

## **Appendix B: Planned Development Narrative**

**The planned development narrative is a complete descriptive statement of the proposed PD plan. The narrative shall include, but be limited to, the following information:**

- Legal description of site boundaries, and total area of the site;
- Owner information;
- Intent of the PD;
- Project description (including but not limited to number of proposed lots, proposed amenities, wetland information, etc.);
- Phasing summary including number of units and approximate construction dates;
- Property description (including but not limited to number of parcels, locations, tax map number, current owner, acreage, current zoning, flood elevation);
- Proposed uses (principal as well as accessory) of all land areas;
- Proposed setbacks and lot size standards;
- Proposed building height;
- Proposed densities;
- Proposed open or green space;
- Ownership and maintenance of open space;
- Proposed parking standards;
- Proposed signage;
- Ownership and maintenance of streets;
- On-site road improvements;
- Off-site road improvements;
- Pond/Lake Maintenance standards;
- Public site improvements;
- Public facilities impacts; and
- Stormwater management plan.

**The narrative shall include the following illustrations:**

- A plan illustrating the proposed land use of each lot or tract within the development;
- A plan illustrating the circulation patterns of vehicular, pedestrian or other traffic;
- A plan illustrating proposed community facilities and proposed useable open space;
- A plan illustrating the location and specifications of existing and proposed utilities;
- A plan illustrating the location and specifications of existing and proposed drainage;
- A site plan illustrating the proposed location of existing structures, proposed new structures, renovations, and/or additions;
- Elevations of proposed new structures, renovations, and or additions including but not limited to scaled drawings, list of proposed building materials and color samples
- A landscape plan with specifications (types and sizes, etc.) of the proposed development; and
- A topological survey which illustrate existing elevations, the location of existing trees with a minimum caliber of eight (8") inches, other significant natural features;

**Statistical data necessary to evaluate the total development included but not limited to the following:**

- Acreage of land proposed to be used for public or semipublic uses such as religious institutions, educational facilities, etc.;
- Acreage of land proposed to be set aside for recreation use;
- Acreage of land in the floodplain and/or unusable land within the project boundary;
- Average daily traffic counts (ADT) for proposed streets within the development (to determine street classification requirements);
- Traffic study (if applicable)
- Proposed number of parking spaces for cars and recreational vehicles and the number of parking spaces per unit;
- Proposed net and gross density
- Total area of impervious surfaces.