



Rayzor Ranch Site Plan Application and Checklist

Property Information:

Project Name: Parcel(s) Tax ID# (Required):
Project Address (Location): Total Acres:
Previous Project Number (If Applicable):
Existing Zoning: # of Existing Lots: # of Existing Units:
Proposed Zoning: # of Proposed Lots: # of Proposed Units:

Owner Information and Authorization:

Name:
Company Name:
Address:
Telephone: Email:

CHECK ONE OF THE FOLLOWING:

- I will represent the application myself; or
I hereby designate (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. By signing below, I agree that the City of Denton (the "City") is authorized and permitted to provide information contained within this application, including the email address, to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request.

Owner's Signature: Date:

STATE OF TEXAS COUNTY OF BEFORE ME, a Notary Public, on this day personally appeared (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."
SUBSCRIBED AND SWORN TO before me, this the day of , 20.

Notary Signature

(seal)



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Please note that this checklist is intended to assist developers and design professionals in the preparation of submittals for DRC review and are generally what is needed to facilitate the review of the proposed **Site Plan**. A submittal of a complete application will facilitate a timely review. Failure of the applicant to provide required information or obtain a waiver from the DRC Chair will result in application not being processed. Under special circumstances, additional items may be required through the Development Review Committee process prior to approval.

Items to be submitted:

- Application and Checklist.**
- Associated Fee(s):** as listed in the **Development Review Fee Schedule.**
- Project Narrative:** Written proposal for the project.
- Site Plan:** Site Plans will be drawn on a sheet size of 24" x 36". Smaller or larger sheet size may be accepted only if approved by Development Review Committee (DRC) Chair. Site Plans will be drawn to a scale no smaller than 1" = 60' unless otherwise approved by the DRC Chair. **Refer to the attached Site Plan Checklist.**
- Landscape Plan:** Landscape Plans will be drawn on a sheet size of 24" x 36". Smaller or larger sheet size may be accepted only if approved by Development Review Committee (DRC) Chair. Landscape Plans will be drawn to a scale no smaller than 1" = 60' unless otherwise approved by the DRC Chair. **Refer to the attached Landscape Plan Checklist.**
- All documents shall bear appropriate seals, stamps or other validations/certifications of work as applicable in accordance with State law and local requirements.
- Site Plan Checklist:** I have reviewed the checklist and all submittals for completeness and accuracy.
- All documents are required to be PDF files, each sheet will be a single item and will be uploaded into ProjectDox.**

General Information:

Site Plan – This plan is intended to demonstrate and confirm that the proposed phase of the development moving towards construction complies with all of the requirements of Ordinance 2010-158 and the applicable portions of the Denton Development Code

1. Rayzor Ranch will be developed in phases and a Site Plan must be approved for each phase. An overall Site Plan for the entire Rayzor Ranch project is not required.
2. Site Plans for Multi-Family Dwellings shall be approved by the City Council, and Site Plans for all other uses shall be approved by the Planning and Zoning Commission, if they substantially conform to the Concept/Schematic Plan approved by the City Council, after approval of the Overlay Ordinance and Concept/Schematic Plan. If pending amendments to the Overlay District Ordinance and Concept/Schematic Plan do not affect the development phase for which a Site Plan has been submitted, then the Site Plan may continue to the approval process.
3. The Site Plan provides additional detail to the approved Concept/Schematic Plan by illustrating in a graphic form internal and external streets, thoroughfares, other means of access, open spaces, natural resources, uses, densities, intensities, height, boundaries in a metes and bounds description, drainage facilities location, minimum setbacks, maximum floor area ratio (FAR) of buildings; number, location, and dimensions of all lots, number of dwelling units and density.

Site Plan Shall Contain:

- Acreage in project shown by survey and certified by a registered surveyor.
- Permitted land uses and acreage of each land use.
- Land uses and zoning of adjacent properties.



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- Drainage facilities.
- Other existing or proposed off-site improvement as required.
- Location, type and size of all streets, alleys, parking lots and spaces, loading areas or other areas to be used for vehicular traffic.
- Proposed access and connection to existing or proposed streets and traffic generated by the proposed uses.
- Non-residential: location, maximum height (in feet), minimum setbacks, and maximum floor area ratio (FAR) of buildings.
- Residential development must show number, location and dimension of all lots, minimum setbacks, number of dwelling unit and density.
- Location of all creeks, ponds, lakes, floodplain, and/or other water retention or major drainage facilities and improvements.
- Location, size and route of all major water, wastewater, electrical lines and other facilities necessary to serve the project.
- Location of all protected trees (10+inches) and a detailed landscape plan demonstrating compliance with the approved landscape requirements for Rayzor Ranch as set forth in Exhibit “D”.
- Location, type and size of all fences, berms, or screening features.
- Sidewalks or other pedestrian or bicycle access.
- Building elevations.
- Demonstrated compliance with the architectural standards in Exhibits C-1, C-2, or C-3 as applicable.

Approval Criteria

The Planning and Zoning Commission shall approve the site plan if it finds that:

1. The Site Plan substantially complies with the Concept/Schematic Plan approved by the City Council.
2. The Site Plan provides for a compatible arrangement of buildings and land uses that would not adversely affect adjoining neighborhoods or properties outside the plan.
3. The Site Plan provides for the adequate and safe circulation of vehicular traffic.
4. The plan fully complies with all other sections of this overlay district.