

CITY OF AURORA PLAN COMMISSION

Department of Planning & Zoning, Suite 300, 215B West High St., Lawrenceburg, IN 47025
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Site Plan Review Instructions

It is encouraged that the applicant have a pre-application meeting with staff prior to submitting an application to determine the required type of review and to discuss any initial concerns.

◆ **SITE PLAN REVIEW APPLICATION**

All individuals requesting Site Plan Review must complete an application form which will be used to determine the location of the request, type of request and person(s) who are making the request. It is important that the application is completed accurately, and in its entirety. The applicant is responsible for all the information that is given.

◆ **SITE PLAN TYPES**

- **MINOR SITE PLAN** - A Site Plan that involves no exterior utility construction (e.g., storm sewer, water, sanitary sewer, etc.), either no grading work or a minimal amount of grading work, no more than 12 parking spaces, no more than a 1,000 square foot increase of the existing building square footage of the primary use or structures, no additional access points or curb cuts, and loading areas that are less than 10,000 square feet.
- **MAJOR SITE PLAN** - A Site Plan that involves exterior utility construction (storm sewer, water, sanitary sewer, etc.), grading work, more than 12 parking spaces, more than a 1,000 square foot increase of the existing building square footage of the primary use or structures, access points or curb cuts, and a loading area in excess of 10,000 square feet. Major Site Plans may be reviewed by the Project Review Committee and other outside agencies in addition to the Plan Commissions Staff.

◆ **SITE PLAN REQUIREMENTS**

All Site Plan Review applications must be submitted in their entirety, signed, and supplemented with any additional information found appropriate by the Plan Commission. All submittals shall also be accompanied with all necessary fees, as established by the Plan Commission Fee Schedule. Please note that all Site Plan Review applications, must be submitted in full to the Planning & Zoning Office no later than 2:00pm on the appropriate deadline date. Applications that are received after this time will be moved to a future meeting agenda.

The following is a list of required information for both a Minor Site Plan and Major Site Plan:

• **MINOR SITE PLAN:**

1. Dimensions of the site or lot;
2. Location and width of all public and private streets, driveways, and other vehicular circulation areas;
3. Location of all existing and proposed structures;
4. The proposed use at the site;
5. Square footage and height of proposed building or addition;
6. Location of all existing water, sanitary sewer, storm sewer, electric and cable television lines, easements and poles;
7. Location of any proposed parking spaces and dimensions and access points;
8. Statement declaring that "no storm water detention, grading, or utility construction necessary for construction of building addition or site work".

• **MAJOR SITE PLAN:**

1. Project name, date, north arrow, location map (a map which clearly shows the location of the property in respect to existing road and landmark);
2. A scale not smaller than 1 inch equals 100 feet or as approved by the Planning Director or designee;

3. A stamp or seal of an Indiana registered professional engineer, architect, landscape architect or land surveyor (the scope of work performed by such professionals in conjunction with a site plan submission is limited to that permitted by their respective licensing authorities). If grading and/or storm sewer construction work are being proposed, an Indiana registered professional engineer or surveyor shall be required to submit grading information and design the appropriate stormwater system. A stamp or seal of a Indiana registered professional engineer or surveyor is required for grading and stormwater construction work;
4. The present zoning of the subject property and all adjacent properties;
5. All existing and proposed public and private right-of-ways and streets; (See Article 24)
6. All abandoned streets;
7. Existing and proposed finished topography of the subject property shown by contours with intervals not to exceed 5 feet. If necessary, the Plan Commission may request a geo-technical report of a specific site;
8. Location and height of existing and proposed structures on the property with each existing and proposed use noted;
9. Dimensions of each lot or property boundaries;
10. Proposed housing units proposed on the property depicting location, arrangements, number or units in each building, and where applicable, location and dimensions of all lots;
11. Location and arrangement of all common open space areas and recreational facilities;
12. Location, size, and type of all landscaping features (e.g. berms, walls fences, planting material) including: a landscape schedule that specifies plant species, number of plants per species, plant size at installation, and mature plant size; total square footage of the Vehicular Use Area (VUA), the total square footage required to be landscaped and the total landscaped area provided; and, existing trees which are to be retained including temporary fenced or taped areas which will be used to protect the trees during site disturbance. (See Article 22).
13. Location, orientation, lighting, materials, size, and height of signs (See Article 20);
14. Floodplain and/or floodway zone certification and base flood elevation if applicable;
15. Location of all existing and proposed utility lines and easements (each line should be labeled existing or proposed). This information shall also be accompanied by a written statement from each service provider that addresses capacity issues as well as affirms the applicant's ability to connect or tap into these services:
 - a. Water distribution systems, including line size, width of easements, type of pipe, location of hydrants and valves, and other appurtenances;
 - b. Sanitary sewer system, including pipe sizes, width of easements, gradients, types of pipes, invert elevations, location and type of manholes, the location, type, size of all lift or pumping stations, capacity, and process of any necessary treatment facilities, and other appurtenances. A project within the territory of one of the Regional Sewer Districts requires written acknowledgement / approval—in addition to acknowledgements / approvals of other service providers (where inter-local agreements may exist or be required), where applicable;
 - c. Storm sewer and natural drainage system, including pipe and culvert sizes, gradients, location of open drainage courses, width of easements, location and size of inlets and catch basins, location and size of detention or retention and/or sedimentation basins, and data indicating the quantity of stormwater entering the subject property naturally from areas outside the property, the quantity of flow at each pickup point (inlet), the quantity of stormwater generated by development of the subject area, and the quantity of stormwater to be discharged at various points to areas outside the subject property. Show location of all detention/retention ponds (See Subdivision Ordinance for Design Standards and Detention Requirements);
 - d. Other applicable utilities (e.g., electric, telephone, etc.) including the type of service and the width of easements, if information is available;
 - e. Statement located on the Plan regarding who will maintain the drainage system;
16. Location of all off-street parking, loading and/or unloading and driveway areas, (See Article 21 & 24);

- a. the type of surfacing;
 - b. width, and depth of parking stalls, including disabled stalls;
 - c. driveway width;
 - d. traffic flow areas for one way traffic;
 - e. angle of parking used;
 - f. number of parking spaces and loading spaces;
17. Circulation system details that include the following: (See Article 24)
- a. Pedestrian walkways, including alignment, grades, type of surfacing, and width;
 - b. Streets and driveways including alignment, grades, type of surfacing, width of pavement, and right-of-way and whether public or private;
 - c. Provisions for access management, which may include, but are not limited to:
 - i. a frontage road (public or private);
 - ii. coordination of curb cuts;
 - iii. curb cut connections accessible to adjoining properties;
 - iv. internal and external traffic control measures and traffic circulation patterns; (See Article 21)
 - d. Location of all above ground and underground storage tanks;
 - e. Location of dumpsters;
 - f. Location of outdoor storage areas.
18. Construction or installation details for the following:
- a. paving, curbing, and sidewalk sections;
 - b. wheelchair ramps and/or curbs;
 - c. on-site traffic/vehicular regulatory signs, including disabled parking stall signage,
 - d. curbcuts;
 - e. garbage storage area enclosure or screening;
 - f. site lighting fixtures;
19. Provisions for control of erosion, hillside slippage, and sedimentation, indicating the temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading, and construction. Show all affected or disturbed areas during construction on or within close proximity of the site (i.e., excavation, fill or storage). Guidelines for development proposed on steep slopes see Article 25;
20. If the proposed site was part of a zone change request, submit a copy of the approved concept development plan or show the relationship of the location of the proposed structure(s) to the approved zone change request;
21. Each applicant shall be required to submit traffic information estimating at minimum peak hour traffic entering and exiting the site under review. This information shall be used by the Plan Commission in determining the location of curb cuts or any additional traffic management controls on each site. When appropriate, a Traffic Impact Assessment may be required to be submitted for review by the Plan Commission (See Article 24);
22. Architectural information including the location of main doors and overhead doors shown on the site plan and the height of all structures noted on the site plan. Architectural elevations and renderings which illustrate the overall external building design, and materials and colors to be used in the building design, shall be provided for sites that are subject to other design review requirements, such as conditions of zone change or Concept Development Plan approval;
23. Location of existing recorded or unrecorded cemeteries, buildings listed on the National Register or

archaeological sites (See Article 25);

24. Location of parking lot and driveway lights and their illumination areas on the project site and adjoining properties (See Article 25);
25. Any development which requires that a public improvement be made as part of the development may require a financial surety to cover the cost of the public improvements. The Planning Director shall determine if a surety is needed.

◆ **SITE PLAN PROCEDURE**

Once all of the required information has been submitted to the Department of Planning & Zoning, *it shall take 1-5 business days to process Minor Site Plans and 6-15 working days to process Major Site Plans.* Approval of a Site Plan shall be good for 2 years, and all requirements of the approved Site Plan must be completed within six months of occupancy. Plan Commission Staff will conduct a post-development site inspection after occupancy of the use, or at the time that the Site Plan approval expires, to verify compliance with the approved Site Plan. A copy of the approved Site Plan shall be retained on the job site until all site improvements have been completed and have been accepted by the City of Aurora Plan Commission.

Information submitted shall be assumed to be complete and accurate. The applicant shall assume responsibility for errors, omissions, and/or inaccuracies resulting in an improper or incomplete application. *The lack of required information may cause the Site Plan to be delayed or denied.*

