



Concept 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.

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| Name of Subdivision | |
| Owner | |
| Reviewed By | |
| Date | |

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

| Preapplication Conference | |
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| | Review application form to confirm applicant requested and attended pre-application conference with appropriate City officials. |
| | Verify of proper zoning |
| Submission Materials | |
| | Six copies of plan. Dimensions should be 24" X 36". |
| | Original certified tax certificate |
| | Utility service provider letters |
| | Proof of land ownership document |
| | Electronic version of plan on CD (.PDF and .DWG) |
| | Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway |
| | Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only) |
| | Development schedule |
| | Copy of covenants, conditions, restrictions, and agreements |
| | Traffic study (as required by City Engineer) |
| General | |
| | Date of preparation. Revision letter suggested. |
| | The plat shall state the name, address, and telephone number of the owner |
| | The plan shall state the name, address, and telephone number of the surveyor and/or engineer |
| | Indicate the total acreage and legal description |

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| | Provide a small scale vicinity map on the plan indicating the location of the subdivision in relation to other subdivisions major roads, towns, cities, counties and/or topographical features. Indicate city limits and/or ETJ or indicate by note all within city limits or ETJ |
| | Provide north arrow and scale (both graphical and written) |
| | Contours with intervals of two (2) feet or less |
| | Indicate the location of creeks, rivers, washes, gulleys, ponds, wells, lakes and wetlands in addition to any floodway and one hundred (100) year floodplain within the property |
| | Indicate trees over 6” in caliper |
| | Indicate the location of any groves or stands of trees or wooded areas including any majestic or historic trees |
| | Indicate any places, natural features, or structures of local or historic significance |
| | Indicate any areas of existing impervious coverage and the location of any transitions from natural land to impervious surface |
| | Lot and block numbering are provided and match the legal description of the property |
| | Include a metes and bounds description of the overall tract |
| | Indicate a conceptual representation of proposed uses and general representation of proposed improvements |
| | Identify all areas to be dedicated to the City or to have public easements |
| | Locate all proposed screening between the site and adjacent property |
| | Indicate each phase of development if separate phases are proposed |
| | Indicate the location of collector roadways proposed within the development, right-of-way widths, and the location of collector access points to abutting or adjoining streets and highways |