

City of NAPOLEON, OHIO

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Telecopy Transmission



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Ron

Please forward these site plan standards to Vic Lange he wanted to know the site standards.

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1675 Industrial Dr

City of Napoleon Engineering Department

Minimum site plan requirements for development.

BASIC REQUIREMENTS:

1. The site plan shall have a title indicating the type of request being made, example (new retail store).
2. The site plan shall be accompanied by a complete legal description of the subject property.
3. The site plan shall indicate the scale of the drawing, using an engineers scale and contain a location sketch.
4. The site plan shall show a north arrow pointing to the top of the drawing.
5. Please submit four (4) copies of the site plan to the zoning administrator on 24" x 36" or larger paper.

SITE PLANS SHALL INCLUDE AND SHOW THE FOLLOWING:

6. The zoning classification of subject property as well as abutting properties.
7. The distance of existing as well as proposed structure(s) from right of way line of all adjacent streets (public or private) and show front, side and rear yard distance to the structure(s).
8. The exact dimensions of the subject property, existing and proposed buildings, the dimensions of buildings to be demolished and their location on the subject property.
9. The existing and proposed water, sanitary sewer, storm sewer, and overhead/underground electric lines.
10. All existing and proposed easements. (utility, ingress/egress etc.)
11. The name of all adjacent streets (public & private) and indicate the right of way line and the pavement width.
12. The location, height and type of all existing and proposed fences
13. The location, height, and distance from property lines of all existing and proposed signs.
14. The location of all existing and proposed site lighting and the distance from property lines.
15. The proposed landscaping, screening, and sidewalks.
16. The location and dimensions of existing and proposed ditches, creeks, and other natural features that may affect development of subject property. The City may request that two (2) foot contours and the 100 year high water elevation be shown on the site plan. Please contact the City of Napoleon Engineering Department for more information.
17. The proposed off-street parking facility with dimensions of the stalls, handicap parking facilities with dimensions. Driveways and curb cuts shall be shown with complete dimensions, curb cuts should be measured at the front of the curd, and driveway throat widths should be indicated. Parking lots should show internal circulation patterns.
18. Drive-up establishments shall indicate where the vehicles can stack and how many can be stacked off street right of way.

Please submit site drawings to the Zoning Administrator, and allow 5 business days for review.
If you have questions please call the City of Napoleon Engineering Department at (419) 592-4010.