

**APPLICATION FOR A FINAL DEVELOPMENT PLAN
CITY OF PATASKALA**

The applicant shall submit a copy of this form, along with fifteen (15) copies of the supplementary material, to the office of the Zoning Inspector for the City of Pataskala. For further information related to the application process, please refer to Chapter 1255, Planned Development Districts, of the City of Pataskala Codified Ordinances. Application shall include a fee as specified by City Ordinance.

1. Name of Applicant _____
Address _____ Zip Code _____
Telephone: (Home) _____ (Business) _____ (Fax) _____
2. Name of Property Owner _____
Address _____ Zip Code _____
Telephone: (Home) _____ (Business) _____ (Fax) _____
3. Location/Address of Property _____
4. What is the Existing District? _____
5. What is the Existing Use of the Property? _____
6. Description of Conditional Use _____
7. The final development plan shall contain the following information:
 - a. The boundaries of the property which is the subject of the Final Development Plan with accurate distances and bearings from an established monument of the project to the three nearest established street lines or official monuments;
 - b. All municipal, corporation, township and county lines and section lines traversing or immediately adjacent to the property which is the subject of the Final Development Plan, and adjacent subdivision boundaries within 200 feet of such property, accurately referenced to the boundaries of the project by bearings and distances;
 - c. A bar scale, north point, legal description and total acreage of the area which is the subject of the Final Development Plan;
 - d. Accurate location of all monuments, which shall be concrete six inches by six inches by thirty inches with iron pipe cast in center, one such monument to be placed at each corner and at each change of direction of the boundary, at each street intersection and at the beginning and end of curves on one side of the street;
 - e. A certificate by a surveyor registered in the State of Ohio that the plan represents a survey made by him and that the monuments shown actually exist and that all dimensional and geodetic details are correct;
 - f. Accurate outlines, dimensions and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed covenant for the common use of all property owners, and the acreage of such reserved areas;
 - g. The lines of adjoining streets and alleys with their width and names;
 - h. All lots lines and easements with their dimensions;
 - i. Radii, arcs, points of tangency, central angles for all curvilinear streets, and radii for all rounded corners;
 - j. The dimensions and locations of proposed structures, buildings, streets, parking areas, yards, playgrounds, school site, open spaces, and other public and private facilities;

- k. A detailed statement of all uses proposed to be established indicated in the areas to be occupied by each use and the anticipated density of population and building density or square feet/acre;
- l. Detailed engineering plans for the provisions of all streets and utilities including provisions for off-site connections and facilities necessary to serve the entire area which is the subject of the Final Development Plan;
- m. Detailed engineering site grading plans including proposed finished grades. (This provision shall not apply to those areas of Final Development Plan indicated for development of one or two family building sites);
- n. Proposed drainage facilities to include drainage patterns, proposed storm drain lines, detention/retention basins and structures, and the design storm used as the basis for sizing facilities and flood surcharge conditions that exceed the facilities design capacity shall be indicated and shown on the site grading plan to be approved by the City Engineer;
- o. Detailed landscaping plans as required in Chapter 1283;
- p. Architectural drawings demonstrating the design and character of the proposed structures, buildings, uses and facilities and the physical relationship of all elements; (In a one or two story building site this provision is intended to demonstrate the exterior design, character and general element of and within the plan and it is not intended to require a detailed presentation by the applicant. However, it should provide sufficient detail to enable the Planning and Zoning Commission to make a decision);
- q. All proposed restrictions or reference made thereto and proper acknowledgment of owners and/or holders of mortgages accepting such restrictions;
- r. Evidence that the applicant has sufficient control over the land in question to initiate the proposed project;
- s. A certificate to the effect that the owner will dedicate to public use the appropriate uses, streets, parks and other lands intended for public use, provided those areas are acceptable to the City;
- t. A tabulation showing the exact area of each lot, reserve or other parcel shown on the plan (other than streets and alleys), such areas to be computed inclusive of and after the extension of lot or parcel lines to the center lines of contiguous public ways, such as streets and parking areas;
- u. Approval of detailed water and sewer engineering plans by the appropriate public utility or other appropriate public entity;
- v. Space for the signatures of all required municipal officials;
- w. Location and character of all signs;
- x. The proposed size, location, ownership and use of nonresidential portions of the tract, including usable open areas, parks, playgrounds, school sites, other public areas and open spaces, and the internal circulation patterns for resident's of the Planned Development District as well as connections to existing or future adjacent areas. (Ord. 2002-3434. Passed 5-6-02).

I certify that the information and facts provided on and with this application are true and correct.

APPLICANT

DATE

Action by the Planning & Zoning Commission (to be completed by the Zoning Clerk).

APPROVED _____ DISAPPROVED _____

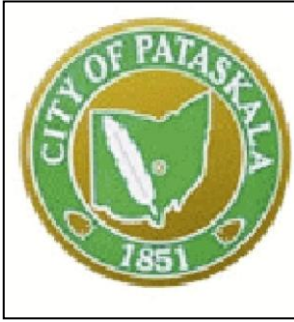
CONDITIONS _____

DATE OF DECISION _____

PLANNING AND ZONING COMMISSION CHAIRPERSON _____

ZONING INSPECTOR _____

Distribution: Applicant - White Zoning Inspector - Canary City of Pataskala – Pink



Planning & Zoning Department

Dianne Harris, Director of Planning

Susan Thompson, Zoning Clerk

621 West Broad Street

Pataskala, Ohio 43062-0302

740.927.4910 (Office) 740.927.6269 (Fax)

www.ci.pataskala.oh.us

ACKNOWLEDGMENT FORM

The following information must be provided to the City of Pataskala Zoning Department at the time of submittal for the following types of application: Appeals, Zoning Amendments, Variances, Conditional Uses, Transportation Corridor Overlay District, Similar Use and Preliminary or Final Development Plans for Planned Development Districts.

A list of all property owners within 200 feet or two (2) parcels from any point of the perimeter of the property line of the parcel(s) proposed to be rezoned, whichever method provides for a greater number of owners, and their mailing addresses as appearing on the Licking County Auditor's current tax list. The applicant shall also provide a list of the addresses of all property within the above referenced boundaries. The applicant must sign and submit the bottom of this acknowledgement form regarding completeness of the list of property owners within 200 feet or two properties. The applicant must submit the addresses of the property owners on mailing labels. The submitted labels must be typed and cannot be handwritten. The application will not be accepted if the labels are handwritten. Failure to provide this information, and in the appropriate format, may result in the application being delayed by the appropriate administrative and legislative boards and commissions until the correct information is submitted.

To the best of my knowledge the following attached list and map represent an accurate record of property owners within 200 feet or two parcels of

(Address)

Being submitted for _____
(Type of application)

(Printed Name)

(Signature)

(Date)

REMINDER: IF THE APPLICANT IS NOT THE PROPERTY OWNER, WRITTEN PERMISSION TO MAKE THE REQUESTED CHANGE MUST BE SIGNED BY THE PROPERTY OWNER AND MUST BE SUBMITTED WITH THE APPLICATION.