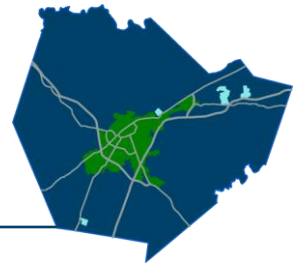


Site Development Plan Application



Elements of Detailed Site Development Plan

*See Section 3.12.6 of Joint Zoning Ordinance of Warren County

- Name of development, name and addresses of owners, developers, engineers, surveyors, landscape architects, and architects; vicinity map with accurate measurements to existing streets, date, scale, source of title and north arrow.
- Existing topography with a contour interval not greater than 2 feet unless specifically waived by the Planning Commission. Proposed contours with a contour interval corresponding to the existing contour interval may also be required.
- Names of adjacent subdivisions and/or names of recorded owners of adjacent unsubdivided land.
- Names, location, arrangement and dimensions of all existing platted streets, driveways or other public ways within or adjacent to the property and existing utility easements.
- Names, location, arrangement and dimensions of proposed streets and driveways or other public ways, including width of rights-of-way, parking areas and number of parking spaces (including total area of off-street parking), points of ingress and egress and sight distances of all entrances to existing streets.
- Building setback lines or building envelopes whichever is appropriate.
- Preliminary size and location of all proposed underground utilities lines -- water, sewer, gas, telephone and cable television, if applicable.
- A topographic survey of the site. Upon review of the survey, a drainage plan may be required.
- An erosion and sedimentation control plan.
- A post-construction stormwater quality plan.
- Copy of proposed property owners association covenant or master deed or restrictions if applicable.
- Lot size and location.

Site Development Plan Application



- Height, floor area and arrangement of proposed buildings or structures and number of dwelling units.
- Location of all existing buildings, structures and parking.
- Boundary survey including area and bearings and dimensions of all exterior property lines.
- When mixed uses are proposed, show location of these uses by general type, i.e., commercial, industrial, office and residential.
- Existing tree masses, significant rock outcroppings, streams, flood plains, karst features and other natural features.
- Provisions for landscaping, if applicable Landscaping plan that meets the requirements of this ordinance.
- Recreational and open space area, if applicable.
- Proposed stages of development if applicable and the anticipated time required to develop each stage.
- Traffic impact study prepared and stamped by a professional engineer qualified in transportation engineering (PTOE), if applicable.
- All site development plans shall be drawn to a sufficient scale to clearly delineate the applicant's proposed use and development of the subject property. Such scale shall be indicated on the site development plan.
- Pavement Design
- Fire Protection Plan
- Building Elevations to verify building material requirements, if applicable,