



SITE PLAN CHECKLIST

PROVIDE COMPLETED CHECKLIST SIGNED BY PREPARER WITH FILING

DO NOT STAPLE

*No documents are to be stapled at time of filing

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

GENERAL

- Submit all documents specified on the Required Documents checklist with a signed copy of the Required Documents checklist.
- All plans shall be 24" x 36" and folded
- Submit a disk with all plans – plans will be date stamped electronically.**
- City Action block placed above title block

<u>ACTION</u>		
	APPROVED	DENIED
STAFF	_____	_____
	Date	Initials
P&Z	_____	_____
	Date	Initials
Neighborhood # _____		
See the Staff Approval Letter or P&Z Result Memo for any conditions associated with the approval of the project.		

SITE PLAN DETAILS

At a minimum, a Site Plan shall depict the following information:

- Site boundaries, bearings and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street
- Location map (single line drawing), north arrow, and scale
- Title block (located in the lower right-hand corner) containing the following information: proposed subdivision name, block designation, lot number, acreage, Abstract/Survey name and number, City Project Number to be provided at time of submittal, and preparation date
- Legend, if abbreviations or symbols are used
- Name (company name and contact name), address and phone number of owner, applicant, and surveyor and/or engineer
- For non-residential and multi-family developments, provide site data summary table using the following format:
 - ___ For multi-lot developments, provide a column for each lot and a row for development totals
 - ___ Zoning
 - ___ Proposed Use(s)

- ___ Lot Area, excluding right-of-way (square footage and acreage)
- ___ Building Area (gross square footage)
 - o List the Square footage of each use
- ___ Building Height (feet and number of stories)
- ___ Lot Coverage
- ___ Floor Area Ratio (for non-residential zoning)
- ___ Total Parking Required (with ratio(s))
- ___ Total Parking Provided
- ___ Total Handicap parking required
- ___ Total Handicap parking provided
- ___ Total Bicycle Parking Required
- ___ Total Bicycle Parking Provided
- ___ Usable Open Space Required
- ___ Usable Open Space Provided
- ___ Square footage of Impervious Surface
- ___ Note: "Handicap parking is provided in accordance with ADA standards"
- ___ Number of dwelling units with number of bedrooms by building/phase for multi-family and urban living developments, if applicable

- Show the location of the open space.
- Existing and proposed improvements within 75 feet of the subject property, subdivision name, zoning, and land use description of property adjacent to the subject property.
- Show the building setbacks, build-to lines or minimum yard requirements
- Existing and proposed building locations, building size and dimensions, finished floor elevation, density, height, dimensions between buildings on the same lot, and use(s)
- Parking areas and structures, including the number and layout of standard spaces, standard parking dimensions, two-foot overhang, if applicable, angle of parking if other than 90 degrees, handicap spaces, drive aisles, loading and unloading areas
- Location of ramps, crosswalks, sidewalks, and barrier free ramps with typical dimensions
- Location of dumpsters and trash compactors with height and material of screening
- Proposed dedications and reservations of land for public use including but limited to: rights of way, easements, park land, open space, drainage ways, flood plains and facility sites with gross and net acreage



- Screening walls, fences, living screens, retaining walls, and service area screens, including height and type of construction and/or planting specification
- Landscape islands with dimensions of the width for islands along a main driveway
- Landscape buffers with dimensions
- Identify vegetation and sensitive areas
- Limited access control gates across fire lane easements shall be shown on the site plan and are subject to Fire Department approval
- City of Frisco Site Plan Notes:
 1. Any revision to this plan will require city approval and will require revisions to any corresponding plans to avoid conflicts between plans.
 2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 3. Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
 4. All signage is subject to Building Inspection Division approval.
 5. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
 6. When used, wheel stops shall be installed so that all surface parking spaces are a minimum of 18 feet deep measured from the face of the wheel stop. Any vertical obstruction in front of a surface parking space shall be located 20 feet from the back of the parking space.

ENGINEERING

- Existing topography at two (2) foot contours or less and proposed at two (2) foot contours or less, referenced to sea level datum
- Natural features including tree masses and anticipated tree loss, flood plains, drainage ways and creeks
- Erosion Hazard Setback lines and proposed reclamation of floodplain area(s), if applicable, with acreage
- FEMA 100-year floodplain with elevation. Include finished floor elevations of all lot adjacent to floodplain. Proposed detention areas (note easement)
- Existing and proposed easements (utility, fire lane, landscape, visibility, access and maintenance, public way access, drainage, and drainage and detention, floodplain drainage easement, etc.)

- Existing and proposed franchise utility easements.
- Water, sanitary sewer and franchise utility mains and service lines with sizes, valves, fire hydrants, manholes, and other structures on site or immediately adjacent to the site specified
- Water and sewer connections, meter locations, sizes, and meter and/or detector check valve vaults indicated
- Inlets, culverts and other drainage structures on-site and immediately adjacent to the site
- 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.
- Stormwater runoff must be treated by one of three BMPs: extended detention, biofiltration or mechanical separator (refer to section 4.18 of the Engineering Design Standards)

TRAFFIC

- Public streets, private drives and fire lanes with pavement widths, right of way, median openings, turn lanes (including storage and transition space),
- Existing driveways on adjacent property, and driveways shown on approved plans for adjacent property with dimensions, radii and surface type
- Distances (measured edge to edge) between existing and proposed driveways (on-site and off-site) and streets

FIRE

- Fire lanes must be provided within 150 feet of all exterior walls of any building. A 10-foot unobstructed width must be provided around a building for adequate fire department access.
- Interior turning radius for the fire lane must be a minimum of 20 feet.
- Fire hydrants must be provided at the entrances and intersections.
- Fire hydrants must be spaced no greater than 300 feet apart for a commercial development and no greater than 500 feet for residential development.



- Automatic fire sprinkler system will be required for the proposed buildings if the square footage exceeds 5,000 square feet on each lot or the occupant load within the assembly occupancy exceeds 100 people. Show the fire department connection for the fire sprinkler system must be located within 100 feet of a fire hydrant and 50 feet of a fire lane.

OTHER

- Other plans which are required to be submitted with a Site Plan:
 - Landscape Plans (including screening plans) (See Landscape Plan Checklist)
 - Detailed Tree Survey, including tree loss (See Detailed Tree Survey Checklist)

- Facade Plan (A separate application **IS** required, see Required Documents Checklist for FAÇADE PLAN)
- Open Space Plan (A separate application **IS** required, see Required Document Checklist for OPEN SPACE PLAN)
- Additional information as requested by staff to clarify the proposed development and compliance with minimum development requirements.
 - Downstream Assessment and/or Flood Study, if required
 - Traffic Impact Analysis, if required (see Engineering Standards for TIA criteria)
 - Traffic Circulation Study, if required
 - Other approvals as required by ordinance or resolution

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: _____