



BROWN COUNTY GOVERNMENT
Plan Commission/ Building Department

201 Locust Lane
P.O. Box 401
Nashville, Indiana 47448

Phone: (812) 988-5490
www.browncounty-in.gov

PUD DEVELOPMENT PLAN – NASHVILLE

APPLICATION CHECKLIST and PROCEDURE

Applications for PUD development plan must include all the required items listed below. Applications that do not include all the required items are incomplete and will NOT be docketed. Complete applications must be submitted by 2:30 p.m. of the submission deadline day. Complete applications and all checklist items must be delivered in person.

PUD NAME: _____

_____ **APPLICATION** must be signed by property owner(s)

_____ **FILING FEE (\$200)** – due on docket date

_____ **COPY OF RECORDED DEED** (Provided by the Recorder's Office)

_____ **PLAT MAP** of the proposed site (Provided by the Plan Commission or Surveyor's Office)

_____ **Any additional information that may have been required by the outline plan approval.** This might include an environmental impact statement, development commitments, local, state or federal permits, etc.

_____ **Comprehensive estimate of costs.** An estimate of costs of all improvements must be provided so that a determination of the amount of the bond or letter of credit or other surety may be made.

_____ **Guarantee of performance** for completion of improvements:

_____ a letter of credit, bond, or other guarantee acceptable to the Nashville Town Council and the Brown County Area Plan Commission shall be provided for all required improvements and shall be executed at the time of permit application or platting, whichever comes first.

_____ Improvements that must be guaranteed include facilities that shall become public, and may include other facilities or improvements as may be specified in the outline or development plan approval. If the project is to be built in phases, the guarantee shall be posted prior to the commencement of work on each phase. The guarantee shall specify the time for completion of improvements, and shall be in an amount of 125% of the estimated cost of the improvements.

_____ **DEVELOPMENT PLAN**, an accurate map exhibit of the entire phase for which development plan approval is being requested, showing the following:

_____ The date of the plan, notes, legend, north point, and graphic scale

_____ Names, addresses, telephone numbers, seal and registration numbers of the professionals who designed and prepared the plan and supporting materials

_____ Written legal description, civil township, section, parent tract plat number, address (if any) and parcel boundary lines (with dimensions, bearing, curve data and references to section, township and range lines or corners) of the property to be developed

_____ The name of the PUD followed by the term "Development Plan"

_____ Precise location of all buildings to be constructed, and a designation of the specific use or range of uses for each building. Single family residential development on individual lots need not show precise locations of buildings on each lot, but plans shall show setback and other bulk constraints.

_____ Location of existing streets, and design and precise location of all proposed streets, drives, and parking areas, including construction detail, centerline elevations pavement type, curbs, gutters, and culverts

_____ A final detailed landscape plan, in conformance with the plan approved in the outline plan

_____ Tabulation on each separate subdivided use area, including land area. number of buildings, bedrooms; number of dwelling units per acre, type of unit, bedroom breakdown, and limits on occupancy

_____ A table showing the proposed front, side and rear yard setback requirements

_____ Location of utilities, and locations and dimensions of easements and any property to be dedicated to the public or reserved for public, semipublic or community use

_____ Floodplain statement, showing clearly the boundaries of any areas in a flood plain

_____ Delineation of the phases, if any, of the development, indicating the lots and improvements to be included in each phase

_____ Projected construction schedule

_____ If lands to be subdivided are included in the planned unit development, a subdivision plat meeting the requirements of a preliminary plat, as modified by the outline plan approval, is required where platting is to be done concurrent with the development plan approval

_____ All applicable certificates and notations

_____ Names, addresses, and telephone numbers of owners, applicants and subdividers

SUPPORTING MATERIAL

_____ Agreements and covenants that govern the use, maintenance, ownership and continued protection of the planned unit development and its common spaces, shared facilities, and private roads. Such documents shall absolve the Town of all maintenance responsibility.

_____ Erosion control and grading plan

_____ Drainage plans

_____ Specifications for required improvements to existing county or state roads

_____ Plan establishing ownership and maintenance for any improvements Owned and/or maintained by property owners within the development; plan shall absolve the Town of all maintenance responsibility

_____ Letter of approval and acceptance from any public or community body that accepts dedication of property

_____ INDOT approval letter for any cuts into state highways

_____ Documentation that the Town will provide sewer and water

_____ Names and addresses of all persons to receive legal notification

_____ A copy of the development plan reduced to 8 1/2 x 11 inches