

**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: