**`DEVELOPMENT PLAN REQUIREMENTS**

**London City Ordinance No. 2020-08**

1. The plan shall show the proposed **entrance and/or exit.** ***Section 304.6.1, Page 103***

2. The plan shall be stamped by **a licensed land surveyor** Licensed by the State of Kentucky. ***Section 303.6 Page 83***

3. The Building Inspector shall approve or disapprove the proposed entrance or exits.

The **width**, condition, and characteristics **of the street** into which **the ingress or egress is attaching. *Section 304.6.1.1, Page 103***

4. **Single building per residential lot**, unless approval under a Conditional Use Permit.

***Section 304.5.1, Page 101***

5. The development must meet all setback requirements of the zone in which the development is located**. Section 202.3 page 28 & page 29 & (DIMENTIONAL REQUIREMENTS)**

6. The development shall provide adequate access entrances and exits as not to increase congestion at intersections**. Right-of-way 40 feet & Pavement width 20 feet & Lane Width 10 feet for Local Minor street Section 304.6.1.2 Page 104**

7. **Off Street Parking:** **Section 202.3, 203.4** Off street parking shall be provided on the site only. Parking areas shall be hard surface concrete of asphalt and shall provide two (2) parking spaces per dwelling unit. **Page 33**

8. **Off Street Parking Arrangement:** **Section 202.3**, Off street parking shall be arranged so a vehicle shall exit the parking lot in a forward motion**. Page 28**

9. **Procedure:** Before attempting to obtain approval from the Planning Commission or begin any construction, the developer shall prepare a site plan showing the lot dimensions, bearings of the parcel intended to be developed. The intended general layout or design and improvements to be installed on the land.

***Section 304.1 Page No. 88 & Section 304.2 Page 88, Section 401.1 Page 114,***

The distances from lot lines, the established street grades and proposed finish grades.

**Section 303.6 Page 83 & 84 PLAT CHECKLIST**

10. **Erosion Control Plan:** The developer shall submit an erosion control plan which meets the requirements of ***Section 304.3 Pages 88 through 92.***

11. **Licensed, Professional Land Surveyor Required:** The site plan shall be to scale and stamped by a licensed, professional land surveyor, licensed by the State of Kentucky.

**Section 303.6 page 83, *Section 303.8 Page 85 (CERTIFICATE OF ACCURACY)***

12. The developer shall submit construction documents of the proposed building/s drawn to scale with sufficient clarity and detail dimensions to show the nature and character of the work being performed. ***Section 200.2, Page 13 & Page 14.***

13. **Public Utilities/Facilities:** The proposed development shall be considered in terms of required service by the sanitary sewer facilities, water supply, storm water drainage, and energy supply.

**Plans required:** The developer shall submit plans for the proposed sanitary sewer with the filing of a plat of the development to the Building Inspector & the London Utility Commission for approval. Such plans shall be prepared by a registered civil engineer.

***Section 304.7. Page 109 .***

14. **Plans Required**: The developer shall submit a detailed storm water management plan to the London Utility Commission for their review and approval. Provisions shall be made by the developer for the channelization of storm water runoff by means of a storm water drainage system designed to handle the runoff from storms occurring on an average frequency of twenty five years. ***Section 304.7.2. Pages 109 & 110.***

15. **Plans Required:** The developer shall submit plans for the proposed water system to the London Utility Commission for review and approval. The pans shall be sufficient to satisfy the needs of both domestic use and fire protection. Approval shall be obtained prior to issuance of a Building Permit. ***Section 304.7.3 Pages 110 thru 112.***

16. **Plans Required:** When an application for a development plan has been submitted a buffer area may be required by the zoning regulations.

**See Section 304.4.3, Page 93.**