



REQUEST FOR COMMERCIAL / RESIDENTIAL
SITE PLAN REVIEW
Village of Whitehouse, Ohio

Date: _____

Staff Report No. _____

SECTION I

A. Name of Development _____

B. Type of Development:

(Please check one)

_____ R-1 Single Family

_____ R-4 Two Family

_____ R-2 Single Family

_____ R-5 Multi-Family

_____ R-3 Single Family

_____ PUD

_____ Commercial

_____ Industrial Site

C. Name of Developer(s): _____

Address: _____ Ph: _____ Fax: _____

D. Name of Owner: _____

Address: _____ Ph: _____ Fax: _____

E. Name of Engineering Firm: _____

Address: _____ Ph: _____ Fax: _____

F. Location of Development: _____

(Attach map)

SECTION II

A. Developers are requesting: (Check appropriate box)

Preliminary Plat Approval

Commercial / Industrial Site Plan
Approval

Final Plat Approval

If requesting Final Plat Approval, complete B and C below

B. Date on which Preliminary Plat Approval was granted: _____

C. Financial Guarantees:

Developer has filed a(n): (check one)

(To assure improvements will
be constructed and completed
in a satisfactory manner)

_____ Escrow Agreement

_____ Performance Bond with Surety

_____ Installed and Village has
accepted improvements

DESIGN STANDARDS

MEETS OR EXCEEDS
STANDARDS

VARIANCE
REQUESTED*
(Mark in Red)

* If variance is requested, on an additional sheet describe in detail the reason for the variance request.

A. Lot Requirements vary with the zoning classification:

- | | | |
|---|-------|-------|
| 1. Minimum _____ ft. frontage | _____ | _____ |
| 2. Minimum square footage _____ | _____ | _____ |
| 3. Minimum rear yard of 35 ft. Single Fam. 25 ft. Multi Fam. | _____ | _____ |
| 4. Minimum Front Bldg. Line ___ ft. | _____ | _____ |
| 5. Minimum Side Yard of ___ ft. | _____ | _____ |
| 6. Maximum height of 2 1/2 stories | _____ | _____ |
| 7. Corner lots min. width 100 ft. | _____ | _____ |
| 8. All lots abut a public street | _____ | _____ |

B. Streets:

- | | | |
|---|-------|-------|
| 1. Street width (right of way) minimum in feet - 66 | _____ | _____ |
| 2. Streets intersection at right angles nearly as possible | _____ | _____ |
| 3. New streets shall continue from existing streets or jog at a minimum of 140 feet from existing | _____ | _____ |
| 4. Cul-de-sac streets shall not be over 600 ft in length and termi- nus shall be circular area with minimum of 100 ft diameter | _____ | _____ |
| 5. Streets in sub-division shall be improved with hard surface pave- ment with adequate drainage and shall be a minimum width of 29 ft. with curb along each side of such surfacing. | _____ | _____ |

C. Blocks:

- | | | |
|---|-------|-------|
| 1. Maximum length shall generally be one fourth of a mile or 1,320 ft. | _____ | _____ |
|---|-------|-------|

2. Width of block to accomodate two tiers of lots, except single tier lots which have greater depth than the minimum requirement of 120 ft.

D. Public Spaces:

1. Set aside reasonable amount of land for play areas, park or other public space as provided in Ohio R.C. 711.09.

E. Easements:

1. Utility easements @ least 5 ft in width shall be provided in rear of each lot and/or along side lot lines continuous to streets or alleys where necessary.
2. Open ditch easements equal to width of the required cross-section plus twenty feet on one side shall be provided.
3. Easements for enclosed drainage systems shall be minimum of fifteen feet in width.

F. Storm Sewer (Extension of Public Storm Sewer Main)

1. Drainage lateral, including an adequate outlet, shall be designed & constructed to provide for disposal of all surface water.
2. Drainage ditch shall be enclosed when the enclosure is equivalent in capacity to forty-eight inches in diameter or less. Such enclosures shall be constructed, installed & paid for by developer.
3. Storm hydraulic grade lines shall be based on estimated run-off conditions in watershed, ten years from the time the improvement is made.

G. Water Main (Extension of Public Water Line)

1. When adequate public water line is within 1,000 feet of subdivision, such line shall be extended so that each lot has access to the public water supply and total cost borne by developer.
2. When public water supply system is used and lots are less than 12,000 sq ft, sanitary sewers shall be provided and connected to a public system or an approved treatment plant.

H. Sewer Main (Extension of Sewer Line)

1. When the proposed subdivision is located within 500 feet of an adequate sanitary sewer line, a connection to the line shall be provided for each lot by the developer.

I. Street Lights

1. Acorn street lighting plan approved by the Village with developer paying total cost of installation.

J. Sidewalks

1. Concrete sidewalks covering all developable frontage with a minimum of five (5) ft. and conforming to all Village specs.

K. Utilities (Other)

1. All utilities (electric, gas, phone, cable etc.) must be located in public easement and installed underground.

L. Monuments

1. All subdivision boundary corners and others must be marked with cement and iron pipe monuments.

ZONING INSPECTOR COMMENTS

VILLAGE ADMINISTRATOR COMMENTS



SITE PLAN REVIEW CHECK LIST
 Village of Whitehouse, Ohio

SHOWN ON NOT SHOWN
 PLAN ON PLAN
 (MK IN RED)

(1) IDENTIFICATION SHALL BE NOTED AS FOLLOWS:

- | | | |
|--|---|---|
| A. The title "Preliminary Drawing" | — | — |
| B. The proposed name of the subdivision | — | — |
| C. The location by township, section, town and range or by other legal description; | — | — |
| D. Names and addresses of the developer and his or her agent who designed the subdivision; | — | — |
| E. The scale of the drawing (one inch equals 100 ft. preferred); | — | — |
| F. The date and north point; | — | — |
| G. The approximate acreage; and | — | — |
| H. The key location. | — | — |

(2) DELINEATION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- | | | |
|---|---|---|
| A. Boundary lines of the proposed subdivision indicated by dashed heavy lines; | — | — |
| B. Locations, widths and names of all existing or prior platted streets or other public ways; railroad and utility rights of way and easements; parks and other public open spaces; permanent buildings and structures; and section and corporation lines, within or adjacent to the tract; | — | — |
| C. Existing sewers, water mains, culverts, other underground facilities and open drainage ditches in and within close proximity to the tract, indicating the size, depth, direction of flow and location; | — | — |
| D. Boundary lines of all tracts of unsubdivided and subdivided land abutting the proposed plat, showing owners of tracts greater than one acre; | — | — |
| E. Indication of ground forms, preferably contours at two-foot intervals as measured in the field; | — | — |
| F. The existing zoning of the proposed subdivision and abutting tracts in zoned areas; | — | — |
| G. The layout of proposed streets, their proposed names and widths and the widths of proposed alleys, crosswalkways and easements. Proposed street names shall be checked with the Real Estate Transfer Department of the County Auditor's office to avoid duplication. | — | — |
| H. Layout numbers and dimensions of lots or parcels with appropriate designations; | — | — |
| I. Suggested locations of proposed water lines, sanitary sewer lines, storm sewer lines and sidewalks; | — | — |

PRELIMINARY PLAT CHECK LIST

- | | | |
|---|-------|-------|
| J. Sanitary treatment plant, well and septic tank locations; | _____ | _____ |
| K. Where septic tanks are proposed, the submission of the results of soil percolation tests. The location of soil percolation tests shall be indicated and keyed to the result submitted. | _____ | _____ |
| L. A diagram of proposed drainage development, including streets and lots, with indication of their outlet into existing facilities, and proposed elevation of drains at critical points; | _____ | _____ |
| M. In critical areas, high water levels and areas subject to flooding; | _____ | _____ |
| N. A screen planting plan, if any; and | _____ | _____ |
| O. Proposed building set-back lines, showing dimensions. | _____ | _____ |

APPROVED:

BY: _____

DATE: _____

FINAL PLAT CHECK LIST

| | SHOWN ON PLAN | NOT SHOWN ON PLAN |
|--|------------------|----------------------|
| (1) IDENTIFICATION: | | |
| A. The name of the subdivision; | --- | --- |
| B. The location by township, section, town and range, and by other legal description as necessary | --- | --- |
| C. Names of owners and the signatures and seal of the registered surveyor; | --- | --- |
| D. The scale shown graphically; | --- | --- |
| E. The date; and | --- | --- |
| F. The northpoint. | --- | --- |
| (2) DELINEATION: | | |
| A. The boundary of the plat, based on an accurate traverse, with bearings and angular and linear dimensions in conformity to the legal description, superimposed with a heavy dashed line to indicate the limits of the plat; | --- | --- |
| B. True angles and distances to at least three of the nearest established street lines or official monuments which shall be accurately described on the plat; | --- | --- |
| C. Subdivision boundary lines tied to section lines or other U.S. Government Survey lines by distances and angles; | --- | --- |
| D. Accurate locations of monuments. One monument shall be placed at each change in direction on the boundary of the plat, and one monument shall be placed on the centerline of the right of way of each street intersection and at the beginning and end of all street curves. | --- | --- |
| E. Exact locations, widths and names of streets within and adjoining the plat, and exact locations and widths of alleys and crosswalkways. The name of a street shall not duplicate that of any existing street. Proposed street names shall be checked with appropriate public officials. | --- | --- |
| F. Exact locations and widths of easements for rights of way provided for public services, utilities or other purposes; | --- | --- |
| G. Lot or parcel numbers and lines with accurate dimensions in feet and hundredths of a foot; | --- | --- |
| H. Accurate designations of areas to be dedicated or reserved for public use, with the purpose indicated thereon; | --- | --- |
| I. Radii, internal angles, points of curvature, tangent bearing and lengths of all areas; | --- | --- |

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FINAL PLAT CHECK LIST

- J. Building set-back lines accurately shown with dimensions; and
- K. The estimated elevation for the high water level as determined by the appropriate agency designated in Section 1226.12.

(3) CERTIFICATION AND SIGNATURES:

- A. Surveyor's certification;
- B. Owner's certification;
- C. Notary;
- D. Planning Commission;
- E. Council;
- F. County Tax Map Department;
- G. County Auditor;
- H. County Recorder;
- I. Village Administrator.

APPROVED:

BY: _____

DATE: _____