

PLANNED UNIT DEVELOPMENT CHECKLIST

Project Name: _____
Sub. # _____ Project # _____

Prior to scheduling a Pre-file Meeting required by subsection (c) of Section 18-16-201 of the Anne Arundel County Code for a Planned Unit Development, the following shall be provided to the Office of Planning and Zoning:

An **Administrative Site Plan/Site Inventory Plan** containing the following information:

- _____ (1) the outline of the property with scale and north arrow
- _____ (2) zoning boundaries on subject property and zoning of adjacent properties;
- _____ (3) critical area and bog protection areas;
- _____ (4) existing and proposed structures and uses;
- _____ (5) setbacks, parking and landscaping;
- _____ (6) access and internal road circulation;
- _____ (7) existing and proposed utilities and drainage structures (including the scheduling of future improvements);
- _____ (8) easements of record:
- _____ (9) forested areas, tidal and nontidal wetlands and buffers, mean high water line, streams and stream buffers per the Stormwater Management Manual
- _____ (10) floodplains and slopes of 15% or more;
- _____ (11) for sites in the critical area, field run topography at two-foot interval if the site has slopes of 15% or more;
- _____ (12) for sites not in the critical area, field run topography at two-foot intervals if the site has slopes of 25% or more; and
- _____ (13) a vicinity map at a scale of 1" = 2000'
 - (i) indicating the location of the property with respect to surrounding property and roads;

(ii) showing all roads and property located within 1000 feet of the applicant's property; and

(iii) identifying all property held by the applicant in the area;

_____ (14) the name of each owner of unsubdivided property located within 300 feet of the extreme limits of the proposed development as the names appear in the tax records, provided that if recorded lots adjoin the land to be developed, the subdivision name and lot number shall be sufficient identification;

_____ (15) existing roadways, easements, rights-of-way, and waterways;

_____ (16) cultural resources – known archaeological resources, historic structures, and historic sites shall be shown on the plans;

A **Report** that shall include at least the following:

_____ (1) the proposed title of the project;

_____ (2) the names of the planner, engineer, architect, landscape architect, owner and developer;

_____ (3) stormwater management and stormdrain concepts;

_____ (4) the conceptual pattern of the proposed development, indicating the general locations of different uses, dwellings by types, recreational and commercial uses, and other non-residential uses;

_____ (5) a schedule specifying the proposed timing of the various stages of development and the construction to be accomplished during each stage;

_____ (6) a tabulation of the total number of acres and the percentage of area proposed to be devoted to the several dwelling types, commercial, office, and industrial uses, other nonresidential uses, roads, open area, recreational space and other reservations;

_____ (7) the area of each proposed nonresidential use, in square feet of building floor area, and the conceptual relationship of the uses in the overall development to each other and to parking areas, roadways, and residential areas in the development;

_____ (8) a tabulation of the total number of dwelling units and probable distribution of these units by type and the overall projected density in dwelling units per acre, provided that the developer may propose a range in the number of units of each type to be constructed if an absolute total number of permitted units is established and a minimum number of specific unit types is complied with, if required;

- _____ (9) a specific development plan for each area within 300 feet of each existing dwelling located on adjacent residentially zoned land;
- _____ (10) A set of site-specific development standards that, on approval of the special exception, will govern the development of the tract. The submittal shall include the following for each swelling unit type and each type of nonresidential use:
- (1) a typical site plan showing the relationship of lots, units and structures to each other and to the vehicular and pedestrian circulation system;
 - (2) a description of the proposed front, side and rear yard setbacks, spacing between structures, and conditions for deviations from established standards;
 - (3) the maximum height limitations; and
 - (4) the following information concerning proposed parking spaces and loading spaces:
 - (i) number per dwelling, structure , use, or complex;
 - (ii) size, location and arrangement;
 - (iii)distances to dwellings and uses to be served;
 - (iv)setbacks from roadways; and
 - (v) landscaping and screening standards.
- _____ (11) an explanation as to how the proposed Planned Unit Development is compatible with the existing development in the surrounding area and the General Development Plan.

Owner/Agent

Date