

PLAN REVIEW APPLICATION

OVERVIEW:

Project Name:	Tax Parcel Number:
Property Address:	
First Step Meeting Date:	GRU Project Meeting Date:

Proposed Uses/Type of Development (Check all that apply)

<input type="checkbox"/> Residential	Density	<input type="checkbox"/> Non-residential	
<input type="checkbox"/> Multi-family	Units/acre:	<input type="checkbox"/> Commercial	<input type="checkbox"/> Office
Total Units:	Total bedrooms:	<input type="checkbox"/> Industrial	<input type="checkbox"/> Other
		Gross floor area:	

PROJECT MANAGEMENT:

Owner(s) of Record (please print)		
Name:		
Mailing Address:		
Phone:	Fax:	E-Mail:

Applicant/Engineer of Record (please print)		
Name:		
Mailing Address:		
Phone:	Fax:	E-Mail:
Project Coordinator Name:		

FEES:

Level of Review (check one)		Special Use Permit		Enterprise Zone	
RAPID	INTERMEDIATE	MAJOR	CONCEPT	MASTER	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER:					
TMPA Zone: A B C D E M					
Fees are determined at First Step Meeting or GRU Project Meeting and are based on level of review and EZ Zone. More information about EZ Zones can be found at http://cityofgainesville.org/Portals/0/plan/2015%20Web%20Docs/landdevfees151001.pdf					
Plan Review Fee: \$					
GRU Fee: \$		GRU Business Acct No.:			
Plan review fee will be paid by:					
Name:		E-Mail:		Phone:	

Applicant Signature: _____

Date: _____

THIS SECTION FOR OFFICE USE ONLY
Petition Number:

SUFFICIENCY CHECKLIST (please fill out all fields)

Reviewer Comment	Met Y/N/NA	Sheet #
PLANNING: First Step Meeting held		
PLANNING: Property owner authorization provided		
PLANNING: Neighborhood workshop information provided		
PLANNING: Trip generation study provided		
PLANNING/GRU GENERAL: Signed & sealed boundary survey, including legal description and parcel number(s)		
PLANNING: Stormwater Management Plan provided		
PLANNING: Signed Concurrency Exemption or Long Form provided		
PLANNING: Public School Student Generation Calculation Form provided		
PLANNING: Environmental mitigation plan for impacted environmental areas provided		
PLANNING: Photometric plan/ lighting plan provided		
PLANNING: Master paving and drainage plan reflecting all stormwater facilities, retention or detention ponds with elevations (clearly indicate design high water level and 100 year flood elevations)		
PLANNING: Construction staging plan provided		
PLANNING: Utility Plan provided		
PLANNING: Building elevations with basic floorplans provided		
PLANNING: In all cases, signed and sealed NFPA 1 and ISO fire flow calculations See Appendix E of Water/Wastewater Standards for a copy of ISO 2008		
PLANNING: Demolition of existing structures shown? If yes, are any structures older than 45 years old?		
PLANNING: Wellfield exemption and protection permit provided		
PLANNING: Traffic study provided		
PLANNING: [Insert Comments]		
PLANNING/GRU GENERAL: Landscape Plan reflecting all proposed utility locations		
GRU GENERAL: Is this plan review 2 or greater? If yes, were all previous comments addressed?		
GRU GENERAL: Did you coordinate with Electric Engineer or tech and provide a layout on plan? If yes, provide name		
GRU GENERAL: Electric Conduit Installation Agreement included? See: https://www.gru.com/workwithgru/newservices.aspx		
Include contact information, Owners name, project name, address and phase(s)		
GRU GENERAL: Clear and legible plans on 24" x 36" sheets		
GRU GENERAL: GRU Energy Delivery Electric System Design reflecting proposed W/WW utility design. Note on cover page/plans as Electric Design provided by GRU Energy Delivery.		
GRU GENERAL: ALL GRU standard utility notes must be shown on utility plans (see Section 1. III.C.21 of the GRU Water/Wastewater Design Standards)		
GRU GENERAL: Project location map with North Arrow		
GRU GENERAL: On utility master site plan show and label all existing & proposed utilities, maximum size allowed is 1"=40' scale (note 'end of GRU maintenance')		

SUFFICIENCY CHECKLIST (please fill out all fields)

Reviewer Comment	Met Y/N/NA	Sheet #
GRU GENERAL: Existing and proposed easements		
GRU GENERAL: Right-of-way lines		
GRU GENERAL: Parcels and/or lot numbers of site location and adjacent property		
GRU GENERAL: Street names		
GRU GENERAL: Proposed structures (i.e. buildings, walls, fences, signs)		
GRU GENERAL: Proposed subdivision plat (if project is a subdivision)		
GRU GENERAL: Show and label connections to existing utilities. Label existing facilities which cross or are adjacent to the property as well as elevations (manhole tops and inverts), pipe diameter and material of all existing W/WW, Electric, Gas, GruCom and Stormwater facilities which cross and/or are adjacent to the property		
GRU GENERAL: Proposed off-site utility extensions to the point of availability, showing the affected offsite parcels/properties/proposed easements		
GRU GENERAL: Building minimum finished floor elevations		
GRU GENERAL: Building footprints (for commercial projects), labeled building setback lines and build-to lines, decorative masonry walls, fences, signs, and landscaped buffer areas		
GRU GENERAL: Utility Space Allocation cross sections for each different road section, alleys and PUEs including street and locations (if roads or alleys are included in project)		
GRU GENERAL: Identify lot numbers and street names in some fashion (names may change prior to permit issuance)		
GRU W/WW: Application by engineer that W/WW/RCW system design is in accordance with GRU Design and Material Standards. Refer to Appendix A in the GRU design standards for additional plan review checklist		
GRU W/WW: Potable and wastewater demand calculations		
GRU W/WW: AutoCAD Drawing file of Water and Wastewater Utilities with pipe sizes, fittings, and valves clearly labeled (this file will be used by GRU W/WW Planning to model the proposed water system)		
GRU W/WW: Copy of Development Master Plan including Phasing Schedule, unless plans include all potential future development		
GRU W/WW: Show temporary construction water source with reduced pressure back flow preventer (RPBFP)		
GRU W/WW: Indicate and label source of irrigation water if there is landscaping		
GRU W/WW: If water/wastewater infrastructure is illegible on Master Plan, provide on multiple sheets		
GRU W/WW: If WW service is provided, then plan and profile views are required for gravity sewer and force mains. All WW system plan and profile sheets at 1"=30' max horizontal scale and 1"=5' max vertical scale (exceptions accepted at GRU discretion)		

SUFFICIENCY CHECKLIST (please fill out all fields)

Reviewer Comment	Met Y/N/NA	Sheet #
GRU W/WW: All materials clearly labeled (pipe including diameter, material and slope, valves, fire hydrants, fire sprinkler lines, water meters, RPBFP, fittings, manholes including elevations, services, clean outs with top and invert elevations, sizes, types, slopes and associated appurtenances		
GRU W/WW: Existing and proposed site contours must be shown on utility plan		
GRU W/WW: Standard WW Pump Station design drawings for GRU O&M stations (Private O&M WW pump stations shall include signed and sealed design calculations, i.e. system head curve, pump curve/specs, If lift station is included in project)		
GRU ELECTRIC: All Proposed electric infrastructure, designed by GRU Electric Engineering, shown to scale per EDSG		
GRU ELECTRIC: Proposed meter/service delivery point shown		
GRU ELECTRIC: If using GRU Rental Lights, GRU will provide conduit layout. Owner to provide photometric plan. (Note: provide copy of waiver application that is submitted to the City)		
GRU ELECTRIC: All electric equipment, cable/conduits must be contained within a PUE coordinate with GRU Real Estate		
GRU ELECTRIC: Provide proper clearances around all electric structures and equipment as per EDSG		
GRU ELECTRIC: Provide required voltage (single phase or three phase) and any load information that you have		
GRU GAS: Gas shown on plans		
GRU GAS: Gas usage statement - include notes on items contractor will provide to mitigate aid in construction costs and whether there will be natural gas generator on-site		
GRU GAS: Gas meter location		
GRU GAS: Acceptable service delivery point		
GRU GAS: Include gas department notification statements, one week for demolition services, 72 hours prior to casing installations, one week for gas main installations and 72 hours for meter set		
GRU GRUCom: Are you considering GRUCom services		