



City of Rowlett

Development Plan Checklist

Community Development Department
Planning and Urban Design Division
5702 Rowlett Road
Rowlett, TX 75089
(972) 463-3927

Project Name: _____

Submittal Date: _____

All Development Plan applications and associated documents shall be submitted complete and accurate in all detail through the [MyGov](#) portal on the designated [submittal date](#). Should plans be determined to be incomplete, comments will be issued identifying any insufficiencies. **Please note that if after *three* submittals the plans are deficient, a resubmittal and payment of applicable fees will be required.**

This checklist is provided to assist in addressing the minimum formatting requirements for a Development Plan and is not intended as a supplement for the applicable development code and regulations. The applicant is assumed to have a working knowledge of the applicable development codes and regulations. Indicate all information is either included on the submitted plans or not applicable by checking the box next to the required information. **Checking the box certifies to the City that you have completely and accurately addressed the issue, or that the item is not applicable.**

Materials **required with this cover page** for a Development Plan application:

- A completed Uniform Development Application (included below);
- A completed Consent Form (included below) either signed by the property owner or accompanied by a signed and notarized letter authorizing the representative to submit the application on behalf of the owner;
- A completed Development Plan checklist (included below);
- A current Tax Certificate or statement showing that no taxes are due to the City (see [DCAD](#) for Dallas County, or see [RCAD](#) for Rockwall County);
- A copy of the Recorded Deed for the property, and, if owned by a company, signatory authority for the individual signing the application;
- If resubmitting, a written response to staff's comments with appropriate revisions.



City of Rowlett

Uniform Development Application

Community Development Department
 Planning and Urban Design Division
 5702 Rowlett Road
 Rowlett, TX 75089
 (972) 463-3927

APPLICATION INFORMATION				
Submittal: <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd (After 3 rd round, fee and schedule resets)			Planner:	
Project Name:			Total Acreage:	
Nearest Cross Streets:			Appraisal District County:	
Address:			Appraisal District Number/Parcel ID:	
City:	State:	Zip:	Current Zoning Designation(s):	
Subdivision/Addition Name:		Block:	Future Land Use Map Designation(s):	
		Lot(s):	Please check the box for the proposed use: <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Multi-Family <input type="checkbox"/> Residential	
Please provide a brief description of the proposed request:				
TYPE OF REQUEST			FEE	
ROWLETT DEVELOPMENT CODE (RDC)				
1.	<input type="checkbox"/>	Rezoning (RDC or Form Based Code)	\$3,000.00	
2.	<input type="checkbox"/>	Planned Development	\$3,800.00	
3.	<input type="checkbox"/>	Special Use Permit (SUP)	\$2,750.00	
4.	<input type="checkbox"/>	Temporary Use Permit (TUP)	\$1,600.00	
5.	<input type="checkbox"/>	Board of Adjustment/Variance Request—Commercial	\$1,900.00	
6.	<input type="checkbox"/>	Board of Adjustment/Variance Request—Residential	\$500.00	
7.	<input type="checkbox"/>	Site Development Plan (Includes Landscape and Façade Plan)	\$2,250.00	
FORM-BASED CODE (FBC)				
8.	<input type="checkbox"/>	Framework Plan	\$3,800.00	
9.	<input type="checkbox"/>	Regulating Plan/ Phased Master Plan	\$3,250.00	
10.	<input type="checkbox"/>	Development Plan (FBC)	\$2,250.00	
11.	<input type="checkbox"/>	Standalone Major Warrant (3 or fewer)	\$2,700.00	
PLATTING				
12.	<input type="checkbox"/>	Preliminary Plat (TSPP required at time of Pre-Plat)	\$1,700.00	
13.	<input type="checkbox"/>	Final Plat—includes Minor Subdivisions	\$2,300.00	
14.	<input type="checkbox"/>	Final Plat—Single Lot Residential	\$1,000.00	
15.	<input type="checkbox"/>	Replat—Non-Residential	\$2,100.00	
16.	<input type="checkbox"/>	Replat—Residential	\$1,000.00	
17.	<input type="checkbox"/>	Amending Plat	\$1,000.00	
18.	<input type="checkbox"/>	Minor Plat	\$1,000.00	
19.	<input type="checkbox"/>	Conveyance Plat	\$1,000.00	
20.	<input type="checkbox"/>	Vacation Plat	\$1,000.00	
21.	<input type="checkbox"/>	Administrative Plat	\$1,000.00	
CIVILS				
22.	<input type="checkbox"/>	Civil Plan Review—Residential and Commercial	\$1,000.00 plus \$175 per acre over 1 acre*	
23.	<input type="checkbox"/>	Grading Permit	\$500.00	
24.	<input type="checkbox"/>	Tree Removal Permit	\$265.00	
Please note that first acre is included, acreage will be rounded to nearest whole number				
CURRENT PROPERTY OWNER				
Name			Company:	
Street:			Phone:	Fax:
City:	State:	Zip:	Email:	
APPLICANT/CONTRACT PURCHASER				
Name:			Company:	
Street:			Phone:	Fax:
City:	State:	Zip:	Email:	
AGENT/REPRESENTATIVE				
Name:			Company:	
Street:			Phone:	Fax:
City:	State:	Zip:	Email:	



City of Rowlett Consent Form

Community Development Department
Planning and Urban Design Division
5702 Rowlett Road
Rowlett, TX 75089
(972) 463-3927

Project Name _____ **Submittal Date** _____

I hereby give CONSENT to _____ (type, stamp or print clearly full name of agent/representative) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Rowlett, Texas, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent/representative will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Property Owner Information

Name: _____ Signature: _____

Address: _____ City, State, ZIP: _____

Agent/Representative Information

Name: _____ Signature: _____

Address: _____ City, State, ZIP: _____

Notary Public Information

THE STATE OF TEXAS

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____ (name of person acknowledging). He/she is personally known to me or has produced (type of identification) _____ as identification and did/did not take an oath (circle correct response).

Name (type, stamp, or print clearly)

Signature

Notary's Seal or Stamp _____

EXHIBIT A – SITE ANALYSIS			
No.	Included	N/A	Item Description
1.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a title block in the lower right corner with the following information: - Title: EXHIBIT A—SITE ANALYSIS - Project Name: Proposed lot, block, and phase number(s) - Subdivision: Name, lot number, block letter, phase number, parcel ID, abstract - Design Professional: Name, address, phone number, email - Preparer: Name, address, phone number, email - Date of Submission - Log of resubmittal dates to the City
2.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a site location map clearly showing the location of the subject property with nearest cross streets labeled. Indicate scale or NTS and provide north arrow.
3.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a north arrow and orient the plan with north located to the top or left side of the sheet.
4.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a written and bar scale.
5.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a legend describing all symbols, icons, abbreviations, and hatches used.
6.	<input type="checkbox"/>	<input type="checkbox"/>	Show site boundaries with a heavy solid line intermittent with 2 dash lines, dimensioned with bearings and distances.
7.	<input type="checkbox"/>	<input type="checkbox"/>	Show floodplain boundaries with F.I.R.M. Community Panel Number, date, and flow line of drainage ways and creeks.
8.	<input type="checkbox"/>	<input type="checkbox"/>	Show existing topography with a light dashed line at minimum five (5) foot contours referenced to sea level datum.
9.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension the building footprint of existing structures with a solid heavy line. Indicate if these structures are to remain or be removed.
10.	<input type="checkbox"/>	<input type="checkbox"/>	Show the building footprint of structures within 200 feet of the site.
11.	<input type="checkbox"/>	<input type="checkbox"/>	Show property lines and transition areas within 200 feet of the site with a light solid line.
12.	<input type="checkbox"/>	<input type="checkbox"/>	Show the property owners, subdivision names, lots, blocks, and recording information of properties within 200 feet of the site.
13.	<input type="checkbox"/>	<input type="checkbox"/>	Show the zoning and land use of properties within 200 feet of the site.
14.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension all driveways and rights-of-way within 200 feet of the site, including medians, turn lanes, acceleration and deceleration lanes, stacking distances, amenity zones, clear zones, barrier-free ramps, and sidewalks.
15.	<input type="checkbox"/>	<input type="checkbox"/>	Show, dimension, and provide recording information for all existing easements on site and within 200 feet.
16.	<input type="checkbox"/>	<input type="checkbox"/>	Show existing tree masses with canopy widths.
17.	<input type="checkbox"/>	<input type="checkbox"/>	Indicate existing view corridors, notable vegetation, and prevailing wind and sun patterns, sun patterns

EXHIBIT B—SITE PLAN			
No.	Included	N/A	Item Description
18.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a title block in the lower right corner with the following information: - Title: EXHIBIT B—SITE PLAN - Project Name: Proposed lot, block, and phase number(s) - Subdivision: Name, lot number, block letter, phase number, parcel ID, abstract - Owner: Name, address, phone number, email - Design Professional: Name, address, phone number, email - Date of Submission - Log of resubmittal dates to the City

19.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a site location map clearly showing the location of the subject property with nearest cross streets labeled. Indicate scale or NTS and provide north arrow.
20.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a north arrow and orient the plan with north located to the top or left side of the sheet.
21.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a written and bar scale.
22.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a legend describing all symbols, icons, abbreviations, and hatches used.
23.	<input type="checkbox"/>	<input type="checkbox"/>	Show site boundaries with a heavy solid line intermittent with 2 dash lines, dimensioned with bearings and distances.
24.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension lot lines, required setback lines, build-to-lines, landscape buffers, and distances to the nearest cross streets. Indicate if lots will be terminal vistas or have required flex space.
25.	<input type="checkbox"/>	<input type="checkbox"/>	Show floodplain boundaries with F.I.R.M. Community Panel Number, date, and flow line of drainage ways and creeks.
26.	<input type="checkbox"/>	<input type="checkbox"/>	Show existing topography with a light dashed line, and proposed contours with a medium weight solid line. Proposed topography needs to be shown at minimum five (5) foot contours referenced to sea level datum.
27.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension the building footprint of proposed and existing structures to remain with a solid heavy line. Label the building type if applicable.
28.	<input type="checkbox"/>	<input type="checkbox"/>	Show the building footprint of structures within 200 feet of the site.
29.	<input type="checkbox"/>	<input type="checkbox"/>	Show property lines and transition areas within 200 feet of the site with a light solid line.
30.	<input type="checkbox"/>	<input type="checkbox"/>	Show the zoning and land use of properties within 200 feet of the site.
31.	<input type="checkbox"/>	<input type="checkbox"/>	Show the property owners, subdivision names, lots, blocks, and recording information of properties within 200 feet of the site.
32.	<input type="checkbox"/>	<input type="checkbox"/>	Dimension block face lengths.
33.	<input type="checkbox"/>	<input type="checkbox"/>	Show, dimension, and group number all automobile parking, bicycle parking, and loading spaces.
34.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension all driveways and rights-of-way within 200 feet of the site, including medians, turn lanes, acceleration and deceleration lanes, stacking distances, amenity zones, clear zones, barrier-free ramps, and sidewalks.
35.	<input type="checkbox"/>	<input type="checkbox"/>	Show, dimension, and provide recording information for all existing and proposed easements as applicable. Use a 20% shade for Fire Lane designations within Mutual Access Easements.
36.	<input type="checkbox"/>	<input type="checkbox"/>	Show, dimension, and label materials for all screening and retaining walls.
37.	<input type="checkbox"/>	<input type="checkbox"/>	Provide an approval letter from TXDOT if improvements are proposed within TXDOT rights-of-way. Submit a full set of civil engineering plans to: TXDOT Dallas District, 4777 East Highway 80 Mesquite, Texas 75150-6643 Phone: (214) 320-6200
38.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension double front load refuse and recycling container enclosures.
39.	<input type="checkbox"/>	<input type="checkbox"/>	Show paving materials and boundaries with appropriate hatch.
40.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension turning radii for driveways, rights-of-way, and easements on site.
41.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension existing and proposed utilities within 200 feet of the site.
42.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension above or below-ground detention or retention areas with appropriate topography.
43.	<input type="checkbox"/>	<input type="checkbox"/>	Show all detached sign locations. Provide a note acknowledging that signs are subject to a separate approval process.
44.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension any communication towers and associated collapse zones.

45.	<input type="checkbox"/>	<input type="checkbox"/>	<p>Provide the following Residential Project Site Data in tabular format:</p> <p><u>GENERAL</u></p> <ul style="list-style-type: none"> - Name of Project/Development - Proposed Use - Zoning District - Applicable Development Code (RDC/FBC) - Applicable Overlays <p><u>DEVELOPMENT REGULATIONS</u></p> <ul style="list-style-type: none"> - Maximum Lot Coverage (allowed & proposed) - Minimum Lot Area (allowed & proposed) - Minimum Lot Width (allowed & proposed) - Minimum Lot Depth (allowed & proposed) - Minimum Setbacks (allowed & proposed) - Front Setback (allowed & proposed) - Side Interior Setback (allowed & proposed) - Side Street Setback (allowed & proposed) - Rear Setback (allowed & proposed) - Build-to Zone (required & proposed) - Max Height (allowed & proposed) - Max No. Stories (allowed & proposed) - Parking ratio (required & proposed) <p><u>HOUSING</u></p> <ul style="list-style-type: none"> - Gross & Net Densities (du/ac) - Lot Tabulations - # Single Family (SF) - # Zero Lot Line (ZLL) - # Townhouse (TH) - # Multifamily (MF), separated by dwelling unit type/number of bedrooms - # Other (specify) <p><u>OVERALL SITE</u></p> <ul style="list-style-type: none"> - Gross and Net Site Area - Site Frontage - Site Width - Site Depth - Impervious Surface Area - Pervious Surface Area - Accessory Use % - Open Space (ac & %) - Detention/Retention (ac & %) - Other (ac & %)
46.	<input type="checkbox"/>	<input type="checkbox"/>	<p>Provide the following Non-Residential Project Site Data in tabular format:</p> <p><u>GENERAL</u></p> <ul style="list-style-type: none"> - Name of Project/Development - Proposed Use - Zoning District - Applicable Development Code (RDC/FBC) - Applicable Overlays <p><u>DEVELOPMENT REGULATIONS</u></p> <ul style="list-style-type: none"> - Maximum Lot Coverage (allowed & proposed) - Minimum Lot Area (allowed & proposed) - Minimum Lot Width (allowed & proposed) - Minimum Lot Depth (allowed & proposed) - Minimum Setbacks (allowed & proposed) - Front Setback (allowed & proposed) - Side Interior Setback (allowed & proposed) - Rear Setback (allowed & proposed) - Build-to Zone (required & proposed) - Max Structure Height (allowed & proposed) - Max No. Stories/Floors (allowed & proposed) - Parking ratio (required and proposed) <p><u>BUILDING</u></p> <ul style="list-style-type: none"> - Total Gross Intensity (FAR) - Total Square Footage, separated by use type if applicable <p><u>OVERALL SITE</u></p> <ul style="list-style-type: none"> - Gross and Net Site Area - Site Frontage - Site Width - Site Depth - Impervious Surface Area - Pervious Surface Area - Accessory Use % - Open Space (ac & %) - Detention/Retention (ac & %) - Civic (ac & %) - Other (ac & %)
47.	<input type="checkbox"/>	<input type="checkbox"/>	<p>Provide a list of variances, minor, and major warrants requested or previously granted, including dates, approved documentation, and approving authority.</p>

EXHIBIT C—LANDSCAPE PLAN

No.	Included	N/A	Item Description		
48.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a title block in the lower right corner with the following information: <ul style="list-style-type: none"> - Title: EXHIBIT C—LANDSCAPE PLAN - Project Name: Proposed lot, block, and phase number(s) - Subdivision: Name, lot number, block letter, phase number, parcel ID, abstract - Owner: Name, address, phone number, email - Design Professional: Name, address, phone number, email - Date of Submission - Log of resubmittal dates to the City Note: Landscape plans shall contain the certification and stamp of a Landscape Architect registered by the State of Texas.		
49.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a site location map clearly showing the location of the subject property with nearest cross streets labeled. Indicate scale or NTS and provide north arrow.		
50.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a north arrow and orient the plan with north located to the top or left side of the sheet.		
51.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a written and bar scale.		
52.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a legend describing all symbols, icons, abbreviations, and hatches used.		
53.	<input type="checkbox"/>	<input type="checkbox"/>	Show site boundaries with a heavy solid line intermittent with 2 dash lines, dimensioned with bearings and distances.		
54.	<input type="checkbox"/>	<input type="checkbox"/>	Show floodplain boundaries with F.I.R.M. Community Panel Number, date, and flow line of drainage ways and creeks.		
55.	<input type="checkbox"/>	<input type="checkbox"/>	Include the following Site Landscaping Ratio data in tabular format, and reflect on plan: <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> - Gross site area (SF) - Required and provided site area landscaping % (SF) </td> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> - Gross parking area (SF) - Required and provided parking landscaping percentage (SF) </td> </tr> </table>	<ul style="list-style-type: none"> - Gross site area (SF) - Required and provided site area landscaping % (SF) 	<ul style="list-style-type: none"> - Gross parking area (SF) - Required and provided parking landscaping percentage (SF)
<ul style="list-style-type: none"> - Gross site area (SF) - Required and provided site area landscaping % (SF) 	<ul style="list-style-type: none"> - Gross parking area (SF) - Required and provided parking landscaping percentage (SF) 				
56.	<input type="checkbox"/>	<input type="checkbox"/>	Include the following Landscaping Buffer Data in tabular format, and reflect on plan: <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> - Type of required buffers (include Master Thoroughfare Plan designation for Right-of-Way buffer calculation) - Dimensions of required buffers </td> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> - Required and provided planting quantities, spacing, and screening devices </td> </tr> </table>	<ul style="list-style-type: none"> - Type of required buffers (include Master Thoroughfare Plan designation for Right-of-Way buffer calculation) - Dimensions of required buffers 	<ul style="list-style-type: none"> - Required and provided planting quantities, spacing, and screening devices
<ul style="list-style-type: none"> - Type of required buffers (include Master Thoroughfare Plan designation for Right-of-Way buffer calculation) - Dimensions of required buffers 	<ul style="list-style-type: none"> - Required and provided planting quantities, spacing, and screening devices 				
57.	<input type="checkbox"/>	<input type="checkbox"/>	Include the following Site Planting Data in tabular format, separated by canopy trees, ornamental trees, shrubbery, and ground cover planting types, and reflect on plan: <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> - Unique symbol - Botanical and common names - Quantity of planting - Area of coverage, if applicable </td> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> - % of species within plant category - Minimum and proposed height at planting - Minimum and proposed spacing </td> </tr> </table>	<ul style="list-style-type: none"> - Unique symbol - Botanical and common names - Quantity of planting - Area of coverage, if applicable 	<ul style="list-style-type: none"> - % of species within plant category - Minimum and proposed height at planting - Minimum and proposed spacing
<ul style="list-style-type: none"> - Unique symbol - Botanical and common names - Quantity of planting - Area of coverage, if applicable 	<ul style="list-style-type: none"> - % of species within plant category - Minimum and proposed height at planting - Minimum and proposed spacing 				
58.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension the amenity zone, with trees, tree grates, and installation details where applicable.		
59.	<input type="checkbox"/>	<input type="checkbox"/>	Show open and outdoor living space landscaping elements including trails, trees, shrubs, and other plant materials.		
60.	<input type="checkbox"/>	<input type="checkbox"/>	Show, dimension, and include details for all streetscape furniture, landscaping elements, and lighting.		
61.	<input type="checkbox"/>	<input type="checkbox"/>	Indicate above and below ground mitigation and stormwater runoff calculations. Identify the usage of low impact stormwater management methodologies if applicable.		

62.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension all driveways and rights-of-way, including medians, turn lanes, acceleration and deceleration lanes, stacking distances, clear zones, barrier-free ramps, and sidewalks.
63.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension all visibility triangles.
64.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension the building footprint of proposed and existing structures to remain with a solid heavy line. Label the building type if applicable.
65.	<input type="checkbox"/>	<input type="checkbox"/>	Show proposed contours with a medium weight solid line. Proposed topography needs to be shown at minimum five (5) foot contours referenced to sea level datum.
66.	<input type="checkbox"/>	<input type="checkbox"/>	Show, dimension, and label materials for all screening and retaining walls. Show and dimension the required 5-foot maintenance easement to be dedicated to the Home Owners' Association for residential projects.
67.	<input type="checkbox"/>	<input type="checkbox"/>	Show, dimension, and provide recording information for all existing and proposed easements as applicable.
68.	<input type="checkbox"/>	<input type="checkbox"/>	Provide an approval letter from ONCOR Electric Delivery if improvements are proposed within ONCOR or TP&L easements. rights-of-way. Submit a full set of civil engineering plans to: ONCOR Electric Delivery, Attn: Oncor Major Designer, 1616 Woodall Rodgers Frwy, Dallas, Texas 75202, Phone: (214) 486-3490
69.	<input type="checkbox"/>	<input type="checkbox"/>	Include a note that states: "Every owner and person in control of property shall keep landscaped areas in a well-maintained, safe, clean, and attractive condition at all times."
70.	<input type="checkbox"/>	<input type="checkbox"/>	Include a note that states: "The City of Rowlett will not be responsible for the maintenance of common areas."
71.	<input type="checkbox"/>	<input type="checkbox"/>	Include a note that states: "The property owner shall be responsible for any landscaping, irrigation and maintenance of any right-of-way area between the property line and the curb line."

EXHIBIT D – TREE SURVEY / PRESERVATION PLAN (TSPP)

No.	Included	N/A	Item Description
72.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a title block in the lower right corner with the following information: - Title: EXHIBIT D—TREE SURVEY/PRESERVATION PLAN - Project Name: Proposed lot, block, and phase number(s) - Subdivision: Name, lot number, block letter, phase number, parcel ID, abstract - Owner: Name, address, phone number, email - Design Professional: Name, address, phone number, email - Date of Submission - Log of resubmittal dates to the City
73.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a site location map clearly showing the location of the subject property with nearest cross streets labeled. Indicate scale or NTS and provide north arrow.
74.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a north arrow and orient the plan with north located to the top or left side of the sheet.
75.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a written and bar scale.
76.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a legend describing all symbols, icons, abbreviations, and hatches used.
77.	<input type="checkbox"/>	<input type="checkbox"/>	Show site boundaries with a heavy solid line intermittent with 2 dash lines, dimensioned with bearings and distances.
78.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension lot lines, required setback lines, build-to-lines, landscape buffers, and distances to the nearest cross streets. Indicate if lots will be terminal vistas or have required flex space.

79.	<input type="checkbox"/>	<input type="checkbox"/>	Show floodplain boundaries with F.I.R.M. Community Panel Number, date, and flow line of drainage ways and creeks.
80.	<input type="checkbox"/>	<input type="checkbox"/>	Show existing topography with a light dashed line, and proposed contours with a medium weight solid line. Proposed topography needs to be shown at minimum five (5) foot contours referenced to sea level datum.
81.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension all driveways and rights-of-way within, including medians, turn lanes, acceleration and deceleration lanes, stacking distances, clear zones, barrier-free ramps, and sidewalks.
82.	<input type="checkbox"/>	<input type="checkbox"/>	Include the following Tree Removal Data for each protected tree in tabular format as applicable, and reflect on plan: <ul style="list-style-type: none"> - Individual tree reference number - Common and botanical names - Caliper of tree at Diameter at Breast Height (DBH). - Height of understory - Condition of the tree certified as such by a licensed arborist, forester, landscape architect, or other that is qualified to make such determinations - Designation as preserved or proposed for removal - Total protected caliper inches to be preserved and removed
83.	<input type="checkbox"/>	<input type="checkbox"/>	Indicate trees proposed for removal with a bold 'X'.
84.	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the method of mitigation proposed for the removal of protected trees.
85.	<input type="checkbox"/>	<input type="checkbox"/>	Dimension the distance of protected trees from proposed nearby pavement and buildings.
86.	<input type="checkbox"/>	<input type="checkbox"/>	Show protective fencing around all protected trees and include protective fencing detail.
87.	<input type="checkbox"/>	<input type="checkbox"/>	Identify any areas where trenching and/or boring is proposed within critical root zone areas of protected trees.
88.	<input type="checkbox"/>	<input type="checkbox"/>	Include a note that states: "Protected trees will be identified by a three-inch round, weatherproof tag attached to the tree on site with the unique reference number identified in this exhibit."
89.	<input type="checkbox"/>	<input type="checkbox"/>	Include a note that states: "Trees proposed for removal shall be painted with a luminescent orange 'X' (or colored flags in lieu of paint), no greater than 6 inches in size. The developer shall be required to maintain tree markings and tags throughout the approval of the project."

EXHIBIT E – LIGHTING PLAN			
No.	Included	N/A	Item Description
90.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a title block in the lower right corner with the following information: <ul style="list-style-type: none"> - Title: EXHIBIT E—LIGHTING PLAN - Project Name: Proposed lot, block, and phase number(s) - Subdivision: Name, lot number, block letter, phase number, parcel ID, abstract - Owner: Name, address, phone number, email - Preparers: Name, address, phone number, email - Date of Submission - Log of resubmittal dates to the City
91.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a site location map clearly showing the location of the subject property with nearest cross streets labeled. Indicate scale or NTS and provide north arrow.
92.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a north arrow and orient the plan with north located to the top or left side of the sheet.
93.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a written and bar scale.

94.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a legend describing all symbols, icons, abbreviations, and hatches used.
95.	<input type="checkbox"/>	<input type="checkbox"/>	Show site boundaries with a heavy solid line intermittent with 2 dash lines, dimensioned with bearings and distances.
96.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension all parking areas, driveways and rights-of-way, including medians, turn lanes, acceleration and deceleration lanes, stacking distances, amenity zones, clear zones, barrier-free ramps, and sidewalks.
97.			Show the building footprint of proposed and existing structures to remain with a solid heavy line.
98.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a photometric study showing average foot-candles throughout the site with proposed lighting fixtures shown graphically.
99.	<input type="checkbox"/>	<input type="checkbox"/>	Include the following Lighting Data in tabular format as applicable, and reflect on plan: <ul style="list-style-type: none"> - Fixture type (i.e. pole or wall pack) - Mounting height - Required shielding or skirting if applicable - Wattage - Average foot-candles generated from each fixture - Lighting element (incandescent, color-corrected LED, metal halide/halogen).

EXHIBIT F – ARCHITECTURAL PLANS (Not required for Single/Two-Family projects)

No.	Included	N/A	Item Description
100.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a title block in the lower right corner with the following information: <ul style="list-style-type: none"> - Title: EXHIBIT F—ARCHITECTURAL PLANS - Project Name: Proposed lot, block, and phase number(s) - Subdivision: Name, lot number, block letter, phase number, parcel ID, abstract - Owner: Name, address, phone number, email - Design Professional: Name, address, phone number, email - Date of Submission - Log of resubmittal dates to the City
101.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a site location map clearly showing the location of the subject property with nearest cross streets labeled. Indicate scale or NTS and provide north arrow.
102.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a written and bar scale.
103.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a legend describing all symbols, icons, abbreviations, and hatches used.
104.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension façade elevations separated according to cardinal direction with the following details: <ul style="list-style-type: none"> - Façade articulation, columns, recesses, rhythms, fenestrations, and other details - Façade materials and colors are labeled and and shown graphically - The locations and dimensions of HVAC screenings, mechanical screenings, screening walls, dumpster enclosures, and monument signs are shown in relation to facades as applicable - The locations of all attached signs. Provide a note acknowledging that signs are subject to a separate approval process.
105.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a material schedule and ratio for each elevation. Include transparency calculations.
106.	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension floorplans for all proposed and existing buildings to remain on site with the following details: <ul style="list-style-type: none"> - Individual units labeled by unit types - The amount of each unit within the corresponding building types in tabular format. - 50 feet of context beyond the building footprint.

107.	<input type="checkbox"/>	<input type="checkbox"/>	<p>Show and dimension building sections for all proposed and existing buildings to remain on site with the following details:</p> <ul style="list-style-type: none"> - Dimensioned plate and ceiling heights, - Dimensioned clear zones above pedestrian areas. - 50 feet of context beyond exterior facades.
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EXHIBIT G – TRAFFIC IMPACT ANALYSIS (TIA)			
No.	Included	N/A	Item Description
108.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a Traffic Impact Analysis labelled Exhibit G unless otherwise exempt from the Development Engineering Division. If exempt, provide a letter from the Development Engineering Division stating such in lieu of this exhibit.

EXHIBIT H – WATER & WASTEWATER CAPACITY ANALYSIS			
No.	Included	N/A	Item Description
109.	<input type="checkbox"/>	<input type="checkbox"/>	<p>Provide a water & wastewater capacity analysis of the City's utility systems and their ability to support the development. For wastewater, contact: Molly Pierson PE, Grantham & Assoc Inc (972) 864.2333, mpierson@gra-ce.net</p> <p>For water, contact: Melissa Brunger PE, Freese & Nichols Inc (214.214.2323, Melissa.Brunger@freese.com)</p> <p>Note: the consultants will invoice the City, and the City will, invoice the applicant for the consultants' time.</p>

EXHIBIT I – ENVIRONMENTAL SITE ASSESSMENT			
No.	Included	N/A	Item Description
110.	<input type="checkbox"/>	<input type="checkbox"/>	Provide a report identifying plant and animal species, including but not limited to threatened or endangered species, in the vicinity that may be impacted by the project. Indicate whether or not they will be impacted by the proposed project and, if so, how these impacts will be mitigated. The basis of the analyses shall be, at a minimum, an ESA Phase 1 report.

Preparer's Signature: _____

Date: _____