



FINAL SITE PLAN APPLICATION

City of New Port Richey
Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1039 Fax (727) 853-1052

Case #: FSP _____
DRC Date (1) _____
DRC Date (2) _____

- Submit 10 total sets of information (stapled application, collated and folded surveys/site plan, etc.)
- Submit application fee \$300 (check made payable to the *City of New Port Richey*)

PROPERTY OWNERS AND REPRESENTATIVE INFORMATION:

Current Property Owner(s): _____

Mailing Address: _____

(Street, City, State, Zip Code for all owners)

Daytime Phone Number: _____ Fax Number: _____

Email or Alternate Contact Information: _____

Representative(s) of Owner(s): _____

Relationship to Owner(s): _____

Mailing Address: _____

(Street, City, State, Zip Code)

Daytime Phone Number: _____ Fax Number: _____

Email or Alternate Contact Information: _____

Who is the PRIMARY contact for this application? _____

PROPERTY INFORMATION:

Street Address: _____

General Location: _____

Size of Site: _____ square feet _____ acres

Legal Description: _____

(Use additional sheets if necessary)

Parcel Number(s): _____

Existing Categories: Zoning District: _____ Land Use Category _____

Existing Use and Size: _____

(Existing number of dwelling units or square footage of non-residential use on the property)

Proposed Use: _____

(Proposed number of dwelling units or square footage of nonresidential use)

SUBMITTAL REQUIREMENTS: *Please submit ten collated, stapled, folded sets of the following information:*

SURVEY (not to exceed 24" x 36")

_____ Current survey that identifies the dimensions, area and location of the property prepared, signed and sealed by a land surveyor currently registered in the State of Florida (two originals and eight copies)

SITE PLAN with the following information (not to exceed 24" x 36")

- _____ Index sheet referencing individual sheets included in package;
- _____ Site plan name;
- _____ Property owner's name, address, telephone number and designated representative;
- _____ Architect, landscape architect and engineer's name, address and telephone numbers;
- _____ Legal description;
- _____ North arrow, engineering bar scale and date prepared;
- _____ All dimensions;
- _____ Location map
- _____ Footprint and size of all EXISTING buildings and structures;
- _____ Footprint and size of all PROPOSED buildings and structures;
- _____ All required setbacks including dimensions between buildings;
- _____ All existing and proposed points of access;
- _____ All required sight triangles/free vision zones;
- _____ All parking spaces, driveways, loading areas and vehicular use areas;
- _____ Location of all onsite stormwater management facilities;
- _____ Location of all outdoor light fixtures;
- _____ Location of all existing and proposed sidewalks
- _____ **Landscape plan**
- _____ Location of all public and private easements and streets within and adjacent to the site
- _____ Location of existing and proposed fire hydrants
- _____ The location and size of existing public utilities
- _____ Proposed method of water supply and sewage disposal
- _____ Identification of watercourses or wetlands
- _____ Conceptual drainage and utility plan with flow direction and method of disposition
- _____ "Sunshine State One Call" dig information (for location of any utilities in rights-of-way or easements)
- _____ Flood zone for site and base flood elevation
- _____ Copy of SWFWMD aerial topographic map with site boundaries
- _____ Depiction (by shading or cross hatching) of required parking lot interior landscape areas
- _____ The definition and location of all refuse collection facilities including screening to be provided

SITE DATA TABLE for existing, required and proposed development, in written tabular form:

	EXISTING	REQUIRED	PROPOSED
_____ Land area in square feet and acres	_____	_____	_____
_____ Number of EXISTING dwelling units	_____	_____	_____
_____ Number of PROPOSED dwelling units	_____	_____	_____
_____ Gross floor area devoted to each use	_____	_____	_____
_____ Total number of parking spaces	_____	_____	_____
_____ Total number of handicap spaces	_____	_____	_____
_____ Total paved area, including all paved parking spaces & driveways, expressed in square feet and % of paved vehicular area	_____	_____	_____
_____ Total land area devoted to parking lot interior landscaping expressed in square feet and % of paved vehicular area	_____	_____	_____
_____ Official records book and page numbers of existing utilities	_____	_____	_____
_____ Building and structure heights	_____	_____	_____
_____ Setbacks	_____	_____	_____
_____ Impermeable surface ratio (ISR); and	_____	_____	_____
_____ Floor area ratio (FAR) for all non-residential uses	_____	_____	_____

CONCEPTUAL ARCHITECTURAL BUILDING ELEVATIONS (with colors, materials and dimensions of height and base flood elevation)

CONSISTENCY WITH CONCURRENCY: The following calculations shall be used to **determine the projected demand** of the proposed project on the applicable public facility/service. The calculations are listed by facility/service type. (*Please fill in blanks.*)

Potable water - Adopted level of service (LOS) = 152 gal/day/capita (nonresidential uses are included in the adopted LOS).

Residential: Single-family: 152 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)

Multi-family: 152 gal × 1.90 persons/household × _____ units = _____ gal/day/capita (demand)

Commercial: See Table I below from the Land Development Code for estimated water/sewage flows.

Wastewater - Adopted level of service (LOS) = 114 gal/day/capita (nonresidential uses are included in the adopted LOS).

Residential: Single-family: 114 gal × 2.12 persons/household × _____ units = _____ gal/day/capita (demand)

Multi-family: 114 gal × 1.90 persons/household × _____ units = _____ gal/day/capita (demand)

Commercial: See Table I below from the Land Development Code for estimated water/sewer flows.

Solid waste - Adopted level of service (LOS) = 6.3 lbs/day/capita (nonresidential uses are included in the adopted LOS).

Residential: Single-family: 6.3 lbs × 2.12 persons/household × _____ units = _____ lbs/day/capita(demand)

Multi-family: 6.3 lbs × 1.90 persons/household × _____ units = _____ lbs/day/capita(demand)

Commercial: Commercial uses are included in the adopted LOS.

Recreation/open space. Refer to the New Port Richey Comprehensive Plan for the adopted level of service standards.

Single-family: _____ units × 2.12 persons/household = _____ (population projection)

Multi-family: _____ units × 1.90 persons/household = _____ (population projection)

Sites over five acres in area and zoned MF-30 District shall provide five percent of the total net acreage of the development for recreational purposes. Refer to Section 7.06.07 of the Land Development Code.

Stormwater Management. Refer to the Stormwater Management and Erosion Control Policy and Procedures Manual for standards necessary to comply: LOS = 25-year, 24-hour storm event.

Transportation. Refer to the New Port Richey Comprehensive Plan for the adopted Level of Service Standards. Refer to the Land Development Code for the **requirements of a Transportation Study.**

1. Determine the number of trips generated by the proposed project during the p.m. peak hour using the most recent edition of the ITE "Trip Generation" report with no adjustments for internal capture or passerby trips.
2. If the total number of trips is equal to or greater than 50 trips, then a transportation study shall be done. The report shall be signed and/or sealed by either a registered professional engineer or a member of the American Institute of Certified Planners.
 - a. If no study is required, the applicant is required to provide only the existing directional p.m. peak hour traffic volumes and level of service for the roadways link to which project driveways connect. This information shall include project traffic.
 - b. The data shall be in conformance with Notes 3a and 3b of "Existing Conditions" contained in the Land Development Code.

ATTENDANCE AT MEETINGS:

The applicant or applicant's representative needs to attend all Development Review Committee meetings and other meetings, as applicable.

AUTHORIZATION TO VISIT THE PROPERTY:

Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes the City representatives to visit, photograph and post a notice on the property described in this application.

AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S):

I _____, the **owner**, hereby **authorize**
 _____ **to act as my representative(s)** in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner(s): _____

Date: _____

Subscribed and sworn to before me this _____ day of _____, 20____
 who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

My Commission Expires: _____

APPLICANT'S AFFIDAVIT:

I _____, the **owner or authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge.

Signature of Owner or Authorized Representative: _____

Date: _____

Subscribed and sworn to before me this _____ day of _____, 20____
 who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

My Commission Expires: _____

Table I: Estimated Sewage/Water Flows for Commercial Development

Type of Establishment Gallons Per Day (GPD)

Commercial:

Airports

- (a) Per passenger . . . 5
- (b) Add per employee (per 8 hr. shift) . . . 20

Barber and beauty shops (per chair) . . . 100

Bowling alleys (toilet wastes only per lane) . . . 100

Country club

- (a) Per resident . . . 100
- (b) Per member . . . 25
- (c) Per employee (per 8 hour shift) . . . 20

Dentist offices

- (a) Per wet chair . . . 200
- (b) Per non-wet chair . . . 50

Doctors' offices . . . 250

Factories, exclusive of industrial wastes (gallons per employee per 8 hr. shift)

- (a) No showers provided . . . 20
- (b) Showers provided . . . 35

Food service operations

- (a) Ordinary restaurant (per seat) . . . 50
- (b) 24-hour restaurant (per seat) . . . 75
- (c) Single service articles only (per seat) . . . 25
- (d) Bar and cocktail lounge (per seat) . . . 30
- (e) Drive-in restaurant (per car space) . . . 50
- (f) Carry-out only
 - 1. Per 100 square feet of floor space . . . 50
 - 2. Add per employee (per 8 hr. shift) . . . 20
- (g) Institutions (per meal) . . . 5

Hotel and motels

- (a) Regular (per room)
- (b) Resort hotels, camps, cottages (per person) . . . 75
- (c) Add for establishments with self-service laundry facilities (per machine) . . . 400

Office building (per employee per 8 hr shift) . . . 20

Service stations (per water closet and urinal) . . . 250

Shopping centers without food or laundry (per square foot of floor space) . . . 0.1

Stadium, race track, ball parks (per seat) . . . 5

Stores (per square foot of floor space) . . . 0.1

Swimming and bathing facilities, public (per person) . . . 10

Theaters

- (a) Indoor, auditoriums (per seat) . . . 5
- (b) Outdoor, drive-ins (per space) . . . 10

Trailer or mobile home park (per trailer space) . . . 200

Travel trailer or recreational vehicle park

- (a) Travel trailer (overnight), without water and sewer hookup (per trailer space) . . . 75
- (b) Travel trailer (overnight), with water and sewer hookups (per trailer space) . . . 100

Institutional:

Churches (per seat) . . . 3

Hospitals (per bed (does not include kitchen wastewater flows) . . . 200

Nursing homes, rest homes (per bed) (does not include kitchen wastewater flows)...100

Parks, public picnic

- (a) With toilets only (per person) . . . 5
- (b) With bathhouses, showers and toilets (per person) . . . 10

Schools (per person)

- (a) Day-type . . . 15
- (b) Add for showers . . . 5
- (c) Add for cafeteria . . . 5
- (d) Add for day school workers . . . 15
- (e) Boarding type . . . 75

Work or construction camps, semi-permanent (per worker) . . . 50"