

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: _____
Phone No.: _____
4. Acreage of area requesting for approval: _____
5. Name of Engineer: _____
Address: _____
Phone No.: _____
Email Address: _____
6. All property owners within two hundred (200) feet of the above described tract shall be notified by the City of Fairfield of the aforesaid request Final Plan for a PUD.
7. Attach 3 copies to scale of the Final Development Plan along with a filing fee outlined on page 2. Submit one electronic copy via CD or email (development@fairfield-city.org).
The full application, including the filing fee, must be submitted at least 12 days prior to the first reading by City Council. City Council meets on the second and fourth Monday of every month, except the summer months, which is only the second Monday of the month.

Signature of Applicant or Authorized Agent

Date

FOR OFFICIAL USE ONLY

Date Received: _____

Received By: _____

Date of First Reading by City Council: _____

Filing Fee: \$50.00 plus \$5.00 per acre up to 10 acres and \$1.00 per acre over 10 acres.

Amount: _____

Paid By: _____

Check No.: _____

Date: _____

CONTENTS OF FINAL DEVELOPMENT PLAN

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

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

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

SITE PLAN REQUIREMENTS

1. Vicinity Map
2. Site plan (scale between 1"=30' and 1" = 100')
3. Zoning of property
4. Name of submitted project
5. Owner, engineer, developer, surveyor and architect, when applicable
6. Surveyor's certification or engineer's stamp
7. Legal boundaries and survey markers
8. Contour map – 5' intervals with drainage arrows shown (for 2% slope or less, see subdivision rules and regulations)
9. Existing streets/ public right-of-way/ easements
10. Existing buildings
11. Waterways/ ponds
12. Trees 6" 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 grading plan
20. Utilities plan
21. Drainage/ sedimentation/ erosion/ retention/ detention plans, where applicable
22. Landscaping plan
23. Proposed building locations and first floor elevations
24. Finished grade at the building corners
25. Floor plan square footages
26. Lot area

WAIVER OF WRITTEN NOTICE

The undersigned owner(s) of lot(s) _____
of the City of Fairfield, Butler County, Ohio, hereby waive(s) the written notice
required by Section 4.10 of the Fairfield City Charter of the first reading of an
ordinance to rezone the above-described property from its present _____
_____ zoning classification to a
_____ zoning classification.

Date:

Owner(s):

**FINAL DEVELOPMENT PLAN (PUD)
YARD SIGN**

The 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 the 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 Development Plan (PUD)

**A petition for a Final Development Plan has been submitted for this property
for (fill in proposed use).**

**A public hearing has been scheduled to discuss the issue on
Monday, September 9, 2014 at 7:00 P.M.
at the Fairfield Municipal Building.**

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