

City of Gainesville, Florida
FINAL DEVELOPMENT PLAN REVIEW
REQUIREMENTS

If final development plans are not submitted concurrently with preliminary review plans, please submit 10 sets of final development plans or contact the assigned planner to determine how many sets of plans are needed, based on the preliminary review comments. All plans submitted to the Department of Community Development for final development plan review must meet the following criteria.

Final development plan.

Each final development plan shall include the following:

- (1) A landscape plan and tree survey or Certified Arborist report in accordance with Article VIII.
- (2) Security plan for parking areas, if used after dark (statement re compliance is satisfactory).
- (3) Design of the connections (including driveways, roadways and other off-site improvements in abutting rights-of-way or easements) between the development and adjacent developments.
- (4) Right-of-way improvements associated with access to the proposed development, including but not limited to left turn lanes, bypass lanes and signalization for the development.
- (5) Design of the internal traffic flow and parking lot.
- (6) Accessibility for service and emergency vehicles; handicapped accessibility.
- (7) Specify number and placement, and detail of bike parking.
- (8) Design of bus stops, pedestrian, bikeway and greenway access to proposed development, where applicable.
- (9) Where applicable, the completion of any traffic studies as specified in subsection 30-160(d)(5). In addition, letters of approval and conditions from the state department of transportation and the county must be provided.
- (10) Dimensions, size and type of pipe and slope of wastewater facilities.
- (11) Manholes and cleanouts with top and invert elevations.
- (12) Location of all service laterals to within five (5) feet of each building terminating a cleanout.
- (13) Dimensions, size and type of pipe, tapes and valves related to water facilities.
- (14) Location of all service laterals and water meters including size.
- (15) A final stormwater management plan, in accordance with Article VIII, signed and sealed by a professional engineer registered in the State of Florida:
 - a. Data, method of analysis and explanation of assumptions for final stormwater management plan and stormwater management utility summary sheet.
 - b. Results of soil borings, if determined necessary by public works department.
 - c. Typical sections and details of all stormwater management control facilities; construction specifications, complete construction notes.

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- d. Grading and paving plan, including complete notes and construction specifications.
 - e. Final sedimentation and erosion control plan:
 - 1. During construction; and
 - 2. Plan for erosion and sedimentation control over the life of the storm-water facilities.
 - f. Status report on any permits required by the county, the applicable water management district and any state agency.
 - g. Maintenance plan for stormwater management facilities specifying regular maintenance procedures for which the property owner shall be responsible.
- (16) Location and dimension of all existing and proposed structures indicating all access points, gross floor area per floor per building, elevations of proposed buildings or additions, building height, number of stories, statement as to the number of dwelling units and bedrooms or floor area ratio. Submission of preliminary floor plans is strongly encouraged to facilitate review of the project.
- (17) Certificate of concurrency. A certificate of final concurrency is required for final plan approval.
- (18) Sidewalks, on all streets, on both sides, and at least 5 feet wide. Sidewalks not required on cul-de-sac or dead end or loop less than 100 feet long. Sidewalk required on at least one side of street on cul-de-sac or dead end or loop from 100 to 250 feet long, and for a project in which the closest lots to a connecting street on a cul-de-sac or dead end are at least 1,000 feet from the street it stems from. Sidewalks on both sides on cul-de-sac or dead end or loop greater than 250 feet long.

10/9/00
djw