



Planned Unit Development Preliminary Plan Application

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Rick Watkins, Zoning Administrator
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Beth Earles, Secretary
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NAME OF PLANNED UNIT DEVELOPMENT: _____

APPLICANT: _____

Address: _____

Mailing Address: _____

Telephone: _____ Cell: _____ Fax: _____

E-mail: _____

FILING CAPACITY:

- Recorded property owner as of _____ (Date)
- Purchasing as of _____ (Date)
- Authorized agent of any of the foregoing, duly authorized in writing. (*Attach authorization*)

PROPERTY OWNER: (*if other than applicant*) _____

Address: _____

Mailing Address: _____

Telephone: _____ Cell: _____ Fax: _____

E-mail: _____

SURVEYOR/ENGINEER/PLANNER:

Name: _____

Address: _____

Telephone: _____ Cell: _____ Fax: _____

E-mail: _____

Contact Person: _____

ZONING DISTRICTS:

Present: _____ Proposed: _____

LAND USE:

Present: _____ Proposed: _____

PLANNED UNIT DEVELOPMENT FEATURES:

Total Land Area (acres): _____ Number of Lots: _____

Type of Development: _____

Will Development be completed in phases? Yes No How many? _____

RESIDENTIAL PROJECT SUMMARY: (if applicable)

Number of: Residential Units _____ Building Lots _____ Common Lots _____

Proposed Number of Dwelling Units: (multi-family developments only) _____

Type of Dwelling(s) Proposed:

- Single Family Detached
- Single Family Attached
- Townhomes
- Duplexes
- Multi-Family
- Other

Gross Density: (DU/acre-total land): _____

Percentage of Open Space Provided: _____ Acreage of Open Space: _____

Type of Open Space Provided in Acres: (i.e., landscaping, public, common, etc.) _____

Amenities Provided With This Development: (if applicable) _____

COMMERCIAL/INDUSTRIAL PROJECT SUMMARY: (if applicable)

Number of Building Lots: _____ Gross Floor Area: Existing _____ Proposed _____

Hours of Operation (days and hours): _____

Building Height: _____ Total Number of Parking Spaces Provided: _____

Percentage of Site/Project Devoted to: Landscaping _____ Buildings _____

Type of Open Space Provided in Acres: (i.e., landscaping, public, common, etc.) _____

Amenities Provided With This Development: (if applicable) _____

FEES:

___ Fee \$500.00
___ Professional Contract Services Deposit \$1500.00

TOTAL FEES: _____

Pursuant to Fruitland City Code, the applicant is responsible for all city engineer reviews and will be billed for costs incurred. This application will not be reviewed until all fees are paid in full and all required materials are received.

I hereby certify that all information is prepared to the best of my ability and knowledge. I request that this application be processed for consideration as a preliminary planned unit development.

APPLICANT'S SIGNATURE: _____ **DATE:** _____

PRELIMINARY PLAN APPLICATION CHECKLIST

- Completed application and fees.
- Twenty-two (22) copies of preliminary development plan, stamped and signed by engineer or surveyor.
- One 8 ½" x 11" and 11" x 17" copies of preliminary development plan.
- Legal description of subdivision stamped and signed by land surveyor.
- Three (3) copies of preliminary improvement drawings showing water, sewer, drainage, electricity, telephone and natural gas.
- Narrative stating reasons why the development would be in the public interest.
- Proposed schedule for site development.
- Vicinity map (8 ½" x 11" or included on title sheet).
- Five (5) copies of Traffic Impact Study (if required).
- Request for variances.
- Warranty deed.
- Two (2) copies of preliminary sanitary sewer profile designs.
- Five (5) copies of preliminary landscape plan (*Commercial and Industrial Plans*).
- Five (5) copies of preliminary parking and loading plan (*Commercial and Industrial Plans*).

VICINITY MAP

The vicinity map must be drawn at a scale not less than 1000 feet to the inch (1000'=1") unless approved by the city engineer and zoning administrator. Scale, north arrow and date.

- Name of the proposed subdivision.
- Show the following features within one-half (1/2) mile of the exterior boundary of the proposed subdivision: names, right of way widths of proposed and existing public highways, arterial and collector roads, city limits, government section lines.
- Named rivers, streams, drainages and canals.
- If existing streets are not within 500', provide written description to the nearest street.
- Property lines, streets, existing and proposed zoning.

PRELIMINARY DEVELOPMENT PLAN

The preliminary development plan must be prepared by a PE or PLS and sealed/signed accordingly. The preliminary development plan must be drawn at a scale of not less than 100 feet to the inch (100'=1"), except that it may be smaller by approval of the city engineer and zoning administrator. Include the following:

- The scale, north point, and date.
- The name of proposed subdivision, county, state, reference to section, township, and range.
- The name and address of the owner of record, the subdivider and engineer, surveyor preparing the plat.
- The names, with locations of intersecting boundary lines of adjoining subdivisions, and the location of the city limits if falling within or immediately adjoining the tract.
- The layout, dimensions and names of existing and proposed streets.
- The land contours with appropriate vertical intervals referenced to datum and at intervals acceptable to the engineer, however, where authorized by the engineer, contour data may be provided in form of spot elevations at street intersections and in drainage channels.
- The location of existing features, buildings, water bodies or courses, and the location of dedicated streets.
- The boundaries of the tract.
- The existing zoning boundary lines defining the proposed use of all portions of the subdivision.
- The system of consecutively numbering lots and blocks.
- The locations, approximate size and proposed use of all land intended to be dedicated for public use or reserved for the use of all property owners within the proposed subdivision.
- The locations of sanitary and storm sewers, irrigation lines and facilities, water mains, culverts and other surface and subsurface structures existing within or immediately adjacent to the proposed subdivision.
- The location of all drainage structures and the proposed method of disposing of all runoff from the proposed subdivision, and the location of all drainage easements relating thereof, whether they are located within or outside the proposed plan.
- A dimensioned cross section of the proposed roadway (street width, curb type, sidewalk, etc.).
- Show existing easements and proposed easements, including dimensions of easements.
- Show existing private or public wells within 100' of the boundary.