

FRANKLIN-SIMPSON PLANNING & ZONING  
CONTENTS OF CONCEPTUAL & FINAL DEVELOPMENT PLANS

A conceptual development plan shall contain the following information at a minimum. This information may be in written or graphic form.

- A title block containing the plan name, a label clearly designating the plan as a conceptual development plan, name and address of property owner and developer, if different than owner of property, name and address of person or firm who prepared the plan, north arrow, a written and graphic scale, and the date plan was prepared.
- The boundary of the subject property, the zoning classification of the property and adjacent properties, and names and addresses for all adjoining property.
- Vicinity map, oriented in the same direction as the design scheme.
- Topography with contour intervals, grid elevations or spot elevations of sufficient to generally describe the lay of the land.
- Internal traffic considerations, including location, arrangement, of existing and proposed driveways, walkways, parking areas, and points of ingress and egress.
- External traffic consideration, location of any existing or proposed streets or deceleration lanes (when deemed necessary) within the subject site or within 500 feet of the subject property. If a new street is proposed, a letter from the highway department stating they have reviewed the development plan and that the proposal meets all KYDOT requirements for an encroachment permit.
- Screening, landscaping, buffering (as required by Article 14), public areas and recreational, or other open spaces. Areas of substantial existing trees will be located, including those located along fence rows and drainage areas.
- Approximate location, height, floor area, and land use of proposed and existing buildings. For manufactured home parks, a plan of a typical manufactured home space showing location of the manufactured home, parking, accessory buildings, manufactured home sit lines, and setbacks. Building area may be designated in lieu of showing setbacks and location of the manufactured homes site.
- Approximate configuration of lot lines for project anticipated to involve land subdivision.
- A drainage plan, consisting of the existing and proposed storm drainage systems, floodplains, conceptual design and location of drainage ditches, facilities and storm water retention, which comply with local storm water drainage regulations, and any other designated environmental sensitive or geologic hazard areas.
- The location of existing utilities, including sanitary sewers, water lines with size, and fire hydrants within the subject site and within 500 feet of the subject property.
- The location of any existing historic sites, buildings, or districts located within the subject site or within the neighborhood where the site is located and an explanation of how they will be affected by this development. The location of any scenic views from this site will be identified and an explanation of how they will be affected by this development.
- A statistical table summarizing all pertinent site data, including site area, current and proposed zoning, building coverage, gross floor area of commercial areas, parking area, open spaces, and number and type of dwelling units.
- A description of how the overall site design and land use of proposed development is compatible with the existing design and land use of the neighborhood in which the site is located and how they are consistent with the Simpson County Comprehensive Plan.
- For projects of one (1) acre or more in area, a note stating that no grading, stripping, excavation, filling, or other disturbance of the natural ground cover shall take place unless and until the city engineer for the City of Franklin or county road supervisor for Simpson County has approved the developer's proposed soil erosion control procedures and, if required, a soil erosion control plan.

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- A note stating that no building permits shall be issued until a final development plan is approved by the Planning Commission and all conditions have been met.
- An owner's certification, signed and witnessed as follows: " I (We) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, and do adopt this as my (our) concept development plan for the property."

A final development plan shall contain all information as required for conceptual development plans, except the information shall be of an exact nature, rather than approximate or general and the contour map will be at two foot intervals. Engineering drawings will be provided for all utilities, streets and drainage facilities. The city engineer or county road supervisor may require that a soil erosion control plan accompany the submission and approval of a final development plan before the subject site's natural ground cover is disturbed. The title block should state as a final development plan.

- Development plan base fee (\$ 200.00) paid prior to public hearing.
- Units over 20 fee paid prior to public hearing. (\$ 5.00 per unit over 20 units )
- Check made to Simpson County Court Clerk for recording fee. (\$ 20.00)  
( returned if not approved )

Note: All fees are to be paid and all information shall be submitted to the Planning and Zoning Office a minimum of 10 (ten) days prior to the next regular meeting in order to be placed on the meeting Agenda.

- DEVELOPERS MUST MEET WITH THE CITY OF FRANKLIN PUBLIC WORKS DIRECTOR OR HIS REPRESENTATIVE; PAY THE \$ 125.00 AVAILABILITY FEE AND PICK UP A "PROCEDURES FOR DEVELOPERS" PACKET, AND PROVIDE A SIGNED "AVAILABILITY LETTER" TO THE PLANNING COMMISSION BEFORE PRECEEDING WITH DEVELOPMENT**

Authorized signature \_\_\_\_\_

Date \_\_\_\_\_