



CLUSTER DEVELOPMENT APPLICATION

A preliminary meeting with the Staff of the Hamilton Township Planning and Zoning Department in advance of the application is strongly recommended. Early coordination can avoid false-starts which are costly and time consuming.

A. Procedural Requirements: The initial application and Cluster Development Plan shall be submitted to the Administrator of the Planning and Zoning Department. The application and development plan shall be reviewed for completeness, and then forwarded to the Hamilton Township Trustees and the Hamilton Township Law Director. The Hamilton Township Planning and Zoning Administrator shall consider the application and development plan along with the recommendations of the Township Trustees and the Township Law Director. Appeals to the determination of the Planning and Zoning Administrator may be made to the Hamilton Township Board of Zoning Appeals.

B. Application Requirements: In order for a parcel to be considered for a Cluster Development, the following information shall be submitted:

1. A completed application form for a Cluster Development, available from the Hamilton Township Planning and Zoning Department. The application form shall be fully completed and returned in triplicate with 10 copies of the Cluster Development Plan.
2. Area map showing adjacent property owners and existing land uses within two hundred (200) feet of the parcel;
3. An overall map of Hamilton Township showing the proposed project location.
4. A legal description of the metes and bounds of the parcel;
5. Area map showing the applicant's entire holding, the portion of the applicant's property under consideration and all properties, subdivisions, streets and all known easements within two-hundred (200) feet of the applicant's property;
6. A topographic map showing contour intervals of not more than five (5) feet of elevation;
7. A Cluster Development Plan which clearly indicates the following information:
 - a. Title of the drawing including name and address of the applicant;
 - b. North point, scale and date;
 - c. Boundaries of the property plotted to scale;
 - d. Existing topographic features of the site and water courses, including the location of the one-hundred (100) year flood plain of any river or stream;
 - e. The location, arrangement and design of all proposed lots, with ingress and egress drives thereto;
 - f. The location, size and proposed development of all open spaces including parks, playgrounds, and open spaces, location of existing or proposed site improvements, including drains, culverts, retaining walls and fences; descriptions of sewage disposal and locations of such facilities;
 - g. Location of the pedestrian walkway system;
 - h. Required buffer areas and anticipated landscaping feature locations;
 - i. Anticipate lighting and signage locations. Interior roadways and all existing right-of-ways and easements, whether public or private;
 - j. Calculated residential density in dwelling units per gross acre;
 - k. Interior open space system measured in acres;
 - l. Principle ties to the community at large with respect to transportation, water supply and sewage disposal shall be indicated.
8. A statement of how common open space is to be owned and maintained.