IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS
City of Sanford

All Improvement Plans and required supplementary material shall cover the entire parcel covered by a Preliminary Subdivision Plan for the parcel in question that has been approved in accordance with Section 6.5. All Improvement Plans shall contain at least the following data and information:

A. General Improvement Plan Requirements. In general, Improvement Plans shall be suitable for contracting and construction purposes. The Improvement Plan shall show those subdivision improvements which are required; and which are assured by bond or improvement agreement; and which must be satisfactorily completed before the bond or escrow is released.

B. Improvement Plan Sheet Data, Size and Scale. Improvement Plans shall be drawn at a scale of one inch to 50 feet or larger. Sheet size for Improvement Plans shall be 24 inches by 36 inches and folded to nine (9) inches by twelve (12) inches. Multiple sheets may be used provided each sheet is numbered and the total number of sheets is indicated on each sheet. Cross referencing between sheets shall be required. Necessary notes and symbol legends shall be included. Abbreviations should be avoided but if used they shall be defined in the notes.

1. The identification "Improvement Plan", the date, scale, revision date (if any), development name, and other such information shall be shown in a convenient grouping in the lower right hand corner of every sheet, preferably in a conventional title block.

2. Each copy of an Improvement Plan required to be submitted to the Administrative Official shall bear the original signature of an engineer licensed as a professional engineer by the State of Florida and authorized by the applicant who shall also certify that the drawing was prepared at his instruction and that the information shown is correct.

C. Improvement Plan Required Information.

1. Civil Engineering Construction Drawings. Provide civil engineering construction drawings of all infrastructure, utilities and subdivision improvements including all technical specifications, profiles and geometry. Such improvements shall include but not be limited to road construction, grading, drainage facilities, signs, sodding, street lights and other construction.

2. Soil Tests. In tabular form, indicate results of test holes including soil types and water table information found at each location. At least one such test shall be provided every 500 feet of road construction and at the center of each proposed water retention or detention area.

3. Final Drainage Plan. Include topographic elevations at one foot contours for the parcel in question and at least 25 feet beyond the parcel, final computations for stormwater retention and construction drawings of all related improvements (mean sea level datum preferred).

4. Fire Protection. Indicate hydrant location and type of internal fire protection systems to serve buildings.

5. Landscape Plan and Tree Protection. Identify material specifications, planting/removal/relocation instructions and irrigation system location and specifications.

6. Ownership and Maintenance. A detailed statement of method of assuring the perpetual ownership and maintenance of permanent open space, recreational facilities or other common purposes and/or improvements shall, when utilized, include draft copies of covenants, agreements, dedications, stipulations, common vehicular access agreements, property owner association articles and other applicable documents or legal instruments.