



Case No. _____

REQUEST FOR SITE PLAN REVIEW

Applicant: _____

Address: _____

Phone: _____ Fax: _____

E-mail address: _____

Address or general location of development: _____

Legal description of development: _____

Contact person: _____

Phone: _____ Fax: _____

E-mail address: _____

Owner's name if different from applicant: _____

Owner's address: _____

Phone: _____ Fax: _____

E-mail address: _____

Owner's signature Developer's/option holder's signature

It is the applicant's sole responsibility to obtain notification signs at no charge from the Planning Department and post them on the property at least 10 days before the public hearing. The applicant must also ensure that the signs remain posted for the entire 10 day period. Failure to do so may delay action by the Planning and Zoning Commission.

Signs received by _____ Date _____

For office use only:

_____ Application – 1 copy

_____ Landscape plan – 12 copies

_____ Site plan – 12 copies

_____ Storm water detention plans and calculations – 2 sets

_____ Reduced (8 1/2" x 14") copy of site plan and landscape plan – 1 set

Date filed: _____ Fee paid: \$ _____

Application received by: _____

Filing Fees: \$50 5 acres or less
\$100 More than 5 acres

Information on site plan:

The purpose of the site plan is to show the facts needed to enable the Planning and Zoning Commission and City Council to determine whether the proposed development meets the City requirements. The site plan at a scale of one inch equals twenty (20) feet [1:240] or larger, **shall be prepared by an engineer, landscape architect, urban planner, or other similar professional** and shall include the following:

- _____ 1. Existing grading and proposed grading at two (2) foot contours.
- _____ 2. Proposed street and existing street with both paving and right-of-way indicated.
- _____ 3. All utility easements, both privately owned and municipal, and any proposed.
- _____ 4. Outline of proposed or existing building on the site.
- _____ 5. Proposed or existing paving or surfaced area for driveways or parking lots, or other uses for durable surface.
- _____ 6. All required linear yard dimensions of the requested district and those provided if different from required.
- _____ 7. The number of parking spaces required and number provided.
- _____ 8. Location and name of adjoining subdivisions, subdivision lots therein, and names of the adjoining landowners.
- _____ 9. Zoning district classification; type of water supply and sewage disposal and storm sewer disposal.
- _____ 10. Proposed or existing sidewalk locations and easements, if appropriate.
- _____ 11. Proposed and existing landscaping and other existing natural features.
- _____ 12. Proposed or existing sign location and sign height.
- _____ 13. Location map, locating the site within the City of Bettendorf.
- _____ 14. Identification of existing and proposed plats and development on adjacent property as well as the location of existing and proposed signs within one hundred (100) feet of the site.
- _____ 15. Proposed or existing property lines.
- _____ 16. Proposed or existing fencing and identification of the type and height of fence.
- _____ 17. Proposed or existing access or other easements.
- _____ 18. Locations of proposed or existing manholes, drainage intake, fire hydrants, utility pole anchors and guides.
- _____ 19. Front, side, and rear setbacks.
- _____ 20. Key plan, legend, notes and legal description.
- _____ 21. The scale, north point and date.
- _____ 22. Proposed and existing features not otherwise mentioned, such as specific recreational areas and equipment, water retention areas, ponds, waterways, etc.
- _____ 23. Perspective drawing of the site showing concept described in the site plan, specifically representing the building and sign appearance and contour effect of the site.
- _____ 24. Elevation plans for exterior vertical and horizontal design of the buildings and sign which are being contemplated.
- _____ 25. Construction plans for public or private improvements for streets and sewer in accordance with the procedures of Chapter 28 of the Bettendorf Municipal Code.
- _____ 26. Legal documents such as but not limited to homeowners' association, restrictive covenants, agreement contracts or other documents necessary to insure the concept involved. (Ord. 15-79, 5-15-1979)
- _____ 27. Fire hydrant locations – existing and proposed (showing distances).
- _____ 28. Size of water main.
- _____ 29. Building construction type – per the 2009 International Building Code.
- _____ 30. Building area – each floor and total for entire building.
- _____ 31. Occupancy type(s) – per the 2009 International Building Code.
- _____ 32. Is building to be equipped with automatic fire sprinkler system and/or standpipe system? If so, indicate location of fire department connection(s).
- _____ 33. Street width – public, on-site, and fire lanes.
- _____ 34. Turning radii, turnarounds, access grades, height of overhead obstructions.
- _____ 35. Names, addresses, and phone numbers of the architect, developer, and owner.

Note: Items 27 through 32 are required in order to determine fire hydrant and water flow requirements. Items 33 and 34 are used to determine if accessibility is adequate for fire apparatus.

***All abovementioned items (with the exception of items 27-35) are in accordance with Section 18.9 of the Zoning Ordinance.**