

5. Property/Site Location Information

(street address - if available)

(section, township, range)

Prop. Appraiser Number(s) _ _____ Parcel Size _____(in acres)

Future Land Use Designation _____

Driving Directions to Site _____

6. Fees and Security

Application Fee Enclosed \$

Security (The amount of required security shall be 110% of the total construction costs for the required developer installed improvements or reclamation plan)

(See Section 10.02.11 of the LDC) \$ _____

Certification

All information contained within this application, together with all other answers and information provided by me (us) as apph'cant(s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as this _____ day of _____, 20 ____.

Applicant(s) Signatures

(Signature)

(Signature)

(Printed Name)

(Printed Name)

(Date)

(Date)

(Signature)

(Signature)

(Printed Name)

(Printed Name)

(Date)

(Date)

Owner(s) Signatures. Notarized Signatures are Required if Owner(s) are allowing Applicant(s) to Act in their Behalf. In the case of Corporate Ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation, and must be embossed with the corporate seal.

(Signature)

(Signature)

(Printed Name)

(Printed Name)

(Date)

(Date)

Notarization of Owners Signature

SWORN TO AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF
_____ 20_____ .

MY COMMISSION EXPIRES _____

(Notary)

11. Dedication of Public Improvements

Are Public Improvements (roadways, etc.) going to be dedicated to Washington County for maintenance?

Yes _____ No _____ N/A _____

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12. Regulatory Agencies

If dredge and fill activities, construction in a floodplain, construction of docks, piers, boat houses, bulkheads, and/or seawalls are involved as part of this proposed development or if large scale land clearing activities are involved, there are other federal, state and local regulations which apply.

I the Applicant (owner/agent) certify that all applicable approvals shall be obtained from federal, state, and other local regulatory agencies as may be necessary prior to beginning construction of the project. ,

(Applicant Signature)

(Date)

13. Development Plan Submittal Requirements

Attachment A to this application presents additional information and documentation which must accompany this development application. These requirements can differ according to the type of development proposed. The specific items required for your Application for Development Review to be complete are denoted on the Attachment A.

ATTACHMENT A

APPLICATION NO. _____

APPLICATION FOR DEVELOPMENT REVIEW

DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

I. General Development Plan Submittal Requirements.

A. Development Plan Drawings

- 1. All development plans shall be drawn to a scale of one (1) inch equals one hundred (100') feet, unless the Development Administrator determines that a different scale is sufficient or necessary for proper review of the proposal.

Required By County _____ Submitted By Applicant _____

These plans shall be twenty-four (24) inches by thirty-six (36) inches in size. A three-quarter (3/4) inch margin shall be provided on all sides except for the left binding side where a two (2) inch margin shall be provided.

Required By County _____ Submitted By Applicant _____

If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each.

Required By County _____ Submitted By Applicant _____

- 4. The front cover sheet of each plan shall include:
 - a. A general vicinity or location map drawn to scale (both stated and graphic)* showing the position of the proposed development in the section(s), township, and range, together with the principal roads, city limits, and/or other pertinent orientation information.

Required By County _____ Submitted By Applicant _____

- b. A boundary survey pursuant to the requirements of 21-HH, F.A.C.

Required By County _____ Submitted By Applicant _____

- c. The name, address and telephone number of the owner(s) of the property. Where a corporation or company is the owner of the property, the name and address of the president and secretary of the entity shall be shown.

Required By County _____ Submitted By Applicant _____

- d. Name, business address, and telephone number of those individuals responsible for the preparation of the drawing(s).

Required By County _____ Submitted By Applicant _____

- e. Each sheet shall contain a title block with the name of the development, stated and graphic scale, a north arrow, and date.

Required By County _ _ Submitted By Applicant _____

- f. The plan shall show the boundaries of the property with a metes and bounds description reference to section, township and range, tied to a section or quarter-section or subdivision name and lot number(s).

Required By County _____ Submitted By Applicant _____

- g. The total area of the property shown in square feet and acres.

Required By County _____ Submitted By Applicant _____

B. Development Description

- 1. Unless a format is specifically called for below, the information required may be presented textually, graphically or on a map, plan, aerial photograph, or by other means, whichever most clearly conveys the required information. It is the responsibility of the applicant to submit the information in a form that allows ready determination of whether the requirements of this Code have been met.

- 2. The total number and type of residential units categorized according to number of bedrooms. The total number of residential units per acre (gross density) and also Floor Area Ratio (FAR) calculations shall be given.

Required By County _____ Submitted By Applicant _____

- 3. Restrictions pertaining to the type and use of existing or proposed improvements, waterways, open spaces, building lines, buffer strips and wall, and other restrictions of* similar nature, shall require the establishment of restrictive covenants shall be submitted with the Development Plan for recordation with the Clerk of the Circuit Court of Washington County.

Required By County _____ Submitted By Applicant _____

- 4. Other documentation necessary to permit satisfactory review under the requirements of this Code and other applicable law as required by special circumstances in the determination of the Development Administrator.

Minor Development Plan Submittal Requirements.

In addition to all items required under the General Development Plan Submittal Requirements the following items should be submitted:

1. A map of existing and proposed vegetation cover.

Required By County _____ Submitted By Applicant _____ N/A _____

2. Proposed Development Activities and Design

- a. Generally

- (1) Area and percentage of total site area to be covered by an impervious surface.
- (2) Grading plans specifically including perimeter grading.
- (3) Construction phase lines.

Required By County _ _ Submitted By Applicant _____ N/A _____

- b. Buildings and Other Structures

- (1) Building plan showing the location, dimensions, gross floor area, and proposed use of buildings.
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- (2) Building setback distances from property lines, abutting right-of-way center lines, and all adjacent buildings and structures.
- (3) Minimum flood elevations of buildings within any 100-year floodplain.

Required By County _____ Submitted By Applicant _____ N/A _____

- c. Location of the nearest available public water supply and wastewater disposal system and the proposed tie-in points, or an explanation of alternative on-site systems to be used.

Required By County _____ Submitted By Applicant _____ N/A _____

- d. Exact locations of on-site and nearby existing and proposed fire hydrants.

Required By County _____ Submitted By Applicant _____ N/A _____

- e. Streets, Parking and Loading

- (1) The layout of all streets, bike paths, and driveways with paving and drainage plans and profiles showing existing and proposed elevations and grades of all public and private paved and unpaved areas.
- (2) A parking and loading plan showing the total number and dimensions of proposed parking spaces, spaces reserved for handicapped parking, loading areas, proposed ingress and egress (including proposed public street modifications), and projected on-site traffic flow.
- (3) The location of all exterior lighting.

- (4) The location and specifications of any proposed garbage dumpsters.
- (5) Cross sections and specifications of all proposed pavement.
- (6) Typical and special roadway and drainage sections and summary of quantities.

Required By County ____ Submitted By Applicant _____ N/A _____

Please note that the County requires that inspections be performed by the County Engineer or his designee to insure that all improvements (street, roads, drainage facilities, etc.) are constructed in accordance with County Standards.

In order to facilitate inspection of the required improvements during construction the applicant shall notify the County at least two (2) working days before preceding beyond the following stages of construction:

- (1) Rough grading completed;
- (2) When excavations are ready for placing foundation, and when pipe trenches are shaped and prepared for laying pipe;
- (3) Once the drainage and other facilities are installed, but before back-filling occurs;
- (4) Upon completion of base course compaction;
- (5) When placing and rolling of lower and surface pavements.

After completion of all the construction and installation of the required public improvements, the County Engineer or his designee shall make a final inspection. Subsequent to this final inspection, the County Engineer shall notify the applicant and the governing body in writing of the approval or disapproval of said work.

Required By County ____ Submitted By Applicant _____ N/A _____

f. Landscaping

- (1) Location and dimensions of proposed buffer zones and landscaped areas.
- (2) Description of plant materials existing and to be planted in buffer zones and landscaped areas.

Required By County ____ Submitted By Applicant _____ N/A _____

3. Signs

- a. Two blueprints or ink drawings of the plans and specifications of regulated signs, and method of their construction and attachment to the building or ground, except those plans for standard signs that have been placed on file with the Development Administrator by a licensed sign contractor for standard signs. The plans shall show all pertinent structural details, wind pressure requirements, and display materials in accordance with the requirements of the Code and the building and electrical codes adopted by Washington County. The plans shall clearly illustrate the type of sign or sign structure as defined in this Code; the design of the sign, including dimensions, colors and materials; the aggregate sign area; dollar value of the sign; maximum and minimum heights of the sign; and sources of illumination.

Required By County _____ Submitted By Applicant _____ N/A _

- b. For regulated ground signs, a plan, sketch, blueprint, blue line print or similar presentation drawn to scale which indicated clearly:

- (1) The location of the sign relative to property lines, right-of-way, streets, alleys, sidewalks, vehicular access and parking areas and other existing round signs on the parcel.
- (2) All regulated trees that will be damaged or removed for the construction and display of the sign.

Required By County _____ Submitted By Applicant _____ N/A _____

- c. For regulated building signs, a plan, sketch, blueprint, blue line print or similar presentation drawn to scale which indicates clearly:

- (1) The location of the sign relative to property lines, rights-of-way, streets, alleys, sidewalks, vehicular access and parking areas, buildings and structures on the parcel.
- (2) The number, size, type, and location of all existing signs on the same parcel, except a single business unit in a multiple occupancy complex shall not be required to delineate the signs of other business units.
- (3) A building elevation or other documentation indicating the building dimensions.

Required By County _____ Submitted By Applicant _____ N/A _____

4. Location of all land to be dedicated or reserved for all public and private uses including rights-of-way, easements, special reservations, open space, and the like.

Required By County _____ Submitted By Applicant _____ N/A _____

5. If the development includes private streets, ownership and maintenance association documents shall be submitted, and the final development plan and all deeds, etc. transferring ownership of any portion of the development shall clearly indicate that the roads are the maintenance responsibility of the association without recourse to the county or any other public agency.

Required By County _____ Submitted By Applicant _____ N/A _____

6. Location of on-site wells, and wells within one-thousand (1000') feet of any property line, exceeding one-hundred thousand (100,000) gallons per day.

Required By County _____ Submitted By Applicant _____ N/A _____

7. Total acreage in each individual building lot and in each phase and gross intensity (non-residential) and gross density (residential) of each phase.

Required By County _____ Submitted By Applicant _____ N/A _____

8. Number, height and type of residential units.

Required By County _____ Submitted By Applicant _____ N/A _____

9. Floor area, height and types of office, commercial, industrial and other proposed uses. ^f

Required By County _____ Submitted By Applicant _____ N/A _____

Major Development Plan Submittal Requirements.

In addition to all items required under the General Development Plan and the Minor Submittal Requirements following items should be submitted.

\. A Master Plan is required for a Major Development which is to be developed in phases. A Master Plan shall provide the following information for the entire development:

a. A development plan for the first phase or phases for which approval is sought.

Required By County _____ Submitted By Applicant _____ N/A _____

b. A development phasing schedule including the sequence for each phase; approximate size of the area in each phase; and proposed phasing of construction of public recreation and common open space areas and facilities.

Required By County _____ Submitted By Applicant _____ N/A _____

c. Total land area, and approximate location and amount of open space included in each residential, office, commercial, and industrial area.

Required By County _____ Submitted By Applicant _____ N/A _____

Approximate location of proposed and existing streets and pedestrian and bicycle routes, including points of ingress and egress.

Required By County ____ Submitted By Applicant _____ N/A _____

- e. Approximate location and acreage of any proposed public use such as parks, school sites, and similar public or semi-public uses.

Required By County ____ Submitted By Applicant _____ N/A _____

- f. A vicinity map of the area within three hundred (300¹) feet surrounding the site showing:

- (1) Land use designations and boundaries.
- (2) Traffic circulation systems.
- (3) Major public facilities.
- (4) Municipal boundary lines.

Required By County ____ Submitted By Applicant _____ N/A _____

Optional Review Submittal Requirements.

This information may be required to be submitted for any type of Development.

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1. A soils map of the site (existing U.S. Soil Conservation Service maps are acceptable).

Required By County ____ Submitted By Applicant _____ N/A _

2. A topographic map of the site clearly showing the location, identification, and elevation of bench marks., including at least one bench mark for each major water control structure.

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Required By County ____ Submitted By Applicant _____ N/A _____

3. A detailed overall project area map showing existing hydrography and runoff patterns, and the size, location, topography, and land use of any off-site areas that drain onto, through, or from the project area.

Required By County ____ Submitted By Applicant _____ N/A _____

Existing surface water bodies, wetlands, streams, and canals within the proposed development site, including seasonal high water-table elevations and attendant drainage areas for each.

Required By County ____ Submitted By Applicant _____ N/A _

5. A map showing the locations of any soil borings or percolation tests representative of design conditions shall be performed if the stormwater management system will use swales, percolation (retention), or exfiltration (detention with filtration) designs.

Required By County ____ Submitted By Applicant _____ N/A _____

6. A depiction of the site, and all land within four hundred (400') feet of any property line of the

site, showing the locations of environmentally sensitive areas.

- Required By County_____ Submitted By Applicant _____ N/A _____
7. The location of any underground or overhead utilities, culverts and drains on the property and within one hundred (100') feet of the proposed development boundary.

Required By County_____ Submitted By Applicant _____ N/A _____

The 100-year flood elevation, minimum required floor elevation and boundaries of the 100-year flood plain for all parts of the proposed development.

Required By County_____ Submitted By Applicant _____ N/A _____

9. Drainage basin or watershed boundaries identifying locations of the routes of off-site waters onto, through, or around the project.

Required By County _____ Submitted By Applicant _____ N/A _

10. An erosion and sedimentation control plan that describes the type and location of control measures, the stage of development at which they will be put into place or used, and maintenance provisions.

Required By County_____ Submitted By Applicant _____ N/A _____

11. A description of the proposed stormwater management system, including:

- a. Channel, direction, flow rate, and volume of stormwater that will be conveyed from the site with a comparison to natural or existing conditions. (
- b. ' Detention and retention areas, including plans for the discharge of 1 contained waters, maintenance plans, and predictions of surface water quality changes.
- c. Areas of the site to be used or reserved for percolation including an assessment of the impact on the groundwater quality.
- d. Location of all water bodies to be included in the surface water management system (natural and artificial) with details of hydrography, side slopes, depths, and water-surface elevations or hydrographs
- e. Linkages with existing or planned stormwater management systems.
- f. On- and off-site rights-of-ways and easements for the system including locations and a statement of the nature of the reservation of all areas to be reserved as part of the Stormwater Management System
- g. The entity or agency responsible for the operation and maintenance of the Stormwater Management System.

Required By County_____ Submitted By Applicant _____ N/A _____

The location of off-site water resource facilities such as surface water management systems, wells, or well fields that will be incorporated into or used by the proposed project, showing the names and addresses of the owners of the facilities.

Required By County_____ Submitted By Applicant _____ N/A _____

Runoff calculations.

Required By County_____ Submitted By Applicant _____ N/A _____

14. Amount of" area devoted to all existing and proposed land uses, including schools, open space, churches, residential and commercial, as will as the location thereof.

Required By County _____ Submitted By Applicant _____ N/A _____

Environmentally Sensitive Area Submittal Requirements. This information may be

required to be submitted for any type of Development.

1. The exact sites and specifications for all proposed drainage, filling, grading, dredging, and vegetation removal activities including estimated quantities of excavation or fill materials computed form gross sections, proposed within an environmentally sensitive area.

Required By County _ _ Submitted By Applicant _____ N/A _____

2. Detailed statement or other materials showing the following:

- a. The percentage of the land surface of the site that is covered with natural vegetation and the percentage of natural vegetation that will be removed by development.
- b. The distances between development activities and the boundaries of the environmentally sensitive area.
- c. The manner in which habitats of endangered and threatened species are protected.

Required By County _____ Submitted By Applicant _____ N/A _____

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