



SITE PLANS

(FOR COMMERCIAL AND INDUSTRIAL CONSTRUCTION IN THE C-1, C-2, C-3, I-1, I-2, AND HISTORIC DISTRICTS)

“QUICK GUIDE”

AMANA LAND USE DISTRICT

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AMANA, IA 52361
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SITE PLAN (FOR CONSTRUCTION IN C-1, C-2, C-3, I-1, I-2, and HISTORIC DISTRICTS)

Whenever a person, firm, corporation or other group wishes to develop any tract, lot, or parcel of land within the districts specified for commercial or industrial use, he must prepare a site plan of the development.

The applicant must submit 10 copies of the plan to the ACLUD Administrator for review. If the property is in an historic district, the Historic Preservation Commission shall review it before it is reviewed by the Board of Trustees for approval.

The review shall consider:

- location of buildings on site with respect to vehicular and pedestrian traffic to and from buildings;
- traffic between site and abutting streets;
- adequate provision for off-street parking;
- landscaping and screening between adjacent properties and site;
- display of signs

SITE PLAN REQUIREMENTS

All Site Plans shall be drawn at a scale not less than 1" = 50'. Ten (10) copies of the Site Plan shall be submitted to the Land

Use Administrator. **Fifteen (15) copies of the Site Plan shall be submitted for properties in Historic Preservation Zoning Districts.**

Required Information

The following information shall be included in the Site Plan and should be written in the following format:

- A. Names of all persons having an interest in the property, legal description of property, pint of compass, scale, and date.
- B. Applicant's name, planned land use and present zoning.
- C. If applicant is other than the legal owner, the applicant's interest shall be stated.
- D. Name and address of person who prepared Site Plan
- E. Timetable of development schedule.

Required Illustrations

- A. Property boundary lines, dimensions, and total area of the proposed development.
- B. Contour lines of the proposed development at intervals of not more than five (5) feet. If substantial topographic change is proposed, the existing topography of the development and of the surrounding area shall be illustrated on a separate map, and the proposed finished topography shown on the Site Plan.
- C. The availability, location, size, and capacity of existing utilities, and of proposed utilities.
- D. The proposed location, size, height, shape, use, and architectural theme of all

- buildings or structure in the proposed development.
- E. The total square footage of building floor area, both individually and collectively in the proposed development.
 - F. Existing buildings, rights-of-way, street improvements, railroads, easements, drainage courses, streams, and wooded areas.
 - G. Location, number, dimensions, and design of off-street parking in proposed development, including:
 - 1. Driveways, islands, and planters,
 - 2. Striping and safety curbs,
 - 3. Loading facilities,
 - 4. Type and location of lighting, and
 - 5. Surface treatment
 - H. Open spaces, yards, recreational areas, walkways, driveways, outside lighting, walls, fences, monuments, statues, signs, and other man-made features to be used in the landscape of the proposed development.
 - I. Facilities for collection and disposal of garbage and trash.
 - J. Location and type of all plants, grass and trees to be used in the landscape of the proposed development. Landscaping to be used for screening purposes shall be illustrated in elevation as well as plan, with the approximate size and name of plants, shrubs, or trees to be planted clearly indicated.
 - K. Location of entrances and exits from the proposed development onto public streets,

- and interior drives and proposed sidewalks in the development.
- L. Proposed drainage facilities and provisions for flood control, if applicable.
- M. The location, height, and area of all signs (directional signs, identification signs, or temporary signs) in the proposed development.

All Site Plan approvals shall expire and terminate one hundred and eighty (180) days after the date of Board of Trustees approval unless a zoning permit has been issued for the construction period provided for in the Site Plan.

For more detailed information regarding Site Plans, please contact:

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