

CITY OF CARBONDALE, KANSAS

234 Main
P.O. Box 70
Carbondale, KS 66414

TOWNHOUSE DEVELOPMENT
CHECKLIST

For Office Use Only

Case No.: _____
Date Filed: _____
Date Reviewed: _____
Date Approved: _____

Project Name: _____

Project Address: _____

Submission Requirements: The Townhouse Development shall include the following data, details, and supporting plans which are found relevant to the proposal. The number of pages submitted will depend on the proposal's size and complexity. The applicant shall make notations explaining the reasons for any omissions. Site Plans shall be prepared by a registered professional engineer, architect, or landscape architect at a scale of 1 inch equals 20 feet, on standard 24" x 36" sheets. The following items need to be included on the Site Plan:

	Yes	No
A. The Townhouse subdivision development is located within a Multi-Family Residential (R-3).	<input type="checkbox"/>	<input type="checkbox"/>
B. The Development Size is the same as required in the zoning district assigned to the property containing at least ten townhouse units.	<input type="checkbox"/>	<input type="checkbox"/>
C. Phased development are constructed with no fewer than three townhouse units in each phase.	<input type="checkbox"/>	<input type="checkbox"/>
D. The overall density of the townhouse subdivision does not exceed the density allowed by the applicable zoning district.	<input type="checkbox"/>	<input type="checkbox"/>
E. No townhouse unit is located closer than 20 feet to a street, or closer than ten feet to any parking lot or driving aisle, or closer than 15 feet to any overall project boundary.	<input type="checkbox"/>	<input type="checkbox"/>
F. Separation is required between individual townhouse sites or units within the same development, when:	<input type="checkbox"/>	<input type="checkbox"/>
1) Other building regulation and fire protection requirements comply.	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No
2) No single grouping of townhouse units exceeds 200 feet in length and the average length within the overall development does not exceed 160 feet.	<input type="checkbox"/>	<input type="checkbox"/>
3) No townhouse structure shall contain more than eight units.	<input type="checkbox"/>	<input type="checkbox"/>
4) Each structure is separated from all other groupings of townhouse units according to the following table:	<input type="checkbox"/>	<input type="checkbox"/>
side to side = 20'	<input type="checkbox"/>	<input type="checkbox"/>
side to back = 30'	<input type="checkbox"/>	<input type="checkbox"/>
back to back = 40'	<input type="checkbox"/>	<input type="checkbox"/>
front to side = 30'	<input type="checkbox"/>	<input type="checkbox"/>
front to back = 40'	<input type="checkbox"/>	<input type="checkbox"/>
front to front = 40'	<input type="checkbox"/>	<input type="checkbox"/>
G. Structures arranged in a linear form with a combined length in excess of 400 feet, have a minimum separation twice the distance specified above.	<input type="checkbox"/>	<input type="checkbox"/>
H. There is unobstructed access at least ten feet in width on two sides of each individual townhouse unit.	<input type="checkbox"/>	<input type="checkbox"/>
I. Each townhouse unit contains windows and exterior access on at least two sides in addition to the separations from individual townhouse site property lines required by the building regulation for such openings.	<input type="checkbox"/>	<input type="checkbox"/>
J. The minimum width for a townhouse unit, center of common wall to center of common or exterior wall is 19 feet.	<input type="checkbox"/>	<input type="checkbox"/>
K. No townhouse unit exceeds 35 feet in height and is no more than two stories.	<input type="checkbox"/>	<input type="checkbox"/>
L. Each townhouse unit has reasonable access to the parking spaces.	<input type="checkbox"/>	<input type="checkbox"/>
M. Individual feeders, meters, lines and shut-offs are provided for each townhouse unit.	<input type="checkbox"/>	<input type="checkbox"/>
N. Water meters are located in a protected, grassed area, readily accessible from the street or drive aisle serving the unit.	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No
O. Each townhouse unit drains to a common or public drainage area or easement, and no townhouse site drains onto or through an adjoining townhouse site except through a drainage easement.	<input type="checkbox"/>	<input type="checkbox"/>
P. All accessory uses and structures comply to the Townhouse Development District Regulations.	<input type="checkbox"/>	<input type="checkbox"/>
Q. A property owner's association will be established under the Townhouse Development District Regulations.	<input type="checkbox"/>	<input type="checkbox"/>
R. Sidewalks connect all units to driveways, parking lots or streets.	<input type="checkbox"/>	<input type="checkbox"/>
S. Sidewalks are constructed of concrete, brick pavers or other approved surfaces, but no asphalt, stepping stones, loose rock or mulch.	<input type="checkbox"/>	<input type="checkbox"/>
T. All private access drives serving townhouse developments are designed and constructed to meet the City's standards for private drives.	<input type="checkbox"/>	<input type="checkbox"/>
U. A garage or a common carport facility is provided for each townhouse unit.	<input type="checkbox"/>	<input type="checkbox"/>
V. Legal Description for Individual Sites have been approved by the Zoning Administrator and recorded in the office of the Register of Deeds of Osage County, Kansas.	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL COMMENTS:

CONTACT PERSON NAME: _____ PHONE NO. _____

ADDRESS: _____

SIGNATURE: _____ DATE: _____

Zoning Administrator

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