

153.054(C)

(C) *Contents of final development plan application.* The application shall include the maps, plans, designs and supplementary documents itemized below. Copies of the maps, plans, designs and supplementary documents shall be submitted. Final development plans are intended to be detailed refinements for development and, as such, shall be accurate, detailed representations of the total aspects of the approved preliminary development plan. The applicant shall submit a number of copies as determined by the Director of Planning. The information submitted shall include the following:

- (1) Completed application form along with the application fee.
- (2) Vicinity map showing the relationship of the area of the final development plan to the entire Planned Development District and including existing structures, property lines, easements, utilities, and street rights-of-way of the subject property and property within 500 feet of the site;
- (3) Regional context map. A map of the proposed site and all areas within 2,000 feet in all directions showing both the basics of the proposed layout contained in the application and the property lines of the adjacent areas on a drawing that is 11 inches by 17 inches.
- (4) Final subdivision plat. A final plat shall be submitted in accordance with [Chapter 152](#), Subdivision Regulations, if the proposed development includes the subdivision of land and a final plat has not already been approved;
- (5) Legal description of the property, if a final plat is not submitted, with accurate distances and bearings from an established monument on the project to the three nearest established street lines or official monuments; and stamped or sealed evidence from a surveyor registered in the State of Ohio or engineer that the monuments actually exist and that all dimensional and geodetic details are correct;
- (6) Final development plan map prepared by a qualified professional such as a licensed architect, surveyor, engineer or landscape architect, and drawn to an appropriate scale indicating the following items, to the extent that the information is not already shown on the final subdivision plat or construction drawings for a subdivision:
 - (a) A bar scale, north arrow, and total acreage of the area that is the subject of the final development plan, and accurate location of all monuments;
 - (b) Radii, arcs, points of tangency, central angles for all curvilinear street, radii for all rounded corners, and length of all straight center line between curves on all public and private street;
 - (c) The right-of-way lines of adjoining streets and alleys with their width and names, and indicating the edge of pavement and centerline;
 - (d) All lot lines and easements with their dimensions;
 - (e) The dimensions and locations of proposed structures, buildings, streets, parking areas, yards, playgrounds, school sites and other public or private facilities; the proposed pedestrian and bike path systems; 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;
 - (f) Location of existing and proposed structures including fences, walls, signs, and lighting;
 - (g) Location and layout of all proposed and existing outdoor storage areas including storage of waste materials and location of trash receptacles;
 - (h) Sanitary sewers, water and other utilities including fire hydrants, as required, and proposed drainage and storm water management;
 - (i) Delineation and identification of areas to be dedicated or reserved for public use, provided those areas are acceptable to the city, with the purposes indicated thereon, and of any area to be reserved by deed covenant for the common use of all property owners, listing who will maintain the acreage of such areas, or indicating if it is to be dedicated or reserved and the proposed timing of dedication or reservation;
 - (j) Space for signatures of the owner, and applicant if different that the owner, and the Planning and Zoning Commission Secretary, and the date of Commission approval;
 - (k) 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 dwelling units by type, building square footage, number of parking spaces, pavement coverage, impervious surface area and acreage devoted to open space, private streets, and other public facilities.
- (7) Proposed utilities. Verification of availability of all utilities, including water, sanitary sewer, gas, electric, cable, etc., and indication of all utility line extensions;
- (8) Additional plans for proposed development.

(a) Topographic maps showing existing and proposed grading contours, water courses, wetlands and flood plains and other flood hazard boundaries and information;

(b) Landscaping and screening plans as required by § [153.136\(A\)](#);

(c) A tree preservation plan, tree survey and tree replacement plan required by §§ [153.143](#), [153.144](#), and [153.146](#);

(d) A lighting plan, including, but not limited to, light pole heights and locations, building accent lighting, pedestrian lighting, average footcandle calculations minimum foot-candles and maximum foot-candles.

(e) A dimensioned sign plan indicating the character, material, dimensions, location, shape, color(s) and type of illumination of signs;

(f) Architectural plans for the proposed development, showing all exterior elevations and building floor plans, colors, materials, and other details to indicate the type of architectural style proposed for the development and conformity with applicable appearance standards, prepared by a licensed architect;

(g) Construction plans for all public improvements, site grading, and required development practices specified by the city code.

(9) Ownership. The ownership interests of the subject property, including liens and easements, and the nature of the developer's interest if not the owner.

(10) Covenants, easements and restrictions.

(a) 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 proper acknowledgment of owners and/or holders of mortgages accepting such restrictions.

(b) For projects that include any area for common use of or to be maintained by multiple property owners, the association's bylaws or code of regulations, which shall include provisions that comply with the following requirements:

1. Membership in the association shall be mandatory for all purchasers of lots in the development or units in a condominium;

2. The association shall be responsible for maintenance, control, and insurance of common areas;

3. The association shall have the power to impose assessments on members for the maintenance, control and insurance of common facilities, and have the power to place liens against individual properties for failure to pay assessments;

4. The association shall have the authority to enforce reasonable rules and regulations governing the use of, and payment of assessments for maintenance, control and insurance of, common facilities by such means as reasonable monetary fines, suspension of the right to vote and the right to use any common recreational facilities, the right to suspend any services provided by the association to any owner, and the right to exercise self-help to cure violations;

5. The conditions and timing of transfer of control from the developer to the unit or lot owners shall be specified;

6. The association shall convey to the city and other appropriate governmental bodies, after proper notice, the right to entrance to any common facilities for emergency purposes or in the event of nonperformance of maintenance or improvements affecting the public health, safety and welfare. The city shall have the right, after proper notice, to make improvements and perform maintenance functions. In addition, the city shall have the right to proceed against the association for reimbursements of said costs, including the right to file liens against individual condominium units, houses and vacant building lots.

(c) The provisions and authority for any required architectural review that may control any aspect of the project beyond the city requirements.

(11) Modifications. A statement identifying any aspect of the final development plan in which the applicant is requesting a modification from the preliminary development plan, pursuant to § [153.053\(E\)](#).

(12) Updated existing conditions. An updated/revised map of existing conditions indicating all changes since the map was submitted with the preliminary development plan.

(13) Table of contents. Table of contents or other index indicating where each of the plan submission requirements is located within the application package (page number of narrative or drawing).