



City of Mt. Juliet

Planning & Zoning Department

Final Master Development PUD Plan Checklist

Sec. 8-203.4(1) Application for Final Approval

1. The application for FMDP shall follow the phasing plan approved with the PMDP.
2. The applicant shall demonstrate that the property in the FMDP is owned by the landholder and all options have been closed.
3. Application to include all aspects of the PMDP, covenants, easements, specifications.

8.203.4 (2) Final Stages of Approval

1. The application for FMDP may be limited to each phase as appropriate in a large PUD, following the phasing plan approved with the PMDP.

8-203.4 (3) Final Master Development Plan of a Planned Unit Development

The application for final approval shall be sufficiently detailed to indicate the ultimate operation and appearance of the development, or portion thereof, and shall include, but not be limited to, the following (reference; 8-203.4 Final Approval of a Proposed Planned Unit Development):

1. A Site Development Plan containing the information required by Section 14-103.3, Site Development Plans. At a minimum, such plan shall provide the following:
 - a. A grading plan indicating the anticipated finished topography of the area involved (contours shall be shown at vertical intervals no greater than two (2) feet where topography does not exceed the (10) percent and five (5) feet elsewhere.
 - b. A circulation diagram indicating the proposed movement of vehicles, good, and pedestrians within the planned unit development and to and from existing thoroughfares. This shall specifically include: width of proposed streets; a plan of any sidewalks or proposed pedestrian ways; and any special engineering features and traffic regulation devices needed to facilitate or insure the safety of the circulation pattern.
 - c. An open space and recreation facilities plan indicating all land and facilities proposed to be conveyed, dedicated or reserved for parks, parkways. And other public or semi-public open space uses including any improvements which are to be deeded as part of any common use area. (Such information shall include detailed site designs indicating all intended uses, equipment and facilities along with building or construction plans for the same.)
 - d. A drainage plan sufficient to meet the requirements of the Storm Water Management Plan adopted by the City.
 - e. A landscaping plan indicating all proposed landscaping and buffers.
 - f. Information regarding the physical characteristics of the surrounding area and developments within three hundred (300) feet of the proposed planned unit development.
 - g. A plan for each building site showing the approximate location of all lots, buildings, structures, and improvements and indicating the open spaces around

buildings and structures. Within residential developments typical buildings envelopes shall be shown.

- h. A plan for proposed utilities including sewers, both sanitary and storm, gas line, water lines, fire hydrants and electric lines showing proposed connections to existing utility systems.
 - i. Within nonresidential developments, an off-street parking, and loading plan indication ground coverage of parking areas.
2. A detailed land use map and listing of land uses approved for the development. (Note: For nonresidential sites located within the development, the listing of approved land uses shall include the list of alternative land uses, other than the uses shown on the plan, which were approved within the preliminary planned unit development plan.)
 3. A tabulation of proposed residential densities to be allocated to various parts of a residential planned unit development.
 4. Final drafts of all proposed covenants and grants of easement which are proposed for filing with final plats. Such documents shall be in a form approved by legal counsel.
 5. Final drafts of all proposed documents establishing a homeowner's association or similar organization created for the purpose of owning and maintaining any common open space or facilities associated therewith.
 6. A detailed listing of all conditions of approval to which the particular development, or individual sites located therein, are subject.

In addition to the above, an application for FMDP or an FMDP Amendment, shall also provide information explaining how the application is in complies with the Preliminary Master Development Plan, per Article 8-203.5 Determination of Substantial Compliance.

If the application is deemed incomplete by the Planning and Zoning Department, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete. No plan shall be formally presented for Planning Commission action until such plan is found complete and ready for review.