

SITE DEVELOPMENT APPLICATION

Name of Project: _____

Street Address (if known) or General Location: _____

Primary Contact For Project:

Primary Contact Person: _____ Title: _____

Organization: _____

Phone # (office): _____ Phone # (other): _____

Mailing Address: _____

City, State, Zip: _____

Signature: (Required) _____ Email: _____

Property Description:

Subdivision: _____ Section & Phase: _____

Legal Description: _____
Tract Lot Block Unit

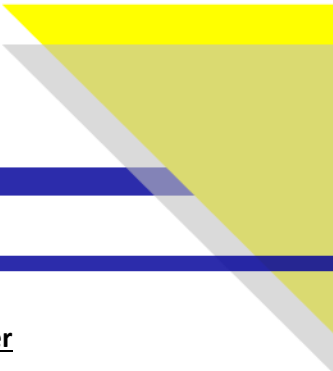
Dimensions of Lot: _____
Frontage Depth Square Feet

Parcel ID: (6 digits) _____ Zoning Classification: _____

Present Land Use: _____ Proposed Land Use: _____

Existing Building on Property? ___Yes ___No Located In: ___ Floodplain ___ CBD ___ Corridor

* print N/A for non-applicable information



CONTACTS

Applicant

Engineer

Name: _____

Organization: _____

Mailing Address: _____

City, State, Zip: _____

Phone Number: _____

Email Address: _____

Signatures: (Required) _____

Architect

Landscape Architect

Name: _____

Organization: _____

Mailing Address: _____

City, State, Zip: _____

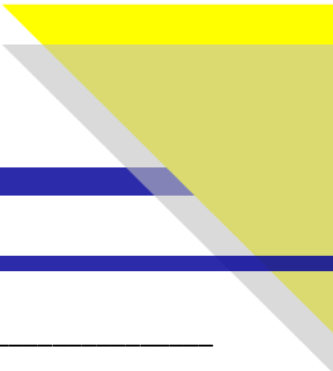
Phone Number: _____

Email Address: _____

Signatures: (Required) _____

To Be Completed by City Staff:

Site Plan Reviewed By: _____	Date Received: _____	Comment Letter due: _____
Initial submittal: _____	_____	_____
2nd Submittal: _____	_____	_____
3rd Submittal: _____	_____	_____
Permit Approved: _____		



CONSENT OF PROPERTY OWNER

Project Name: _____

Property Owner Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

Signature: _____ Title: _____

By signing this form, the owner of the property, including his successors and assigns (collectively "Owner"), authorizes the City of Pflugerville to begin proceedings in accordance with the process for the type of application indicated above. Owner further acknowledges that submission of an application does not in any way obligate the City to approve the application. By signing this form the owner of the property authorizes the City of Pflugerville to enter upon the property to perform all necessary inspections and acknowledges that the construction will be in accordance with the City of Pflugerville standards and the approved construction documents. Owner further acknowledges and agrees that in the event any portion of the property is conveyed prior to project completion, a successor or assign will be required to execute this form prior to project continuation. By indicating an agent on the application, the property owner authorizes the agent to represent the request and all official contact will be between the City of Pflugerville and the agent.

THE STATE OF _____:

: KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____:

Before me, _____, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, _____.

Notary Public's Signature

My Commission Expires: _____

SUBMITTAL REQUIREMENTS

FILING FEE: Square-Feet of Impervious Cover _____ x \$0.06
 + \$15 Technology Fee
 = \$ _____ (Min. \$265.00; Max. \$10,015.00)

(Refer to Unified Development Code Supplemental Schedule for application fees.)

Note: Any application requiring more than three (3) review cycles will be assessed a \$250 fee per additional review.

Traffic Impact Analysis Fee:

Trips Per Day	Cost
2,000 – 5,000	\$1,500
5,001 – 10,000	\$2,400
10,001 – 15,000	\$3,300
15,001+	\$3,700
TIA Revision	½ current TIA rate

Submittal Requirements: Paper Copy

1. ___ **Complete application** with all required contact information and original Owner Consent Form.
2. ___ **Initial submittal:** 5 full size (22"x34") and Two (2) - 11x17, scalable, copies of the Site Plan with submittal.
3. ___ **Engineer's Summary letter** providing project description
4. ___ **Travis County ESD#2 Scope of Work Summary addressing the following items:**
 - Identify the number of buildings that will be constructed.
 - Identify the number of stories and building height.
 - Identify the use and occupancy classification for each building (If unknown identify the building as a Shell Building)
 - Identify the type of construction for each building.
 - State whether or not buildings will be protected by an automatic fire sprinkler system. If a sprinkler system will be installed then identify the type of system (NFPA 13D, 13R or 13)
5. ___ A paper version of all **supplemental documents** including, but not limited to all TIA information, Engineer Reports, floodplain documentation and all other submittal requirements listed below and in the UDC to assist with the review of the proposed development.

Submittal Requirements: Digital Copy

1. ___ **Digital Submittals:** In addition to the required hard copies, digital copies of all reports, plans, TIA and correspondence are required with each submittal.
2. ___ **Traffic Impact Analysis (TIA):** If the proposed site is expected to generate greater than 2000 vehicle trips, a TIA is required. If a TIA is not prepared, a written statement indicating the assumptions and calculations used to determine that the development is expected to generate less than 2,000 vehicle trips shall be submitted.
3. ___ **Drainage Report (Drainage report may be included within the plan sheets.)**
4. ___ Proof of submittal for driveway access permits from TXDOT and/or County Government. (If applicable)
5. ___ Proof of submittal to Texas Department of Licensing and Regulations (TDLR). Ref. # _____
 (Architectural Barriers Project Registration Confirmation Page)

Final Submittal: Five (5) full size, two (2) 11x17, and (.pdf - min. 300 dpi) copies of the site plan will be required.

Prior to Construction: After a site development permit has been issued, the applicant must request a pre-construction meeting prior to beginning work on-site. A SWPPP, written for the Owner & the GC, must be provided to the Environmental Specialist 3 days in advance of a pre-construction meeting (electronic or physical copy). Copies of the Notice of Intent or Small Construction Site Notice are also required for submittal.

SITE PLAN CONTENT CHECKLIST

Please review the Site Development Permit checklist. Initial by each item you have reviewed and have deemed in conformance with the Unified Development Code. Please make sure all checklist items are noted or illustrated on the Site Plan. Once the checklist is reviewed by the applicant, please sign and date at the bottom of the page. The Unified Development Code (UDC) can be found on Pflugerville’s website: www.pflugervilletx.gov/planning. This checklist serves as a helpful tool when reviewing the proposed Site Plan. Refer to UDC Supplemental Schedule for more details on how this information is required to be depicted on the site plan.

General Information	
	A minimum of four full size copies of 22" x 34", one scalable 11" x 17" copy
	All drawings are computer generated and do not contain hand drawn items.
	Scale, North Arrow, and Legend
	Signed and sealed by professional Engineer licensed to operate in the state of Texas
Coversheet	
	Legal Description
	Locator Map w/ ETJ Boundaries, City Limits, Streets
	Title block in bold font to include: <ul style="list-style-type: none"> <input type="checkbox"/> Name of Project <input type="checkbox"/> Property Address
	Sheet index with all required sheets (do not include irrigation plans)
	Impervious Cover Calculations and Percentages (Existing and Proposed)
	Standard notes, where applicable <ul style="list-style-type: none"> <input type="checkbox"/> Water and wastewater shall be provided by _____. No lot in this subdivision shall be occupied until connected to water and wastewater facilities. <input type="checkbox"/> [A or No] portion of this tract is within a flood hazard area as delineated on the FEMA Flood Insurance Rate Map Panel # _____ for _(Name)_ County, effective _(date)_____. <input type="checkbox"/> <i>{If applicable}</i> These plans are in accordance with the following studies/reports: <u>{list by title, author, and date of approved study/report}</u>. <input type="checkbox"/> This site plan has been submitted to the Texas Department of Licensing and Regulation for review of compliance with the Architectural Barriers Act. The reference # _____ is proof of submittal to TDLR. <input type="checkbox"/> The City of Pflugerville has not reviewed these plans for compliance with the American with Disabilities Act. All sidewalks shall comply with the Americans with Disabilities act. It is the responsibility of the owner to provide compliance will all legislation related to accessibly within the limits of construction shown in these plans. <input type="checkbox"/> List all waivers, variances, property restrictions, and Specific Use Permit conditions, etc.
	Initial Submittal Date of Site Plan
	Contact information for Property Owner, Developer, Surveyor, Engineer, Architect, Utility Providers
	Standard Contact information for the City (Development Services Center)
	Engineer's Seal and Signature
	Revision Block (Per UDC Supplemental Schedule)

SITE PLAN CONTENT CHECKLIST

Coversheet - continued	
	Signature Block (Per UDC Supplemental Schedule) <ul style="list-style-type: none"> <input type="checkbox"/> Planning Director <input type="checkbox"/> Development Engineering Director <input type="checkbox"/> Other Water & Wastewater Utility Provider(s) (Not required if City is the Utility Provider) Add the following note: "All responsibility for the adequacy of these plans remains with the engineer who prepared them. In reviewing these plans, the City of Pflugerville must rely on the adequacy of the work of the design engineer."
	General Building Information Notes (Scope of Work) addressing the following: <ul style="list-style-type: none"> <input type="checkbox"/> Identify the number of buildings, stories, and building height that will be constructed. <input type="checkbox"/> Use and occupancy classification for each building (If unknown identify the building as a Shell Building) <input type="checkbox"/> Identify the type of construction for each building. <input type="checkbox"/> State whether or not buildings will be protected by an automatic fire sprinkler system. If a sprinkler system will be installed then identify the type of system (NFPA 13D, 13R or 13) <input type="checkbox"/> If there are existing buildings on site, provide a note stating these buildings are outside the scope of the current project. Identify the occupancy type and use of existing buildings. <input type="checkbox"/> Add the following note: "This project will be constructed in accordance with the 2015 edition of the International Building and Fire Code as amended by the City of Pflugerville in accordance with Chapter 150 of the Code of Ordinances."
Copy of the Recorded Final Plat	
General Note Sheet {Per Engineering Design Manual and Construction Standards}	
	City of Pflugerville General Notes
	City of Pflugerville Erosion and Sedimentation Notes
	City of Pflugerville Water and Wastewater Notes (If Applicable)
	Sequence of Construction
	Standard Underground Utility Notes
	City of Pflugerville Tree Preservation Notes (If Applicable)
Site/ Dimensional Control Plan {May be required to be separated into 2 plan sheets}	
	Scale, North Arrow, and Engineer's Seal and Signature
	Label adjacent properties with zoning districts and land uses
	Site Data Table identifying: <ul style="list-style-type: none"> <input type="checkbox"/> Zoning District, Existing & Proposed Land Use {Sub. 4}, <input type="checkbox"/> Lot Size (S.F. and Acres), <input type="checkbox"/> Existing & Proposed Impervious Cover calculations (S.F. and Acres) and percentages {Sub. 4}, <ul style="list-style-type: none"> ⇒ Paved Area ⇒ Building Lot Coverage <input type="checkbox"/> Setbacks (Front, Side, Rear) {Sub. 4} <input type="checkbox"/> Existing & Proposed Buildings with Gross Floor Area (G.F.A), including garages and carports. (Label buildings with "Existing" or "Proposed" and G.F.A. on site plan rendering.
	Building Dimensions: <ul style="list-style-type: none"> <input type="checkbox"/> Building Dimensions (___ L.F. x ___ L.F.) <input type="checkbox"/> Dimension for the separation distance between buildings. <input type="checkbox"/> Dimension for the separation distance between buildings and adjacent property lines.

SITE PLAN CONTENT CHECKLIST

Site/ Dimensional Control Plan - continued	
	Driveways {Subchapter 10.2} <ul style="list-style-type: none"> <input type="checkbox"/> Driveway separation dimension(s) <input type="checkbox"/> Distance between road intersections & proposed driveways <input type="checkbox"/> Label width and radii of driveway <input type="checkbox"/> Provide connections to adjacent property (Drive aisle stubs and/or shared driveways between lots) <input type="checkbox"/> Cross Access and/or Joint Access easements with recorded document numbers.
	Parking {Subchapter 10.4} <ul style="list-style-type: none"> <input type="checkbox"/> Parking Table - Parking counts determined by use category <ul style="list-style-type: none"> ⇒ Identify land use category with <u>required & proposed</u> parking ratio per UDC ⇒ Required and Proposed handicap parking per State standards. <input type="checkbox"/> Streetscape Yard per Subchapter 4 (minimum 15-ft. parking setback from R-O-W) <input type="checkbox"/> Parking Space dimensions (90 degree = 9'x19') <input type="checkbox"/> Drive aisle widths and radii (width - min. 24', Fire Lane width - min. 26') <input type="checkbox"/> Location of Landscape Islands, Peninsulas, and Medians (Width – min. 10') {Subchapter 11.7} <input type="checkbox"/> Identify the number of parking spaces between each landscape island/peninsula <input type="checkbox"/> Parking lot bedrooms (buildings greater than 50,000 GFA) <input type="checkbox"/> Additional landscaping required for excessive parking spaces <input type="checkbox"/> Parking Space elements (curb, wheel stops, bollards, etc...) <input type="checkbox"/> Minimum number of stacking spaces, if drive thru is proposed
	Sidewalks {Subchapter 10.3} <ul style="list-style-type: none"> <input type="checkbox"/> Min. 6' public sidewalks along rights-of-way <input type="checkbox"/> Sidewalk connections to public sidewalk system <input type="checkbox"/> Delineation of Accessible Route of Travel <input type="checkbox"/> Internal pedestrian connections to building entrances <input type="checkbox"/> Public Sidewalk Fee-in-lieu, if determined applicable <input type="checkbox"/> Add a note to satisfy all ADA requirements
	Pedestrian Space area w/ Construction Detail and notes {Sub. 9, Building Entrance Standards} <ul style="list-style-type: none"> <input type="checkbox"/> 1 sq. ft. of pedestrian space per 100 sq. ft of building floor area; minimum 100 S.F. <input type="checkbox"/> List of 4 of 6 prescribed decorative elements (e.g., stained & sealed concrete, special paving, landscape planters, pedestrian scale lighting, benches, public art, etc.) <input type="checkbox"/> Construction Detail(s) (May be located on the landscape plan)
	Hazardous Material Storage Tanks (If Applicable) <ul style="list-style-type: none"> <input type="checkbox"/> Location, capacity, purpose of tanks (vehicle fueling, gas service for the building etc...) <input type="checkbox"/> Identify the product that will be stored in the tanks (Gas, diesel, LPG etc...) <input type="checkbox"/> State whether the tanks will be located above or below ground. <input type="checkbox"/> Separation Distance Dimensions: (Best represented on a Dimensional Control Sheet) <ul style="list-style-type: none"> ⇒ Between storage tanks (if multiple tanks will be installed). ⇒ Between storage tanks and existing and proposed buildings. ⇒ Between storage tanks and property lines ⇒ Between storage tanks and access drives. ⇒ Show the location of fuel dispensing devices.
	Bike rack location w/ construction detail {Subchapter 10.7}
	Ground-mounted Equipment: Type, height, and location (Screening notes, if necessary) {Sub. 11}
	Location and Screening of Dumpster (Dumpster enclosure detail and notes) {Subchapter 11}

SITE PLAN CONTENT CHECKLIST

Site/ Dimensional Control Plan - continued	
	Type, height, and location of fencing, if applicable. {Subchapter 11}
	Label all existing and proposed easements with easement widths and recorded document numbers
	Fire Lane Delineation (Min. 26' in width)
	Verify no encroachments in "Sight Triangle"
	Standard notes to include, if applicable: <ul style="list-style-type: none"> <input type="checkbox"/> All new electric utility infrastructure including but not limited to telephone, cable television, electric utility lateral and service lines shall be installed in accordance with the City of Pflugerville Engineering Design Manual. <input type="checkbox"/> All mechanical equipment shall be screened in accordance with Subchapter 11, Section 11.8.2 of the Unified Development Code. Ground-mounted and wall-mounted mechanical equipment shall be screened with the following devices..._____. (If landscaping will be utilized to screen the mechanical equipment, please indicate "shall be screened in accordance with the Landscape Plan Sheet(s)___"). <input type="checkbox"/> This site plan has been submitted to the Texas Department of Licensing and Regulation for review of compliance with the Architectural Barriers Act. The reference # _____ is proof of submittal to TDLR. <input type="checkbox"/> A Pedestrian Space totaling _____ square-feet has been proposed with 4 decorative elements, including 1.) _____ 2.) _____ 3.) _____ 4.) _____. Please refer to the landscape plan for construction detail(s). <input type="checkbox"/> Dumpster Enclosure note: The dumpster enclosure shall be constructed in accordance with Subchapter 11 of the Unified Development Code and construction detail SD-48 referenced on sheet _____. The dumpster enclosure shall consist of _____ consistent with the principle structure's exterior masonry materials.
Utility Plan {Engineering Design Manual Section 5, Section 6, and Section 8}	
	Scale, North Arrow, and Engineer's Seal and Signature
	Existing and proposed easements with recorded document numbers
	Location & sizes of all proposed water facilities including, but not limited to water lines, fittings, meters, valves, fire hydrants, and similar features
	Location & sizes of all proposed wastewater facilities including, but not limited to wastewater lines, lift stations, manholes, and similar features
Grading Plan	
	Scale, North Arrow, and Engineer's Seal and Signature
	Existing and proposed topographic contours at a minimum of two feet intervals and spot elevations.
	Show existing trees, landscaping, vegetation, and other natural features.
	Label building Finished Floor Elevations
	Maximum slope of 14% for driveways
	Maximum of 10% grade for Emergency Access drives
Drainage Plan {Engineering Design Manual Section 4}	
	Scale, North Arrow, and Engineer's Seal and Signature
	Existing and proposed topographic contours at a minimum of two feet intervals and spot elevations.
	Location of 25- and 100-year floodplains, according to the best information available, with the source indicated. Be sure to use the latest FEMA maps.

SITE PLAN CONTENT CHECKLIST

Drainage Plan - continued {Engineering Design Manual Section 4}	
	Existing conditions drainage area map including contributing drainage to storm sewer and/ or tie-ins for onsite and offsite areas. Show time of concentration paths.
	Peak runoff computations in table format for drainage areas in <u>existing conditions</u> . For each drainage area, include assumed impervious cover, acreage, time of concentration calculations, intensity, runoff coefficients or curve number, and peak flow rates for 2-, 25- and 100-year frequency storm events.
	Location, dimensions, slope, and flow line of existing drainage systems including, but not limited to channels, ponds, waterways and storm sewer systems.
	Proposed conditions drainage area map including contributing drainage to storm sewer and/ or tie-ins for onsite and offsite areas. Show time of concentration paths.
	Peak runoff computations in table format for drainage areas in <u>proposed conditions</u> . For each drainage area, include assumed impervious cover, acreage, time of concentration calculations, intensity, runoff coefficients or curve number, and peak flow rates for 2-, 25- and 100-year frequency storm events.
	Location, dimensions, slopes, and flow lines of proposed drainage system.
	Location, dimensions, slopes, and flow lines of proposed detention basins. Provide pond section and outflow release device details.
	Detention pond sizing calculations
Erosion & Sedimentation Control Plan {Engineering Design Manual Section 4 and Section 7}	
	Scale, North Arrow, and Engineer's Seal and Signature
	Contour lines drawn at two foot intervals where a slope is 20% or less, and five foot intervals where a slope is greater than 20%.
	A delineation of the "Limits of Construction", or the area of the site that will be disturbed by construction activities. Specify total disturbed acreage on plan.
	The general flow direction of storm water entering and leaving the site. Include existing and proposed drainage patterns.
	Indication of how off-site storm water runoff will be conveyed including sheet flows from adjoining properties
	Identify proposed spoils area, contractor staging area, and concrete washout location. Include silt protection of the immediate downstream sides of the staging/ spoils area.
	Identify proposed location and description of temporary and permanent erosion and sedimentation controls
	Locate and describe any environmentally sensitive area that will receive storm water directly from the subdivision
	The location of the 100 year floodplain boundaries and if applicable, the limits of Zones A and AE with regulatory flood elevations identified as depicted on the most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and per Chapter 151.37.
	The location of all storage tanks.
	Specific locations where slope stabilization techniques will be utilized
	Seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application, and kind and quantity of mulching for both temporary and permanent vegetative control measures.
	Existing landscaping, vegetation, and other natural features with protective fencing locations.

SITE PLAN CONTENT CHECKLIST

Fire Protection Plan	
Provide one or more sheets dedicated to Fire Protection and identify these in the index of drawings. On these drawings remove reference to wastewater lines and domestic water lines which are not part of the fire protection system.	
	Identify the fire protection plan for the complex: <ul style="list-style-type: none"> <input type="checkbox"/> Fire hydrants will not be installed and a fire sprinkler system will not be provided. <input type="checkbox"/> Fire hydrants will be installed but a fire sprinkler system will not be provided. <input type="checkbox"/> A fire sprinkler system will be provided but fire hydrants will not be installed. <input type="checkbox"/> Fire hydrants and a fire sprinkler system will be installed.
	Identify the water provider for the project.
	Utilizing the fire flow matrix provided in the Supplemental Schedule, identify the required fire flow for the project based on Appendix B of the Fire Code. Include sprinkler reductions where applicable.
	Identify the number of fire hydrants required based upon Appendix C of the Fire Code.
	Provide a fire flow test of the nearest fire hydrant and transpose a copy of the flow test onto the plan drawings. Show the predicted fire flow with a minimum residual pressure of 20 PSI.
	Show and label the location of all existing and proposed fire hydrants.
	Provide line drawings which verify that all portions of every building is located within 300 feet of a fire hydrant. This distance is measured around the exterior of the building to the most remote location. Be advised, this distance is measured by path of travel and cannot be measured through buildings, through fences, across ditches or through other obstructions to emergency access.
	If a portion of a building is located more than 300 feet from a fire hydrant call this out and provide this distance. Request a code modification when necessary. Code modifications may or may not be granted depending upon the circumstances of the project.
	Show the location of the backflow preventer. If backflow protection will be provided on the sprinkler riser provide a note to this effect. If backflow protection is not required provide a note to this effect.
	Underground fire lines: <ul style="list-style-type: none"> <input type="checkbox"/> Show the location, size, length, and type of piping utilized for all of underground fire lines <input type="checkbox"/> If metal piping will be installed identify how corrosion protection will be provided. <input type="checkbox"/> Provide the COP hydrant installation detail (W-10) <input type="checkbox"/> Provide the COP trench detail (W-22U) <input type="checkbox"/> Provide the COP thrust block detail (W-11) <input type="checkbox"/> Provide the COP gate valve detail <input type="checkbox"/> Provide a backflow protection detail where applicable (Use the City of Austin detail)
	Fire Sprinkler System: <ul style="list-style-type: none"> <input type="checkbox"/> If underground fire lines will be installed to serve a fire sprinkler system, ensure an isolation valve is installed to separate the sprinkler underground from other fire lines. Show the location of each isolation valve. <input type="checkbox"/> If a fire sprinkler system or standpipe system, will be installed then show the location of all fire department connections (FDC). Ensure FDCs are facing an access drive marked as a fire lane. <input type="checkbox"/> If a fire sprinkler system will be installed then show the location of the sprinkler riser room. Ensure the sprinkler riser rooms are facing an access drive marked as a fire lane. <input type="checkbox"/> Ensure fire department connections are located within 100 feet of a fire hydrant. <input type="checkbox"/> If a remote FDC will be installed provide a dedicated line to the riser room. The line supplying the FDC cannot be tied into the underground supply line for the sprinkler system.

SITE PLAN CONTENT CHECKLIST

Fire Protection Plan - continued	
	Coordinate with landscaping plan and verify landscaping and vegetation will not be installed in a location where it can obstruct access to, or visibility of, a fire hydrant, fire department connection and/or sprinkler riser room. Ensure landscaping is not installed within 3 feet of fire hydrants, fire department connections and riser room access doors.
	Include the standard TCESD#2 Fire Protection Notes on the drawings.
Emergency Access Plan	
	Provide one or more sheets dedicated to Emergency Access and identify these in the sheet index.
	Show the location of all access drives which will be utilized as fire lanes. Identify the fire lane by hatching, shading or similar method to clearly callout the location of the fire lanes.
	Provide the City of Pflugerville Fire Lane detail.
	Show the width of the access drive (minimum width is 26 feet for most projects)
	Show the inner and outer turning radius at all curves. The minimum inner radius is 25 feet and the outer is 50 feet.
	Provide line drawings that verify all portions of every building is located within 150 feet of an access drive. This distance is measured around the exterior of the building to the most remote location.
	If a portion of a building is located more than 150 feet from an access drive call this out and provide the distance. Request a code modification when necessary. Code modifications may or may not be granted depending upon the unique circumstances of the particular project.
	Show the location and length of any dead-end drives.
	If a dead end drive exceeds 150 feet an approved turnaround will be required. When a turnaround is required, show the dimensions of the turnaround and verify compliance with Appendix D of the Fire Code. Also ensure that designated turnarounds are marked as a fire lane.
	Minimum vertical clearance of 14 feet is maintained for the entire length and width of the Emergency Access drive
	Maximum of 10% grade for Emergency Access drives
	If applicable, identify the location of any proposed traffic calming devices (e.g., speed bumps)
	Show the location of all fences (clearly) and pedestrian gates in these fences.
	Show the location of all access control gates installed across drives.
	Include the Emergency Access Notes on the drawings.
Landscape Plan {UDC, Subchapter 11}	
	Scale, North Arrow, and Landscape Architect's Seal
	Impervious Cover Calculations and Percentages (Existing and Proposed)
	Percent of lot landscape area and number or required trees and shrubs per S.F.
	Quantity, type, general name, and size (caliper inch and gallon size) of all proposed plant material.
	"Streetscape Yard standards" per 11.5
	"Building Foundation Landscaping" per 11.6
	Bufferyards, if applicable (Outside CBD) <ul style="list-style-type: none"> <input type="checkbox"/> Minimum 15-foot Bufferyard area required <input type="checkbox"/> Bufferyard Plantings - 4 Trees and 15 shrubs per 100 linear feet <input type="checkbox"/> Bufferyard will include all vegetative ground cover <input type="checkbox"/> Bufferyard Masonry Wall - minimum 6' height (type, height and location)

SITE PLAN CONTENT CHECKLIST

Landscape Plan - continued {UDC, Subchapter 11}	
	"Pedestrian Space" construction detail
	Standard City of Pflugerville Landscape Notes (Refer to UDC Supplemental Schedule & Section 11.13)
	Screening of mechanical equipment, parking lots, loading docks, outside storage, detention ponds
	Show all ground mounted mechanical equipment and pole lighting.
	Show existing and proposed water, wastewater, storm sewer, and electrical lines and easements
	Verify no encroachments in "Sight Triangle"
	Compliance with Alternative Landscape Plans, if applicable
	Other any special information determined necessary
Tree Survey/ Tree Preservation Plan {Tree Technical Manual & UDC, Subchapter 12}	
	Scale, North Arrow, and Landscape Architect's Seal and Signature
	Identify existing trees with diameter size, species, and condition
	Existing and Proposed grading
	Proposed replacement trees, if applicable
	Fiscal Security for the removed trees (to be released when replacement trees are planted)
	Location of tree protection measures (w/ Details)
	Standard Tree Preservation Notes
Exterior Lighting Standards {UDC, Subchapter 13}	
	Scale, North Arrow, and Engineer's Seal and Signature
	Table identifying the min, avg, and max. light levels in foot-candles of calculation zones <ul style="list-style-type: none"> <input type="checkbox"/> Architectural Lighting calculation zone <input type="checkbox"/> Building Entrance calculation zone <input type="checkbox"/> Canopy Area Lighting calculation zone <input type="checkbox"/> On-site Parking Area calculation zone <input type="checkbox"/> Walkways, Landscape or Decorative Lighting calculation zone
	Table identifying light source type and fixture height
	Identify use of sensor technologies (timers), if applicable
	Light fixture detail(s)
	Standard Notes identifying <ul style="list-style-type: none"> <input type="checkbox"/> All lighting including wall pack lighting to be downcast and full cut-off type. <input type="checkbox"/> All lighting within the same development shall utilize a consistent type of fixture and bulb. <input type="checkbox"/> Canopy lighting shall be fully recessed within the canopy ceiling. The fixture covers shall be flush with the surface of the canopy ceiling and provide a cutoff or shielded light distribution. Canopy lighting shall not be mounted on the top or sides of the canopy and the exterior sides of the canopy may not be illuminated. <input type="checkbox"/> All site lighting will be in conformance with all City of Pflugerville Regulations.
Building Elevations {UDC, Subchapter 9, specific zoning district}	
	Scale and Architect's Seal and Signature
	Maximum height based on zoning districts {Subchapter 4}
	Horizontal & Vertical Articulation for Primary Facades [provide calculations]
	Table listing exterior building wall materials percentages, excluding windows and openings
	Parapet wall screening note for roof-mounted mechanical equipment
	Architectural elements - Provide a list with a minimum 4 elements per Subchapter 9
	Identify Roofing Materials

SITE PLAN CONTENT CHECKLIST

Building Elevations {UDC, Subchapter 9, specific zoning district}																																																																											
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Table listing exterior building wall materials percentages, excluding windows and openings																																																																											
UDC APPLICABILITY: <u> </u> {SECTION REFERENCE} <u> </u> TOTAL FAÇADE AREAS: <u> </u> S.F. TOTAL FAÇADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS: <u> </u> S.F. MAX. BUILDING HEIGHT REQUIRED BY CODE: <u> </u> PROPOSED BUILDING HEIGHT: <u> </u>																																																																											
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Standard Notes <ul style="list-style-type: none"> <input type="checkbox"/> Roof-mounted mechanical equipment shall be screened on all four sides utilizing parapet walls. <input type="checkbox"/> All wall-mounted equipment (e.g., air handling equipment, compressors, etc.) must be screened from public view from a street or parking area, and on a minimum of three sides. Exposed conduit, ladders, utility boxes and drain spouts must be painted to match the color of the principle structure. Natural metallic finishes are an acceptable alternative to paint. <input type="checkbox"/> EIFS shall not be permitted below nine (9) feet above finished grade unless utilized for decorative architectural features. <input type="checkbox"/> {If Applicable} Tilt-wall, poured-in-place, or pre-cast concrete panels shall have integrated color and have varied textures and patterns at least every 100 linear feet along primary façades. Tilt-wall, poured-in-place, or pre-cast concrete structures shall incorporate other permitted primary masonry materials. Tilt-wall, poured-in-place, or pre-cast concrete structures shall have reveals, punch-outs, patterns, textures or other similar surface characteristics to enhance the facade on at least 10 percent of each facade. 																																																																											

SITE PLAN CONTENT CHECKLIST

9-1-1 Addressing Sheet (If Applicable)	
<p style="text-align: center;"><u>911 Addressing – General Information:</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Only one site address will be issued for each lot <input type="checkbox"/> All addresses displayed on residential and commercial building(s), temporary signs, monument signs must read from left to right (horizontal). <input type="checkbox"/> For lots with multiple buildings, 9-1-1 Addressing will assign individual building numbers to each building. <input type="checkbox"/> For building(s) divided into separate tenant spaces, suite numbers will be assigned to each tenant space by 9-1-1 Addressing and confirmed at the time of building permit. <input type="checkbox"/> Property with site access/entry on FM 685, Pecan St (aka FM 1825), SH 130 and or SH 45, provide an approval letter from TxDOT granting access. 	
	<p style="text-align: center;"><u>GENERAL CONTENT REQUIREMENTS:</u></p> <p style="text-align: center;">For apartments, townhomes, commercial and industrial property with multiple buildings and/or multiple suites within a building(s)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Show Scale, North Arrow <input type="checkbox"/> Previously assigned property addresses must be on the site plan cover sheet. (Include within the title block on coversheet and subsequent sheets on far right-hand side.) <input type="checkbox"/> All public street and private drive names must be labeled on all Site Plan sheets with street types and directionals where applicable <input type="checkbox"/> Show adjacent driveways and location of entry to site (driveway approaches) on the site plan. <input type="checkbox"/> For multi-family site plans, a table showing the building type, number of living units, number of floors, number of units per floor, and number of units per building is required. Label each building with the building type and the number on the plan. 9-1-1 Addressing will assign unit numbers. Refer to example provided on next page.
9-1-1 Addressing Sheet – continued (If Applicable)	
	<p><u>Condominiums:</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> All private drives must be labeled (Street Name, Street Type (PVT)). <input type="checkbox"/> Street signs shall be installed at each intersection. The color of the private drive sign shall be a brown background with white lettering, labeled in the following manner (street name, street type, PVT), and must meet the City’s Standard Street Signs Detail. (SD-25C) The block ranges must be on the sign as well, as shown in the Private Drive Signs Detail. <input type="checkbox"/> Add a copy of the Private Drive Signs Detail to the Site Plan. (SD-25C) <input type="checkbox"/> 9-1-1 Addressing will provide a document indicating the Unit/House Number/Street Name, which will be required to be clearly posted, in its entirety, on a site plan sheet with the unit footprints for the purpose of reducing transcription errors.

SITE PLAN CONTENT CHECKLIST

9-1-1 Addressing Sheet – continued (If Applicable)																																																													
<p>Multiple Tenant Buildings</p> <p><input type="checkbox"/> If the proposed commercial or industrial building(s) will have multiple tenant spaces, provide the building floor plan illustrating how the tenant spaces will be arranged. Once suite numbers are assigned, 9-1-1 Addressing will provide a separate sheet of the unit numbers for all the buildings which are then required to be included on the Site Plan sheet with the entire building layout creating an Address Sheet within the plan for the final approval from 9-1-1 Addressing. Ensure this information is clearly posted on the site plan and legible on an 11x17 copy of the site plan.</p>	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #e1eef6;"> <th colspan="4">UNIT BREAKDOWN/BUILDING TYPE/FLOOR</th> </tr> <tr style="background-color: #e1eef6;"> <th>BUILDING TYPE</th> <th>FLOORS</th> <th>UNITS/FLOOR</th> <th>TOTAL UNITS/BLDG</th> </tr> </thead> <tbody> <tr> <td rowspan="3">I</td> <td>1</td> <td>6</td> <td rowspan="3">16</td> </tr> <tr> <td>2</td> <td>8</td> </tr> <tr> <td>3</td> <td>2</td> </tr> <tr> <td rowspan="3">II</td> <td>1</td> <td>8</td> <td rowspan="3">28</td> </tr> <tr> <td>2</td> <td>10</td> </tr> <tr> <td>3</td> <td>10</td> </tr> <tr> <td rowspan="3">III</td> <td>1</td> <td>6</td> <td rowspan="3">16</td> </tr> <tr> <td>2</td> <td>8</td> </tr> <tr> <td>3</td> <td>2</td> </tr> <tr> <td rowspan="3">VI</td> <td>1</td> <td>8</td> <td rowspan="3">28</td> </tr> <tr> <td>2</td> <td>10</td> </tr> <tr> <td>3</td> <td>10</td> </tr> <tr> <td rowspan="3">V</td> <td>1</td> <td>8</td> <td rowspan="3">28</td> </tr> <tr> <td>2</td> <td>10</td> </tr> <tr> <td>3</td> <td>10</td> </tr> <tr> <td rowspan="3">VI</td> <td>1</td> <td>6</td> <td rowspan="3">24</td> </tr> <tr> <td>2</td> <td>10</td> </tr> <tr> <td>3</td> <td>8</td> </tr> <tr> <td colspan="3" style="text-align: right; font-weight: bold;">TOTAL UNITS:</td> <td>140</td> </tr> </tbody> </table>	UNIT BREAKDOWN/BUILDING TYPE/FLOOR				BUILDING TYPE	FLOORS	UNITS/FLOOR	TOTAL UNITS/BLDG	I	1	6	16	2	8	3	2	II	1	8	28	2	10	3	10	III	1	6	16	2	8	3	2	VI	1	8	28	2	10	3	10	V	1	8	28	2	10	3	10	VI	1	6	24	2	10	3	8	TOTAL UNITS:			140
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	Dumpster Enclosure Detail in accordance with City standard if applicable																																																												
	Bicycle rack capable of holding a minimum of 4 bikes (COA detail permitted)																																																												
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	All other applicable engineering construction details including traffic control plan details.																																																												
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	Texas Department of Licensing and Regulation (TDLR) ref # (Architectural Barriers Act)																																																												
	** One copy and .pdf copy of the Engineering Report																																																												
	Runoff computations for drainage areas in accordance with the Engineering Design Manual (drainage calculations, drainage plan, etc.)																																																												
	Traffic Impact Study if expected to generate 2,000 or greater vehicle trips according to the Institute of Transportation Engineers' Trip Generation																																																												
	A Permit to Construct Driveway Facilities on Highway Right of Way and related permits issued by the TXDOT.																																																												
	A deed conveying parkland dedication or fee in lieu, if applicable																																																												

To Be Completed by the Applicant:

To the best of my knowledge I confirm that this application is complete.

Print Name: _____ Title: _____

Signature: _____ Date: _____