

LODI TOWNSHIP
3755 Pleasant Lake Road
Ann Arbor, Michigan 48103

NOTICE TO ALL PETITIONERS AND APPLICANTS

LODI TOWNSHIP
APPLICATION FOR SPECIAL DISTRICT FOR LCD OR PUD

FILING APPLICATIONS OR PETITIONS

You must call and schedule an appointment with the Township Clerk in order to file a petition or application. This includes special use petitions, rezoning petitions, site plan review application, area plan application, etc. Applications or petitions cannot be filed or accepted without an appointment.

AGENDA DEADLINES (PLANNING COMMISSION ONLY)

Application is due the 10th of the month by noon in order to be considered on the next month agenda. In order to be eligible for inclusion on the agenda, you must file prior to the deadline. Filing prior to the deadline does not necessarily ensure placement on the agenda if the agenda is lengthy and scope of application.

COMPLETENESS OF APPLICATION

You are hereby advised that it is your responsibility as a petitioner to review all applicable sections of the Lodi Township Zoning Ordinance. It is also the responsibility of the petitioner to supply all information required by the applicable Ordinance sections. Your comprehensive understanding of the Ordinance and the Land Use Development Plan, and your submission of all required information, will help expedite review of your application or petition.

The Planning Commission or Zoning Board of Appeals cannot act on incomplete submission.

APPLICATION FEES

Processing and review fees must be paid when you file your petition, application or appeal. Fees are applied to the Township's costs for publication of legal notices, professional reviews, etc., and are non-refundable. The Lodi Township Fee Schedule lists the base fees required for each application/petition. Petitions and applications that require professional reviews in excess of the number of base hours provided for in the base fee shall be billed for additional hours as outlined in the Fee Schedule.

SITE VISITS

Filing a petition or application gives implied consent for Township Officials and/or consultants to visit the subject site.

PETITIONER'S ACKNOWLEDGEMENT

Upon receipt of this signed application access to subject property is hereby granted to Lodi Township and/or their agents.

I hereby acknowledge that I have read the above, and that I have been given a copy of this notice and a copy of the appropriate fee schedule.

Signature

4/16/2025

Date

LODI TOWNSHIP
APPLICATION FOR SPECIAL DISTRICT FOR LCD OR PUD

Initiating application. An application for a Special District classification for a parcel of land shall be filed with the Township Clerk by the owner(s) of record of such parcel, or by one or more persons acting on behalf of the owner(s) of record of such parcel. The filing shall be in the name of and signed by all owners of record. The applicant shall provide evidence of ownership of all land in a proposed Special District, such as legal title or execution of a binding sales agreement, prior to approval of the application by the Township Board.

1. The Township Board or Planning Commission may initiate the process for a Lodi Central (LCD) Special District classification.
2. Except as provided for in Section 42.302B (Additional Standards for Lodi Central Area Plan Approvals), an Area Plan shall be required as part of an application for Special District approval, with the minimum required information for such plans as specified in Section 42.110 (Required Area Plan Information).
3. All required review fees and escrow deposits shall be paid to the Township at the time the application is filed with the Clerk. An application submitted without the required fees and escrow deposits shall be considered incomplete, and shall be returned to the applicant.

NAME OF APPLICANT _____

APPLYING FOR _____

DATE(S) OF PREVIOUS APPROVALS (if applicable): _____

Signature of the Clerk or Designee

Date Sent to the Planning Commission

Date of Receipt of Application

Date Transferred to Engineer & Planner

Amount of Fee: _____

GENERAL INFORMATION
APPLICATION FOR AMENDMENT FOR SPECIAL DISTRICT FOR
LCD OR PUD

- **ADDRESS OF PROPERTY** _____
- **CURRENT ZONING DISTRICT CLASSIFICATION OF PROPERTY** _____
- **HAS THIS PROPERTY BEEN THE SUBJECT OF A REZONING REQUEST, ZONING BOARD OF APPEALS PETITION OR OTHER TOWNSHIP ACTION WITHIN THE PAST FIVE YEARS? ____ YES ____ NO**
- **TAX I.D. NUMBER(S) OF PROPERTY** _____
- **SITE LOCATION Property** is located on (circle one) N S E W side of _____ Road between _____ and _____ Roads
- **LEGAL DESCRIPTION OF PROPERTY) PLEASE ATTACH A SEPARATE SHEET)**

Where a meets and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.

- **SITE AREA (ACREAGE) AND DIMENSIONS** _____

- **ARE THERE ANY EXISTING STRUCTURES ON THE PROPERTY?**
 YES
 NO

PLEASE EXPLAIN:

**LODI TOWNSHIP
APPLICATION FOR AMENDMENT FOR SPECIAL DISTRICT FOR
LCD OR PUD**

APPLICANT INFORMATION

- **OWNER(S) OF RECORD:** _____

Address: _____ Zip Code: _____

Phone Number: _____ E-mail: _____

**OR PERSON ACTING ON BEHALF OF OWNER(S) OF RECORD OF
SUCH PARCEL:** _____

Address: _____ Zip Code: _____

Phone Number: _____ E-mail: _____

The filing shall be in the name of and signed by all Owners of Record. The applicant shall provide evidence of ownership of all land in a proposed Special District such as legal title or execution of a binding sales agreement prior to the approval of the application of the Township Board.

APPLICANT'S DEPOSITION

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME _____

APPLICANT'S SIGNATURE _____ **DATE** _____

Signature of Owner (if other than applicant): _____

Sworn to before me this: _____ day of _____ 20_____

Signature: _____

My commission expires: _____
(Acting in the County of Washtenaw, Michigan)

Section 42.101 Pre-Application Meeting.

A potential applicant for a Special District classification and Area Plan approval shall request an informal pre-application meeting with Township officials prior to filing the application. The request shall be made to the Township Planner, who shall set a date for the meeting and inform Township officials. The Township may also invite officials from outside agencies with jurisdiction who might have an interest in the proposed development.

The purpose of the meeting is to inform the Township and outside agencies of the proposed development concept, and to provide the potential applicant with information regarding applicable land development policies, procedures, standards, and requirements. To this end, the applicant is encouraged to present conceptual plans, drawings, site data, aerial photos, and other information that explain the development concept. Statements made in the meeting shall not be legally binding commitments.

The Township may establish a required fee or escrow deposit to cover the costs of a pre-application meeting in accordance with Section 57.08 (Fees and Performance Guarantees).

Section 42.102 Application for Special District Approval.

Applications for Special District approval shall be subject to the following:

A. Special District Approval Procedures.

Application for a Special District classification and Area Plan approval shall be as an amendment to the Official Zoning Map, subject to the following review procedures:

1. **Initiating application.** An application for a Special District classification for a parcel of land shall be filed with the Township Clerk by the owner(s) of record of such parcel, or by one or more persons acting on behalf of the owner(s) of record of such parcel. The filing shall be in the name of and signed by all owners of record. The applicant shall provide evidence of ownership of all land in a proposed Special District, such as legal title or execution of a binding sales agreement, prior to approval of the application by the Township Board.
 - a. The Township Board or Planning Commission may initiate the process for a Lodi Central (LCD) Special District classification.
 - b. Except as provided for in Section 42.302B (Additional Standards for Lodi Central Area Plan Approvals), an Area Plan shall be required as part of an application for Special District approval, with the minimum required information for such plans as specified in Section 42.110 (Required Area Plan Information).
 - c. All required review fees and escrow deposits shall be paid to the Township at the time the application is filed with the Clerk. An application submitted without the required fees and escrow

deposits shall be considered incomplete, and shall be returned to the applicant.

2. **Completeness and Technical review.** Prior to Planning Commission consideration, copies of the application shall be distributed to designated Township officials, the Township Planner, Engineer, and other designated Township consultants for review and comment.
3. **Planning Commission study and public hearing.** Upon receipt of a complete and accurate application, the Planning Commission shall undertake a study of the Area Plan and application materials, and shall hold a public hearing on the application. Public notice shall be provided in accordance with Section 57.10 (Public Hearing Procedures), except that Section 57.10A.2.b. shall not apply and public hearing signage shall be posted by the applicant consistent with the placement, timing, and removal requirements of Section 57.10.C. At the public hearing, the applicant shall present evidence regarding the following characteristics of the proposed development:
 - a. Objectives and purposes to be served, including how the development is compatible with the Township's Master Plan.
 - b. Scale and scope of the proposed development, including the general character and substance of proposed land uses and improvements and anticipated phasing of the development.
 - c. Compliance with all applicable Township ordinances and standards, as well as those of all outside agencies with jurisdiction, and an explanation of the scope, intent, and need for any requested deviations from Zoning Ordinance requirements.
 - d. A development impact assessment.

Evidence and expert opinion describing the nature and extent of the proposal shall be submitted by the applicant, including maps, charts, reports, other materials, and expert testimony. Materials shall be submitted in sufficient quantity for public display and review by the Planning Commission, Township officials, and consultants.

4. **Optional development impact assessment.** The Planning Commission may require that the applicant prepare and present a detailed assessment of the economic feasibility of the proposed uses; potential environmental impacts from the development; demand for public and private utility services; and anticipated impacts to public roads and traffic, schools, recreation facilities, police, fire, and costs/revenues for the Township.
5. **Optional developer financial statement.** The applicant may be required to submit documentation to demonstrate ability to complete and operate the project, including ability to finance public improvements and facilities required to serve the new zoning district. Evidence of past experience with similar types of projects may also be submitted, if applicable.

6. **Planning Commission report and recommendation.** Following the public hearing and review of all application materials, the Planning Commission shall take action to report its findings and recommendations to the Township Board. This report shall state the Planning Commission's findings of fact and conclusions on the application for Special District approval; including compliance with Section 42.102.B. (Standards of Application Review), an analysis of proposed deviations from applicable Zoning Ordinance standards, recommendation(s) for action, and any recommended conditions relating to an affirmative decision.

7. **Township Board public hearing and action.** The Township Board shall review the Planning Commission's report and recommendation(s), public hearing record, and application materials and shall hold a public hearing on the application. Public notice shall be provided in accordance with Section 57.10 (Public Hearing Procedures), except that Section 57.10.A.2.b. shall not apply and public hearing signage shall be posted by the applicant consistent with the placement, timing, and removal requirements of Section 57.10C. The Board shall then take action to adopt an amendatory ordinance to approve or approve with conditions the application and Area Plan, and to change the classification of the property on the Official Zoning Map to the appropriate Special District designation; or to deny the application, or postpone action to a date certain for future consideration.
 - a. As part of its action, the Township Board shall state the basis for its decision and any conditions imposed on an affirmative decision.
 - b. If the Township Board shall deem advisable any changes, additions, or departures as to the proposed application, the Board may refer the request back to the Planning Commission for further review and recommendation within a time period specified by the Township Board.
 - c. Reasonable conditions may be required with the approval of a Special District application and Area Plan. The conditions may include those necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity; to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land; and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall meet all of the following requirements:
 - (1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well being, of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the Township as a whole.

(2) Be necessary to meet the intent and purposes of this Article and Ordinance, and related to the objective of ensuring compliance with the standards of this Ordinance.

8. **Changes to the Official Zoning Map.** Following Township Board adoption of the amendatory ordinance and approval of the Area Plan, a notice of adoption shall be published in accordance with Section 58.06 (Notice of Adoption). Once the amendatory ordinance is effective, the Special District designation shall be noted on the Official Zoning Map in accordance with the procedures specified in Section 10.105.B. (Changes to Official Zoning Map).
9. **Area Plan agreement or statement.** On or immediately following the effective date of the amendatory ordinance establishing the Special District classification, the applicant and all owner(s) of record of all property included within the Special District or their legal representatives shall then sign a statement that the approved Area Plan and conditions of approval shall be binding upon the applicant and owner(s) of record and upon their heirs, successors and assigns.
 - a. This statement may be executed as a separate document, or as part of an overall Development Agreement for the project. The statement shall be incorporated into all future Development Agreements for any phase or part of the development.
 - b. The approved Area Plan and any conditions imposed by the Township Board with respect to the Area Plan approval shall be recorded by the applicant in the county Register of Deeds office, with two certified copies of the recorded documents provided to the Township Clerk. No site plan for any phase or part of the development shall be officially received for review under this Ordinance until the Clerk has received such certified copies.

B. Standards of Application Review.

The Planning Commission shall determine and provide evidence in its report to the Township Board that the application meets the following standards:

1. The proposed development shall conform to the Master Plan, or represents land use policy which, in the Planning Commission's opinion, is a logical and compatible extension of Master Plan policies.
2. The proposed development shall conform to the intent, regulations, and standards of the proposed Special District and this Ordinance.
3. The proposed development shall be adequately served by public facilities and services such as, but not limited to, roads, police and fire protection, and drainage courses; or that the persons or agencies responsible for the proposed development shall be able to properly provide such facilities and services.
4. Common open space, other common properties and facilities, individual properties, and all other elements of the development are so planned that

they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and surrounding lands.

5. The applicant shall have made satisfactory provision to ensure that those areas shown on the plan for use by the public or by occupants of the development will be or have been irrevocably committed for that purpose. Provisions shall have been made to provide for the financing and maintenance of improvements shown on the plan for open space areas, and common use areas which are to be included within the development.
6. The location of the proposed uses, layout of the site, and roads access shall be such that traffic to, from, and within the site will not be hazardous or inconvenient to the project or to the neighborhood. In applying this standard the Planning Commission shall consider convenient routes for pedestrian or other non-motorized traffic, relationship of the proposed project to main thoroughfares and road intersections, and the general character and intensity of existing and potential development in the surrounding area.
7. The proposed use(s), mix of housing unit types and densities, or mix of residential and non-residential uses shall satisfy the intent of the proposed Special District, conform to applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards. Where applicable, the Planning Commission shall determine that noise, odor, light, or other external effects that are connected with the proposed uses will not adversely affect adjacent and neighboring lands and uses.
8. The proposed development shall create a minimum disturbance to natural features and landforms.

C. Effect of Special District and Area Plan Approval.

Approval of the Special District classification and Area Plan by the Township Board shall indicate its acceptance of the overall development concept and any Township Board approved deviations from Zoning Ordinance requirements. Area Plan approval shall include acceptance of the general site layout, conceptual building design and location(s), preliminary street network, permitted land uses, and the types, range(s) of dwelling and lot sizes, and maximum number of permitted dwelling units for residential projects. Area Plan approval does not grant site plan approval, but does authorize the applicant to file a preliminary site plan per Section 42.103 (Site Plan Approval), or a preliminary plat for tentative approval in accordance with Section 42.104 (Subdivision Plat Approval).

Section 42.103 Site Plan Approval.

Except as provided for in Section 42.104 (Subdivision Plat Approval), review and approval of preliminary and final site plans shall be required for all Special District developments in accordance with the requirements of Article 44.0 (Site Plan Review). Preliminary and final site plans shall conform to the approved Area Plan and any

conditions of Area Plan approval imposed by the Township Board and to all Ordinance regulations for the Special District in which the project is located. Nonconformance to the approved Area Plan shall be considered grounds for denial of site plan approval. The preliminary site plan shall include the entire Special District, and shall include details of any phasing per Section 42.105 (Phasing of Development).

Section 42.104 Subdivision Plat Approval.

Following approval of the Area Plan by the Township Board, a preliminary plat for all or part of a Special District may be submitted for review and approval in accordance with the standards of the state Land Division Act and the Township' Subdivision Ordinance No. 2015-001. The Township Board shall have the authority to deny or postpone an application for tentative approval of a preliminary plat if, in its opinion and after recommendation from the Planning Commission, such plat will result in premature development of the area involved or will result in improper rescheduling of various public improvements such as, but not limited to, roads, utilities, and schools.

Section 42.105 Phasing of Development.

A Special District may be developed in phases over a set period of time, subject to the following requirements:

1. Such phasing shall be shown in concept on the approved Area Plan, and in detail as part of a preliminary site plan for the entire Special District.
2. A phase shall not be dependent upon subsequent phases for safe and convenient vehicular and pedestrian access, adequate utility services, or open spaces and recreation facilities; and shall be capable of substantial occupancy, operation, and maintenance upon completion of construction and development.
3. The development shall be phased so that:
 - a. Township, school district, and county property tax revenues resulting from such development will generally balance the expenditures required by public agencies to properly service the development.
 - b. No overloading of utility services or community facilities will result.
 - c. The protection of natural resources and the health, safety, and welfare of the users of the Special District is ensured upon completion of any single phase.
4. The Planning Commission may require the applicant to provide updated housing and commercial market analyses, traffic studies, and other information necessary for the Commission to properly and adequately analyze proposed development phasing.
5. The Township Board may require the applicant to post a performance guarantee per Section 57.08.C. (Performance Guarantees) to ensure that vehicular and pedestrian ways, utility services, open space and recreation

facilities, and other amenities and infrastructure planned for later phases of the development are completed in a timely fashion.

6. Development of a phase shall be completed within three (3) years of the date of the final site plan approval for that phase, otherwise the Planning Commission may reject final site plans for any subsequent phases unless good cause is shown for not completing the earlier phase(s).
7. The timing of construction or installation of all improvements necessary to support and service development phase(s) or to promote or protect the public health, safety and welfare consistent with the purposes of this Article and Ordinance may be addressed in a final schedule as part of an approved Development Agreement for the overall project between the applicant/developer and the Township Board.

Section 42.106 Amendment.

Changes to an approved Special District Area Plan shall be prohibited, except in accordance with this Section. The Planning Commission shall have authority to determine whether a requested change is major or minor, in accordance with this Section. The Planning Commission shall record its determination and reasons therefore in the minutes of the meeting at which the action is taken.

A. Request for Major/Minor Change.

Requests for approval of a major or minor change to an approved Area Plan shall be made by the applicant in writing. The burden shall be on the applicant to show good cause for any requested change, subject to the standards of this Section.

1. The applicant shall clearly state the reasons for the request, which may be based upon changing social or economic conditions, potential improvements in layout or design features, unforeseen difficulties, or advantages mutually affecting the interest of the Township and applicant; such as technical causes, site conditions, state or federal projects, or changes in state laws.
2. The request shall be filed with the Township Clerk. The Clerk shall transmit the request to the Planning Commission for review and action.
3. All required review fees and escrow deposits shall be paid to the Township at the time the request is filed with the Clerk. A request submitted without the required fees and escrow deposits shall be considered incomplete, and shall be returned to the applicant.

B. Major Changes.

The Planning Commission shall determine whether the requested amendment is a major or minor change. Major changes shall require an amendment to the approved Area Plan following the procedures and standards for a new application

per Section 42.102.A. (Special District Approval Procedures). Changes to be considered major shall include, but shall not be limited to the following:

1. Change in concept of the development, or any change that would alter the approved list of Zoning Ordinance deviations or conditions of Area Plan approval.
2. Change in use or character of the development.
3. Change in type of dwelling unit as identified on the approved Area Plan.
4. Change in the number of dwelling units.
5. Increase in non-residential floor area of over five percent (5%).
6. Increase in lot coverage or floor area ratio (FAR) of the entire Special District development area of more than one percent (1%).
7. Rearrangement of lots, blocks or building tracts.
8. Change in the character or function of any road or street.
9. Reduction in land area set aside for common area open space or the relocation of such area(s).
10. Increase in building height.
11. A change in residential floor area of plus or minus ten percent (10%).
12. Any change that will have an adverse impact on neighboring properties or uses.

C. Minor Changes.

Where not determined to be major changes by the Planning Commission, the proposed amendment shall be considered a minor change subject only to Planning Commission approval. The Planning Commission may require that a revised site plan or individual plan sheet be submitted showing such minor change(s) for purposes of record. The Planning Commission shall notify the Township Board and other applicable agencies if it approves a minor change.

D. Changes Following Completion of the Development.

After the completion of any development within an approved Special District, alterations to existing uses or structures shall be handled on a case-by-case basis. Applicable sections of this Ordinance shall apply. Changes shall be consistent with the intent and character of the approved Special District Area Plan and final site plan(s).

Section 42.107 Expiration and Extension of Area Plan Approval.

Expiration and extension of Area Plan approval shall be subject to the following provisions:

1. The Township Board may, by resolution, declare that an approved Special District Area Plan has expired upon determination that:
 - a. A final site plan has not been submitted to the Planning Commission for review and approval of the first phase of the project, or of the entire property in the Special District if the development is not to occur in separate phases within two (2) years of the date of Area Plan approval; or

- b. If the development is to occur in separate phases, a final site plan for each subsequent phase has not been submitted to the Planning Commission for review and approval within three (3) years of the date of approval of the immediately preceding final site plan.
2. If no action is taken by the Township Board, the Area Plan shall remain in effect.
3. If an approved Area Plan expires as set forth in this Section, no further development may occur nor may any further permits for development or use be issued until applicable requirements of this Article and Ordinance have been met.
4. Upon written request and a showing of good cause by the applicant, the Township Board may grant an extension of Area Plan approval for up to 365 calendar days, provided that the approved Area Plan remains in conformance with the intent and eligibility requirements of this Article, and adequately represents current conditions on and surrounding the site. The Township Board may refer the request to the Planning Commission for a recommendation within a time specified by the Board, prior to acting on the request.

Section 42.108 Rescinding Special District Approval.

Approval of a Special District classification and Area Plan may be rescinded by the Township Board upon determination that the Area Plan or any applicable Zoning Ordinance or Development Agreement provisions have been violated; that the Area Plan has expired per Section 42.107 (Expiration of Area Plan Approval); or that the site has not been improved, constructed or maintained in compliance with approved plans. Such action shall be subject to the following:

1. **Public hearing.** Such action may be taken only after a public hearing has been held by the Township Board in accordance with the procedures set forth in Section 57.10 (Public Hearing Procedures), at which time the developer of the project, the owner of an interest in land for which Special District approval was sought, or the owner's designated agent, shall be given an opportunity to present evidence in opposition to rescission.
2. **Determination.** After the hearing, the decision of the Township Board with regard to the rescission shall be made, and written notification provided to the developer, owner or designated agent.
3. **Recording.** Written notification that a Special District classification and Area Plan have been rescinded by the Township Board shall be recorded by the Township Clerk in the county Register of Deeds office.

Section 42.109 Violations.

Violation of any plan approved under this Article, or failure to comply with any provision of this Article, any Development Agreement or conditions attached to any approved plan shall be deemed a violation of this Ordinance, subject to the provisions of Section 57.09 (Violations and Penalties).

Section 42.110 Required Area Plan Information.

The following minimum information shall be included with any application for Area Plan approval under this Article, except where the Planning Commission determines that an item of information is not applicable or necessary for review of the site plan:

Minimum Area Plan Information	<input type="checkbox"/>
Applicant and developer's name(s), signatures, address(es), telephone and facsimile numbers, e-mail, and interest in the property, and property owner's name, address, telephone number, and signed consent if applicant is not the owner.	<input type="checkbox"/>
The name, address, telephone, facsimile numbers, and e-mail of the firm or individual preparing the site plan. If the site plans were prepared by an architect, engineer, landscape architect or land surveyor registered or licensed in the State of Michigan, the plans shall bear the individual's professional seal.	<input type="checkbox"/>
Location, address(es), and tax identification number(s) of subject parcel(s).	<input type="checkbox"/>
Dimensions of the site, and the gross and net land area.	<input type="checkbox"/>
Legal description(s) of the subject parcel(s).	<input type="checkbox"/>
Legal description of the land use or development site and any non-contiguous open space area(s), if different from the subject parcel(s), with lot line angles or bearings indicated on the plan. Dimensions, angles, and bearings shall be based upon a boundary survey prepared by a registered surveyor.	<input type="checkbox"/>
Description of applicant's intentions regarding selling or leasing of all or portions of land and dwelling units or other structures.	<input type="checkbox"/>
Gross and net dwelling unit density for residential projects.	<input type="checkbox"/>
General description of the number, size ranges, and types of proposed dwelling units; and proposed facade materials.	<input type="checkbox"/>
A detailed use statement describing proposed use(s); including land or building areas for each use, number of units, number of anticipated employees, or other applicable information to verify Ordinance compliance.	<input type="checkbox"/>
Preliminary and final site plans shall be drawn to an engineer's scale not greater than 1:50 and appropriate for the required sheet size of 24 inches by 36 inches. For a large development shown in sections on multiple sheets, one overall composite sheet shall be provided for clarity.	<input type="checkbox"/>
Vicinity map showing the general location of the site.	<input type="checkbox"/>
Scale, north arrow, initial plan date, and any revision date(s).	<input type="checkbox"/>
Existing zoning classification(s) for the subject parcel(s) and surrounding parcels (including across road rights-of-way).	<input type="checkbox"/>
Owners' names, existing uses, and location of structures, drives, and improvements on surrounding parcels (including across rights-of-way).	<input type="checkbox"/>
Identification of all adjacent property in which the applicant(s), developer(s), or owner(s) have an ownership interest.	<input type="checkbox"/>
Dimensions of all property boundaries and interior lot lines.	<input type="checkbox"/>
Location of existing structures, fences, and driveways on the subject property, with notes regarding their preservation or alteration.	<input type="checkbox"/>

Minimum Area Plan Information	<input type="checkbox"/>
Location of existing walls, signs, utility poles and towers, pipelines, excavations, bridges, culverts, and other site features on the subject property, with notes regarding their preservation or alteration.	<input type="checkbox"/>
Identification of general location(s) and area(s) of each development phase.	<input type="checkbox"/>
Location, outline, ground floor area, and height of proposed structures; and of existing structures to remain on-site.	<input type="checkbox"/>
Conceptual drawings of exterior building façades for principal buildings and building additions, drawn to an appropriate scale.	<input type="checkbox"/>
Locations, layout, surface type, centerlines, road pavement and right-of-way widths, and indication of public or private road status for all existing and proposed roads and access drives serving the site.	<input type="checkbox"/>
Conceptual locations, layout, and surface type for all parking lots, sidewalks, and pedestrian pathways within and accessing the site.	<input type="checkbox"/>
A Natural Features Determination, with a general description and preliminary delineation of existing natural features on and abutting the site, per Section 54.08 (Natural Features Protection and Preservation).	<input type="checkbox"/>
Outdoor open space and recreation areas; location, area, and dimensions.	<input type="checkbox"/>
Location and size of required landscape strips, if applicable.	<input type="checkbox"/>
General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.	<input type="checkbox"/>
General areas of intended filling or cutting.	<input type="checkbox"/>
Other information as requested by the Township Planner or Planning Commission to verify compliance with the standards and conditions imposed by this Ordinance, the policies of the Township Master Plan, and other applicable Township ordinances or state statutes.	<input type="checkbox"/>