

Project No: _____

Development Name: _____



400 ALEXANDRIA BOULEVARD • OVIEDO, FLORIDA 32765

www.cityofoviedo.net

TEL: (407) 971-5796

FAX: (407) 971-5819

**NON-STATUTARY DEVELOPMENT AGREEMENT WITH MASTER LAND USE
PLAN APPLICATION
(Must be Accompanied by a Development Agreement)**

A Master Land Use Plan (MLUP) Application is required for the development of land where condominium development or other similar development is applied. The MLUP is directly related to compliance with the requirements of the Land Development Code (LDC), generally applying the Subdivision requirements, and the review process in LDC Section 3.5(B)(3)(b), attached. However, the specific information required for the MLUP Application is the information indicated in this Application form. The accompanying Development Agreement sets forth the specific standards for the MLUP. A sample Development Agreement is attached to this Application.

GENERAL INSTRUCTIONS:

- The applicant may schedule a Pre-Application Conference with the Development Review Division before submitting this application. To arrange for a Conference, call 407-971-5796.
- Application Checklist: **The Application Checklist must be completed in full**, stating the location of information submitted on or in support of site development plans, architectural drawings, site survey or any other supporting documents. Failure to provide complete information on the Checklist will result in an insufficient Application. If a required checklist item is Not Applicable, the Applicant must state the reason(s) that it cannot be included.
- The Sufficiency and Compliance Submittals:
 - The Sufficiency Review Application Submittal: A submittal to determine Sufficiency must include three (3) sets of plans, required supporting documents and all applicable fees. The Development Review Division shall review the submittal for sufficiency and notify the applicant within eight (8) days if the submittal is incomplete.
 - The Compliance Review Application Submittal: Following notification that an application is sufficient, the Applicant must submit ten (10) copies of the complete application package so that the Compliance Review may be initiated.
- The application must be signed by the owner of record or be accompanied by a Power of Attorney from the owner of record.

Application Fee: \$7,360.00 (see Resolution No. 1794-08)

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THE FOLLOWING ITEMS ARE REQUIRED FOR A SUFFICIENT APPLICATION. AN INSUFFICIENT APPLICATION WILL BE RETURNED WITH AN RAI LETTER AND A RESUBMITTAL FEE IN THE AMOUNT OF HALF THE APPLICATION WILL BE REQUIRED. IF ANY ITEMS ARE NOT APPLICABLE, APPROPRIATE REASONING MUST BE GIVEN ON THE MASTER LAND USE PLAN REVIEW CHECKLIST.

AFTER THE APPLICATION IS FOUND SUFFICIENT, THE COMPLIANCE REVIEW WILL BEGIN. IF THE PLANS ARE FOUND NON-COMPLIANT THE APPLICANT/OWNER WILL RECEIVE COMPILED COMMENTS. A RESUBMITTAL FEE IN THE AMOUNT OF HALF THE APPLICATION WILL BE REQUIRED FOR RESUBMITTAL.

GENERAL INFORMATION

1. Project Name: _____

2. Project Address and/or Parcel ID Number: _____

3. Project Description: _____

4. General Location: _____

5. Applicant Name: _____

Applicant Address: _____

Applicant Phone #: _____ Fax #: _____ E-Mail: _____

6. Engineer Name: _____

Engineer Address: _____

Engineer Phone #: _____ Fax #: _____ E-Mail: _____

7. Owner Name: _____

Owner Address: _____

Owner Phone #: _____ Fax #: _____ E-Mail: _____

8. Attach a verified statement including the names of each individual having a legal/equitable ownership interest in the subject property. For publicly held corporations, names and addresses of the corporation, principal executive officers and any majority stockholders will be sufficient.

PROJECT DESCRIPTION.

The following information must be presented on the cover of the plans:

- Cover Sheet
 1. Title Block
 2. Development Type: Residential, Commercial, Mixed
 3. Name and Address (if available) of the Development
 4. Name(s) of Utility Providers

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5. Vicinity Map **to scale**
6. North Arrow
7. Preparation/Revision Dates
8. Four (4)-inch square space left blank on the bottom right corner for City approval stamp.
9. Parcel ID Number(s)

Proposed Master Land Use Plan: Please provide the following information regarding the *proposed development* graphically and in a Site Data column on the Site Plan for the Development.

1. All plans must be submitted on 24" by 36" sheets
2. A reduced copy of the MLUP layout at 11" x 17" shall be included in the submittal
3. Legal description of the proposed development
4. Proposed Land Use and Zoning for the development
5. Maximum Number of Lots or parcels proposed
6. Minimum Lot sizes of each lot (Residential) or Building Dimensions (commercial sq. ft.)
7. Minimum setbacks (Front, Rear, Side, Street Side, Other, also show setbacks for irregular shaped lots)
8. Finished floor elevations (to be shown on each building pad)
9. Location of new and existing easements, setbacks and building pad on a typical lot drawing
10. Proposed impervious surface area (existing and proposed)
11. Proposed landscape buffers and areas and buffer yards (for commercial, by Buffer Yard Type)
12. Minimum number of parking spaces (for Commercial, permitted and provided)
13. Location and area (acreage or sq.ft.) of all recreational areas provided in accordance with requirements of Article XVII; designation of type of recreational use for each recreation area identified.
14. Minimum area(s) to be designated as usable open space, and whether public or private.
15. Proposed access points/driveways/drive aisles, their locations.
16. Proposed streets and right-of-way widths.
17. Location of stormwater/drainage facilities and retention ponds.
18. Proposed location of sales and or marketing offices, and model homes, designated on Plans
19. Proposed water system, source of service
20. Proposed sewer system; source of service.
21. Proposed source of irrigation
22. Maximum density (existing, permitted and proposed by land use) in units/acre
23. Maximum intensity (existing, permitted and proposed by land use) FAR
24. Proposed phases of Development (Description, Target Dates, Completion Dates)

SITE SURVEY

1. Legal Description
2. Survey Must be signed and sealed by certified surveyor.
3. Contours at 5-foot intervals or less.
4. High water elevation or boundaries of water bodies on-site and 50-feet off-site
5. Water Bodies on Site Identified
6. FEMA flood hazard zone and/or limits of 100-year flood based upon latest FEMA information.
7. Existing surface drainage characteristics.
8. All existing structures
9. Boundaries of environmentally sensitive areas (if applicable). Provide existing vegetative map showing alterations including tree removal, dredging, filling, spoiling sites, canals and channels.
10. Tree Survey, showing trees on site, trees to be removed, and trees to remain.
11. Tree Mitigation Plan per Section 15.2 of the 2006 LDC

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WRITTEN DOCUMENTATION

1. Please provide a written description of the proposed development (i.e. # and type of residential units or of commercial structures by land use category.
2. Legal documentation establishing homeowner’s associations or other legal entities responsible for control over require common areas and facilities.
3. Bonds, letters of credit, or other surety devices.
4. If the displacement of an existing household or households is to be caused by the development, a plan for relocation housing must be provided and must be approved by City Council before development may commence.
5. Intergovernmental Coordination. Attach proof of coordination and permitting compliance with applicable local, regional, state and federal agencies that will be involved in the project.
6. Species of Special Concern, Threatened or Endangered: Please provide documentation in accordance with Section 15.3 of the LDC.
7. Wetlands Protection: Please provide documentation in accordance with the requirements of Section 15.4, of the LDC.

CONCURRENCY: Documentation must be provided stating that sufficient capacities exist to support this Application, as follows:

For Traffic: (Provide peak and average trips calculations based on latest edition of ITE Manual)

For utilities, provide letters/E-mails from applicable agencies stating that sufficient capacity exists to provide:

1. **Water:** (Contact Mr. Josef Grusauskas, Utilities Manager, 407-971-5808, email: jgrusauskas@cityofviedo.net.)
2. **Wastewater:** (Contact Mr. Grusauskas, if served by City. If Alafaya Utilities, call 407-365-4346)
3. **Solid Waste Landfill:** (E-mail request to: wedwards@seminolecountyfl.gov)
4. **School Capacity Availability Letter of Determination** (Contact Mike Rigby, Facilities Planner, Seminole County Public Schools, 407-320-0583)

CERTIFICATION

I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. If the applicant is someone other than the property owner, a power of attorney signed by the property owner, which authorizes the applicant to apply for this specific purpose at this specific location, must be attached to the application.

- I am the owner of record for the property described herein.
- I am the Authorized agent for the property described herein

AUTHORIZED SIGNATURE

DATE

Project No: _____

Development Name: _____

Name and Title (printed or typed)

SAMPLE

Prepared by and Return to:
Bryan J. Cobb, Development Services Director
The City of Oviedo Florida
400 Alexandria Boulevard
Oviedo, FL 32765

----- [SPACE ABOVE THIS LINE FOR RECORDING DATA] -----

NON-STATUTORY DEVELOPMENT AGREEMENT
(For PUD or MLUP)

THIS DEVELOPMENT AGREEMENT, (herein referred to as the “**Development Agreement**”) is made and executed this (day) day of (month) , 2009, by and between the **CITY OF OVIEDO**, a Florida municipal corporation (herein referred to as the “**City**”), whose address is 400 Alexandria Boulevard, Oviedo, Florida 32765, and (Developer’s name/company) , (herein referred to as the “**Developer**”) whose address is (Developer’s address) .

WITNESSETH:

WHEREAS, the Developer is the owner of fee simple title to certain real property consisting of approximately (No.) acres located at (subject property’s address or location) in the City of Oviedo, Seminole County, Florida, as more particularly described in Exhibit “A” attached hereto and incorporated by this reference (herein referred to as the “**Subject Property**”); and

WHEREAS, the Developer intends to develop the Subject Property as (type of development) development consisting of a maximum of (density/intensity) to be known as (name of project) (hereinafter referred to as the “**Project**”); and

WHEREAS, the City of Oviedo City Council finds that the development permitted or proposed in this Development Agreement is consistent with the City’s Comprehensive Plan and Land Development Code (herein referred to as the “**LDC**”) and that the conditions, terms, restrictions, and requirements set forth herein are necessary for the public health, safety, and welfare of the citizens of the City; and

This phasing plan is conceptual. Adjustments in the order of phases may occur without revision to this agreement.

3) AUTHORITY.

This Development Agreement is entered into pursuant to the Florida Municipal Home Rule Powers Act, and the Land Development Code of the City of Oviedo.

4) REPRESENTATIONS OF DEVELOPER.

The Developer hereby represents and warrants to the City that the Developer has the power and authority to enter into and consummate the terms and conditions of this Agreement, that all acts, approvals, procedures and similar matters required in order to authorize this Agreement have been taken, obtained or followed, as the case may be, that this Agreement and the proposed performance of this Agreement by such party is not an ultra vires act and that, upon the execution of this Agreement by all parties, this Agreement shall be valid and binding upon the parties hereto and their successors in interest.

5) APPROVAL OF (type of application).

The City Council at its meeting held on _____ (date) _____ 2009, approved a _____ (type of application) _____ to allow a (type of development) _____ development consisting of a maximum of _____ (density/intensity) _____ to be known as _____ (name of project) _____, subject to the terms and conditions of this Agreement. The Developer acknowledges that if this Agreement is ever terminated, the _____ (type of application) shall be deemed null and void and the development permitted or proposed in this Development Agreement for the Subject Property shall no longer be permitted, unless otherwise approved by the City Council.

6) USE RESTRICTIONS.

The Developer agrees to fully comply with the following use restrictions on the Subject Property:

- a. Building and Development Restrictions.

(Include information related to the maximum height of structure, location of the building, setbacks, limitation on type of use, painting of the building, compliance with architectural standards, etc.)

b. Landscaping and Buffering.

(Include information related to required buffers or fencing)

c. Police, Fire, Parks, and Recreation Services.

Applicants for building permits on the Developer's Property shall comply with the City Impact Fee Ordinance, as it may be from time to time amended, imposing impact fees for transportation, police, fire, parks and recreational facilities and equipment. In addition, Seminole County transportation and school impact fees, and additional impact fees which may be adopted in the future assessing all lands within the City will be paid consistent with the applicable adopted ordinance.

(Include any additional information related to Police, Fire, Parks and Recreation Services Requirements)

d. Transportation.

The Developer shall pay transportation impact fees consistent with City and County requirements at those rates applicable to all similar developments in the City at the time of *(building permit issuance or at another point in the development of the property pursuant to a Fair Share Fee Agreement – see Ordinance 1371, Section 7.2.*

(Include any additional information related to transportation requirements)

e. Water and Sewer.

(Include information related to water and sewer service)

f. Hours of Operation.

(Can be used to limit hours of operation for the approval of special exception use)

g. Other Mitigation.

(Possible connection to City utilities, correction of possible code enforcement issues, etc.)

h. Pollution and Environmental Concerns.

The Developer shall fully comply with all applicable local, state, and federal environmental regulations and laws. *(Include environmental information and/or information about minimizing the impact of use on surrounding property owners.)*

i. Expiration.

If development of the _____ *(project)* _____ is not substantially completed within _____ *(No. of months or days)* _____ from the date that this Development Agreement is executed, as evidenced by _____ *(type of permits required)* _____, this Development Agreement shall expire. The _____ *(No. of months or days)* _____ period may be extended by the City Council, if due to difficulties beyond the Developer's control and despite a good faith effort by the Developer, construction is delayed.

7) BREACH

In the event of a breach hereof by either party hereto, the other party hereto shall have all rights and remedies allowed by law, including the right to specific performance of the provisions hereof.

8) NOTICE

All notices required or permitted to be given under the Agreement must be in writing and must be delivered to the City or the Developer at its address set forth below (or such other address as may be hereafter be designated in writing by such party). Any such notice must be personally delivered or sent by registered or certified mail, overnight courier, facsimile or telecopy. Any such notice will be deemed effective when received (if sent by hand delivery, overnight courier, telecopy or facsimile) or on the date which is three (3) days after such notice is deposited in the United States mail (if sent by registered or certified mail). The party's addresses for the delivery of all such notices are as follow:

As to City:

City Manager
Oviedo City Hall
400 Alexandria Blvd.

As to Developer:

9) AMENDMENTS

This Development Agreement shall not be modified or amended except by written agreement executed by all parties hereto and approved by the City Council of the City of Oviedo.

10) SEVERABILITY

If any provisions of this Agreement are held to be illegal or invalid, the other provisions of this Agreement shall remain in full force and effect so long as each party substantially obtains the consideration contemplated hereunder.

11) SUCCESSORS AND ASSIGNS

This Agreement and the Terms and Conditions hereof shall be binding upon and inure to the benefit of the City and Developer and their respective successors in interest the terms and conditions of this Agreement similarly shall be binding upon the property and shall run with title to the same.

12) GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida and the City Of Oviedo.

13) EFFECTIVE DATE

This Development Agreement shall be effective upon execution of this Development Agreement by all parties.

14) RECORDATION

Upon execution of this Development Agreement by all parties, this Development Agreement and any amendments hereto shall be recorded by the City with the Seminole County Clerk of the Courts within fourteen (14) days after its execution by the City Manager of the City of Oviedo and shall run with the land. The Developer shall pay the costs to record the development agreement.

15) PERMITS

The failure of this Development Agreement to address any particular City, County, State, and federal permit, condition, term or restriction shall not relieve the Developer or the City of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

16) THIRD PARTY RIGHTS

This Development Agreement is not a third party beneficiary contract, and shall not in any way whatsoever create any rights on behalf of any third party.

17) SPECIFIC PERFORMANCE

Strict compliance shall be required with each and every provision of this Development Agreement. The parties agree that failure to perform the obligations established in this Development Agreement shall result in irreparable damage, and that specific performance of these obligations may be obtained by suit in equity.

18) ATTORNEY'S FEES

In the event of any action to enforce the terms of this Development Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees, paralegals' fees, and costs incurred, whether the same be incurred in a pre-litigation negotiation, litigation at the trial level, or upon appeal.

19) FORCE MAJEURE

The parties agree that in the event that the failure by either party to accomplish any action required hereunder within a specific time period ("Time Period") constitutes a default under terms of this Development Agreement and, if any such failure is due to any unforeseeable or unpredictable event or condition beyond the control of such party, including, but not limited to, acts of God, acts of government authority (other than the City's own acts), acts of public enemy or war, riots, civil disturbances, power failure, shortages of labor or materials, injunction or other court proceedings beyond the control of such party, or severe adverse weather conditions ("Uncontrollable Event"), then notwithstanding any provision of this Development Agreement to the contrary, that failure shall not constitute a default under

this Development Agreement and any Time Period proscribed hereunder shall be extended by the amount of time that such party was unable to perform solely due to the Uncontrollable Event.

20) CITY'S RIGHT TO TERMINATE DEVELOPMENT AGREEMENT

Failure by Developer to perform each and every one of its obligations hereunder shall constitute a default, entitling the City to pursue whatever remedies are available to it under Florida law or equity including, without limitation, an action for specific performance and/or injunctive relief or alternatively, the termination of this Development Agreement. Prior to the City filing any action or terminating this Development Agreement as a result of a default under this Development Agreement, the City shall first provide the Developer written notice of said default. Upon receipt of said notice, the Developer shall be provided a thirty (30) day opportunity in which to cure the default to the reasonable satisfaction of the City prior to filing said action or terminating this Development Agreement. If thirty (30) days is not a reasonable period in which to cure the default, the cure period shall be extended to a reasonable cure period acceptable to the City and the Developer, but in no case shall that cure period exceed ninety (90) days. Upon termination of the Development Agreement, the Developer shall immediately lose all rights and privileges granted hereunder.

(SIGNATURE AND NOTARY BLOCKS ON NEXT PAGE)

IN WITNESS WHEREOF, the City and _____ (*Developer*) _____ have caused this Development Agreement to be duly executed by their duly authorized representatives as of the date first above written.

Signed, sealed and delivered
in the presence of:

CITY OF OVIEDO
400 Alexandria Blvd.
Oviedo, Florida 32765

(Printed Name)

By: _____

(Printed Name)

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this ____ day of _____, 2009, by _____ and _____, known by me to be _____ and _____ respectively, of the City of Oviedo, Florida, a municipal corporation of the State of Florida, on behalf of the corporation.

Notary Public
State of Florida at Large
My Commission Expires: _____

Approved as to form and legality for use and
reliance by the City of Oviedo, Florida

Accepted by the City of Oviedo, Florida

By: _____
City Attorney

By: _____
Printed Name: _____
Title: City Manager

Date: _____

Attest: _____
Printed Name: _____
Title: City Clerk

Signed, sealed and delivered
in the presence of:

(Developer's Name Goes Here)

(Printed Name)

By: _____

(Printed Name)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2009, by _____, who is personally known to me or has produced _____ as identification and did not take an oath.

Notary Public
State of Florida at Large
My Commission Expires: _____

Section 3.5 (B)(3)(b), Review Process

- i) Pre-Application:** It shall be the responsibility of the Applicant to request and obtain all required application forms and information that constitute a sufficient application. Prior to submitting an application, the Applicant may schedule a pre-application conference with the Land Use Administrator.
- ii) Application Submittal:** The Applicant shall submit a sufficient application including the application form, required plans, supporting information, power of attorney (to allow parties to act on behalf of the Applicant and/or property owner), and all applicable fees to the Land Use Administrator for review.
- iii) Sufficiency Review:** Upon receipt of an application, the Land Use Administrator or designee shall conduct a sufficiency review to determine if the application contains all required forms, plans, supporting information, and fees. Following the review, the Land Use Administrator or designee will notify the Applicant that the application is either sufficient or insufficient for review.
 1. If the application is found sufficient, the notification shall inform the Applicant of the requirements for compliance review.
 2. If the application is found insufficient, the notification will list the information that must be submitted for the application to be found sufficient. Prior to submittal of the required information, the Applicant may request a meeting with the Land Use Administrator to review the notice of insufficiency and the information that must be submitted to constitute a sufficient application. Upon submittal of the required information, the Applicant shall pay an insufficient review fee.
- iv) Compliance Review**
 1. A sufficient application will undergo a compliance review to determine if the application:
 - a. Is consistent with the requirements of Chapter 177, Florida Statutes;
 - b. Is consistent with the Comprehensive Plan; and
 - c. Complies with applicable requirements of this Land Development Code.
 2. If the order-approving authority determines that the application fails to comply with one or more of the above requirements, it shall find the application non-compliant. Upon the issuance of a notice of non-compliance by Land Use Administrator, the Applicant shall have sixty (60) days in which to submit an amended application addressing the non-compliance finding(s). Upon submittal of the amended application, the Applicant shall pay a non-compliance review fee. Submittal of an amended application after sixty (60) days of the issuance of a notice of non-compliance shall constitute a new application. The Applicant may also appeal the non-compliance finding(s) as provided for in Article II, Administration.
 3. The Applicant may amend the application prior to the order-approving authority's consideration of the application. The Applicant may also agree to amend the application during the order-approving authority's consideration of the application. Said amendments must be made prior to the issuance of the site development order.

4. The Compliance Review shall be performed by the City Surveyor, the City Attorney, and the DRC.
- v) **Progress Conferences:** Any time after submitting an application and receiving a notification of sufficiency, the Applicant may request a Progress Conference with the Land Use Administrator. Progress Conferences are encouraged and may assist in expediting the approval process.
 - vi) **Approval of the Final Plat:** The City Council shall approve the proposed plat unless it finds that the plat or the proposed subdivision fails to comply with one or more requirements of this LDC or that the final plat differs substantially from the preliminary subdivision plans and specifications approved by the City Council that authorized the development of the subdivision.
 - vii) **Recording:** Following approval by the City Council, the Applicant shall record the final plat in Seminole County.

Project Name: _____

Applicant Name: _____

NON STATUTORY DEVELOPMENT AGREEMENT WITH MASTER LAND USE PLAN APPLICATION SUFFICIENCY CHECKLIST
If Not Applicable, provide justification

Item No:	Checklist Item	Yes	No	Location in Submittal	Comments/Justification
	Pre-Application Conference Held				
GENERAL INFORMATION					
<u>1</u>	Project Name				
<u>2</u>	Project Address or Parcel ID Number				
<u>3</u>	Project Description				
<u>4</u>	General Location				
<u>5</u>	Applicant Name, Address, Telephone, E-mail, Fax				
<u>6</u>	Engineer, Name, Address, Telephone, E-mail, Fax				
<u>7</u>	Owner Name, Address, Telephone, E-mail, Fax				
<u>8</u>	Names of all Individuals Having Legal Interest/Ownership				
PROJECT DESCRIPTION					
<u>1</u>	Title Block on Front Sheet				
<u>2</u>	Development Type (Residential, Commercial, Mixed)				
<u>3</u>	Name & Address of the Development				
<u>4</u>	Name(s) of Utility Providers				
<u>5</u>	Vicinity Map to Scale				
<u>6</u>	North Arrow				
<u>7</u>	Preparation/Revision Dates-Up to Date				
<u>8</u>	Approval Blank in Lower Right Corner				
<u>9</u>	Parcel ID Number				
PROPOSED MASTER LAND USE PLAN					
<u>1</u>	All plans submitted on 24" by 36" Sheets				
<u>2</u>	An 11" by 17" copy of the subdivision layout is included				
<u>3</u>	Legal Description Provided				
<u>4</u>	Proposed Land Use and Zoning				
<u>5</u>	Maximum No. of lots or parcels proposed				
<u>6</u>	Minimum lot sizes of each lot (or building dimensions in sq.ft.)				
<u>7</u>	Minimum setbacks (for regular and irregular lots)				
<u>8</u>	Finished Floor Elevations				
<u>9</u>	Location of new and existing easements				
<u>10</u>	Proposed Impervious Surface Area				
<u>11</u>	Proposed landscape buffers (buffer yard types, for commercial)				
<u>12</u>	Minimum No. of parking spaces (per unit or per commercial bldg.)				
<u>13</u>	Location & acres of recreational areas				
<u>14</u>	Minimum usable open space				
<u>15</u>	Proposed access points/driveways/drive aisles, widths & radii				
<u>16</u>	Prop. Streets, ROW widths				
<u>17</u>	Location of Stormwater/drainage facilities				
<u>18</u>	Proposed lot(s) for model home/sales office on plans				

NON STATUTORY DEVELOPMENT AGREEMENT WITH MASTER LAND USE PLAN APPLICATION SUFFICIENCY CHECKLIST
If Not Applicable, provide justification

<i>Item No:</i>	<i>Checklist Item</i>	<i>Yes</i>	<i>No</i>	<i>Location in Submittal</i>	<i>Comments/Justification</i>
19	Proposed water system, supply source				
20	Proposed sewer system, source of service				
21	Proposed source of irrigation				
22	Maximum density (units per acre)				
23	Maximum intensity; FAR				
24	Proposed phases of development, target and completion dates				
SITE SURVEY					
1	Legal Description				
2	Project Survey signed and sealed				
3	Contours at 5-foot intervals				
4	High Water Elevation Identified				
5	Water bodies on site identified				
6	FEMA Flood Zone Designation or 100 year Flood				
7	Existing Surface Drainage Characteristics				
8	All Existing Structures				
9	Location/Boundaries of Environmentally Sensitive Areas				
10	Existing Trees on Site and Trees to be Removed				
11	Tree Mitigation Plan				
WRITTEN DOCUMENTATION					
1	Previous Approved Amendments/Agreements				
2	Permits Required from other Jurisdictions Listed				
3	Ingress/Egress Points				
4	Street Frontage (Linear Feet for Each Street)				
5	Environmental/Endangered Species Report				
CONCURRENCY					
1	Traffic				
2	Water				
3	Wastewater				
4	Solid Waste				
CERTIFICATION					
1	Certification Form Completed/Signed				