

PLANNED DEVELOPMENT DISTRICT
Minimum Design/Formal Plan Requirements
Union Township Zoning Resolution – Sections 684 – 687

- Signature Lines per code _____
- Clearly show parcel boundaries _____
- Identify adjoining property owners _____
- Identify all zoning & land uses adjoining _____
- Show all existing structures _____
- Show all existing easements _____
Any cross easements recorded _____
- Show all existing rights-of-way _____
- Show all flood plains _____
- Show storm water system _____
- Show all existing abutting streets _____
- Show all existing streets within property
(including public & private drives) _____
- Show dedication of 40' right-of-way
on existing streets *or specific approval of less* _____
- Show all proposed access points _____
- Show adequate provision for traffic circulation (entering, exiting, internal)
(reference County Engineer comments) _____
- Copy of any site distance or traffic study
Ordered by County Engineer _____
- Show all proposed screening and buffering _____
- Is proposed use allowed? _____
- Show all proposed landscaping and proposed open space _____
10% Requirement (stormwater areas, parking islands not included)
- Describe minimum 20' buffer yard adjoining residential use _____
May contain no other use
- Will natural vegetation serve as sufficient buffer? _____
Describe how it adequately screens _____
- If landscaped buffer yard, describe:
--continuous 6' high evergreens or _____
--continuous 5' planting berm with
4' trees every ten feet across crest _____
--continuous 6' wooden fence w/ 4' tree every 10 feet on neighbor's side _____
- Minimum 10' buffer yard adjoining all
street rights-of way:
--continuous 3' high covered berm, shrubs or tree planting
At least 3 feet from R/W _____
- Full landscape plan in detail _____

Location of exterior lighting _____
Photometric study - <1 at Res line
Required labels in place

Signage in compliance with Article 9
requires specific approval if otherwise _____

Parking & loading requirements in
compliance with Article 8 _____

Landscaped Parking Islands $\geq 5\%$ of parking area _____
Min 8' wide with curb to min 120sf (8x15)
1 shade tree per 200 sf of island

Reasonable additional requirements
and modifications _____

Lot usage Calculations:

showing building coverage $\leq 35\%$ _____

showing landscaped open space $\geq 10\%$ _____

residential use $\leq 25\%$ (R-1 Density) _____

Has all consolidation, division, dedication been accomplished? _____

General comments: