



THE CITY OF CRESCENT CITY FLORIDA

SITE DEVELOPMENT PLAN APPLICATION AND REQUIREMENTS

_____ Minor Site Plan (less than 50% modification) \$ 1000.00
_____ Full Site Plan \$2000.00

No building, structure, or use shall be erected, altered, installed, or maintained except in conformity with the provisions of the zoning ordinance of the CITY OF CRESCENT CITY. The PLANNING and ZONING COMMISSION must approve the Development Plan. The following information must be completed in its entirety and submitted to the Planning and Zoning Department prior to the Planning and Zoning meeting at which it is to be heard. Lack of submission of the following required information and attachments may cause tabling of the review process until complete information is furnished.

(1) LEGAL DESCRIPTION OF THE PROPERTY: (Provide supporting documentation)

(2) OWNERSHIP OF THE PROPERTY: (Provide supporting documentation)

(3) PERSON REPRESENTING OWNER (Name and relationship- provide supporting documentation):

(4) DESCRIPTION OF THE PURPOSE AND SCOPE OF THE PROJECT:

(5) WILL THIS PROJECT REQUIRE A CHANGE IN ZONING, CONDITIONAL USE, OR VARIANCE:

(6) OTHER COMMENTS:

SIGNATURE OF PROPERTY OWNER

DATE

STAFF USE ONLY

RECEIVED BY

DATE

CURRENT ZONING _____

PROPOSED USAGE/ZONING _____



THE CITY OF CRESCENT CITY FLORIDA

PERMITTED USE (YES or NO) _____

CONDITIONAL US (YES or NO) _____

FACILITIES AVAILABLE: WATER _____ SEWER _____ GAS _____

SITE PLAN CHECKLIST

SITE PLANS (LDC Sec, 5.3) COMPLETED 12 Copies

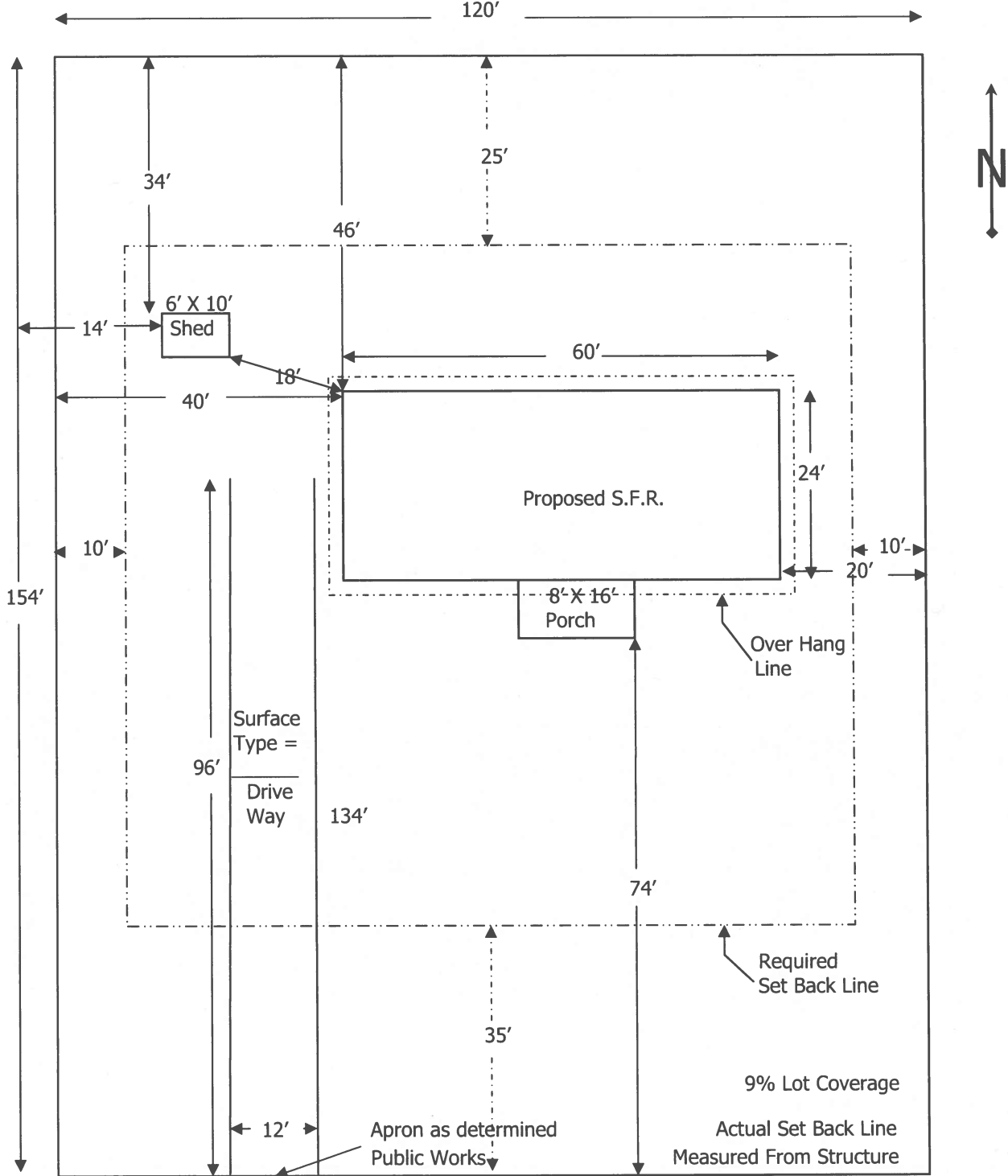
GENERAL INFO: Name of Project, Intended Use, Legal description and size of parcel Name, address, and telephone # of owners of record, Name, address, registration, and signature of professional preparing the plans, Date, North arrow, and scale not smaller than 1:50, Existing topography, proposed finish grade, existing and proposed building restriction lines, vicinity map, zoning on all adjacent land, rights of way and curb cuts. A

1. ELEVATIONS, FLOOR PLANS, and USE OF ALL BUILDINGS and STRUCTURES
2. LANDSCAPING PLAN AND PRESERVATION OF EXISTING VALUABLE TREES.
3. LOCATION and CHARACTER OF ALL OUTSIDE FACILITIES FOR WASTE DISPOSAL
4. ALL CURB CUTS, DRIVEWAYS, PARKING AREAS, LOADING AREAS, and SURFACING MATERIALS and CROSS-SECTIONS OF SAME.
5. ALL PEDESTRIAN WALKS, MALLS, YARDS, and OPEN AREAS.
6. LOCATION, SIZE, CHARACTER, HEIGHT, and ORIENTATION OF ALL SIGNS
7. LOCATION, HEIGHT, and CHARACTER OF ALL WALLS and FENCE
8. LOCATION and CHARACTER OF PERIPHERAL LANDSCAPING
9. FRONT, SIDE, and REAR YARD SETBACK LINES
10. EASEMENTS
11. DRAINAGE, WATER, SEWER, and FIRE PROTECTION PLANS and PERMITS
12. LIGHTING PLAN
13. CIRCULATION PLAN (TRAFFIC FLOW)
14. CALCULATION SHOWING ADEQUACY OF PARKING AS REQUIRED BY ORDINANCE.
15. CALCULATIONS SHOWING LOT COVERAGE AND OPEN SPACE

EXAMPLE SITE PLAN

Scale: 1" = 20'

Parcel Number: 00 - 00 - 00 - 0000 - 0000 - 0000



Property Owner: John Doe

Address: 100 First Street

Name of Preparer: Jayne Doe

Zoning: R-2

THIS PLOT IS TRUE AND ACCURATE:

(Signature of Applicant or Agent)

John Doe

DATE: 1/1/2006

SITE PLAN CHECKLIST FOR RESIDENTIAL DEVELOPMENT

DOES THE SITE PLAN SHOW	YES	NO	NOTES
The name of the preparer of site plan?			
The property owner as listed on the deed (if different than the preparer of the site plan)?			
The location of the property (9-1-1 address or intersection)?			
The present zoning on the property?			
The dimension of the property (i.e. length of the lot lines)?			
A north arrow? (Must point north relative to property)			
A graphical scale? (Some site plans do not require a scale; if no scale is presented site plan must state "Drawing Not to Scale")			
Date of submittal?			
The signature of the applicant or designated agent?			

STRUCTURES

DOES THE SITE PLAN SHOW	YES	NO	NOTES
The location of all existing and proposed structures and major features?			
The existing structures or major features are labeled "existing" and the proposed structures or major features are labeled "proposed"?			
The dimensions of all structures and major features?			

DOES THE SITE PLAN SHOW	YES	NO	NOTES
The setbacks from property lines for all structures? (Setbacks are measured from the farthest projection of exterior wall.)			
The distance between all structures? (Distance between structures is measured from the farthest projection of exterior wall.)			
The floor area of all structures?			
The percentage of the property covered by structures?			

OTHER FEATURES

DOES THE SITE PLAN SHOW	YES	NO	NOTES
The width, length and surface type of all existing and proposed driveways?			
The existing driveways are labeled: "existing" and proposed driveways are labeled "proposed"?			

FINDING LOT COVERAGE

1 ACRE = 43,560 Square ft.

- 1) First Step: Convert the acreage of the property to square feet by multiplying the acres X 43,560

(Example: .16 acres X 43,560 = **6,969.6** square ft.)

- 2) Second Step: Figure the square ft. of all structures on the property under roof. (This includes the pump houses, sheds, etc.)

(Example: 28' X 56' mobile home = 1,568 square ft.
 10' X 12' shed = 120 square ft.
 4' X 6' shed = 24 square ft.)

Total = **1712 square ft.**)

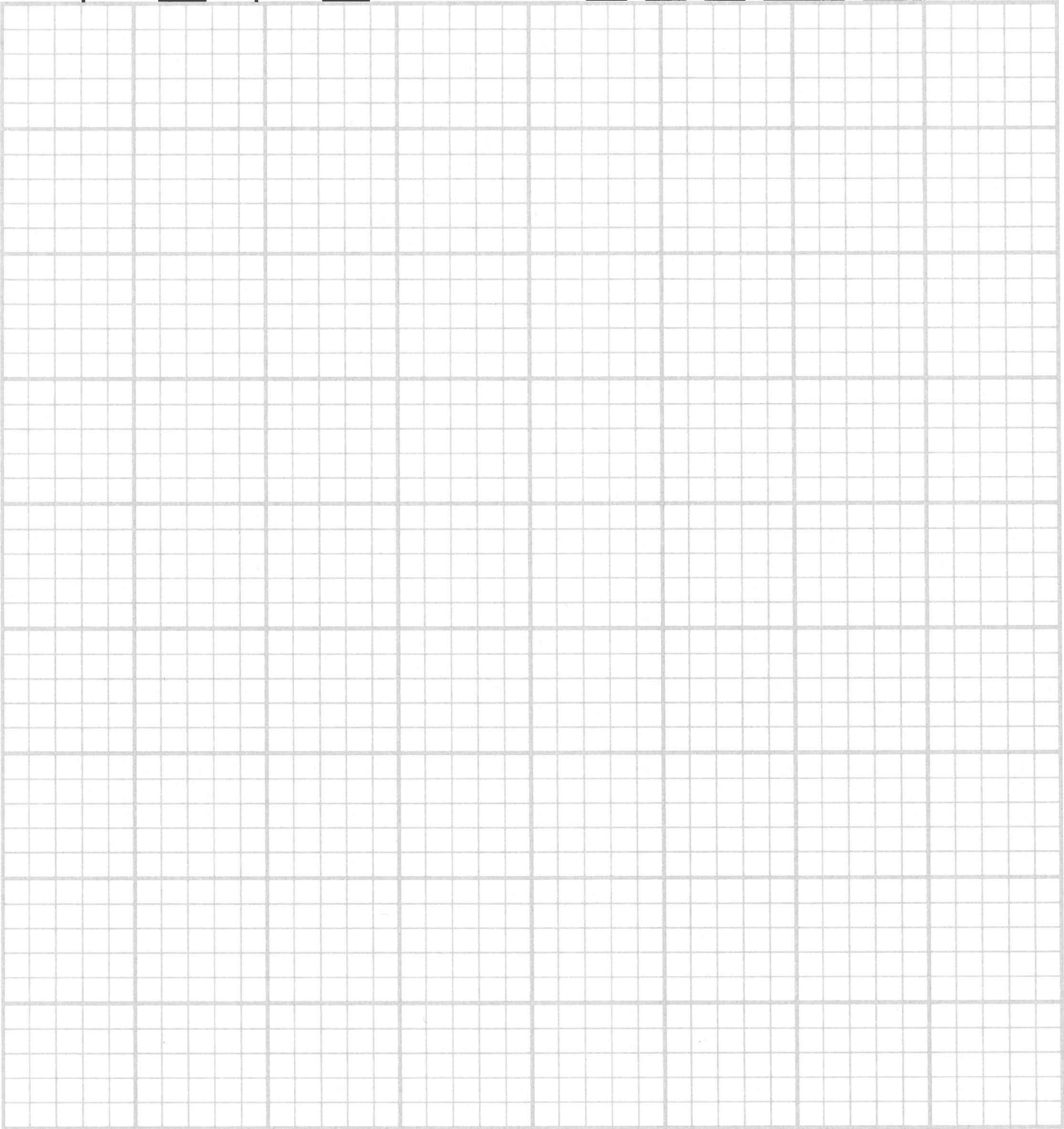
- 3) Third Step: Divide the total square ft. of the structures by the square ft. of the acres.

(Example: 1,712 / 6,969.6 = .2456

Move the decimal two places to the right to convert to percentage = **24.5% lot coverage.**)

SITE PLAN

Each Square or _____ Is Equal To _____ Ft. Parcel Number: _____ - _____ - _____ - _____ - _____



Property Owner: _____

Address: _____

Name of Preparer (if different than above): _____ Zoning: _____

THIS PLOT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE:

(Signature of Applicant or Agent) _____ DATE: _____

SITE PLAN

Each Square or _____ Is Equal To _____ Ft. Parcel Number: _____ - _____ - _____ - _____ - _____ - _____

Property Owner: _____

Address: _____

Name of Preparer (if different than above): _____

Zoning: _____

THIS PLOT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE:

(Signature of Applicant or Agent) _____ DATE: _____

John C.
Turney

Digitally signed by John C. Turney
DN: cn=John C. Turney, o=City of
Cincinnati, ou=City of Cincinnati
Government, email=jturney@cityofcincinnati.gov,
c=US