



Planning Commission
Hearing Request:
Major Subdivision

Planning & Zoning Department
100 Dayton St, 2nd Floor
Yellow Springs, OH 45387
Office: (937) 767-1702
Fax: (937) 767-3720

[FOR OFFICE USE ONLY]

Case #: _____

Hearing Date: _____

Applicant Information

Property Address:					
Property Owner:		Phone:		Email:	
Applicant Name:		Phone:		Email:	
Mailing Address:					

Project Information

Subdivision Name:			
Greene Co Parcel #:		Total Acreage:	
Zoning District:		Total Number of Lots after subdivision:	

Storm water Mitigation Plan Attached (Required): ☐ Site Plan Attached (Required): ☐

Subdivision approval process shall be as stipulated in Chapter 12226 and Ohio Revised Code 711.

SEE THE REVERSE FOR SITE PLAN CHECKLIST

I hereby certify, under penalty of perjury, that all the information provided on this application is true and correct.

Applicant Signature: _____ **Date:** _____

FOR OFFICE USE ONLY			
Preliminary Plat			
Date filed: _____	Planning Commission Hearing Date: _____	Zoning District: _____	
Fee* \$ _____	*\$200 + a deposit bond equal to 4% of est. development costs		<input type="checkbox"/> Paid
PC Action Taken	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Modification <input type="checkbox"/> None <input type="checkbox"/>		
Final Plat			
Date filed: _____	Planning Commission Hearing Date: _____	Zoning District: _____	
	Number of Lots: _____		
Fee** \$ _____	**Number of lots x \$20 + \$100 + a deposit bond equal to 4% of est. development costs		<input type="checkbox"/> Paid
PC Action Taken	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Modification <input type="checkbox"/> None <input type="checkbox"/>		
Village Council Hearing Date: _____	Action Date: _____	Ordinance Number: _____	
Council Action Taken	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Modification <input type="checkbox"/> None <input type="checkbox"/>		
	Zoning Official Name and Title	Date	



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Site Plan Checklist

Please ensure that the site plan you attach includes the following:

1268.05 SITE PLAN REQUIREMENTS.

(a) Required Content. Each site plan submitted shall contain the following information, as applicable:

Table 1268.05 Required Site Plan Content		
Required Information	Level A	Level B
General Information		
Date, north arrow, and scale	X	X
Name and firm address of the professional individual responsible for preparing site plan	X	X
Name and address of the property owner or petitioner	X	X
Location sketch	X	X
Legal description of the subject property	X	X
Size of subject property in acres or square feet	X	X
Boundary survey	X	X
Preparer's professional seal		X
Existing Conditions		
Existing zoning classification of subject property	X	X
Property lines and required setbacks (dimensioned)	X	X
Location, width and purpose of all existing easements	X	X
Location and dimension of all existing structures on the subject property	X	X
Location of all existing driveways, parking areas and total number of existing parking spaces on subject property	X	X
Abutting street right-of-way width	X	X
Location of all existing structures, driveways, and parking areas within 300 feet of the subject property's boundary		X
Existing water bodies (rivers, creeks, wetlands, etc.)	X	X
Existing landscaping and vegetation on the subject property		X
Size and location of existing utilities	X	X
Location of all existing surface water drainage facilities	X	X
Proposed Development		
Location and dimensions of all proposed buildings	X	X

Location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks, walls, fences, signs, exterior lighting, curbing, parking areas (including dimensions of a typical parking space and the total number of spaces to be provided), and loading and unloading areas	X	X
Type and location of exterior mechanical equipment and published operating noise level of the equipment.	X	X
Setbacks for all buildings and structures	X	X
Recreation areas, common use areas, dedicated open space and areas to be conveyed for public use		X
Flood plain areas and basement and finished floor elevations of all buildings		X
Landscape plan (showing location of proposed materials, size and type)		X
Layout and typical dimensions of proposed parcels and lots		X
Number of proposed dwelling units (by type), including typical floor plans for each type of unit		X
Number and location (by code, if necessary) of efficiency and one, two and three or more bedroom units		X
All deed restrictions or covenants		X
Brief narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces	X	X
Engineering		
Proposed method of handling sanitary sewage and providing potable water	X	X
Location and size of proposed utilities, including connections to public sewer and water supply systems	X	X
Location and spacing of fire hydrants and Fire Department connections		X
Location and type of all proposed surface water drainage facilities	X	X
Grading plan at no more than two-foot contour intervals		X
Proposed streets (including pavement width, materials, and easement or right-of-way dimensions)		X
Building Details		
Typical elevation views of all sides of each building type		X
Gross and net floor area	X	X
Elevation views of building additions	X	X
Building height	X	X
Additional Information		
Any other information required by the Zoning Administrator or Planning Commission and/or Board of Zoning Appeals to demonstrate compliance with other applicable provisions of this zoning code	X	X

(b) Information Waiver. Specific requirements of either a Level A or B site plan may be waived by the respective reviewer (Zoning Administrator or Planning Commission) where it is determined that such information is not applicable to the subject request.
(Ord. 2013-19. Passed 9-16-13.)