

DEVELOPMENT PLAN REQUIREMENTS

The following table contains the requirements for Development Plans. The first check box on the left indicates what is required. The item must be submitted unless waived by a planner at the pre-application meeting. Complete the checklist by placing a checkmark (✓) in each box to the right of a required item to indicate that it has been submitted.

GENERAL INFORMATION			
Legend	(a) Name of the Development (b) Legal Description of property to be developed (c) Acreage of the property to be developed (d) Graphic Scale—Engineering, no less detailed than 1":100' (e) North Arrow (f) Existing Zoning on the property, including any overlay districts (g) Date of Preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contact Information (Name, Address, Phone #)	(a) Property Owner(s) (b) Developer(s) (c) Engineer(s) (d) Surveyor(s) (e) Agent(s) of the property owner or others involved in the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vicinity Map (300 ft. radius around property)	Showing relationship of proposed development to surrounding streets and public facilities (at a scale not less detailed than 1":2,000') and including: (a) Existing Zoning and Overlay Districts (b) Existing Land Uses (noting any public facilities, open space, or recreation areas (c) Future Land Use Designations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXISTING CONDITIONS MAP			
Lot Lines and Easements	(a) Existing lot lines and easements on the property indicating the purpose of each easement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Physical Improvements (On and within 300 ft. of the development)	(a) Location and use of existing buildings and structures (b) Vehicular use areas and other impervious surfaces (c) Location and dimensions of existing signs (d) Existing recreation or open space areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing Streets (On and within 300 ft. of the development)	(a) Street names (b) Location of each street (c) Right-of-Way width of each street (d) Centerline of each street (e) Pavement location (where applicable) on each street (f) Curb and gutter locations (g) Driveway approach locations (h) Sidewalk locations (i) Locations and types of medians and median cuts (j) Any other improvements in the right-of-way	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Utility/Drainage Infrastructure (Location and Size)	(a) Sanitary and storm sewers (b) Culverts (c) Water mains (d) Fire hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topographic Map	Existing topography at a scale of 1"=100' as delineated by U.S. Geological Survey maps or other competent expert evaluation, and extending 50 feet beyond the property boundaries. Include slope category analysis for areas of more than 10% slope, if any.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
100 Year Flood Elevation	(a) Minimum habitable floor elevation (b) Limits of the 100 year flood plain for all sites extending into Flood Zone "A" (c) Note if not within 100 year flood area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surface Drainage	Show direction of flow and methods of stormwater retention	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soils	(a) Generalized soil types in the development area and surrounding area	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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EXISTING CONDITIONS MAP			
Water Bodies, Wetlands, Streams and Canals	(a) Show normal high water elevation or boundary for each surface water body, wetland stream and canal (b) Show any watercourses, bridges, lakes, marshes, sinkholes and other physical conditions present on the site and within 50 feet. (c) Attendant drainage areas for each surface water body, wetland, stream and canal (d) Vegetative communities for each wetland, showing approximate location by species	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree & Woodlands a part of the Topographic Survey	(a) Tree cover approximate limits and generalized tree communities (b) Location, Type and Size of all trees with a diameter of four (4) inches and larger (DBH) "Diameter Breast Height," and is measured at 4.5 feet above the ground (c) Other generalized existing vegetation, including native plant communities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Facilities	Location and function of all existing public facilities which would serve the site, such as schools, parks, fire stations, etc. Notation of this information may be made on a scaled map or through written description.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Orange County Geodetic Information	Approximate location of any Orange County Geodetic Information System monument(s) and/or Certified Sectional Corner(s), whose coordinate values have been determined by the County-wide Survey Project, which are within the proposed development and/or the surrounding 300-foot area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DEVELOPMENT PLAN REPORT			
Project Description	Description of the proposed development, including the existing condition of subject property and the character of the surrounding area. The project description should include why the PD zoning is being requested, the purpose of the proposed development and its relationship to surrounding properties. The description should also identify how the proposed development is consistent with the City's Growth Management Plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land Use Compatibility	Description of internal and external land use relationships and compatibility. Photographs and other graphics can be used to describe these relationships.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Circulation Plan	A plan for pedestrian, bikeway, and vehicular circulation describing the general design capacity of the system as well as access points to the major thoroughfare system. A daily and peak hour trip generation and directional distribution report for each phase of development by use shall be included as a supplement to this plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statistical Information	(a) Total acreage of the site (b) Maximum building coverage expressed as a percentage of site area (c) Maximum impervious surface ratio expressed as a percent of the total site area, as well as proposed standards for individual lots (d) Calculated gross and net residential densities for the project (e) Exact number of dwelling units and residential density in each residential use area (f) Exact number of non-residential uses by type and size (gross floor area) to be allowed (g) Specific acreage of each use area (h) Areas of land devoted to publicly owned and common area spaces such as open space, parks, recreation areas, and plazas; expressed as percentages of the total site area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drainage Concept Plan	Conceptual drainage plan indicating manner of controlling water drainage from the property, including direction of flow and type of stormwater facility proposed (exfiltration, wet pond, dry pond, vault, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Generalized Landscaping Plan	Show trees to be preserved and indicate general standards or concepts for provision of landscaping. Should include location, size, conceptual plant types and use of native vegetative communities for buffer areas, vehicular use areas and other landscape areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicular Use Standards	Proposed design standards for streets and off-street parking/loading facilities, whether public or private.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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DEVELOPMENT PLAN REPORT (CONTINUED)			
Development Schedule/ Phasing Plan	<p>Provide a proposed schedule for development, including phasing, for the development. The schedule shall not be binding unless specifically required in the rezoning ordinance:</p> <ul style="list-style-type: none"> (a) Order of construction of the proposed land uses by use area delineated in the development plan (b) Proposed date for the beginning of construction of said land uses by use area (c) Proposed date for the completion of construction on said land uses by use area (d) Proposed schedule for construction of required or permitted improvements of open spaces, plazas, and recreational areas within each use area, including any complementary buildings or other facilities (e) Proposed schedule for the installation and timing of required public or utility improvements and the dedication of public rights-of-way, easements, and properties (f) Maximum intensity, expressed in density, number of units, non-residential floor area and/or floor area ratio for the proposed development and estimated intensity of each phase 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Development Standards	<p>Detailed listing of proposed standards to be used in the Planned Development or portions thereof, including standards for:</p> <ul style="list-style-type: none"> (a) Default Zoning District to be used for standards not specifically addressed in the ordinance (b) Building setbacks (c) Lot frontages (d) Residential density (e) Floor area ratio (f) Impervious surface ratio (g) Building heights (h) Rights-of-way (i) Pavement Widths (j) Signs (k) Landscaping (l) Lighting plan (footcandles at property lines) (m) Any other standards which may be applicable to the proposed development <p>For any standards not addressed in this section, it will be presumed by staff that the standards code requirements are acceptable</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Design/Elevations	<p>Provide conceptual building elevations or design statements as to what types of features and design the proposed development will incorporate</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Density/Intensity Bonuses	<p>Identify any requests for density / intensity bonuses and describe how the proposed development complies with the standards for granting a density bonus</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Board Actions	<p>Identify other actions necessary for project approval such as Growth Management Plan Amendments, Subdivision approval, Street Abandonments, etc.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Request for Exception to Submittal Requirements	<p>If any of the items to be included in the Development Plan Map or Report are inapplicable or irrelevant to a proposed planned development, such item may be omitted. The Development Plan Report shall identify the items missing and include a brief explanation of why they are irrelevant, inapplicable or not submitted. With the concurrence of the Planning Official, some items to be included in the Development Plan report may be combined with others or shown on the Development Plan Map, provided no confusion or ambiguity thereby results.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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DEVELOPMENT PLAN MAP			
Lot Layout	(a) Lot and building site approximate locations and dimensions (b) General land uses including the approximate locations, acreage and intensity of each, expressed in terms of the number of dwelling units and square feet for non-residential use (c) Any density or intensity bonuses requested (d) Recreational facilities and open space (e) Form of ownership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Circulation System	Existing and proposed vehicle, bicycle and pedestrian circulation system, including the general locations and widths of rights-of-way and travel surfaces, street names, sidewalk locations, median and median cut locations, and any other proposed improvements in the right-of-way.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Improvements	(a) Location of proposed improvements: buildings, structures, outdoor display areas, vehicular use areas, open space, etc. (b) Intended use and nature of each (c) Approximate dimensions and height of each building/structure (d) Proposed setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Use Areas	Location and size of the following types of areas/uses, whether a common area or dedicated to public use: (a) Open space areas, plazas, recreation areas (b) Public or semi-public institutional uses such as schools, churches, libraries, public safety facilities and the like.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree Protection Plan	(a) Existing medium and large trees or groupings of trees proposed to be retained, including the location of each and dimensions of the proposed undisturbed area (b) Proposed grade changes on the development site which may adversely affect any existing medium or large trees to be retained (c) Any Specimen or Historic Tree designation being requested (See Chapter 60, LDC)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Utility Infrastructure	Approximate location, type and size of: (a) Sanitary sewers (b) Storm drainage facilities (c) Culverts (d) Water mains (e) Fire hydrants (f) Electric and other utilities (g) Refuse/recycling/dumpster pad	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Finished Grade	Proposed finished grade of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>