



CITY OF FARMERSVILLE

Site Plan Review Application Checklist

COMMUNITY DEVELOPMENT DEPARTMENT 909 W. VISALIA ROAD FARMERSVILLE, CA 93223 (559) 747-0458

The following list includes all the items you must submit for a complete application. Some specific types of information may not apply to your project and, as noted, some items are not normally required. If you are not sure, ask planning staff. The staff will use a copy of this list to check your application for completeness after it is submitted. Processing of your application could be delayed if required information is missing, inaccurate or incomplete.



1. **Application Form.** Attached to this packet.



2. **Application Fee:** \$1300

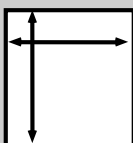


3. **Environmental Description Form.** *Certain projects are required to be reviewed for their potential impacts on the environment. Staff will inform you if your project is subject to this review.*

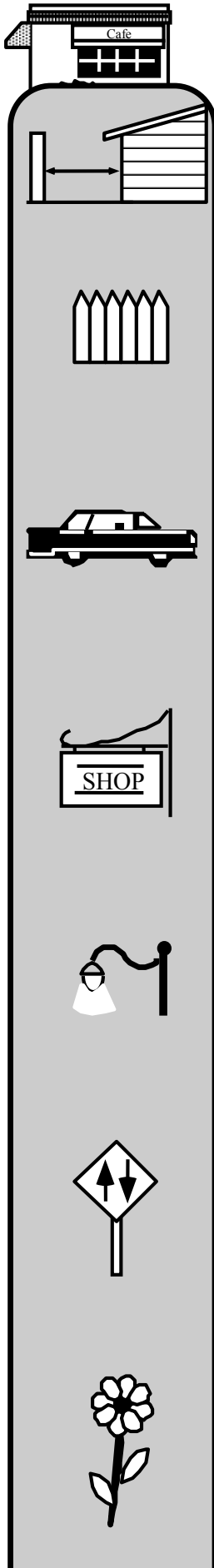
SITE PLAN



6. **Twelve (12) prints of a site plan plus one 8-1/2 x 11" copy of the site plan and façade drawings (if applicable).** A site plan is a drawing showing the layout of your project. A sample of a site plan is attached to this application packet which shows examples of the items that must be shown on a site plan. **The site plan must show the following information:**



- () **Site location and dimensions.** The exterior boundaries of the parcel with dimensions of each parcel line.



- () **Buildings and Structures**. Location, size, height and proposed use.
- () **Yards** and spaces between buildings

- () **Walls and fences**: show location, height and materials.

- () **Off-street parking** and off-street loading: location, number of spaces and dimensions of parking and loading areas and the internal circulation pattern.

- () **Signs**, including location, size, height and type of illumination.

- () **Lighting**, including location and general nature - indicate any hooding devices

- () **Street dedications** and improvements (if any are required). Existing street improvements that are adjacent to the project site shall be shown on all site plans.

() **Landscaping**, including location and plant types, and irrigation equipment.

() Such other data that may be required by staff or the Planning Commission to adequately evaluate your project.

Findings

The site plan shall be prepared by the applicant to enable the Planning Commission to make the following findings:

1. All applicable provisions of the Zoning Ordinance are complied with.
2. The following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected and there will be no adverse effect on surrounding property:
 - a) Facilities and improvements
 - b) Vehicular ingress, egress and internal circulation
 - c) Setbacks
 - d) Location of service
 - f) Walls and Landscaping
3. Proposed lighting is deflected away from traffic areas and adjacent residential areas.
4. On-site signs will not interfere with visibility or traffic circulation.
5. The required findings shall conform to all established policies and regulations of the City.

Site Plan Review Process Flow Chart

