

# S16

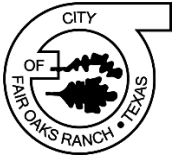
## SPECIFIC APPLICATION FORM -SITE DEVELOPMENT PERMIT

### Section 3.9 (6) of the Unified Development Code

A Site Development Permit is required prior to any excavation, clearing, or other land alteration for the purpose of development within the City limits. The applicant must submit a Site Plan for review and approval by Staff prior to issuance of a Site Development Permit.

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:

- ☐ A completed Universal Development Application and checklist signed by the owner/s of the property. Additional application form/permit is not required.
- ☐ Payment of all other applicable fees (see Schedule of Fees).
- ☐ A copy of the approved plat.
- ☐ A copy of the Concept Plan, if applicable.
- ☐ Location/vicinity map showing the location and boundaries of the site. Indicate scale or not to scale (NTS) and provide north arrow.
- ☐ Site plan showing all existing and proposed buildings, auxiliary buildings, cultural and recreational facilities if provided, setbacks, streets, topographic conditions of the site, floodplains and watercourses, watercourses alteration and recharge zones, public and other improvements, parking requirements, driveways, sidewalks, compliance with the ADA standards, loading zones, fire lanes, lighting, screening, fencing, and other site improvements in conformance with the UDC.
- ☐ Construction plans, approval of floodplain development permit and development agreement, if applicable.
- ☐ Storm drainage plan.
- ☐ Landscaping Plans showing:
  - i. Irrigation schematic;
  - ii. Landscape materials, trees, shrubs, groundcover, turf, and other vegetation; planting symbols and plants labeled by botanical name, common name, and container; size, spacing and quantities of each group of plants indicated;
  - iii. Property lines and street names;
  - iv. Streets, driveways, walkways, and all other paved areas;
  - v. Pools, ponds, channels, other water features, fences, and retaining walls;



## City of Fair Oaks Ranch

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- vi. Existing and proposed buildings and structures if applicable;
  - vii. Natural features including but not limited to topography, rock outcroppings, existing trees, and shrubs that will remain;
  - viii. Tree staking, plant installation, soil preparation details, and any other applicable planting and installation details;
  - ix. A calculation of the total landscaped area, and
  - x. Designation of recreational areas.
- ☐ Irrigation Design Plan, that meets the City of Fair Oaks Ranch Water Conservation requirements (City Ord. 13.06 Water Conservation Plan), and the following fixtures and conditions will be submitted as part of the Landscape Documentation Package:
- i. Location, type, and size of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rainswitches, quick couplers, and backflow prevention devices;
  - ii. Static water pressure at the point of connection to the public water supply.
  - iii. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (psi) for each station.
  - iv. Ensure compliance with the City Cross-Connection Control and Backflow Prevention Ordinance.
- ☐ Approval of stormwater permit, if applicable.
- ☐ Sign permit application is a separate application and can be submitted at a later date.
- ☐ Building floor plan with all dimensions, gross floor area, number of units, and building elevations.
- ☐ Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.