

**DEVELOPMENT PLAN
DRC SUFFICIENCY REVIEW CHECKLIST
Orange County, Florida, Planning Division**

1 st Rev	2 nd Rev	PROJECT NAME:
		1st REVIEW: APPROVE REJECT _____
		Initials Date
		2nd REVIEW: APPROVE REJECT _____
		Initials Date
		PROJECT TITLE: Provide a plan title consistent with previous approvals and date.
		PROJECT TITLE: Revise the plan title to that shown above.
		PARCEL ID#: Provide the parcel ID number on cover sheet under the project title in 30-point font.
		OWNER/DEVELOPER: Note the owners, developers and consultants involved with the development plan..
		NORTH ARROW: Provide the north arrow on the plan.
		LOCATION MAP – Provide a stick figure map labeled as SITE. The location map shall identify the relationship of the Development Plan to the approved Land Use Plan.
		LEGAL DESCRIPTION: Provide a legal description of the tract to be subdivided and approximate acreage.
		SKETCH OF LEGAL DESCRIPTION: Provide a separate plan sheet with a sketch of Legal Description that includes bearings, distances, Point of Beginning, etc., for staff verification of Legal.
		PLAN SIZE: Submit the plan on 24-inch vertical by 36-inch wide sheets.
		PLAN SET: Staple all sheets together to create 1 set of plans and submit folded sets of plans.
		PRELIMINARY SUBDIVISION PLAN: Submit plans for a preliminary subdivision plan, as this plan proposes a subdivision of property.
		WAIVERS: Note all waiver requests, including comprehensive justification, on the plan.
		PROPOSED USES: Note all proposed uses.
		RESIDENTIAL UNITS: Note the number of dwelling units proposed.
		RESIDENTIAL DENSITY: Note the proposed residential density.
		RESIDENTIAL FLOOR AREA: Note the minimum square footage of living area under heat and cooled area.
		RESIDENTIAL LOT AREA: Note the minimum net lot area.
		COMMERCIAL SQ FT: Note the total square footage of commercial development.
		INDUSTRIAL SQ FT: Note the total square footage of industrial development.
		OFFICE SQ FT: Note the total square footage of office development.
		FAR: Note all appropriate floor area ratios.
		BUILDING COVERAGE: Note maximum building coverage.
		OPEN SPACE: Note acreage and percent open space and class.
		IMPERVIOUS: Note maximum impervious coverage.
		BUILDING HEIGHT: Note maximum building height for all uses in feet and stories.
		RECREATION AREA: Locate proposed recreation areas, detailing proposed facilities.

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	PEDESTRIAN/BIKE WAY: Display pedestrian and bike path facilities, showing all interconnections with existing facilities.
	STORMWATER MANAGEMENT: Provide stormwater management plan, including direction of surface drainage flow.
	BUILDING SETBACKS: Note all building setbacks from streets and highways.
	BUILDING SETBACK NHWE: Illustrate 50' building setback line from the NHWE of all surface water bodies.
	PHASING: Note the proposed phasing of the project on the plan
	TOPOGRAPHY: Provide certified topography drawn at one (1') foot contours using Orange County datum.
	SOILS: Identify on-site soils using the Soil Conservation Service Classification System.
	VEGETATION: Note existing on-site vegetation.
	STREETS WITHIN 500': Provide the name, location, pavement and right of way width for all existing streets, rights of way and platted streets within 500' in each direction of all proposed access points.
	STREET IMPROVEMENTS: Show proposed surface improvements to primary streets serving the project.
	WATER SERVICE: Note water service provider and display proposed tie-in to the service.
	WASTEWATER SERVICE: Note service provider and display proposed tie-in to the service.
	REFUSE STORAGE: Locate all proposed refuse storage areas.
	EASEMENTS: Display all existing and proposed easements.
	PARKING: Provide parking calculations and depict all proposed parking, consistent with Article XIX of the Zoning resolution.
	COMMERCIAL DESIGN STANDARDS: Note compliance with the Commercial Design Standards set forth in Article XIII of Chapter 9 of the OC Code
	EXTERIOR LIGHTING: Include a Lighting Plan per the Lighting Ordinance
	LIGHTING: Note that Lighting shall comply with Art XVI of Chapter 9 of the OC Code on the plans in addition to including the Lighting Plan.
	LANDSCAPE: Include a landscape plan.
	TREE SURVEY: A tree survey is required in accordance with Ch. 15-301 if this DP is not part of a previously approved PSP. Contact the Zoning Arbor Office at 407-836-5807 for specific tree survey requirements.
	FIRE HYDRANTS: Hydrant locations must be shown, including one by the entrance, so fire apparatus pass it before reaching the first structure.
	STRUCTURE RENDERING: Include design elevations or renderings of proposed structures.
	SIGN PLAN: Note signage to comply with Chap 31.5 on the plan
	CAD: An approved Conservation Area Determination by EPD is required prior to DRC review. Submit a CAD approval letter or contact John Geiger, EPD, at 407-836-1504.
	PRELIMINARY ENGR PLANS: Provide preliminary engineering plans for roads, water, wastewater and stormwater (including relationship to master stormwater concept).
	PLEASE RESPOND TO ALL COMMENTS IN WRITING.