



MIXED USE MASTER PLAN
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OFFICE USE ONLY
PERMIT NUMBER

SUBMITTAL CHECKLIST

A. SITE ANALYSIS

Provide area calculations for the proposed development in square feet.

- Total site area: _____ Total impervious surface area: _____
- Total critical areas: _____ Total impervious surface area: _____
- Right of way dedication: _____ Net parking lot area: _____
- Net developable area: _____ Interior parking lot landscaping area: _____
(Site area minus critical areas and right of way)

B. APPLICATION REQUIREMENTS FOR ALL REVIEWS:

Please include a CD containing all required application materials as PDF or text files.

- 1. MASTER APPLICATION FORM: Provide one (1) copy of the completed Master Land Use Application form with original signature(s).
- 2. CHECKLIST: Provide one (1) copy of this completed submittal checklist.
- 3. WRITTEN NARRATIVE: Submit one (1) copy in WORD format of a narrative that describes the proposed project and addresses criteria for approval in RDC 18.500, the standards of the underlying zone, and any points from the pre-application conference.
- 4. CONCEPTUAL SITE PLAN: Submit one (1) copy of plans, in addition to electronic PDF files of all plans. All plans shall be folded to fit a legal size file. Include one (1) reduced copy (11 inches by 17 inches or 8.5 inches by 11 inches) of each plan sheet. All plans, except architectural elevations, shall be at no smaller than 1 inch = 100 feet engineering scale and on a maximum sheet size of 24 inches by 36 inches.

Include all of the following information:

- Dimensions and north arrow
- Site boundary
- Locations of existing and proposed buildings and structures
- Proposed uses of all buildings, either labeled on plans or in separate table

- Height and conceptual appearance of building façades for all buildings and structures
- Location of walls and fences, height, and construction material
- Location and layout of off-street parking and loading facilities, including number of spaces, curb cuts for ingress and egress, and internal circulation routes
- Landscape plans prepared by a landscape architect or nursery, including existing and proposed landscaping, and proposed location, species and size of planting materials
- Lighting plans including existing and proposed lighting with location, description, hours of operation, aiming angle and mounting heights of proposed lighting
- Manufacturer's specifications for proposed lighting fixtures
- Foundation details for proposed light poles
- Schedule of lighting operations showing reduced lighting levels when facility is not in operation
- Maintained horizontal illuminance, in foot-candles: maximum, minimum, average during operating and non-operating hours
- Computer-generated photometric grid across the site, measured in foot-candles at 10-foot intervals
- Where slopes are 15% or greater, grading and slope conditions which may affect drainage or construction, with slope contours mapped at two-foot intervals
- Location, types, and boundaries of critical areas and buffers, and any historically or archaeologically significant features
- 5. MAP OF DEDICATION: Submit **one (1) copy** of the "Map of Dedication". See submittal guidelines below.
- 6. MAILING LABELS FOR PUBLIC NOTIFICATION: Provide one (1) set of mailing labels on 8 1/2-inch by 11-inch sheets of self-adhesive mailing labels for property owners who own properties within 300 feet of subject site boundary. Include a current Clark County Assessor's parcel map that shows the parcels subject to public notification. Provide certification from the preparer that the property owners and their mailing addresses are current, correct, and complete. Mailing labels can be obtained from the Clark County GIS Department; call (564) 729-4652 or order online at <https://gis.clark.wa.gov/gishome/mapstore/#/services>.
- 7. PRE-APPLICATION CONFERENCE NOTES: Provide one (1) copy of the pre-application conference notes and any related materials (unless pre-application conference waived).
- Date of Pre-Application Conference: _____

C. DISCRETIONARY APPLICATION REQUIREMENTS:

Please consult with the Community Development Director to determine whether the following materials are required.

- 1. SEPA MATERIALS: Submit a separate SEPA threshold determination form and checklist if SEPA review is required. SEPA checklist must be in WORD format.
- 2. TITLE REPORT: Provide one (1) copy of a current (within 30 days) title report that has been obtained from a title company documenting ownership and listing all encumbrances. If the title report references any recorded documents (i.e. easements, dedications, covenants) copies of the referenced documents must also be provided.
- 3. CLARK COUNTY DEVELOPER'S GIS PACKET: Obtain from Clark County GIS department, (564) 729-4652 or order online at <https://gis.clark.wa.gov/gishome/mapstore/#/services>.
- 4. SUPPLEMENTAL INFORMATION

❑ Preliminary Storm Drainage Control Plan: one (1) copy of a drainage control plan drawn to scale and stamped by a Washington State licensed engineer. The plan shall provide for the collection, control, and disposal of surface water runoff. The drainage system shall be connected to an existing city, county or private drain if reasonably feasible as recommended by the city engineer.

❑ Traffic Impact Analysis: One (1) copy of a traffic impact analysis prepared by a State of Washington licensed professional engineer. Include sufficient detail to define potential problems related to the proposed development and identify the improvements necessary to accommodate the development in a safe and efficient manner.

❑ Geotechnical Report (if required by the Public Works Department): One (1) copy of a study prepared and stamped by a State of Washington licensed professional engineer, including soils and slope stability analysis, boring and test pit logs, and recommendations on slope setbacks, foundation design, retaining wall design, material selection, and all other pertinent elements.

❑ Critical Areas Report: One (1) copy of the report per RDC 18.280.050. If the report includes more than one type of critical area, the report for each type should be tabbed.

D. APPLICATION FEES:

Fees must be paid at the time of application. Please make checks payable to City of Ridgefield.

❑ Mixed Use Master Plan \$3,000

By affixing my signature hereto, I certify under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge. I have owner(s) permission to submit this application. I agree to hold harmless the City of Ridgefield as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including myself, and filed against the City of Ridgefield, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as a part of this application.

Applicant's Signature

Date

Print Applicant's Name

MAP OF DEDICATION SUBMITTAL GUIDELINES

Map of Dedication: A map of dedication (MOD) combines the metes and bounds legal descriptions and exhibits of public dedications and private easements into a single document. MOD is processed in conjunction with subdivision, and/or a PUD review, site plan review, or for other land use actions the Community Development Director determines a MOD is appropriate and in the following categories:

- A. Type III process for actions requiring Ridgefield City Council approval, such as a PUD/subdivision review
- B. Type II process if the MOD does not require City Council and is in conjunction with a pending Type II review, such as a site plan review, and
- C. Type I process if the MOD relates to dedication, easement, covenant or similar restriction that is not associated with a pending Type II or Type II review.

Map of Dedication may be used to dedicate land to the public for the purpose of roadway, drainage, flood control, utility line, emergency or service vehicle access, parks, critical areas, or other public use. A map of dedication may also secure easement rights for private purposes, including, but not limited to, trail, open space, parks, and storm pond. The City may also require a covenant that runs with the land to ensure the construction and maintenance of private improvements identified on the map of dedication. The map of dedication shall include a note describing the timing of payment or construction of the required public or private facilities or improvements. The map of dedication shall also include a note indicating the Grantors proportionate share of the required public or private facilities or improvements.

Submittal Requirements:

1. One 24-inch by 36-inch copy of the map of dedication to the city for review.
2. All maps need to conform to land survey requirements.
3. Submit a commitment for title insurance (dated within 30 days prior to submittal date) identifying the City of Ridgefield as the proposed insured, with the map of dedication.
4. A dedication statement is required for all road rights-of-way and easements to be dedicated to the public, and for any and all private roadways and easements. A Notary Public or other authorized officer, as set forth in Revised Code of Washington, must acknowledge the signature of the owner. (See Map of Dedication Example for general format of dedication language.)
5. A dedication requires the following warranty statement: Owner warrants to the City of Ridgefield that it is the sole owner of the property on this map, and that every lender, easement holder, or other person having any interest in the property adverse to or inconsistent with the dedications, conveyances or other property interests created or transferred by this map has consented to or joined in this map, as evidenced by the instruments, which are recorded in the Clark County Recorder's Office or which the owner will record not later than the date on which this map is recorded.
6. If a deed of trust, mortgage, or property interest agreement encumbers any of the property, the lender must ratify (consent to and approve) the map. The ratification must reference the date the lien was recorded and the docket and page in which the instrument was recorded by the Clark County Recorder's office (see the Map of Dedication Example).
 - a. If the lender is a corporation, submit a certified copy of a resolution showing who is authorized to sign on behalf of the corporation with the map to the city for recording.
 - b. If a partnership and/or a joint venture is involved, submit a copy of the partnership or the joint venture agreement to the city for review. If either agreement does not designate an individual to sign on behalf thereof, include a resolution defining this responsibility.
 - c. A Notary Public must acknowledge the lender's signature.
7. Each Map of Dedication must have an approval signature block for the Project Coordinator and the Community Development Director.
8. Submit three 4-mil photo Mylar signed original drawings or one original 4-mil Mylar plat drawing and two 4-mil photo Mylar copies to the city for approval signatures from the Project Coordinator and the Community Development Director. All signatures must be in black ink.
9. Recording a Map of Dedication, like the recording of a subdivision plat, is the responsibility of the Grantor
10. Provide the Community Development Director with a copy of the recorded instrument and covenant.