

## ARTICLE 26

### PLOT PLANS

#### §26.05 - INTENT & PURPOSE

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The intent and purpose of this Article is to:

- (A) Ensure that improvements will not have a substantially adverse impact on surrounding uses or properties and the public health, safety, and general welfare;
- (B) Provide a consistent and uniform method of review for plot plans;
- (C) Delegate the authority for review of plot plans;
- (D) Define the data required for plot plans; and
- (E) Ensure full compliance with the provisions of this Ordinance, other Township ordinances, and state and federal laws.

#### ~~§26.10 - AUTHORITY~~

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~~Authority to review plot plans shall be as outlined below.~~

- ~~(A) **Plot Plans:** Authority to approve, approve with conditions, or deny a plot plan shall be with the Director of Planning and Zoning.~~
- ~~(B) **Appeal:** Authority to hear an appeal of a decision of a plot plan shall be with the Zoning Board of Appeals.~~

#### ~~§26.15 - GENERAL PROVISIONS~~

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~~Text follows here.~~

- ~~(A) **Plot Plans Requiring a Variance:** The applicant shall obtain any necessary variance(s) before a zoning permit may be issued.~~
- ~~(B) **Right to Enter Property:** Submission of a plot plan for a zoning permit application shall constitute permission for the Township to access the property to complete onsite investigations for the purpose of administering this Article.~~
- ~~(C) **Conditions:** Reasonable conditions may be placed on approval of a plot plan, as outlined in §~~x.x~~ of this Ordinance.~~
- ~~(D) **Performance Guarantee:** A performance guarantee may be required, as outlined in **HERE**.~~
- ~~(E) **Title here:** here~~

§26.~~20~~10 - PLOT PLAN INFORMATION

Text follows here.

- (A) **Readability:** All plot plans shall include a north arrow, scale, and be easily legible in the format submitted. If a plot plan is shown on more than one (1) sheet, match lines and a composite sheet of the overall lot shall be provided. Plot plans shall be drawn at an engineering or architectural scale acceptable to the Township.
- (B) **Nonapplicable Items:** If any of the required information in **Table 26.~~20~~10(D)**-Data Required for Plot Plans below is not applicable to a particular plot plan, the Director of Planning and Zoning may waive the requirement to include that specific information from the plot plan, as outlined below:
  - (1) **Criteria:** The omission of the information will not negatively impact the ability to review the plot plan for compliance with this Ordinance, other Township ordinances, and state and federal laws; and
  - (2) **Rescinding Waiver:** The waiver may be rescinded at a later date if it is determined that the information is necessary to review the plot plan.
- (C) **Other Items:** Additional information, beyond what is outlined in **Table 26.~~20~~10(D)**-Data Required for Plot Plans below, may be required if it is necessary to determine compliance with this Ordinance, other Township ordinances, and state and federal law.
- (D) **Plot Plan Data:** Plot plans shall include the following information:

<b>Table 26.<del>20</del><u>10</u>(D)- Data Required for Plot Plans</b>
<b>(1) Application</b>
<del>a. Name and address of the applicant(s) and property owner(s)</del>
<del>b. Address(es) and parcel id(s)</del>
<del>c. Dimensions of the site and the lot area (net) and total acreage (gross) and</del>
<del>d. Zoning district of the lot(s)</del>
<del>e. Proposed setbacks for structures</del>
<del>f. Structure height</del>
<del>g. Lot and impervious coverage, as square footage and percentage of lot area</del>
<del>h. Description of the proposed project or use(s)</del>
<del>i. Proof of property ownership and control or authority</del>
<b>(2) Lot &amp; Zoning Data</b>
a. North arrow
b. Scale, including graphic representation
c. Location, <u>description</u> , and dimensions of <u>all</u> existing <u>and proposed</u> rights-of-way and easements

- d. Existing lot lines, buildings, parking areas, and other structures and improvements on and within 100 feet of the site
- e. Proposed lot lines, buildings, parking areas, and other structures and improvements on and within 100 feet of the site, including dimensions and setbacks

~~f. Location, legal description, and type of all existing and proposed easements~~

~~g-f. Impervious surface coverage, including square footage and percentage of the lot area~~

~~h-g. Number ~~or~~ of bedrooms~~

~~i-h. Required setbacks (required yards)~~

### **(32) Natural Features**

- a. Location of existing drainage courses and county drains
- b. Location of floodplains, including the base flood elevation and FIRM panel number
- c. Location of existing and proposed surface waterbodies
- d. Location and area of existing and proposed wetlands
- e. Location and area of wetlands to be disturbed

### **(43) Access, Circulation, & Parking**

- a. Location and dimensions of off-street parking spaces
- b. Clear-vision zones required by this Ordinance

### **(54) Building, Structure, & Miscellaneous Information**

- a. Location, height, and exterior dimensions of all existing and proposed buildings and structures
- b. Building floor plans
- c. Finished floor level elevation for all existing and proposed buildings

~~d. Location, size, height, and lighting details of all existing and proposed signs~~

~~e-d. Building façade elevations ~~for all sides~~~~

~~f-c. Location of exterior lighting~~

~~g-f. Details of exterior light fixtures ~~and photometric plan~~~~

### **(75) Utilities**

- a. Location of existing and proposed sanitary sewers and/or septic systems, including lines and grinder pumps
- b. Location of existing and proposed water mains and/or wells, including exclusion area
- c. Location of existing and proposed above and below-ground utilities, including gas, electric, telephone, cable, and internet lines ~~fiber optic~~

d. Location of existing and proposed utility easements

### **(86) Grading & Drainage**

a. Proposed ~~site~~ grading, drainage patterns, and other stormwater management measures

b. Stormwater drainage calculations

~~e. Location of stormwater retention/detention pond(s)~~

~~d. Stormwater retention/detention pond(s) details, including grading, side slopes, high water elevation, volume, and outfalls~~

~~e. Location of existing and proposed storm sewer and drains~~

### ~~§26.25 PLOT PLAN REVIEW PROCESS~~

Plot plans shall be reviewed as outlined below:

~~(A) Application:~~ The applicant shall submit a complete and accurate application. Submission of an application constitutes a representation that all of the information is complete and accurate. The application for a plot plan shall include the following:

- ~~(1) Application Form:~~ A signed and completed application form;
- ~~(2) Fee:~~ An application fee, as outlined in the adopted fee schedule;
- ~~(3) Plot Plan:~~ At least three (3) hard copies of the plot plan;
- ~~(4) Structure Plans:~~ At least three (3) hard copies of any structures being constructed or altered;
- ~~(5) Additional Approvals:~~ Approvals from the Environmental Health Department, Road Commission, Department of Natural Resources, sewer district, and others, as applicable;
- ~~(6) Stormwater Plan:~~ A stormwater management plan, if required; and
- ~~(7) Additional Information:~~ Additional information determined necessary by the Director of Planning and Zoning.

~~(B) Title here:~~ here

### ~~§26.25 INSPECTIONS~~

#### **OR PERMIT ARTICLE**

~~(A) Title Here:~~ here

*End of Article 26.*

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