

**RIVERLAND INDUSTRIAL PARK
PLAN SUBMITTAL REQUIREMENTS**

approved April 14, 1997

- Scale shall be not less than 1/16 inch equals 1 foot. A site plan is required, an interior floor plan of each floor with the square feet of each space being labeled. Elevations are to be provided for each side.
- Clearly show property boundary with a heavy broken line.
- Label adjacent property owners and street names.
- Include true North arrow, lot number, owner's name, address, phone numbers and the name, address, and phone of architect and landscape architect, where applicable.
- Clearly show dimensions of yards, buildings, height of all vertical planes, setbacks, landscape buffer zones, walls, retaining walls, fences, parking areas with number of spaces shown as a minimum of 9' by 20', driveways, sidewalks, patios, location of trash receptacles, snow storage areas, and burning.
- All parking areas shall be adequately screened from view from visual impact from Highway 135.
- Show the location and landscape buffer zones of adjacent lots if they have bearing on the site planning or landscape design.
- Clearly show location of all night time illumination, and indicate light source, intensity, All lights sources should be shielded so as not to be seen from highway 135 or neighboring lots, where feasible. Timed motion detector lighting is encouraged. See covenants paragraph 4. G. and filing 2 covenants paragraph H.
- Indicate the location of any existing trees over 2" caliper.
- Show complete landscaping plans including the location of all proposed over and under story trees, shrubs, ground covers, vines, etc. Use a circle of a size that approximates the mature size of the plant material, or in the case of trees, after approximately 10 years of growth. Label each plant with botanical name, common name, size and quantity.
- Submit an irrigation plan clearly showing all elements of the irrigation system.
- Comply with all aspects of the covenants, and if in filing 2, the filing 2 covenants as well.
- Landscaping shall be commensurate with each use; i.e., large buildings, and exterior storage when allowed, will be expected to provide sufficient trees, landscaping, and screening to mitigate the visual impacts of the proposed development from Highway 135 and other internal properties.