

Planning & Development Services Department

2345 Providence Blvd, Deltona, FL 32725

Phone: (386) 878-8600 • Fax: (386) 878-8601

www.deltonafl.gov

NON-PHASED FINAL PLAT AND CONSTRUCTION PLAN

CONTENT REQUIREMENTS CHECKLIST

Note: The following information is needed in addition to the required submittal items for final plat.

Please mark all items that apply and submit this checklist with the application.

All applicants who are prepared to submit a non-phased Final Plat and Construction Plan application are strongly urged to participate in a pre-application meeting with City staff in order to discuss substantive issues related to the pending submittal.

Project Name: _____

Address or location of property: _____

- Plat (scale 1"=100', or other scale approved by the City Engineer; prepared on standard sheet sizes as required by F.S. Ch. 177, and shall be 22" x 28", including a three (3) inch binding margin on the left side and one (1) inch margin on the other three (3) sides).
- Construction Plan (submitted on 24" x 36" sheet sizes.)
- Survey of the subject property prepared by a registered surveyor.
- Survey of the subject property containing the legal description of the subject property, property appraiser's tax identification number(s), date of survey, and the surveyor's certificate of accuracy.
- Legal description of the subject property also be presented as part of a Word file.
- Vicinity Map (at a scale not to exceed 1"=2,000').
- Total acreage in the tracts.
- Acreage in public or other land usage.
- Total number of lots.
- Linear feet of streets.
- Names and location of adjoining plats/subdivisions and lots (including the plat book and page number as applicable)
- Current Zoning existing uses of subject property.
- Current Zoning and existing uses of other supplemental information requested by the Planning and Development Services Director or DRC.
- Existing site data of City limit lines (if applicable).

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- Existing site data of property lines.
- Existing site data of easements.
- Existing site data of streets.
- Existing site data of right-of-way.
- Existing site data of cross sections.
- Existing site data of driveways.
- Existing site data of railroads.
- Existing site data of utility transmission lines.
- Existing site data of adjacent street.
- Existing site data of right-of-way within 300 feet of the site.
- Existing site data of storm sewers.
- Existing site data of ditches and culverts.
- Existing site data of sanitary sewer.
- Existing site data of potable water.
- Existing site data of reuse water infrastructure.
- Existing site data of bridges.
- Existing site data of buildings.
- Existing site data of bulkheads.
- Existing site data of wooded, wetland and 100 year floodplain areas.
- Existing site data of marshes.
- Existing site data of predominant plant communities.
- Existing site data of watercourses and ponds.
- Identify plants and animals which inhabit the site that are listed as federal and state endangered species.
- Identify plants and animals which inhabit the site that are listed as federal and state threatened species.
- Identify plants and animals which inhabit the site that are listed as federal and state species of special concern.

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Identify topography of the site at note more than one (1) foot vertical contour intervals based on mean seal level data furnished by a professional engineer or surveyor.

- Identify specific soil types and their limitations for the planned use. (Soil information is to be taken from the most recent soil survey by a professional engineer or surveyor.
- Identify known historic and archaeological sites.

PROPOSED SITE DATA AND CONSTRUCTION DETAILS.

- Tentative construction schedule of the proposed development. (including, if applicable, a tentative schedule for phasing construction)
- Date of potable water and sanitary sewer facilities are needed to serve the proposed development.
- Commitment from the appropriate potable water and/or sanitary sewer provider demonstrating adequate capacity shall be available to service the proposed development at the time of impact as provided in Chapter 86 of the City's Land Development Code.
- Engineering plans.
- Locations for all utilities. (including but not limited to, sanitary sewer, storm sewer, water lines, and electric lines (if located underground).
- Show connections to existing systems, storm water detention or retention facilities or alternative storm water control system, storm drainage and sewage disposal systems, storm and sanitary profiles, and, when present or proposed, cross sections, inverts, and top elevations of structures.
- Electric or gas services (including a commitment from the provider that adequate electric or gas service, where appropriate, will be available prior to issuance of the Development Order).
- Street right-of-way.
- Street pavement widths.
- Street grades and elevations.
- Street names.
- Street plans.
- Street profiles.
- Street cross-sections (when requested by the City Engineer).

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- Street center line dimensions.
- Street scalar block and lot layouts.
- Street lot and block numbers.
- Other right-of-way or easements, including locations, dimensions, and purposes.
- Contour changed, dikes or any created water bodies or changes watercourses.
- Bulkheads and bridges.
- Parks, school sites, common areas, and other public uses (if any).
- Areas reserved for natural resources protection. Conservation easements, tree protection areas, open space, etc. (natural and/or preservation areas shall not be used for storm water management).
- Surface drainage patterns with direction of flow.
- Storm water management and best management practices during construction to include draining system of the hydrant shall be bronze and positively activated by the main operating rod.
- Storm water and best management practices during construction to include hydrant drains shall close completely after no more than three turns of the operating nut.
- Minimum of two (2) internal ports and four (4) drain port outlets to the exterior of the hydrant.
- Drain shutoff to be direct compression closure.
- Include cap chains and plugged weep holes.
- Friction loss not exceed 3.0 psi at 100 gpm through 4 ½ "pumper nozzle.
- Hydrants shall be equal to American Flow Control's American Darling B-48-B.
- All hydrants shall be yellow in color.
- Main size: Residential minimum is six (6) inches. Commercial minimum is eight (8) inches.
- Location: 300 feet of a commercial structure either existing or new installation, or 500 feet in a new residential subdivisions (greatest distance to a house shall be 250 feet).

Fire Hydrant: Underground inspections shall require a visual inspection of all connections, thrust blocks, tie rods, and pipe. If a fire hydrant is required to be installed for this project, it shall be installed, operational and approved by the Deltona Fire Safety Manager prior to any combustible construction materials being brought on site and before vertical construction will be allowed to begin. Do not back fill the fire hydrant without the fire inspectors on site approval. The engineer of record shall provide certification that the water distribution system meets the required flow at 20 psi before building final. Any Changes to the approved plans or equipment shall be pre-approved by the Fire Safety Manager and as built drawings submitted prior to final inspection

Please note: additional information may be required.