New Commercial Development Work Flow Plan

Architectural-Structural Plan Development

- Develop Concept Plan
- Preliminary Plan Development
- Final Plan Design Development
  - Foundation Design
  - Structural Design
  - Interior Finishes
  - Mechanical
  - Plumbing / Gas
  - Electrical
  - Product Approvals
  - Energy Calculations
  - 3 Sets of Prints
- Health Dept. (Food)
- Utilities Approvals Water Sewer Receipts
- Health Dept. (Septic)
- Plan Review
  - Engineering
  - Mechanical
  - Plumbing, Gas
  - Structural
- Revise Plans/provide add. info.
- Review Re-Submittals, Add Info.
- C.O. Application
- N.O.C.
- Issue Building Permit
- Begin Construction

Civil Site Plan Development

Subdivision - 12 site development

- Parcel ID
- Verify Zoning
- Determine Set-Backs
- Develop Concept Plan
- Pre-Submittal Meeting 1 day
- Architectural Survey
- Address Issued 1-2 days
- Geo-Tec/ Soils Report (Foundation Design)
- Develop Site Plans
- National Pollutant Discharge Elimination System (N.P.D.E.S.)
- F.D.O.T. Driveway Permit
- F.D.O.T. Drainage Permit
- SWIFMUD Permit-15 acres +
- Health Dept / F.D.E.P. Sewer
- PC Highways, Driveway/Utilities Permit
- DRS Site Plan Review
  - Zoning
  - Engineering
  - Environmental
  - Utilities
  - Plan Review
  - Maintenance of Traffic
- Revise Site Plan - Additional info based on comments
- Resubmittal / Preview (1st no charge)
  - 25 +/- days
- Final Admin. Approval 1 day
- Issue Building Permit 1 day
- Tree Barricade 3-4 days
- BLT Screen Inspection
- Asbestos Inspection & Report 10 days
- Clear / Demo

Submit to Commercial Plan Review the following:
1. Central Permit Forms
2. Current State Energy Forms
3. Sets of signed and sealed plans
4. Product Approval Lists
   - 1 set is sent to the fire department
   - 1 set is sent to water and sewer department
   - 1 set is kept in house for plan review
5. Flood Zone Application if construction is in an “A” or “V” flood zone