

City of Decorah
Site Plan Review Application
For Commercial and Multi-Family Residential

Pursuant to Chapter 17.36 of the City Zoning Code, application is herein made for the review and approval of the site plan described below. A detailed site plan shall be submitted. See attached Site Plan/ADA checklist for required information to be provided for review.

Submittal date: _____

Applicant: _____

Company: _____

Applicant's Address: _____

Phone: _____ Email: _____

Owner of Property (if different from Applicant): _____

Property Address: _____ Zone: _____

Description of proposed development / planned use: _____

Applicant Signature: _____

<i>(The following to be completed by City of Decorah)</i>	
Fee: _____	Date paid: _____ Plan submittal date: _____
_____ Date of BOA Review	_____ Board of Adjustment Action
_____ Date of P&Z Review	_____ Planning & Zoning Commission Action
_____ Date of Council Review	_____ City Council Action
Copy to: Zoning administrator/ City Engineer	

Section 17.36.080

All site plan reviews will also include the direct engineering and legal expenses incurred by the city for review. Site plans approvals shall expire 180 days after council approval unless a Compliance Certificate has been issued for the construction provided for in the site plan. Compliance Certificates must be obtained prior to construction. All construction must substantially comply with the site plan as approved. Modifications to the approved site plan or time extensions may be considered by the Planning & Zoning Commission. Decisions of the Zoning Administrator regarding compliance with the approved site plan may be appealed to the Board of Adjustment.

City of Decorah - Site plan / ADA review checklist And Planning & Zoning Approval

Project Name: _____

Applicant Name: _____

Date: _____

Required items to be shown on the Final Site Plan. **X** indicates compliance. **NA** Not Applicable.
(Items listed in **Bold** Text Below Are Required of Site Plan Review & Planning & Zoning Approval)

1. _____ **Scale. (no less than 1" = 50')**
2. _____ **North Arrow**
3. _____ **Drawing Title**
4. _____ **Drawing Title Block: (Project Name, Project Address, Designer/Architect Information, Date Released)**
5. _____ **Property / Legal Description / Zoning (Current & Proposed)**
6. _____ **Property Lines with Dimensions**
7. _____ **Existing Streets**
8. _____ **Lot Square Footage or Acreage**
9. _____ **Setbacks (Building, Parking, & Drives)**
10. _____ **Easements**
11. _____ **Utilities (New & Existing Per City Engineer Checklist) (Provide Additional Drawing If Needed)**
12. _____ **Building Square Footage & No. of Stories**
13. _____ **Parking Layout** & Traffic Flow Arrows
14. _____ Required Parking & Actual Parking Totals
15. _____ **Barrier Free Parking** (Indicate Signage Locations/Details & **Hazard Striping**)
16. _____ **Drives / Paving** (Indicate Concrete, Bituminous, Etc.)
17. _____ **Curbing** (Type & Gutter Width)
18. _____ **Site Approach** (Indicate Concrete & Walk Locations)
19. _____ **Trash/Recycle or Equipment Enclosures** (Detail of Construction & Materials)
20. _____ **Landscaping** and Impervious VS Landscape Ratios
21. _____ Curb Radius or Flare Sizes
22. _____ **Sidewalk & Concrete Pad Locations** (Sizes, Widths, & Thickness)
23. _____ **Curb Cuts & Ramps** (Indicate Slopes)
24. _____ Curb & Paving Details
25. _____ **Site Signage Indicated**
26. _____ Site Lighting (Cut-Off Style Lighting Required- Provide Details & Specs)

27. _____ **Dimensions** (Full Site Dimensions)
28. _____ **Bicycle Parking**
29. _____ **Fencing & Screening** (Details Of Height & Materials)

Required items to be shown on the Final Site Grading Plan. **X** indicates compliance. **NA** Not Applicable.
(Items listed in **Bold** Text Below Are Required of Site Grading Plan Review & Planning & Zoning Approval)

1. _____ **Proposed Contour Lines not less than 5' Increments.** (2' Increments on Final)
2. _____ Existing Contour Lines not Less Than 5' Increments
3. _____ Spot Elevations
4. _____ **Directional Arrows Of Flow** With Percentage Of Flow
5. _____ **Onsite Water Storage** (Ponds & Retention Areas)