



# CONSTRUCTION PLAN CHECKLIST

## for Attached Single-Family (Townhome), Multifamily Residences, Condominiums and Non-Residential Developments Infrastructure (No Building)

**PROVIDE COMPLETED CHECK LIST SIGNED BY PREPARER WITH FILING**

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

- When filing plans for review, provide five (5) 24"x36" paper copies and one electronic version on a disk (PDF format) of complete construction plan set (signed and sealed) including all required civil, landscape and irrigation plans. (Plans not signed and sealed and/or stamped "Preliminary" or "Not for Construction" will be rejected.)
- Submit a signed copy of REQUIRED DOCUMENTS CHECKLIST with all Construction Plan required documents.

**CONSTRUCTION PLAN SET SHALL INCLUDE THE FOLLOWING, IF APPLICABLE:**

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| <ul style="list-style-type: none"> <li><input type="checkbox"/> Cover with Index of Sheets</li> <li><input type="checkbox"/> Approved Preliminary Site Plan</li> <li><input type="checkbox"/> Approved Conveyance Plat</li> <li><input type="checkbox"/> Right-of-Way and Easement Layout Exhibit<br/><i>(Mimics Final Plat without standard language)</i></li> <li><input type="checkbox"/> City of Frisco General Construction Notes</li> <li><input type="checkbox"/> Grading Plan           <ul style="list-style-type: none"> <li>___ Show and label all existing and proposed contours. Demonstrate no slope is steeper than 4:1.</li> <li>___ Provide cross sections to demonstrate how proposed grading ties into adjacent properties</li> <li>___ Provide Finish Floor (FF) elevation, drainage flow arrows, and spot grades.</li> <li>___ Show and label channels and channel slopes, provide typical section with calculations, Label <math>Q_{cap}</math>, <math>Q_{100}</math>, <math>V_{100}</math>, side slopes (max. 4:1), 100-year water surface elevation, and one-foot freeboard.</li> <li>___ Show and label retaining walls, provide sections, label top and bottom of wall grades</li> </ul> </li> <li><input type="checkbox"/> Drainage Area Map/Storm Water Management Plan           <ul style="list-style-type: none"> <li>___ Provide Floodplain Note: "According to Flood Insurance Rate Map (FIRM) Map No. _____ dated _____ prepared by Federal Emergency Management Agency (FEMA) for &lt;Denton/Collin&gt; County, Texas, this property is within Zone(s) &lt;A, AE, X&gt;."</li> <li>___ 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.</li> <li>___ Show drainage area basins covering entire project area and include offsite drainage areas that flow through or adjacent to project area</li> <li>___ Provide Interim Drainage Area Map per phase of construction</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>___ Provide Drainage Area Calculation Table</li> <li>___ Show Stormwater Quality Treatment BMP</li> <li>___ 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</li> <li>___ Show Erosion Hazard Setback lines</li> <li>___ Show Floodplain Drainage Easement</li> <li><input type="checkbox"/> Drainage Calculations           <ul style="list-style-type: none"> <li>___ Inlet calculations</li> <li>___ Storm Drain calculations</li> <li>___ Stormwater Quality Treatment Calculations and details</li> </ul> </li> <li><input type="checkbox"/> Storm Sewer Plan           <ul style="list-style-type: none"> <li>___ Show and label all proposed and existing stormwater drainage system and appurtenances</li> <li>___ Show existing and proposed grading</li> <li>___ Show connections to adequate outfall</li> <li>___ Show existing and proposed drainage easements</li> </ul> </li> <li><input type="checkbox"/> Storm Sewer Profiles           <ul style="list-style-type: none"> <li>___ Profile all storm line including laterals, include channels</li> <li>___ Label pipe size, slope and material</li> <li>___ Label <math>Q_{cap}</math>, <math>Q_{100}</math>, <math>V_{100}</math> and HGL<sub>100</sub></li> <li>___ Show utility crossings and conflicts</li> <li>___ Show and label existing and proposed grade lines</li> </ul> </li> <li><input type="checkbox"/> Detention/Retention Pond Layout and Calculations           <ul style="list-style-type: none"> <li>___ Show and label all proposed and existing storm infrastructure</li> <li>___ Show existing and proposed grading</li> <li>___ Show Detention/Retention Pond Calculations for 2, 5, 25, 100-year design storms; include storage volumes, discharges, and water surface elevations</li> <li>___ Provide cross sections and details of the detention pond and outfall structure; label 2, 5, 25, 100-year design storms water surface elevations</li> <li>___ Provide details and calculations for emergency spillway</li> </ul> </li> </ul> |
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- Add note referencing the Operation and Maintenance Plan including County recording information.
- Utility Plan
  - Show and label all proposed and existing water distribution and sanitary sewer collection systems mains and appurtenances (manholes, services, cleanouts, water valves, meters, fire hydrants and fittings, etc.)
  - Show other utilities (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
- Utility Profile
  - Profile all water lines 12" and larger and sanitary sewer mains
  - Label pipe size, material, slope, connections, and appurtenances
  - Label sanitary sewer manhole information (size, material, rim, flowline elevations, etc.)
  - Label Q/q, Velocity, Pipe Capacity per sanitary sewer pipe segment
  - Show utility crossings and conflicts (storm, drainage features, reuse water, sewer, eater, 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
  - 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.
- 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
- For proposed hike and bike trails, provide additional plan and profile plans and/or grading plans with details
- Paving 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
- Roundabout Plan
  - Roundabout cross-sections
  - Roundabout jointing plans
  - Roundabout signing and striping
- Traffic Control Plan
- Erosion Control & Stormwater Pollution Prevention Plan
  - All temporary construction BMPs to be shown on the plan
  - Provide erosion control details
- 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
- 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 site plan and civil construction plans
  - Provide landscape details
- Irrigation Plan
  - Show and label irrigation system and appurtenances
  - Provide irrigation details
- Tree Survey/Tree Mitigation Plan/Tree Preservation Plan



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

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

**Preparer's Name:** \_\_\_\_\_

**Preparer's Signature:** \_\_\_\_\_