

SITE DEVELOPMENT PLAN APPLICATION

Town of Argos
201 W. Walnut St
Argos IN 46501
574-892-5717

Case # _____
Date filed _____

APPLICANT _____

OWNER _____

ADDRESS _____

ADDRESS _____

PHONE _____

PHONE _____

EMAIL _____

FAX _____

ADDRESS OF PROPERTY _____

CURRENT ZONING OF PROPERTY _____

PROPOSED USE (DESCRIBE) _____

SIGNATURE _____

DATE _____

The Applicant must also submit together with this Application:

1. A copy of the deed for the property involved.
2. An Affidavit and Consent of property owner if the property owner is someone other than the Applicant.
3. All supportive information as required by the attached Site Plan Checklist.

Argos Planning Department Zoning Compliance Certificate Site Plan Checklist (Argos- Land Use & Development Code Article 8.4 (B))

All Zoning Compliance Certificate applications that involve alterations to the site (such as new construction, expansions of existing buildings, mineral extraction, change of use, etc.) shall be accompanied by 6 copies of a site plan. Some items listed below may not apply to certain applications. The applicant is responsible for contacting the Town Clerk's Office to mutually identify any information that is not applicable. The applicant is also required to provide any other information requested by the Planning Commission, Chief Code Enforcement Officer, or Utility Superintendent to demonstrate compliance with the requirements of the Land Use & Development Code.

1. A location map showing and clearly identifying the subject property and showing all land within 1 mile of the subject property. The location map should identify the current zoning and use of all property within 1 mile of the subject property.
2. A property survey showing all existing structures, topography, trees with a diameter measured at chest height of 8 inches or greater, floodplain and floodway boundaries (including elevations), rights-of-way, easements, building setback lines, drainage areas, pipes, known tiles, structures, utility services, historic structures, and road accesses.
3. A site plan, drawn to scale and bearing the seal of a professional engineer or land Surveyor clearly showing all aspects of the property and all features relevant to the Site Development Plan, including:
 - a. All proposed setbacks, buffer yards, structure heights, and lot coverage calculations;
 - b. All proposed buildings, structures, fences or walls, areas of outdoor storage, permanent dumpsters, and other improvements;
 - c. All proposed locations and dimensions of road accesses, interior drives, parking lots, loading docks or areas, sight visibility triangles, and interior sidewalks (All public road access shall be subject to the approval of the appropriate governing bodies);
 - d. All proposed open spaces;
 - e. All proposed locations and capacities of public and private utilities (All septic systems shall be subject to the approval of the Marshall County Health Department; all public sewer connections shall be subject to the approval of the appropriate public service provider.);
 - f. All proposed public improvements including sidewalks, street trees, and right-of-way dedications; and
 - g. All proposed locations for temporary uses, such as seasonal sales areas.
4. A landscaping plan, drawn to scale and bearing the seal of a registered landscape architect, architect, engineer, or Surveyor showing all required and proposed landscaping in the site interior, in and adjacent to parking areas, in buffer yards, and street trees. The landscaping plan shall include the identification of the height of the plantings from ground level at the time of installation and the species proposed to be used to meet the requirements of this Code.
5. A sign plan showing the location, height, and dimension of all permanent signs and indications of appropriate locations, heights, and sizes of any anticipated temporary signs.

6. A site drainage plan bearing the seal of a professional architect, engineer or land Survey-or including all calculations required by the Marshall County Surveyor. All site development plans shall be subject to the approval of the Marshall County Drainage Board.

7. A site construction plan showing proposed erosion control measures, the location of any proposed construction trailer and temporary parking, the location, height, and dimensions of any temporary construction-related signage, any temporary site accesses to be used during construction, any temporary utility connections, the location of any stockpiles of dirt, construction materials, and construction waste dumpsters or storage areas.

8. A detailed statement of the characteristics and operation of the development, including the population densities, and number of potential employees.

9. The detail statement shall include any written commitments being made regarding the site development plan.