

**PASCO COUNTY  
DEVELOPMENT REVIEW DEPARTMENT  
CONTENT CHECKLIST FOR  
MASS GRADING PLANS**

**PROJECT NAME:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

A simultaneous plan submitted under the provisions of the Land Development Code (LDC), Section 403, Site Development Procedures, shall include the information listed below. Additional information may be required based on the technical review.

PARCEL ID NO(S). (from Property Appraiser's Records): \_\_\_\_\_

DEVELOPER'S NAME: \_\_\_\_\_

LOCATION: \_\_\_\_\_

LAND USE CLASSIFICATION(S): \_\_\_\_\_

ZONING DISTRICT(S): \_\_\_\_\_

ACREAGE: \_\_\_\_\_

NUMBER OF UNITS/SIZE: \_\_\_\_\_

TYPE OF UNIT(S): \_\_\_\_\_

PRESENT LAND USE: \_\_\_\_\_

HURRICANE EVACUATION ZONE: \_\_\_\_\_

**DEVELOPMENT OF REGIONAL IMPACT (DRI):**

Is this project part of a DRI?  Yes  No

DRI No.: \_\_\_\_\_

Original DRI Approval Date: \_\_\_\_\_

DRI Build-Out Date: \_\_\_\_\_

**MPUD MASTER PLANNED UNIT DEVELOPMENT:**

Is this project part of an MPUD?  Yes  No

MPUD No.: \_\_\_\_\_

MPUD Name: \_\_\_\_\_

Original MPUD Approval Date: \_\_\_\_\_

**COMMON PLAN OF DEVELOPMENT (CPD):**

Is this project part of a previously approved CPD?  Yes  No

CPD Name: \_\_\_\_\_

Original CPD Approval Date: \_\_\_\_\_

**SUBDIVISION:**

Is this project part of a previously approved subdivision or a subdivision concurrently under review?

Yes  No

Subdivision Name: \_\_\_\_\_

Platted Name: \_\_\_\_\_

Date Platted: \_\_\_\_\_

NOTE: If this project results from the division of a parent parcel as defined in the LDC, Chapter 700, a subdivision plan may also be required.

**CONCURRENCY (LDC, Chapter 1300):**

NOTES: *DRIs approved prior to April 9, 1991, are exempt from Concurrency.*

*DRIs approved prior to December 1, 2006, are exempt from ONLY the Transportation Element of Concurrency until the DRI build-out date.*

Does this project qualify for exemption as it is part of an approved DRI prior to April 9, 1991?  Yes  No

Is this project located in the Urban Service Area - Mobility Fee Zone A?  Yes  No (If yes, project is not subject to Transportation Concurrency and only Substandard Road Application is required.)

Does this project have a current unexpired Concurrency Certificate?  Yes  No (If yes, attach the Concurrency Certificate.)

**ECONOMIC DEVELOPMENT:**

Is this project a target business identified by the Economic Development Council (EDC)?  Yes  No (If yes, attach letter from EDC.)

**AFFORDABLE HOUSING:**

Is this project a designated affordable housing project identified by the Pasco County Community Development Division?  Yes  No (If yes, attach letter from Community Development.)

**SUBMITTAL:**

- \_\_\_\_\_ 1. Plans drawn at a readable scale, signed and sealed by a Florida Registered Engineer (LDC, Section 403.3.B).
- \_\_\_\_\_ 2. **1"=200' Site Map** - Map is needed of the property boundary with lots, tracts, roadways, lift stations, buildings (with suites/units) and parking area only. The labeling should consist of lot/block numbers, tract designation, and reserved street names, no geometry or additional labeling, please.
- \_\_\_\_\_ 3. **A CAD Drawing** - CAD file(s) set to Florida State Plane Coordinates - NAD 1983 Harn Florida West (feet) with: buildings and building numbers (apartment, condo, suite, etc.), road centerlines with reserved names, lift stations, hydrants, lots and lot numbers, tracts and tract names, parking lot.
- \_\_\_\_\_ 4. Provide Cover Letter and Narrative of proposed project.
- \_\_\_\_\_ 5. Submittal application and a copy of the preapplication meeting notes (LDC, Section 303.5).
- \_\_\_\_\_ 6. Review fee.
- \_\_\_\_\_ 7. Proof of ownership or legal interest; i.e., copy of deed.
- \_\_\_\_\_ 8. Agent of Record letter.
- \_\_\_\_\_ 9. Variance application(s), if applicable (LDC, Section 407).
- \_\_\_\_\_ 10. Alternative standard(s) application(s), if applicable (LDC, Section 407).

**GENERAL INFORMATION:**

- \_\_\_\_\_ 11. If a Preliminary Site Plan (PSP) is submitted that is part of an approved Preliminary Development Plan (PDP), pictorially show the parcel on the site plan as it relates to the PDP.
- \_\_\_\_\_ 12. A legend, title, and number of revision; date of PSP and revision(s); scale of plan; north arrow; acreage in the project; name, address, and telephone number of developer, owner, surveyor, and engineer.
- \_\_\_\_\_ 13. Phasing plan (if applicable) designating each phase by number or letter in the order by which the phases will be developed and a heavy line border at a scale appropriate with the size of the project site.

**MAP INFORMATION:**

- \_\_\_\_\_ 14. Location map showing the relationship between the area proposed for surrounding developments or lots, including a current aerial photograph, which in no case shall be older than that available at the Pasco County Property Appraiser's Office, with boundaries of development and roadway layout delineated. The location map shall show all functionally classified roadways established by the Pasco County Comprehensive Plan Future Roadway Network within one (1) mile of the development boundary.
- \_\_\_\_\_ 15. 8½ X 14 site plan overlay on aerial.
- \_\_\_\_\_ 16. Show all existing and planned arterials and collectors (transportation corridor[s]) within the proposed development and within one (1) mile of the proposed development.
- \_\_\_\_\_ 17. Groundwater Protection:  

Show all Wellhead Protection Areas and Special Protection Areas for all Community Water System supply wells within the proposed development and within 1,000 feet of the proposed development (LDC, Section 808).

**EXISTING SITE INFORMATION:**

- \_\_\_\_\_ 18. Legal description, sufficient to describe the size and location of the project site.
- \_\_\_\_\_ 19. Existing streets: the name, location, right-of-way width of entire street, and pavement status; i.e., dirt, limerock, concrete, asphalt, etc., of all existing streets, other rights-of-way, and platted streets within 200 feet of the proposed development.
  - Show and Label full width of all Rights of Way.

- Show and Label centerline of construction and distance from centerline to each property corner.

- \_\_\_\_\_ 20. Existing storm sewers, potable water facilities, and sewerage facilities on or abutting the tract within 200 feet.
- \_\_\_\_\_ 21. Existing platted or recorded easements or rights-of-way for drainage, pedestrian ways, bridle paths, or bicycle paths, etc., including location, width, and purpose within 200 feet of the proposed development.
- \_\_\_\_\_ 22. Other existing structures or uses on the project site with a statement as to their intended use.
- \_\_\_\_\_ 23. Configuration of that portion of abutting developments within 200 feet with PSP approval, preliminary plan approval, or if platted, with plat book and page number shown.
- \_\_\_\_\_ 24. Existing contours at a maximum of two (2) foot intervals, based on the National American Vertical Datum of 1988, identifying the tract to be developed and, where practicable, extending a minimum 100 feet beyond the tract boundary. A note stating the basis of the vertical datum shall be shown on the drawing.
- \_\_\_\_\_ 25. Proposed lot grades.
- \_\_\_\_\_ 26. Future Land Use (FLU) classification and zoning district of the parcel proposed for development and that of abutting land. Plans may not be processed for review without appropriate land use classification and/or zoning.
- \_\_\_\_\_ 27. Dates and reference numbers of rezonings, special exceptions, variances, conditional uses, vested rights, or Preliminary Development Plans (PDP's) that have been granted for the subject property, if applicable.
- \_\_\_\_\_ 28. Present use of the property proposed for development.
- \_\_\_\_\_ 29. The approximate location and acreage of natural features, including lakes, marshes or swamps, watercourses, and other jurisdictional areas.
- \_\_\_\_\_ 30. Identify registered cultural resources on site. – Do not put on plans.
- \_\_\_\_\_ 31. Wetland Delineation/Identification:
- a. The applicant shall provide documentation in the form of a survey, sketch, or aerial with the application that delineates the location of the Category I, II, or III wetland areas, as defined in the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy Nos. CON 1.3.1, CON 1.3.2, CON 1.3.3, CON 1.3.4, and CON 1.3.5; and provide the acreage for each wetland classification type.
  - b. Wetland Data form

**PROPOSED DEVELOPMENT:**

- \_\_\_\_\_ 32. Show and Label proposed right-of-way dedication required; measured from the centerline of construction per LDC, Section 901.2 – Transportation Corridor Management.
- \_\_\_\_\_ 33. Drainage concept with direction of flow and method of disposition indicated, along with a general description of the relationship of the proposed drainage system to the natural drainage system and adjacent properties in a manner sufficient to demonstrate compliance with this Code, Section 902.
- \_\_\_\_\_ 34. The Base Flood Elevation and Delineation of Flood Zone(s), where available, shall be superimposed on the PSP in accordance with the latest Flood Insurance Rate Map panel reference published by the Federal Emergency Management Agency.
- \_\_\_\_\_ 35. Hurricane evacuation zones, if residential.
- \_\_\_\_\_ 36. Proposed platted or recorded easements or rights-of-way for drainage, pedestrian ways, bridle paths, or bicycle paths, etc., including location, width, design criteria, and purpose.
- \_\_\_\_\_ 37. All land within the proposed development which is located in a transportation corridor.
- \_\_\_\_\_ 38. Drainage facilities, showing horizontal and vertical alignments, shall be shown graphically, in the plan profile, of both natural and man-made systems; i.e., storm sewer systems and

retention/detention ponds. The cover sheet of the construction plan shall provide a statement indicating whether the drainage plan provided was based on the existing field conditions of the abutting property or was based on the proposed development design of the abutting property.

- \_\_\_\_\_ 39. Tree Data (LDC, Section 802):
- \_\_\_\_\_ a. Tree location survey identifying tree(s) ten (10) inches diameter breast height (d.b.h.) and larger.
- \_\_\_\_\_ b. Provide, in tabular form:
- (1) Total inches of existing trees over ten (10) inches d.b.h., by live oak and all other trees.
  - (2) Inches of existing trees proposed to be removed, by live oak and all other trees.
  - (3) Replacement inches of trees required (inches of live oak plus one-third of the inches of all other trees).
  - (4) Minimum inches of tree planting requirements and other planted trees.
- If the minimum inches of tree planting requirements and other planted trees is less than the required replacement inches, then a variance is required.
- \_\_\_\_\_ c. Tree plan prepared or approved by a registered landscape architect as authorized by Chapter 481, Florida Statutes, as amended, or other type of professional as approved by the County Administrator or his designee, per the LDC, Sections 802 and 905.
- \_\_\_\_\_ 40. Easements (show all existing or proposed; note if none). Proposed easements shall include required noningress/egress easements for double frontage lots.
- \_\_\_\_\_ 41. Cut and fill calculations indicating amount of fill proposed to be hauled off site. Excavation of 30,000 cubic yards or greater proposed to be removed from the site may require a conditional use and/or mining permit in accordance with Resolution No. 93-304.

**STUDIES AND/OR OTHER REQUIRED SUBMITTALS:**

- \_\_\_\_\_ 42. Environmental/Wildlife Habitat Studies: **Studies must be less than 18 months old.**
- The developer shall submit an Environmental/Wildlife Habitat Study with the PSP if the site is identified on Maps 3-1a, 3-1b, or 3-1c in the Pasco County Comprehensive Plan, as a location of known endangered and threatened species.
- \_\_\_\_\_ 43. Stormwater Management Plan and Report (LDC, Sections 403.4 and 902.2) and Geotechnical/Geological Engineering Report (LDC, Section 807) verifying soil types and seasonal high-water tables (SHWT). The SHWT must be shown on all plan/profile sheets.
- \_\_\_\_\_ 44. Erosion and Sediment Control Plan:
- \_\_\_\_\_ a. Narrative.
  - \_\_\_\_\_ b. Map/site plan.
  - \_\_\_\_\_ c. Construction details.
  - \_\_\_\_\_ d. Calculations.
- \_\_\_\_\_ 43. When deemed necessary, the County Administrator or designee may require the submission of engineering calculations in support of any of the proposed construction plans and specifications under this Code.

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Name of Individual Completing this Application: \_\_\_\_\_  
(please print)

I, \_\_\_\_\_, certify that I have reviewed this checklist for content completeness.

\_\_\_\_\_  
Signature

**THE SUBMITTAL OF PLANS WILL BE REJECTED FOR CONTENT REVIEW UNLESS ALL APPLICABLE INFORMATION IS PROVIDED AS INDICATED ABOVE.**

Reviewed By: \_\_\_\_\_  
\_\_\_\_\_

Date Accepted: \_\_\_\_\_

Date Rejected: \_\_\_\_\_

- None Referenced - Information was not provided by applicant.
- √ - Information provided is adequate for content.
- x - Information must be provided for plan to be determined complete.

**THE LAND DEVELOPMENT CODE AND OTHER RESOLUTIONS ARE ONLINE AT  
WWW.PASCOCOUNTYFL.NET, LAND DEVELOPMENT CODE/MUNICODE.**