





sanitary sewer or septic loadings,

traffic generation

32 cars daily

**Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in article V of this chapter including street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.**

street access,

See plan

traffic visibility,

parking,

See plan

loading,

See plan

exterior storage,

Dumpster enclosure will be provided

exterior lighting,

Lighting will remain within the property lines

vibration,

noise,

air pollution,

odor,

electromagnetic radiation,

glare and heat,

fire and explosion,

The building will be fully fire sprinklered

toxic or noxious materials,

Dumpster enclosure will be provided

waste materials,

Dumpster enclosure will be provided

drainage,

See plan

hazardous materials.

**Exterior building and fencing materials.**

Building exterior	Masonry, metal panel, aluminum windows
Fencing materials	Chain-link fence will be provided at dumpsters or HVAC equipment

**Possible future expansion and related implications;**

Future expansion	Future expansion is planned to the North matching the new proposed facility
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**Any other information pertinent to adequate understanding by the plan commission of the intended use and its relation to nearby properties.**

Intended use and its relation to nearby properties.

This property will only enhance nearby property

**Location map at 11 inches by 17 inches showing the subject property and illustrating its relationship to the nearest street intersection. A photocopy of the pertinent section of the city's land use plan map with the subject property clearly indicated shall suffice to meet this requirement.**

A photocopy of the pertinent section of the city's land use plan map	See attached
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**Property site plan drawing and reduction at 11 inches by 17 inches which includes:**

Property site plan drawing	See attached.
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**A title block which indicates the name, address and phone/fax number of the current property owner and/or agent (developer, architect, engineer, planner) for the project;**

Title block	See attached
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**The date of the original plan and the latest date of revision to the plan;**



Entrance dives dimensioned                      See Plan

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**The location and dimension of all on-site parking including a summary of the number of parking stalls provided.**

on-site parking                                      See Plan, written parking count

**The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;**

Loading and service areas                      These areas are planned for the back or North end of the building

**The location of all outdoor storage areas and screening devices;**

Storage areas and screening devices      Equipment will be displayed in front of the building under the canopy, building items will be screened with chain-link

**The location, type, height, size and lighting of all signage on the subject property;**

signage on the property                      Signage is planned to anchor on the front of the building

**The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property;**

exterior lighting                                      There are 5, 15'-0" tall light poles planned, and under canopy lighting. Security lighting is planned at the building wall lines

**The location and type of any permanently protected green space areas;**

Protected green space                      See site plan attached

### **The location of existing and proposed drainage facilities**

Drainage facilities

There are two storm water ponds on the project, and storm pipe for downspouts along the east building line

### **In the legend, data for the subject property:**

Lot area;

Floor area;

Floor area ratio;

Impervious surface area;

Building coverage;

Building height.

**Detailed landscaping plan of the subject property, at the same scale as the main plan and reduction at 11 inches by 17 inches, showing the location of all required bufferyard and landscaping areas, and existing and proposed landscape point fencing and berm options for meeting said requirements.**

**Grading and erosion control plan at the same scale as the main plan and reduction at 11 inches by 17 inches showing existing and proposed grades, including retention walls and related devices, and erosion control measures per the approval of the city engineer.**

**Elevation drawings of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment shall also be submitted, with adequate labels provided to clearly depict exterior materials, texture, color and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.**

**Certified survey may be required in instances where the administrator or the plan commission determines that compliance with setback requirements may be difficult. The survey shall be prepared by a registered land surveyor and shall depict property lines and proposed buildings, structures, and paved areas.**