

CITY OF TRENTON • SITE PLAN REVIEW APPLICATION

City of Trenton
Planning and Zoning Department
11 E. State Street, Trenton, Ohio
PH (513) 988.6304 Ext. 156
FAX (513) 988.0855

Submit copy directly to:

Nexus Engineering
8080 Beckett Center Dr.
West Chester, OH 45069
ATTN: Mike Novean, PE, PS
PH (513) 860.9130

The site plan and construction drawings for all new nonresidential and multi-family uses and all major changes in the physical characteristics of such uses shall be reviewed by the Planning Commission for compliance with this Zoning Code, with municipal laws, and with generally accepted engineering standards. 1266.01 (a)

Date _____

Owner's Name _____ Phone _____

Property Address _____

Lot number _____ Lot area _____ Lot frontage _____

Builder's name _____

Builder's address _____ Phone _____

Describe proposed work: _____

Elements of site plan review – 1266.02

Site Plan review shall be based on drawings and other assurances submitted by the applicant, showing sufficient detail to facilitate a meaningful review. **Site Plan review shall include but not be limited to, parking areas, interior traffic circulation, building location, ingress/egress, landscaping, lighting, location of waste removal and related screening, sidewalks and pedestrian ways, curbs, gutters, utilities, and storm water management systems.** Site Plan review shall at a minimum be sufficiently comprehensive to assure that the express requirements of this Zoning Code are being met and the public health and safety will be protected.

(4) SETS OF 24"X 36" PLOT PLANS AND CONSTRUCTION DRAWINGS AND (12) SETS OF 11"X 17" PLOT PLANS ARE REQUIRED FOR SUBMITTAL TO THE CITY OF TRENTON. (Show square footage of all existing buildings)

The Commission may require the modification of submitted plans and/or the construction of related on-site and off-site improvements, such as turn lanes and traffic signal modifications, as necessary to bring the project into conformance with this Zoning Code or otherwise to protect the public health or safety from the negative impacts of the development.

At the option of the Planning Commission, the applicant may be required to provide, without expense to the City, a traffic impact study conducted by a traffic/transportation engineer of the City's acceptance.

Any decision of the Planning Commission under Chapter 1266 may be appealed to the Board of Zoning Appeals, but only if brought within 30 days after the decision is rendered.

SIGNATURE _____ DATE _____