

**PRELIMINARY SUBDIVISION PLAN
DRC SUFFICIENCY REVIEW CHECKLIST
Orange County, Florida Development Engineering Division**

	SETBACKS: Illustrate and note all applicable setbacks. Where more than one setback applies to a lot, the greater setback distance shall apply.
	SETBACK NHWE: Illustrate 50' building setback line from the NHWE of all surface water bodies. Where the NHWE has not been established, the developer's engineer shall establish it to the satisfaction of the County Engineer, prior to construction plan submittal.
	PHASING: Note the proposed phasing of the project on the plan
	TOPOGRAHY: Provide topographic survey of the property at one (1') foot intervals. Contour lines must extend a minimum of 250' beyond the tract boundary (extension across open roadways is not required). If field survey data is used it must be certified by a land surveyor.
	SOILS: Identify on-site soils using the Soil Conservation Service Classification System.
	CAD: An approved Conservation Area Determination by EPD is required prior to DRC review. Contact John Geiger, EPD, at 407-836-1504.
	CONSERVATION: Designate conservation areas as separate tracts.
	100-YR FLOOD: Note the applicable flood zone on the plan. If Zone A, display the 100-year flood elevation per the Flood Insurance Rate Maps. Where the 100-yr flood elevation has not been established, the developer's engineer must establish it to the satisfaction of the County Engineer.
	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 to the subdivision. Include the location of any existing driveways.
	NEW STREET NAME/ROW: Provide the name (or temporary designation) and right of way for all proposed streets.
	ROAD XSECTION: Provide a typical design cross-section indicating pavement type, width, drainage features and sidewalks/bikeways. Separate cross sections for all entrance roads with medians are required (note ownership/maintenance for medians).
	ADT: Note projected Average Daily Traffic of the development based on current ITE standards.
	ROW VACATION: Provide notes regarding any proposed right of way vacation.
	SEPTIC: Provide soils information, as described in Sec 34-131(e) of the OC Code, which has been prepared by a Geotechnical Engineer, registered in the State of Florida.
	STORMWATER MANAGEMENT: Provide a schematic diagram of the proposed stormwater management collection system with preliminary calculations as to pond sizing. The direction of flow for all surface drainage shall be shown. Designate retention/detention areas as tracts.
	SCREEN WALLS: Show the location of all screen walls per Sec 34-209 of the OC Code. Note the party responsible for maintenance.
	SHORELINE ALTERATION: Note any proposed shoreline vegetation alteration.
	EASEMENTS: Show the location, width, purpose and maintenance responsibilities for all proposed easements.
	TREE SURVEY: Provide a tree survey in accordance with CH 15-301. Contact Zoning Arbor Office at 407-836-5807 for specific requirements.
	ARBOR REVIEW FEE: Submit Arbor Review Fee of \$153
	RECREATION: Identify recreation tracts. Include the type of facility, setbacks, access and parking, exterior lighting and landscaping and buffering. (See Sec 34-131(b)(20) of the OC Code)
	ECON RIVER BASIN: This project is within the Econ River Basin as defined by Ord #90-30. Certain items of information are required at this time. Contact John Geiger, EPD, at 407-836-1504.

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	<p>FIRE HYDRANTS: Hydrant locations must be shown, including one by the entrance, so fire apparatus pass it before reaching the first structure.</p>
	<p>ADJACENT ZONING: Provide adjacent zoning district including zoning on opposite side of right of way</p>
	<p>VARIANCES: All requests for variances shall be noted on the plan with appropriate OC Code reference and justification.</p>
	<p>STREET SETBACKS: Note all setbacks from streets and highways as indicated in Chapter 38 Article XV of the OC Code.</p>
	<p>IRREGULAR SETBACKS: Illustrate all setbacks on irregular shaped lots.</p>
	<p>SEPTIC SETBACK: Illustrate the 150' septic tank setback line from the NHWE for all surface water bodies and 75-foot setback line from the control elevation for all artificial water bodies.</p>
	<p>EXISTING IMPROVEMENTS: Show the disposition of all existing improvements on the site (i.e., utilities, drainage, easements, and buildings).</p>
	<p>RIGHT OF WAY: Provide right of way and setback requirements per Chap 38 Article XV of OC Code.</p>
	<p>WATER/SEWER: Note the service provider for water and sewer. Display the proposed system and connection points to the existing system.</p>
	<p>WATER/SEWER PROVIDER: If the source is other than Orange County, a letter shall be submitted from the appropriate utility company, confirming that the service can be provided.</p>
	<p>FINISH GRADE: If it is anticipated that finished floor grades for lots at the perimeter of the property will vary more than one foot above or below existing grades, it shall be noted on the preliminary subdivision plan. If the subdivision construction plans result in exceeding these limits without being noted on the preliminary subdivision plan, it shall constitute a substantial change requiring a new public hearing</p>
	<p>OTHER:</p>

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