IH-35E Corridor Overlay Core Subdistrict Checklist

The following checklist is intended as a guide in the IH-35E Core District. Not all sheets will be applicable to all projects and additional information may be required by staff to ensure district standards are met. Please refer to Table 1. Applicability Matrix in the IH-35E Corridor Overlay District Ordinance for the specific requirements depending on the nature of your project. If you have questions, please contact Planning at 972-219-3455.

All sheets

- ☐ Sheet size of 22x34”
- ☐ Graphic scale
- ☐ North Arrow
- ☐ Title Block:

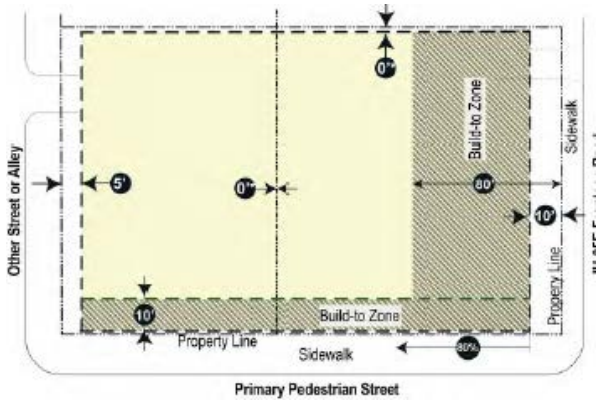
Engineering Site Plan
For
Name of the Project
*Name of the Addition**
Lot(s) & Block(s) & Phases(s)
Total Acreage
Zoning

Cover Sheet:

- ☐ The Cover sheet should contain the following: Title Block, Vicinity Map, Contact Information, Staff Signature block, Utility Signature block, Drawing Sheet Index, and any Administrative Modifications or Alternative Standards. If Administrative Modifications or Alternative Standards are requested, also include a request letter with reason for request

Site Plan:

- ☐ A layout of the site showing building footprint, parking, sidewalks, walkways, vehicular circulation and landscaping areas
- ☐ Label width and materials for sidewalks and walkways
- ☐ A summary table for building square footage and total number of parking spaces required for each proposed classification (non-residential/residential), R.O.W. dedication, percent private/public open space, square footage or acreage (if applicable) and list Impervious Surface in Sq.Ft.
- ☐ Location map 1" = 1,000' (Must use city base map) on both the Cover Page and Site Plan. Contact Engineering at 972-219-3777 for more information
- ☐ Name, address and phone number of contact person of developer, owner or builder, engineer or surveyor
- ☐ Build-to Zones shall be shown. Provide minimum and maximum along all street frontages. On primary pedestrian streets label percentage of frontage with a building in the build-to zone



- ☐ Distances and bearings of the lot including total land area, subdivision lot and block designation and phase lines. The entire platted lot shall be shown on the site plan
- ☐ Iron rods shall be set or found and shown on site plan
- ☐ Streets:
  - ☐ Label adjacent street types, indicate if a primary pedestrian street
  - ☐ Label private vehicular routes, indicate if a primary pedestrian street
  - ☐ Label Street names and R.O.W. width
- ☐ Zoning of subject lot and adjoining property
- ☐ Easements, deed restrictions or encumbrances which impact development of the lot
- ☐ Control of access lines, corner clips and clear vision areas
- ☐ Show shared access easements across all developments
- ☐ Parking layout, including maneuvering as well as loading and unloading service areas and required truck berths.
- ☐ Show all driveways and access points to parking area. If new drive aisles proposed label width and radii, also show continuation of sidewalk treatment across driveway.
- ☐ Screening devices – Label height and materials
- ☐ Administrative Modifications and/or Alternative Standards shall be listed on the face of the site plan
- ☐ Show location of all proposed free-standing signage
- ☐ Show outside storage, if none add note: "No outside storage proposed."
- ☐ Designate all building entrances and the primary entrance
- ☐ Label building height

Elevations:

- ☐ Full scaled drawings for each elevation, including parking structures
- ☐ 11"x17" Color Elevations Sheets
- ☐ Label each elevation by cardinal direction. Indicate if elevation fronts a primary pedestrian street
- ☐ Label height, including first floor plate and overall building height
- ☐ Label building material and colors - materials and colors must be consistent across the entire site
- ☐ A summary table showing the percentage of building materials per elevation, including glass and articulations
- ☐ Show any lighting that will be attached to the building façade and light fixtures
- ☐ Include details of the proposed screening devices found on the building, including height and materials

Landscape Plan:

- ☐ Site Layout showing the location of all plant materials
- ☐ A summary table showing all plant types and quantity of each type per street frontage, parking area, primary pedestrian street and overall site
- ☐ Label street types, and indicate if primary pedestrian street
- ☐ Location, dimension, material and color of all hardscaping
- ☐ Irrigation plans illustrating connections to main water line through a separate irrigation meter or off of main water meter
- ☐ If open space is required, show location, acreage, percentage of developments and indicate if private or public

Tree survey and mitigation plans

☐ Location of all existing trees, labeled with corresponding number

☐ Show building footprints, easements, fire lane, and street R.O.W.

☐ Table indicate tree number, species, DBH, status as protected or exempt, and proposed to be preserved or removed

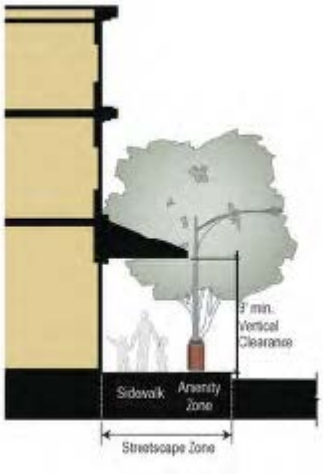
☐ Summary table with total number of trees preserved, removed, and mitigation required

Street and Streetscape Plans (*Can be combined with landscape plan)***:**

☐ Site Layout showing the location of Street Trees, Sidewalk Paving, Street furnishings, Lighting and other Pedestrian Amenities

☐ A summary table showing all streetscape elements and quantity of each type

☐ Illustrations delineating the streetscape zone elements



☐ If new streets or private vehicular routes are proposed, show a cross section of each

Grading

☐ Show proposed and existing contours of entire site

Drainage

☐ The drainage area map shall include the size of areas, storm frequency, duration data, amounts of runoff, points of concentration and any additional data necessary for the proper design of drainage facilities.

Storm Sewer

☐ A plan and profile of proposed storm sewer system showing hydraulic gradient and hydraulic data, pipe grades and sizes, manholes, inlets, pipe connections, culverts, etc.

Water

☐ A plan and profile of proposed water distribution system showing pipe sizes, the location of valves, fire hydrants, fittings and other appurtenances

Sanitary Sewer

☐ A plan and profile of the proposed sanitary sewer system with pipe grades and sizes, manholes, cleanouts and other appurtenances

Other

☐ Construction details for all site improvements

I certify that I have read the checklist above and provided complete information for all items listed and applicable to this project.

_____ _____

Name of Engineer Signature