

**PASCO COUNTY
ZONING AND SITE DEVELOPMENT
CONTENT CHECKLIST CONSTRUCTION/
STORMWATER PLANS (CP/SW)**

PROJECT NAME: _____

DATE: _____

A construction plan submitted under the provisions of the Land Development Code (LDC), Section 403, Site Development Procedures, shall include the information listed below. Additional information may be required based on the technical review.

PARCEL ID NO(S). (from Property Appraiser's Records): _____

DEVELOPER'S NAME: _____

LOCATION: _____

LAND USE CLASSIFICATION(S): _____

ZONING DISTRICT(S): _____

ACREAGE: _____

NUMBER OF UNITS/SIZE: _____

TYPE OF UNIT(S): _____

PRESENT LAND USE: _____

HURRICANE EVACUATION ZONE: _____

DEVELOPMENT OF REGIONAL IMPACT (DRI):

Is this project part of a DRI? Yes No

DRI No.: _____

Original DRI Approval Date: _____

DRI Build-Out Date: _____

MPUD MASTER PLANNED UNIT DEVELOPMENT:

Is this project part of an MPUD? Yes No

MPUD No.: _____

MPUD Name: _____

Original MPUD Approval Date: _____

COMMON PLAN OF DEVELOPMENT (CPD):

Is this project part of a previously approved CPD? Yes No

CPD Name: _____

Original CPD Approval Date: _____

SUBDIVISION:

Is this project part of a previously approved subdivision or a subdivision concurrently under review?

Yes No

Subdivision Name: _____

Platted Name: _____

Date Platted: _____

NOTE: If this project results from the division of a parent parcel as defined in the LDC, Chapter 700, a subdivision plan may also be required.

CONCURRENCY (LDC, Chapter 1300):

NOTES: *DRIs approved prior to April 9, 1991, are exempt from Concurrency.*

DRIs approved prior to December 1, 2006, are exempt from ONLY the Transportation Element of Concurrency until the DRI build-out date.

Does this project qualify for exemption as it is part of an approved DRI prior to April 9, 1991? Yes No

Is this project located in the Urban Service Area - Mobility Fee Zone A? Yes No (If yes, project is not subject to Transportation Concurrency and only Substandard Road Application is required.)

Does this project have a current unexpired Concurrency Certificate? Yes No (If yes, attach the Concurrency Certificate.)

ECONOMIC DEVELOPMENT:

Is this project a target business identified by the Economic Development Council (EDC)? Yes No (If yes, attach letter from EDC.)

AFFORDABLE HOUSING:

Is this project a designated affordable housing project identified by the Pasco County Community Development Division? Yes No (If yes, attach letter from Community Development.)

SUBMITTAL:

- _____ 1. Two (2) copies and CD of the plans drawn at a readable scale, signed and sealed by a Florida Registered Engineer (LDC, Section 403.3.B) and shall, at a minimum, conform to the following requirements:
- _____ 2. **1"=200' Site Map** - Map is needed of the property boundary with lots, tracts, roadways, lift stations, buildings (with suites/units) and parking area only. The labeling should consist of lot/block numbers, tract designation, and reserved street names, no geometry or additional labeling, please.
- _____ 3. **A CAD Drawing** - CAD file(s) set to Florida State Plane Coordinates - NAD 1983 Harn Florida West (feet) with: buildings and building numbers (apartment, condo, suite, etc.), road centerlines with reserved names, lift stations, hydrants, lots and lot numbers, tracts and tract names, parking lot.
- _____ 4. Submittal application and a copy of the preapplication meeting notes (LDC, Section 303.5).
- _____ 5. Review fee.
- _____ 6. Proof of ownership or legal interest; i.e., copy of deed.
- _____ 7. Agent of Record letter.
- _____ 8. Variance application(s), if applicable (LDC, Section 407).
- _____ 9. Alternative standard(s) application(s), if applicable (LDC, Section 407).

GENERAL INFORMATION:

- _____ 10. Preliminary Site Plan (PSP)/Preliminary Development Plan (PDP) (Section 403) approval. Date of Approval: _____.
- _____ 11. Stormwater Management Plan and Report (Section 902). Date of approval: _____.
- _____ 12. Provide a statement on the cover sheet of any deviations from the preliminary plan. If the deviations results in a substantial deviation according to the LDC, Section 400, a preliminary development plan or preliminary site plan amendment will be required.
- _____ 13. A legend, title, and number of revision; date of PSP or PDP and revision(s); scale of plan; north arrow; acreage in the project; name, address, and telephone number of developer, owner, surveyor, and engineer.

MAP INFORMATION:

- _____ 14. Location map showing the relationship between the area proposed for surrounding developments or lots, including a current aerial photograph, which in no case shall be older than that available at the Pasco County Property Appraiser's Office, with boundaries of development and roadway layout delineated. The location map shall show all functionally classified roadways established by the Pasco County Comprehensive Plan Future Roadway Network within one (1) mile of the development boundary.
- _____ 15. 8½ X 14 site plan overlay on aerial.
- _____ 16. Show all existing and planned arterials and collectors (transportation corridor[s]) within the proposed development and within one (1) mile of the proposed development.
- _____ 17. Groundwater Protection:

Show all Wellhead Protection Areas and Special Protection Areas for all Community Water System supply wells within the proposed development and within 1,000 feet of the proposed development (LDC, Section 808).

EXISTING SITE INFORMATION:

- _____ 18. Legal description, sufficient to describe the size and location of the project site.
- _____ 19. Approved development plan layout showing lot lines, minimum lot sizes, lot numbers, and phasing designating each phase by number or letter, with a heavy border, at a scale appropriate with the size of the tract. If changes to the preliminary plan are proposed, they must be listed on this sheet.

- _____ 20. Existing streets: the name, location, right-of-way width of entire street, and pavement status; i.e., dirt, limerock, concrete, asphalt, etc., of all existing streets, other rights-of-way, and platted streets within 200 feet of the proposed development.
- Show and Label full width of all Rights of Way.
 - Show and Label centerline of construction and distance from centerline to each property corner.

- _____ 21. Wetland Delineation/Identification:

The applicant shall provide documentation in the form of a survey, sketch, or aerial with the application that delineates the location of the Category I, II, or III wetland areas, as defined in the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy Nos. CON 1.3.1, CON 1.3.2, CON 1.3.3, CON 1.3.4, and CON 1.3.5; and provide the acreage for each wetland classification type.

PROPOSED DEVELOPMENT:

- _____ 22. Streets and Circulation: the name, location, width, proposed design speed, vertical and horizontal alignment, structural components, design calculations, proposed street classification and typical design cross sections with a pavement design. Indicate if streets are proposed to be public or private.
- _____ 23. Existing contours at a maximum two (2) foot intervals and proposed lot grades, type of lot grading; i.e., A, B, C, and finished floor of proposed structures.
- _____ 24. Show and Label proposed right-of-way dedication required; measured from the centerline of construction per LDC, Section 901.2 – Transportation Corridor Management.
- _____ 25. The Base Flood Elevation and Delineation of Flood Zone(s), where available, shall be superimposed on the PSP or PDP in accordance with the latest Flood Insurance Rate Map panel reference published by the Federal Emergency Management Agency.
- _____ 26. Proposed platted or recorded easements or rights-of-way for drainage, pedestrian ways, bridle paths, or bicycle paths, etc., including location, width, design criteria, and purpose.
- _____ 27. Indicate and show the method of fire protection; i.e., water main size, location of hydrants, tanks, etc. as required by the LDC, Section 904.
- _____ 28. Water: existing and proposed water supply and/or distribution system.
- _____ 29. Sanitary sewerage system: Horizontal and vertical alignments shall be shown graphically (in the plan profile) of existing and proposed sanitary sewage collection and/or treatment system. If septic is being proposed, the location of tank and drainfield to be noted on plans.
- _____ 30. If individual lot sewage disposal is proposed to be utilized, a map indicating the distribution of soil types, categorized using the Natural Resource Conservation Service classifications, and its limiting factors as it relates to the intended land use scheme.
- _____ 31. Drainage facilities, showing horizontal and vertical alignments, shall be shown graphically, in the plan profile, of both natural and man-made systems; i.e., storm sewer systems and retention/detention ponds. The cover sheet of the construction plan shall provide a statement indicating whether the drainage plan provided was based on the existing field conditions of the abutting property or was based on the proposed development design of the abutting property.
- _____ 32. Standard Fire Protection Notes:
- a. All projects must comply with Pasco County Fire Hydrant Ordinance No. 46-51.
 - b. Fire hydrants shall be installed and in service prior to the accumulation of combustibles.
 - c. Per the National Fire Protection Association, NFPA-1, 16.4.3.1.3: Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work.
 - d. Per NFPA-1, 18.3.4.1: Clearances of 7½ feet in front of and to the sides of the fire hydrant with a 4-foot clearance to the rear must be maintained at all times.
 - e. Gated entries require a Siren Operating System or a 3M Opticom system for emergency access.

- _____ 33. Neighborhood park location and summary of uses (LDC, Section 905.1), if applicable, along with one-quarter and one-half-mile radius distances shown. The open-space area shall be dimensioned.
- _____ 34. Easements (show all existing or proposed; note if none). Proposed easements shall include required noningress/egress easements for double frontage lots.
- _____ 35. Cut and fill calculations indicating amount of fill proposed to be hauled off site. Excavation of 30,000 cubic yards or greater proposed to be removed from the site may require a conditional use and/or mining permit in accordance with Resolution No. 93-304.
- _____ 36. Traffic Signing and Marking Plans:
 - a. Signing and marking plans shall be provided on separate sheets of the plan set.
 - b. Signing and marking plans shall be prepared in accordance with the current versions of the Federal Manual on Uniform Traffic Control Devices and Florida Department of Transportation standards.
 - c. Signing and marking notes shall be placed on the signing and marking plan sheets. The current versions of the following notes shall be used. For County-maintained roads, Pasco County standard traffic control devices notes are required. For private streets, Pasco County private street notes are required. If the streets are a combination of private and County, both sets of notes shall be required.
 - d. Plans shall be scaled at no less than one (1) inch to fifty (50) feet.
 - e. Centerline curve radius data for all turns and curves shall be placed on the signing and marking plans to verify proper warning signs.
 - f. A quantity sheet or tabulation of quantities shall be included.
 - g. All signs shall be identified by the Federal Manual on Uniform Traffic Control Devices designation number; for example, stop sign is R1-1. A graphic of the sign shall be included.
 - h. All pavement markings shall be identified by size and color.
 - i. All street names shall be shown on the plans by size and colors.
 - j. If the streets are a combination of County-maintained and private, each street shall be identified as County or private.
 - k. One (1) copy of the final approved plan shall be forwarded to the Traffic Operations Division for use during the submittal process and inspections.

STUDIES AND/OR OTHER REQUIRED SUBMITTALS:

- _____ 37. Stormwater Management Plan and Report (LDC, Sections 403.4 and 902.2)
- _____ 38. Geotechnical/Geological Engineering Report (LDC, Section 807) verifying soil types and seasonal high-water tables (SHWT). The SHWT must be shown on all plan/profile sheets.
- _____ 39. Landscape plan showing open space locations, widths, and buffer type dedicated to landscaping, as required by the LDC, Section 905.
- _____ 40. Erosion and Sediment Control Plan:
 - _____ a. Narrative.
 - _____ b. Map/site plan.
 - _____ c. Construction details.
 - _____ d. Calculations.

- _____ 41. Any other items required by the County Administrator or designee that are necessary for review prior to a final decision of the construction plans for the subject development.
- _____ 42. When deemed necessary, the County Administrator or designee may require the submission of engineering calculations in support of any of the proposed construction plans and specifications under this Code.

Name of Individual Completing this Application: _____
 (please print)

I, _____, certify that I have checked the submittal application for content completeness.

 Signature

THE SUBMITTAL OF PLANS WILL BE REJECTED FOR CONTENT REVIEW UNLESS ALL APPLICABLE INFORMATION IS PROVIDED AS INDICATED ABOVE.

Reviewed By: _____ Date Accepted: _____

_____ Date Rejected: _____

- None Referenced - Information was not provided by applicant.
- √ - Information provided is adequate for content.
- x - Information must be provided for plan to be determined complete.

**THE LAND DEVELOPMENT CODE AND OTHER RESOLUTIONS ARE ONLINE AT
 WWW.PASCOCOUNTYFL.NET, ORDINANCES/RESOLUTIONS.**