

Seminole County Development Review Checklist

Roadways and Traffic

1.0 Design Criteria

- ___ 1.2 Roadways designed per the Seminole County Land Development Code, FDOT Roadway and Traffic Design Standards, FDOT Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways, and The Manual on Uniform Traffic Control Devices.

2.0 Development Planning and Regulation

2.3 Traffic Impact Analysis

- ___ 2.3a Submit a traffic impact study if required by the Development Review Manager.
 ___ 2.3b Has the proper assumptions and methodologies for traffic study been followed?

2.4 Access Specifications

- ___ 2.4a(3) Street stubs to adjoining undeveloped areas shall be provided and shall include a temporary cul-de-sac if greater than 250'.
 ___ 2.4a(5) Is every lot or parcel being served from a publicly dedicated street?
 ___ 2.4a(6) Do all lots front on a paved road.
 ___ 2.4a(7) Have the following permits be received?
 ___ FDOT R/W permit
 ___ Seminole County R/W permit
 ___ 2.4b(2) If the parcel was created after adoption of the Land Development Code, does the parcel have a minimum of 200' linear frontage?
 ___ 2.4b(2C) If a corner parcel is access provided on the lower classified roadway.

2.5 Intersections

- ___ 2.5b Does the proposed signalized intersection meet spacing requirements?
 ___ 2.5d Are the minimum specifications for intersection radii met? (25', 35', or 50')

2.6 Median Access Provisions

- ___ 2.6a(4) Median width should be a minimum of 40'.
 ___ 2.6b(1) Median openings of MAJOR COLLECTORS and above should not be spaced a distance less than 660'.
 ___ 2.6b(2) Dedicated public streets are given priority consideration for median openings.

2.8 Number and Spacing of Driveways

- ___ 2.8a Spacing of driveways fronting on the same side of the street shall conform to the following specifications which are based on the functional classification of the roadway.

	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL
ARTERIAL	330'	200'	200'
330'	330'	200'	200'

- ___ 2.8b Driveways on opposite sides of any undivided street classified as a Collector or Arterial shall be aligned or offset by a minimum of 200'.
- ___ 2.9a Parcels located in the corner of two or more roadways where at least one of the roads is a public facility shall locate access drives no closer than 200' from the intersection. Controlled access below 200' may be considered by the County.
- ___ 2.9b If the corner parcel access one or more arterial/collector roadways, full access shall be limited to 660 feet from the intersection on the arterial/collector. A right in/right out shall be permitted at 330' from the intersection.

3.0 Auxiliary Lanes (Right and Left Turn Lanes)

3.1 Requirements

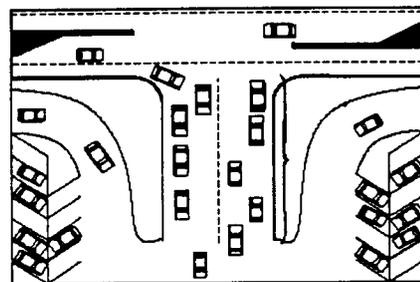
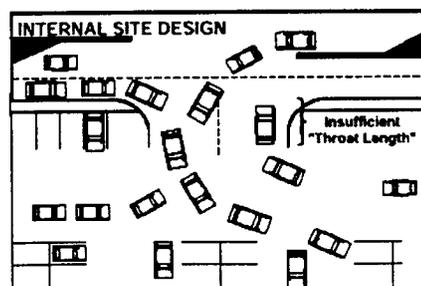
- ___ 3.1a Right turn lane is required on roadways of 40mph and greater and/or development with a daily trip end rate of 500 ADT or greater.
- ___ 3.1b A left turn lane is required for any development that accesses a classified road of Minor Collector and above or has a posted speed limit of 35 mph or higher.
- ___ 3.1c If either terminus of the proposed auxiliary lane is within 300' from an existing auxiliary lane terminus, then a 36' section is required to eliminate weaving.
- ___ 3.3 Seminole County may amend the requirements in this section due to right-of-way constraints.

4.0 Special Marginal Access Provisions

- ___ 4.1 Existing driveway approaches shall not be relocated, altered, or reconstructed without approval from the County.
- ___ 4.2 A minimum of 50' setback from the right-of-way is required for service or frontage roads.

5.0 Driveway Design

- ___ 5.0a Type of driveway? Minor ___ Intermediate ___ Major ___



- ___ 5.0a(1) Minor driveways provide service for a maximum of an average peak hour inbound right turn volume of 40 vehicles. Minimum radii shall be 35 feet from the edge. **Minimum throat length shall be 50'.**
- ___ 5.0a(2) Intermediate driveways should provide for a maximum average daily trip volume of 2000 vehicles and/or a maximum average peak hour volume of 200 vehicles. Minimum radii shall be 35 feet from the edge of pavement. **Minimum throat length shall be 100'.**

- _____ 5.0a(3) Major driveways should provide for a maximum average daily trip volume to 5,000 vehicles and/or a maximum average peak hour volume of 500 vehicles. Minimum radii shall be 40 feet from the edge of pavement. **Minimum throat length shall be 200'.**

Driveway Widths

	Minimum	Maximum	Additional Lane
Residential	12'	24'	12'
Other Uses One-Way	16' paved 20' unobstructed	20'	12'
Other Uses Two-Way	24'	40'	

6.0 Cross Access and Joint Use Driveways

- _____ 6.0a Is a cross access or joint use driveway applicable? The intent is to connect adjacent properties so as to limit the number of access points on arterials and major and minor collectors, and cause and constitute a joint and common means of access to the adjacent properties.
- _____ 6.0b The following information shall be provided
- Legal Description of the entire parcel.
 - Legal Description of the easement with an 8 1/2" x 11" survey sketch depicting the legal being conveyed to the County signed and sealed by a registered land surveyor.
 - Computer printout from the Property Appraisers office of the parcel(s) involved in the dedication or a copy of the most recent tax statement.
 - Full name(s) and title(s) of property owner(s) along with a current mailing address.
- Corporations shall additionally require an Affidavit of Identity/Authority and the Corporate Seal must be affixed in the appropriate signature designations.

7.0 Signing and Marking Specifications

- _____ 7.0a Signing and markings shall be illustrated on all development plans.
- _____ 7.0b All development private or public shall comply with Chapter 316, Florida Statutes, The Manual on Uniform Traffic Control Devices (MUTCD), and Chapter 250, Seminole County Code, for signing and markings.
- _____ 7.0c Traffic Control Signs. "STOP" signs shall be required at every street intersection as a condition for acceptance of subdivision paving and drainage improvements.
- _____ 7.0d Speed limit signs when required shall reflect the standard as stated in the Manual on Uniform Traffic Control Devices.
- _____ 7.0e Left and Right turn lanes shall be designed per FDOT "Roadway and Traffic Design Standards" Index #'s 301, 526, and 17346.
- _____ 7.0f Right in/right out shall be per County Standard.
- _____ 7.0g Conformity with all other Seminole County striping specifications (Appendix A-87 to A-97).

8.0 Signal Specifications

- ___ 8.0a All signal design and installation shall comply with "FDOT Roadway and Traffic Design Standards" and Seminole County Traffic Engineering specifications.
- ___ 8.0b All plans are to be sealed and mylar copies to be delivered to the Seminole County Traffic Engineer for approval prior to commencement of construction.

9.0 Construction Work Zone Requirements

- ___ 9.0 Applications for Construction/Work Zone Permits, accompanied by the appropriate fee and the information as required in Section (a)(2) Submittals, shall be submitted to the County Traffic Engineer. The Zones shall comply with the "Manual on Uniform Traffic Control Devices" (MUTCD) - Chapter 6, and the "State of Florida Manual of Traffic Control and Safe Practices". The proposed zone shall be reviewed and must receive approval by the County Traffic Engineer prior to field application.

10.0 Road/Street Standards

10.1 Street Grade

- ___ 10.1a Minimum centerline grade for all roads with curb and gutter shall be 0.30%.
Maximum centerline grades for arterial roads shall not exceed six percent (6%).
Maximum grades for all other roads shall not exceed ten percent (10%).

10.2 Curve Radius

- ___ 10.2a No curve on a local or residential street/road shall have a centerline radius of less than 100'.
- ___ 10.2b Curves with less than 180' center-line radius shall require pavement widening to 30' from PC to PC to create 15' lanes. This shall be accomplished by widening the pavement 3' each side from PC to PC and taper back to 12' lanes each side and each end a distance of 100' (minimum). The roadway shall remain centered in the right-of-way. Curve signs may be required as per the Seminole County Traffic Engineer.

10.3 Sub Grade

- ___ 10.3a Subgrade shall be stabilized to a depth of ten (10) inches below the base course to seventy-five (75) pounds per square inch, Florida Bearing Value. The materials to be added for stabilization, if needed, shall be either high bearing soil, sand clay, ground limerock, or any other material which is suitable.
- ___ 10.3b For rural sections, subgrade shall be stabilized to include the entire width of both shoulders. Where curb and gutter is utilized, subgrade shall be stabilized underneath curb and for a distance of one (1) foot beyond the back edge of curbs.
- ___ 10.3c Subgrade shall be compacted to not less than ninety-eight percent (98%) modified maximum density.

10.4 Base Course

- ___ 10.4a Base courses acceptable to Seminole County shall be eight (8) inches thick for all arterial and collector streets, and all streets in a commercial or industrial subdivisions, and six (6) inches thick for residential and local streets.
- ___ 10.4b Base courses shall consist of limerock, shell or soil cement. Base courses shall extend six (6) inches beyond edge of paving where curb and gutter is omitted.
- ___ 10.4c As soon as proper condition of mixture is attained the material shall be compacted to a density of not less than 98 percent of maximum density.

10.5 Wearing Surface

- ___ 10.5a(1) The material used for the wearing surface shall be a Florida DOT asphaltic concrete mix of Type I, or Florida DOT modifications thereof, having a Hubbard-Field Stability of not less than two thousand (2,000) pounds. The wearing surface shall have a compacted minimal thickness of one-half (1¹/₂) inches with a tolerance of one-fourth (1/4) inch, with an absolute minimum of one and one-quarter (1¹/₄) inch compacted thickness.
- ___ 10.5a(2) On all arterial and collector roadways and all roadways in commercial or industrial subdivisions, the wearing surface shall be constructed no less than two (2) inches thick in any place, with a tolerance of one-fourth (1/4) inch.
- ___ 10.5a(3) Off-site improvements, such as, but not limited to turn lanes, shall require a friction course.

10.6 Friction Course

- ___ 10.6a The Friction Courses allowed for use are FC-1, FC-2 & FC-4, as directed by the County Engineer.
- ___ 10.6b Friction course shall be required for an auxiliary lane construction.

10.7 Curb and Gutter

- ___ 10.7a(1) Subdivisions shall have all streets paved and drained utilizing curb-and-gutter construction.
- ___ 10.7a(2) Where driveway separation of at least one hundred fifty (150) feet can be assured, roadside drainage swales may be utilized.
- ___ 10.7b The width of curb and gutter shall be a minimum of twenty-four (24) inches and shall be either Florida DOT type or Miami curb (subdivisions only) and gutter, depending upon the flow to be handled.
- ___ 10.7c No water valve boxes, meters, portions of manholes, or other appurtenances of any kind relating to any underground utilities shall be located in any portion of a curb and gutter section.
- ___ 10.7d The minimum allowable flow line grade of curbs and gutters shall be 0.30%, except in intersections where flatter grades shall be allowable.
- ___ 10.7f No raised portion of any type of curb shall be constructed closer than twelve (12) feet from the pavement edge of an intersecting rural section road without curbs.

10.8 Sidewalks

- ___ 10.8a Concrete sidewalks, a minimum of four (4) feet in width (except as indicated hereafter) and four (4) inches thick, (six (6) inches thick in driveways), shall be constructed on both sides of all streets, except where individual lot sizes are one (1) acre in size or larger. Within the RC-1 and A-1 Zoning Classifications, the County may require a concrete sidewalk on one (1) side of street.

10.8b Sidewalks constructed in the right-of-way of roads functionally classified as arterials, collectors, and local roads shall be a minimum of five (5) feet in width.

10.8c Sidewalks required along property frontage.

10.9 Cul-de-sacs

10.9a Permanent dead-end streets shall not exceed twelve hundred (1,200) feet in length.

10.9b In no case, shall more than forty-five (45) dwelling units front on any cul-de-sac.

10.9c Culs-de-sacs shall be provided with a turnaround having a right-of-way radius of forty-four (44) feet for curb-and gutter sections or fifty (50) feet for rural sections.

10.9d There may be provided in the center of the turnaround an unpaved island, surrounded by a curb, improved with grass, and landscaping that will not interfere with sight distance, which has a diameter of not less than twenty (20) feet.

11.0 Right-of-Way and Pavement Widths

11.1 Minimum Right-of-Way and Pavement Widths

11.1

Curb and Street Type	ROW in feet		Pavement in feet	
	Urban	Rural	Urban	Rural
Local	60	80	24	24
Residential	50	70	24	24
Cul-de-sac (radius)	44	50	36	36
Low Volume residential	46	-	20	-
Service Drive	50	70	24	24

11.3 Additional Right-of-Way

11.3a Within the area of the setbacks required by Section 30.1342, Land Development Code of Seminole County, additional right-of-way may be required to promote public safety and convenience or to insure adequate access, circulation and parking. Whenever any street is programmed for improvement in the adopted Budget, Capital Improvement Element of the Seminole County Comprehensive Plan or Road Impact Fee Program, and the need for the improvement is rationally related to development being approved, necessary right-of-way shall be required to be conveyed to the County. Where a subdivision or site abuts or contains an existing street of inadequate right-of-way, and the need for additional right-of-way is rationally related to the development being approved, additional right-of-way in conformance with Section 11.1 or 11.2 above shall be required except when, subsequent to March 1, 1989, the County adopts a right-of-way establishing a lesser right-of-way.

11.3a(2) All right-of-way dedications require a rational nexus.

11.3b Half streets shall be prohibited and, where a previously dedicated half street, improved or unimproved, abuts or is within a tract to be developed, the second half of the street shall be dedicated and improved according to County standards.

- ____ 11.3c On any arterial street within one hundred fifty (150) feet of its intersection with another arterial street or thoroughfare, the right-of-way width shall be increased by at least ten (10) feet on both sides to permit proper intersection design. This additional right-of-way shall be dedicated or conveyed as a public right-of-way.

11.4 Additional Pavement Requirements

- ____ 11.4a On divided two-lane roads(boulevards), minimum pavement width for each lane shall be twenty (20) feet, exclusive of curbs, if any. On undivided or divided four-lane roads, minimum lane widths shall be twelve (12) feet each, with provisions for auxiliary lanes as may be required by the Development Review Manager and/or the Department of Transportation.
- ____ 11.4b(1) An unpaved island may be provided in the center of the turnaround as long as the following conditions are met: 1. The island shall be surrounded by a median curb or standard curb. 2. The surface of the island shall be improved with grass and/or trees and shrubs. 3. Any landscaping or other elements located in the island shall not interfere with sight distance. 4. The island shall have a minimum diameter of 20' measured to the back of the curb. 5. In cul-de-sac turnarounds where an island is proposed, the developer shall provide an additional 5' of right-of-way radius, either by dedication or by providing for a utility easement to extend the radius from 44' to 49' in urban situations and from 50' to 55' in rural situations.
- ____ 11.4b(2) Property lines at street intersections shall be rounded with a minimum radius of twenty-five (25) feet. At an angle of intersection of less than seventy-five (75) degrees, a greater radius shall be required.

11.5 Residential Streets – Reduced ROW and Pavement Width

- ____ 11.5a Reduced right-of-way and pavement width for residential streets, handling less than 500 trips per day, may be approved by the Development Review Manager upon request, providing the street is not located where non-local traffic would use it for cross access.
- ____ 11.5b The minimum allowed reduced right-of-way and pavement width shall be 46' right-of-way and 20' pavement exclusive of curbs and adjacent utility easements. Raised curbs shall not be allowed without further review by the Development Review Manager.

12.0 & 13.0 Pedestrian and Bicycle Traffic Facilities

12.1 & 13.1 General

- ____ 12.1a & 13.1a Unless otherwise provided for in this Code, all design, construction and maintenance of pedestrian and bicycle facilities shall conform to the provisions of the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, Revised 1989 (and all subsequent revisions) and the FDOT Bicycle Facilities Planning and Design Manual, Revised 1982 (and all subsequent revisions).

14.0 Transit Service and Facilities

14.1 & 14.2 General & Roadway Improvements

- ___ 14.1 Unless otherwise provided for in this Code and authorized by State law, all design, construction and maintenance of transit facilities within the road right-of-way shall conform to the provisions of the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, Revised 1989 (and all subsequent revisions).
- ___ 14.2 All new arterial and collector highways should be designed and constructed under the assumption that they will be used by transit vehicles.