

Concur date: _____ Concur by: _____ Approval date: _____ Approved by: _____
Conditional Approval: _____

MASTER PLAN DEVELOPMENT REVIEW COMMENTS

Reviewer: Christopher (Chris) A. Curb Phone: 595-3411 Engineering Project ID # [Eng ID#]
Date Received: [Date received] Date Reviewed: [Date reviewed] Planning ID #: [Planning #]
Project Name: [Project Name] Review fee: \$25
Project Address: [Project Address] Number of lots: [#lots]
Applicant's Name & Phone: [Applicant & Phone] Number of phases: [# of Phases]

If a development is to occur in phases, a master plan shall be submitted. In addition, development of all parcels five acres or more within the mixed use future land use categories and development of parcels fifteen acres or more within the commercial future land use category shall undergo the master plan process. Preliminary and final plats (as applicable for subdivisions) and/or detailed site plans (as applicable for phased commercial developments) must be approved for each phase of the development under the procedures described in Land Development Code. Your Master Plan has been reviewed for Conceptual/Preliminary Approval of Drainage Plan. Complete Construction plans will be required with a detailed Stormwater Management Plan to obtain final drainage concurrency approval.

PLEASE ADDRESS THE FOLLOWING COMMENTS:

Part A- Submission requirements.

The master plan shall be in sufficient detail to explain the development concept and shall include the following information:

1. Vicinity map of the area within one (1) mile surrounding the site showing traffic circulation systems and major public facilities.
2. Legal description of the development area.
3. Topographic data available from U.S.G.S. or other sources. Suggest an aerial photo with contours and boundaries of the development clearly outlined on the photo.
4. Show boundaries of the development and development characteristics surrounding the site.
5. Any proposed or existing conservation areas and any environmentally sensitive land.
6. Conceptual surface water management for the site.
7. Source(s) of potable water and method(s) of wastewater disposal.
8. Developer's plan for providing all utilities to the site.
9. A development phasing schedule including the sequence for each phase; approximate acreage of the area in each phase; and proposed phasing of construction of public recreation and common open space areas and facilities, if any.
10. Total acreage (approximate) in each phase and gross intensity (non-residential) and gross density (residential) of each phase.
11. Total land area, and approximate location and amount of open space included in each residential, office, commercial, and industrial area, if any.
12. Approximate location of proposed and existing streets including points of ingress and egress.
13. Approximate location and acreage of any proposed public use such as parks, school sites, and similar public or semi-public uses, if any.

Part B- Other necessary documentation:

Other documentation necessary to permit satisfactory review shall be in sufficient detail to explain the development concept and shall include the following information:

1. Provide a copy of the latest revised County Sectional Map (or City Atlas Sheet) with proposed development boundaries delineated. (Obtain from County Tax Appraiser's Office).
2. Identify locations of jurisdictional wetlands, isolated wetlands, water bodies, natural or manmade water courses, and downgradient waters on or abutting the site.
3. Indicate the 100-year flood zone elevation data as indicated on the FIRM or FHBM prepared by FEMA. Indicate the CCCL, CHHA, and Shoreline Protection Zones. If none exist specify as such within submittal information.
4. Explain any pertinent information from analyses of aerial topo, such as upland acreage, natural drainage patterns, and downgradient impacts associated with this project.
5. Explain the characteristics of the site and surrounding area, including important natural and man-made features.
6. Explain the nature of the proposed development, including land use types and densities; the approximate total ground coverage of paved areas and structures.
7. Explain the types of existing and proposed water and sewer treatment systems.

Part T- Additional Comments and Concerns:

- 1.

Note: All comments are based upon the Land Development Code ordinance 96-3 (LDC). Please respond in writing if you wish to dispute any comment regarding this document.