

**APPLICATION FOR FINAL DEVELOPMENT  
PLAN FOR PLANNED UNIT DEVELOPMENT (PUD)  
CITY OF FAIRFIELD, OHIO**

Application is hereby made for approval of the Final Development Plan for \_\_\_\_\_ Planned Unit Development

(NOTE: Include Section Number of Plan, if appropriate)  
in accordance with the provisions of Chapter 1191, Planned Unit Development, of Codified Ordinance 94-84 of the City of Fairfield, Ohio.

This application is accompanied by the information specified in Section 1135.02 (b)(2), as listed on Page 3 of this application.

1. Date of Application: \_\_\_\_\_

2. Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Email Address: \_\_\_\_\_

3. Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

4. Acreage of Area Requested for Approval: \_\_\_\_\_

5. Name of Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Email Address: \_\_\_\_\_

6. Attach 12 copies of the Final Development Plan.

FOR OFFICIAL USE ONLY

1. FEE:       Ref. Ord. No 54-80  
              Final Development Plan - \$50.00 plus \$5.00 per acre up to 10 acres and \$1.00 per  
              acre over 10 acres.

Applicable Fee: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

2. Receipt of Application by City Council:

By: \_\_\_\_\_

Date: \_\_\_\_\_

## CONTENTS OF FINAL DEVELOPMENT PLAN

The following is information, which is to be attached to the application for approval of the Final Development Plan for Planned Unit Development (Section 1191.09).

1. Descriptive data as to the type of buildings and the number of units for separate occupancy.
2. Proposal for the conveyance and maintenance of any common open space.

In addition, the following information required for Final Development Plan submission as outlined in Section 1135.02(b)(2), is to be included with the application.

### A. SITE PLAN REQUIREMENTS:

1. Vicinity map
2. Site plan (scale between one inch equals thirty feet and one inch equals 100 feet)
3. Zoning of property
4. Name of submitted project
5. Owner, engineer, developer, surveyor and architect, when applicable
6. Surveyor's certification
7. Legal boundaries and survey markers
8. Contour map – five foot intervals with drainage arrows shown (for two percent slope or less see subdivision rules and regulations)
9. Existing streets/ public right-of-way/ easements
10. Existing buildings
11. Waterways/ ponds
12. Trees six inches in caliper or greater
13. Floodways (Federal Insurance Rate Map) data
14. Proposed streets/ curb-cuts
15. Off-street parking
16. All walkways and bikeways
17. Open space/ recreation areas
18. Screening and buffering materials/ dimensions
19. Final grade plan
20. Utilities plan
21. Drainage/ sedimentation/ erosion/ retention/ detention plans, where applicable
22. Landscaping plan
23. Building locations and first floor elevations
24. Finished grade at the building corner
25. Floor plan square footages for PUD final development plan
26. Lot area

## **PUD YARD SIGN**

The PUD petitioner or applicant is responsible for contracting with a licensed sign vendor for the erection of a 4 foot by 8 foot sign on the subject property which is being proposed for PUD request. It is the applicant's responsibility to re-erect a sign if damaged or vandalized. When there are multiple parcels, there may need to be multiple signs. This will be determined by the City of Fairfield Development Services Director on a case by case basis.

The characteristics of the sign are as follows:

- 4 foot by 8 foot.
- White background.
- Black lettering.
- Copy of the sign message to be supplied by the Development Services Director.
- Sign shall not be erected in city right-of-way nor in a manner which poses a sight visibility problem for pedestrians or motorists.
- Sign to be placed prominently in front yard of property.

The sign is to be erected a minimum of 5 days prior to the first reading of the ordinance by City Council. Failure of the sign erection meeting the above time requirement will delay the first reading.

The sign is to be removed from the premise(s) promptly after the public hearing. The third reading of the ordinance will not be read until the sign is removed.

### **Sign Example**

#### **Notice of Proposed Final PUD**

**A petition for a Final PUD has been submitted for this property  
requesting a zoning change from A-1 to PUD.**

**A public hearing has been scheduled to discuss the issue on  
Monday, April 14, 2008 at 7:00 P.M.  
at the Fairfield Municipal Building.**

**Questions regarding the rezoning can be forwarded to  
the City of Fairfield at 867-5345.**