address _____

Owner's Name: _____

City, State, Zip _____

Owner's Address: _____

Phone: _____

City, State, Zip: _____

Fax: _____

Email: _____

Site Address: _____

Description of the request and the reason for the request (attach additional information if necessary)

Please check the box next to if it has been included with this application:

- Application fee, deposit (\$5,000) and cost reimbursement agreement
- Letter of intent
- Engineering reports and studies or waivers, drainage plan and traffic impact report as applicable. The City Planner may request additional materials, drawings and information
- Executed agreement to pay all fees associated with the review of the SDP application
- Site Plan, on 24" x 36" paper with a scale of at least 1" equals 100' (3 copies)

Site Plan must include the following:

- Vicinity map
- The boundary of the site described in bearings and distances and existing and proposed lot lines
- Legal description of the site matching the certified survey
- Signed surveyor's certification
- Scale and north arrow
- Date of preparation and name and address of person who prepared site plan
- Location of 100-year floodplain, if applicable
- Existing and proposed contours at 2' intervals

- Location of all existing and proposed:
 - Fences, walls or screen plantings and their type and height
 - Exterior lighting, location, height, and type
 - Signs, including location, type, height and size
 - Landscaping and buffers, including type and coverage
 - Parking and loading areas
 - Pedestrian circulation
 - Easements and rights-of-way
 - Drainage ways, pond areas, ditches, irrigation canals, lakes and streams, if applicable
 - Zoning and current uses of adjacent properties
 - Elevations of structures on adjacent properties
 - Streets, both adjacent and within the site, including names, widths, location of centerlines, acceleration/deceleration lanes
 - Curbs, gutters, sidewalks, bike paths
 - Trash containers and method of screening, if any
 - Areas to be used for outside work areas, storage or display and method of screening, if any
- Utility Plan including location and size of utility lines within the site and the extension, if any, to serve the development, including easements where necessary for the construction, maintenance and operation of each utility
- Adjoining property lot lines, buildings, access, parking, so that development compatibility can be determined
- Elevations of all buildings to be constructed or retained on the site, including exterior materials, use, height, size, floor area, setback dimensions, bulk plane, and type of construction
- For development on Sheridan Boulevard, 25th Avenue or 20th Avenue, a demonstration of compliance with the Edgewater Design Standards
- Schedule of development and confirmation of completion
- Other information, in written or tabular form, including:
 - a. Statement of proposed uses
 - b. Site data(numeric and percentage) including:
 - 1. Total area of property, gross and net
 - 2. Number of residential units and density(if applicable)
 - 3. Building coverage
 - 4. Gross floor area
 - 5. Landscape coverage
 - 6. Total lot coverage by all structures and paving
 - 7. Number of parking spaces

Applicant or Authorized Agent

Date