

City of San Angelo, Texas – Development Services Site Plan Development Application



IOTE: Incomplete applications will not be accepted. All required fields must be filled in adequately. Use "N/A" where an item is not applicable.

Section 1:	Basic Information					
Address or pro	pposed	Business	Business Name or proposed			
Current Legal	Description (can be found on property tax s	statement or at www.tomgreencag	d com)			
_						
	Consultation been done for this project		-			
	ed Representative <u>must</u> be selected belo ions regarding this application will be co		unication will be with all parti	es listed below.		
Authorized Re	epresentative:	erty Owner	☐ Architect/Engineer/Des	ign Professional		
Tenant:	Name	Phone Number		Email Address		
		Priorie Number		Email Address		
Property Own	er: Name	Phone Number		Email Address		
Contractor:						
	ame/Company/Contractor#	Phone Number	Email Ad	dress		
	(D.). D. (.).					
Architect/Engi	neer/Design Professional: Name and Comp	pany Name	Phone Number	Email Address		
Nater:	☐ City - requesting new services	Proposed size?				
Water:	Utility, Drainage & Easement Info ☐ City - requesting new services					
	☐ City - utilizing existing services	Existing size?				
	☐ Other	Please specify:				
Sewer:	☐ City - requesting new services	Proposed size?				
	☐ City - utilizing existing services	Existing size?				
	☐ Other	Please specify:				
	☐ Septic System	Lot size?				
	(NOTE: Please see Tom Green Cour	nty Health Department for Septic	System Permit 325-658-1024)			
Drainage: Is t	he total development/subdivision greater that	an one acre? 🗌 Yes 📗 No)			
	I the impervious* surface increase equal to	-	No			
If b	oth of the above conditions are "Yes," a dra	inage study will be required.				
	of the conditions above are "No," then a dra pacts to the drainage system and/or adjace		e discretion of Engineering Serv	vices based potential		
	e: *Impervious: A term applied to a material	through which water cannot pass	s, or through which water passe	es with great difficulty.		
Not	e drainage, access or other types of easem	ents necessary for this subdivisio	n? 🗌 Yes 🔲 No			
	3 /					
Are any off-sit		ınd size:				
Are any off-sit	es, briefly describe each, including the use a	ind size:				
Are any off-sit		ind size:				
Are any off-sit		ind size:				
Are any off-sit		nd size:				

Section 3: Pro	perty Characteristics		Lot Size (Square Fe	eet) Lo	t Size (Acreage)	
Street Name 1	Right-of-Way Width	Paving Width	Street Name 2	Right-of-Wa	ay Width	Paving Width
Street Name 3	Right-of-Way Width	Paving Width	Street Name 4	Right-of-Wa	ay Width	Paving Width
Existing Zoning:						
	RS-2 RS-3 RM-1	I ☐ RM-2 ☐ PD (include ca ☐ OW	se number:) 🗌 R&E	CN CO	□ CG □ CG/CH
Is there currently a	n open application to rezone?	☐ Yes ☐ No				
Is the property loca www.cosatx.us/RC	ated, in whole or in part, within map)	the designated <i>any</i> Districts (F	River Corridor, Cultural	, or Downtow	n? (map availab	ole at
☐ Yes	☐ No					
If yes, ha	as the project been approved?	☐ Yes (attach a copy of the	e official letter of appro	val)	No	
Is the property loca at www.cosatx.us/l	ated, in whole or in part, within <u>HDmap</u>)	a designated Historic District o	or overlaid with the loca	al Historic Ov	erlay (HO) desig	nation? (map available
☐ Yes	□ No	_		_		
_	as the project been approved?		e official letter of appro	val)	No	
	oject any of the following?	ot looot 25 000 agrees for t	of avono floor			
	ion of a building comprising ion of a building comprising	-	_	d which is lo	cated on the sa	umo lot as an ovietina
	omprising at least 25,000 squ			u willeli is lo	cated on the sa	ille lot as all existing
☐ Constructi	ion of more than one princip	al building for multi-family re	esidential use on a si	ngle lot or tr	act of land?	
☐ Constructi	ion of more than one princip	al building for single-family	or two-family residen	itial use on a	single lot or tr	act of land?
Section 4: Lar	nd Use / Occupancy					
Existing Use or Mo	st Recent Use of Land:	 				·
Proposed Use of L	and:					
Does the Proposed (For assistance, pl	d Use Require a Conditional Use ease consult <mark>the <u>Use Table</u> or</mark>	se or Special Use? contact the Planning Division	☐ Yes at 657-4210, #2)		No	
Existing Use or Mo	est Recent Use of All Building(s	s) (if they exist):				
Proposed Use of A	ıll Building(s):					
Are there existing of	deed restrictions? Yes					
	rovide deed reference informat	_				
The undersigned certifies that the above information is correct to the best of my knowledge and that I have read, fully understand and agree to abide by all applicable city ordinances and specifications. Additionally, I understand that there is a Site Plan Review fee as shown by the fee schedule and this fee is due at the time of submission.						
Authorized Repres	entative Signature Digital		Date			
Authorized Repres	emanye olyharule - Digital		Dale			

COMMERCIAL SITE PLAN CHECKLIST

<u>N/A</u>

	The site plan must include all EXISTING AND PROPOSED items below:
	North arrow & page numbering (ex: 1 of 5) on each page.
	Plans are to be drawn to a standard architect or engineer scale. Text must be at least 3/32 in height or larger for clarity. Scale must be included on the plan.
	One digital copy by submitted by direct load to ProjectDox or thumb drive.
	All existing & proposed buildings on the same site with their uses, & square footage clearly articulated. Also, include distances between all buildings, & between all buildings & all property lines.
	All property lines & platted building setback lines &/or setback lines prescribed by the zoning district need to be listed. ⁱ
	Location of all dumpsters / refuse collection facilities. (N/A only if there are no such facilities)
	All existing or proposed easements with dimensions.
	All existing and proposed driveway approaches with dimensions.
	E&P Parking - Also include a parking requirements table, including spaces for ADA requirements. ⁱⁱ
	E&P Fire lanes/access ⁱⁱⁱ , & hose lays ^{iv} , with dimensions, the location of the two nearest fire hydrants & fire department connection locations, as well as remote secondary connection.
	Label adjacent streets, alleys, and right-of-ways adjacent to property. Please include all widths, including all E&P sidewalks.
	Show location, height, & type of existing & proposed fencing. (N/A only if no existing or proposed)
	Show height & location of freestanding signs, existing & proposed. (N/A only if no existing or proposed)
	Show legal description & building(s) address(es), & indication of the entrance for each building. Include a location map of where the subject project is located within it.
	Indication of landscaping, to include all planting strips, trees, retaining walls & other improvements or alterations to the land that are proposed. (N/A only if none of these are proposed)
	Show flood plain boundaries and flood plain designations. (N/A if none exist on site)
	Label pavement types ^v of both existing & proposed pavement.

N/A The utility service plan must include: All existing public & private easements, & any proposed easements, with dimensions. The size & location of any existing public & private utility lines & facilities. The size & location of any proposed utility lines, with dimensions. Any existing & proposed water meters (with sizes), existing & proposed water/sewer mains (with sizes), fire hydrants, valves, manholes (with sizes), cleanouts, existing utility poles, gas meters, pad mounted transformers, power pedestals, curb inlets (with sizes), dumpster pads, & light poles. PLEASE NOTE: If the utility plan ties into a water main, please contact Engineering Services to determine if a separate Utility Plan project needs to be opened.

i City of San Angelo Zoning Ordinance, Ch. 12, Exhibit "A", Sec. 501.A & Sec. 502.B

City of San Angelo Zoning Ordinance, Ch. 12, Exhibit "A", <u>Sec. 511</u>; ADA parking requirements are located in <u>Table 1106.2</u> of the <u>2021 International Building Code</u> and are based upon the number of total parking provided.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. At a minimum, roads shall be designed with improved two-course penetration or reinforced concrete. Other special surfaces may be accepted upon approval of the fire code official, the fire chief or his designee and are based on existing fire department access conditions, fire protection systems in buildings being served, manageable topography and use of the building being proposed. Any request for a special surface must be submitted in writing with a specified reason for the alternative surface, engineering specifications and maintenance plan for continued all weather driving capabilities.

Any building or portion of a building shall be no more than 400 feet (122m) from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building. Additional distances may be accepted upon approval of the fire code official, the fire chief or his designee and will be based on the fire protection features of the building. Specifically the presence of automatic sprinkler systems and available water sources other than fire hydrants. Any request for additional distances beyond the minimum requirements must be submitted in writing detailing the reason for the request and how the existing distances meet the intent of the code.

City of San Angelo Zoning Ordinance, Ch. 12, Exhibit "A", Sec. 804, "Paved Surface or Paving"