

accordance with the provisions of this section. The land use plan shall include, at a minimum, the following:

1. An ownership plat map.
2. A vicinity map indicating ownership and existing or proposed uses within five hundred (500) feet of the proposed project.
3. The location and extent of any mining, grading or other surface disturbance.
4. The location of all roadways and access to the project site (on-site and off-site), water courses, lakes, existing utility facilities, drainage ways and other prominent features.
5. The proposed land use for the property and any anticipated future use (i.e. surface mining to be later used as a landfill).
6. The proposed timeframe for the anticipated land use prior to any reclamation activities.
7. The project initiation date and time measurements or milestones to determine if the reclamation plan will be implemented on schedule.

A detailed reclamation plan that sets forth the process of rehabilitation and provides details of how and when reclamation will be accomplished shall also be submitted that includes, at a minimum, the following:

1. The existing condition of the project site displayed in photographs and on a detailed map with surveyed contour lines prepared in increments not more than two (2) feet.
2. The anticipated topography, landscaping, features and other improvements that indicate how the property will appear following reclamation.
3. If a lake or pond will be created, the protection measures implemented to eliminate ground water pollution, improper seepage, potential flood damage and proper environmental protections.
4. Calculations of the volume of excavation and fill necessary for operations and reclamation.
5. Identification of the volume of excavation material that will be removed on a weekly or monthly basis.
6. A drawing to scale depicting the height in feet of any proposed landfill in proportion to and in relationship to existing natural buffers and the ground elevation (cross-section intervals). A landfill shall be visually screened from a public road or street to the extent reasonably possible.
7. The method of financial assurance for the implementation of the reclamation plan. This may be accomplished through a cash bond, irrevocable line of credit, gross profit set aside or any other arrangement acceptable to the City Council.

The City Council following a review of the above data along with any potential environmental concerns shall set the time for the completion of all landfill and/or surface mining activities. (11-5-14)

19.6.38.5 Specific Development Plan

Following a review and implementation of the land use plan, the applicant will prepare a specific development plan for review by staff and the designated land use authority. At a minimum, the specific development plan will include the following:

1. A scale drawing of the site including adjacent property and location of all buildings and existing and proposed land uses within five hundred (500) feet of the proposed project.
2. The location of proposed and existing surface and subsurface mining and landfill areas located on the site including type and quantity of materials proposed to be handled at each area.
3. The location and condition of abutting roads and proposed principal route to and from the site and the location of on-site roads to serve areas of activity and points of ingress and egress at the site. An inspection of the principal routes is required to determine if the roadway conditions are adequate to handle the weight and frequency of the proposed truck traffic. The City Council may require existing roadways to be upgraded prior to operation, maintained by applicant during operation, and/or repaired once the operation concludes.
4. The type and location of buffers including permanent open spaces and retention of vegetation cover.
5. A storm drainage plan capable of handling the twenty four (24) hour, ~~twenty five (25)~~ one hundred (100) year storm event. If deemed appropriate by the City Engineer, a project plan may be approved that does not require curb, gutter and sidewalk, but in all cases, proper management of storm water must be addressed. ~~(11-5-14)~~ (7-1-15)
6. The specific topography of the area including contours at not more than two (2) feet, easements and all prominent features.
7. Existing and proposed land use plan, including the identification of any excavated portions of the site.
8. A time schedule for start and completion of the project and the implementation schedule for project reclamation.
9. All provisions for erosion control.
10. Final grading plans with surveyed contour lines prepared in increments not more than two (2) feet.