

PRE-CONSTRUCTION REQUIREMENTS

The Pollution Prevention Plan for the City of Palmetto in accordance with the Storm Water Pollution Prevention Plan as recorded in the federal register/vol 65, no.83/April 28th 2000, pages 25137-25140 will pertain to these standards such as:

BEFORE RELEASE OF THE APPROVED AND SIGNED CONSTRUCTION PLANS TO THE AUTHORIZED REPRESENTATIVE OF THE SUBJECT PROJECT, THERE ARE CERTAIN REQUIRED PROCEDURES THAT NEED TO BE BROUGHT TO THE ATTENTION OF SAID REPRESENTATIVE.

1. ALL HIGH GRASSES, WEEDS AND SHRUBBERY ARE TO BE CUT TO AN ACCEPTABLE LEVEL AND MAINTAINED.
2. SILT FENCE AND ALL EROSION CONTROL STRUCTURES ARE TO BE INSTALLED AROUND THE PERIMETER OF SAID PROJECT AND INSPECTED BEFORE ANY CONSTRUCTION BEGINS AND MUST BE MAINTAINED ON A DAILY BASIS.
3. TIRE WASH OR TIRE CLEANING STRUCTURES ARE TO BE IN PLACE AT ALL EXITS FROM THE PROERTY BEFORE ANY HEAVY EQUIPMENT ENTERS THE SITE.
AT THE END OF EVERY DAY, ALL DEBRIS, DIRT AND/OR MUD ARE TO BE CLEANED FROM THE ADJOINING EXISTING ROAD AT THE ENTRANCE AND EXIT OF THE SUBJECT PROJECT.
4. IF THERE ARE ABUTTING DRAINAGE DITCHES AND/OR DRAINAGE STRUCTURES, EVERY EFFORT WILL BE MADE TO KEEP ALL RUNOFF AND DEBRIS FROM ENTERING THESE DRAINAGE FEATURES.
5. IF A RETENTION OR DETENTION POND IS DESIGNED FOR THE SITE, IT WILL BE CONSTRUCTED FIRST ALONG WITH ALL OF ITS APPURTENANCES TO ASSURE PROPER CONTROL OF THE ON- SITE DRAINAGE.
6. ALL SUPPLIES, CONSTRUCTION MATERIALS AND EQUIPMENT WILL BE STORED ON THE SUBJECT PROJECT SITE AND NOT PERMITTED TO ENCROACH ON ADJOINING PARCELS OF LAND WITHOUT THE WRITTEN PERMISSION OF THE ADJOINING PARCEL PROPERTY OWNER. ALL SAID MATERIALS MUST BE STORED IN A SECURE MANNER SO AS NOT TO BE AFFECTED BY WIND OR RAIN.
7. IT WILL BE THE RESPONSIBILTY OF THE PERMITTED CONTRACTOR, FOR ANY CONSTRUCTION SITE, TO MAINTAIN
THE INTEGRITY OF THE WATER METER BOX, RE CLAIMED WATER CONNECTION BOX AND THE SANITARY SEWER CLEANOUTS. THE COVERS AND CAPS FOR THESE ITEMS MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION ON THE SITE IS COMPLETED AND APPROVED.
8. IN COMPLETED SUBDIVISIONS, HOME CONSTRUCTION IS ALSO REQUIRED TO COMPLY WITH THESE REQUIREMENTS.
9. ALL FUGITIVE PARTICULATES ARE TO BE CONTROLLED BY FENCING OR BY WATERING THROUGH THE BUILDOUT OF THE PROJECT.

10. THE SIGNED AND APPROVED PLANS WILL BE THE CONTRACTORS AUTHORIZATION TO PROCEED WITH CONSTRUCTION. ANY ACTIVITY ON SAID PROJECT PRIOR TO RECEIPT OF THE APPROVED PLANS OR WITHOUT SPECIAL WRITTEN PERMISSION FROM THE DIRECTOR OF PUBLIC WORKS WILL BE CONSIDERED A VIOLATION AND WILL BE SUBJECT TO A FINE BY CITY OF PALMETTO CODE ENFORCEMENT DEPARTMENT.
11. ANY VIOLATION OF THESE REQUIREMENTS, AS OBSERVED BY THE FIELD INSPECTOR, WILL AUTOMATICALLY RESULT IN THE TERMINATION OF ACTIVITY ON THE PROJECT UNTIL SAID VIOLATION IS CORRECTED AND RE-INSPECTED.

AS-BUILTS/RECORD DRAWINGS AND FINAL SITE REVIEWS FOR CERTIFICATES OF OCCUPANCY

THE BUILDING DEPARTMENT APPROVAL OF CERTIFICATES OF OCCUPANCY (CO) OR TEMPORARY (CO) OR CERTIFICATE OF COMPELETION (COC) SHALL NOT BE GRANTED WITHOUT APPROVAL OF THE AS-BUILTS OR RECORD DRAWINGS THE DEVELOPMENT REVIEW COMMITTEE (DRC). ALL SUBMISSIONS OF DRC REVIEW MUST BE SENT TO THE PLANNING DEPARTMENT.

WHEN THE SITE IS READY FOR FINAL INSPECTION, **THE CITY SHALL BE NOTIFIED IN WRITING BY THE PROJECT ENGINEER** WHO SHALL SUBMIT ONE (1) ELECTRONIC COPY OF THE AS-BUILS DRAWINGS, EIGHT (8) FULL SIZE COPIES, AND (1) 11"X17" COPY, CERTIFIED BY THE ENGINEER AND THE SURVEYOR TO THE PLANNING DEPARTMEN AT 600 17TH ST WEST, PALMETTO, FL 34221. AS-BUILTS MUST CLEARLY SHOW REVISIONS TO THE ORIGINALLY APPROVED PLAN TO ENABLE DRC TO VERIFY AND REVIEW MODIFICATIONS AND DEVIATIONS. A SIGNED LETTER BY THE ENGINEER OF RECORD STATING THAT ALL WORK IS COMPLETED MUST BE INCLUDED WITH THE SUBMISSION OF THE AS-BUILT DRAWINGS. DRC REVIEW WILL BE INITIATED UPON RECEIPT BY THE PLANNING DEPARTMENT OF ALL COPIES OF THE AS-BUILT DRAWINGS. THE SUBMITTAL MUST INCLUDE RECEIPT(S) SHOWING THAT ALL FEES HAVE BEEN PAID IN FULL. AS-BUILT DRAWINGS WILL NOT BE ACCEPTED IF THERE ARE UNPAID BILLS IN THE ACCOUNTING DEPARTMENT.

THE CITY WILL PERFORM AN INSPECTION AND GIVE THE APPLICANT A PUNCHLIST OF ITEMS TO BE CORRECTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY(CO). THE INSPECTION AND PUNCHLIST WILL BE COMPLETED WITHING (10) BUSINESS DAYS OF RECEIPT OF THE AS-BUILT SUBMITTAL REQUIREMENTS ABOVE.

IF THE INITIAL RE-INSPECTION RESULTS IN A SECOND PUNCHLIST OR A RESUBMITTED AS-BUILT DRAWIN, A RESUBMITTAL FEE WILL BE REQUIRED. UPON RECEIPT OF FULL PAYMENT, THE NEXT INSPECTION AND COMMENTS/CO SHALL OCCUR WITHIN FIVE(5) BUSINESS DAYS FROM RECEIPT OF WRITTEN, SIGNED NOTICE BY THE ENGINEER OF RECORD THAT THE ITEMS ON PUNCHLIST HAVE BEEN CORRECTED OR ADDRESSED.

NO CERTIFICATE OF OCCUPANCY SHALL BE GRANTED WITHOUT PROOF THE SAME AS-BUILT DRAWINGS SUBMITTED FOR DRC REVIEW HAVE ALSO BEEN SUBMITTED TO SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.

