

Yakima Municipal Code

15.11.040 General site plan form and contents.

Class (1) & Class (2) review unless otherwise requested

All general site plans shall be drawn to scale and be legibly drawn, prepared, or printed on paper. Unless otherwise requested or authorized by the reviewing official or planning department,

- The paper size for class (1) review shall be eight and one-half inches by eleven inches.
- The paper size for class (2) review shall be eleven inches by seventeen inches.
- The scale of the drawing shall be a standard engineering or architectural scale and shall reasonably utilize the paper size.

- The general site plan shall include the legal description of the land.
- North arrow.
- Scale of drawing.
- Name of applicant.
- Project name.
- Actual dimensions and shape of the lot to be built upon.
- Sizes and location of existing structures on the lot to the nearest foot.
- The location and dimensions of proposed structures and uses.
- The size and location of utilities, parking areas, proposed landscaping and Site screening.
- The location of ingress and egress.

The site plan shall also include any other information required by the planning department or reviewing official to clarify the proposal, assess its impacts, or determine compliance with this title. (Ord. 2947 § 1 (part), 1986).

15.11.050 Detailed site plan form and contents.

Class (3) review

All detailed site plans shall be drawn to scale and be legibly drawn, prepared, or printed on paper. Unless otherwise requested or authorized by the planning department.

- The paper size shall be eleven inches by seventeen inches or larger. The scale of the drawing shall be a standard engineering or architectural scale and shall reasonably utilize the paper size. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire site.
- The boundaries of the site.
- Names and dimensions of all existing streets bounding or touching the site.
- The location, shape, size, height and types of all existing and proposed structures and the boundary lines of all proposed and existing lots, tracts, and easements.
- Proposed location and dimension of "common open space".
- Existing and proposed utilities, streets, access easements, and dedication of property.
- Location, dimension, and design of off-street parking facilities, showing points of ingress to and egress from the site.
- All major physiographic features, such as railroads, drainage canals and shorelines, on or abutting the site.
- Existing topographic contours at intervals of not more than five feet, together with proposed grading and drainage plans.
- Proposed land uses and densities.
- Pedestrian and vehicular circulation pattern.
- Existing and proposed landscaping and Site screening.
- Existing sewer lines, water mains, and other underground facilities within and adjacent to the development.

- Proposed sewer or other waste disposal facilities, water mains and other underground utilities.
- The location of structures on the adjoining lots.
- A comprehensive sign plan meeting the requirements of Section 15.08.170(1).
- Analysis of soil and geological conditions.

Any other information specified by the reviewing official, such as:

- a. Proposed ownership pattern,
 - b. Operation and maintenance proposals (i.e. homeowner's association, condominium, co-op or other),
 - c. Solid waste disposal facilities,
 - d. Lighting,
 - e. Water supply,
 - f. Public transportation,
 - g. Community facilities,
 - h. General timetable of development,
 - i. Flood proofing or other measures to protect against flooding.
 - j. Information on design methods to conserve energy.
- A detailed site plan for development in the floodplain overlay district shall also include the following information.
 - Elevation in relation to the one-hundred-year flood level of the lowest floor (including basement) of all structures.
 - Elevation in relation to mean sea level to which any structure has been flood proofed.
 - Certification by a registered professional engineer or architect that established flood proofing standards have been met.
 - Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development. (Ord. 2947 § 1 (part), 1986).