



VILLAGE OF
VOLENTE

SINGLE FAMILY RESIDENTIAL DEVELOPMENT PACKET

RELEASE: OCTOBER 2006

Instructions For Completing Application for Village of Volente Single Family Residential Site Development and Building Permits

The Village of Volente Site Development and Building permits are required for all development inside of incorporated limits of the Village of Volente. Development is defined as any man-made changes to improved or unimproved real estate, including but not limited to structures or other buildings, mining, dredging, filling, grading, paving, excavation or drilling operations. Please submit the completed application to Village of Volente Office at 15403 Hill Street, (Volente Fire Dept Building). Office hours are Monday & Wednesday 9:00 AM – 5:00 PM, Tuesday & Thursday 8:00 AM – 12:00 PM. Closed on Fridays and 12:00 – 1:30 PM for lunch daily.

1. Residential construction is limited to construction for a single family residence. This includes septic installation for homes, new homes, decks, pools, garages, small storage buildings, barns, etc. Though the construction of subdivisions, streets, drainage is ultimately for residential use it is considered non-residential construction. If there is any uncertainty contact the Village Office. 512-250-2075.
2. Provide the correct legal description of the property. If it is a lot in a Subdivision give the Subdivision Name, Lot #, Block, and phase and section if applicable. If the property is raw acreage provide the name and number of the survey, the acreage and most importantly, the **Tax Parcel Identification Number**. **If the correct legal description is unknown contact Travis Central Appraisal District (TCAD) at (512)-834-9138 or <http://www.traviscad.org>.** Without the correct subdivision name or correct Tax Parcel I.D. # the application cannot be processed.
3. State what you are proposing to build or place on your property. (i.e.: Single Family Residence, Addition, etc. If the work is substantial improvement to an existing structure located in the flood plain, mark the space next to “Substantial Improvement” with an “X”. Please indicate the date the construction is proposed to begin, the estimated cost of construction (Engineer’s or Contractor’s estimates are required) and the H.V.A.C. (heating, Ventilation, and Air Conditioning) area in square feet.
4. Provide an accurate site plan that clearly shows the location and size of any existing improvements and any proposed improvements on the property, If there is flood plain anywhere on the property, additional information (such as foundation plans (with elevations), structural plans, flood proofing plans, or the location of the flood plain on the property) may be required by the engineer.
5. If the proposed structure is not serviced by a wastewater provider, a Development Permit can not be issued until proof of application for an on-site wastewater (septic) permit is submitted. If the proposed construction is located within approximately ½ mile

of Lake Travis the **Lower Colorado River Authority** is the on-site wastewater permitting authority. The phone number is **512-473-3333**.

Additional permits may be required for your proposed construction. Review and Investigate all Village Ordinances to make sure all applicable permits have been applied for and issued. If any other permits have been obtained for the proposed development please attach a copy of each to the site plan.

6. State the name of the person to be permitted and the name of the Property Owner or the party responsible for the proposed development.

7. Sign and Date the application. Provide the address for where the permit and any correspondence should be mailed. Please fill in a phone number that we can call during the daytime for any questions or comments.

Applications will not be accepted unless permit fees are paid at the time of submission. Cash or Checks Only. All returned checks will be charged a fee of \$25.

Builders are now required to have a pre-construction meeting with the Village Inspection Consultant prior to issuing the building permit. The pre-construction meeting will cover rules for trash, portable restrooms, erosion & sedimentation controls, construction entrance, and posting of the house address.

PRECONSTRUCTION MEETING: To Be Performed by Civil Engineering Review Staff

- Verification that all fees have been paid.
- Setbacks clearly marked on lot.
- Job-site address must be visible from street.
- All temporary Erosion and Sedimentation controls are installed per approved Site Plan.
- Tree Protection installed per approved Site Plan.
- Port-a-let properly installed and out of Right-of-Way.
- Construction Entrance installed per approved Site Plan.
- Trash receptacle in place.
- Plans on site.
- Building Permit must be posted in visible location.
- Verification that on-site wastewater (septic) permit application has been submitted with appropriate jurisdiction.

BUILDING HEIGHT DETERMINATION:

Height limit of thirty five (35) feet to be the vertical distance measured to the highest roof ridge from the average grade plane. Average grade plane is defined by the average of two points (1) of the lowest finished grade elevation and (2) the highest finished grade elevation, measured six (6) feet perpendicular to the foundation as it meets finished grade. Applicant must show calculations on Site Plan to demonstrate compliance with maximum height definition.

COMPLETENESS OF APPLICATION:

Single Family Residential site development/building permit applications which do not include all required information and materials will be considered incomplete, and will not be accepted for official submission by the Village until the proper information is provided to the Village. For an application to be considered complete, the following information shall be included in the application:

- _____ 1.) Three (3) copies of the completed application;
- _____ 2.) Fee payment;
- _____ 3.) Three (3) sets of Site Development Drawings (Sealed by Licensed Engineer);
- _____ 4.) Three (3) sets of Building Plans (including Electrical Plans);
- _____ 5.) Verification that all taxes and assessments on subject property have been paid; certified copy.
- _____ 6.) Three (3) copies of Structural Foundation Plan (Sealed by Licensed Engineer);
- _____ 7.) Three (3) copies of *Res Check* for compliance with the International Energy Compliance Code;
- _____ 8.) Proof of application for On-Site Sewage Facilities (OSSF);
- _____ 9.) Three (3) copies of Tree and Topographic Survey (Sealed by RLPS);
- _____ 10.) Tax plat;
- _____ 11.) Requested variances and their justifications;
- _____ 12.) Any additional information requested by the Village at the pre-application meeting;

Site Development & Building Permit – Residential Permit Type:

Residential

Project Name (if known): _____

Project Address (Location): _____

Existing Use: _____ **Proposed Use:** _____

Existing Zoning: _____ **Gross Acres:** _____

Description of Proposal: (provide a brief description of the project covered by this permit. Attach the building plans and copy of approved site development plan (if available))

Applicant: _____ **Company:** _____

Address: _____ **Tel:** _____ **Fax:** _____

City: _____ **State:** _____ **Zip:** _____ **Email:** _____

Property Owner: _____ **Company:** _____

Address: _____ **Tel:** _____ **Fax:** _____

City: _____ **State:** _____ **Zip:** _____ **Email:** _____

The Following items or information must be submitted along with this application:

- Description:** Written proposal for the project and / or site plan. Describe in as much detail as possible the current and proposed uses/ activities. Attach separate sheets as necessary.
- Substantial Improvement**
- Plans – 3** copies of the building plans and Site Plans for the property. These copies should be individually folded with drawing side out. **Square footage** _____.
- Map:** Location map clearly showing the site in relation to adjacent streets, distance to nearest intersection and other landmarks.
- Fee:** Fee Paid as described in the **Development Review Fee Schedule** (This fee is credited toward other fees).

SIGNATURE OF PROPERTY OWNER OR APPLICANT
 (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: _____
 (Letter of authorization required if signature is other than property owner)

Print or Type Name: _____

For Departmental Use Only

Permit No: _____

Total Fee(s): _____

Receipt No: _____

Date Submitted: _____

Accepted By: _____

Section 33.3166 Application for a Single Family Residential Project Site Development Permit.

- (a) Purpose: The purpose of the Single Family Residential Project Site Development Permit is to ensure that the site development construction will result in safe and efficient vehicular and pedestrian circulation, parking and loading, drainage and storm water management, and compliance with the Village's Site Development Regulations including non-point source pollution control and FEMA flood plain regulations.
- (b) Applicability: A site development permit is required from the Village prior to beginning any demolition or construction work on the site. This Section applies only to Single Family Residential Projects, defined as the construction of one single family residential structure and all associated improvements on one legally platted lot.
- (c) Payment of all indebtedness Attributable to Subject Property: No person who owes delinquent taxes, fees, delinquent paving assessments, impact fees, or any other delinquent debts or obligations to the Village entity and which are directly attributable to a piece of property shall be allowed to submit an application for site development permit until the taxes, fees, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner shall have been first fully paid, or until an arrangement in form satisfactory to the Village has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence or proof that all taxes, debts and obligations owing to the Village have been paid. (See also
- (d) Application Process for Site Development Permit Approval:
 - (1) Application shall be submitted concurrent with Building Permit Application.
 - (2) The Village will approve or disapprove the permit application based upon the permit application's compliance with the Village code of ordinances. The Village will issue the site development permit upon approval of the permit application.
 - (3) If the Village disapproves the permit application, the applicant may file a "Notice of Appeal" with the Village for council consideration in accordance with the Village code of ordinances.
- (e) Completeness of the Application for Site Development Permit Approval: Site development permit applications which do not include all required information and materials will be considered incomplete, and will not be accepted for official submission by the Village until the proper information is provided the Village. For an application to be considered complete, the following information shall be included in the application:
 - (1) Three (3) copies of the application, attachments and drawings as specified below;
 - (2) Identification of Project, Developer, Engineer, Planner, and Landowner;
 - (3) Verification that all taxes and assessments on subject property have been paid;
 - (4) Site development permit drawings;

- (5) Site development permit engineering report;
 - (6) Landscaping and irrigation plans;
 - (7) Tax plat;
 - (8) Requested variances and their justifications;
 - (9) Fee payment;
- (f) Form and Content Requirements for Single Family Residential Project Site Development Permit Application:
- (1) Applicant shall submit the required number of sets of the complete engineering and construction plans for driveway approach, storm water management systems, water and sanitary sewer facilities, screening and retaining walls, landscaping and irrigation, and any other improvements and site development construction. The engineering plans shall also contain any plans necessary to show or document compliance with the Villages non point source pollution control ordinance, on-site sewage facility rules, and any other applicable codes and ordinances of the Village that are related to development of a land parcel.
 - (2) For the purposes of this article, complete sets of engineering and site development permit plans shall include the following information as well as any additional plans or sheets deemed necessary and requested by the Village:
 - (A) Project Data Cover Sheet of Plans: Project street address; legal description (or reference by volume, page, square footage (or acres)); water source, wastewater disposal methodology; name and telephone number for owner or owner's agent; engineer, architect names and phone numbers. standard notes as required by the Village; approval blocks for the Village and other applicable governmental entities;
 - (B) Inspection Authorization: Authorization for Village to visit and inspect the property for which the application is being submitted;
 - (C) Base Information on each Sheet: Project address; north arrow; engineering scale (shall be 1"=10', 1"=20', 1"=30', or 1"=40'); seal and signature of the Engineer, Architect or Surveyor who prepared plans, and the date the plans were signed; blank space (approval space) in the lower right hand corner, at least 5"x3";
 - (D) Site Plan: Show dimensions and locations of existing and proposed buildings, patios, driveways, pools and other site improvements; finished floor elevations; limits of construction; locations of walls, fences, sidewalks, and all other land improvements; all drives; location of the 100-year flood plains, drainage features; on site sewage facility drain field if not on central wastewater collection systems; locations of all existing and proposed fire hydrants. Show in a table format tabulation of the total area of the site, total floor area, total impervious cover, percentage of site covered by impervious cover.

- (E) Drainage and Grading Plan: The drainage and grading plan shall include delineation of the 100-year FEMA floodplain, or if applicable, a note that no 100-year floodplains exists on the site; existing storm sewer systems on site or adjacent streets; delineation of the centerlines of waterways, and the average water surface elevation of lakes, ponds and springs, existing site conditions with contours at one foot (1') intervals; developed conditions including drainage areas and proposed grading with one foot (1') contours; curbs, retaining walls, and other structures, indicating elevations at critical points; outflow points and control elevations; construction details for control devices, curbs, walls, channels, swales, etc.; direction of storm water flow from site, storm water drainage plans (swales, channels, ponds, pipes, culverts, etc.) including percent grade; clearly identify construction details to include sizing of pipes, inlets, weirs, outlets, control structures, etc. Include details, design information, calculations and general notes to clearly identify best management practices are utilized.
- (F) Erosion and Sedimentation Control and Tree Protection Plan: Show the location and type of all proposed temporary erosion control methods; show tree protection plan for all trees six inches (6") in caliper size and larger within the construction area or that are to be removed. Note restoration plans for all disturbed areas. (See also 33.340).
- (G) Water Quality Control Plan: Information required to indicate compliance with the Village's non-point source pollution control ordinance.
- (H) Landscape Plan: Required for all projects excluding single family residential of one (1) acre or less. (See also 33.336).
- (I) Slope and Topographic Map with slope: Indicate on 1' interval topographic plan all areas within the limits of construction of slope greater than 15% or where fill in excess of four feet will be utilized. Include Engineer's report on foundation design, retaining wall design, and geo-technical analysis and requirements for assuring fill appropriateness and stability. (See also 33.338) (Indicate where slopes are in excess of 25%.
- (J) Construction Notes: As requested.
- (K) Special Notes: As requested.

Village Of Volente

BUILDING INSPECTION SCHEDULING PROCEDURES

The City Of Volente's inspections are conducted by ATS Engineers, Inspectors & Surveyors. Inspections can be called in or received via facsimile to ATS before 5:00pm prior to the day the inspection is needed. Our office number is 512-328-6995 and fax number is 512-328-6996. Any inspections requested after 5:00pm will be scheduled for the day following the next working day. If a preference exists for either a morning or afternoon inspection, or if an inspector must meet with a contractor/owner on the job site, it must be notated by the person requesting the inspection.

It is the responsibility of the permit holder to call in inspection requests for each phase of construction prior to proceeding with construction and/or covering work. This must include the name and phone number of the permit holder, the physical address of the permitted project and the type of inspection needed. Passed inspections allow construction to proceed to the next phase. Inspections where a non-compliance exists with the applicable adopted code(s) and/or ordinance(s) shall be remedied and re-inspected for compliance prior to proceeding with construction. All re-inspection fees must be paid prior to further inspection requests being performed. A check payable to ATS in the amount of \$60.00 per re-inspection must be received at the City administrator's office.

Inspections will be combined at stages where combining is appropriate and the completion of one stage does not interfere with the inspection of another stage. Inspections performed individually other than those listed in stages at the convenience of the permit holder or necessary due to site conditions or other unforeseeable situations will be billed separately. The following are minimum required inspections.

FIRST INSPECTION: Temporary Construction Power

- Meter base and panel set per code with regard to under-ground or over-head electrical connection.
- Ground-fault circuit protection on all 120-volt receptacles and proper grounding means must be in place.
- Job-site address must be visible from street.

SECOND INSPECTION: Plumbing Rough-In and Layout Inspection

- To be made after all soil, drain and waste piping is installed within the confines of a slab form and prior to any backfill or placement of concrete.
- A water test with a 10-foot head pressure or 5 PSI air test shall be performed on the entire system to verify tightness of the system.
- All pipes and fittings to be exposed for visual inspection.
- Building drain must be sleeved where passing through exterior beam.
- All drain and waste piping installed with slope required for pipe size.
- Layout inspection is provided by surveyor to verify zoning set back requirements. Documentation shall be provided to City Inspector.
- Finished floor elevation allowing proper drainage around structure.
- Verification that all temporary Erosion and Sedimentation controls are properly installed per approved Site Plan, and in working condition.

- Verification that all tree protection fencing is properly installed per approved Site Plan, and in working condition.

THIRD INSPECTION: Sewer/Water Yard Line Inspection

- To be made after trenches are excavated, piping installed and tested, and before any backfill is placed.
- All necessary main supply shut-off valve(s) and/or back flow prevention devices installed on water supply and where necessary, any backwater prevention valve(s) installed on building sewer piping.
- Minimum buried depth of 12-inches. Trench is void of rocks, debris and bedded with sand. Sewer piping has slope required for pipe size.
- Clean-out(s) installed and tap connection complete at main.

FOURTH INSPECTION: Foundation Pre-Pour and In-Slab Water Distribution Piping

- Forms erected and floated, reinforcement steel and/or post-tension cables in place, grade beams cleaned and have been properly cut, vapor barrier installed and intact. **The design engineer is required to inspect the engineered foundation.** Plans must be on-site.
- All rough-in plumbing, in-slab electrical or other conduit in place.
- All in-slab water distribution piping is installed within the confines of slab form and prior to any backfill or placement of concrete.
- Copper water lines shall be sleeved and protected from dissimilar metals.
- In-slab water distribution piping is insulated within 12-inches from slab exterior and pressure tested to a minimum working water pressure or for piping other than plastic, 50 PSI.
- "Ufer" ground wire bonded to reinforcing steel.

FIFTH INSPECTION: Frame Inspection

- To be made after the roof, all framing, fireblocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete.
- Provide a pre-pour certification from the foundation design engineer to the inspector.
- Construction plans, documents, and engineered product specifications are on-site.
- Electrical Rough-In Inspection - to be made after the roof, framing, fireblocking and bracing is in place and prior to the installation of batt insulation and/or sheetrock. All branch circuit and dedicated wiring, boxes, conduit, panel(s) in place and properly secured. Cold-water ground wire is installed.
- Plumbing Top-Out Inspection - to be made after the roof, framing, fireblocking and bracing is in place and all water supply, soil, waste and vent piping and gas piping is complete and tested, and prior to the installation of insulation and/or sheetrock. A full system water pressure test or 50 PSI air test is required for inspection of the water supply piping. For structures two-stories or more, tub(s) and/or shower pan(s), and drain, waste and vent piping shall have a water test performed to verify tightness of the system. Gas piping shall have a minimum 15-PSI air test performed to verify tightness.
- Mechanical Rough-In Inspection - to be made after the roof, framing, fireblocking and bracing is in place and all ducting, and all other concealed components are complete, and prior to the installation of batt insulation and/or sheetrock.

SIXTH INSPECTION: Re-Frame & Insulation Inspection

- Correction items from previous Frame and MEP rough-in inspection(s) are complete.
- To be made after all batted insulation is in place and all exterior and plate penetrations have been sealed. Requirements of the 2000 International Energy Conservation Code for One & Two Family Dwellings are enforced.
- Verification that all temporary Erosion and Sedimentation controls are properly installed per approved Site Plan, and in working condition.
- Verification that all tree protection fencing is properly installed per approved Site Plan, and in working condition.

SEVENTH INSPECTION: Wallboard

- To be made after all wallboard is installed and fastened and prior to taping/ float/ skim coats.

EIGHTH INSPECTION: Gas Test and/or Electrical Service Inspection

- Gas piping is complete with all gas stop valves installed and all gas flex piping connected to appliance(s). Gas stop valves shall be readily accessible. A minimum 15-psi air test is conducted on gas piping to verify tightness of system.
- Electrical service wiring and main disconnect is installed and ready to be energized. Address is posted and visible from street.

NINTH INSPECTION: Building Final/Certificate of Occupancy

- To be made after the building is complete and ready for occupancy. All prior inspections have passed and re-inspection fees paid.
- Electrical Final Inspection - to be made after the building is complete, all required electrical fixtures are in place and properly secured, connected or protected, all panel(s) are labeled and system is ready to be energized.
- Plumbing Final Inspection - to be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.
- Mechanical Final Inspection - to be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.
- Site Final Inspection - to be made after the building is complete, verification that all trees to be saved, according to approved site plan, remain and are in good condition. Site is in compliance with Landscape Ordinance. Builder must also show copy of approved OSSF Certificate of Operation.

NOTE: *The above stages are minimum requirements and are not intended to limit the appropriate use of materials, appliances, equipment or methods of design or construction. The 2003 International Building Code, 2000 International Plumbing Code, 2000 International Gas Code, 2000 International Mechanical Code, 2003 International Residential Code for 1&2 Family Dwellings and 1999 National Electrical Code and the adopted ordinances of the municipality shall apply to all construction within the city limits and its extra-terrestrial jurisdiction.*

Village ordinances can be viewed on website at villageofvolente-tx.gov.
 If you have questions please submit them online to www.villageofvolente.blogspot.com
 or by calling Village office at 512-250-2075

Checklist For Site Development Application for Village of Volente

Project Data & Base Information: To be placed on Site Plan or Cover Sheet

- _____ 1.) Date of submittal; project title and street address or project location;
- _____ 2.) Verify zoning => use appropriate setbacks, etc.; VERY strict on setbacks.
- _____ 3.) Owner and type of ownership; agent, engineer, designer, landscape, architect;
- _____ 4.) Name, signature, firm name, phone number, street address and contact person for agent, engineer, designer, landscape and architect;
- _____ 5.) Date(s) of re-submittals;
- _____ 6.) Indication by note if any part of project is within a 100-year floodplain;
- _____ 7.) Legal Description of property by lot, block and subdivision name, or if by metes bounds, indicate the book and page number;
- _____ 8.) Site location map and standard notes as required by Volente (see attachment);
- _____ 9.) North arrow; engineering scale (shall be 1" = some number divisible by 10, not smaller than 1" = 40'. If project is too large, use 1" = 50' with detail at 1" = 20');
- _____ 10.) Boundary lines with bearings, dimensions and natural topography (1' contours converted to mean sea level);
- _____ 11.) All existing and proposed easements; Exact locations, types and sizes of all existing and proposed electric utility facilities on the site and adjacent right-of-ways;

Site Plan: (pg 30 Site Development Ordinance, Sec.33.317 (f)(2)(F))

- _____ 12.) Existing and proposed limits of construction and demolition by labeled, dashed lines; total site area, building area, and total impervious cover of the site - twenty percent (20%) maximum.
- _____ 13.) For all buildings, show: landuse, square footage for each floor and total building, dimensions to nearest 1/2', number of stories, finished floor elevations and amenities;
- _____ 14.) Locations and dimensions of fencing, walls and screening designed in compliance with the Village of Volente Site Development Ordinance, Sec.33.337; Ret. Wall over 4' requires Engineer's seal.
- _____ 15.) Locations of 100-year flood plain, storm sewers, and easements; drain field if not on central wastewater collection systems;

- _____ 16.) Location and dimensions of sidewalks;
- _____ 17.) Locations of water wells or pipes to lake; Locations of septic tanks and field;
- _____ 18.) Driveways shall be designed to comply with Village of Volente Site Development Ordinance, Sec.33.333;

Drainage Plan: (pg 32 Site Development Ordinance,Sec.33.317 (f)(2)(G))

- _____ 19.) Developed drainage areas and proposed grading with 1-foot contour intervals;
- _____ 20.) Elevations at all critical points of structures; finished floor elevations; outflow points and control elevations;

Erosion and Sedimentation Control (pg 33 Site Development Ordinance,Sec.33.317 (f)(2)(I) & pg 40 Nonpoint Source Pollution Control, 13.129)

- _____ 21.) Location, type and details of all temporary erosion controls with contributing drainage areas; Erosion control matting must be installed on disturbed areas with a four to one (4:1) slope or greater;
- _____ 22.) Locations of all adjacent waterways and the 100-year floodplain and elevation;
- _____ 23.) Permanent stabilization required on slopes three to one (3:1) or greater.

Tree Protection Plan: (pg 33 Site Development Ordinance,Sec.33.317 (f)(2)(I))

- _____ 24.) Tree protection measures shall include: Tree survey for all trees greater than 6", dashed circular lines for all trees to be removed, solid circular lines for all trees to remain; The circles representing the trees should have 1 foot of radius for every inch of trunk diameter;
- _____ 25.) All trees to be removed must comply with Landscape Plan in Site Development Ordinance Sec. 33.336.; All trees to remain must have protective fencing; Provide details for tree protection (City of Austin details are acceptable).

Water Quality Control Plan: (pg 33 Site Development Ordinance,Sec.33.317 (f)(2)(J) & pg 39 Nonpoint Source Pollution Control, 13.128)

Developments of single family residential uses need not comply with “Non-Point Source Pollution Control Management Performance Standards” if the following criteria are met:

- A.) Minimum lot size of 1 acre;
- B.) The street, driveways and stormwater drainage system is designed with out raised curbs or gutters, so that stormwater runoff is treated using LCRA approved vegetated buffer designs and construction methods;
- C.) Impervious cover is less than or equal to 20%.

Otherwise, full compliance is required.

Landscape Plan: (pg 33, Site Development Ordinance,Sec.33.317 (f)(2)(K) & Sec.33.336))

- _____ 27.) Landscape plan shall comply with Article 33.317 (f) K of the Village’s Site

Development Regulations – Architect’s seal required for lots more than one acre in area;

Slope Limits: (pg 116, Site Development Ordinance, Sec.33.338)

_____ 28.) Construction is not permitted on slopes of 25% or greater; Driveway slopes must be 15% or less; Slope stabilization is required on slopes greater than three to one (3:1);

Cut & Fill: (pg 116, Site Development Ordinance, Sec.33.339)

_____ 29.) Cut and fill land balancing shall be limited to 5 feet; Cut and fill for streets and right-of-ways shall be limited to 10 feet;

Lighting Plan: (pg 211, Site Development Ordinance, Sec.3.345)

_____ 29.) Outdoor lighting shall comply with the following:
B.) Wall packs are prohibited unless fully shielded;
C.) Luminaires over 1800 lumens must be fully shielded;
D.) Fully shielded luminaires shall have a cut-off angle of no more than 80 degrees, as measured from nadir (or 10 degrees below horizontal);
E.) Building mounted luminaries shall not exceed 12 feet in height.
F.) Max height: 18 pole mounted, 12 wall mounted.
G.) If in doubt, request a photometric plan to verify no light trespass.

Note:

This checklist is for informative purposes only and is not intended to be an exhaustive list of Application requirements.

NOTES AND BLOCKS TO BE SHOWN ON SITE PLAN

1. Please add and sign the following signature block to the site plan:

THIS PLAN IS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH THE VILLAGE OF VOLENTE ORDINANCES.

APPLICANT

DATE

2. Please add the following note to site plan:

Village of Volente Disclaimer:

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The Applicant

is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by City Engineers.

SITE PLAN GENERAL NOTES

- 1. APPLICABLE REGULATIONS.** THIS SITE PLAN AND EVERYTHING DEPICTED REMAIN SUBJECT TO THE ZONING ORDINANCE, THE DEVELOPMENT ORDINANCES AND OTHER ORDINANCES, RULES AND REGULATIONS OF THE VILLAGE OF VOLLENTE ("CITY"), ALL AS HERETOFORE OR HEREAFTER AMENDED ("APPLICABLE REGULATIONS"). APPLICABLE REGULATIONS CHANGE OVER TIME. WORDS AND PHRASES USED IN THIS SITE PLAN HAVE THE SAME MEANINGS AS IN THE CORRESPONDING APPLICABLE REGULATIONS, UNLESS A DIFFERENT MEANING IS CLEARLY INDICATED BY THE CONTEXT.
- 2. PERMITS & APPROVALS.** GENERALLY, CONSTRUCTION OR ALTERATION OF BUILDINGS OR OTHER FEATURES ON THIS SITE IS PROHIBITED WITHOUT A PERMIT OR OTHER APPROVAL FROM THE CITY. CONSTRUCTION OR ALTERATION IS GENERALLY GOVERNED BY APPLICABLE REGULATIONS.
- 3. DEED RESTRICTIONS.** NOTHING IN THIS SITE PLAN AMENDS OR REMOVES ANY "DEED RESTRICTIONS," PLAT RESTRICTIONS OR OTHER CONDITIONS, COVENANTS OR RESTRICTIONS, ALL OF WHICH REMAIN IN EFFECT.
- 4. EFFECT OF APPROVAL.** APPROVAL OF THIS SITE PLAN SIGNIFIES ONLY THAT THE BUILDING OFFICIAL DID NOT NOTICE NON-COMPLIANCE. APPROVAL OF THIS SITE PLAN DOES NOT: (1) SIGNIFY THAT ANY AREA, BUILDING OR OTHER ITEM COMPLIES WITH APPLICABLE REGULATIONS, (2) AUTHORIZE OR EXCUSE ANY NON-COMPLIANCE WITH APPLICABLE REGULATIONS, WHETHER IN EFFECT NOW OR ADOPTED LATER, OR (3) RELINQUISH OR IMPAIR ANY PROPERTY RIGHT OF THE CITY. NO APPROVAL - AND ESPECIALLY NOT A MISTAKEN APPROVAL - PRECLUDES SUBSEQUENT ENFORCEMENT ACTION OR ASSERTION OF PROPERTY RIGHTS.