

## 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 - PLOT PLANS REQUIRED

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Plot plans shall be required for the structures, sites, and uses outlined below.

- (A) *Major Zoning Permit:* All structures, sites, and uses requiring a major zoning permit shall require a plot plan.
- (B) *Fence Permit:* All fences and retaining walls that require a fence permit shall require a plot plan.
- (C) *Sign Permit:* All signs that require a sign permit shall require a plot plan. If a sign was included as part of a site plan, the site plan may be used instead of a plot plan.
- (D) *Temporary Zoning Permit:* All temporary permits that include a structure shall require a plot plan.
- (E) *Other Improvements:* Other improvements that expand an existing building envelope or cover more ground shall require a plot plan.
- (F) *Site Plan:* Structures, sites, and uses that require a site plan, as outlined in §27.15: Site Plans Required, shall not require an additional plot plan.

#### §26.10-15 - PLOT PLAN INFORMATION

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Plot plans submitted as part of an application shall include the information necessary to review the application for compliance, as outlined below.

- (A) *Readability:* ~~All plot~~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~~ a legible engineering or architectural scale acceptable to the Township.

(B) **Nonapplicable Items:** If any of the required information in ~~Table 26.4015(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.
- (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 26.4015(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 26.4915(D): Data Required for Plot Plans</b>	
<b>(1) Lot &amp; Zoning Data</b>	
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 <i>(required yards)</i>
<b>(2) Natural Features</b>	
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
<b>(3) Access &amp; Parking</b>	
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. Location and distance to existing and proposed buildings within 15 feet of the proposed buildings and structures](#)
- [c. Location buildings on adjacent properties when used to establish the waterfront setback](#)
- ~~b-d.~~ Building floor plans
- ~~e-e.~~ Finished floor elevation for all existing and proposed buildings
- ~~d-f.~~ Building façade elevations
- ~~e-g.~~ Location of exterior lighting
- ~~f-h.~~ 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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