



Date Received and Paid

Syracuse City Community Development Site Plan Application

1979 West 1900 South, Syracuse, UT 84075

Phone: 614-9626

Request for Site Plan Approval
See Syracuse City Ordinance Title 10 Chapter 7

Developer _____ Address _____

Phone No. _____ Fax No. _____ Email _____

Owner _____ Address _____

Phone No. _____ Fax No. _____ Email _____

Project Name _____ Approx Address _____

SITE PLAN INFORMATION

Site Acreage _____ Parcel ID No. _____ Current Zone _____

Square footage of proposed building(s) _____

General description of proposed development _____

FILING REQUIREMENTS (application not complete without submitting the following):

1. Filing Fee of \$575.00 + \$55.00/acre = \$_____
2. Architectural drawings that include scaled drawings of major exterior elevations and an indication of exterior building materials and proposed building color scheme
3. List of adjoining property owners and addresses
4. Three standard 22"x34" and one 11"x17" copies, along with a CD in AutoCAD format, of proposed site plan that includes the following elements, as required in Chapter 7 of the City's Land Use Ordinance, applicable to the subject property and appropriate for public review:
 - a. General vicinity map inset and title block showing name, address, and phone number of applicant and designer and date of preparation as well as name and approximate address of proposed project (if applicable)

- b. Location and width of existing and proposed abutting streets, properties, and lot lines with utility easements and holding strips
- c. Location of all existing and proposed structures on subject property, including building height and any provisions to screen roof-based mechanical equipment, as well as location of existing structures on adjoining properties
- d. Location of existing fencing and significant existing trees and shrubbery
- e. Location of off-street parking, driveways, loading facilities, and hard-surfaced areas
- f. Location of existing and proposed curb, gutter, and sidewalk curb cuts as well as outdoor lighting (If property abuts a state highway, obtain approval from the Utah State Department of Transportation Right-of-Way Engineer for location of curb, gutter, and sidewalk as well as number of curb entrances)
- g. Location of vehicular and pedestrian access and circulation
- h. Existing and proposed grades in contour intervals of two feet or less
- i. Location and design of surface and storm-water drainage system, including on-site detention
- j. Location and size of all existing or proposed utilities that will provide service to project (include location of nearest fire hydrant) and are consistent with design standards approved by the City
- k. Location of refuse container(s)
- l. Landscaping design plan, including a minimum ten percent of total area, indicating proposed landscaping and fencing in enough detail for Planning Commission to review screening and aesthetic qualities
- m. Location and design of all exterior lighting (such lighting not to be installed in any way or allowed to continue operating so that it permits the rays of light to penetrate beyond property on which such light is located)
- n. All attached and detached signage on property; otherwise, Conditional Use approval required later prior to submitting the building permit application.

Approval of Site Plan by City Council is valid for a period of twelve months.

I certify this Site Plan complies with all required conditions and standards of the Syracuse City Land Use Ordinance. I understand that submitting this application does not guarantee approval and that such approval is subject to the discretion of the Syracuse City Land Use Authority, in that the plan must meet all requirements of Title 10 Chapter 7. I accept responsibility for attending the City Land Use Authority meetings as notified by the City Community Development Department and that failure to attend such meetings may result in postponement of any action by said Land Use Authority.

Applicant Signature _____ **Date** _____

For City Use Only:

Land Use Authority Decision _____ Date _____

Building Official review date _____ Fire Department review date _____