

City of Farmington
Planned Unit Development Checklist
(Section of the Farmington City Code)

Form "A"

The purpose of this checklist is to aid developers in compiling a complete Planned Unit Development (PUD) submission. This checklist MAY NOT be a complete list of requirements given the type of project proposed. Applicants should refer to the City Code to find all applicable requirements.

The owner or subdivide shall prepare and submit a Planned Unit Development plan, together with any necessary supplementary information.

(A) Schematic Plan Requirements:

Maps: Maps which are part of the schematic plan shall contain the following:

- 1. A location map showing the location of the site within the City.
- 2. The existing topographic character of the land.
- 3. A composite of all natural amenities of the site and 300' adjacent to the site including steep slopes, drainage ways, plus marshes, ponds, lakes and property lines.
- 4. The size of the site and proposed uses of the land to be developed together with an identification of off site land use and zoning.
- 5. The density of land use to be allocated to the several parts of the development together with height, bulk and approximate location of buildings and other structures.
- 6. The approximate location of thoroughfares.
- 7. The location of common open space including, public schools, parks and playgrounds or private natural preserves.
- 8. Schematic utility plan.

Statement: Written statement shall include the following:

- 1. A statement of the ownership of all land involved in the PUD together with a summary of previous work experience.
- 2. An explanation of the general character of the planned development.

- 3. A general indication of the expected time schedule of development.
- 4. A statement describing the ultimate ownership and maintenance of all parts of the development including streets, structures and open space.
- 5. A statement describing how all necessary governmental services will be provided to the developer.
- 6. The total anticipated population to occupy the PUD, with breakdowns indicating the number of school age children, adults and families.

(A) Preliminary PUD Plan Requirements:

Maps: Maps which are part of the preliminary plan shall include:

- 1. All the maps required for schematic approval of the plan.
- 2. Generalized elevations and perspectives of all structures.
- 3. A grading plan showing existing and proposed contours at two foot intervals showing the direction of flow of surface drainage and all easements necessary for both pending and runoff.
- 4. Plans and profiles for the distribution of water, collection of sanitary waste and storm sewer for the proposed phase. For the remaining area of the PUD the following information shall be shown:
 - a. Water distribution system.
 - b. Storm water distribution system.
 - c. Sanitary sewer system with invert elevation.
- 5. Plans, profiles and typical sections for proposed street improvements.
- 6. All utility easements.
- 7. Landscaping and planting plan.
- 8. Erosion control plan.

Summary Sheet: A summary sheet indicating:

- 1. Land area for each use
- 2. Number of units proposed including number of bedrooms in each area.
- 3. Number of areas of common open space.
- 4. Modifications of any provisions of this title or any other ordinances, codes or regulations of the city.

- 5. Phasing plan indicating geographical staging and approximate timing of the plan or portions thereof.

Design Standards: All preliminary and final utility plans shall be drawn in accordance with Farmington engineering design criteria and standard specifications.

Additional Data and Documents: The application for final plan approval shall be accompanied by the following data and documents:

- 1. All the information contained in the preliminary plan plus any alterations or corrections required by the City Council.
- 2. Proposed zoning changes with legal descriptions of all district boundaries.
- 3. Deed restrictions, covenants, agreements, bylaws or proposed homeowners' associations and other documents controlling the use of property, type of construction or development of the activities of future residents.
- 4. A signed and executed developer's agreement.
- 5. A subdivision plat suitable for recording in the office of the register of deeds, of the county.