

Ascension Parish Planning & Zoning Commission



PUD Final Development Plan Submittal Checklist

Project Name: _____
Date Submitted _____

Consultant _____

The following information is required on all PUD Final Development Plan Submittals.

I. Final Development Plan

- Legibly drawn on paper with minimum dimensions of 11" x 17" _____

A. Title

- Name of Subdivision/Development _____
 Location of Property (Section, Township, Range) _____
 Name of Developer/Owner _____
 Name of Engineer/Land Surveyor _____
 North Point, Graphic Scale, and Date _____

B. Boundary Lines and Existing Improvements

- Boundaries of Property being Subdivided _____
 Names & Widths (R/W & Pavement) of Adjoining Streets _____
 Section & Township Lines _____
 Incorporated Areas _____
 Zoning Districts _____
 School Districts (Residential Developments only) _____

C. Adjoining Property

- Names of Adjoining Subdivision _____
 Names, Addresses & Record Owners of all Adjoining Property _____
 Adjoining Lots and Streets _____

D. Proposed Features

- Proposed Location, Names, and Widths of Streets _____
 Typical Street Sections _____
 Layout & Approximate Lot Dimensions _____
 Other Necessary Description of Lots & Servitudes _____
 Location & Dimensions of Existing Buildings (If Property is Vacant make Statement of such) _____
 Front, rear, and side building setbacks _____
 Method of Sewage Disposal _____
 Sewer Lift Station, Sewer Treatment Plant, & Sewer Effluent Outfall Location _____
 The source of potable water _____
 The location and width of all utility easements or rights-of-way _____
 Proposed grading plan _____
 The off-street parking and loading plan(except for single family residential) _____
 A circulation diagram showing vehicular and pedestrian movements including any special engineering features and traffic regulation devices needed. _____



E. Drainage Ditches

- Existing Drainage Ditches _____
- Drainage From Proposed Subdivision to Ultimate Drainage Channel _____
- Existing Contours _____

F. Vicinity Map

- Utilize Parish Road Map as Base Map _____

G. F.E.M.A Flood Plain

- Flood Zone Designation and Delineate on Map if More than One Zone Applies _____
- 100 Year Base Flood Elevation(if not in flood zone, list the nearest adjacent) _____
- Inundation(if available) _____

H. General Subdivision Information

- Land Characteristics (Pasture, woodland, etc.) _____
- Available Community Facilities and Utilities _____
- Number of Lots _____
- Typical Lot Width and Depth _____
- Minimum lot sizes _____
- Park Areas and Other Public Areas _____
- Proposed Utilities _____

I. Statistical information:

- Total acreage of the site _____
- Maximum building coverage expressed as a percentage of the site area (except for single family residential) _____
- The area of land devoted to landscaping and/or common open space expressed as a percentage of the total site area. _____
- The calculated density and floor-area ratio for the project. (Maximum floor-area ratio for non-residential structures is 2.5:1. Maximum for residential buildings or mixed use buildings were 50% or more of the floor area is utilized for residential purposes is 3.5:1) _____
- Total acreage and percentage of each proposed different land use, including common open spaces for the total development. The areas that are to be considered common open space must satisfy subsection III, Part B of the PUD ordinance. _____
- The use, maximum size, location, number and maximum height of all proposed buildings and other structures and structures per acre calculations along with population projections or intensity for each _____
- Provide the above information for each Phase _____

J. Structures:

- Number of buildings (except for single family residential) _____
- Building height and number of stories(except for single family residential) _____
- Density (residential units) _____
- Phases for developments (if applicable) _____



- Building elevations(except for single family residential): _____
 - Submit front building elevations. Height of buildings shall not be more than one hundred fifty (150) percent of abutting zoning districts. In addition, buildings may also be increase in height one (1) foot for each ten (10) feet setback from abutting zoning districts. _____
 - Schematic section indicating uses of each floor (only applicable if there are different uses on each floor) _____
- Drawings indicating the general architectural themes, appearances and representative building types (except for detached single-family dwellings and accessory structures) _____
- K. **Total acreage** involved in the proposed subdivision and total remaining adjacent property owned by the developer and the location thereof _____
- L. All **existing curves** on public streets located within one-fourth (1/4) mile of the proposed subdivision entrances or a statement that no curves exist on public streets within one-fourth (1/4) mile of the proposed subdivision entrances. _____
- M. Provisions for the control of signs, including size, shape, location and appearance _____

II. Submittal:

- Plat (Ten (10) full scale prints, one (1) 11" x 17" reduced print), and one (1) 11" x 17" reduced print submitted in electronic form (.pdf file) _____
- Corps of Engineers Wetland Determination _____
- Adjoining Property Owners Form(electronic) _____
- Review Fees as required by the subdivision ordinance and/or the development code _____
- Checklist that is fully completed and signed and dated by the Surveyor or Engineer _____
- Statement of Objectives: A detailed statement indicating: _____
 - The general description of the development within the Final Development Plan area. _____
 - The type of uses to be constructed. _____
 - The sequencing and time schedule of construction of the improvements for the Final Development Plan. _____
 - The disposition of common open space to be provided. A boundary survey shall be prepared by a land surveyor showing all public rights-of-way and easements. _____
 - The proposed method of governing the use, maintenance and continued protection of the common area and community serving facilities. _____
- Landscaping Plan: A plan showing: _____
 - Landscaped areas. _____
 - All specimen trees or groups of specimen trees twelve (12) inches in diameter or larger, indicating those to be retained, removed, or relocated, except within areas designated for single family residential uses. _____
 - The location, height, and material for walks, fences, walls, and other manmade landscape features such as man made lakes, land sculpture, fountains and waterfalls, which are proposed to be constructed by the developer. Features proposed within single family residential areas may be completed within two years of the signing of the Final Plat. _____
- Drainage Impact Study-Drainage Impact Analyses in accordance with the current Drainage Impact Policy. The applicant should indicate on a map the methods proposed for handling offsite discharge of storm water. One (1) copy will be submitted to the Zoning Official and one (1) electronic copy will be submitted directly to the ERA _____