

FORM C:

**Development Plan
Certificates**

Compliance Certification for Private Development

I (we) hereby certify that I (we) are the owner(s) of the property shown and described hereon and that I (we) hereby adopt this **Development Plan** with my (our) free consent. I hereby certify that the Development Plans known as:

have been prepared in accordance with The City of Richmond Development Ordinance; all Technical Manuals and Standard Drawings related to the development, all requirements on the certified Development Plan; all applicable State and Federal regulations and permits; and that construction will be done in accordance with these Development Plans. I agree to retain _____ (name of design professional) to provide sufficient oversight during construction to enable him/her to certify that the construction was done in accordance with these City approved and stamped Development Plans.

Owner/Developer's Signature

Date

Owner/Developer's Printed Name

Date

Certificate of Accuracy and Adequacy

I hereby certify that the development plan, street, drainage, sewerage, and utility construction plans, as approved by the appropriate governmental agencies, for _____, located _____ are adequate to meet the requirements for the City of Richmond.

I also certify that as a Kentucky Licensed Engineer I will provide sufficient oversight, reporting and documentation during construction to enable us to certify that the construction was done in accordance with the approved Development Plans, State and Federal Regulations so long as we are under contract with the Owner / Developer for such services.

Design Professional Engineer

Design Professional's Firm

Date

Richmond Fire Department Certification

This is to certify that the project depicted hereon is located in the area of responsibility of the Richmond Fire Department and that the proposed fire hydrants, spacing, and accessibility meet the requirements of this department.

Richmond Fire Chief Date

Richmond Public Works Department Certification

This is to certify that the layout, profile, entrances, pavement thickness and materials proposed hereon for streets, roadways and other facilities to be maintained by the City of Richmond meet the minimum requirements of this department.

Director of Public Works Date

Richmond Department of Code Enforcement Certification

Building Inspector Date

General Notes

1. The purpose of this plat is
2. This property has been found to lie in Zone X, an area determined to be outside the 500-year flood plain according to flood insurance rate map community panel number _____ effective date _____.
3. Source of Title: DB_____ PG_____ PB_____ PG_____
4. A preconstruction meeting is required prior to any land disturbance.
5. Proper soil erosion measures must be in place during all phases of construction according to Best Management Practices for construction activities guidelines.
6. The contractor shall have at all times on-site, the approved construction drawings and job site inspection log with all other applicable permits, specifications, books and manuals.
7. All surface water and building runoff generated by this development shall be directed toward catch basins and/or detention area. Unless conveyed by a proposed\approved water course, storm water may not be directed towards or discharged onto adjoining lots to cause standing water, property damage or create an unsafe health issue.
8. **PRIOR TO CONSTRUCTION** - It is the Developer's and/or Design Engineer's responsibility to contact Richmond Utilities (859-623-2323) to schedule drawing reviews and/or approvals - as defined in Richmond Utilities Infrastructure Development Manuals (www.richmondutilities.com).
9. Any subdivision signs will require a Application from the City of Richmond Planning & Zoning Office and the location be shown hereon. Signatures from utility companies as shown, constitute the approval of sign placement from the individual utilities only and does not imply sign approval from Planning & Zoning.
10. A Knox Box rapid entry system shall be installed on any commercial building. Purchase shall be coordinated through the Richmond Fire Marshal's office. Knox Fire Department Connection Plugs shall be installed on any commercial building to protect the FDC. Purchase shall be coordinated through the Richmond Fire Marshal's office. Signage shall be provided for Fire Department Connection. Specifications are: Sign shall be 12"x18" with a reflective white background reading: DO NOT BLOCK (2" letters), FIRE DEPT. CONNECTION (1 1/2" letters), FDC # ----- (1 1/2" numbers-to be assigned by Fire Marshal's Office), ADDRESS (1 1/2" letters). Letters shall be red.
11. No fire hydrant shall be obstructed in any manner such as fences, landscaping and incorrect depth installation. The hydrants shall be able to be turned in full revolutions to activate the stem allowing water to come from the outlets.
12. The owner\developer by signing this development plan agrees to allow access to all City of Richmond Staff, Officers and Inspectors associated with this plan for inspection and any enforcement necessary as it pertains to the City of Richmond Development Ordinance and the like.
13. All pavement, curbs, sidewalks, landscaping and other disturbed existing features shall be restored by the owner\developer and prior to a Final Plat.
14. All sidewalks shall meet ADA Standards.

15. A concrete cover slab shall be installed over pipe, in paved areas, with less than 2.5 feet of cover to subgrade.
16. The Contractor is responsible for matching existing streets, surrounding landscape and other improvements with a smooth transition. Paving conforms shall be made with a smoothly trimmed butt joint without overlapping existing pavement.
17. Street paving shall not begin until subgrade compaction tests are taken and the Department of Public Works has approved the results or conducted the inspection personally.
18. All manhole lids and valve boxes shall be adjusted to finished street grade.
19. Full height curbs shall be constructed at all locations unless a new driveway is constructed at the same time as the curb.
20. All storm drain structures greater than four feet in depth shall have steps installed per the latest accepted safety standards.
21. The Public Works Department will make the final determination of the limits of pavement restoration, including saw cut lines and skin patching. The permittee\contractor shall consult with Public Works prior to saw cutting or demolishing of pavement. Saw cuts shall be straight match lines to create a butt joint between the existing pavement and new pavement and all new pavement joints shall be sand sealed.
22. All new storm drain inlets shall be stenciled or stamped with "NO DUMPING - DRAINS TO STREAM," or similar message prior to the acceptance of the construction guarantee or subdivision, whichever occurs first.
23. It is the developer's responsibility to construct all swales leading to detention areas and rear yard swales for lots that back up to one another. Builders for house structures on independent lots are responsible for all functional side yard swales and rear yard swales as applicable and be tied in effectively to any existing swales already present.
24. The City of Richmond shall not be responsible for operation, maintenance or repair of storm drainage facilities located on private property without the dedication and acceptance by the Public Works Department for necessary easements and functional access and egress.
25. The Contractor shall perform all work according to Local, State and Federal safety and health regulations. In particular, the trenching and open excavation operations shall comply with all current O.S.H.A. regulatory requirements.
26. The contractor shall not dump any dirt or other materials onto a property being outside of the boundary of the permitted project and within the Richmond City Limits without a valid Development/Grading Plan Issued to the offsite property owner by the City of Richmond Planning and Zoning Department. If such dumping is to occur without a valid Development/Grading Plan, the Contractor shall be solely responsible for the removal of any discarded dirt or other materials to an approved location at the contractor's expense.
27. In the event that this approved plan is altered\changed and does not require an Amended Development Plan, the contractor\owner will be subject to submitting an As-Built to the Planning and Zoning Office prior to a Certificate of Development Plan Completion and building occupancy.

Site Statistics

Lot\Tract\Parcel Number: _____	
Area of Lot: _____	_____ acre
	_____ sqft.
Zoning: _____	
Address: _____	
Exist. Use: _____	
Prop. Use: _____	
Area of Exist. Buildings: _____ sqft.	
Area of Prop. Buildings: _____ sqft	
Area of Additional _____ sqft. Pavement	
# of Parking Spaces Required	##
# of Parking Spaces Shown	##
# of ADA Parking Spaces Required	Shown: ## Req. ## Van ##
Area of Landscape Required	_____ sqft
Area of Landscape Provided	_____ sqft
# of trees required	##
# of trees proposed	##