



CITY OF ALEXANDRIA
8236 WEST MAIN STREET
ALEXANDRIA, KY 41001
(859) 635-4125
FAX (859) 635-4127

PLANNING AND ZONING COMMISSION
APPLICATION FOR IMPROVEMENT PLAT APPROVAL

Date Submitted: _____
Project Number: _____

- 1. Name of Subdivision: _____
Address _____
Site area (In Acres) _____ Zoning: _____
2. Owner _____ Phone _____
Address _____ Fax _____
3. Developer _____ Phone _____
Address _____ Fax _____
4. Engineer _____ Phone _____
Address _____ Fax _____

5. PRIOR TO CONSTRUCTION OF IMPROVEMENTS the sub-divider shall submit the following items to the Alexandria Planning and Zoning Commission, 8236 West Main Street, Alexandria, KY 41001.

A. APPLICATION FOR IMPROVEMENT PLAN: One (1) copy.

B. IMPROVEMENT PLANS:

- Three (3) copies of plat and completed checklist, plus a written description of all items checked "NOT APPLICABLE" or "NOT INCLUDED", should be submitted before 12:00 (Noon), thirty (30) days prior to either the first or second meeting of each month for approval.
After revisions to the improvements plans have been made, Ten (10) copies of plat are to be submitted before 12:00 (Noon) fourteen (14) calendar days prior to the next regular meeting of the planning commission.

C. DRAINAGE REPORT INCLUDING COMPUTATIONS: Three (3) copies in accordance with Section 7.0 of the Subdivision Regulations.

D. FEES: Required fees shall be paid at the time of submittal of this application. All checks and money orders are to be made payable to the City of Alexandria Planning and Zoning.

- \$500.00 per plan, plus \$10.00 per acre, or fraction thereof, in excess of one acre, embraced within the gross area to be platted; PLUS,

- a) Earthwork/Grading and Street Pavements - \$2.50 per lineal foot along street centerlines.
- b) Storm Drainage Systems - \$0.75 per lineal foot of pipe.

6. The subdivider shall also submit copies of the IMPROVEMENT DRAWINGS AND SPECIFICATIONS prior to the meeting of the Commission to the following, applicable agencies in order to secure necessary letters of approval:

- a) Northern Kentucky Water District
- b) Sanitation District No. 1
- c) Alexandria Fire Department
- d) Other applicable agencies: _____

Date _____ Applicant Signature _____

***Note: A representative MUST be present at the scheduled P&Z meeting in order for approval.**

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(For Office Use Only)

Scheduled for P&Z meeting of: \_\_\_\_\_

Date Rec'd \_\_\_\_\_ Rec'd By: \_\_\_\_\_ Fee Rec'd \_\_\_\_\_

Location: \_\_\_\_\_ Zoning: \_\_\_\_\_

Minimum lot size: \_\_\_\_\_ Minimum setback: \_\_\_\_\_

Items filed:

- \_\_\_\_\_ Application and complete checklist (one (1) copy)
- \_\_\_\_\_ Improvement Plans (3 initial copies, 10 revised for planning commission)
- \_\_\_\_\_ Fees
- \_\_\_\_\_ Letters of approval from utilities and other applicable agencies

|                                                    |           |          |
|----------------------------------------------------|-----------|----------|
| All checklist items addressed:                     | _____ Yes | _____ No |
| Engineer Review Complete                           | _____ Yes | _____ No |
| 1 <sup>st</sup> draft submitted 30 days in advance | _____ Yes | _____ No |
| Final draft submitted 14 days in advance           | _____ Yes | _____ No |

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Date action taken: _____

Approved _____ *Approved w/Conditions _____ **Not Approved _____

*Conditions of approval: _____

**Reasons for non-approval: _____

IMPROVEMENT PLAN CHECKLIST

- _____ Sanitary and storm sewer systems and profiles per section 7.0 and 7.2
- _____ Water system plans per Section 7.3
- _____ Street plans and profiles with typical cross sections per 7.4
- _____ Copy of the Drainage report with all calculations per 7.0
- _____ Copy of plans for control of erosion and sedimentation per 7.13
- _____ Copy of landscape plan per 7.14

DRAINAGE SYSTEM

- _____ Proper drainage design for surface runoff
- _____ Report (by P.E.) showing drainage calculations and changes downstream
- _____ Included in report – quantity of storm water entering subdivision
- _____ Included in report – quantity of flow at each pickup point
- _____ Included in report – the location, size and grades of all culverts and appurtenances
- _____ Approval of Improvement drawing prior to final grading, paving and utility construct
- _____ Lot grading away from buildings at 2% minimum
- _____ Minimum driveway grade of 0.4%, maximum up = 12%, down = 8%
- _____ Topsoil re-distributed
- _____ Trees being salvaged where possible
- _____ Basis for drainage design criteria stated (KYDOT or equal)
- _____ No storm sewer smaller than 12" diameter
- _____ Culvert design minimum for 25 year frequency and 8 minute concentration
- _____ Open channels, ditches, gutter and inlets use 20 minutes & 4 in/hr
- _____ No combined sewers
- _____ Off-road drainage including watershed & extend to an adequate watercourse
- _____ If drainage system is not in ROW, easement to the city for maintenance
- _____ Roof drains discharge onto property or connect to pipe/inlet
- _____ Drainage easements minimum of 10' wide, follow property lines +/-
- _____ New ditches or channels protected from erosion
- _____ Material specifications in accordance with Appendix C

SANITARY SEWER SYSTEM

- _____ Plans prepared by P.E.
- _____ Details show sizes, gradients, types of pipe, invert elevations
- _____ Location of manholes, location and type of lift stations or treatment facilities
- _____ All construction details, methods
- _____ Has design criteria been met
- _____ Material and construction specifications addressed (in accordance with District 1)

WATER SYSTEM

- _____ Complete water system plans for development & possible adjacent development Plans and specifications by P.E.
- _____ Location, size, type of pipe, location of hydrant, valves, pumps and tanks
- _____ Adequate fire protection

STREETS

- _____ Plans by P.E.
- _____ Location and dimensions of ROW, pavement, alignment, grade, typical cross section
- _____ Each street—classification, thickness, total section data
- _____ Plan and profile for connecting streets within 100'
- _____ Elevations of P.I. & % grades between P.I.
- _____ Elevations tied to USGS benchmark within reason
- _____ Details of curb & Gutter, sidewalk & street section meet design (& ADA standards)
- _____ Street section meets requirement of Appendix A or B (attached)
- _____ Pavement widths in accordance with Table 2 (attached)
- _____ Curbs and gutters in accordance with Table 2 (attached)
- _____ Material for curbs in accordance with Appendix A (attached)
- _____ Cross section of curb in accordance with Appendix C (attached)
- _____ Curb radii greater than 25'
- _____ Sidewalks per Table 2 and Appendices A and C (attached)
- _____ Parking on one continuous side only for pavement width less than 36'
- _____ Cul-de-sac and dead ends per Appendix C (attached)
- _____ If temporary dead-end serves >4 lots, temporary turn around is required

EROSION CONTROL PLAN

- _____ Approximate maximum area of land to be exposed at one time
- _____ Provisions for temporary vegetation or mulching
- _____ Sedimentation basins needed or designed
- _____ On-Site provisions made to handle increased runoff, during and after
- _____ Development designed to consider topography and minimize erosion

LANDSCAPE PLAN

- _____ Drawn to a readable scale with title block
- _____ Existing and proposed property lines
- _____ Buildings and other structures (on site and adjoining)
- _____ Vehicular use areas including: parking stalls, driveways, service areas, wheel stops, square footage
- _____ Water outlets
- _____ All existing trees and vegetation
- _____ Proposed planting areas
- _____ Landscape material, including name, location, size and quantity
- _____ Location of refuse containers

SECTION 3.5 SUBMISSION OF IMPROVEMENT DRAWINGS AND SPECIFICATIONS:

Following approval or conditional approval of the Preliminary Plat by the Planning Commission, the subdivider may elect to submit the improvement drawings and specifications to the Planning Commission's duly authorized representative for review and approval, prior to the submission of the Final Plat. It shall also be the responsibility of the subdivider to submit copies of the improvement drawings and specifications to, include but not limited to, the applicable local and state governmental agencies and other organizations affected by the subdivision. Said improvement drawings and specifications shall include at least the area intended for processing as a Final Plat. At this time, the subdivider shall submit to the Planning Commission's duly authorized representative, the following:

1. Three (3) copies of the Sanitary Sewerage & Storm System Plans and Profiles (as per SECTION 7.0 & 7.2);
2. Three (3) copies of the Water System Plans (as per SECTION 7.3);
3. Three (3) copies of the Street Plans and Profiles, including typical cross sections (as per SECTION 7.4);
4. Three (3) copies of the Drainage Report, including computations, (as per SECTION 7.0);
5. Three (3) copies of plans for control of erosion and sedimentation (as per SECTION 7.13) if not submitted previously for processing as per SECTION 3.4;
6. Where applicable, three (3) copies of the landscape plan as required by Section 7.14 and Article 10 of the Alexandria Zoning Ordinance;
7. The required fees as per SECTION 8.1.

SECTION 3.6 PROCESSING OF IMPROVEMENT DRAWINGS AND PLANS: The Planning Commission's duly authorized representative shall check the improvements drawings and plans to insure they are in conformance with the approved or conditionally approved Preliminary Plat and that they meet the requirements established in ARTICLE VII and other pertinent sections of these regulations. The Planning Commission's duly authorized representative shall also contact the applicable local and state governmental agencies and other organizations for their comments as they pertain to the proposed improvement drawings and specifications. Following these reviews, the Planning Commission's duly authorized representative shall take one of the following actions: (1) approve the improvement drawings and specifications; (2) approve the improvement drawings and specifications, subject to conditions; or (3) disapprove the improvement drawings and specifications. In the event of conditional approval or disapproval, a statement, in writing, by the Planning Commission's duly authorized representative, setting forth the reasons for conditional approval or disapproval, shall be submitted to the subdivider.

SECTION 3.13 SUBMISSION OF RECORD COPIES OF IMPROVEMENT DRAWINGS:

Where public improvements were constructed, the subdivider shall submit to the Planning Commission's duly authorized representative, on (1) reproducible mylar of the Record Copies of as-built Improvement Drawings including plans and profiles for streets, sanitary and storm sewer and water systems reflecting significant changes, where applicable, prior to approval of a Final Plat, per SECTION 3.9, A, 1, or release of Guarantee per SECTIONS 3.9, A, 2, and 7.18.

SECTION 3.14 ACCEPTANCE OF IMPROVEMENTS FOR MAINTENANCE AND/OR LAND OFFERED FOR DEDICATION: After all improvements have been installed in accordance with the approved improvement drawings and specifications, certified in writing by the subdivider's engineer or record copies of as-built drawings have been submitted to the Planning Commission, and the City's inspector has indicated that the inspection was made and approved (per SECTION 7.15) and upon Final Approval by the Planning Commission, the expiration of forty-five (45) days after such inspection and final approval, the City of Alexandria shall be deemed to have accepted for maintenance (or in the case of lands to be dedicated, may accept such lands in fee simple, by easement, or other such instrument approved by the applicable governmental body), pursuant to applicable state statues and other applicable regulations. Where construction and installation of utilities and other improvements which are not under the control and responsibility of the subdivider under these regulations are not complete when the Final Plat is offered for approval, the following shall apply:

- A. A construction agreement and a guarantee (security bond) shall be submitted with the Final Plat for the purpose of assuring that any damage to the public right-of-ways and/or improvements therein caused by installation of the utilities will be repaired and/or restored. The amount of the guarantee (security bond) shall be based upon an estimate made by the subdivider and approved by the Planning Commission's duly authorized representative (see Section 7.18).
- B. Final Approval of the Final Plat pursuant to KRS 100.277(4), and release of the construction guarantee and security, shall not occur until installation of utilities and other improvements which are not under the control and responsibility of the subdivider under these regulations shall have been completed, and the public right-of-ways and easements and improvements thereon have been repaired, replaced, restored and/or completed and are certified by the Planning Commission's duly authorized representative that such are in full compliance with these regulations; the forty-five (45) days set forth in KRS 100.277(4) shall then begin to run.