

**DEVELOPMENT PLAN APPLICATION  
ROSS COUNTY, OHIO**

Date \_\_\_\_\_

1. Name of Applicant \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

2. Name of Surveyor \_\_\_\_\_

Contact Person \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

3. Name of Engineer \_\_\_\_\_

Contact Person \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

4. Name of Development \_\_\_\_\_

5. Location (Sec., Twp. No., Range, Township) \_\_\_\_\_

6. Development Plan (Compliant with Article II Ross County Development Plan and Review Policy):

Type of Development \_\_\_\_\_

Number of Lots \_\_\_\_\_

Total Area \_\_\_\_\_

Type of Sewage Disposal \_\_\_\_\_

Deed Restrictions? \_\_\_\_\_

Submission Materials (No. Copies 4 Paper Copies and Pdf):

Development Plan \_\_\_\_

Stormwater Management and Sediment Control Plan \_\_\_\_

Access Management \_\_\_\_

Other \_\_\_\_

**DEVELOPMENT PLAN APPLICATION (Non-Subdivision)**

---

---

Signature of Applicant

**OFFICE USE ONLY**

Action by Planning Commission or Planning Commission Staff:

---

---

---

---

---

Date \_\_\_\_\_

---

Signature

---

DEVELOPMENT PLAN CONTENT (Section 2.3)

A professional engineer shall prepare, sign, and seal the development plan. The development plan shall consist of the following:

- A. Existing Conditions:
    - 1. Location by section, range and township, or VMS number and township.
    - 2. Site topography
    - 3. Parcel information including owners. Adjacent land owners
    - 4. Structures
    - 5. Utilities
    - 6. Right of way, easements, streets, and driveways
    - 7. Special Flood Hazard Area boundary, streams and water features, wetlands, and any other significant natural feature.
    - 8. Historic features
  - B. Future Conditions - Site Layout and Utility Plan showing:
    - 1. Proposed Name of Development.
    - 2. Phasing plan, if any. Current phase should be bold.
    - 3. Name of adjacent subdivisions, and adjacent landowners, extending at least 100 ft. beyond the boundary of the proposed development.
    - 4. A north arrow, legend, bar scale, date of plan, and vicinity map.
    - 5. Location and dimensions of proposed and existing buildings, parking and loading areas, sidewalks etc.
    - 6. Location and dimensions of all existing and proposed easements and right of way.
    - 7. Identification of any Special Flood Hazard Area and any other important natural features.
    - 8. Type of water supply and wastewater disposal proposed, location and dimension of all proposed utilities, water mains and connection, and sewer lines, and associated easements.
    - 9. Location size and type of drainage facilities including storm sewer system, drainage tiles, culverts, and detention and retention basins and any associated easements.
    - 10. Locations and dimensions of all access connections.
    - 11. Landscaping, Lighting and Signage drawings (as necessary)
  - C. Grading Plan (may be part of Stormwater Management and Sediment Control Plan)
  - D. Detail drawings, typical sections, plan and profile views, as applicable.
  - E. Demolition Plan, if any.
  - F. Stormwater Management and Sediment Control Plan compliant with the *Ross County Stormwater Management and Sediment Control Regulations* (May be attached to Site and Layout Plan if preferred by project Engineer).
  - G. Show compliance with the *Ross County Access Management Regulations*. This may include a traffic impact study or a limited traffic analysis depending on the scope, location, and traffic generation of the project.
-

**DEVELOPMENT PLAN APPLICATION (Non-Subdivision)**

---

Comments: