

SITE PLAN PREPARATION AND ENGINEERING CHECKLIST

CITY OF MIRAMAR OFFICE OF OPERATIONAL SERVICES ENGINEERING SERVICES

Submittal:

The following drawings must be a part of the schematic engineering plans:

- Cover sheet indicating project, project location, legal description of property, index to drawing etc.
- Key sheet.
- Each sheet must have a key map, with the current sheet highlighted.
- The scale of the drawing to be not bigger than 1:50.
- Conceptual pavement marking and signage plan
- Cross Section details
- A current signed and sealed survey of the property

Review Checklist:

- The applicant shall pay the required schematic engineering review fee based upon fees adopted through Resolution.
- Provide AutoCAD disk of the approved site plan in State plane Co-ordinates (NAD 83).

Paving, Grading and Drainage Plan:

- Provide preliminary grading for the site including high points along centerline of drive isles and direction of flow
- All drainage pipes must be shown on the plan. Indicate material and preliminary sizes for the pipes.
- The finished floor elevation for all buildings must be shown. Please refer City's Land Development Code for details.
- Provide dimension of all typical parking spaces, drive lanes, sidewalks, landscape islands, etc on the plan.
- Indicate typical curb locations and label type of curb.
- Label handicap parking spaces. Indicate ramps on plan per latest FDOT index.
- Provide wheel stops on all parking spaces if they are next to sidewalk, to prevent vehicle overhang on sidewalk.
- Provide typical parking stall detail to be consistent with latest FDOT index.
- Indicate control water elevation for lake and provide typical lake bank cross section.
- Label DOT type concrete end wall for all outfalls to lake.
- Provide typical cross section at the property line, parking and drive lanes including sidewalk and curb.
- Sidewalk shall be provided on both sides of the public or private street right-of-

way. The required width of the sidewalk is per the Land Development Code and City's Engineering Standards for public Works/Utilities Systems.

Water and Sewer Plan

- Indicate size and material of existing water and sewer system.
- Two tie-in points for water system, not along the same main, if possible, is required.
- Easement must be minimum 20' wide with pipe centered within the easement. Water meter, the first sewer clean out and fire hydrant must also be within the easement. Label and dimension utility easement for all water, sewer and reuse systems. No landscaping will be allowed within the proposed utility easement.
- Indicate the size, material and location of proposed water, gravity sewer, force main and reuse main. Indicate the size of water meter. Indicate the material of water service line.
- Provide reduced pressure backflow preventor between the water meter and the building for all domestic service to commercial/industrial site.
- Provide double detector check valve assembly for all fire lines.
- Provide separate water and sewer service to each building.
- All pump station locations must be indicated on the plan. The pump station shall be located in a 30'x30' parcel dedicated to the City of Miramar.
- Provide Fire Flow Calculation.

Landscape Plan

- Make every effort to keep landscaping outside the proposed utility easement for water and sewer. Add a note to the landscape drawings that "All trees shall be placed a minimum of four feet from underground utility lines."

Lighting Plans

- Make every effort to keep light poles outside the proposed utility easement for water and sewer. Sufficient clearance (per Florida Green Book) must be provided from the poles to the edge of travel lane/curb.