

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 - AUTHORITY

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

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
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§ 26.20 - 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(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(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 26.20(D)- Data Required for Plot Plans	
(1) Application	
a.	Name and address of the applicant(s) and property owner(s)
b.	Address(es) and parcel id(s)
c.	Dimensions of the site and the lot area (net) and total acreage (gross) and
d.	Zoning district of the lot(s)
e.	Proposed setbacks for structures
f.	Structure height
g.	Lot and impervious coverage, as square footage and percentage of lot area
h.	Description of the proposed project or use(s)
i.	Proof of property ownership and control or authority
(2) Lot & Zoning Data	
a.	North arrow
b.	Scale, including graphic representation
c.	Location and dimensions of existing 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. Impervious surface coverage, including square footage and percentage of the lot area
- h. Number of bedrooms
- i. Required setbacks (*required yards*)

(3) 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

(4) Access, Circulation, & Parking

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

(5) 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 for all existing and proposed buildings
- d. Location, size, height, and lighting details of all existing and proposed signs
- e. Building façade elevations for all sides
- f. Location of exterior lighting
- g. Details of exterior light fixtures and photometric plan

(7) 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 gas, electric, telephone, cable, and internet lines

d. Location of existing and proposed utility easements

(8) Grading & Drainage

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

b. Stormwater drainage calculations

c. 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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