



NEW COMMERCIAL/INDUSTRIAL CONSTRUCTION - ADMINISTRATIVE APPROVAL

REQUIRED INFORMATION FOR APPLICATION SUBMITTAL

- 1) Completed Pre-Development Meeting (required unless waived by Director). Send an email to planning@delawareohio.net to schedule a pre-development meeting.
- 2) To receive a building and zoning permit for the commercial development of any property within the City of Delaware that does not require prior approval from Planning Commission and/or City Council, all items below must be submitted with a completed permit application form.
- 3) Engineering requirements, Both an electronic copy of all plans listed in #2 shall be submitted to Public Works Engineer Division, emailed to EngLandDev@delawareohio.net, and one (1) hard copy delivered to the Public Works Department, ATTN: Land Development Section, 440 E William St, Delaware, Ohio 43015.
 - a) One copy of a detailed site plan shall show the following required information. Information may be shown on one drawing or may be separated into more than one drawing for purposes of legibility and clarity. Drawing sheet sizes shall be 22"x 34". Only engineering scales are permitted.
 - i) Proposed public and/or private streets and vehicular access ways including curb and gutter, street width, right-of-way width and street names.
 - ii) Proposed stormwater management facilities and outlet points.
 - iii) Proposed sidewalks, walkways, pedestrian paths, and bike paths with widths of each.
 - iv) Offsite extensions of water, sanitary, or storm
 - v) Proposed roadway improvements of existing streets within or adjacent to the project area.
 - vi) Phase lines with description, if applicable
 - vii) Fire Truck Turning Exhibit
 - b) Completed and reviewed Preliminary Stormwater Management Report demonstrating adequate discharge and compliance with the [Engineering Design Standards \(EDS\)](#), if deemed required during the pre-application meeting.
 - c) Traffic Impact Study (TIS) submitted, per the EDS or if deemed required during the pre-application meeting.
 - d) A plan for mitigation of environmental impacts in accordance with section 1129.16 of the Zoning Code.
- 4) One copy of a detailed site plan shall show the following required information. May be shown on one drawing or may be separated into more than one drawing for purposes of legibility and clarity. Drawing sheet sizes shall not exceed 22"x 34". All plans shall be at a scale of 1" = 20'.
 - a) The location, dimensions, outline, height, gross floor area, type of use, and entrances of all structures. Total gross square footage of all structures shall be listed on the plan sheet. (If single family only, show maximum outline of building area for each lot.)
 - b) Proposed public and/or private streets and vehicular access ways including curb and gutter, street width, right-of-way width and street names.
 - c) Proposed sidewalks, walkways, pedestrian paths, and bike paths with widths of each.
 - d) Proposed widening of existing streets including turn lane improvements within or adjacent to the project area.
 - e) Proposed vehicular parking areas including parking lot striping, parking space dimensions, accessible parking

space locations and dimensions, location, and width of points of ingress and egress, location and width of all parking access aisles, location and dimensions of all fire lanes and location of "Fire Lane - No Parking" signs. The total number of parking spaces proposed shall be listed on the plan sheet.

- f) Proposed parkland, recreation facilities and recreation areas.
 - g) Distances of setbacks of all structures from project boundaries, from proposed property lines, from streets and parking areas, and between structures.
 - h) Distance of setbacks of all parking areas from structures and property lines.
 - i) A photometric plan including cut sheets. Proposed exterior lighting including location, type, and height of lighting sources for buildings, parking areas, streets and access ways and landscaped areas, in accordance with Chapter 1158 of the Zoning Code.
 - j) Proposed landscaping plans including the boundaries and total area (square footage) of all landscaped areas, the location, type, size and height of all landscaping vegetation and all natural materials screening devices, plus location, type and height of all manmade materials used for screening and buffering devices, in accordance with Chapter 1166 of the Zoning Code.
 - k) Tree canopy management plan and other materials required in accordance with Chapter 1168 of the Zoning Code.
 - l) Total amount of open space (area not covered by impervious surfaces) and its percentage of development area for each phase of the development shall be listed on the plan sheet.
 - m) The proposed final topography of the development site with contour intervals at two (2) feet.
- 5) One copy of color building elevations indicating true colors and materials of all elevations of the building exterior. Sizes shall be 22" x 34".
 - 6) One copy of architectural elevations showing all sides of the proposed structure(s)
 - 7) An electronic copy of all plans listed in #3 through #7 above either emailed to Planning@delawareohio.net or delivered to the department on a USB flash drive.
 - 8) Engineering requirements, concurrent with submission of Development Plan Application:
 - a) Both electronic and hard copy of all documents listed in the Engineering Design Standards (EDS), including Chapter 3 submission requirements, shall be submitted to the Public Works Department Engineering Division, emailed to EngLandDev@delawareohio.net, and hard copy documents delivered to the Public Works Department, ATTN: Land Development Section, 440 E William St, Delaware, Ohio 43015.
This includes, but is not limited to:
 - Signed and Sealed TIS
 - Signed and Sealed Site Improvement Plan
 - Signed and Sealed Stormwater Management Plan (SWMP)
 - Signed and Sealed Site Improvement Plan, including stormwater tributary map(s)
 - Signed and Sealed Sanitary Plan, including sanitary tributary map(s)
 - Signed and Sealed calculations for storm sewer, pavement spread, sanitary sewer
 - Signed and Sealed water model
 - Mitigation of environmental impacts plan in accordance with Section 1129.16 of the Zoning Code
 - Fire Truck Turning Exhibit
 - Water appurtenances exhibit, demonstrating the proposed location of all tees, hydrants, and valves
 - b) Engineering plan review fees will be invoiced upon official acceptance of the submitted documents and required materials. The fee schedule is established in [Section 197.02](#) of the City of Delaware Code of Ordinances
 - 9) Fees will be invoiced upon official acceptance of the application and required materials. Fees can be found in the fee schedule at delawareohio.net/planning.

Agent Form

The undersigned, owner(s) of the certain real property described in the attached application, do hereby appoint and expressly grant full authority to (Name of Agent) to act as the sole agent(s) of and on behalf of the undersigned in all matters related to and in connection with the attached application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Delaware in connection with this same case, and by all decisions made by the City in connection with this same case.

_____ Owner's Signature	_____ Owner's Signature
_____ Printed Name	_____ Printed Name

State of _____

County of _____

Sworn to or affirmed and subscribed before me by _____
Owner(s) Name(s)
this date of _____.

Signature of Notary Public

Notary Printed Name

Commission Expiration Date

SEAL

