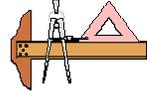




City of Dunedin
Engineering Section

PLAN REVIEW CHECKLIST ENGINEERING SECTION



P.O. Box 1348
Dunedin, FL 34697-1348
727-298-3174

SINGLE FAMILY CHECKLIST

Project Name: _____
Address: _____
Permit #: _____
Date: _____

This list is not all-inclusive and every item may not apply to every submittal.

1. Show sewer service location with the following details:

- a. Location of existing sewer lateral.
(Section 78-1(b)(3) page CD78:5 of the COD (City Of Dunedin) Code of Ordinances)
- b. If 6-inch diameter sewer service line is used, it is required to be DR 35 PVC. *(Engineering Section Policy - Sewer Lateral Detail Sheet #50)*
- c. If 4-inch diameter sewer service line is used, it is required to be SCH 40 PVC. *(Section 78-1(b)(4), page CD78:5 of the COD Code of Ordinances & Southern Standard Building Code - Material Section 303.8.3.3, page 38)*
- d. A 2-way cleanout 3 feet from building footprint
(Southern Standard Building Code - Section 710.2.1.6 & 710.2.2, Page 109)
- e. A 2-way cleanout at tap (generally at the R/W line).
(Engineering Section Policy - Sewer Lateral Detail Sheet #50)
- f. All 6 inch in diameter or less sewer service lines required to be installed at a minimum slope of 1/8" per foot (1.04%).
(Section 78-1(b)(4), page CD78:5 of the COD Code of Ordinances)

2. Show water services location with the following details:

- a. The location of proposed water meter/backflow preventer in public right-of-way. (Not in sidewalk path.)
(Section 78-32(b)(4), page CD78:6 of the COD Code of Ordinances)
- b. Two-(2) inch or less in diameter water service lines required to be SCH 40 PVC. *(Southern Standard Building Code - Section 603, Table 603 - Water Pipe and Fitting Materials, page 82)*

- c. A minimum of 5 feet paralleled and 12 inches vertical separation between water and sewer service lines is required. *(Southern Standard Building Code - Section 608.3 and 608.4, page 92)*
3. Show any storm structures or pipes that may exist on the site.
(Section 122-43(d), page CD122:11 and Section 134-231(4), page CD134:39 of the COD Code of Ordinances)
4. In most cases, the minimum finish floor slab is recommended to be at least 18" above adjacent crown of road or per minimum finished floor elevations shown on the approved construction plans for "new" developments.
(Section 122-42(b), page CD122:9 of the COD Code of Ordinances)
5. The lot-grading plan shall be per the approved construction plans or as directed by the Engineering Section. *(Section 122-42(a) & (b), page CD122:9 of the COD Code of Ordinances)*
6. Driveway location with the following details:
- a. Driveways on lots adjacent to intersections shall be located at the property line at the further distance from the intersection. *(Section 110-161(6), page CD110:15 of the COD Code of Ordinances)*
- b. Maximum driveway width in public R/W required to be no wider than 36 feet. *(Section 134-2025, page CD134:137 of the COD Code of Ordinances)*
- c. Minimum driveway width in public R/W required to be no less than 8 feet. *(Section 134-2023, page CD134:136 of the COD Code of Ordinances)*
- d. Two (12' maximum) one-way or one two-way driveway per 100' of frontage (not to exceed (a) above).
(Section 127-2025, page CD134:137 of COD Code of Ordinances)
- e. 3' X 7' flares required on all driveways at junction with road.
(Section 110-162, page CD110:15 of the COD Code of Ordinances)
- f. Minimum distance from road edge of flair to property line extended to be 3 feet. *(Section 110-162, page CD110:15 of the COD Code of Ordinances)*
- g. Minimum 3,000 PSI concrete required for all driveway and sidewalk construction in public R/W.
(Section 110-165(1)(a), page CD110:16 of the COD Code of Ordinances)
- h. Minimum thickness of concrete driveway in public R/W is required to be 6", with 6" X 6" X 10 gauge wire mesh.
(Section 110-165(1)(a), page CD110:16 of the COD Code of Ordinances)
- i. Minimum thickness of concrete driveway on private property is required to be 4" with 6" X 6" X 10-gauge wire mesh.
(Section 110-165(1)(b), page CD110:16 of the COD Code of Ordinances)

- j. Asphalt driveways in public R/W required to have 1½" minimum of asphaltic concrete surface with 6" of compacted limerock base. *(Section 110-165(2)(a), page CD110:16 of the COD Code of Ordinances)*
- k. Base (for asphalt driveways) required to be compacted to 98% minimum density of modified proctor (AASHTO-180). *(Section 110-165(2)(b), page CD110:16 of the COD Code of Ordinances)*
- 7. Four (4) inch thick, five (5) feet wide concrete sidewalk required along entire frontage in public R/W for all minor streets unless specifically waived by the City. Six (6) feet wide, four (4) inch thick sidewalks required along entire frontage of arterial/collector/urban roads. *(Section 110-122(1) & (2), page CD110:14 of the COD Code of Ordinances)*
- 8. Show all utility and drainage easements on site plan (existing and proposed). *(Section 126-151, page CD126:14 through CD126:16 and Section 124-231(1) through (9), page CD134:39 through CD134:40 of the COD Code of Ordinances)*
- 9. Show existing road and lot elevations on site plan. *(Section 122-42, page CD122:9 through 122:10 of the COD Code of Ordinances)*
- 10. Erosion control shall be required for all work, as directed by the Engineering Section. *(Section 122-43, page CD122:10 through CD122:11 of the COD Code of Ordinances)*
- 11. No work, filling, grading, etc., shall be permitted in any "Natural areas" that may be on site. *(Florida Administrative Code Section 62-330, Volume 19, page 921-923)*
- 12. For structures located in flood zones, F.E.M.A. elevation certificates are required prior to commencement of framing. *(Section 122-86(b)(4), page CD122:19 through CD122:20 of the COD Code of Ordinances)*
- 13. All work is subject to finished grading approval by the Engineering Section prior to issuance of final C.O. *(Section 134-43, page CD134:25 of the COD Code of Ordinances)*
- 14. Damage to sidewalks, catch basins, curbs, roadways, etc., is the responsibility of the contractor. *(Section 110-3(f), page CD110:5 of the COD Code of Ordinances)*

NOTE: *F.E.M.A. elevations (flood), as well as water and sewer locations can generally be given over the phone. Call Engineering at 298-3178.*

Final Engineering inspections can be scheduled by calling the Engineering Inspection Line at 298-3176. A 24-hour notice is required for all inspections.

* *Copies of referenced policies/codes are available upon request from the Engineering Technical Assistant at 298-3174.*