

**CITY OF SPRINGFIELD
SUBDIVISION DEVELOPMENT CHECKLIST**

This development checklist is being provided for use as a guide for developers and may not cover all aspects of each type of development. Compliance with the City of Springfield Comprehensive Planning and Land Development Regulation Code (L.D.R.) will be required for all development within the City of Springfield.

LDR Section Yes No N/A

3-4.6 Proposed preliminary plat and plans should include the following:

- Title under which the proposed subdivision is to be recorded and name of developer submitting the plat
- Overall topographic map of the proposed land to be subdivided with existing and proposed conditions
- Estimate of the number of upland acres contributing runoff to the land under consideration, along with points of entry of the upland runoff
- Proposed location and width of streets, lots, setback lines, easements, and typical street cross sections
- Drainage plan showing any proposed or existing inlets, culverts, drainage canals, bridges, easements for drainage, etc.
- Location of final disposal of drainage collected within the land to be subdivided and location of outfall ditch rights-of-way
- Existing and finished grade on centerline and road-side ditches

3-4.9 General Conditions

The following conditions shall be applicable to all subdivisions.

- Compliance with street system requirements
- All rights-of-way for streets shall be not less than 50 feet in width
- If intersections of streets have an angle less than ninety (90) degrees, then easement radius shall not be less than twenty (20) feet
- Dead-end streets or cul-de-sacs shall terminate in a turn-a-round with a minimum radius to outside of pavement of thirty-five (35) feet and forty (40) feet to outside of rights-of-way line
- All streets shall be cleared, grubbed (free of stumps, roots, etc.) and graded to full width of rights-of-way

LDR Section Yes No N/A

General Conditions (Continued)

3-4.9 Street Widths
_____ Minimum road width is 22 feet with and a 3-inch crown
_____ in the center of the road

3-4.9 Street Improvement
_____ Minimum culvert size is 18 inches in diameter
_____ Compaction effort shall produce a uniform density
_____ sub-base suitable for placing base material
_____ Minimum roadway consists of not less than 6 inches
_____ sand-clay base with 1-1/4 inches asphalt after compaction
_____ State standards for compaction shall apply to all
_____ streets in proposed development

3-4.9 Water Supply System

_____ Water mains shall be constructed to serve
_____ both domestic use and fire protection in accordance with
_____ current National Fire Protection Association Code 1001
_____ Crossing of paved streets, etc; shall be bored unless otherwise
_____ approved by the City in writing
_____ All non-metallic water lines shall be installed with
_____ coated tracer wire
_____ Water line size, location, types of valves
_____ and hydrants, and other features conform to the
_____ specification of the American Water Works Association
_____ and City authorized standards
_____ Developers shall provide water lines constructed to City
_____ authorized standards per standards policy 4.B.1.5,
_____ Comp. Plan PP57

3-4.9 Sanitary Sewers

_____ Crossing of paved streets, etc; shall be bored unless otherwise
_____ approved by the City in writing
_____ All non-metallic sanitary sewer pressure lines shall be installed with
_____ coated tracer wire
_____ Developers will provide sewage lines constructed to City
_____ authorized standards as per Policy 4.A.2.5, Comp. Plan
_____ PP. 55

LDR Section Yes No N/A

3-4.9 Lot Design

_____ _____ _____ Arrangement and design of subdivision allows all lots to drain satisfactorily and is properly related to the topography and character of the surrounding development

3-4.9 Setback

_____ _____ _____ Compliance with minimum building setback line requirements
25 ft. from front side right-of-way line
7 1/2 ft from lot sidelines
10 ft from side street on corner lots

3-4.9 Easements

_____ _____ _____ All necessary water, sewer, drainage, and other easements and rights-of-way shall be furnished at no expense to the City of Springfield

_____ _____ _____ Compliance with utility and drainage easement requirements

3-4.9 Required Dedication of Recreational Areas

_____ _____ _____ Compliance with dedicated recreational area requirement

3-4.12 Monuments and Lot Corners

_____ _____ _____ Compliance with monuments and lot corner requirements

3-4.13 Rainfall Intensity-Duration-Frequency Curves

_____ _____ _____ Curves from U.S. Dept. of Commerce Weather Bureau shall be used in determining amount of runoff.

_____ _____ _____ 25 year critical duration storm event shall be used for design purposes

3-5.3 Land Use Districts

_____ _____ _____ Compliance with land use requirements and Land Use of adjacent properties shall be shown (See Attachment 1)

Land Use

3-5.6 Density/Intensity Standards

_____ _____ _____ Provided Residential Density and Lot Coverage/Open Space ratio calculations

Density Requirements

Lot coverage Requirements

Open Space Requirements

3-6 Flood Drainage Prevention

_____ _____ _____ Compliance with flood damage prevention requirements

Flood Insurance Rate Map (FIRM)
Panel Number 120014 00001 B

Designated Flood Zone
and Elevation

LDR Section Yes No N/A

3-6 Drainage and Stormwater Management

Provide or show the following:

- _____ Compliance with stormwater requirements
- _____ Overall development site plan
- _____ Existing and finished topographic contours
- _____ All impervious surfaces
- _____ All existing drainage structures
- _____ Proposed stormwater treatment facilities
- _____ FDEP stormwater permit
- _____ FDOT drainage permit (if applicable)

3-7 Environmental Protection Regulations

- _____ Provide FDEP and/or U.S. Army C.O.E. of Engineers wetland permits (if applicable)
- _____ Are proposed development activities on submerged lands or waters below shoreline of Martin Lake?

3-7.6 Soils

- _____ All grading, filling, excavation, storage, or disposal of soil and earth materials associated with development activities shall be performed as to minimize the potential for soil erosion and sedimentation of water bodies or drainageways
- _____ Provide erosion and sediment control plan as part of the overall site plan

Erosion and sedimentation plans shall include the following:

- _____ Calculations of maximum runoff based on 25 year, critical duration storm event
- _____ Description and specifications for sediment retention devices
- _____ Description and specifications for surface runoff and erosion control devices
- _____ A description of vegetative measures
- _____ A drawing showing the location of all items listed above

LDR Section Yes No N/A

3-7.7 Wildlife Habitat

_____ _____ _____ Does development contain habitat identified as endangered or threatened species as specified in the "Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida" ?

_____ _____ _____ Compliance with Protection Standards Requirements

3-7.10 Trees

_____ _____ _____ Compliance with tree requirements

3-9 Concurrency Management

_____ _____ _____ Concurrency requirements met

_____ _____ _____ Provide concurrency calculations

_____ _____ _____ Provide calculations for the number of parking spaces required

3-10 Traffic Circulations and Parking

_____ _____ _____ Compliance with traffic circulation and parking requirements (See Attachment 2)

**4-1
through
4-18 Signs**

_____ _____ _____ Compliance with sign requirements

_____ _____ _____ Provide completed application for permit

_____ _____ _____ Provide Construction plans

2-4.4(2)(b)(ix) Landscaping

_____ _____ _____ Provide Landscaping plans

2-5.3 Other Required Permits

_____ _____ _____ Has developer obtained all other applicable permits required by law?

_____ _____ _____ FDOT driveway permit

_____ _____ _____ Bay Co. driveway permit

NOTE: City maintains a list of applicable permits for reference by the developer.