



**CITY OF FOUNTAIN  
SITE DEVELOPMENT PLAN CHECKLIST**

The following checklist outlines the information to be included directly on the site development plan. Please complete this checklist by checking all appropriate boxes. Applications for site development plans will not be accepted without this completed checklist.

**Information Directly on Site Plan**

- 1. Name by which the proposed development is to be referred.
- 2. Parcel size stated in gross acres and square feet.
- 3. Date of preparation, north arrow, scale (1" = 50' or larger), name and address of project, lot size and legal description.
- 4. Topographic contours and finished grades at two (2) foot intervals or less.
- 5. Finished floor elevations of all proposed buildings and structures.
- 6. Elevation details for proposed site facilities, including curbs, parking lots, drainage swales, etc. using spot elevations, cross-sections and construction details.
- N/A 7. Total number, type and density per type of dwelling unit.
- 8. Total floor area for nonresidential uses and ration of floor area to lot area with a breakdown by type of land use.
- N/A 9. Location and square footage of each area designated for passive and active recreational use.
- N/A 10. Location and acreage of common areas and all public land uses, including public parks, recreation areas and similar uses.
- 11. Proposed coverage of buildings and structures including the following:
  - a. Percentage and square footage of building coverage.
  - b. Percentage and square footage of driveway and parking.
  - c. Percentage and square footage of public street right-of-way.
  - d. Percentage and square footage of open space and landscaped area.
- 12. Number and location of off-street parking spaces, including automobile, handicapped, and bicycle, with typical dimensions for each type.
- 13. Existing and proposed easements and rights-of-way, designation of streets to be public or private and any private access ways to be dedicated as public utility and/or access easements.
- 14. Location of existing and proposed pedestrian circulation system, including sidewalks.
- 15. Current zoning.

- 16. Proposed treatment of the perimeter of the development, including materials, height and techniques used, such as screens, fences, walls, landscaping and to obscure outside storage.
- 17. Adjacent streets, land use and zoning.
- 18. Existing and proposed easements and rights-of-way.
- 19. Existing and proposed drainage facilities.
- N/A 20. Location and use of existing and proposed buildings, exterior dimensions, height, setbacks and density.
- 21. Type of proposed building construction and occupancy classification.
- 22. Location of lighting standards and trash receptacle enclosures.
- 23. Construction details for trash receptacles enclosures, curb, gutter, light pole bases, handicap signs, drainage facilities, pedestrian ramps, etc.
- 24. Owner's certification statement of acceptance of conditions and restrictions as set forth on the final development plan.

#### **Additional Information to be Submitted**

- 1. Preliminary subdivision plat or final subdivision plat, if required.
- 2. Utility plan prepared by a registered engineer to include location and size of water mains/lines, sanitary sewers, storm sewers, water, electric, gas, existing and proposed fire hydrant locations.
- 3. Street cross-section schematics for each category of street, including the proposed right-of-way and pavement width, curb, gutter and sidewalk locations.
- 4. Site specific drainage plan, if required, prepared by a registered engineer, consistent with the approved master development drainage plan and/or preliminary drainage plan, if applicable.
- 5. Conceptual plans of all buildings, including representative architectural elevations, sufficient to convey the intent of the proposed development.
- 6. Photometric plan for the entire site and its perimeter. Lighting must conform to the standards in section 17.347 F. of the zoning ordinance.

**NOTE: The Zoning Administrator may waive or modify any application submittal requirements, if the intent of this chapter is not violated. The applicant shall make a written request to the Zoning Administrator justifying the requested waivers or modifications. A record of requested waivers and modifications shall be kept on file at the city.**

**Any additional information as may be required by the Zoning Administrator or planning commission, which is necessary to evaluate the character and impact of the site development plan.**

**Note: In addition to making this process to move along please add a section labeled FD (Fire Department).**

The following checklist outlines the information to be included directly within the FD section of the site development plan. Please complete this checklist by checking all appropriate boxes indicating that requirements are shown or explained on the site development plan. Applications for site development plans will not be accepted without this completed checklist.

### **Fire Apparatus Access Roads**

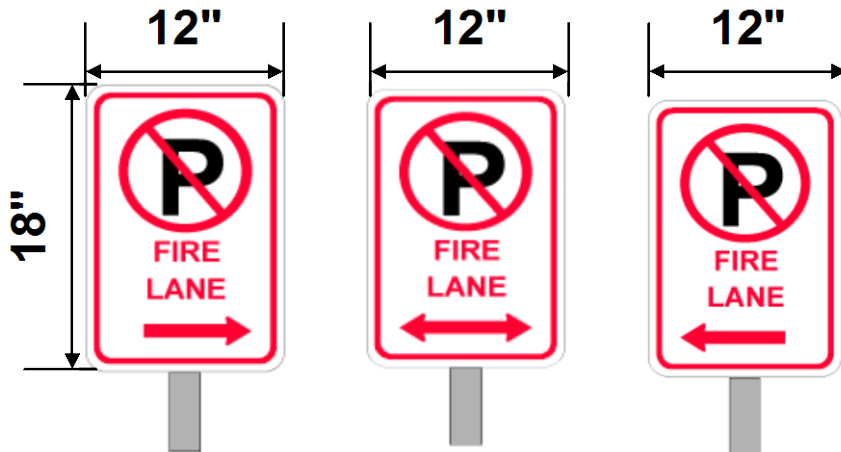
- 1. Where the vertical distance between the grade plane and the highest roof surface is 30 feet or less. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.
- 1. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet. Fire apparatus access roads shall have an unobstructed width of not less than 26 feet, exclusive of shoulders. Shall have at least two means of fire apparatus access for each structure. Refer to Section D105 within the IFC 2015 for further detail.
- N/A 2. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.
- 3. Fire apparatus access roads shall be asphalt, concrete or other approved driving surface capable supporting imposed load of fire apparatus weighing at least 80,000 pounds (34,050 kg) with a minimum single axle weight of 28,000 pounds.
- N/A 4. Dead ends fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 of the International Fire Code 2015
- 5. Turning radius for fire apparatus access roads shall be 30 feet inside and 50 feet outside.
- 6. Fire apparatus access roads shall not exceed 10 percent in grade
- 7. Fire apparatus access roads are a minimum 13 feet 6 inches in height
- 8. Where a fire hydrant is located on a fire apparatus access road minimum road width shall be 26 feet, exclusive of shoulders
- N/A 9. Multiple-Family Residential Developments having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads
- N/A 10. One- or Two-Family Residential Developments that exceeds 30 units shall be provided with two separate and approved fire apparatus access roads.

### **Fire Apparatus Access Road Gates**

- N/A 1. Where a gate is provided, the gate width shall be not less than 20 feet. Gates shall be of the swinging. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access (Knox Box).

## Fire Lane

- 1. Where required fire lane signs shall comply with figure



- 2. Signs shall be spaced no more than 75 feet apart. Signs may be installed on permanent posts, permanent buildings or wall
- 3. The curb or edge of the fire apparatus access road shall be marked by painted line of red traffic paint 6 inches in width to show the boundaries of the lane.
- 4. Where fire lane signage is not used the words "NO PARKING FIRE LANE" shall appear in 4 inch white reflective letters at 30 feet intervals on the red border marking fire lane complying with figure



- 5. Fire lane signs as specified shall be posted on both side of fire apparatus access roads that are 20 to 26 feet wide.
- 6. Fire lane signs as specified shall be posted on one side of fire apparatus access roads that are 26 to 32 feet wide.

## Hydrants & FDC

- 1. A hydrant is within 300 feet of any exterior portion of a non-sprinklered building, drivable distance. Exception for Group R-3 and Group U occupancies, distance requirements shall be 500 feet
- 1. A hydrant is within 500 feet of any exterior portion of a sprinklered building, drivable distance.
- 2. All fire hydrants to the project structure and or property are shown on the plan
- 3. Fire Line location and pipe size are detailed on the site development plan
- 4. Fire Department Connection location detailed on the site development plan
- 5. Fire hydrant located within 150 feet from the Fire Department Connection, drivable distance, detailed on the site development plan

- 6. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1 of the International Fire Code 2015
- 7. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3 of the International Fire Code 2015
- 8. The average spacing between fire hydrants shall be in accordance with Table C102.1 of the International Fire Code 2015
- 9. **Knox Box (key box)**
- In new or existing buildings where access to or within a structure or an area is restricted a Knox Box shall be installed, Knox Box location shall be detailed on the site development plan