

S13

SPECIFIC APPLICATION FORM - CONSTRUCTION PLANS

Section 3.8 (7) of the Unified Development Code

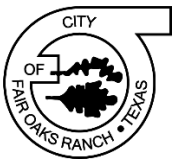
All documents shall be sent via email or through ShareSync/FTP file. The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- ☐ Approval of the Preliminary Plat.
- ☐ A completed Universal Application and checklist signed by the owner/s of the property.
- ☐ A copy of the approved Preliminary Plat and Concept Plan (if required).
- ☐ Payment of all other applicable fees (see Schedule of Fees).
- ☐ Location/vicinity map showing the location, boundaries of the proposed development, adjacent subdivisions, and the streets in the vicinity of the site. Indicate scale or not to scale (NTS) and provide north arrow.
- ☐ Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- ☐ A copy of the legal description (metes and bounds) of the area encompassing the concept plan request. A copy of the Preliminary Plat and Concept Plan should be provided.
- ☐ All plan sheets shall be in a "PDF" format and include a shapefile for property boundary where applicable.
- ☐ All plans must be drawn and sealed by a Registered Professional Engineer (P.E.) licensed in the State of Texas and the design must be in accordance with the City of Fair Oaks Ranch policies and standards, and Unified Development Code (UDC) that can be found on the city website.

1. SITE DATA: Page # _____

At the minimum, all drawings shall provide the following information:

- ☐ Acreage in total tract
- ☐ Average lot size
- ☐ Total number of lots
- ☐ Total linear footage of infrastructure chart, Page # _____
 - ☐ _____Streets (List individually in lengths)
 - ☐ _____ Water mains (Identify size and length)
 - ☐ _____ Sewer mains (Identify size and length)



City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

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- ☐ ____ Number of valves (For each size)
- ☐ ____ Number of fire hydrants
- ☐ ____ Number of manholes
- ☐ ____ Other (Any additional appurtenances)

2. GENERAL INFORMATION: Page # ____

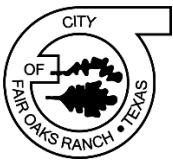
- ☐ Copy of Preliminary Plat of the property, indicating easements and right of way
- ☐ Boundary of tract by courses and distance with references
- ☐ Tie to Texas grid coordinate system
- ☐ Vicinity map (add scale)
- ☐ Scale of drawings and bar scale
- ☐ North arrow
- ☐ Location of benchmark with M.S.L. elevations
- ☐ Seal and signature of registered P.E. each page
- ☐ All easements identified and dimensioned

3. STREETS, SIDEWALKS, TRAILS (Public or Private): Page # ____

- ☐ Horizontal alignment with radii, point of curve (P.C.), and point of tangent (P.T.) of all curves
- ☐ Vertical alignment with centerline grades, vertical curve lengths and station and elevation of all point of vertical curves (PVC's), and point of vertical tangents (PVT's), and centerline profile
- ☐ Dimensioned right of way and widths of streets, sidewalks, trails, crosswalks, signalization, ADA requirements for parking, etc.
- ☐ Pavement marking plans and sections with types of materials
- ☐ Traffic signage and lighting plans
- ☐ Typical cross section including base/pavement design and any required amendments to sub-grade

4. STORM DRAINAGE: Page # ____

- ☐ Ditches, swales, channels, storm drainage pipes, inlets and drainage easements adjacent to the project shown
- ☐ All storm drainage pipes shall include the following information (at a



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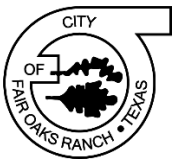
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minimum): pipe size, length of line, slope of line, type of pipe and distance from nearest property line

- ☐ Size and location of existing and proposed culverts, storm drains and other drainage features within the street, street right-of-way or roads adjoining the tract
- ☐ Type, size and location of stormwater best management practice(s)
- ☐ Permanent drainage easements (labeled) for storm sewers and ditches outside of the streets right-of-way, where the system is maintained by the City or Private
- ☐ Details of Stormwater management device agreements and any ~~or~~ other private drainage easements shall be noted
- ☐ Show 20-foot drainage easement along drainage system (easements shall be centered on the systems)
- ☐ Show location of all drainage structures including type of structure (frame, grate, and box, and drop inlet). Need to show all elevations including top of structure and pipe flowlines
- ☐ Show retention / detention ponds with calculations.
- ☐ Show locations of all drainage ditches, and a typical drainage ditch section
- ☐ Headwall or flared end dimensions and elevations as well as the pipe invert
- ☐ Flow arrows indicating direction of flow (flow arrows)
- ☐ Certification by registered P.E. that the ditch soil compaction meets City specifications
- ☐ Profiles for all public and private storm drainage systems

5. WATER SYSTEM: Page #_____

- ☐ Overall master plan of project (including all phases)
- ☐ Water and sewer drawings may be shown on same sheet or separate. Include common stationing for both systems (if applicable)
- ☐ Stationing of water laterals (services)
- ☐ Pipe size and material labeled
- ☐ Show minimum separation-between water, sanitary and storm sewer
- ☐ All valves and blowoffs shall have at least two dimensions from fixed landmarks (i.e. hydrants, manholes, light poles, etc.) on the water sheet and in a magnified inset. Include description of size and type of valve on water sheet



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- ☐ Ditch soil compaction shall meet city specifications
- ☐ A separate, recorded easement for utility extensions outside public rights of way
- ☐ Water systems including tap sizes, location and station, fire hydrants, valves, pumps and water towers

6. SANITARY SEWER SYSTEM: Page #_____

- ☐ Overall master plan of project (including all phases)
- ☐ Water and sewer drawings may be shown on same sheet or separate. Include common stationing for both systems (if applicable)
- ☐ Stationing of sewer laterals (services) and show stationing of piers when applicable
- ☐ Pipe size and material labeled
- ☐ Minimum separation between water, sanitary and storm sewer shall be shown on plans
- ☐ Rim, invert and grade elevations shall be shown in plan and profile
- ☐ Grades of sewer lines and angles at manholes
- ☐ System shall be installed in accordance with the sewer extension agreements, and ditch soil compaction shall meet City specifications
- ☐ A separate, recorded easement for utility extensions outside public rights of way
- ☐ Drainage systems including drainage easements, wastewater lines, manholes, and lift stations

7. MISCELLANEOUS: Page #_____

- ☐ Overall utility map and associated utility easements showing water, wastewater, gas, electric, telephone, storm water, reuse water, fiber, cable tv lines, etc. are non-conflicting
- ☐ Details of demolition of trees, concrete/asphalt, utilities or buildings, etc. to be removed prior to new construction
- ☐ Tree survey and preservation plan, protection of environmentally sensitive features
- ☐ Existing and proposed contours of the site
- ☐ Permanent Monument Markers