



Zoning Compliance Plan Checklist

The following items must be submitted for the application to be considered complete.

Section 1: Format and General Standards:

- 1.1 North arrow, written and graphic scale, and vicinity map.
- 1.2 Provide a legend if any symbols or abbreviations are used on the plan graphic.
- 1.3 A title block located in the lower right-hand corner of the plan sheet containing: Date of preparation; project name; city assigned project number; plan preparer name, address, and phone number; owner and/or developer name, address, and phone number; subdivision name, block and lot; existing zoning, and proposed land use.
- 1.4 All plan sheets shall be 24" x 36" with an appropriate, readable scale.
- 1.5 Show property boundaries utilizing a bold line weight. Label distances and bearings, or curve data as appropriate.
- 1.6 Completed Site Data Table. An example is provided on the attached sheet.
- 1.7 Provide a copy of the City of Denton's Owner Authorization Form, available online at www.cityofdenton.com/landdevelopment

Section 2: Graphic and Site Information

- 2.1 Label the lot's area in square feet and acres; subdivision name, block, and lot; and deed record. Dimension and label lot width and depth.
- 2.2 Show and label the lot's development impact area.
- 2.3 Show, label, and dimension existing and proposed easements.
- 2.4 Show buildings and other structures. Label gross building area, maximum height in feet, and proposed use. Provide general building dimensions and label distances between buildings.
- 2.5 Show and label parking area configuration, parking structures, including on- and off-site spaces, aisles, stacking, and escape lanes. Label pavement construction.



- 2.6 Show, label, and dimension fire lanes. Shade fire lanes with a stipple pattern. Show and label fire hydrants. Label turning radii for curbs adjacent to fire lanes. Label pavement construction. If existing fire lanes are to remain, show and label.
- 2.7 Show, label, and dimension proposed driveway approaches. Label and dimension corner clips and visibility clearances. Dimension and label distances between driveways and intersecting streets. Label pavement construction. If existing driveway approaches are to remain, show and label.
- 2.8 Show and label vehicle and pedestrian cross-access to adjacent properties and rights-of-way. Label pavement construction.
- 2.9 Show and label sidewalks, barrier free ramps, walkways, plaza areas, and other impervious surfaces. Label pavement construction.
- 2.10 Show and label bicycle paths, lanes, spaces/racks.
- 2.11 Show and label proposed fences, required screen walls, gates and retaining walls. Label maximum height or each.
- 2.12 Show, label, and dimension solid waste collection locations, screening, and drive approaches.
- 2.13 When mechanical equipment will be placed in locations other than the rooftop, indicate the location and screening.
- 2.14 Show, label, and dimension landscape areas, headlight or vegetative screens/buffers. Label maximum heights of each. Landscape areas include, but are not limited to, parking lot landscape islands, endcaps, right-of-way screening, and compatibility buffers. Note which tree canopy calculations methods from DDC 7.7.5.C.1 were used to calculate the required and provided tree canopy.
- 2.15 Show, label, and dimension Environmentally Sensitive Areas (ESAs), 100-year Floodplain and Floodway, and Tree Preservation Areas.
- 2.16 Show and label conceptual onsite storm water detention facilities.
- 2.17 Show and label conceptual topographic contour lines with drainage flow arrows.
- 2.18 Show and label existing and proposed water, sanitary sewer, and storm water



lines. Label size of lines. If existing lines are to remain, show and label.

- 2.19 Show, label, and dimension open storage and loading areas including required screening and pavement construction.
- 2.20 When gas wells are present, show and label gas wells and associated improvements. Dimension distance from existing well head(s) to nearest proposed and existing structures. Dimension required reverse setbacks and equipment separation distances per DDC Sec. 6.2.2, if applicable.

Section 3: Adjacent Property Information

- 3.1 Show and label existing improvements on surrounding properties within 50-feet of common property lines. For platted properties, show lot lines and label subdivision name, block, and lot designation, and plat record information. For unplatted properties, show parcel lines and label record owner and deed record information. Label adjacent zoning and land use per Subchapter 5: Use Regulations of the DDC.
- 3.2 Show and label surrounding rights-of-way and associated centerlines. Dimension and label rights-of-way width. Show and dimension median openings and distances to nearest off-site median openings. Show, label, and provide area of right-of-way dedications.
- 3.3 Show and dimension turn lanes and deceleration lanes with associated storage and transition areas.
- 3.4 Show and label off-site parking proposed through a shared parking agreement.

Section 4: Erosion and Sediment Control Plan

- 4.1 When staff has confirmed no Civil Engineering Plans (CEP) would be required, provide an Erosion Control Plan on a separate sheet. Show and label the plan per the Stormwater Design Criteria Manual 3.12.
 - 4.1.a. A CEP will not be required with this project and a copy of the Erosion Control Plan has been provided.
 - 4.1.b. The Erosion Control Plan will be provided with the CEP



Site Data Table Example

(Provide separate tables on the plan sheet for each lot if proposing a multi-lot plan)

Item	Required	Provided	
General Site Data			
Lot Area (square feet & acres)			
Building Footprint Area (square feet)			
Total Building Area (square feet)			
Building Height (feet – distance to tallest building element and number of stories)			
Building Coverage (percent – x.xx%)			
Development Impact Area (square feet)			
Multifamily Units			
# of efficiency or 1 bedroom/Minimum unit size			
# of 2 bedrooms/Minimum unit size			
# of 3 bedrooms/Minimum unit size			
# of 4 bedrooms/Minimum unit size			
Total Unit Count			
Parking			
Parking Ratio (from Denton Development Code)			
Provided Parking (# spaces)			
Accessible Parking Provided (# spaces)			
Bicycle Spaces Provided (# spaces)			
Parking in Excess of 125% of required parking (# spaces)			
Landscape Area			
Open Space (square feet and x.xx%)			
Landscaped Area (square feet and x.xx%)			
Tree Canopy (square feet and x.xx%)			
Permeable Area			
Permeable Pavement (square feet)			
Other Permeable Area within the lot not including landscaping			
Impervious Area			
Building Footprint Area (square feet)			
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)			
<i>Total Impervious Area</i>			

Section 5: For Initial Applications

- 5.1 Include Tree Survey and Preservation/Replacement Plan with initial project application.
- 5.2 Provide anticipated trip generation table utilizing Institute of Transportation Engineers (ITE) figures.