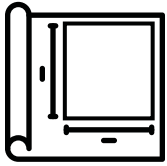


SITE DEVELOPMENT CHECKLIST (CONTINUED)



General Items

Tree Survey

A Tree Survey of all desirable trees (trees listed on the City's preferred plant list) 8" DBH and above and 4" DBH and above in the 25' landscape Corridor Overlay setback.

Provided N/A

Tree Protection

- Tree protection plan shown on the Erosion and Sediment Control Plan.
- City of Austin Tree Protection detail included in the Engineering drawings.

Landscape Plan showing:

- If the site is over 2 acres all Landscape sheets are signed and sealed by a Licenced Landscape Architect or Architect (Chapter 14, Section 14.07.006 (a)(3)).
- Indication of existing trees to be removed and/or preserved. Graphically representing removed trees with a dashed circle and preserved with a solid circle.
- A parking lot island with a shade/canopy tree within 50' of every parking space.
- Parking lot screened 60% from street view and adjacent properties.
- Detention pond screened 60% from street view and adjacent properties.
- Loading zones screened from street view.
- A statement provided on plans that outdoor condensers, utility huts and other building equipment shall be screened from view on all sides.
- Street yard area indicated on plan and calculations.
- Tree preservation calculations.
- Tree mitigation calculations and mitigation fees owed, if applicable.
- A plant schedule indicating trees, shrubs, grasses and groundcovers as well as proposed caliper and gallon size.
- Compatibility buffer between differing zoned uses (ex. Light Industrial and Residential) that complies with Chapter 14, Article 14.07.006 (b)(7) and (9) of the Cedar Park Code.
- All existing and proposed utility lines and proposed contour lines with contour elevation number.

Landscape Details

Planting and Installation details in accordance with sound horticultural practices.

Irrigation Plan

An Irrigation Plan showing the location of the proposed irrigation system or hose connections. If utilizing hose lay, show hose lay diameter on plans.

Parkland Dedication

For residential developments: calculation of Parkland Dedication acreage to be dedicated or fees owed.

Lighting

Lighting locations are included and the following note is on the site plan.

Light sources shall be completely concealed within opaque housings and shall not be visible from adjacent streets or properties. All exterior lighting fixtures shall be full cut-off type fixtures. Lighting fixtures shall be no more than twenty-five (25) feet in height as measured from adjacent, finished grade. Lighting fixtures located within fifty (50) feet of any residential use shall not exceed fifteen (15) feet in height.

Neighborhood Business (NB) Zoning District

This plan set complies with the Neighborhood Business (NB) design standards pursuant to Chapter 11, Section 11.03.06.02. C.

Mixed Use (MU) Zoning Only:

This plan set complies with the Mixed Use (MU) design standards pursuant to Chapter 11, Section 11.03.06.05.

Planned Development (PD) Zoning Only:

This plan set complies with the standards pursuant to adopted Zoning Ordinance # _____