



CONSTRUCTION PLAN CHECKLIST

PROVIDE COMPLETED CHECK LIST SIGNED BY PREPARER WITH FILING

* This checklist is not all-inclusive of all City ordinances and standards.

THE FOLLOWING ITEMS, IF APPLICABLE, MUST BE APPROVED PRIOR TO SUBMITTAL OF CONSTRUCTION PLAN SET:

- Site Plan for Attached Single-Family (Townhome), Multifamily Residences, Condominiums and Non-Residential Developments
- Preliminary Site Plan for Attached Single-Family (Townhome), Multifamily Residences, Condominiums and Non-Residential Developments Infrastructure (No Building)
- Preliminary Plat for Detached Single-Family and Two-Family Residential Developments
- Specific Use Permit
- Planned Development Ordinance
- Open Space Plan
- Facade Plan
- Traffic Impact Analysis (TIA)
- Intersection Control Evaluation
- Peer Review of Roundabout Design
- City Accepted Downstream Assessment and/or Flood Study
- USACE permit or provide a signed and sealed statement detailing why such permits are unnecessary
- TCEQ Water Rights Permit
- TCEQ Dam Safety Program Approval

A LAND DEVELOPMENT APPLICATION FOR CONSTRUCTION PLAN SET SHALL INCLUDE THE FOLLOWING DOCUMENTS AND DRAWINGS, IF APPLICABLE:

I. The following items should be uploaded as separate PDF files to the DOCUMENTS folder:

- [Construction Plan Checklist](#) (this document)
- [Landscape & Screening Plan Checklist](#)
- [Tree Survey and Tree Preservation Plan Checklist](#)
- Completed [Landowner Authorization](#), signed by LANDOWNER AND PROJECT REPRESENTATIVE / APPLICANT. When the ownership is a Corporation, Limited Liability Company (LLC), Limited Company (LC), Partnership, Limited Partnership, Trustee, or any organization other than an individual owner, provide documentation authorizing the signatory to sign on behalf of the ownership.
- Current Deed showing proof of ownership. Ownership reflected on the deed shall match the application.
- [City Tax statement\(s\)](#) from Collin County and/or Denton County indicating City taxes are current. Applications with past due taxes will be rejected.
- Geotechnical Report (signed and sealed)
- Operation and Maintenance (O&M) Plan for stormwater management features (above or below ground retention/detention, stormwater quality features, private onsite storm system, etc.)
- Letter of Adjacent Development
- Recorded Offsite Easements
- Encroachment Agreement
- Letter of permission for offsite grading
- New traffic studies or traffic information
- Any necessary studies or permits not already on file at the City
- Any supplemental documents or exhibits not listed

II. The following items should be uploaded to the DRAWINGS folder:

- Complete 24"x36" construction plan set (signed and sealed) including all required civil, landscape and irrigation plans, combined in a single PDF file. Plans not signed and sealed and/or stamped "Preliminary" or "Not for Construction" will be rejected.
 - Cover with Index of Sheets
 - Copy of Approved Preliminary Plat, Preliminary Site Plan or Site Plan
 - Copy of Approved Conveyance Plat
 - Right-of-Way and Easement Layout Exhibit (draft Final Plat without standard language)
 - City of Frisco General Construction Notes
 - Grading Plan
 - ___ Show and label all existing and proposed contours. Demonstrate no slope is steeper than 4:1.
 - ___ Provide cross sections to demonstrate how proposed grading ties into adjacent properties



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- Show and label channels and channel slopes, provide typical section with calculations, Label Qcap, Q100, V100, side slopes (max. 4:1), 100-year water surface elevation, and one-foot freeboard.
- Show and label retaining walls, provide sections, label top and bottom of wall grades.
- Provide Finish Floor (FF) elevation, drainage flow arrows, and spot grades **for Attached Single-Family (Townhome), Multifamily Residences, Condominiums and Non-Residential Developments and Infrastructure Only (No Building)**
- Lot grading including Finish Pad (FP) boundary, FP elevation, drainage flow arrows, spot grades, and typical lot grading pattern details **for Detached Single-Family and Two-Family Residential Developments**
- Moisture Conditioning Map
- Drainage Area Map/Storm Water Management Plan
 - Provide Floodplain Note: "According to Flood Insurance Rate Map (FIRM) Map No. _____ dated _____ prepared by Federal Emergency Management Agency (FEMA) for <Denton/Collin> County, Texas, this property is within Zone(s) <A, AE, X>."
 - If onsite detention/retention is proposed, show location. If no onsite detention/retention is proposed, add Detention Note referencing the City accepted Downstream Assessment that demonstrates onsite detention is not required. If regional detention exists for this project, provide a note referencing project the regional detention was designed and constructed.
 - Show drainage area basins covering entire project area and include offsite drainage areas that flow through or adjacent to project area
 - Provide Interim Drainage Area Map per phase of construction
 - Provide Drainage Area Calculation Table
 - Show Stormwater Quality Treatment BMP
 - Show and label limits of City and/or FEMA Effective floodplains and shade FEMA Effective Floodway within development. Indicate all areas of proposed floodplain reclamation area
 - Show and label Erosion Hazard Setback lines
 - Show and label limits of Floodplain Drainage Easement
- Drainage Calculations
 - Inlet calculations
 - Storm Drain calculations
 - Stormwater Quality Treatment Calculations and details **for Attached Single-Family (Townhome), Multifamily Residences, Condominiums and Non-Residential Developments and Infrastructure Only (No Building)**
- Storm Sewer Plan and Profile
 - For Plan*
 - Show and label all proposed and existing stormwater drainage system and appurtenances
 - Show existing and proposed grading
 - Show connections to adequate outfall
 - Show existing and proposed drainage easements
 - For Profile*
 - Profile all storm line including laterals, include channels
 - Label pipe size, slope, and material
 - Label Qcap, Q100, V100 and HGL100
 - Show utility crossings and conflicts
 - Show and label existing and proposed grade lines
- Detention/Retention Pond Layout and Calculations
 - Show and label all proposed and existing storm infrastructure
 - Show existing and proposed grading
 - Show Detention/Retention Pond Calculations for 2, 5, 25, 100-year design storms; include storage volumes, discharges, and water surface elevations
 - Provide cross sections and details of the detention pond and outfall structure; label 2, 5, 25, 100-year design storms water surface elevations
 - Provide details and calculations for emergency spillway
 - Add note referencing the Operation and Maintenance Plan including County recording information.



- Water Plan and Profile
 - For Plan*
 - ___ Show and label all proposed and existing water distribution system mains and appurtenances (services, water valves, meters, fire hydrants and fittings, etc.)
 - ___ Show other utilities (sewer, storm, reuse, etc.)
 - ___ Show franchise utilities (electric, gas, telephone, cable, etc.)
 - ___ Show all existing and proposed easements
 - ___ Provide Water Meter Table
 - ___ Provide two sources of water and looped system
 - For Profile*
 - ___ Profile all water lines 12" and larger
 - ___ Label pipe size, material, slope, connections, and appurtenances
 - ___ Show utility crossings and conflicts (storm, drainage features, reuse water, sewer, franchise utilities, etc.)
 - ___ Show and label existing and proposed grade lines
- Sanitary Sewer Plan and Profile
 - For Plan*
 - ___ Show and label all proposed and existing sanitary sewer collection system mains and appurtenances (services, cleanouts, manholes, etc.)
 - ___ Show other utilities (water, storm, reuse, etc.)
 - ___ Show franchise utilities (electric, gas, telephone, cable, etc.)
 - ___ Show all existing and proposed easements
 - For Profile*
 - ___ Profile all sanitary sewer mains
 - ___ Label pipe size, material, slope, connections, and appurtenances
 - ___ Label manhole information (size, material, rim, flowline elevations, etc.)
 - ___ Label Q/q, Velocity, Pipe Capacity per pipe segment
 - ___ Show utility crossings and conflicts (storm, drainage features, reuse water, water, sewer, franchise utilities, etc.)
 - ___ Show and label existing and proposed grade lines
- Sewer Demand Analysis Plan
 - ___ Show sewer demand basins covering entire project area and include offsite sewer demand areas that flow through project area
 - ___ Provide Sewer Demand Calculation Table
- Dimension Control and Paving Plan and Paving Profile
 - For Plan*
 - ___ Show and label all proposed and existing paving (streets, alleys, fire lanes, sidewalks, hike and bike trails, etc.)
 - ___ Show and label all existing and proposed rights-of-way and easements
 - ___ Label Street Names
 - ___ Label all dimensions and radii
 - ___ Provide pavement cross sections including thickness, strength, subgrade, steel. **If moisture conditioning required, add detailed note with pavement section.**
 - ___ Show and label storm inlets
 - ___ In background, show other utilities (water, sewer, storm, reuse, etc.)
 - ___ In background, show franchise utilities (electric, gas, telephone, cable, etc.)
 - ___ For proposed turn lanes, provide separate plan. Include signing and striping, and details.
 - ___ **For Attached Single-Family (Townhome), Multifamily Residences, Condominiums and Non-Residential Developments and Infrastructure Only (No Building)**
 - ___ Show and label roadway signage and striping
 - ___ Show and label street and/or parking lot lighting locations
 - ___ Show all fire hydrant locations
 - ___ Provide street and/or parking lot lighting and signage details



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- ___ For proposed hike and bike trails, provide additional plan and profile plans and/or grading plans with details

For Profile

- ___ Profile roadways; provide vertical alignment information
- ___ Show and label existing and proposed grade lines
- ___ Shade and label areas of compacted fill
- ___ Show storm conflicts

o **For Detached Single-Family and Two-Family Residential Developments**

o Sidewalk Plan

- ___ Provide sidewalk plan of entire project area. Show and label all proposed and existing sidewalks, and hike and bike trails.
- ___ Show all fire hydrant locations
- ___ Provide sidewalk details
- ___ For proposed hike and bike trails, provide additional plan and profile plans and/or grading plans with details

o Streetlight, Signage and Striping Plan

- ___ Provide streetlight, roadway signage and striping plan of entire project area.
- ___ Show and label all streetlights
- ___ Show neighborhood roadway striping
- ___ Show all fire hydrant locations
- ___ Provide streetlight and signage details

o Roundabout Plan

- ___ Roundabout cross-sections
- ___ Roundabout jointing plans
- ___ Roundabout signing and striping

o Traffic Control Plan

o Erosion Control & Stormwater Pollution Prevention Plan

- ___ All temporary construction BMPs to be shown on the plan
- ___ Provide erosion control details

o Details

- ___ City of Frisco Details
- ___ TxDOT Detail PED-18 (current version)
- ___ TxDOT Details when proposed work in TxDOT Right-of-way
- ___ Other details, as required

o Landscape Plan

- ___ Show and label all landscape and hardscape features
- ___ All sidewalks, ramps, trails, decorative pavement, and other hardscape must match exactly as shown on approved preliminary plat, preliminary site plan or site plan, and civil construction plans
- ___ Provide landscape details

o Irrigation Plan

- ___ Show and label irrigation system and appurtenances
- ___ Provide irrigation details

o Tree Survey/Tree Mitigation Plan/Tree Preservation Plan

- ___ Refer to Tree Surveys and Tree Preservation Plan Checklist for plan requirements

o Bridge Plan

- ___ Include plan, profile, sections, and details. Label 100-year storm event water surface elevation and two-foot freeboard

Separate set of 11"x17" construction plans for a TxDOT driveway permit (combined into a single PDF file)

Separate set of 11"x17" construction plans for a TxDOT utility permit (combined into a single PDF file)



CONSTRUCTION PLAN CHECKLIST

By signing this document, I attest that this plan complies with the Zoning and Subdivision Ordinance, Engineering Standards, and all other applicable codes and ordinances of the City of Frisco.

Preparer's Name: _____

Preparer's Signature: _____