

# Building Residential Site Plan Reviews

Permit # \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**Finished Floor Elevations (FFE):** Site Plan must include the FFE of the subject property as well as the FFE of any adjacent developed properties. (A)

FFE of subject property are to be a minimum of **12” above the crown of the road.** (B)

***NOTE:** Approved FFE greater than 0.50 of the FFE of adjacent improved properties may include an adjustment recommendation if final drainage of the property may be an issue.*

If property is part of a **platted subdivision**, proposed grade and **FFE** must be within **2 tenths** of the intention of the plat

## Citation(s):

- A. Land Development Code Technical Manual, Section 300.01 (A)(1)(B)(3)
- B. Land Development Code Technical Manual, Section 300.01 (A)(1)(C)(3)

## Comment:

**Adjacent driveway culverts and drainage features:** Site Plan must include the inverts of adjacent developed property driveway culverts and any other drainage features within **100 feet of the property lines.** (A)

## Citation(s):

- A. Land Development Code Technical Manual, Section 300.01 (A)(1)(B)(8)

## Comment:

**Survey Data:** Site Plan must include survey data demonstrating existing conditions to the following criteria:

An on-site, third order, easily identifiable **benchmark** referenced to **NAVD 1988** (e.g. fire hydrant, nail in power pole.) Pavement nails will not be accepted as benchmarks.(D)

Existing interior elevations on a 20’ grid. (E)

Elevations on all **adjacent properties** at a minimum of **20-foot intervals**, on a **10 foot offset**, outside the property lines. (A)

***NOTE:** It is recommended that if an adjacent structure is within the 10” offset that portion of the structure be represented on the survey to clarify possible final grade and drainage issues.*

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- FFE** of adjacent improved properties. *(F)*
- Elevations on all adjacent **property lines** at **20-foot** intervals. *(B)*
- All drainage and **topographical features** must be clearly depicted including easements and top of bank locations. *(G)*
- The road centerline (**RCL**) and edge of pavement (**EOP**) elevations for roadways adjacent to and along all property lines, including EOP in cul-de-sacs at 9, 12, and 3 O'clock position. *(C)*

## Citations:

- A. *Land Development Code Technical Manual, Section 300.01 (A)(1)(B)(4)*
- B. *Land Development Code Technical Manual, Section 300.01 (A)(1)(B)(5)*
- C. *Land Development Code Technical Manual, Section 300.01 (A)(1)(B)(7)*
- D. *Land Development Code Technical Manual, Section 300.01 (A)(1)(B)(10)*
- E. *Land Development Code Technical Manual, Section 300.01 (A)(1)(B)(6)*
- F. *Land Development Code Technical Manual, Section 300.01 (A)(1)(B)(3)*
- G. *Land Development Code Technical Manual, Section 300.01 (A)(1)(B)(8)*

## Comment:

- Proposed Drainage Plan:** Site Plan must include a proposed drainage plan that clearly demonstrates the following criteria.
  - Proposed elevations** are to be **clearly noted** and discernible from the existing survey data. *(A)*
  - The **proposed** elevations shall be shown at all locations of **existing** elevations per the topographic survey. *(A)*
  - Sod elevations** adjacent to the structure are **4”** below the FFE for block and **6”** for wood frame structures. *(D)*
  - Drainage from the structure is to be a 6 inch (**5%**) minimum slope for the first 10'.*(E)*
  - When not feasible a **5%** slope shall be provided to an approved drainage feature. *(F)*
  - Property line elevations of adjacent improved lots are within a **tenth of a foot** of the existing elevation. *(G)*
  - Lot drainage features and patterns must be clearly depicted and include **flow arrows**. *(A)*
  - Platted **subdivision** lots must conform to the subdivisions approved drainage plan.*(H)*
  - Unless specifically stated the subject lot must **drain from back to front** or a portion may be drained to an adjacent City drainage feature. *(B)*
  - The subject lots drainage must **not negatively impact** any adjacent property. *(B)*
  - The **front property line/right away** elevation are to be **equal to or greater** than the centerline of the road elevation. *(I)*
  - The Lot Grading Plan must identify how any low spots on the property (including property lines) are drained. *(J)*

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- It will not be permissible for any drainage feature to directly discharge into a **sanitary system**. (C)
  - PEP Tank lid elevations must be greater than the adjacent sod elevation.
  - Drainage features must be contoured around, not over, the PEP tank lid.
- The proposed slopes on the property shall not exceed **4:1** and all slopes must adjoin existing property lines at no greater than a 4:1. Slopes along developable. Vacant lots shall have a stabilized slope of no greater than 2:1 (J)
- All flatwork**, i.e., sidewalks, walkways, air-conditioning (AC) pads, patios or other hardscaping must be shown. (K)
- Culvert material and size to be depicted. Typical is **17X13 CMP** (L)

## Citation(s):

- A. Land Development Code Technical Manual, Section 300.01 (A)(1)(C)(5)
- B. Land Development Code Technical Manual, Section 300.01 (A)(1)(C)(6)
- C. Design and Specifications Guidelines for Low Pressure Sewer Systems, FDEP, June 1981, Chapter , (A)(8)
- D. Florida Building Code, Residential, Chapter 4, R404.1.6
- E. Florida Building Code, Residential, Chapter 4, R401.3
- F. Florida Building Code, Building, Chapter 18, 1804.4
- G. Land Development Code Technical Manual, Section 300.01 (A)(1)(C)(8)
- H. Land Development Code, Chapter 9, Sec. 9.02.06 (E)
- I. Land Development Code Technical Manual, Section 300, Drawing 300.D,
- J. Land Development Code Technical Manual, Section 300.01 (A)(1)(C)(8-10)
- K. Land Development Code Technical Manual, Section 300.01 (A)(1)(C)(2)
- L. Land Development Code Technical Manual, Section 300, Drawing 300.E, Note 5

## Comment:

- Additional Considerations:** Site Plan must demonstrate the following:
  - Survey must be **signed, dated and sealed** by an actively licensed Florida Professional Surveyor. (A)
  - Depict the **driveway** width at the property line (**minimum 10 feet**) and the edge of pavement (EOP) (minimum 16 feet) and the distance from the edge of the proposed driveway flare to the projected EOP of any road intersection within 75 feet. (B)
  - No structures are permitted to **encroach** within any easements. (C)
  - Sidewalks patios or other impervious surfaces **cannot interfere** with the lot **drainage** pattern or easements. (C)
- **Citation(s):**
  - A. Land Development Code Technical Manual, Section 300.01 (A)(1)(B)(1)
  - B. Land Development Code Technical Manual, Section 300.01 (A)(1)(C)(1)

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C. *Land Development Code Technical Manual, Section 300.01 (A)(1)(C)(12)*

**Comment:**