

COVER SHEET GRADING PLAN
 UTILITY PLAN LANDSCAPE PLAN

COVER SHEET

- Project Title
- Address
- Legal description
- Site location map; N arrow; scale indicated
- Developer, address, phone
- Design firm, address, phone
- signature & seal of registered professional

SIGNATURE/DATE LINES OF APPROVALS

- Developer
- Sylvania Township Zoning Administrator
- Sylvania Township Fire Department
- Office of Lucas County Engineer
- Office of Lucas County Sanitary Engineer
- Toledo Water, if applicable
- Sylvania City, if applicable
- building use
- dimensions of building
- total sq. ft. of building
- stories, height indicated
- parking spaces required
- parking spaces provided
- Traffic Impact Study, if applicable
- Variance received, if applicable
- EPA Permit, if applicable
- ODOT Permit, if applicable
- Health Dept approval, if applicable

UTILITY PLAN *See Lucas County requirements*

GRADING PLAN *See Lucas County requirements*

LANDSCAPE PLAN *Article 30*

- 15 ft. min. front depth for C use
- 20 ft. min. front depth on Central Ave.
- 25 ft. min. front depth for M use
- 5 ft. min. side and rear depth for C or M use
- grass, floral plantings, shrubs, ground cover, decorative stone, or other natural material(s)

ABUTTING RESIDENTIAL USE:

- See Zoning District for min. depths*
- 6 ft. high privacy fence on 2 ft. mound
- 2 ft. min 8 ft. high privacy fence AND
- evergreen trees on both sides of fence

FIRE DEPT. concerns

- type of alarm
- fire suppression system
- Fire lanes or private fire lane
- drive aisle widths, 25' preferred
- adequate turning radius around islands
- standpipe connection, if required
- any gate that may limit access

ZONING SITE PLAN REQUIREMENTS

- Zoning District abutting zoning
- North arrow scale
- Street name adjacent street
- Pavement widths from C/L
- County and site benchmark info
- ROW lines
- P/L and dimensions
- existing building(s)
- proposed building(s) dimensions of proposed

SETBACKS

- building setback distance from C/L
- building setback(s) distances from front, sides, rear P/L's
- building envelope

ABUTTING RESIDENTIAL USE *See Zoning District for min. req.*

- ft. rear ft. side

PARKING *Article 29*

- amount required
- amount provided
- size
- distance from P/L's 5 ft. side, rear C use
- front: 15 ft./20 ft. C use *See M District req.*
- aisle widths
- traffic circulation pattern
- asphalt and / or concrete
- shared parking deferred parking spaces

OVERHANG

- bumper blocks or 6 ft. sidewalk width
- ABUTTING RESIDENTIAL USE** *See Zoning District for min. req.*
- ft. rear ft. side

DRIVE-THROUGH stacking spaces per window:

- min. 4 per retail, bank, car wash, or similar
- min. 7 per restaurant
- min. 10' x 20' stacking space

SIDEWALKS

- 4 ft. min. width
- 4 in. thickness
- 6 in. thickness in drive areas

DRIVEWAY

- 20 ft. min. width apron radii
- of adjacent parcels
- shared drives recorded easement submitted
- cross access (on State and County roadways)

DUMPSTER

- location material proposed
- fence or wall encl. enclosure height

SIGNAGE *Article 31*

- location
- type

