

ARTICLE 26

PLOT PLANS

§26.05 - INTENT & PURPOSE

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 - PLOT PLAN INFORMATION

Plot plans submitted as part of an application shall include the information necessary to review the application for compliance, as outlined below. 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 26.10(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 - (2) **Rescinding Waiver:** The waiver may be rescinded at a later date if it is determined that the information is necessary to review the plot plan.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 26.10(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:

Table 26.10(D): Data Required for Plot Plans

(1) Lot & Zoning Data

- a. North arrow
- b. Scale, including graphic representation

- c. Location, description, and dimensions of all existing and proposed 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. Impervious surface coverage, including square footage and percentage of the lot area
- g. Number of bedrooms
- h. Required setbacks (*required yards*)

(2) 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

(3) Access & Parking

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

(4) 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 elevation for all existing and proposed buildings
- d. Building façade elevations
- e. Location of exterior lighting
- f. Details of exterior light fixtures

(5) 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 fiber optic
- d. Location of existing and proposed utility easements

(6) Grading & Drainage

- a. Proposed grading, drainage patterns, and other stormwater management measures
- b. Stormwater drainage calculations

End of Article 26.

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