

## Exhibit "C"

### Conditions Required to Be Fulfilled by March 12, 2015

Completed and Signed Development Application
Payment of any additional deposit required for Design Review
The required number of complete plan sets shall be collated, stapled, folded to a size no larger than 8 ½" x 14"
<b><u>SITE PLAN Requirements</u></b>
All Site Plans shall have a minimum scale of 1 inch = 40 feet and the scale (drawing or graphic) and north arrow shall be clearly shown on the plans. Please see the Planning Department if you desire any other scales on your plans.
The Title Block on all plans shall include the following:  Name, address, phone, E-Mail, and Fax of applicant, person responsible for preparing the plans, owner of record, and project engineer and/or architect. <ul style="list-style-type: none"><li>➤ Legal Description for Tentative Tract and Parcel Maps only</li><li>➤ Site address</li><li>➤ Assessor's Parcel Number of Site</li></ul>
Small scale vicinity map with location of property in relation to major streets (need not be to scale) with a north arrow. This should be placed on the first page of the plans.
Names of utility purveyors and location of existing known public utilities including sewer, water, gas, cable, solid waste, telephone, etc.
Provide building setback dimensions from all property lines and from any other structure on site.
Provide names and land uses of adjacent properties
Provide property lines, distance from property line to center line of the street; dedicated rights-of-way, typical street sections, easements on the site and location of adjacent structures and property improvements within fifty (50) feet of the subject property.
Provide location, size, shape, height, and use of all structures on the site including any proposed or existing fencing, gates, walls, driveways, and curbs.
Provide location of mail boxes (if applicable), loading areas, trash enclosures, and landscape areas.
Provide location and names of all streets, alleys, easements, and rights-of-way providing legal access to the property.
Provide any land or right-of-way to be dedicated.

Provide the location of all utility poles and street lights on and adjacent to the property.	
Show location of all existing fire hydrants, catch basins, gutters, and water main sizes within 200 feet of the project.	
Indicate parking lot dimensions and pavement indicators such as loading zones, pedestrian walkways, directional arrows, etc., including parking stall sizes, and accessible parking stall and access.	
Elevations shall show all dimensions and all sides of the structure.	
Provide a roof and floor plan with dimensions.	
Provide a cross-section(s) showing roof mounted equipment or projections, and method of screening from public view.	
Indicate building materials and textures on the plans and provide a Material Board and Color Palette not to exceed 8 ½" by 11".	
Indicate location of proposed signs, including address numbers, on building elevation with dimensions for preliminary review (final review and approval of signs requires a separate application).	
The Landscape Plans should include the following: staking detail with arbor guards if they are in a turf area, use of drought tolerant materials, use of concrete mow strip between turf and other surfaces, clear indication where landscaping will be used to screen mechanical, electrical, or irrigation equipment.	
Landscape Legend that shall include a specific symbol for each of the species of landscape material used, its frequency, caliper size, gallon and/or box size, and whether it is deciduous or evergreen including the percentage.	
Existing and proposed pad elevations	
Approximate grades of proposed roads and street center lines	
Identify all curve radii	
Show existing contours with maximum interval as follows:	
<u>Slope</u>	<u>Interval</u>
Less than 2%	2'
2 - 10%	4'
Greater than 10%	10'
Identify proposed contours and spot elevations	
Identify land subject to overflow, inundation, or flood hazard. (If such conditions exist, additional information may be required by the Engineering Department.)	
Show drainage plan to control on-site and off-site storm runoff, water courses, channels, existing culverts, and drain pipes, including existing and proposed facilities for control of storm waters, data as to amount of runoff and the approximate grade and dimensions of proposed facilities.	