



SITE DEVELOPMENT PLAN APPLICATION CHECKLIST

Applicant: _____

Project: _____

All plans prepared for Site Development Plan approval shall be prepared in accordance with the following specifications and other applicable requirements of the Town of Lizton Zoning Ordinance.

General

If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide legible reproduction or recording. All drawings shall be provided in hard copy and electronic format in a manner specified by the Lizton Zoning Ordinance Section 10.6 C 2(a).

Required Materials

The following materials shall be submitted with all Site Development Plan applications.

___ Summary Statement

A summary statement of the characteristics and operation of the development, including the population densities, presence of any adult uses, and number of potential employees. The statement shall include any written commitments being made regarding the Site Development Plan.

___ Site Description

A general description of the site and its ownership including:

- ___ The name, street address, e-mail address, and telephone number of the applicant,
- ___ The name, street address, e-mail address, and telephone number of any land surveyors, engineers, or other professionals responsible for the Site Development Plan design,
- ___ The name, street address, e-mail address, and telephone number of the primary contact individual for the application (it shall be indicated if the primary contact person is the applicant or a contracted design professional).

___ Cover Sheet

All cover sheets shall contain the following information:

- ___ A conceptual drawing describing the future development of all contiguous holdings described above shall be provided by the applicant upon the request of the Zoning Administrator, Town Engineer, Town Manager, and/or Plan Commission. At a minimum the conceptual drawings shall include a description of the general street access points, general land uses, and general drainage conditions and plans;
- ___ A vicinity map shall clearly identify the subject property, property that is contiguous to the subject property that is owned and/or otherwise controlled by the owner(s) or developer of the subject property, and the current zoning and use of all property within 600 feet of the subject property;
- ___ A site location map showing the subject property and adjacent streets;
- ___ The legal description of the subject property and common address of the site; and
- ___ The proposed name of the development (if applicable).

___ Property Survey

A property survey, drawn to an appropriate scale with the scale clearly indicated and a graphic scale for reference, bearing the seal of a land surveyor registered in the State of Indiana, and showing the following existing features for the subject property and all land within 200 feet of the property lines of the subject property, and illustrating the following:

- ___ The boundary lines and dimensions of the subject property;
- ___ All structures (specifically indicating any structures recognized as outstanding, notable, or contributing in the Indiana Historic Sites and Structures Inventory - Hendricks County Interim Report; and those listed in the

- National Register of Historic Places; and/or the Indiana Register of Historic Sites & Structures);
- ___ Topography interpolated from USGS sources and/or otherwise meeting the requirements of the Town Engineer (topographic information shall tie into horizontal and vertical control points);
- ___ Significant wooded areas and other isolated trees and wetlands;
- ___ 100-year floodplain and 100-year floodway boundaries (including elevations);
- ___ Public and private streets (including street names), sidewalks and other pedestrian paths, rights-of-way, and easements;
- ___ Required building setbacks and any build-to lines and buffer yards;
- ___ All known drainage areas, tiles, pipes and structures;
- ___ Utility services (including fire hydrants) and easements;
- ___ Street accesses; and
- ___ Any other paved or otherwise improved areas.

___ Site Plan

A site plan, drawn to an appropriate scale with the scale clearly indicated and a graphic scale for reference, bearing the seal of a professional engineer or land surveyor registered in the State of Indiana, clearly showing all proposed aspects of the property and all features relevant to the site including:

- ___ All setbacks and buffer yards;
- ___ Topography (including elevation contour lines at two (2) foot intervals, or otherwise meeting the requirements of the County Surveyor/Town Engineer);
- ___ Preserved wooded areas and isolated trees and wetlands;
- ___ Existing and proposed structures (including buildings, fences, and walls);
- ___ All structure heights, dimensions, and floor areas;
- ___ Areas of outdoor storage;
- ___ Permanent dumpsters and trash areas;
- ___ Locations, dimensions, and design features (including all curb radii, tapers, and parking space dimensions) of road accesses, interior drives, parking lots, loading docks or areas, intersection sight visibility triangles, and interior sidewalks;
- ___ Open spaces and specific landscaped areas;
- ___ Locations and capacities of public and private utilities;
- ___ The location, width, and purpose of all easements;
- ___ The use of each structure and the amount of parking required and provided for the use;
- ___ Any public improvements including sidewalks, street trees, and existing or planned public right-of-way dedications;
- ___ Locations for temporary uses, such as seasonal sales areas; and
- ___ Locations of proposed signs (separate permit required).

___ Landscaping Plan

A landscaping plan, prepared by a landscape architect registered with the State of Indiana, drawn to an appropriate scale with the scale clearly indicated and a graphic scale for reference. All landscaping plans shall be in accordance with the requirements in *Section 6.14, Landscaping Standards*, and *Section 6.15, Buffering and Screening Standards* showing the following:

- ___ Proposed landscaping, buffer yards, and street trees;
- ___ Topography (including elevation contour lines at two (2) foot intervals, or otherwise meeting the requirements of the Town Engineer);
- ___ 100-year floodplain and 100-year floodway boundaries (including elevations);
- ___ Existing and proposed public and internal sidewalks, multi-use paths, and other pedestrian ways;
- ___ Landscaping requirements for all parking areas containing ten (10) or more parking spaces
- ___ The size and spacing of the plantings at the time of installation, height at maturity, and the botanical and common name of the species proposed to be used to meet the requirements of this Ordinance; and
- ___ All existing trees and vegetation to be preserved, and the drip lines for such trees (in which no construction activity shall occur).

___ Stormwater Drainage Plan

A site drainage plan bearing the seal of a professional engineer or land surveyor registered in the State of Indiana including all calculations required by the County Surveyor/Town Engineer. The drainage plan shall comply with the Lizton Stormwater Ordinance, as amended from time to time, and include the location of the following:

- ___ All natural streams, regulated drains, and watercourses,
- ___ 100-year floodways and 100-year floodplains (including elevations),
- ___ All marshes, wetlands, and wooded areas, and
- ___ All drainage area features as described in the drainage calculations.

___ Lighting Plan

A site lighting plan prepared by an electrical engineer licensed by the State of Indiana drawn to an appropriate scale with the scale clearly indicated and a graphic scale for reference, showing the type and location of all exterior lighting fixtures (site and building lighting). Said lighting plan shall include a photometric drawing.

___ Erosion Control/Sedimentation Plan

A site erosion control sedimentation plan, drawn to an appropriate scale with the scale clearly indicated and a graphic scale for reference, showing proposed erosion and sediment control measures.

___ Construction Plan

A site construction plan, drawn to an appropriate scale with the scale clearly indicated and a graphic scale for reference, showing:

- ___ The location of any proposed construction trailer and worker parking;
- ___ The location, height, and dimensions of any temporary construction related signs;
- ___ Any temporary site accesses to be used during construction;
- ___ All traffic control signs and devices (subject to the approval of the Town Engineer and consistent with the Manual of Uniform Traffic Control Devices);
- ___ Any temporary utility connections; and
- ___ The location of any stockpiles of dirt, construction materials, and construction waste dumpsters or storage areas, wash off areas.

___ Exterior Building Elevations

Preliminary exterior building elevations of all proposed structures and exterior elevations of existing buildings when existing buildings are proposed to be structurally altered. Elevations shall indicate the materials to be used in the design of the structure and the proposed color scheme in accordance with *Section 6.13 Architectural Design Standards*.

___ Signage Plan

Location of signage and elevations of proposed signs as well as the materials and colors intended for the sign. "Typical" elevations shall be provided for wall mounted signs including renderings of all sign faces; views of supporting members, poles, bases and pedestals; side views which indicate both signage depth and projections; method of illumination, materials indications, and dimensions of all sign elements. All signage shall follow the requirements in *Section 7, Sign Standards*.

___ Street Plan and Profile

___ Sanitary Sewer Plan and Profile

___ Utility Plan (including sewer, water, gas and electricity)

___ Grading Plan

___ Other Information

Other information that may reasonably be required by the Zoning Administrator to adequately assess the proposal which may include:

- ___ A report examining the estimated impacts of the proposed development on the school district or a letter from the school district outlining its estimates of the impacts of the proposed development;
- ___ Estimated impacts on and capabilities of emergency services, including but not limited to, fire, police and emergency medical services, and their respective response time;
- ___ An examination of the impacts of the proposed development on available recreational facilities in the Town, as well as any proposed mitigation measures;
- ___ An examination of impacts to utilities servicing the facilities, such as water, sewer, gas, electrical, communication, and other utilities.
- ___ A report examining the fiscal impacts of the project on the Town, both positive and negative.
- ___ A traffic study examining the impacts of development of the highest acceptable use, as well as any new roads/intersections on current and projected traffic flow and level-of-service.

Signature of Person Completing Application

Date