



Development Services Intake
 450 Cypress Creek Road, Building 2
 Cedar Park, TX 78613
 Office: 512-401-5100
 Fax: 512-258-1471

Project Name: _____
 Submittal Date: _____
 SD Permit #: _____
 (City will assign)



SITE DEVELOPMENT PERMIT

APPLICATION & CHECKLIST

This application is to assist the applicant in preparing a proposal that meets City requirements pursuant to Chapters 11, 12 and 14 of the City of Cedar Park Code of Ordinances.

APPLICATION COMPLETENESS CERTIFICATION All are required unless not applicable

PROVIDED
 applicant
 must check

	Completed and Signed Application/Checklist Please note that each subsequent submittal will require a written response for all changes.	<input type="checkbox"/>
PLANS	Uploaded plans in PDF format, using Arial font with a minimum resolution of 300dpi. All sheets must be facing the correct direction and shall be combined into one plan set. The plan set must include an index of all sheets in the plan set. For plans greater than 10 pages in length, each page shall be bookmarked with the title of the sheet name and page number.	
	Four (4) collated and rolled sets of plans (22" x 34") submitted to Development Services Intake 450 Cypress Creek Road, Building 2 Clearly label each sheet. Include the title of each sheet and appropriate section (i.e. site plan, landscape plan, grading plan, etc.) along the right edge, visible when rolled up and include the following sheets:	<input type="checkbox"/>
	Cover Sheet	
	Final Plat	<input type="checkbox"/>
	Site Plan	<input type="checkbox"/>
	Drainage Plan	<input type="checkbox"/>
	Utility Schematic Plan	<input type="checkbox"/>
	Erosion and Sediment Control Plan	<input type="checkbox"/>
	Grading Plan	<input type="checkbox"/>
	Fire Protection Plan	<input type="checkbox"/>
Landscape Plan	<input type="checkbox"/>	
Tree Preservation Plan	<input type="checkbox"/>	
Architectural Elevations	<input type="checkbox"/>	
SUPPORTING DOCUMENTS	Provide a proof of submittal form that indicates the plans have been submitted to the Texas Department of Licensing and Regulation (TDLR) for review for compliance with the Architectural Barriers Act.	<input type="checkbox"/>
	TIA Determination	<input type="checkbox"/>
	Engineering Summary Report describing the site, utilities, water quality, detention, and transportation improvements	<input type="checkbox"/>
	Geotechnical Report with borings and pavement recommendations	<input type="checkbox"/>
	Drainage Report with all assumptions and calculations, using best available data (including Atlas 14)	<input type="checkbox"/>
Original Tax Certificates	<input type="checkbox"/>	

APPLICANT NAME: _____ **SIGNATURE:** _____

By signing this I am acknowledging all required documents are provided in this submittal.



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SITE DEVELOPMENT PERMIT

APPLICATION & CHECKLIST

This application is to assist the applicant in preparing a proposal that meets City requirements pursuant to Chapters 11 and 14 of the City of Cedar Park Code of Ordinances.

INSTRUCTIONS

- » The City recommends you request a pre-development meeting prior to submission of a site development application. Submit a Pre-Development Meeting Request Form to the Development Services Coordinator: <https://www.cedarparktexas.gov/home/showdocument?id=14724>
- » Fill out the following application and checklist and upload online at www.mygovernmentonline.org. Current applications and city ordinances are located on the City's website (www.cedarparktexas.gov)
- » If you have any questions regarding site plan regulations, please contact city staff.
- » Submittals are due by NOON on the application submittal date. See attached schedule. Incomplete applications cannot be accepted for review.
- » Double permit fees will be charged for work started prior to obtaining permits.
- » If public improvements are proposed, separate public improvement construction plans will be required to be submitted with the Site Development Permit application. Examples of public improvements include utilities such as water and wastewater, roadway improvements, or public sidewalks.

SUBMITTAL REQUIREMENTS

All required materials completed and uploaded to www.mygovernmentonline.org

- A completed and signed Application & Checklist Form uploaded to www.mygovernmentonline.org
- Uploaded plans in PDF format merged/combined together, using an Arial font with a minimum resolution of 300 dpi, facing the correct direction and include an index listing of all plan pages included and bookmarked & labeled.
- Engineering Summary Report
- Geotechnical Report
- Drainage Report - Include copies of the electronic models
- Provide a proof of submittal form that indicates the plans have been submitted to the Texas Department of Licensing and Regulation (TDLR) for review for compliance with the Architectural Barriers Act.
- TIA Determination
- Original tax certificates
- Four (4) collated and rolled sets of plans (22" x 34") submitted to Development Services Intake 450 Cypress Creek Road, Building 2. Clearly label each sheet. Include the title of each sheet and appropriate section (i.e. site plan, landscape plan, grading plan, etc.) along the right edge, visible when rolled up.
- Filing Fee (paid Online or provide a check made out to the City of Cedar Park)

PROJECT INFORMATION

Project Name: _____

Project Address: _____

Subdivision Name: _____ Lot: _____ Block: _____ Section: _____

Zoning District: _____ PUD Ordinance No: _____

Future Land Use Category (as identified on the Future Land Use Plan) _____

Square Footage: _____



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APPLICANT INFORMATION

Owner's Name: _____

Address: _____

Phone: _____ Cell: _____ Email: _____

Owner's Signature: _____ Date: _____

The signature of the owner authorizes City of Cedar Park staff to visit and inspect the property for which this application is being submitted and that all required documents are provided in this submittal.

I will represent my application.

I hereby authorize the person named below to act as my agent/applicant in processing this application.

Agent/Applicant Name: _____

Address: _____

Phone: _____ Cell: _____ Email: _____

FILING FEE CALCULATION

Review Fee (cumulative)

- A. \$0.04 per sq ft 0 - 50,000 sq ft of impervious cover
- B. \$0.02 per sq ft 50,000 -100,000 sq ft of impervious cover
- C. \$0.01 per sq ft 100,000 - 200,000 sq ft of impervious cover
- D. \$0.002 per sq ft over 200,000 of impervious cover

Total Impervious Cover (Sq Ft)	_____
	\$.04 X 50,000SF + \$ _____
EXAMPLE	\$.02 X 50,000SF + \$ _____
750,000SF	\$.01 X 100,000SF + \$ _____
	\$.002 1 X 550,000SF + \$ _____

Construction Fee (flat fee)

- \$125.00 for impervious cover from 0 - 50,000 sq ft + \$ _____
- \$150.00 for impervious cover from 50,000 - 100,000 sq ft + \$ _____
- \$250.00 for impervious cover from 100,000 - 200,000 sq ft + \$ _____
- \$500.00 for impervious cover over 200,000 sq ft + \$ _____

Industrial Pre-Treatment Plan Review + \$ 25

Fire Marshal Plan Review + \$ 50

Non-Refundable Base Professional Fee Recovery + \$ 200

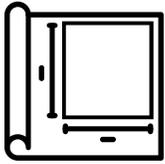
TIA Review Fees (if applicable)

- \$1,500 for 2,000 - 5,000 trips per day + \$ _____
- \$2,400 for 5,001 - 10,000 trips per day + \$ _____
- \$3,300 for 10,001 - 15,000 trips per day + \$ _____
- \$3,700 for 15,001 + \$ _____
- TIA Revision = 1/2 current TIA fee + \$ _____

TOTAL FEE (due at the time of application) + \$ _____

SITE DEVELOPMENT CHECKLIST

Please note that the checklist is required to be filled out by the applicant or designated agent. Place a checkmark on the line in front of the number if you have complied with that item. If the checklist item is not applicable to your application, indicate such. This checklist is provided only as a guide. All site plan requirements cannot be reflected on this checklist.



General Items

Plan Set

Plan sets shall be printed at 22" x 34", signed and sealed by a licensed professional engineer. Each section heading represents a plan sheet associated with the submittal. The following sheets shall be included:

- Cover Sheet
- Final Plat
- Site Plan
- Drainage Plan
- Erosion and Sediment Control Plan
- Utility Schematic Plan
- Grading Plan
- Fire Protection Plan
- Landscape Plan
- Tree Preservation Plan
- Architectural Elevations

*Additional sheets can be included to support your application

Scale

Plans are drafted at an appropriate engineering scale. Scale 1" = some number of feet divisible by 10 and labeled clearly on plan. Plans should not be prepared smaller than 1" = 60'.

Numbered Sheets

All sheets shall be numbered in numeric order without letters (e.g. 1, 2, 3, etc.), not C-1, E-1, etc. These numbers shall be provided in the bottom right corner of every sheet and include the total number of sheets. Display as Sheet # of #.

Signature Block

The cover sheet shall include the following city staff signature block.

<https://www.cedarparktexas.gov/home/showdocument?id=14144>

Project Description

Provide a "Project Description" prominently on the cover sheet, noting the type of development, the number of stories and square footage of the building(s) and the total site size. This description will appear verbatim on the released site development permit for this case.

Site Information

The following information should be completed and placed on the cover sheet:

Owner: _____ Address: _____

Phone: _____ Cell: _____ Acreage: _____ Total Impervious Cover: _____

Legal Description: _____

Address: _____

Land Use Summary: *[square footage of building(s) for each land use and number of units if multi-family]*

Zoning: _____ Date: _____

Person Preparing Plan: _____ Company: _____

Address: _____

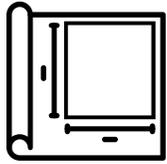
Phone: _____ Cell: _____

Engineer: _____ Company: _____

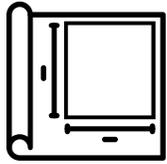
Address: _____

Phone: _____ Cell: _____

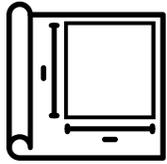
Provided N/A

SITE DEVELOPMENT CHECKLIST (CONTINUED)

General Items

	Provided	N/A
Property Address On the cover sheet, list the address of property as assigned by the planning department.	<input type="checkbox"/>	<input type="checkbox"/>
Location Sketch On the cover sheet, include site location sketch with north arrow, site watershed (Edwards Contributing Zone, Edwards Recharge Zone, or Lake Travis Watershed).	<input type="checkbox"/>	<input type="checkbox"/>
Engineer's Statement On the cover sheet, add following note "All responsibility for accuracy of these plans remain with the engineer who prepared them. In reviewing these plans, the City of Cedar Park must rely on the adequacy of the work of the design engineer"	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Map Panel ID On the cover sheet, add the floodplain note with FEMA Map Panel ID, revision date and zone information for the site.	<input type="checkbox"/>	<input type="checkbox"/>
City of Cedar Park Standards Use the City of Cedar Park general notes for subdivision and site plans on a sheet immediately after the cover sheet. Fill out appropriate information in General Note 3, Street Note 6, Wastewater Note 7, and Water Note 5. Latest notes can be found at: https://www.cedarparktexas.gov/departments/public-works/documents	<input type="checkbox"/>	<input type="checkbox"/>
Water and Wastewater Proposed water and wastewater utilities to be provided by: <ul style="list-style-type: none"> <input type="checkbox"/> City of Cedar Park <input type="checkbox"/> Williamson/Travis County MUD #1 <input type="checkbox"/> Private wells <input type="checkbox"/> Septic tanks or other individual sewage treatment system <input type="checkbox"/> Other _____ 	<input type="checkbox"/>	<input type="checkbox"/>
Boundary Lines - All boundary lines are (drawn with heavy line) with metes and bounds description. - A Northing and Easting coordinate noting the survey Point of Beginning displayed in feet using the NAD 1983 State Plane Texas Central FIPS 4203 coordinate system	<input type="checkbox"/>	<input type="checkbox"/>
Property Lines All property lines of adjacent properties showing (where applicable) the names and lot lines of adjacent approved preliminary and final plats.	<input type="checkbox"/>	<input type="checkbox"/>
Residential Density For residential site plans, a table showing the number of living units, the acreage of the lot and the units per acre.	<input type="checkbox"/>	<input type="checkbox"/>
Roadway Plan Roadway Plan Site plan complies with the City of Cedar Park Roadway Plan.	<input type="checkbox"/>	<input type="checkbox"/>
Existing Transportation Features and Watercourses Location of the centerline of existing watercourses, railroads and other similar drainage and transportation features.	<input type="checkbox"/>	<input type="checkbox"/>
Easements Please note that locations and sizes of proposed easements will need to be included on the plans as the information becomes available. Proposed easements and associated documents will need to be reviewed and required Site Development Permit approval.	<input type="checkbox"/>	<input type="checkbox"/>
Building Lines All existing and proposed building lines are shown.	<input type="checkbox"/>	<input type="checkbox"/>
Setbacks Dimensions are provided for improvements, building setbacks and easements.	<input type="checkbox"/>	<input type="checkbox"/>

SITE DEVELOPMENT CHECKLIST (CONTINUED)

General Items

	Provided	N/A
Sidewalks Location and dimensions of sidewalks are shown. (Note: Sidewalks are required on both sides of all streets.)	<input type="checkbox"/>	<input type="checkbox"/>
Engineering Summary Report Describe the site, utilities, water quality, detention, and transportation improvements.	<input type="checkbox"/>	<input type="checkbox"/>
Erosion and Sediment Control Plan showing: <input type="checkbox"/> A note stating "All disturbed areas shall be re-vegetated to meet the requirements of the City of Cedar Park's ordinances." <input type="checkbox"/> A note stating "Additional erosion control measures may be required by inspector at time of construction."	<input type="checkbox"/>	<input type="checkbox"/>
Grading and Drainage Plan showing: <input type="checkbox"/> Existing and proposed contours at 1-ft. intervals. <input type="checkbox"/> Location of proposed temporary and permanent erosion controls. <input type="checkbox"/> Location of proposed grading and construction details for stormwater detention facilities (and water quality facilities if applicable). <input type="checkbox"/> Location of on-site stormwater conveyance system. <input type="checkbox"/> Runoff and stormwater detention calculations comparing existing and proposed drainage provided in report form or as part of the information shown on the grading and drainage plan. <input type="checkbox"/> Existing and proposed drainage area maps with time of concentration paths delineated. A note stating "The flow off the site has not been increased from existing condition."	<input type="checkbox"/>	<input type="checkbox"/>
Drainage Report showing: <input type="checkbox"/> All assumptions and calculations using the best available data (including Atlas 14). <input type="checkbox"/> Drainage calculations showing no increase in peak flows for 2, 10, 25, 100 year events. <input type="checkbox"/> A table that compares peak flow for existing conditions, proposed conditions without detention and proposed conditions with detention. <input type="checkbox"/> Complete Detention Study with electronic models. HEC-HMS and HEC-RAS are the only modeling programs acceptable for submittal at this time (include statement indicating which version of software that was used). No-Detention Studies will only be considered if the site discharges directly into a receiving body of water (such as a named creek) and beats the peak by no less than 0.7 hours. If the proposed site utilizes an existing detention basin, updated analysis of existing detention facilities, including all developed conditions, will be required. <input type="checkbox"/> A statement in the drainage report if proposing no detention "I certify that I have personally conducted a topographic review and field investigation of the existing and proposed flow patterns for stormwater runoff from the subject development to the main stem of (name of creek). At build-out conditions allowable by zoning, restrictive covenant or plat note, the stormwater flows from the subject development will not cause any additional adverse flooding impacts for storms of magnitude up through the 100-year event." (City of Austin Drainage Criteria Manual, 1.2.2 G)	<input type="checkbox"/>	<input type="checkbox"/>
Utility Plan showing: <input type="checkbox"/> Location of water and wastewater utilities on or adjacent to the site, with dimensions from the property boundary. <input type="checkbox"/> Width of easement(s) containing the utility line(s). <input type="checkbox"/> Location of existing and proposed water/wastewater taps (if applicable). <input type="checkbox"/> Location of Double Check Valve Backflow Prevention Assembly in accordance with AWWA Standard C510-92 (if applicable). <input type="checkbox"/> Electric Utilities	<input type="checkbox"/>	<input type="checkbox"/>

SITE DEVELOPMENT CHECKLIST (CONTINUED)

General Items
100-Year Floodplain

- Location of 100-year floodplain including Base Floor Elevations is shown on the plan or a note indicating that no floodplain is located on the property.
- Provide Drainage Easement for the Fully Developed, Un-Detained 100-year Floodplain.
- Submit Floodplain Development Permit if disturbance is proposed within the 100-year Floodplain.

Watershed information (if applicable):

Lake Travis watershed (submit application for NPS Permit if plat recorded after Feb. 1, 1990; see LCRA Technical Manual, Fig. 2.7, Pg. 20-22).
 Edward's recharge zone and contributing zone (Water Pollution Abatement Plan approval by TCEQ enclosed, pending ____).

Sight Distance

Sight distance at all driveway intersections complies with Transportation Criteria Manual Sec. 1.3.1, C, 6 and Table 1-1.

Provided N/A
Recorded Plat

A copy of the recorded plat

Limit of Construction

An electronic drawing file that delineates the limits of construction for the project in one of the following formats: Google Earth .kmz or .kml or a GIS shapefile .shp (GIS shapefiles should be in one of the following projected coordinate systems: NAD_1983_UTM_Zone_14N or NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet).

Curb Radii

Curb return radii of driveways and aisles comply with the Transportation Criteria Manual Sec. 1.3.1, C, 3 and are clearly labeled on the site plan.

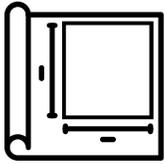
Location of Existing and Proposed Fire Hydrants:

- Non-sprinklered building – required to have a minimum of one hydrant within 300 feet of all portions of exterior walls and a second hydrant within 500 feet.
- Sprinklered building – required to have a minimum of one hydrant within 100 feet of Fire Department connection with a second hydrant within 300 ft.

Fire Protection Sheet showing:

- Curb markings or signs indicating No Parking -- Fire Zone on aisles and driveways not adjacent to parking spaces.
- A circulation loop that provides for a minimum of 25 foot inside turning radius and 50 foot outside turning radius
- The location of all existing and proposed electric and gas lines for inclusion in the fire protection plan sheet. Identify if the line is over head or underground.
- Building footprints, all fire apparatus access roads, including radii, fire lane marking detail, fire lane profile (including angles of approach and departure from all adjoining drives or roadways, fire hydrants, fire lines, fire department connection, security gates
- Any Fire Department-related site plan notes, see

<https://www.cedarparktexas.gov/home/showdocument?id=9851>

SITE DEVELOPMENT CHECKLIST (CONTINUED)

General Items
Parking Design

- The site plan shows safety barriers, fencing, wheel stops, curbing or other restrictive barriers adjacent to driveways, driving aisles that are not adjacent to parking spaces and at the perimeter of parking areas. (Transportation Criteria Manual; Sec. 9.2.0)
- Dead-end aisles are prohibited except by waiver. If waiver requested, access aisles and parking areas greater than 150 feet in length with a single outlet provide a paved 40' radius turn-around or a 30' X 80' "hammerhead" turn-around.
- All parking areas and driving aisles are designed with an all weather driving surface and a flexible base capable of supporting loads of not less than 80,000 pound live vehicle load.
- Parking lot dimensions are clearly labeled and comply with the parking lot criteria in Section 14.05.005(b).
- Parking spaces are located conveniently near the uses, which they serve.
- End islands with raised curbing are utilized in parking bays.

Parking Spaces Provided

The number of parking spaces for the proposed use(s) complies with Chapter 14, Article 14.05.004 of the Cedar Park Code. A table is provided showing parking analysis for each lot. Each lot is required to meet the minimum parking requirements for uses on that lot.

Provided **N/A**

Accessible Parking

A proof of submittal form is provided that indicates the plans have been submitted to the Texas Department of Licensing and Regulation (TDLR) for review for compliance with the Architectural Barriers Act. Handicap parking spaces are provided at a ratio of not less than one handicap space for every 25 parking spaces for the first 100 parking spaces, one handicap space for every 50 parking spaces for the second 100 parking spaces, one handicap space for every 100 parking spaces for the next 300 parking spaces, 2% of the total for 501 to 1,000 parking spaces and 20 handicap parking spaces plus one for each 100 over 1,000 for parking areas having more than 1,000 parking spaces. At least one van accessible handicap space is provided (a van accessible space has an eight (8) foot wide aisle instead of a five (5) foot wide aisle).

Bicycle Parking

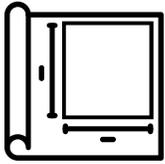
The number of bicycle parking spaces comply with Chapter 14, Article 14.05.008 of the Cedar Park Code. A minimum of one (1) bicycle rack shall be required for each development/building providing parking for at least three (3) bicycles. An additional rack is required for every additional fifteen thousand (15,000) square feet of building area. Show bicycle parking on the parking table and provide a detail for the bicycle rack.

Loading Spaces

Loading spaces are clearly labeled and comply with Sec. 9.3.0 of the Transportation Criteria Manual and Chapter 14, Article 14.05.006 of the Cedar Park Code. Loading spaces and trash dumpsters (in their open position) are located so that they do not interfere with parking spaces, traffic circulation, or with the maneuvering areas for parking spaces. Loading spaces shall accommodate WB-50 trucks for rear loading docks and WB-40 for front and side loading docks.

Service Areas

- Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other such service functions shall be incorporated into the overall design of the structure and landscaped so that they are visually screened from public view.
- All service entrances and other non-public building sides or areas shall be screened from public rights-of-way using vegetation or masonry fencing of the same materials as the principal structure. No area for outdoor storage, trash collection, compaction, loading, or other such uses shall be located within 20 feet of any public street, public sidewalk, or internal pedestrian walkway.
- Include a detail for the dumpster and show the location on the site plan sheet.

SITE DEVELOPMENT CHECKLIST (CONTINUED)

General Items
Driveway Design

- The separation between the edge of the street pavement and the first conflict point within a parking area complies with Type II commercial driveway criteria in Chapter 14, Article 14.05.004 of the Cedar Park Code.
- Driveway approaches are labeled as Type II commercial driveways.
- Driveways, including curb returns, are to be constructed within the street frontage of the subject property. Neither the driveway nor curb returns overlap adjacent property frontage unless written approval from the adjacent property owner is provided.
- Driveway spacing meets the requirement of type II commercial driveway criteria in 14.05.004 and Sec. 5.3.1, K of the Transportation Criteria Manual as well as the Major Corridor requirements.
- TXDOT driveway permit is provided for driveways on state maintained highways. (The driveway location must be reviewed by the City of Cedar Park before applying for a TXDOT driveway permit).

Provided **N/A**

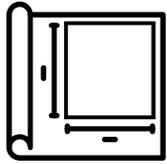
Major Corridor Requirements

- If the tract is subject to the Major Corridor requirements, all materials necessary to review for compliance with the requirements are enclosed. This includes, but is not limited to:
 - 25' building line and landscaped buffer containing the prescribed number of trees and shrubs and no parking within the 25' setback area.
 - A tree survey of all desirable trees 4" DBH and above in the 25' landscape setback.
 - Driveway spacing (at least 300' apart on the same side of the road and 200' apart from driveways on the opposite side of the road or with centerlines aligned).
 - Proposed building materials.
 - Underground utilities.
 - A statement regarding the shielding of lighting and the proposed architectural style.

Architectural Elevations showing:

Ensure the following standards are met and add a note to the architectural elevations that states the design complies with the following requirements:

- Building material type and height, measured from finish floor elevation (FFE). If building is within 100' of single family zoned property, include existing elevation on the architectural elevation and ensure that the height does not exceed 35' from existing elevation.
- Include a table on the elevation sheet that includes percentage breakdowns of permitted primary and secondary materials. All building facades in a Non-Residential District must have a minimum 90% primary materials. Secondary materials will be permitted for up to 10% of the façade. An additional 10 percent (for a maximum of 20 percent) may be considered for architectural features.
- For all nonresidential zoning districts, ensure that façades greater than 100 linear feet are articulated with recesses or projections, which total no less than 25 percent of the façade length. Recesses or projections shall be a minimum depth of two (2) percent of the length of the facade. No uninterrupted length of any façade shall exceed 75 linear feet and all other applicable regulations in Chapter 11, Section 11.03.06.02. B of the Cedar Park Code of Ordinances.
- For all nonresidential zoning districts ensure public, ground floor entrance facade(s) have arcades, display windows, entry areas, awnings, or other such design features along no less than 60 percent of the entrance façade.
- For all nonresidential zoning districts ensure all building façades use no less than four (4) of the following design features per façade pursuant to Chapter 11, Section 11.03.06.02. B of the Cedar Park Code of Ordinances. Check below to indicate the four selected features:
 - Colors, Materials or Textures
 - Building Wall Offsets
 - Covered Walkways
 - Display Windows
 - Integral Planters or Walls
 - Open Space Pedestrian Plaza
 - Atrium Skylight
 - Prominent Landmark

SITE DEVELOPMENT CHECKLIST (CONTINUED)

General Items
Roof Design

Ensure the following are met and add a note to the architectural elevations that states the design complies with the following requirements:

- Mechanical equipment screened from ground level views.
- Roof designs uses at least one (1) of the following design features (please check below)
 - Three (3) or more roof slope planes
 - Overhanging eaves or canopy projections, which extend no fewer than two (2) feet past the supporting walls
 - Flat roof with an architecturally articulated parapet or cornice.

Tree Survey

A Tree Survey of all desirable trees (trees listed on the City's preferred plant list) 6" DBH and above and 4" DBH and above in the 25' landscape Major Corridor setback.

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 Licensed Landscape 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 and calculations indicated on the plan.
- 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 & Park Development Fee

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

Lighting

The following outdoor lighting information must be included in the site development plan set:

- The location and height of all light poles, including parking lot and walkway light poles;
- Illustrations of each style of freestanding lighting fixture that show that such fixture is either a full cutoff or directionally shielded lighting fixture; and
- Photometric plan and data sheets, such as that furnished by manufacturers, or similar to that furnished by manufacturers, showing the light emissions from all on-site lighting. The photometric plan shall include the following notes:



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Office: 512-401-5100
Fax: 512-258-1471

SITE DEVELOPMENT CHECKLIST (CONTINUED)

- 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.
- There shall be no light spillover at the property line (0.00 foot candles).
- Lighting fixtures shall be not more than 25 feet in height as measured from adjacent, finished grade. Lighting fixtures located within 50 feet of any residential use shall not exceed 15 feet in height.
- A statement from the preparer of the plan must be provided following installation of the lights, certifying that all required outdoor lighting provisions have been met and all lighting is installed per plan.

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 # _____