

Project Name _____
Date _____

CITY OF CLERMONT CHAPTER 5 SUBDIVISIONS

CHECKLIST

GENERAL

1. Proposed subdivision name or identifying title preceded by the words "Preliminary Plan of _____" _____
2. The section, township and range in which the property is located.
The description of the boundary survey. _____
3. The complete name, mailing address and telephone number of the property owner, the developer, the engineer, surveyor and other persons directly involved in the proposed subdivision. _____
4. North arrow (with north being at the top of the map, when practical), date of preparation, and any other pertinent legend data. _____
5. The preliminary plans shall be at a minimum scale of one hundred (100) feet to one (1) inch. _____
6. A summary list containing the total acres, number of lots, minimum lot area, lineal feet in streets and zoning. _____
7. Zoning of adjacent land and plat name of the adjacent subdivisions with plat book and page number, typical lot size, streets and easements or public dedications of such adjacent subdivision or subdivisions. _____
8. A sketch or "key map" at a scale of not more than five hundred (500) feet to one (1) inch showing the position of the subdivision with relation to surrounding streets and properties; also showing other important features such as zoning, railroads and corporate limits, etc. _____
9. Certified boundary surveyed by a surveyor, meeting Chapter 61 G17-6, Florida Administrative Code. _____
10. Conditions on the tract, including all existing watercourses, drainage ditches and bodies of water, marshes, flood prone areas including elevations, surrounding physical features affecting the site, isolated preservable trees and other significant features. _____
11. Utilities on or adjacent to the tract. _____

Project Name _____

Date _____

12. Existing property lines, buildings, transmission lines, sewers, bridges, culverts and drain pipes, water mains, City limit lines and utility easements. _____

13. Drafts of protective covenants whereby the developer proposes to regulate land use in the subdivision and otherwise protect the proposed development. _____

14. Location, name and width of all proposed streets, alleys, rights-of-way, easements and purpose of easements; proposed lot lines with dimensions; lot numbers and block designations. _____

15. Contours on the tract, based on National Geodetic Vertical datum at not less than one-foot elevation intervals _____

16. Subsurface conditions on the tract, location and results of tests made to ascertain subsurface soil, rock, geotechnical and groundwater conditions. _____

17. Proposed public improvements, such as highways or other major improvements planned by public authorities for future construction on or near the tract. _____

18. Sites and/or improvements to be dedicated or reserved for public use. _____

19. Permanent reference monuments shall be set at each block corner before the recording of the plat. All lot corners shall be staked with concrete markers. Property markers shall be set at all points of curvature change. Markers shall be set prior to plat recording on all lands dedicated for public use, and prior to deeding or building construction on all other properties. _____

20. Copies of any permits as may be necessary due to the nature of the project such as, but not limited to, SJRWMD, DEP, Lake County and others. _____

STREETS

- 21. Any unpaved streets that provide access to the subdivision shall be improved as required. _____

- 22. There shall be not private streets or easements for street use platted in any subdivision. _____

- 23. Curvilinear street layouts shall be utilized, and regimented lot and block patterns are to be avoided. _____

- 24. Existing streets ending at the project boundary shall be continued into the project. _____

- 25. Street jogs with centerline offset shall be prohibited. _____

- 26. Half or partial streets shall be prohibited. _____

- 27. All streets shall be named. No name shall be used which will duplicate or be confused with existing street names in the City or County. _____

- 28. Proposed streets shall be designed to provide access to adjoining unsubdivided tracts at appropriate locations for future subdivision. _____

- 29. A minimum of two (2) points of access shall be provided into a subdivision of twenty-five (25) lots or more. Where adjoining existing development or other Code requirements preclude the development of two (2) public street access points, an unobstructed driveable access way may be substituted upon approval. _____

- 30. Where the subdivision abuts or includes and arterial or major collector road, streets and blocks shall be designed so that no lot requires access from the arterial or major collector road. _____

Project Name _____

Date _____

31. All streets that have permanent dead ends shall terminate in a cul-de-sac. They shall be provided at the closed end with a circular dedicated area with a diameter of not less than one hundred twenty (120) feet with eighty (80) foot width paving. Streets terminated temporarily shall end in a cul-de-sac or as otherwise approved. _____
32. Cul-de-sac streets shall not exceed twelve hundred (1200) feet in length. _____
33. Right-of-way line intersections shall be rounded with a minimum radius of twenty-five (25) feet. A greater radius may be required on collector or arterial roads, or where road construction details require that a greater radius be provided. _____
34. Curb radii at street intersections shall be a minimum of twenty-five (25) feet. _____
35. Street grades shall be determined in relation to the drainage installations and natural grades for the subdivision; whenever feasible street grades shall not exceed eight (8) percent or be less than forty-hundredths (0.40) percent, unless otherwise approved by the City Engineer. Where grades exceed eight (8) percent, speed reductions shall be made and properly signed. _____
36. Right-of-way widths, pavement widths, minimum curvature, intersection spacing and other roadway dimensions shall be as follows (in feet): _____

	Arterial	Major Collector	Minor Collector	Local
Right of Way Width	100*	80	60**	60**
Min. Pavement Width (including curb)	48	32	24	24
Min. Centerline Radium (horizontal)	900	600 (45 mph)	300 (30 mph)	100 (30 mph)
Minimum/Maximum Grade	0.4% / 8%	0.4% / 8%	0.4% / 10%	0.4% / 12%
Minimum Intersection Spacing	660	330	250	250
Minimum Radius, Back of Curb at Intersection	40	40	35	25

* Four-lane roads. One hundred twenty (120) feet for six-lane roads.

** Where grades exceed eight (8) percent, speed reductions shall be made and slower traffic signs shall be properly posted.

Project Name _____

Date _____

- 37. Roadway pavement at a minimum shall consist of 2-inches of asphalt over a six (6) inch lime rock base, over a twelve (12) inch compacted subbase. Alternative concrete pavements may be approved pursuant to review and consent of the City Engineer. _____

- 38. A properly prepared subbase having a minimum of 40 LBR and an approved road base of lime rock and wearing surface shall be provided for all streets. Streets shall be paved to the minimum width established in these regulations as per City design standards. _____

- 39. All roads shall have twenty-four (24) inch wide concrete curbs which shall be standard vertical curbs (Type F) used for enclosed drainage on all roads. _____

- 40. The developer shall install signs for street identification and traffic control. _____

- 41. Street signs and traffic control markings and devices as specified by the City shall be based on the requirements of the Federal Highway Administration Manual of Uniform Traffic Control Devices, and standard City specification. _____

SIDEWALKS/ROW/BIKEWAYS/ALLEYS

- 42. A minimum of five (5) foot wide concrete sidewalks shall be constructed along each side of all streets. Each sidewalk shall be located within, and in parallel alignment with the street right-of-way. The back of the sidewalk shall be contiguous with the right-of-way. Standard construction shall provide one-quarter inch (1/4") rise per one-foot (1') run. _____
- 43. Sidewalks shall have handicapped access at all intersections. _____
- 44. Sidewalk shall be constructed at the time of street construction for areas next to non-lot areas. _____
- 45. Sidewalks including attenuate driveways shall be constructed prior to issuance of a certificate of occupancy. _____
- 46. Bikeways shall be constructed on each side of all arterial or collector roads. _____
- 47. Standard right-of-way grade shall provide a maximum elevation of three-quarter inch (3/4") rise per one foot (1') run, beginning from the back of curb to the intersection point at the front of sidewalk. _____
- 48. The area within the right-of-way shall be cleared, graded and sodded or seeded and mulched. _____
- 49. Alleys may be required in commercial and industrial districts. _____
- 50. The width of an alley shall not be less than thirty (30) feet with a paving width of twenty (20) feet. _____
- 51. Dead end alleys shall be prohibited. _____

LOT CONFIGURATIONS

- 52. All lots shall be designed to meet the minimum dimensional requirements of their zoning district or any controlling development agreement. _____
- 53. The approvable number of lots in the subdivision shall be determined based upon the net useable acreage of the property to be subdivided. _____
- 54. Double frontage lots are to be avoided; however, where double frontage lots must be used to meet this requirement, a sufficient area shall be set aside by dedication or easement to provide a landscape buffer or wall. _____
- 55. Side lots lines shall be substantially at right angles or radial to right-of-way lines. _____
- 56. Lots on curves shall be platted to provide the minimum required lot width at the minimum building setback line. _____
- 57. Lots shall have a minimum road frontage of not less than fifty (50) feet. _____
- 58. All corner lots shall be fifteen percent (15%) wider than the minimum width required. _____
- 59. Flag lots are prohibited. _____

EASEMENTS

60. A utility easement shall be dedicated to the City wherever a proposed utility line or other facility is planned or located on or adjacent to any property not otherwise dedicated to or owned by the City. _____
61. Potable water, sanitary sewer, or reclaimed water lines shall be covered by an easement across lots, where necessary, or centered on rear lot lines and shall be at least fifteen (15) feet in width (i.e. seven and one-half (7.5) feet on each lot.) _____
62. Sewer lift stations shall be located in a minimum thirty (50) foot square area located adjacent to a dedicated public road. _____
63. City dedicated water retention areas (WRA's) shall be covered by an easement extending to a minimum of fifteen (15) feet beyond the top of bank. _____
64. Canals or ditches of over twenty-five (25) feet in width at the top of bank, or over four (4) feet in depth, shall be covered by an easement and twenty (20) feet beyond the top of bank on each side. _____
65. Ditches smaller than that described above shall be covered by an easement extending to ten (10) feet beyond the top of bank on each side. _____
66. Storm sewer lines shall be covered by an easement of no less than fifteen (15) feet, centered on the centerline of the pipe. _____
67. The City may require the dedication of a drainage right-of-way over major facilities providing area wide drainage. _____
68. A seven and on-half (7.5) foot drainage and utility easement shall be dedicated on the record plat along all side and rear property lines. _____

Project Name _____

Date _____

69. Where zero-lot line development is proposed a ten (10) foot drainage and utility easement shall be dedicated along the non-zero lot line side of the lot, in lieu of the side property line easement required above. _____

70. A conservation easement shall be required to be dedicated to the City over certain wetlands, wetland buffers, or wetland mitigation areas, as required pursuant to any controlling development agreement. _____

RECREATIONAL FACILITIES

71. Parks, playgrounds and recreation facilities shall be provided. _____

DRAINAGE AND GRADING

72. Storm Drainage Hydraulics shall allow partial flooding in driving lanes leaving 5' clear of water. Design shall be in accordance with FDOT Volume 2, Chapter 12 for storm water inlet design. _____
73. Stormwater retention areas shall have a maximum side slope of three (3) foot of run for every one (1) foot of rise (3:1, H:V). All side slopes shall be sodded; however, flat bottom areas are to remain non-vegetated. Reasonable area for maintenance of retention areas and canals and ditches shall be provided. All retention areas shall have a positive outfall. _____
74. The lot grading plan shall show the estimated floor elevation so structures, flow patterns for lot drainage, and swales or structures necessary to drain all lots to the public drainage system. _____
75. All structures and any ditches or swales necessary to drain more than the immediately adjacent properties shall be shown for construction as part of the initial subdivision improvements. _____

UTILITIES

Non-City Utilities

76. The developer shall be responsible for the installation of electric power lines, with all lines to be constructed underground. _____
77. Streetlights shall be generally provided at all intersections, and at intervals along each street at a distance between three hundred (300) and four hundred (400) feet. _____
78. In residential subdivisions, utility service connections to individual properties for electricity, telephone, gas and television communication shall be placed underground. _____
79. In general, all utility lines, water lines and sanitary sewers shall be located within the street right-of-way or in a 10-foot contiguous easement. _____

Potable Water

80. A looped central water system of six-inch water mains, or larger, connected to the City's system shall be provided. As a minimum standard, the distribution system shall be capable of delivering, in addition to domestic requirements at peak demand, residual pressures of not less than twenty (20) pounds per square inch, fire flows of at least five hundred (500) gallons per minute in single-family residential subdivisions, and one thousand (1,000) gallons per minute in commercial, institutional and industrial areas. Fire hydrants of a type approved by the City Engineer in single-family residential subdivisions shall be as measure along the street, spaced no greater than five hundred (500) feet from any part of a building, and shall be connected to mains. The City Engineer shall determine the location and installation of fire hydrants. All single service lines shall be a minimum of one inch (1"); all double service lines shall be a minimum of one and one-half inch (1 1/2"). _____

Wastewater Collection

81. A sanitary sewer system shall be provided in all subdivisions. The system shall have a minimum of eight-inch (8") mains. Sanitary lift stations, sewer mains and force mains shall be of approved material and design. _____

Reuse Water

82. A water reuse system shall be provided in all subdivisions and upon all properties being developed on the east side of U.S. 27. The system shall be installed during initial placement of other required infrastructure items and prior to issuance of a certificate of occupancy or use for the specific site or development. _____

General Utilities

83. Cost of installing water, sanitary sewer and storm sewer facilities shall be borne by the developer. _____
84. All utilities shall be extended to the contiguous property boundary of use of adjacent properties. _____