**The following maps, at minimum are required:**

1. **A survey plat and legal description by a registered Ohio surveyor showing the size and location of the proposed development.**
2. **A finished grading plan drawn at a scale of 1"=100' or other scale acceptable to the Zoning**
3. **An exhibit demonstrating environmentally-sensitive areas such as the 100-year floodplain, wetlands, and slopes grater than 20%**
4. **A Development Plan drawn to a scale of at least 1"=100' or other scale acceptable to the Zoning Inspector demonstrating the details listed therein.**

**The Development Plan Contents shall include in text and map form the following proposed features:**

1. **The general development character and all permitted uses, identified by NAICS code, and accessory uses to be located on the tract including the limitations or controls to be placed on all uses, with proposed lot sizes, and minimum setback requirements. Other development features, including landscaping, entrance features, signage, pathways, sidewalks, recreational facilities, common open space areas, and all commonly owned structures shall be shown in detail identifying the quantity and type and typical section of each.**

[Insert Applicant Response here]

1. **Architectural design criteria including materials, colors and elevations for all structures and criteria for proposed signs that comply with the architectural requirements of this resolution.**

[Insert Applicant Response here]

1. **Building heights and dimensions.**

[Insert Applicant Response here]

1. **Off-street parking.**

[Insert Applicant Response here]

1. **Landscape Plan identifying each plant, shrub, or tree by name, its size at planting, and rendering of how that area of the development would look in elevation.**

[Insert Applicant Response here]

1. **Signage plan, showing all proposed signage and dimensions.**

[Insert Applicant Response here]

1. **Exterior Lighting Plan to show how exterior lighting fixtures will be shaded whenever necessary to avoid casting direct light upon any adjoining property.**

[Insert Applicant Response here]

1. **The proposed provisions for water, fire hydrants, sanitary sewer, and surface drainage with engineering feasibility studies or other evidence of reasonableness. Line sizes and locations, detention basins and drainage structures shall be drawn. A copy of letters from the County Engineer and Sanitary Engineer stating general feasibility road geometries, surface drainage, and the provision of sewer shall be included.**

[Insert Applicant Response here]

1. **A Traffic Impact Analysis by a competent traffic engineer, based upon new trip generation as estimated by the Delaware County Engineer’s standards and showing the proposed traffic patterns, public and private streets, and other transportation facilities, including their relationship to existing conditions, topographical and otherwise. An internal traffic flow diagram showing the vehicle movements and circulations internal to the site (including any private roads) shall also be submitted.** [Insert Applicant Response here]
2. **The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.**

[Insert Applicant Response here]

1. **Location of all uses within the site and the location of schools, parks and other public facility sites within or adjacent to the site.**

[Insert Applicant Response here]

1. **The proposed time schedule for development of the site including streets, buildings, utilities, and other facilities.**
2. [Insert Applicant Response here]
3. **If the proposed timetable for development includes developing the land (including open space) in phases, all phases developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give Township Officials definitive guidelines for approval of future phases. This schedule shall include a detailed list of all items to be constructed in each phase of the development, including but not limited to any amenities such as fountains, tot lots, etc. This information must also include a set of documents for establishing any proposed Homeowners’ Association including the proposed time frames for turning said association over to the residents. The phasing plan must also include information to clearly indicate that the requirements of Section 15.05(A)(5)(b) are being met.**

[Insert Applicant Response here]

1. **The ability of the applicant to carry forth this plan by control of the land and the engineering feasibility of the plan.**

[Insert Applicant Response here]

1. **Evidence of the applicant’s ability to post a bond or an irrevocable letter of credit if the plan is approved assuring completion of public service facilities to be constructed within the project by the developer.**

[Insert Applicant Response here]

1. **All drawings that are a part of the Development Plan shall respectively bear the seals of the preparing architect, landscape architect, and/or professional engineer. The respective professional attaching his or her seal to the drawings must be licensed to practice in the state of Ohio.**

[Insert Applicant Response here]

1. **The manner and method to be utilized in order to achieve and maintain compliance with the general criteria for the respective district.**

[Insert Applicant Response here]

1. **The manner in which the applicant will mitigate any nuisance effects of the proposed uses such as, but not limited to: a) Fire and Explosion Hazards; b) Air Pollution; c) Glare, Heat and Exterior Lighting; d) Dust and Erosion; e) Liquid or Solid Wastes; f) Vibration and Noise; g) Odors.**

[Insert Applicant Response here]

1. **The proposed locations of any proposed cluster mailbox units, associated off-street parking spaces, and proposed methods for maintaining said units and parking spaces.**

[Insert Applicant Response here]

1. **Letters required include: Delaware County Regional Planning Commission (DCRPC), Berlin Township Fire, Delaware County Engineer (see above); Delaware General Health District and/or Ohio EPA (for On-site Water and/or Wastewater System): Delaware Soil and Water; Any other applicable Federal, State, and/or local agencies.**

[Insert Applicant Response here]

1. **The Township Zoning Commission and Board of Township Trustees may impose special additional conditions relating to the development with regard to type and extent of public improvements to be installed. This includes but is not limited to landscaping, development, improvement, and maintenance of common open space as well as any other pertinent development characteristics.**

[Insert Applicant Response here]