

DRAFT

SITE ASSESSMENT CHECKLIST

The site design process should account for many factors, including compatibility with adjacent properties and suitability of the proposed project with the pre-development features of the site. Development context shall be established by an initial site assessment consistent with the requirements of this section. The initial inventory and assessment process will provide the baseline information necessary evaluate the effects of proposed development on existing natural resources and site topography and hydrology. The site assessment shall be a component of the project submittal and shall include, at a minimum, the following elements:

Reports and Documentation

- A Soils Report prepared by a licensed geotechnical engineer or licensed engineering geologist that includes discussion of the following:
 - Underlying soils on the site, using soil pits and soil grain analysis to assess infiltration capability on the site. The frequency and distribution of soil pits shall be adequate to direct placement of structures away from soils that can most effectively infiltrate water.
 - Topographic features that may act as natural stormwater storage or conveyance, as well as underlying soils that provide opportunities for storage and partial infiltration.
 - Depth to groundwater.
 - Geologic hazard areas and associated buffer requirements as defined in [insert local critical areas code citation]. These hazard areas shall also be shown in the survey map set.

- A Native Vegetation Survey, performed by a licensed landscape architect, arborist, or qualified biologist that includes discussion of the following:
 - Forest areas on the site.
 - Species and conditions of groundcover and shrub layer.
 - Tree species, size, and condition.
 - Condition of canopy cover.

- A Wildlife Habitat Survey prepared by a qualified biologist consistent with the requirements of [insert local critical areas code citation].

Survey Maps

The site assessment shall include a map or collection of maps, prepared and stamped by a registered land surveyor or registered civil engineer showing the locations of all of the following features that occur on the site.

- Existing development, including buildings, utility infrastructure, and roads.
- All existing lot lines, lease areas, and easements.

- All proposed lot lines, lease areas, and easements.
- Forested areas, as described in the Native Vegetation Survey, including the locations of significant trees and any threatened or endangered species on the site.
- Wildlife habitat areas, as described in the Wildlife Habitat Survey.
- Geologic hazard areas and their associated buffers, as described in the Soils Report and consistent with the requirements of [insert local critical areas code citation].
- Streams, wetlands, water bodies, and their associated buffers, consistent with the requirements of [insert local critical areas code citation].
- Hydrologic features, including seeps, springs, closed depression areas, and drainage swales.
- Aquifer recharge zones and wellhead protection zones, including those on adjacent properties.
- Flood hazard areas, including 100-year floodplain.
- Topographic contours, as follows:
 1. For areas with slopes up to 10%, show 2-foot contours.
 2. For areas of 10-20% slopes, show 5-foot contours.
 3. For areas with slopes greater than 20%, show 10-foot contours.
 4. Spot elevations shall be shown at 25-foot intervals.
- Any known historic, archaeological, or culturally significant features located on or adjacent to the site.