

MINOR DEVELOPMENT SITE PLAN APPLICATION PACKAGE SUBMITTAL REQUIREMENTS

All Minor Development Site Plan Application Packages shall contain the following items, as a minimum, or be considered INCOMPLETE and NOT accepted for processing. Site Plan Application Submittal Packages shall be submitted to the DRC Coordinator, by calling (850) 595-3472 to schedule an appointment. The deadline to submit a COMPLETE Site Plan Minor Submittal Packages is 11:30 am every FRIDAY. If you have questions concerning the submittal of an application package, call (850) 595-3472.

- 1.) A transmittal letter from the applicant naming the project, identifying the materials being submitted. The project name on the documents shall be consistent
- 2) Payment of the submittal fee of \$770.00. We accept Visa, Mastercard, check, or cash.
- 3) A Development Review Application completely filled out.
- 4) A completed Project Information Form completely filled out prior to submittal of the application package. WARNING: This form must have the street address of the project site or it will not be accepted.
- 5) A narrative explaining the proposed development. Include information of size of property, # of units, square footage of buildings, zoning district, future land use category, water and sewer services, wetland impacts, density transfers include, access, stormwater management, etc.
- 6) Proof of ownership (recorded deed or lease) for all (each) development parcel. Names on deed and legal description provided by the Property Appraiser must be the same.
- 7) A proposed site plan that show all required information (# 9 below). Stormwater Plans shall be signed and sealed. Plans are to be a minimum size of 11" x 17" and no larger than 24" X 36". Each plan shall be folded or they will NOT be accepted. An example site plan is attached to this checklist.
- 8) One CD with all of the above information included. Each document must be in an individual PDF format (ex. A five- page form is to be converted into ONE PDF document.)

The proposed site plan shall include, identify and detail the following items:

A) Identify the following general information in a notation (note) on the site plan.

- 1) Property owners name, mailing address, telephone #, and fax #.
- 2) Applicants name, mailing address, telephone # and fax #, if different from owner.
- 3) Parcel's property reference number.
- 4) Acreage of the parcel
- 5) Parcel's Zoning District (contact 595-3550 for zoning information).
- 6) Parcel's Future Land Use (FLU) Category (contact 595-3550 for FLU information).
- 7) Name of person who prepared drawing/plan.
- 8) Date plan was prepared.

B) Identify the following location and directional information on the site plan.

- 1) A north arrow.
- 2) The scale of the drawing/site plan (i.e., 1 inch = 10 feet).
- 3) The name(s) of the road(s) fronting the parent parcel.
- 4) A vicinity map showing and labeling the adjacent roadways and cross streets.

C) Identify the following information in a notation (note) on the site plan.

- 1) A note detailing potable water service availability (i.e., ECUA, etc.
- 2) A note detailing sewer service provider / availability (i.e., ECUA, etc.)
- 3) A note detailing if a septic tanks is existing or proposed
- 4) A note detailing the location and size of any water lines.
- 5) A note detailing the location of fire hydrants.
- 6) A note listing the total square footage amount of all existing impervious surface.
- 7) A note listing the total square footage amount of all proposed impervious surfaces.

- 8) A note detailing the calculations used to determine the net change in impervious surface area on the site from existing conditions to proposed conditions. Please note that impervious surfaces may include driveways, parking areas, sidewalks, asphalt or concrete pads, buildings and accessory structures.
- D) Identify the following property boundary and setback information on the site plan.
- 1) Parcel's property boundary lines to scale or a proportional as possible.
 - 2) Length and width dimensions of Parcel's property boundary lines.
 - 3) Dashed / dotted lines indicating the parcel's building fronts, side and rear building setback line and the distance the setback lines are from the corresponding property line.
 - 4) Dimensions along all roadways of the property boundary lines.
- E) Identify the following for each existing or proposed structure on the property.
- 1) Draw all existing and proposed structures on the property.
 - 2) Clearly label each as existing or proposed.
 - 3) Identify the current and proposed use of each structure (i.e., shed, retail store, etc).
 - 4) Note the total square footage of each.
 - 5) Note the external dimensions, length and width, of each.
 - 6) Identify the distance of each from the parcels property lines.
 - 7) If multiple structures are on site, identify the distances between adjacent structures.
 - 8) Identify location of existing and proposed dumpsters and the required screening.
 - 9) Identify the location of any existing and proposed outdoor storage areas.
 - 10) Identify the location of any existing or proposed septic tanks.
- F) Identify the following for each driveway, parking area, sidewalk, etc.
- 1) Draw all existing and proposed driveways, parking areas, sidewalks, etc.
 - 2) Clearly label each as existing or proposed.
 - 3) Identify the type of construction material for each (i.e., asphalt, dirt, gravel, etc.).
 - 4) Note the total square footage of each.
 - 5) Note the external dimensions of each.
 - 6) Note the width of each proposed road, drive aisle, right-of-way, etc.
 - 7) Draw all existing and proposed parking spaces
 - 8) Note the dimensions of each parking space (width and length)
 - 9) Clearly label the total number of proposed and existing parking spaces
- G) Identify the following information for any additional impervious surface on the property
- 1) Draw any additional existing and proposed impervious surfaces on the property.
 - 2) Clearly label each as existing or proposed.
 - 3) Identify the use of each additional impervious surface (i.e., loading ramp, etc).
 - 4) Identify the type of construction material for each (i.e., asphalt, dirt, gravel, etc.)
 - 5) Note the total square footage of each.
 - 6) Note the external dimensions of each.
- H) Identify the following information for drainage systems.
- 1) Show with arrows the direction that stormwater flows across the property. If the site is flat, indicate this by writing "FLAT" on the plat.
 - 2) Draw any existing drainage systems on site (retention ponds, swales, culverts, pipes).
 - 3) Draw any existing drainage systems in the right-of-way (roadside ditches, curbs, drainage inlets).
 - 3) If there are no drainage systems adjacent to the site, indicate where stormwater flows from the property.
- I) Identify the following information for any landscaped areas on the property
- 1) Clearly label each as existing or proposed.
 - 2) Identify the type of landscaping material for each (i.e., grass, bushes, etc)
 - 3) Note the total square footage of all existing landscaped areas
 - 4) Note the total square footage of all proposed landscaped areas
 - 5) Show the location of all existing trees 12" in diameter and larger, and indicate if they are proposed to remain or be removed.
 - 6) Show and label the location of any new trees that will be planted.

I acknowledge that all items identified above are included in my submittal.

Applicant/Agent Signature: _____

Date: _____

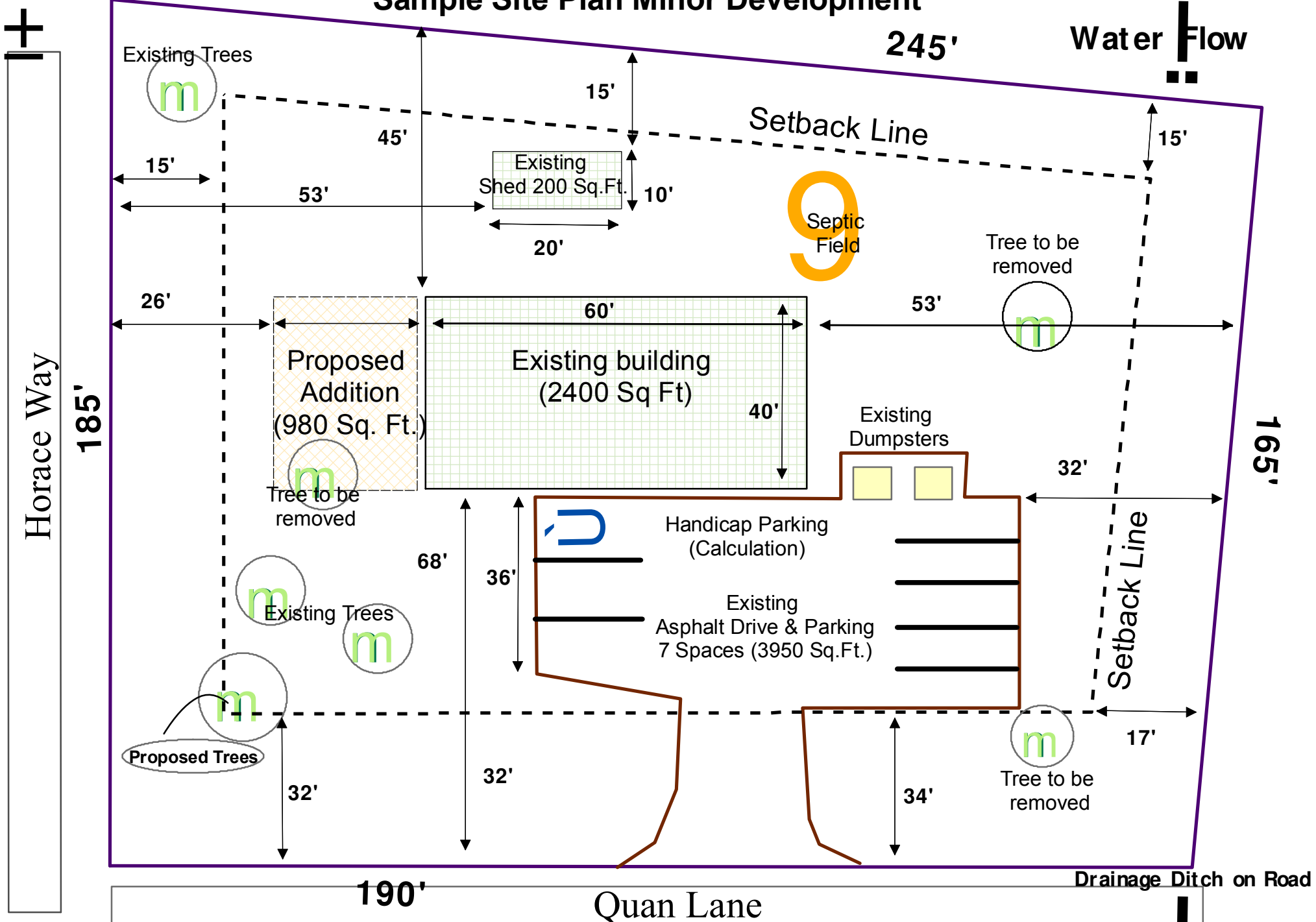
Minor Sample Site Plan Instructions

When creating the individual site plan for your project, please utilize the sample provided on the next page. The following list identifies some specific items you need to display with your plan, in order to facilitate the project review process during submittal:

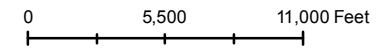
- Property reference number (16 digit)
- Project location (physical address) including adjacent road names
- Name of property owner and name of agent (if necessary)
- Contact information for the property owner
- All dimensions and locations for property lines and setbacks
- All existing buildings, structures, carports, pools, walls, patio covers, fences, septic tank location with complete dimensions
- All proposed buildings, structures, carports, pools, walls, patio covers, fences, septic tanks with complete dimensions
- Plans must be drawn neatly and legible
- Please refer to the Land Development Code for further information

Disclaimer- Additional items may be required in accordance with the Escambia County Land Development Code*

Sample Site Plan Minor Development

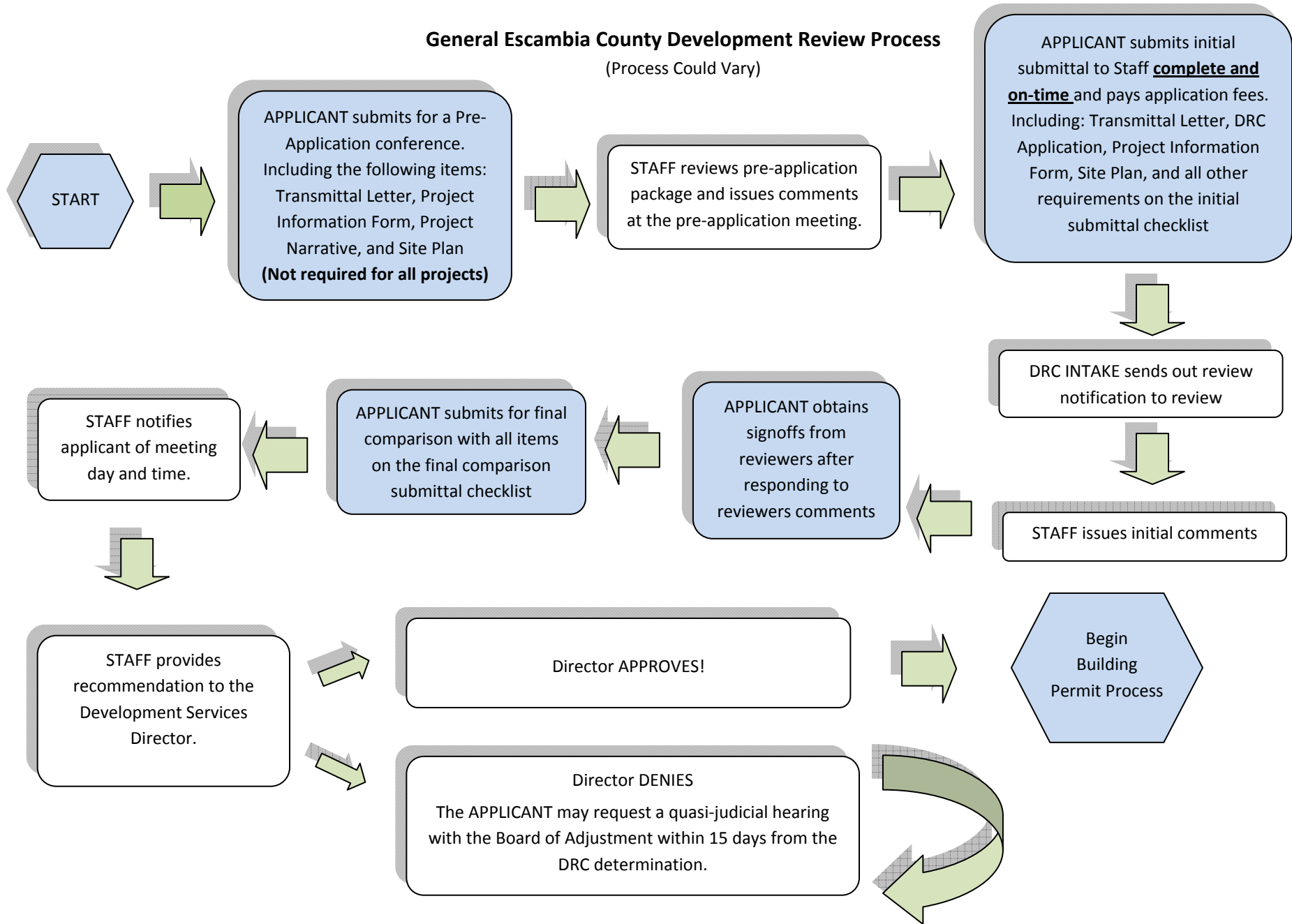


FOR INFORMATION PURPOSES ONLY



General Escambia County Development Review Process

(Process Could Vary)



DISCLAIMER: The data within this chart was compiled from numerous sources and it is provided for reference and information purposes only. No warranties express or implied are provided for the accuracy of the data, its use, or its interpretation. For current up-to-date information contact the Planning & Zoning Staff.

PROJECT INFORMATION FORM

Development Services Department, 3363 West Park Place, Pensacola, FL 32505 (Phone) 850-595-3475 (Fax) 850-595-3703
www.myescambia.com

Allow 2 working days for the return of this form

SECTION 1-A: MANDATORY – THIS SECTION TO BE COMPLETED BY APPLICANT

Applicant/Company Name: _____ Phone: _____ Fax: _____

Mailing Address: _____ State: _____ Zip Code: _____

Project Name: _____ Proposed Use: _____

Property Reference Number(s): _____

Project Address: _____ Estimated Parcel Acreage: _____

Is Site currently developed? NO ___ YES ___ If YES, describe existing development _____

Is a Conditional Use, Variance, Rezoning or Future Land Use Amendment required for the Proposed development? NO ___ YES ___

***If you would like to apply for a Variance (as required by the Land Development Code) prior to the issuance of a Development Order, please contact Andrew Holmer (850) 595-3472.**

Select Type of Submittal: Site Plan: _____ Site Plan Minor: _____ Subdivision: _____

Site Plan Project Submittals	Subdivision Project Submittals
Estimated SQ. FT. of Building Footprint: _____	Total # of Phases: _____ Total # of Lots: _____
Estimated SQ. FT. of Impervious Surface (Including Bldg Footprint): _____	# of Lots in Phase 1: _____ # of Lots in Phase 2: _____
	# of Lots in Phase 3: _____ # of Lots in Phase 4: _____

SECTION 2: This section to be completed by County Staff.

Parcel Future Land Use(s): _____ Surrounding Future Land Use(s): _____

Parcel Zoning District(s): _____ Surrounding Zoning Districts: _____

Airport Environment(s): _____ Overlay District(s): _____ Commissioner District: _____

Drainage Basin: _____ Hurricane Evacuation Zone: _____ Flood Zone: _____

Notes: _____

Checked by: _____ Date: _____

Planner verified: _____ Date: _____

Property Owners: Name: _____

Street address: _____ City: _____ State: _____

Zip Code: _____ Phone: Work (____) _____ Cell (____) _____ Fax (____) _____

E-mail address: _____

Developer: Name: _____

Street address: _____ City: _____ State: _____

Zip Code: _____ Phone: Work (____) _____ Cell (____) _____ Fax (____) _____

E-mail address: _____

Agent / Engineer: Name: _____

Street address: _____ City: _____ State: _____

Zip Code: _____ Phone: Work (____) _____ Cell (____) _____ Fax (____) _____

E-mail address: _____

Provide the requested information in the space provided:

Future Land Use Category(ies): _____ Zoning District(s): _____

Has any part of the project site been previously involved in a Future Land Use Map Amendment, Application for Rezoning, Application for Conditional Use, Application for Variance, Application for Vested Rights, Appeal of Administrative Decision, other county review?
No _____ Yes _____ If YES, which type: _____, Date ____/____/____, Case # _____

Does the proposed project require a Variance, Conditional Use Approval, Rezoning, or a Future Land Use Change?
No _____ Yes _____ If YES, which: _____ If YES, attach written explanation.

***If you would like to apply for a Variance (as required by the Land Development Code) prior to the issuance of a Development Order, please contact Andrew Holmer (850) 595-3472.**

Provide the requested information in the space provided:

Water Provider: _____ Septic ____ Sewer ____ Provider: _____

Are there existing building(s) on site? No _____ Yes _____

Describe last use of building(s): _____

SQ. FT. of Building Footprint: _____

SQ. FT. of Impervious Surface (Including Bldg Footprint): _____

Total Site Acreage: _____ Total Acreage to be disturbed: _____

Total Acres of Wetlands: _____ Total Acres of Wetlands to be disturbed: _____

Number of Trees on site: _____ Number of Trees to be removed: _____

If you have any question or comments regarding this application, please contact us at (850) 595-3472.

We appreciate suggestions of how to improve our services.

DEVELOPMENT REVIEW APPLICATION CERTIFICATION FORM

I affirm and certify that I am duly qualified as authorized agent to make such application; that I understand the questions asked in the application; that all information and statements submitted in any documents or plans concerning this application are accurate to the best of my knowledge and belief; that I understand the application, attachments, and fees become part of the Official Records of Escambia County and not returnable or refundable; that this application is of my own choosing and staff has explained all procedures relating to this request; that there are no guarantees as to the outcome of this request; that the application is being accepted subject to verification of information; that any false information knowingly given by me may result in denial of the application, and that additional information may be required by Escambia County in order to make a determination.

Name of Proposed Development

Authorized Agent's Signature

Date

Agents Name (print): _____

Company Name: _____

Street address: _____ City: _____ State: _____

Zip Code: _____ Phone: Work (_____) _____ Fax:(_____) _____

STATE of _____

COUNTY of _____

The forgoing instrument was acknowledged before me this _____ day of _____,

year of _____ by _____ who () did () did not take an oath.

He/she is () personally known to me, () produced current Florida/Other driver's license, and/or () produced current

_____ as identification.

Signature of Notary Public

Date

Printed Name of Notary

My Commission Expires

Commission No. (Notary seal must be affixed)

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at _____, Pensacola, Florida, property reference number(s) _____, I hereby designate _____ for the sole purpose of completing this Development Review Application and to act on my behalf during the county's processing of the Development Review Application on the above referenced property.

This Limited Power of Attorney is granted on this _____ day of _____ the year of _____ and is effective until the County has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Department of Growth Management.

Signature of Property Owner Date Printed Name of Owner

STATE of _____

COUNTY of _____

The forgoing instrument was acknowledged before me this _____ day of _____, year of _____ by _____ who () did () did not take an oath.

He/she is () personally known to me, () produced current Florida/Other driver's license, and/or () produced current _____ as identification.

Signature of Notary Public Date Printed Name of Notary

My Commission Expires Commission No. (Notary seal must be affixed)

SITE PLAN MINOR FINAL COMPARISON SUBMITTAL REQUIREMENTS

All Final Comparison Submittal Packages shall contain the following items. Final Comparison Submittal Packages shall be submitted to the DRC Coordinator, by calling (850) 595-3472 to schedule an appointment Monday thru Friday. The deadline to submit a COMPLETE Site plan-Final Comparison Submittal Packages is 11:30 am every Friday.

APPLICANT MUST HAVE THE DISPOSITION REPORT SIGNED PRIOR TO THE DRC COORDINATOR ACCEPTING THE FINAL COMPARISON PACKAGE.

- 1) Transmittal letter from the applicant naming the project, identifying the materials being submitted. The project name on all documents shall be consistent.
- 2) Disposition Report with all required signatures.
- 3) Written Response to Comments that addresses all outstanding issues.
- 4) A check made out to Escambia County for any remaining fees. Please call the DRC Coordinator at 595-3472 to verify submittal amounts & schedule an appointment.
- 5) Four (4) sets of site plan drawings. Stormwater Plans shall be signed and sealed. Each set shall be folded or they will NOT be accepted.
- 6) Any other documentation that has been requested by the plan reviewers
- 7) A CD containing all items listed above. All drawings and documents are required to be in PDF format