

ARTICLE VI DEVELOPMENT PLANS

25. Certification from water and sewer utilities, health department, city/county road department, fire protection and school capacity, stating their ability to provide services or accept dedicated areas;
26. Owner's certification;
27. Certificate of approval by the Chairman of the Planning Commission;
28. For Planned Unit Development (PUD):
 - (a) Show area location, acreage and percentage of total acreage for each type of land use;
 - (b) Show area location, acreage and gross/net density for all housing types.



D. Final plan checklist.

1. Title block with label "Final Development Plan", name and address of development, name and address of builder, owner or developer;
2. Name, address, signature and seal of the professional responsible for the preparation of the plan;
3. Scale, drawn no less than one (1) inch equals one hundred (100) feet; north arrow;
4. Site statistics; total area, number of lots, size of lots, building coverage ratio, number of units, area in open space, area in parking area for dedication;
5. Vicinity map; oriented in the same direction as the design scheme, showing the proposed development and surrounding land, including existing roads with at least one intersection, stream or other landmark for common reference;
6. Names of adjacent property owners;
7. Zoning and land use for property and adjacent property;
8. Topography with contour interval of five (5) feet or less, for existing and proposed changes, spot elevations;
9. Lengths of property boundary lines;
10. Location and dimensions of easements and encroachments;
11. Location and dimensions of driveways, streets, sidewalks, parking spaces, access point. Show proposed circulation patterns for vehicles, pedestrians and bicycles, within the development and the adjoining area; calculate anticipated trip generation;
12. Location, length, dimensions of buildings and structures; finished floor elevation (FFE), total floor area, building height;
13. Location, dimensional for screening, landscaping, buffering;
14. Location, dimensions of recreational, and other open space area;
15. Show building and yard setbacks;
16. Include street cross-section drawings;
17. Location of service areas, off-street loading areas, dumpsters, trash receptacles;
18. Stormwater plan, including the location of catch basins, manholes, retention/detention basins, calculations, design details for retention/detention;
19. Location, dimension and height of signage;

20. Description of an erosion control plan;

21. Additional utilities information, including location of fire hydrants, size and location of lines and location of appurtenances; location and type of private sewage disposal system which a public system is not available;

22. Certification from water and sewer utilities, health department, city/county road department, fire protection and school capacity stating their ability to provide services or accept dedicated areas;

23. Owner's certificate;

24. Certificate of approval by the Chairman of the Planning Commission;

25. Copy of proposed restrictions and covenants if applicable;

26. For Planned Unit Development (PUD):

(a) Show area location, acreage and percentage of total acreage for each type of land use;

(b) Show area location, acreage and gross/net density for all housing types.

(Ord. 2014-12, passed 7-15-14)

§ 80.507 APPROVAL OF DEVELOPMENT PLAN

When a development plan or site plan is required by the Planning Commission, no building permit or construction permit shall be issued until the final development is approved by the Commission and a copy of said plan is certified by the Chairman of the Commission. The approval of the development plan shall limit and control the issuance of all building permits, and restrict the construction, location and use of all land and structures to the conditions set forth in the plan.

(Ord. 2014-12, passed 7-15-14)

§ 80.508 AMENDMENTS TO DEVELOPMENT PLAN

Amendments to an approved conceptual, preliminary or final development plan can be made only by official Planning Commission action. A minor amendment may be filed where the amendments are of minor significance and generally relates to the shifting of previously approved space. Any major amendments shall follow the same procedure as for the original submission. The Administrative Officer shall determine if an amendment is major or minor. A list of specific changes from the original shall accompany the amended plan.

(Ord. 2014-12, passed 7-15-14)

80.203 OFF-STREET PARKING AND LOADING

1. All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways.

I. *Maintenance of parking, loading, unloading and vehicular access areas.*

1. The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash and other debris.

J. *Lighting of parking, loading, unloading and vehicular access areas.*

1. Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lighting devices used to illuminate a parking area shall be placed or directed so as to permit the beams or illumination to be directed or beamed away from a public street, highway, sidewalk, or adjacent premises so as to minimize glare or reflection that may constitute a traffic hazard or nuisance.

K. *Wheel blocks.*

1. Whenever a parking lot extends to the property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.

L. *Local ordinances.*

1. Nothing in this article shall be construed to be in conflict with any other city or county ordinances regarding the parking of vehicle on city streets or county roads or regarding abandoned vehicles and/or nuisance ordinance.

(Am. Ord. 19-82, Section I, passed 9-21-82; Am. Ord. 17-84, Section I, passed 6-12-84; Am. Ord. 2009-02, passed 2-10-09; Am. Ord. 2014-12, passed 7-15-14)