



# CONSTRUCTION PLAN CHECKLIST

## for Attached Single-Family (Townhome), Multifamily Residences, Condominiums and Non-Residential Developments

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:

- Cover with Index of Sheets
- Approved Site Plan
- Approved Conveyance Plat
- Right-of-Way and Easement Layout Exhibit  
(Mimics 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
  - \_\_\_ Provide Finish Floor (FF) elevation, drainage flow arrows, and spot grades.
  - \_\_\_ Show and label channels and channel slopes, provide typical section with calculations, Label  $Q_{cap}$ ,  $Q_{100}$ ,  $V_{100}$ , 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
- 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 Erosion Hazard Setback lines
- \_\_\_ Show Floodplain Drainage Easement
- Drainage Calculations
  - \_\_\_ Inlet calculations
  - \_\_\_ Storm Drain calculations
  - \_\_\_ Stormwater Quality Treatment Calculations and details
- Storm Sewer 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
- Storm Sewer Profiles
  - \_\_\_ Profile all storm line including laterals, include channels
  - \_\_\_ Label pipe size, slope and material
  - \_\_\_ Label  $Q_{cap}$ ,  $Q_{100}$ ,  $V_{100}$  and HGL<sub>100</sub>
  - \_\_\_ 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



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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
  - Refer to LANDSCAPE & SCREENING PLAN CHECKLIST
- Irrigation Plan
  - Refer to LANDSCAPE & SCREENING PLAN CHECKLIST
- Tree Survey/Tree Mitigation Plan/Tree Preservation Plan
  - Refer to TREE SURVEY & TREE PRESERVATION PLAN CHECKLIST
- Bridge Plan
  - Include plan, profile, sections, and details. Label 100-year storm event water surface elevation and two-foot freeboard



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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:** \_\_\_\_\_