



**Application/Submission Requirements  
Colerain Township Zoning Commission  
for Final Development Plan**

For office use only:

**Case #:**

See Zoning Resolution Section 4.3 for full description of the FDP review process. For questions, clarification, and confirmation of meeting times, please call the Colerain Township Planning & Zoning Department at (513) 385-7505.

**All required items must be submitted by the published deadline for the desired Zoning Commission meeting.**

**NAME OF PROJECT:** \_\_\_\_\_

**PROPERTY ADDRESS:** \_\_\_\_\_

- Application letter signed by the applicant, describing conformance with the approved zone change resolution and preliminary plan. (10 copies)
- Application fee
- Performance bond for landscaping and/or storm drainage facilities (if applicable)

**Drawing Copies required:**

Ten (10) full size copies of the drawings listed below, signed and stamped by registered professional preparer. These should be folded to 8.5" x 11", with title block visible.

Ten (10) 11" x 17" copies of the drawings listed below.

Digital version REQUIRED for each of the drawings listed below, in JPEG or PDF format (use colors readable on white background), on CD. To email, contact the Planning & Zoning Dept. for contact: 513-385-7505.

**Site Drawing(s) shall include:**

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| <ul style="list-style-type: none"> <li><input type="checkbox"/> Property lines, dimensions, and orientations.</li> <li><input type="checkbox"/> Adjacent streets and rights-of-way.</li> <li><input type="checkbox"/> Proposed new construction and site work.</li> <li><input type="checkbox"/> Equipment, outbuildings, dumpster locations, etc. that will be visible on the site.</li> <li><input type="checkbox"/> Total gross and net acreage of the site and square footage of proposed buildings.</li> <li><input type="checkbox"/> Proposed flood plain drainage and control measures.</li> <li><input type="checkbox"/> Watershed details for site and within 200 feet around site. Include GPM calculations for expected runoff for 5, 10, and 50 year storms.</li> <li><input type="checkbox"/> Proposed site drainage, including water retention/detention and sedimentation control measures.</li> <li><input type="checkbox"/> Building downspouts and storm sewer sizes and locations.</li> <li><input type="checkbox"/> Legal descriptions for easements and other site restrictions.</li> <li><input type="checkbox"/> Setbacks and rights-of-way.</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Parking and loading configuration, including calculation of total spaces, criteria used to determine total needed, pavement detail, curb location, curb detail, and aisle and stall dimensions.</li> <li><input type="checkbox"/> Existing site contours (5' minimum) and proposed grading plan.</li> <li><input type="checkbox"/> Impervious surface ratio (for non-single family projects).</li> <li><input type="checkbox"/> Location(s) of any proposed ground signage.</li> <li><input type="checkbox"/> All restrictive covenants required by the zone change and preliminary development plan Resolution adopted by the Colerain Township Board of Trustees.</li> <li><input type="checkbox"/> Other applicable conditions and/or restrictive covenants.</li> <li><input type="checkbox"/> Deed of Acceptance signed by owners. (After approval).*</li> <li><input type="checkbox"/> Declaration of Condominium (if applicable).</li> </ul> |
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**\*AFTER FDP IS APPROVED, FINAL SITE PLAN MUST BE SUBMITTED LISTING DATE OF APPROVAL AND CONDITIONS.**

**Landscape Drawing(s) shall include:**

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- Clearing limits and existing plant material that is to remain, including an indication of the size of all major trees, shrubs, etc. Existing trees of four-inch caliper and greater must be shown if subject to removal. (Size and extent may be conveyed by photograph.)
- Proposed new landscaping including notation indicating size and species of all new plants.
- Existing landscaping on adjacent properties must be indicated if it influences the landscape planning for the site under construction (may be conveyed by photograph).

**Building Drawing(s) shall include:**

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- A building plan for each building, showing the interior layout of the building and overall dimensions.
- Exterior elevations shall show all major mechanical equipment, satellite dishes, etc. that will be located on the exterior of the building and the method(s) of screening these items.
- Exterior elevations of all sides of proposed new construction (including significant renovation). Building materials should be noted. (For additions to existing buildings, sufficient portions of the existing building shall be shown in elevation to convey an understanding of the relationship between new construction and existing.
- A roof plan shall be submitted if any major items of equipment are to be located on the roof. (Drawings, photographs, and/or manufacturer's literature may be required to convey the size and character of these items.)

**Lighting and Signage Drawing(s) shall include:**

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- Text, color, dimensions, character, and location of all existing and proposed signage. (Building mounted signage may be shown on the building elevations.)
- Location, dimensions, details and specifications for exterior lights, including type of standards and radius of lights.
- Photometric chart showing intensity in footcandles across the site and at property lines.

**APPLICANT:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**TELEPHONE NO./EMAIL:** \_\_\_\_\_

**Checklist completed by:** \_\_\_\_\_  
(print or type name)

**Signature:** \_\_\_\_\_

<i>For Office Use Only:</i>
Fees Paid:
CD enclosed:
Performance Bond Paid:
Zoning Commission: