



Site Plan Review

Application Type		<i>(Applicant: check one)</i>
Site Plan Review Pre-Submittal: <input type="checkbox"/>	Major Site Plan Modification Pre-Submittal: <input type="checkbox"/>	
Site Plan Review Submittal: <input type="checkbox"/>	Major Site Plan Modification Submittal: <input type="checkbox"/>	
Required Project Information		<i>(Applicant: complete this section)</i>
Applicant Name:		Phone:
Company:		Fax:
Address:		
Applicant's Rep.:		Phone:
Company:		Fax:
Address:		
Property Owner:		Phone:
Company:		Fax:
Address:		
ASSESSOR'S MAP NO:	TAX LOT NO(S):	
Property Address:		
Size of Property:	Acres <input type="checkbox"/> Square Feet <input type="checkbox"/>	Proposed Density:
Proposed Name of Project:		
Description of Proposal: <small>If you are filling in this form by hand, please attach your proposal description to this application.</small>		
Existing Use:		
New Impervious Surface Coverage (Including Bldg. Gross Floor Area):		sf
Signatures: Please sign and print your name and date in the appropriate box on the next page.		
Required Project Information		<i>(City Intake Staff: complete this section)</i>
Associated Applications:		Signs:
Pre-Sub Case No.:	Date:	Reviewed by:
Case No.:	Date:	Reviewed by:
Application Fee: \$	Technical Fee: \$	Postage Fee: \$
TOTAL FEES: \$		PROJECT NUMBER:

Owner Signatures

This application form is used for both the required pre-submittal meeting and subsequent complete application submittal. Owner signatures are required at both stages in the application process.

An application without the Owner's original signature will not be accepted.

Pre-Submittal

The undersigned acknowledges that the information in this application is correct and accurate for scheduling of the Pre- Submittal Meeting. If the applicant is not the owner, the owner hereby grants permission for the applicant to act in his/her behalf. I/we do hereby acknowledge that I/we are legally responsible for all statutory timelines, information, requests and requirements conveyed to my representative.

Owner:

_____ **Date:** _____
Signature

Print

Submittal

I represent this application to be complete for submittal to the City. Consistent with the completeness check performed on this application at the Pre-Submittal Meeting, I affirm the information identified by the City as necessary for processing the application is provided herein or the information will not be provided if not otherwise contained within the submittal, and the City may begin processing the application with the information as submitted. This statement serves as written notice pursuant to the requirements of ORS 227.178 pertaining to a complete application.

Owner:

_____ **Date:** _____
Signature

Print

Site Plan Review Application Process

1. Applicant Submits a Site Plan Review Application for Pre-Submittal

- The application must conform to the *Site Plan Review Submittal Requirements Checklist* on pages 4-7 of this application packet.
- A pre-submittal meeting to discuss completeness is mandatory, and pre-submittal meetings are conducted every Tuesday and Friday, from 10:00 am - noon.
- Planning Division staff strives to conduct pre-submittal meetings within five to seven working days of receiving an application.

2. Applicant and the City Conduct the Pre-Submittal Meeting

- The applicant, owner, and design team are strongly encouraged to attend the pre-submittal meeting.
- The meeting is held with representatives from Public Works Engineering and Transportation, Community Services (Building), Fire Marshall's office, and the Planning Division and is scheduled for 30 to 60 minutes.
- The Planner provides the applicant with a Pre-Submittal Checklist specifying the items required to make the application complete if it is not already complete, and the applicant has 180 days submit a complete application to the City.

3. Applicant Submits a Complete Application, City Staff Review the Application and Issue a Decision

- A complete application must conform to the *Site Plan Review Submittal Requirements Checklist* on pages 4-7 of this application packet.
- A Type II decision, made after public notice, but without a public hearing, unless appealed, is issued within 120 days of submittal of a complete application.
- Mailed notice is provided to property owners and occupants within 300 feet of the property being reviewed and to any applicable neighborhood association. In addition, the applicant must post one sign, provided by the City, on the subject property.
- There is a 14-day public comment period, starting on the date notice is mailed.
- Applications are distributed to the Development Review Committee, and their comments are incorporated into a decision that addresses all applicable approval criteria and/or development standards, as well as any written comments from those given notice.
- Applications may be approved, approved with conditions, or denied.
- At the applicant's request, the Planner can provide a copy of the draft land use decision prior to issuing the final land use decision.
- The City mails the applicant and any party of standing a copy of the decision, which is effective on the day it is mailed.
- The decision issued is the final decision of the City but may be appealed within 15 calendar days to the Planning Commission or Hearings Official.

Site Plan Review Submittal Requirements Checklist

NOTE:

- ALL of the following items MUST be submitted for BOTH Pre-Submittal and Submittal.
- If you feel an item on the list below does not apply to your specific application, please state the reason why and attach the explanation to this form.

- Application Fee** – refer to the *Development Code Fee Schedule* for the appropriate fee calculation formula. A copy of the fee schedule is available at the Development Services Department. Any applicable application, technology, and postage fees are collected at the pre-submittal and submittal stages.
- Site Plan Review Application Form**
- Narrative** explaining the purpose of the proposed development, the existing use of the property, and any additional information that may have a bearing in determining the action to be taken. The narrative should also include the proposed number of employees and future expansion plans, if known.
- Copy of the Deed**
- Copy of a Preliminary Title Report** issued within the past 30 days documenting ownership and listing all encumbrances.
- Copy of the Site Plan Reduced to 8½" x 11"**, which will be mailed as part of the required neighboring property notification packet.
- Right-of-Way Approach Permit Application** provided where the property has frontage on an Oregon Department of Transportation (ODOT) facility.
- Three (3) Copies of the Stormwater Management System Study with Completed Stormwater Scoping Sheet Attached** - The plan, supporting calculations and documentation must be consistent with the Engineering Design Standards and Procedures Manual.
- Three (3) Copies of the Traffic Impact Study** prepared by a Traffic Engineer in accordance with SDC 4.2-105 A.4. Traffic Impact Studies (TIS) allow the City to analyze and evaluate the traffic impacts and mitigation of a development on the City's transportation system. In general, a TIS must explain how the traffic from a given development affects the transportation system in terms of safety, traffic operations, access and mobility, and immediate and adjoining street systems. A TIS must also address, if needed, City, metro plan and state land use and transportation policies and objectives.
- Seven (7) Copies of the Following Plan Sets for Pre-Submittal OR Three (3) Copies of the Following Plan Sets for Submittal:**
 - All of the following plans must include the scale appropriate to the area involved and sufficient to show detail of the plan and related data, north arrow, and date of preparation.
 - All plan sets must be folded to 8½" by 11" and bound by rubber bands.
- a. Site Assessment of Existing Conditions**
 - Prepared by an Oregon licensed Landscape Architect or Engineer

- Vicinity Map
- The name, location and dimensions of all existing site features including buildings, curb cuts, trees and impervious surface areas, clearly indicating what is remaining and what is being removed. For existing structures to remain, also indicate present use, size, setbacks from property lines, and distance between buildings.
- The name, location, dimensions, direction of flow and top of bank of all watercourses and required riparian setback that are shown on the Water Quality Limited Watercourse Map on file in the Development Services Department
- The 100-year floodplain and floodway boundaries on the site, as specified in the latest adopted FEMA Flood Insurance Rate Maps or FEMA approved Letter of Map Amendment or Letter of Map Revision
- The Time of Travel Zones, as specified in SDC 3.3-200 and delineated on the Wellhead Protection Areas Map on file in the Development Services Department
- Physical features including, but not limited to trees 5" in diameter or greater when measured 4 ½ feet above the ground, significant clusters of trees and shrubs, riparian areas, wetlands and rock outcroppings
- Soil types and water table information as mapped and specified in the Soils Survey of Lane County. A Geotechnical Report prepared by an Engineer must be submitted concurrently if the Soils Survey indicates the proposed development area has unstable soils and/or a high water table

b. Site Plan

- Prepared by an Oregon licensed Architect, Landscape Architect, or Engineer
- Proposed buildings: location, dimensions, size (gross floor area applicable to the parking requirement for the proposed use(s)), setbacks from property lines, and distance between buildings
- Location and height of existing or proposed fences, walls, outdoor equipment, storage, trash receptacles, and signs
- Location, dimensions, and number of typical, compact and disabled parking spaces; including aisles, wheel bumpers, directional signs, and striping
- Dimensions of the development area, as well as area and percentage of the site proposed for buildings, structures, parking and vehicular areas, sidewalks, patios, and other impervious surfaces
- Observance of solar access requirements as specified in the applicable zoning district
- On-site loading areas and vehicular and pedestrian circulation
- Access to streets, alleys, and properties to be served, including the location and dimensions of existing and proposed curb cuts and curb cuts proposed to be closed
- Location, type, and number of bicycle parking spaces
- Location of existing and proposed transit facilities
- Area and dimensions of all property to be conveyed, dedicated, or reserved for common open spaces, recreational areas, and other similar public and semi-public uses
- Phased Development Plan* – where applicable, the Site Plan application must include a phasing plan indicating any proposed phases for development, including the boundaries and sequencing of each phase. Phasing must progress in a sequence promoting street connectivity between the various phases of the development and accommodating other

required public improvements, including but not limited to, sanitary sewer, stormwater management, water, and electricity. The applicant must indicate which phases apply to the Site Plan application being submitted.

c. Improvement and Public Utilities Plan

- Prepared by an Oregon licensed Civil Engineer
- Location and width of all existing and proposed easements
- Location, widths (of paving and right-of-way), and names of all existing and proposed streets, alleys, dedications or other right-of-ways within or adjacent to the proposed development, including ownership and maintenance status, if applicable.
- Location and type of existing and proposed street lighting
- Location of existing and required traffic control devices, fire hydrants, power poles, transformers, neighborhood mailbox units, and similar public facilities
- Location, width, and construction material of all existing and proposed sidewalks, sidewalk ramps, pedestrian access ways, and trails
- Location and size of existing and proposed utilities on and adjacent to the site including sanitary sewer mains, stormwater management systems, water mains, power, gas, telephone, and cable TV. Indicate the proposed connection points

d. Grading, Paving, & Stormwater Management Plan

- Prepared by an Oregon licensed Civil Engineer
- Planting plan prepared by an Oregon licensed Landscape Architect where plants are proposed as part of the stormwater management system
- Roof drainage patterns and discharge locations
- Pervious and impervious area drainage patterns
- The size and location of stormwater management systems components, including but not limited to: drain lines, catch basins, dry wells and/or detention ponds; stormwater quality measures; and natural drainageways to be retained
- Existing and proposed spot elevations and contours lines drawn at 1 foot intervals (for land with a slope over 10 percent, the contour lines may be at 5 foot intervals)
- Amount of proposed cut and fill

e. Landscape Plan

- Drawn by a Landscape Architect
- Location and dimensions of landscaping and open space areas to include calculation of landscape coverage
- Screening in accordance with SDC 4.4-110
- Written description, including specifications, of the permanent irrigation system
- Location and type of street trees
- List in chart form the proposed types of landscape materials (trees, shrubs, ground cover). Include in the chart genus, species, common name, quantity, size, spacing, and method of planting

f. Architectural Plans

- Exterior elevations of all buildings and structures proposed for the development site, including height
- Conceptual floor plans

g. On-Site Lighting Plan

- Location, orientation, and maximum height of exterior light fixtures, both free standing and attached
- Type and extent of shielding, including cut-off angles, and type of illumination, wattage, and luminous area
- Photometric test report for each light source

Additional Materials That May be Required

IT IS THE APPLICANT'S RESPONSIBILITY TO DETERMINE IF ADDITIONAL STANDARDS/APPLICATIONS APPLY TO THE PROPOSED DEVELOPMENT. THE APPLICANT SHOULD CONSIDER UTILIZING PRE-DEVELOPMENT MEETINGS AS DISCUSSED IN SDC 5.1-120:

- Where a multi-family development is proposed, any additional materials to demonstrate compliance with SDC 3.2-240
- Riparian Area Protection Report for properties located within 150 feet of the top of bank of any Water Quality Limited Watercourses (WQLW) or within 100 feet of the top of bank of any direct tributaries of WQLW
- A Geotechnical Report prepared by an engineer must be submitted concurrently if there are unstable soils and/or a high water table present
- Where the development area is within an overlay district, address the additional standards of the overlay district
- If five or more trees are proposed to be removed, a Tree Felling Permit as specified in SDC 5.19-100
- A wetland delineation approved by the Oregon Division of State Lands must be submitted concurrently where there is a wetland on the property
- Any required federal or state permit must be submitted concurrently or evidence the permit application has been submitted for review
- Where any grading, filling or excavating is proposed with the development, a Land and Drainage Alteration permit must be submitted prior to development
- Where applicable, any Discretionary Use or Variance as specified in SDC 5.9-100 and 5.21-100
- An Annexation application, as specified in SDC 5.7-100, where a development is proposed outside of the city limits but within the City's urban service area and can be served by sanitary sewer



MARCH 5, 2004

REQUIRED STORMWATER SCOPING SHEET USE POLICY:

In October 2003, Springfield Public Works released a trial “stormwater scoping sheet,” provided to help engineers and developers meet stormwater requirements in the Springfield Development Code (SDC) and Engineering Design Standards and Procedures Manual (EDSPM). After a five month trial period, it became apparent that users of the scoping sheet submitted much more complete applications than non-users. An added bonus was a decrease in the overall review time spent on the applications, resulting in quicker notice of decisions.

As a result of the benefits of the scoping sheets, the City has decided to make their use a mandatory process. **As of April 12, 2004**, the use of stormwater scoping sheets will be required for all applications which require development review. All applications submitted to the City shall provide four (4) copies of a completed stormwater scoping sheet with the application packet. Attached with this letter is the latest version of the scoping sheet, which reflects changes requested by the development community.

PLEASE NOTE: SUBMITTED APPLICATIONS WILL NOW BE REQUIRED TO SUBMIT A COMPLETED STORMWATER SCOPING SHEET, STORMWATER STUDY AND PLANS IN CONFORMANCE WITH THE SCOPE REQUIREMENTS

DIRECTIONS FOR USING STORMWATER SCOPING SHEETS ARE AS FOLLOWS:

- 1. Obtain scoping sheet from application packet, city website, or other location**
- 2. Fill out project information (top half of front sheet) prior to commencement of work on stormwater study (note: do not sign scoping sheet until it is received from the City with requirements checked).**
- 3. Mail, fax, or email all pages to: City of Springfield, Public Works Dept., Attn: Matt Stouder**
- 4. Receive completed scoping sheet (filled out by the City) indicating minimum requirements for a complete stormwater study**
- 5. Include four (4) copies of complete scoping sheet (signed by engineer at the bottom of page 2), stormwater study and plans that comply with the minimum required scope with submittal of application packet. The scoping sheet shall be included as an attachment, inside the front cover of the stormwater study.**

Stormwater scoping sheets can be found with all *application packets* (City website and the Public Works front counter) as well as on the *Public Works webpage* at either: www.ci.springfield.or.us/Pubworks/whatsnew.htm or under the link for “fillable forms” at www.ci.springfield.or.us/Pubworks/Design/start.htm . Thank you in advance for working with the City of Springfield with this new process.

Sincerely,

Matt Stouder, Civil Engineer
City of Springfield, Public Works/Engineering
Email: mstouder@ci.springfield.or.us
Phone: (541) 736-1035
Fax: (541) 736-1021



STORMWATER MANAGEMENT SYSTEM SCOPE OF WORK

*----- (Area below this line filled out by Applicant) -----
(Please return to Matt Stouder @ City of Springfield Public Works Engineering; Fax # 736-1021, Phone # 736-1035.)*

Project Name: _____	Applicant: _____
Assessors Parcel #: _____	Date: _____
Land Use(s): _____	Phone #: _____
Project Size (Acres): _____	Fax #: _____
Approx. Impervious Area: _____	Email: _____

Project Description (Include a copy of Assessor's map):

Drainage Proposal (Public connection(s), discharge location(s), etc. Attach additional sheet(s) if necessary:

Proposed Stormwater Best Management Practices:

*----- (Area below this line filled out by the City and Returned to the Applicant) -----
(At a minimum, all boxes checked by the City on the front and back of this sheet shall be submitted for an application to be complete for submittal, although other requirements may be necessary.)*

Drainage Study Type (EDSPM Section 4.03.2): (Note, UH may be substituted for Rational Method)

- Small Site Study – (use Rational Method for calculations)
- Mid-Level Development Study – (use Unit Hydrograph Method for calculations)
- Full Drainage Development Study – (use Unit Hydrograph Method for calculations)

Environmental Considerations:

- | | |
|--|--|
| <input type="checkbox"/> Wellhead Zone: _____ | <input type="checkbox"/> Hillside Development: _____ |
| <input type="checkbox"/> Wetland/Riparian: _____ | <input type="checkbox"/> Floodway/Floodplain: _____ |
| <input type="checkbox"/> Soil Type: _____ | <input type="checkbox"/> Other Jurisdictions: _____ |

Downstream Analysis:

- N/A
- Flow line for starting water surface elevation: _____
- Design HGL to use for starting water surface elevation: _____
- Manhole/Junction to take analysis to: _____

Return to Matt Stouder @ City of Springfield, email: mstouder@ci.springfield.or.us, FAX: (541) 736-1021

COMPLETE STUDY ITEMS

For Official Use Only:

* Based upon the information provided on the front of this sheet, the following represents a minimum of what is needed for an application to be complete for submittal with respect to drainage; however, this list should not be used in lieu of the Springfield Development Code (SDC) or the City's Engineering Design Manual. Compliance with these requirements does not constitute site approval; Additional site specific information may be required. Note: Upon scoping sheet submittal, ensure completed form has been signed in the space provided below:

Interim Design Standards/Water Quality (EDSPM Chapter 3)

Req'd N/A

- All non-building rooftop (NBR) impervious surfaces shall be **pre-treated** (e.g. multi-chambered catchbasin w/oil filtration media) for stormwater quality. Additionally, a **minimum of 50%** of the NBR impervious surface shall be treated by vegetated methods.
- Where required, vegetative stormwater design shall be consistent with interim design standards (EDSPM Section 3.02), set forth by the Bureau of Environmental Services (BES) or Clean Water Services (CWS).
- For new NBR impervious area **less** than 15,000 square feet, a simplified design approach may be followed as specified by the BES for vegetative treatment.
- If a stormwater treatment swale is proposed, submit calculations/specifications for sizing, velocity, flow, side slopes, bottom slope, and seed mix consistent with either BES or CWS requirements.
- Water Quality calculations as required in Section 3.03.1 of the EDSPM
- All building rooftop mounted equipment, or other fluid containing equipment located outside of the building, shall be provided with secondary containment or weather resistant enclosure.

General Study Requirements (EDSPM Section 4.03)

- Drainage study prepared by a Professional Civil Engineer licensed in the state of Oregon.
- A complete drainage study, as required in EDSPM Section 4.03.1, including a hydrological study map.
- Calculations showing system capacity for a 2-year storm event and overflow effects of a 25-year storm event.
- The time of concentration (Tc) shall be determined using a 10 minute start time for developed basins.

Review of Downstream System (EDSPM Section 4.03.4.C)

- A downstream drainage analysis as described in EDSPM Section 4.03.4.C. On-site drainage shall be governed by the Oregon Plumbing Specialty Code (OPSC).
- Elevations of the HGL and flow lines for both city and private systems where applicable.

Design of Storm Systems (EDSPM Section 4.04)

- Flow lines, slopes, rim elevations, pipe type and sizes clearly indicated on the plan set.
- Minimum pipe cover shall be 18 inches for reinforced pipe and 36 inches for plain concrete and plastic pipe materials, or proper engineering calculations shall be provided when less. The cover shall be sufficient to support an 80,000 lb load without failure of the pipe structure.
- Manning's "n" values for pipes shall be consistent with Table 4-1 of the EDSP. All storm pipes shall be designed to achieve a minimum velocity of three (3) feet per second at 0.5 pipe full based on Table 4-1 as well.

Other/Misc

- Existing and proposed contours, located at one foot interval. Include spot elevations and site grades showing how site drains
- Private stormwater easements shall be clearly depicted on plans when private stormwater flows from one property to another
- Drywells shall not receive runoff from any surface w/o being treated by one or more BMPs, with the exception of residential building roofs (EDSP Section 3.03.4.A). Additional provisions apply to this as required by the DEQ. Refer to the website: www.deq.state.or.us/wq/groundwa/uichome.hcm for more information.
- Detention ponds shall be designed to limit runoff to pre-development rates for the 2 through 25-year storm events

**This form shall be included as an attachment, inside the front cover, of the stormwater study*

*** IMPORTANT: ENGINEER PLEASE READ BELOW AND SIGN! ***

As the engineer of record, I hereby certify the above required items are complete and included with the submitted stormwater study and plan set.

Signature: _____ Date: _____