

# VILLAGE OF NORTH BEND, OHIO

## FINAL DEVELOPMENT PLAN

### REQUIREMENTS FOR SUBMISSION

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CASE NAME:

APPLICANT:

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After a Preliminary Development Plan is approved as part of a zoning amendment by the Village Council, a Final Development Plan (as described below) must be reviewed and approved by the Village Planning Commission. Following approval of the Final Development Plan (FDP) by the Village Planning Commission, the applicant must submit five (5) signed copies of the FDP to the Village. This step must be completed prior to issuance of any zoning certificate or building permits.

This checklist (complete and signed) must be submitted with the Final Development Plan (FDP).

Please read all instructions.

\_\_\_ 1. SUBMISSION DEADLINE: \_\_\_/\_\_\_/\_\_\_ . The Final Development Plan must be submitted **THREE WEEKS IN ADVANCE** in order to be placed on the Village Planning Commission agenda on the third Wednesday of each month or as otherwise scheduled. Earlier submission is recommended to assure adequate time for revisions and corrections prior to the submission deadline. Plans that are not complete at the time of the submittal deadline will not be accepted for processing by staff nor placed on the agenda for Planning Commission review.

\_\_\_ 2. REQUIRED DOCUMENTS:

- \_\_\_ a. Submit FIVE (5) COPIES of the Final Development Plan including all information listed in Section 3.
- \_\_\_ b. Submit FIVE (5) COPIES of each separate sheet as listed in items 3c, 3d, 3e and 3f.
- \_\_\_ c. Submit this completed form ("Requirements for Submission") with signature and date of submission.
- \_\_\_ d. Submit a letter of request for placement on agenda of next Planning Commission meeting.
- \_\_\_ e. Submit FIVE (5) COPIES of the Final Development Plan reduced to 8 1/2 x 11 inches.

\_\_\_ 3. CONTENT OF FINAL DEVELOPMENT PLAN:

All of the items in this section are an integral part of the Final Development Plan; incomplete applications will not be accepted for processing by staff nor placed on the agenda for Planning Commission review. The Final Development Plan must include each of the following items.

\_\_\_ a. Identification

- \_\_\_ 1. Each sheet must be titled "Final Development Plan" with the name of the project and subtitle of the particular drawing.
- \_\_\_ 2. Each sheet must contain a sheet number and the total number of sheets being submitted.
- \_\_\_ 3. The subject property and all easements must be identified by metes and bounds and dimensions.

\_\_\_ b. Conformance to Preliminary Development Plan

Include all items required on the Preliminary Development Plan (conforming to established limits, conditions and required revisions) complete with all necessary details, dimensions, and specifications to enable final review and enforcement.

\_\_\_ c. Grading Plan (may be a separate sheet)

Indicate proposed contours in solid lines at five (5) foot intervals or less; and existing contours in dashed lines. Use two (2) foot intervals where necessary to adequately indicate storm drainage.

\_\_\_ d. Landscape Plan (may be a separate sheet)

A landscape plan for perimeter buffers and other required areas shall be prepared by a registered landscape architect or nurseryman, complete with all necessary details and specifications (i.e. type, size & quantity) for new landscaping features, a depiction of existing landscaping and tree masses that are to remain, and specifications for soil erosion and sedimentation control.

\_\_\_ e. Lighting & Sign Plan (may be a separate sheet)

Specify the location, dimensions, details, and specifications for all signs and exterior lights, including height, type of standards, radius of lights, and intensity in footcandles.

\_\_\_ f. Floor Plans and Elevations (may be a separate sheet)

Submit typical floor plans and elevations if requested for final review.

\_\_\_ g. Revisions and Conditions

The Final Development Plan shall be in conformance with all revisions and conditions regarding:

- \_\_\_ 1. Sanitary sewerage as recommended by the Metropolitan Sewer District and the Ohio Environmental Protection Agency.
- \_\_\_ 2. Surface drainage as recommended by the Village Engineer.

- \_\_\_ 3. Right-of-way, access, circulation, and other improvements as recommended by the Village Engineer and/or the Ohio Department of Transportation.
- \_\_\_ 4. Water supply, water pressure, access for emergency vehicles, and other fire prevention measures as recommended by the Fire Prevention Officer.
- \_\_\_ 5. Erosion and sedimentation control as recommended by the Village Engineer.
- \_\_\_ 6. Restrictive covenants contained in the Village Council zone amendment approval; and
- \_\_\_ 7. Other conditions and/or restrictive covenants applicable to the property.

\_\_\_ h. Restrictive Covenants

All Restrictive Covenants itemized in the Village Council Resolution of Approval must be printed on the Final Development Plan.

\_\_\_ i. Registration Stamp

Each sheet must contain the stamp, seal or other professional identification and the signature of the architect, landscape architect, professional planner, or civil engineer who prepared each respective element of the Final Development Plan.

\_\_\_ j. Processing Fee

A check in the amount of One Thousand Two Hundred Fifty-Four Dollars and Seventy-Five Cents (\$1,254.75) made payable to the "Hamilton County Treasurer") must accompany this checklist.

\_\_\_ k. Plan-Color/Presentation Copy

The applicant is required to submit a colored or shaded Final Development Plan one week prior to the Village Planning Commission meeting. The colored FDP Plan shall be mounted and cannot be smaller than 24"x36". This Plan will be kept as part of the official file.

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Person preparing checklist (applicant or representative)

Date submitted

For Office Purposes Only:

Application Received:	_____
Fee Amount:	_____
Check Number:	_____