

DETAILED PLAN DEVELOPMENT SUBMITTAL CHECKLIST

The following items are being submitted to the City Plan Commission as part of an application for approval of a detailed plan development.

- A "Detailed Plan Project Description and Owners Statement of Intent" containing a written description of the overall development concept and a statement as to how the plan provides for or complies with each of the district standards enumerated under s. 295-907 where applicable. This statement also makes reference to the plans or exhibits included in the plan and includes a statistical sheet indicating the following in square feet, acres and percentage of the total tract where applicable:
 1. Gross land area: 36,315 SF.
 2. Maximum amount of land covered by principal buildings: 26,905 SF.
 3. Maximum amount of land devoted to parking, drives and parking structures: 15,205 SF.
 4. Minimum amount of land devoted to landscaped open space: 9,410 SF.
 5. Maximum proposed dwelling unit density if residential: 129.50 /acre.
 6. Proposed number of buildings: one.
 7. Maximum number of dwelling units per building: 108. The current plans call for eliminating the 05 unit on 16th, 17th, and 18th floors and integrating that space into the corner units that face the lake, expanding the 04 and 06 units into 3-bedroom 3-bath units and reducing the amount of units in the entire project to 104.
 8. Bedrooms per unit: 1 to 4.
 9. 180 parking spaces are provided within the building located on the lower level, the ground floor, and the second level. At 104 units, the parking ratio per unit is 1.73 parking spaces per unit.
- A vicinity map showing the boundaries of the tract included in the general plan, the territory within 1,000 feet of the tract, its proposed access and significant community facilities and parks in the surrounding area. **Copy of vicinity map enclosed.**
- A plat of survey showing the exterior boundaries, including a legal description of the area of the proposed detailed plan tract. Existing conditions, including buildings, trees of 5 inches in diameter at 4 feet in height, shrub groupings, wetlands and other site features are also to be shown with an indication of whether they are to be retained, removed or altered. **Enclosed is a survey.**
- A site plan showing the location of proposed structures and a description of their intended use and height, all open spaces, setback dimensions, buffers, pedestrian and vehicular circulation systems, parking lots, structures and garages, with the number of spaces in each, loading facilities, refuse collection facilities and all exterior lighting facilities. **Enclosed is a site plan.**
- A site grading plan indicating existing and proposed topography at 2-foot contour intervals and showing how positive runoff of surface waters will be achieved and the means by which ultimate disposal of the development's surface waters will be

accomplished in conformance with ch. 120. **Enclosed is a ground floor plan with grades..**

- A utility plan showing the proposed location of storm and sanitary sewers, water mains and laterals, parking and roadway storm inlets and elevations. **Enclosed is a ground floor plan with utilities.**
- A landscape plan showing the location, number, size and type of all landscape and screening elements. Plant material shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All planted material shall be maintained on a continuous basis, including tree and plant replacement. **Enclosed is a landscape plan.**
- Elevations of each side of the exterior of any new building or structure being proposed, including materials, colors and window specifications. **Enclosed are elevations.**
- Plans showing the location, size and type of any existing and proposed signs. Detailed information about all proposed freestanding and wall signs, including the materials, proposed message and exact dimensions of each sign face, shall be provided. **Enclosed is a signage plan with four plans of various stages from preconstruction to post construction. 1. A predemolition signage plan without sales office; 2. a predemolition signage plan with sales office; 3. an under construction signage plan; 4. a temporary signage plan after building is occupied. The final building signage is shown on the exterior elevations.**
- Pictures of the site and surrounding context. **Pictures are enclosed.**
- 10 copies of the Owner's Written Narrative. **Copies enclosed.**
- 13 sets of collated plans of checklist items – 11" x 17" in size. **Copies enclosed.**
- 2 sets of large plans. **Copies of the following are enclosed:**
 - Lower level plan
 - Ground floor plan that shows grading and utilities
 - Upper level parking plan
 - Third level plan
 - Typical upper level plan
 - Roof plan
 - Building section which includes a wall section
 - North elevation
 - South elevation
 - West elevation
 - East elevation
 - Landscape plan
 - Signage plan