



# Non-Residential Development Site Plan Review Checklist

*The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.*

Applicant	
Reviewed By	
Date	

*Place "X" or check mark in appropriate box. Place "N/A" in boxes where the line item is "not applicable".*

<b>Submission Materials</b>	
	Copy of site plan.
	Electronic version of plat on CD (.PDF and .DWG)
	Development agreement
	Copy of covenants, conditions, restrictions, and agreements
<b>General</b>	
	Date of preparation or revision letter (suggested).
	Plan drawn to scale.
<b>Features</b>	
	Applicant's name, address, and telephone number, and legal interest in the property.
	Owner's name and address.
	Owner's signed consent to the filing of the application.
	Street address (or common description) of the property.
	Zoning classification and present use of the subject property.
	The proposed use or uses and a general description for the proposed development.
	A survey, certified by a registered professional land surveyor, showing existing and proposed property boundary lines with dimensions, easements, roadways, rail lines and public rights-of-way crossing and adjacent to the subject property.
	Maps showing the location, size, use and arrangements of all proposed buildings and computations showing height in stories and feet, total floor area, total square feet of ground area coverage of proposed and existing buildings which will remain, if any.
	Location, dimensions and number of all vehicular and pedestrian circulation elements, including streets and roadways, driveways, entrances, curbs, curb cuts, parking stalls, loading spaces and access aisles; sidewalks, walkways and pathways; refuse areas.

	Location and size of existing and proposed electric, water, and sewer utilities on and adjacent to the site and fire hydrant locations.
	Size and direction of flow of all existing and proposed surface/subsurface drainage facilities, including culverts, drains and detention ponds.
	Location, size and arrangement of all outdoor signs.
	Location and direction/intensity of all outdoor lighting.
	Architectural renderings or elevations of proposed structures.
	Location, designation and total area of all open usable space.
	Detailed landscaping plan prepared by landscape architect, landscape contractor, or landscape designer.
	Adjacent land uses and improvements within 200 feet of the subject property.
	Location of hazardous chemical storage.
	Scale shall be shown
	Location of any on-site items (kiosks, sanitation containers, drop boxes, etc.).
	Location and type of all existing and proposed screening.
	Mechanical heating and air conditioning equipment shall be screened from view from the public right-of-way and from adjacent residential properties.
	Lighting for the subject property will be constructed in conformance with Section 12 of the City of Farmersville, Texas Code of Ordinances.
<b>Site Circulation and Parking</b>	
	Site circulation and parking details shown on site plan sheet(s).
	Drive approach dimensions and radii.
	Delineation and width of internal circulation roadways.
	Distances between driveways and intersecting streets.
	Number of required parking spaces and number of parking spaces provided, including handicapped parking spaces.
	Parking dimensions.
	Stacking spaces and drive-through lane location.
	Location of curb stops relative to front of parking stall. (Note: Wheel stops are not permitted in lieu of curbs).
	Handicapped ramps (required at all intersections).
	Building entrances.
	Sidewalk dimensions.
	Fire lanes meeting fire code standards.
	Location and dimension of delivery truck docks.
	Location and dimension of loading spaces.
	Location of bay doors.
	Sanitation container locations.
	Medians, islands, barriers, and channelization.
	Width of adjacent streets, alleys, or other access abutting property.
	Length, width, and taper of turn bays.
	Directional signage and directional arrows for one-way traffic driveways.
<b>Utility Plan</b>	
	Utility plan details shown on separate sheets from the site plan.

	Existing and proposed water mains (include size and valve locations).
	Water meter size and location.
	Existing and proposed sewer mains (include size, manholes and cleanout).
	Sewer service size (provide cleanout at property line).
	Existing and proposed utility easements including the associated utility line (public or private) and its size.
	Existing and proposed fire hydrants (including any nearby off-site hydrants).
	Existing and proposed fire lines, fire sprinkler connections, and appurtenances.
	Location and size of irrigation meters.
	Location and size of grease and sand traps.
	Location and size of sampling pits. and,
	Location and type of pretreatment.
<b>Drainage Plan</b>	
	Drainage plan details shown on separate sheets from the site plan.
	Existing and proposed elevation at critical points.
	Drainage area map (if site is over one acre).
	On-site collection system, including stormwater detention areas and detention ponds.
	100-year flood elevation (if in floodprone area)
	Erosion hazard setback easement.
	Existing and proposed contours at two-foot intervals.
	Existing and proposed drainage structures (include size and type).
	Existing and proposed culverts (use six-to-one sloped headwall).
	Direction of surface drainage (must be discharged into existing waterway or public right-of-way).