



## BOURBON COUNTY JOINT PLANNING COMMISSION

### DEVELOPMENT PLAN CHECKLIST

*Excerpt from the Subdivision and Development Regulations.*

At a minimum, and in conformance with all standards found in the Bourbon County Subdivision Regulations and the City of Paris Zoning Ordinance, the following information shall be included in the Development Plan unless accompanied by a request for waiver. This checklist shall not be considered a substitute for a careful review of the ordinance requirements found in these regulations.

#### CHECKLIST FOR BOTH PLATS AND PLANS

Note: Fee should be paid with application. Comments on the plan must be addressed and returned with full size revised plats or plans by the corrections deadline.

YES	NO	
_____	_____	Title block with label "Preliminary Development Plan", name and address of development, name and address of builder, owner or developer.
_____	_____	Name, address, signature and seal of the professional responsible for the preparation of the plan.
_____	_____	Scale, drawn no less than one (1) inch equals one hundred (100) feet; north arrow.
_____	_____	Site statistics; total area, number of lots, size of lots, building coverage ratio, number of units, area in open space, area in parking area for dedication.
_____	_____	Vicinity map; oriented in the same direction as the design scheme, showing the proposed development and surrounding land, including existing roads with at least one intersection, stream or other landmark for common reference.
_____	_____	Names of adjacent property owners.
_____	_____	Zoning and land use for property and adjacent property.
_____	_____	Topography with contour interval of five (5) feet or less, for existing and proposed changes, spot elevations.
_____	_____	Lengths of property boundary lines.
_____	_____	Location and dimensions of easements and encroachments.
_____	_____	Location and dimensions of driveways, streets, sidewalks, parking spaces, access points. Show proposed circulation patterns for vehicles, pedestrians and bicycles, within the development and the adjoining area; calculate anticipated trip generation.
_____	_____	Location, length, dimensions of buildings and structures; finished floor elevation (FFE), total floor area, building height.
_____	_____	Rendering/drawing of proposed buildings showing building materials and street-level view of facade.

Landscape Plan: Location, dimensions for screening, landscaping, buffering (Chapter 81: Landscape Buffer Regulations)

Parks and Open Space: Location, dimensions of recreational, and other open space areas.

Yard setbacks: Show front, side, and rear yard setbacks. Show distances from existing buildings.

Include street cross-section drawings.

Location of service areas, off-street loading areas, dumpsters, trash receptacles.

Stormwater Runoff Plan: Include the location of catch basins, manholes, retention/detention basins, drainage calculations, and design details for retention/detention.

Signage: Location, dimension and height of signage (Chapter 80.202 Signs and Outdoor Advertising)

Description of an erosion control plan.

Additional utilities information, including location of fire hydrants, size and location of lines and location of appurtenances; location and type of private sewage disposal system which a public system is not available.

Certification from water and sewer utilities, health department, city/county road department, fire protection and school capacity stating their ability to provide services or accept dedicated areas.

Owner's certificate.

Certificate of approval by the Chairman of the Planning Commission.

Copy of proposed restrictions and covenants if applicable.