Final Development Plan

Project Name:_____

Project Address:_____

(a) An accurate, legal description prepared or certified by a registered surveyor of the state;
□ Yes □ No □ n/a _____

(b) An area map showing the relationship of the site to existing development and including existing property lines, easements, utilities and street rights-of-way of the subject property and property within 200 feet of the site, and zoning district boundaries;
□ Yes □ No □ n/a _____

(c) A final development plan, prepared by a qualified professional and drawn to an appropriate scale, indicating the following:

(1) Location of all fee-simple lots for single-family detached dwelling units;
□ Yes □ No □ n/a _____

(2) Use, location, and height of existing and proposed buildings and structures other than proposed single-family detached dwelling units on fee-simple lots;
□ Yes □ No □ n/a _____

(3) Location of all public rights-of-way and private streets;
□ Yes □ No □ n/a _____

(4) Location and configuration of vehicular circulation, including off-street parking and loading areas; the arrangement of internal and in-out traffic movement, including access roads and drives; lane and other pavement markings to direct and control parking and circulation; and the location of signs related to parking and traffic control;
□ Yes □ No □ n/a _____

(5) Location of proposed and existing structures, including fences, walls, signs, and lighting;
□ Yes □ No □ n/a _____

(6) Location and layout of all proposed and existing outdoor storage areas, including storage of waste materials and location of trash receptacles;
□ Yes □ No □ n/a _____

(7) Sanitary sewers, water and other utilities, including fire hydrants, as required, and proposed drainage and storm water management;
□ Yes □ No □ n/a _____

(8) Dimensions of all buildings, setbacks, parking areas, drives and walkways;
□ Yes □ No □ n/a _____

(9) Location of common areas including a description of the size of any common open space; and
□ Yes □ No □ n/a _____

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(10) Overall building and/or accessory building elevations drawn to scale with four (4) sides showing and an architectural design concept showing what the buildings will look like including renderings.

□ Yes □ No □ n/a _____

(d) Topographic maps showing existing and proposed grading contours and major vegetation features, including existing trees with a caliper of four or more inches, wooded areas, wetlands and other environmental features;

□ Yes □ No □ n/a _____

(e) Proposed landscaping and screening plans indicating the preliminary description of the location and nature of existing and proposed vegetation, landscaping, screening elements and any existing trees to be removed;

□ Yes □ No □ n/a _____

(f) Water management and sediment control plans;

□ Yes □ No □ n/a _____

(g) Illumination plan, including but not limited to light pole heights and locations, average foot candle calculations and location of house side shields;

□ Yes □ No □ n/a _____

(h) Preliminary architectural plans for the proposed development or use showing exterior elevations and building floor plans, site construction materials, and signs, prepared and certified by a professional engineer, architect, or surveyor;

□ Yes □ No □ n/a _____

(i) Summary table showing total acres of the proposed development, the number of acres devoted to each type of use including streets and open space, and the number of proposed units by type, building coverage, pavement coverage and acreage devoted to open space;

□ Yes □ No □ n/a _____

(j) Subdivision plat, if appropriate;

□ Yes □ No □ n/a _____

(k) If a phased development includes improvements that are designed to relate to, benefit, or be used by the entire development, then for the first phase the applicant shall submit a proposed schedule for completion of such improvements. The schedule shall relate completion of such improvements to completion of one or more phases of the entire development;

□ Yes □ No □ n/a _____

(l) The substance of covenants, grants of easements, or other restrictions which will be imposed upon the use of the land, buildings, and structures, including proposed easements or grants for public utilities and joint developments and/or legal documentation establishing a homeowners association or other legal entity responsible for control over required common areas and facilities. If the project is a phased development, such legal documentation shall be submitted with the first phase;

□ Yes □ No □ n/a _____

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(m) For nonresidential projects that are located adjacent to or across the street from a residential district the applicant shall submit a list of all record title holders of property immediately adjacent to, adjoining, abutting or directly across the street from the property to which the development plan pertains. The information shall include the addresses and permanent parcel numbers, as shown on the current tax duplicate in the office of the County Treasurer;

□ Yes □ No □ n/a _____

(n) Notification of any hazardous materials that the applicant plans to store on the site;

□ Yes □ No □ n/a _____

(o) Other information necessary for the evaluation of the final development plan as deemed necessary by the Building Inspector; and

□ Yes □ No □ n/a _____

(p) Electronic copy of design drawings for all property lines, streets, trails, sidewalks, street lighting and facilities, existing and proposed utilities, easements, storm basins and structures. These drawings shall be submitted to the City in an acceptable digital format.

□ Yes □ No □ n/a _____

NOTES:

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