

Master Development Plan Requirements

Required Information	Master Plan	Final Plan
Vicinity map showing the location of the proposed development, relationship to surrounding streets and thoroughfares, existing zoning on the site and surrounding areas, existing land use on the site and surrounding areas within 500 feet	X	X
Boundary survey and valid legal description	X	X
Graphic plan showing topography, which clearly identifies proposed land uses, open space, and the proposed location of major streets and thoroughfares, recreation areas, and other major facilities	X	X
Preliminary wetlands and floodplain delineation lines	X	
List and description of all uses, including proposed housing type(s), number of units, density	X	X
Table showing acreage for each category of land use including roads, wetlands, open space, and recreation	X	X
Calculation of required and proposed open space	X	X
General buffer and landscaping concepts	X	X
Structural concepts, including setbacks and building heights	X	X
Utility service suppliers	X	X
Analysis of the impact of the proposed planned development on roads, schools, utilities, and other public facilities	X	X
Location, use, and size of all common property tracts	X	X
Topographic survey including floodplain and wetland delineations		X
Detailed landscaping plan, including plantings, fences, berms and buffer area dimensions		X
Utility service concept plan, including sanitary sewers, storm drainage, potable water supply, and water supplies for fire protection.		X
Proposed phasing or staging		X
Statement indicating that legal instruments will be created providing for the management of common areas and facilities		X
Statement with general information regarding provisions for fire protection		X
Facilities commitments		X
Earthmoving concept plan indicating proposed terrain alterations		X
Soils map and detailed soils report based on the findings of a recognized professional soils expert (depth of all muck and peat areas shall be identified)		X
Summary of approved PD Commitments, Classification, and District Description information as executed by the Chairman of the Board of County Commissioners and the Developer		X
Covenants, grants, easements, dedications, or other restrictions to be imposed on the use of the land, buildings and structures, including proposed easements for public and private utilities		X