

SECTION 30
SITE DEVELOPMENT PLAN REVIEW
Effective August 17, 2000 (Revised 7/11/2012)

30.01 Purpose and Intent

Site plans are intended to insure proper and efficient use of land, to protect adjoining properties from adverse impacts, and to promote high quality developments. The purpose of this section is to provide specific standards and requirements for design and construction for nonresidential uses.

30.02 Site Plan Required

A site development plan is required for districts B1, B2, B3, B4 and I and shall be submitted for any principal, not accessory, non-residential use or development involving new construction, reconstruction or expansion of nonresidential structures. No construction activity shall commence for any such use or project unless and until a site plan has been submitted to the Zoning Commission for review and approval, and a valid Zoning Certificate has been issued for said use of project,

30.03 Preparation

Site plans shall be prepared and certified by an architect, engineer, or land surveyor duly registered by the State of Ohio at an appropriate scale, but not less than one inch equals one hundred feet.

30.04 Information Required

Site plans shall contain the following information:

- a) The name of the owner and developer, north arrow, date, and scale;
- b) The owners, zoning classification, and present use of adjoining parcels;
- c) A boundary survey;
- d) Existing topography and proposed finished grading with a maximum contour interval of two feet;
- e) Location and dimensions of all existing public rights-of-way and of all minimum building setback lines;
- f) Locations and dimensions of all existing and proposed structures, off-street parking, fencing, screening, buffers, drives, and walkways;
- g) Provisions for adequate disposition of storm water as approved by the Lake County Engineer;
- h) All existing and proposed sanitary sewer facilities indicating pipe sizes, types, grades, invert elevations, and location of manholes;
- i) All existing and proposed water facilities including line sizes and locations, and hydrant locations;
- j) Provisions for storage and removal of solid waste;
- k) Proposed landscaping and plantings;

- l) Proposed building elevations;
- m) Location and dimensions of all access drives and travel lanes;
- n) Correspondence from the Lake County Department of Utilities that sufficient water and sanitary sewer system capacity exists to accommodate the proposed development. If an on-site sewage disposal system is proposed, correspondence from the Lake County General Health District that appropriate soils and land area for such system exist on the site.

30.05 Design Standards

All site plans shall conform to the following design standards:

- a) All proposed water and sanitary sewer improvements shall be designed and constructed in accordance with the standards and requirements of the Lake County Department of Utilities, the Lake County General Health District, and the Ohio Environmental Protection Agency.
- b) Development features, including buildings, parking areas, driveways, etc., shall be so located and designed as to minimize adverse impacts on adjacent properties. Maximum possible visual and auditory privacy for surrounding properties shall be provided through good design and landscaping buffers.
- c) Building location and placement shall be developed with consideration given to minimizing the removal of trees and changes of topography.
 - 1) Where located adjacent to residentially zoned property the required 60 foot setback area shall be maintained with natural vegetation and shall have supplemental plantings to provide visual and sound attenuation.
 - 2) Where adjacent to other nonresidentially zoned land, the maximum lot coverage by buildings, parking, drives, and other improvements shall be ninety percent (90%). The remaining ten percent (10%) of the site shall be landscaped with grass and plant material or retained in a natural state with vegetative cover.
- d) Parking and service areas shall be screened from view from adjoining residential properties. Screening of parking areas and service areas shall be provided by means of landscaping, ornamental walls, fences, or similar means.
- e) In commercial parking areas, visual relief shall be provided by means of landscaped dividers and/or islands.
- f) Drives, travel lanes, and parking areas shall be designed with limited access to public thoroughfares to provide for pedestrian and vehicular safety both in the right-of-way and

on the site. On-site circulation shall provide for adequate access by emergency vehicles.

g) Storm runoff provisions shall be designed based on a minimum ten (10) year frequency design storm and the storm drainage calculations submitted with the site plan. The proposed outlet for storm drainage shall be identified and an evaluation made of its capacity to accommodate the projected flows. Where adequate capacity to handle projected flows does not exist in the existing system, or where there is no acceptable outlet, the applicant shall provide for either improvement of the receiving drainage facility or on-site detention of sufficient capacity and design to reduce post-development storm runoff to pre-development levels for all design storms of ten-year frequency or less.

30.06 Review Process

- a) Eight (8) copies of the site development plan shall be submitted with a completed application for a Zoning Certificate to the Zoning Inspector.
- b) The Zoning Inspector shall review site development plans for compliance with the provisions of the Zoning Resolution and this Section. The Zoning Inspector shall forward said site development plans to the Lake County Engineer and the Township Fire Chief for review and comment.
- c) After review and approval by the Zoning Inspector and Engineer, the site development plans shall be reviewed by the Zoning Commission. An approval from the Commission shall consist of three (3) affirmative votes. If approved by the Zoning Commission, the signature of the Zoning Inspector shall be placed on the site development plans and compliance with said plans shall become a condition of the Zoning Certificate which may be issued for such development.

30.07 Appeal of Approved Plan

The approval of the Zoning Commission and the signature of the Zoning Inspector are final and may not be appealed to the Board of Zoning Appeals and no variances therefore maybe granted by the Board of Zoning Appeals. The Site Development Plan process is not subject to review by, or the granting exceptions or variances by the Board of Zoning Appeals. Review

30.08 Final Plan to be Submitted

Within sixty (60) days from the final inspection/acceptance of the new construction, reconstruction, or alteration, the owner and/or engineer shall furnish an authentic set of marked up "As Built" drawings to the Leroy Township Zoning Inspector as permanent records. These "As Built" drawings shall be composed from, but not limited to, all authorized inspector's notes and shall show the installation of all underground utilities and front, side and rear setbacks relative to each structure insofar as the installation shall have differed from the approved engineer's drawings.