

Site Plan

Supplement D



Site plans submitted must show the following items. All drawings shall be to scale, clear and complete to obtain site plan approval. 15 folded copies required.

- The site plan shall not exceed 24 inches by 36 inches nor be less than 8 1/2 inches by 11 inches. The site plan shall be drafted at an appropriate engineering scale.
- Property lines of the subject site and all adjoining parcels, platted or unplatted. Platted and unplatted parcels shall be identified with the legal description and the owner's name.
- Boundaries of the property with dimensions, and with building setback lines on all sides.
- Existing and proposed streets, alleys, lots, reservations, public and private easements and areas dedicated to public use. Easements shall be labeled as to type and volume and page as applicable. In addition, the site plan shall show all driveways, rights-of-way, and street intersections that are adjacent to or directly across from the subject site.
- The location and design of all means of vehicular access to and from the site onto public rights-of-way, indicating the location and size of all driveways (including those on the adjacent property and the opposite side of the street), curb return radii, curb cuts and location and size of sidewalks and ambulatory ramps when and where required. For any development abutting frontage roads, all entrance and exit ramps shall be shown on the vicinity map.
- Location of existing and proposed buildings-number of stories, gross square footage of building; solid line indicating slab location and dashed lines indicating line of roof overhangs; AC unit pads and covered entries; retaining walls, fences, culverts, bridges, roadways, etc. The structures to be removed or abandoned shall be shown with dotted lines.
- Location of existing and proposed storm drainage structures, storm sewers, grates, inlets, detention ponds, etc., with pipe sizes, grades and direction of flow and associated drainage easements, if any.
- Limits of existing flood hazard areas within and adjacent to the property, accurately showing the limits of building encroachments and earth fill within this area, with 100-year water surface elevations and proposed finished floor elevations denoted. For any encroachment of buildings or fill in the flood hazard area, the developer must have previously met the requirements set forth in chapter 46.
- Location of existing and proposed utilities (water, sanitary sewer, cable

television, gas, electric and telephone) with service sizes, tap and meter locations, service types, grades and direction of flow. Also, related easements that will accommodate more than one utility shall be shown and described.

- Location of power poles, guy wires, pad mount transformers, and other major electrical equipment.
- Location of existing and proposed fire hydrants and the vehicle lay-of-hose distance.
- Location of existing and proposed contour lines with spot elevations for proposed top-of-curb and parking lot slabs. The city engineer will determine the extent to which this information will be shown in accordance with chapter 46.
- Location and screening or other description to indicate control and handling of solid waste. Indicate location and size of dumpster pad when dumpster is to be used.
- The planned use or uses of the site.
- The location and design of any off-street parking areas, including handicapped parking and loading areas, showing size and location of spaces, bays, isles, ramps and barriers in compliance with city standards and Texas Accessibility Standards. All customer parking areas must be clearly defined on the site plan and must be separate from areas to be used for display.
- Name of development, legal description of property, north arrow, scale, acreage name and address of record owner and engineer, draftsman, architect and land planner.
- Both vicinity map and site plan shall be oriented with parallel north arrows. North arrow shall be oriented generally upward.
- Zoning designation as determined by the official zoning map.
- Landscaping plan as required by article VII.
- Address of property as assigned by planning and development services.
- Area designated for placement of debris during construction and wash out area for concrete trucks.
- Location and pavement type for temporary access for vehicles during construction. See section 62-296 access standards.
- Location of all waste water pre-treatment devices and sampling well, as applicable.
- All existing and proposed signage, including height, square footage, setbacks, and landscaping.
- Additional information or engineering data, in such form and content as necessary, to determine that the site plan meets the standards of the city.