

DEPARTMENT OF ENGINEERING
DEVELOPMENT REVIEW CHECKLIST

SUBMITTAL REQUIREMENTS	RCV'D	REJECT	PENDING
<u>1. General Information.</u>			
1.1 Applicant's name, address and contact numbers.			
1.2 Project name, type, address and legal description of the property.			
1.3 Present zoning classification and existing uses of the property proposed to be reclassified.			
1.4 Owner's name, address and contact numbers, if different from applicant, and the owner's signed consent to the filing of the application.			
1.5 Name, addresses and contact numbers of all development consultants.			
1.6 Name, address and contact numbers of development contractor.			
1.7 Information on land areas adjacent to the proposed development and an indication of the relationships between the proposed development and existing and proposed adjacent areas, including land uses, zoning classification, densities, circulation systems, public facilities and, in particular, unique natural features of the land.			
1.8 A statement of the applicant's intention with regard to future selling or leasing of all or portions of the development, such as land areas, dwelling units and commercial facilities.			
1.9 A statement describing whether the project will utilize existing or future utilities facilities and a letter from the utility company providing or to provide the services stating capacity will be available for the project.			
<u>2. Surveys and Existing Conditions</u>			
2.1 Most recent and available aerial photograph of the property on which the development activity is to take place. The aerial photograph used to satisfied the requirement may be obtained from the SLC Property Appraiser of the City' Engineering Department. Aerial photography must carry the date that it was flown.			
2.2 A detail location sketch of the proposed development designating the section, township and range. The sketch must be legible enough for reviewer to locate the development for field inspection. Sketch shall have all street names surrounding the project and arterial and/collector roads to access the project site.			
SUBMITTAL REQUIREMENTS (Surveys and Existing Conditions (Cont.))	RCV'D	REJECT	PENDING

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<p>2.3 Topographic survey of the project site, prepared in accordance with the current Chapter 61G17-6 FAC, which shall include, at a minimum: the project boundaries, north arrow, accurate scale indicator. Bench mark information (NGVD), one foot contours to extend 50 ft. around the project site. If one ft. contours are not discernable, two ft. contours must be provided, a sufficient number of spot elevations shall be shown to support the contour information and to accurately reflect the site topography.</p>			
<p>2.4 All topographic and boundary surveys shall be submitted on a sheet size twenty-four (24") by thirty-six (36") inches, shall and shall be readable and prepared within twelve (12) months prior to the application for site plan or plat approvals and shall reflect current site conditions readable and at the same scale as the project plan.</p>			
<p>2.5 A boundary survey and legal description prepared in accordance with current standards of Chapter 61G17-6 FAC <u>and shall contain at a minimum the following information as applicable to the project:</u></p>			
<p>1) Location of Coastal Construction Set Back Line along with all necessary recording data.</p>			
<p>2) Location of Mean Highwater, or safe upland line, along with the description of how these lines were determined.</p>			
<p>3) Location of submerged lands, or statement that they do not exist.</p>			
<p>4) Limits and elevations of any jurisdictional wetlands and endangered species, which shall contain bearing and distance information using in determining the extent of these areas, along with the identification of the agency or agencies claiming jurisdiction.</p>			
<p>5) Acreage certifications of all lands lying above ming high water, safe upland and west of the Coastal Construction Line.</p>			
<p>7) All boundaries surveys are to be tied to a monument section line or the nearest 1/4 section line and shall be so noted on the boundary survey.</p>			
<p>8) Identification of existing legal positive outfalls as applicable.</p>			
<p>9) The boundaries of the One Hundred (100)-year flood plain, including sub-zones within the floodplain and an identification of the minimum required first floor elevations for all parts of the proposed development site.</p>			
<p>10) Drainage basin or watershed boundaries identifying locations of the routes of all off-site waters onto, through or around the project.</p>			
<p>SUBMITTAL REQUIREMENTS (Surveys and Existing Conditions, Cont.)</p>	<p>RCV'D</p>	<p>REJECT</p>	<p>PENDING</p>

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<p>11) Available preliminary drainage information that is to be submitted to the South Florida Water Management District intended to serve as to the basis for issuance of their permit under Chapter 40E-40 and 40E-41 FAC.</p>			
<p>12) Illustrative plan of the existing vegetative conditions survey) on the project site, including an identification of what areas will be impacted by the proposed development activity and what areas are proposed for protection/preservation. Vegetative survey information shall be submitted on a sheet size twenty-four (24) inch by thirty six (36) inch and shall be the same scale as the project site plan.</p>			
<p><u>3. Proposed Development Activity and Design</u></p>			
<p>3.1 All site detail sheets shall be submitted on a sheet size twenty-four (by thirty-six (36) inches and at a scale no smaller than one (1) inch equals fifty (50) feet, all dimensions in decimals, unless otherwise approved in writing by the City Engineer during the preapplication process. For large projects, a small scale generalized plot plan may be submitted as a cover sheet to the detail sheets. <u>Detail sheets shall include the following information:</u></p>			
<p>1) The location of the property by lot number, block number, and street address if any.</p>			
<p>2) The boundary lines of the property, the dimensions of the property, existing subdivision easements, roadways, rail lines, and public rights-of-way.</p>			
<p>3) The location and dimension of parking and loading areas</p>			
<p>4) The locations of existing (site plans and subdivisions) and proposed (subdivision only) easements for utility systems, including sewage facilities and water supply facilities, electric gas, and telephone lines.</p>			
<p>5) The location of all drainage retention areas and major drainage improvements.</p>			
<p>6) The location and configuration of all public and private roadways for a distance of one hundred fifty (150) feet from all project access points.</p>			
<p>7) The location of the existing and proposed circulation system of arterial and collector streets and any other transportation improvements.</p>			
<p>SUBMITTAL REQUIREMENTS (Proposed Development Activity and Design, Cont.)</p>			

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8) The location and size of all areas to be conveyed, dedicated or reserved as common open space, parks, recreational areas, school sites, rights of way, stormwater management areas and other public uses.			
9) The pedestrian circulation system, including its interrelationship with the vehicular circulation system.			
10) Proposed landscaping, hardscaping and irrigation, including the types, location, and quantity of all plants materials, including trees, and the location of fences and or screen plantings. These plans shall be signed and sealed by a Landscape Architect.			
11) The location, size and arrangement of all existing and proposed signs and lighting.			
13) Boundaries depicting construction phases, if applicable.			
12) Location and dimensions of all paved areas, within one hundred (100) feet of the outside property boundaries.			
14) A transportation impact report as required in Exhibit "A" included hereto.			
15) An environmental impact report as required in Exhibit "B" included hereto.			
4. COMPLIANCE			
4.1 SUBDIVISIONS AND OTHER PROJECTS			
1) Plat procedure, design of improvements, R/W requirements for interior and perimeter streets and specifications shall comply with Chapter 18 of the Ft. Pierce Code or the above check list items, whichever is more restrictive. The highlights of the requirements are as follows:			
2) All utilities shall be installed underground. Location of future underground facilities shall be shown for all streets or facilities to be transferred to the City.			
3) Street lights design and installation shall be provided for the entire subdivision.			
4) Every lot in the subdivision shall have access to a public dedicated and accepted street. Minimum R/W width accepted for access roads is sixty (60) feet with improvements as required by Chapter 18 of the Ft. Pierce Code.			
4. COMPLIANCE (Subdivisions and other projects, cont.)	RCV'D	REJECT	PENDING

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<p>5) Stormwater management requirements shall comply with Chapter 17 of the Ft. Pierce Code and Article XII, Landscaping and Trees of Chapter 22, Section 22-187(9) Retention/Detention Areas, that relate to the location of these facilities.</p>			
<p>6) R/W requirements for perimeter and interior streets shall comply with Section 18-11(5). County perimeter street R/W shall conform to SLC requirements depending on the classification of the streets set by County or the Federal Classification of Roadways, whichever is more restrictive. When the existing R/W is narrower than required by Section 18-11(5), County designated R/W or the Federal Classification of Roadways, whichever is more restrictive, Developer shall donate enough R/W along his property equal to one half (1/2) of the total R/W deficiency for any particular road.</p>			
<p>7) Site Plan submittal shall comply with Section 22-58 of the Ft. Pierce Code, or this check list whichever is stricter. Copy of Site Plan Application shall be submitted to the Department of Engineering for records and reference.</p>			
<p>8) Off-street parking design and Landscape shall comply with Sections 22-60 and 22-175 of the Ft. Pierce Code.</p>			
<p>9) Design and construction of driveways shall comply with Section 17-29 and Section 22 of the Ft. Pierce Code.</p>			