

Charter Township of AuSable

No. 14

311 Fifth Street
AuSable, Michigan 48750

Telephone: (989) 739-9169 / Fax: (989) 739-0696
E-mail: hall@ausabletownship.net Website: www.ausabletownship.net

ZONING PERMIT APPLICATION – Residential, Commercial/Industrial Site Plans Use Permitted by Right or Special Land Uses

Commercial applications require Planning Commission review and approval. The attached application and site plan shall be used for all Zoning Permit Applications. Applications must be received **19** days prior to the Planning Commission meeting, which is typically held on the **fourth** Wednesday of the month. The Zoning Ordinance is available on the Township's website www.ausabletownship.net.

Fee Paid \$100.00 (check)

Owner and Address of Property:

Phone Number of Owner:

Residence: _____

Work place: _____

Cell: _____

Owner Mailing Address:
(If different)

Name and Address of Applicant:
(If different than owner)

Telephone: _____

FOR TOWNSHIP USE ONLY

Permit Number: _____ Date: _____ Comments: _____

Date Received: _____

Complete Application Received (date): _____

Tax Parcel Number: _____

Zoned: _____

Fee Received: _____

Fee Receipt Number: _____

Planning Commission (date): _____

Action taken on _____ (date): _____

(Circle below as appropriate)

Approved
Site Plan

Approved
Site Plan with Conditions

Denied
Site Plan

Zoning Administrator

Date

This application must be completed in full and submitted to the Zoning Department. The Superintendent who is responsible for zoning or the Ordinance Enforcement Officer will check the staked location of any proposed structure(s) and/or alterations.

The following data, in accordance with Ordinance No. 88, Section 6.03, shall be submitted along with engineered plans/drawings of the proposed structure(s):

- 10 copies 1. An accurate, readable, **scaled drawing** is required showing the following:
 - The shape, area and dimension of the lot
 - The location, dimensions and height of the existing and proposed structures to be erected, altered or moved on the property
 - Setbacks of the existing and/or proposed structures from all lot lines and dimensions from each other
 - Location of any septic system, drain field and well marked
 - Existing roads, right-of-ways and/or easements
 - Configuration and measurements of the driveway and parking, if applicable
 - Include parking plan, if applicable
 - Include landscape plan, if applicable
 - Any other information deemed necessary by the Superintendent for review

2. The following additional required supporting documents, in accordance with Ordinance 88, Section 3.03, shall be submitted with the application:

- 10 copies · **A complete set of drawings and plans of the proposed structure(s) including layout of rooms, elevations and other relevant information.**
- 1 copy · **Township Site Plan Checklist.** Completed, attach checklist documents
- 1 copy · **Sanitary sewer or septic approval.** If applicable
 - Either a copy of the approved septic permit from the District Health Department or a copy of the hook-up fee receipt to a public sanitary sewage service.
- 1 copy · **Water supply approval.** If applicable
 - Either a copy of the approved form to construct a well from the District Health Department or a copy of the hook-up fee receipt to a public water supply system.
- 1 copy · **For driveway and entrances a County Road Commission, or MDOT on US 23, permit must be attached,** if applicable.

Note: Applications and plot plans that are incomplete, inaccurate, or unsigned will be returned to the applicant.

PART 1: ACTION REQUESTED

A. Purpose: (check as many as applicable)

_____ demolition _____ alteration/repair of existing structure

_____ establishing new use of existing land _____ new structure(s)
and/or existing structures

_____ other (please specify): _____

B. Buildings: _____ principal building(s) (insert number)
_____ Accessory building(s) (insert number)

C. Description: Please provide a description of the proposed actions being applied for, including any proposed uses of land and/or proposed uses of existing buildings:

PART 2: PROPERTY INFORMATION

A. List of all deed restrictions:

B. Present use of the property is:

C. If any existing structure(s) are nonconforming, check all of the following applicable reasons below for the nonconformity for each such structure:

height _____	rear yard setback _____
floor area _____	side yard setback _____
front yard setback _____	side yard setback _____

**ZONING PERMIT APPLICATION RESIDENTIAL/COMMERCIAL/INDUSTRIAL
SITE PLANS**

PART 3: PROPOSED PLAN AND LAND USE

A. Describe proposed alterations, repairs, and/or additions to existing principal or accessory buildings, if applicable, including the proposed use of such buildings:

B. Describe proposed construction of new principal or accessory buildings, if applicable, including the proposed use of such buildings:

C. Describe any other important feature of the action being requested not noted in A-C above.

Building Characteristics: The proposed building characteristics are as follows:

Structure(s) must be of similar quality with existing structure (color, siding type, roof, color, etc.)

Structure #1, consisting of _____

_____ feet from front lot line	_____ square feet of gross floor area	
_____ feet from rear lot line	_____ feet in length	_____ stories
_____ feet from left side lot line	_____ feet in height	_____ roof pitch
_____ feet from right side of lot line	_____ feet in width	

Structure #2, consisting of _____

_____ feet from front lot line	_____ square feet of gross floor area	
_____ feet from rear lot line	_____ feet in length	_____ stories
_____ feet from left side lot line	_____ feet in height	_____ roof pitch
_____ feet from right side of lot line	_____ feet in width	

PART 4: AFFIDAVIT

I (we) the undersigned affirm that the foregoing answers, statements, and information are in all respects true and correct to the best of my (our) knowledge and belief. I (we) the undersigned understand that the approval applied for, if granted is issued on the representations made herein and that any permit subsequently issued may be revoked because of any breach of representations or conditions, or because of the lack of continued conformance with zoning ordinance.

Applicant signature(s) Date

Property Owner's signature(s) Date
(if different than applicant)

Article 6 PROCEDURES FOR SITE PLAN REVIEW

Section 6.01 PURPOSE

It is the purpose of this Article to specify standards, data requirements, and the review process, which shall be followed in the preparation of site plans required by this Ordinance.

1. Section 6.02 APPROVAL OF SITE PLAN Township Board Approval for Site Plans: Site plan approval is required by the Township Board, prior to the issuance of a Zoning Permit, for the following uses:

- A. Planned Unit Development projects.

- B. All single and two-family developments subject to the requirements of P.A. 288 of 1967, the Subdivision Control Act, as amended.

- C. All condominium subdivisions subject to P.A. 59 of 1978, the Condominium Act, as amended.

- D. One-family cluster option and open space subdivision option.

2. Planning Commission Approval for Site Plans: Unless required otherwise by Section 6.02 below, site plan approval is required by the Planning Commission, prior to the issuance of a Zoning Permit, for the following land uses:

- A. All uses permitted by right within any business or industrial zoning district.

- B. All special land uses except planned unit developments.

3. Administrative Approval: Unless required otherwise by Section 6.02 (1, 2) above, site plan approval may be granted by the Zoning Administrator pursuant to the issuance of a Zoning Permit for the following:

- 1. all uses permitted by right within any business or industrial zoning district provided:
 - 1) No significant site changes are proposed.

 - 2) The use is an allowable use in the proposed zoning district.

 - 3) No structural changes are proposed.
- B. All other uses or conditions not listed in Section 6.02 (1) or (2) above. The Zoning Administrator shall review submitted plans.

Note: The Zoning Administrator shall have the option to require a complete site plan review and approval by the Planning Commission for sites which do not comply with previously approved site plans, for sites with parking deficiencies, for sites abutting residential districts and for sites with other issues.

Section 6.03 DATA REQUIRED

1. **Site Plan:** Each site plan shall be provided on a professional quality drawing of scale not less than 1"=100'. All information depicted shall be designed by a professional engineer, land surveyor, architect or landscape architect licensed in Michigan. In addition to the applicant's full name, address and phone number, the following data shall be submitted with applications for Zoning Permits for uses requiring a site plan:
 - A. A survey showing property dimensions and legal description, including angles, lot area and dimensions, and an arrow pointing north.
 - B. Project description, including the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, garages, number of employees by shift, amount of recreational and open space, type of recreation facilities to be provided, and related information as pertinent or otherwise required by this Ordinance.
 - C. A plan showing the location of all buildings and structures existing and proposed on the site including building elevation drawings and including all of the following listed items.
 - D. Natural features such as woodlands, streams, flood plains, county drains, lakes or ponds, topography at two (2) foot intervals on-site and within one hundred fifty (150) feet of the site and man-made features such as existing roads and structures, with indication as to which are to be retained and which removed or altered.
 - E. Existing public right-of-way, private easements of record, and deed restrictions.
 - F. Proposed streets and alleys, (including cross-sections), acceleration, deceleration or right turn lanes, driveways, parking spaces, sidewalks, with indication of direction of travel, the inside radii of all curves including driveway curb returns. The width of streets, driveways and sidewalks, the total number of parking spaces, and dimensions of a typical individual parking space and associated aisles. Proposed traffic control measures (including signs) and proposed street or road names shall also be indicated.
 - G. A vicinity sketch showing the location of the site in relation to the surrounding street system and other land uses within three hundred (300) feet in every direction of the proposed use including land uses on the opposite side of any public thoroughfare(s).
 - H. Location of utilities, water supply and the location and design of waste water systems as well as any easements that exist or are proposed to be established for installation, repair and maintenance of utilities.
 - I. Proposed location of trash receptacles, accessory buildings and uses, and signs.

- J. A landscaping plan indicating the locations of plant materials to be preserved and locations of proposed planting and screening, fencing, and lighting in compliance with the requirements of Article 23, Landscaping and Screening. Also, proposed locations of common open spaces, if applicable.
- K. A storm drainage and storm water management plan for the site.
- L. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by government authorities.
- M. Location of exterior drains, dry wells, catch basins, retention and/or detention areas, sumps and other facilities designed to collect, store or transport storm water or waste water. The point of discharge for all drains and pipes shall also be specified on the site plan.
- N. A statement from the applicant identifying all federal, state and local permits required, if any.
- O. Project completion schedule.
- P. Such other information as is necessary to enable the Planning Commission to determine whether the proposed site plan will conform to the provisions of this Ordinance.

Section 6.04 SITE PLAN REVIEW PROCEDURES

1. Potential applicants are encouraged to submit preliminary plans and schedule a preliminary site plan review meeting with the Zoning Administrator, especially for large scale projects. The purpose of the meeting is to address any site plan issues/plan deficiencies that can be corrected prior to formal site plan review.
2. **Submittal and Distribution of Site Plans:** At least ten (10) copies of the application and site plan shall be submitted to the Zoning Administrator at least ten (10) days prior to transmittal to the Planning Commission. The Zoning Administrator shall review the application and site plans for completeness and if such application or plans are not complete according to Section 6.03(2), the plans shall be returned to the applicant with a written notice identifying the inadequacies of the plans. Upon receipt of an adequately completed application and plans, the Zoning Administrator shall record the date of their receipt and transmit seven (7) copies thereof to the Planning Commission; one (1) copy to the Fire Department when necessary, one (1) copy to the Township Clerk, and the remaining shall be retained by the Zoning Administrator.
3. **Staff Review:** The Zoning Administrator may request a professional review to be completed by professional planners, engineers, and/or architects, as needed.
4. **Review:** The Planning Commission shall review the application, plans, and any staff review to determine their conformity with the applicable provisions of this Ordinance and the provisions of Section 6.05. The Planning Commission may, at its discretion, delay deliberating upon a site plan at its next regularly scheduled or special meeting unless the site plan and all supporting documents, including a zoning permit

application form, have been received by the Planning Commission at least seven (7) business days prior to such meeting.

5. **Planning Commission and Township Board Review and Action:** After conducting a review, the Planning Commission shall reject, approve, or conditionally approve the site plan as it pertains to requirements and standards contained in the Zoning Ordinance, except that the Planning Commission will only make recommendations for rejection, approval, or conditional approval of a site plan for a site plan requiring Township Board approval pursuant to Section 6.02(2)(A-C) and forward its recommendation to the Township Board for final action. Any conditions required by the Planning Commission or Township Board for approval shall be stated in writing, together with the reasons, and delivered to the applicant. Decisions and recommendations by the Planning Commission shall be made within sixty (60) days of the receipt of the completed application unless, in the opinion of the Planning Commission, an extension of time is necessary to adequately collect and review information pertinent to a decision or recommendation.
6. A Site Plan shall be approved by the Planning Commission or Township Board if it contains the information required by, and is in compliance with this Ordinance, the conditions imposed pursuant to the Ordinance, other Township planning documents, other applicable ordinances, and state and federal statutes. **Approved Site Plans:** Three (3) copies of the approved Site Plan, with any conditions contained within shall be maintained as part of the Township records for future review and enforcement. One (1) copy shall be returned to the applicant. Each copy shall be signed and dated with the date of approval by the Chairperson of the Planning Commission, or by the Township Supervisor in the case of a use listed in Section 6.02(2)(A-C), for identification of the approved plans. If any variances from the Zoning Ordinance have been obtained from the Zoning Board of Appeals, the minutes concerning the variances, duly signed, shall also be filed with the Township records as a part of the site plan and delivered to the applicant for information and direction.

Section 6.05 SITE PLAN APPROVAL STANDARDS

Each site plan shall conform with the applicable provisions of this Ordinance and the standards listed below, in addition to any condition imposed by the Planning Commission pursuant to Section 18:15.

- A. All elements of the Site Plan shall be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
- B. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree, other vegetative material, and soil removal, and by topographic modifications, which result in maximum harmony with adjacent areas. Landscape elements shall minimize negative impacts and allow for the appropriate blending of the site plan with the surrounding community and, in the case of parking lots, provide directional guidance to drivers. Landscaping, buffering, and screening shall conform with the requirements of Article 23, Landscaping and Screening.
- C. Storm water drainage shall comply with standards established by Iosco County, the Michigan Department of Transportation or Au Sable Township, as applicable.

Special attention shall be given to proper site drainage so that removal of storm waters will not increase off site sedimentation or otherwise adversely affect neighboring properties.

- D. The site plan shall provide reasonable, visual, and sound privacy for all dwelling units located therein. Special attention shall be given to insure the peaceful surroundings of any nearby dwellings or other types of communities, so as to lend continuity, and that adequate, natural light, that may be currently enjoyed, be continued to be enjoyed by the surrounding structures. Fences, walks, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
- E. All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means to all sides.
- F. Every structure or dwelling unit shall have access to a public street, walkway, or other area dedicated to common use.
- G. There shall be provided a pedestrian circulation system, which is insulated as completely as reasonably possible from the vehicular circulation system.
- H. Exterior lighting shall be designed and arranged so that it is deflected away from adjacent streets and adjoining properties. Flashing or intermittent lights shall not be permitted.
- I. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives, which are part of an existing or planned street pattern, which serve adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way according to the standards of the County Road Commission.
- J. All roads dedicated to public use shall be developed in accordance with County Road Commission specifications.
- K. All parking areas shall be so designed to facilitate efficient and safe vehicular and pedestrian circulation, minimize congestion at access and egress points to intersecting roads, including the use of service drives as appropriate, and minimize the negative visual impact of such parking areas.
- L. Residential and nonresidential development shall not include unnecessary curb cuts, and commercial service drives shall be used where the opportunity exists.
- M. The site plan shall provide for the appropriate location of all necessary and proposed utilities. Locational requirements shall include underground facilities to the greatest extent feasible.
- N. Site plans shall conform to all applicable requirements of state and federal statutes and approval may be conditioned on the applicant receiving necessary state and federal permits before the final site plan approval is granted.
- O. The applicant shall demonstrate that reasonable precautions will be made to prevent hazardous materials from entering the environment including:

1. Sites at which hazardous substances are stored, used or generated shall be designed to prevent spills and discharges to the air, surface of the ground, ground water, lakes, streams, rivers, or wetlands.
2. Secondary containment for above ground areas where hazardous substances are stored or used shall be provided. Secondary containment shall be sufficient to store the substances for the maximum anticipated period of time necessary for the recovery of any released substances.
3. General purpose floor drains shall only be allowed if they are approved by the responsible agency for connection to a public sewer system, an on-site closed holding tank (not a septic system), or regulated through a State of Michigan Ground Water Discharge Permit.
4. State and federal agency requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of hazardous substances shall be met. No discharges to ground water, including direct and indirect discharges, shall be allowed without required permits and approvals.

Section 6.06 PRELIMINARY SITE PLAN REVIEW OPTION

Developments requiring site plan review which exceed ten (10) acres in size, or which will be developed in phases, may seek approval of a preliminary site plan, the purpose of which is to indicate the general design and layout of the project.

- A. **Preliminary Review Application:** Applications for preliminary site plan approval shall be submitted to the Zoning Administrator on a form for that purpose and shall consist of the following:
 1. Ten (10) copies of a completed application form supplied by the Zoning Administrator.
 2. Ten (10) copies of the preliminary site plan at a scale of not less than one (1) inch equals one hundred (100) feet with the following minimum information:
 - a. Property dimensions and topographic elevations at two (2) feet intervals.
 - b. Significant vegetation.
 - c. Watercourses and water bodies, including man-made surface drainage ways.
 - d. Existing public right of way, pavements, and/or private easements.
 - e. Existing and proposed uses, buildings, structures, and lots.
 - f. Zoning classification of abutting properties.
 - g. The name and address of the person and firm who prepared the plan and the date on which the plan was prepared.
 - h. The Planning Commission may require written statements relative to the effects on the existing traffic capacity of streets, and the proposed development's impact on schools, existing utilities, the environment or natural resources.

B. Planning Commission and Township Board Review and Action: After conducting a review, the Planning Commission shall reject, approve, or conditionally approve the preliminary site plan as it pertains to requirements and standards contained in the Zoning Ordinance, except that the Planning Commission will only make recommendations for rejection, approval, or conditional approval of a preliminary site plan for a use requiring site plan approval by the Township Board approval pursuant to Section 6.02(2)(A-C) and forward its recommendation to the Township Board for final action on the preliminary site plan. Any conditions required by the Planning Commission or Township Board for preliminary plan approval shall be stated in writing, together with the reasons, and delivered to the applicant. If denied, the Planning Commission or Township Board shall cite reasons for denial. If approved, the applicant may submit a final site plan for the development or a phase of the development. Decisions and recommendations by the Planning Commission shall be made within sixty (60) days of the receipt of the completed application unless, in the opinion of the Planning Commission, an extension of time is necessary to adequately collect and review information pertinent to a decision or recommendation.

1. Approval of the preliminary site plan is valid for a period of six (6) months. If a final site plan for the development, or any phase of the development, has not been submitted during that period, the approval of the preliminary site plan shall be null and void. This time limit may not be extended by the Planning Commission. Preliminary site plans whose approval has expired shall be required to resubmit and be processed for approval according to this Section.

Section 6.07 CONFORMITY TO APPROVED SITE PLANS

Property which is the subject of site plan approval must be developed in strict compliance with the approved site plan and any amendments thereto, which have received approval from the body, which had approved the original site plan. If construction and development does not conform with such approved plans, the approval and any Township permit shall be revoked by the Zoning Administrator pursuant to Section 3.05. Upon revocation of such approval, all construction activities shall immediately cease upon the site, other than for the purpose of correcting the violation.

Section 6.08 CHANGES AND APPEALS

1. **Amendment to the Site Plan:** No changes shall be made to an approved Site Plan prior to or during construction except upon mutual agreement between the applicant and the Township or Zoning Administrator according to the following procedures;
 - A. **Minor Changes:** Minor changes to an approved Site Plan involving changes of less than five (5) feet in the location of walkways, vehicular circulation ways and parking areas, or exterior building and structure walls; adjustment of utilities; and similar minor changes may be approved by the Zoning Administrator unless the Zoning Administrator defers judgment to the Planning Commission.
 - B. **Major Changes:** Major changes or amendments to an approved Site Plan involving changes in excess of five (5) feet in the location of walkways, vehicular circulation ways and parking areas, or exterior building and structure walls; the number and location of accesses to public streets and alleys; a reduction in the number of parking spaces; an increase in the gross floor area or heights of buildings; a reduction in the open space; and similar major changes, shall require the approval of the Planning Commission, or the Township Board in the case of a planned unit development project, in the same manner as the original application

was submitted, reviewed, and approved and subject to the finding of all of the following:

1. Such changes will not adversely affect the initial basis for granting approval;
 2. Such changes will not adversely affect the overall project in light of the intent and purpose of such development as set forth in this Article; and
 3. Such changes shall not result in the reduction of open space area as required herein.
2. **Appeals:** With regard to Site Plan approval decisions, an appeal may be taken to the Zoning Board of Appeals in the manner, as other administration decisions provided appeals of decisions for Planned Unit Development projects shall not be permitted.

Article 16

SPECIAL LAND USE STANDARDS

The development and execution of this article is based upon the division of the Township into districts within which the uses of land and buildings and the bulk and location of buildings and structures in relation to the land are substantially uniform. It is recognized, however, that there are special uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, on the impact of those uses upon neighborhood land. These uses include uses entirely private in character, but of such nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

Section 16.01 GENERAL PROVISIONS

- 1. Initiation of Special Land Use:** Any person having a freehold interest in land, a possessory interest entitled to exclusive possession, or a contractual interest, which may become a freehold interest, and which is specifically enforceable, may file an application to use the land for one (1) or more of the special uses provided for in this section in the zoning district in which the land is located.

- 2. Application of Special Land Use:** An application for special land use shall be filed with the Township on a form prescribed by the township. The application shall be accompanied by any plans or data prescribed by the department and shall include as a minimum the requirements for site plan review. The application shall also include a statement in writing by the applicant and adequate evidence showing that the proposed special land use will conform to the standards set forth in this section. The application shall also be accompanied with a fee to cover the expense of public hearing. The fee to be determined by resolution of the Township Board shall be based upon the cost of processing the review.

- 3.** A public hearing in accord with Act 110 of 2006 shall be held (see Section 3.02).

- 4.** A written statement of findings and conclusions relative to special land uses specifying the basis for the decision and any conditions being imposed shall be made as a part of the record.

Section 16.02 STANDARDS

- 1.** No special land use shall be approved by the planning commission unless it shall find the following:
 - A.** The establishment, maintenance, or operation of the special land use will not be detrimental to or endanger the public health, safety, or general welfare, or the natural environment.

 - B.** The special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair property values within its neighborhood.

 - C.** The establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- D. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.
 - E. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
 - F. The special land use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in this or other ordinances of the Township.
2. **Conditions and Guarantees:** Prior to the granting of any special land use, the Planning Commission shall stipulate the conditions and restrictions upon the establishment, location, construction, maintenance, and operations of the special land use as deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in this section. In all cases in which special land uses are granted, the Planning Commission shall require any evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with. Any conditions imposed shall remain unchanged except upon the mutual consent of the Planning Commission and the landowner. The Planning Commission shall maintain a record of changes granted in the conditions.
 3. **Effect of Denial of a Special Land Use:** No application for a special land use, which has been denied wholly or in part by the Planning Commission shall be resubmitted for a period of one (1) year from the date of the order of denial, except on the grounds of new evidence or proof of change of conditions found to be valid by the Planning Commission.
 4. **Revocation:** In any case where a special land use has not been established within one (1) year after the date of granting authorization for the use, the special land use authorization shall automatically be null and void without further action by the Planning Commission.
 5. **Revoke Special Land Use:** A special land use can be revoked by the Planning Commission, under the same procedure as the section used to approve it, if it is found that it no longer meets the standards of this ordinance.

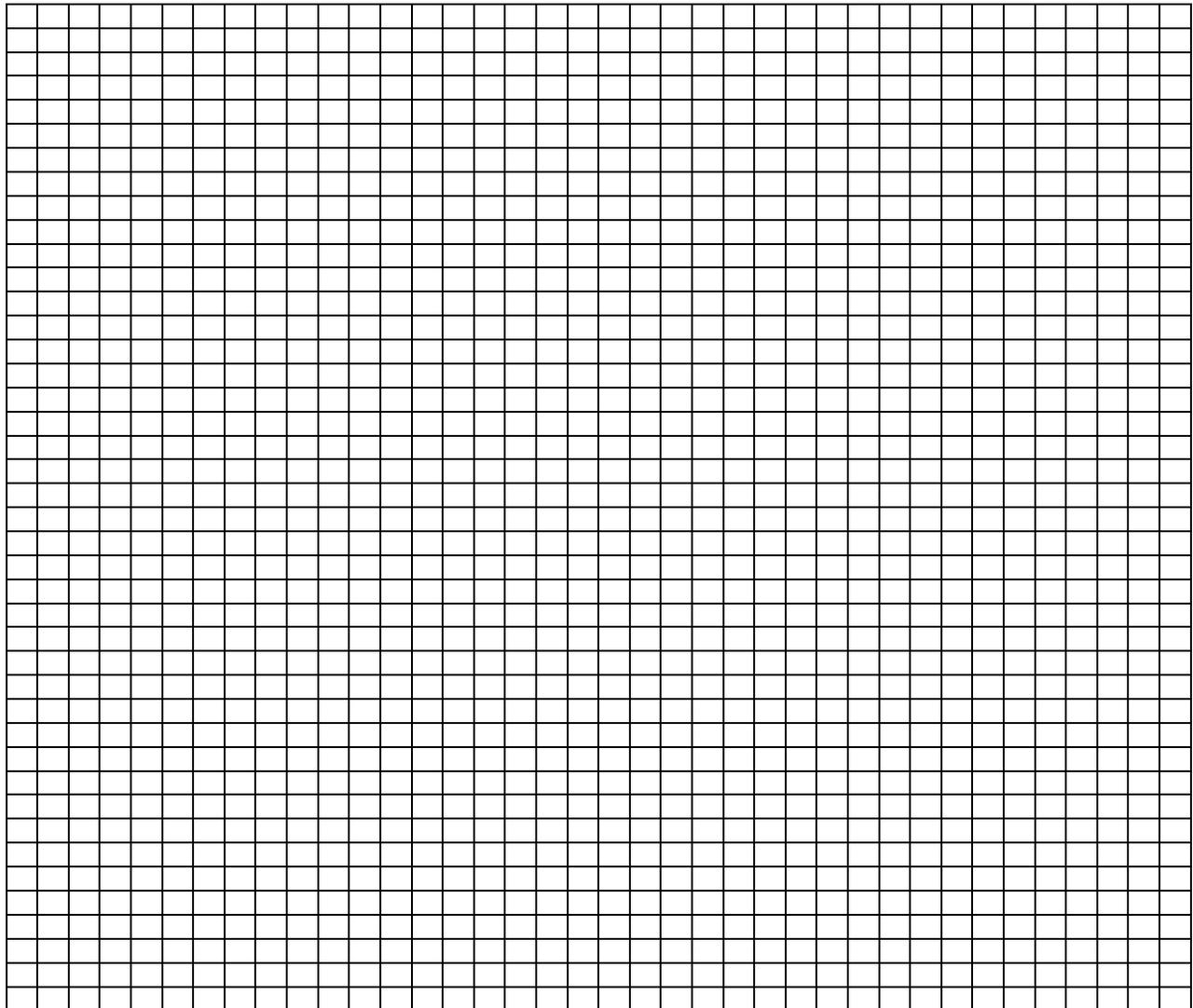
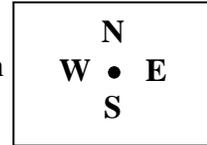
RESIDENTIAL PLOT PLAN DRAWING

No. 4

Drawing must include:

An accurate, readable, **scaled drawing** is required showing the following:

- The shape, area and dimension of the property
- The location and dimensions of all existing and/or proposed structures to be erected, altered or moved on property
- Set backs of all existing and/or proposed structures from all lot lines and dimensions from each other
- Location of any septic system, drain field and well
- Configuration of the driveway and parking, if applicable
- Abutting roads noted
- Attach drawings including layout and elevations for new construction



APPLICANT CERTIFICATION

“I certify the above drawing prepared above accurately reflects the subject property as surveyed including the height, size, and setback locations of proposed signs.”

Signature (Applicant)

Date

Approved Zoning Administrator

Date