**Preliminary** [ ] ****

**Final** [ ] **** GATEWAY CENTRE

ARCHITECTURAL CONTROL APPLICATION

Plat, Site Plan and Construction Plan Submittal Application

Job Address: Click here to enter text.

Legal Lot: Click here to enter text.

(Attach Legal Description if portion of a platted lot)

Type of Review: Plat:Click here to enter text. Site Plan: Click here to enter text.

Owner’s Name: Click here to enter text.

Owner’s Address: Click here to enter text.

Owner’s Telephone: Click here to enter text.

Architect/Engineer’s Name: Click here to enter text.

Architect/Engineer’s Address: Click here to enter text.

Architect/Engineer’s Telephone: Click here to enter text.

Builder’s Name: Click here to enter text.

Builder’s Address: Click here to enter text.

Builder’s Telephone: Click here to enter text.

Present Zoning: Click here to enter text.

Land Use Classification: Click here to enter text.

Building-Occupancy or Use: Click here to enter text.

Type of Construction: Click here to enter text.

SITE PLAN FEE: ***Please make check payable to Gateway Centre POA*** $2,500.00

I acknowledge and certify that all items on this attached checklist are complete and accurate to the best of my knowledge and belief. I recognize that any incompletion/inaccuracy may result in delay and/or resubmittal for staff approval.

Applicant’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

***Below to be completed by Gateway ACC/DC***

Gateway Centre Architectural Control Committee: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Final ❑ Preliminary ❑ Approved ❑ Changes Requested ❑ Not Approved ❑

Applicant Notified: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**CHECKLIST – GENERAL SUBMITTAL**

GATEWAY CENTRE

ARCHITECTURAL CONTROL APPLICATION

***(For lots in Restricted Area or Restricted Use Area complete Supplement Checklist on Page 7)***

1. LAND USE:Click here to enter text.

 Prohibited and Conditional Uses: Click here to enter text.

Noise Impact: None [ ]  or explain: Click here to enter text.

Light Impact: None [ ]  or explain: Click here to enter text.

Radiation Impact: None [ ]  or explain: Click here to enter text.

Odor Impact: None [ ]  or explain: Click here to enter text.

Dust/Dirt Impact: None [ ]  or explain: Click here to enter text.

Solar Disk Impact: None [ ]  or explain: Click here to enter text.

Antena Impact: None [ ]  or explain: Click here to enter text.

Mircowave Disk: None [ ]  or explain: Click here to enter text.

Temporary Structure: None [ ]  or explain: Click here to enter text.

Gas Tanks: None [ ]  or explain: Click here to enter text.

Delivery Boxes: None [ ]  or explain: Click here to enter text.

Compressed Gas: None [ ]  or explain: Click here to enter text.

Comments: Click here to enter text.

1. APPLICATION

Is Site in Restricted Use Area: Yes [ ]  No [ ]

Is Site in Restricted Area: Yes [ ]  No [ ]

Have energy-efficient systems been incorporated: Yes [ ]  No [ ]

Plans signed and sealed by appropriate registered professional Yes [ ]  No [ ]

Comments: Click here to enter text.

1. PLAT

Which method of development is proposed?

[ ]  A. Tract developed into smaller lots with public roads and utilities.

[ ]  B. Tract developed into smaller lots with private roads and utilities.

[ ]  C. Tract developed into single site plan with private facilities.

[ ]  D. Tract developed into smaller lots with fronting on access road greater

than 2.5 acres and lot minimum frontage.

Comments: Click here to enter text.

1. PLAT AND SITE PLAN REVIEW ***(include site plan and plat with Application)***
2. ENTRANCE:

Main Access Street Name: Click here to enter text.

Main Entrance Curb Cut and Distance from Intersection: Click here to enter text.ft.

Main Entrance Curb Cut Distance from Adjacent Access: Click here to enter text.ft.

Main Entrance Curb Cut Distance from Adjacent Lot Line: Click here to enter text.ft.

Secondary Entrance Curb Cut and Distance from Intersection: Click here to enter text.ft.

Secondary Entrance Curb Cut Distance from Adjacent Access: Click here to enter text.ft.

Secondary Entrance Curb Cut Distance from Adjacent Lot Line: Click here to enter text.ft.

Tertiary Entrance Curb Cut and Distance from Intersection: Click here to enter text.ft.

Tertiary Entrance Curb Cut Distance from Adjacent Access: Click here to enter text.ft.

Tertiary Entrance Curb Cut Distance from Adjacent Lot Line: Click here to enter text.ft.

Entrance(s) meets Design Criteria requirements: Yes [ ]  No [ ]  Variance [ ]

Explain: Click here to enter text.

1. PEDESTRIAN AND BIKE PATH SYSTEM:

Pedestrian and bike path system provided: Yes [ ]  No [ ]

Describe Path System: Click here to enter text.

1. SERVICE AREA CIRCULATION AND ACCESS:

Screened from view of adjacent building and street: Yes [ ]  No [ ]  Variance [ ]

Method of Screening: Click here to enter text.

1. STORAGE AND LOADING AREAS:

Location from Street: Click here to enter text.FT.

Variance Requested: Click here to enter text.FT.

Method of Screening: Click here to enter text.

1. LOT SIZE:

Lot Size: Width: Click here to enter text.FT. Depth: Click here to enter text.FT. Area: Click here to enter text.SQ. FT

Comments: Click here to enter text.



1. BUILDING SETBACKS (As Shown on Site Plan):
2. Front: Shown on Site Plan: Min. Req:

Arterial Street\* Click here to enter text.FT. 50 FT

28th Street Click here to enter text.FT. 20 FT

N. Gandy Blvd. Click here to enter text. FT. 20 FT

MCI Street Click here to enter text.FT. 50 FT

Local Street Click here to enter text.FT. 43 FT

***(\*Gateway Centre Boulevard, Gateway Centre Parkway, Grand Ave.)***



1. Side Yard: Shown on Site Plan: Min. Req:

N/E/S/W Side Click here to enter text.FT. 15 FT

N/E/S/W Side Click here to enter text.FT. 15 FT

***(Circle one)***

1. Rear Yard: Shown on Site Plan: Min. Req:

N/E/S/W Side Click here to enter text.FT. 10 FT(35 FT\*)

***(Circle one)***

***\*Where lots functionally abut residential uses, a thirty-five foot (35') building and parking rear setback must be provided; this 35' rear setback area shall contain no Building, parking lot or similar improvement, except for the Border Wall, utilities, landscaping and drainage facilities.***

1. Buffer Zone

Adjacent Lots: Shown on Site Plan: Min. Req:

N/E/S/W Click here to enter text.FT. 7.5 FT

N/S/E/W Click here to enter text.FT. 7.5 FT

***(Circle one)***



1. PAVING/PARKING SETBACKS (As Shown on Site Plan):
2. Front: Shown on Site Plan: Min. Req:

Arterial Street\* Click here to enter text.FT. 50 FT

28th Street Click here to enter text.FT. 20 FT

N. Gandy Blvd.Click here to enter text. FT. 20 FT

MCI Street Click here to enter text.FT. 50 FT

Local Street Click here to enter text.FT. 43 FT

***(\*Gateway Centre Boulevard, Gateway Centre Parkway, Grand Ave.)***

1. Side Yard: Shown on Site Plan: Min. Req:

N/E/S/W Side Click here to enter text.FT. 15 FT

N/E/S/W Side Click here to enter text.FT. 15 FT

***(Circle one)***

1. Rear Yard: Shown on Site Plan: Min. Req:

N/E/S/W Side Click here to enter text.FT. 10 FT

***(Circle one)***

1. Buffer Zone

Adjacent Lot: Shown on Site Plan: Min. Req:

N/E/S/W Click here to enter text.FT. 7.5 FT

N/S/E/W Click here to enter text.FT. 7.5 FT

***(Circle one)***

1. PARKING SPACES (As Shown on Site Plan):
2. Total Number of Parking Spaces shown on Site Plan:

Min. Requirement based on Square Footage Use Type.

Office Use: Click here to enter text.SQ. FT.

Warehouse Use: Click here to enter text.SQ. FT.

Industrial/Manufacturing Use: Click here to enter text. SQ. FT.

Are requirements met? Yes [ ]  No [ ]  Variance Requested [ ]



1. BUILDING DIMENSIONS:

Shown on Site Plan:

* 1. Overall Height: Click here to enter text.FT.
	2. Maximum Width: Click here to enter text. FT.
	3. Maximum Depth: Click here to enter text.FT.

Comments: Click here to enter text.

1. MAXIMUM SITE COVERAGE: (Shown in Table)

Lot Coverage is less than 75%: Yes [ ]  No [ ]

 Explain: Click here to enter text.

1. PARKING AREAS: (Shown in Table)

Parking lot layout meets Design Criteria: Yes [ ]  No [ ]  Variance Requested [ ]

Explain: Click here to enter text.

1. PAVING:

Driveways and Parking Areas: Standard Concrete Yes [ ]  No [ ]

 Asphalt Yes [ ]  No [ ]

Pavement in Building Courtyard Areas and Walls to Building:

Type: Click here to enter text.

1. DRAINAGE:

Will the infra-structure pond (existing pond) on the site be incorporated into site drainage? Yes [ ]  No [ ]

If yes, explain: Click here to enter text.

Will the infra-structure pond (existing pond) on the site be filled during construction? Yes [ ]  No [ ]

If yes, explain: Click here to enter text.

Has the infra-structure storm water runoff been incorporated in the drainage calculation for the new ponds? Yes [ ]  No [ ]

Explain: Click here to enter text.

1. UTILITY SERVICE:
2. Utility Connections:
3. Power Adequate Yes [ ]  No [ ]
4. Telephone Adequate Yes [ ]  No [ ]
5. Cable TV Adequate Yes [ ]  No [ ]
6. Water Adequate Yes [ ]  No [ ]
7. Sanitary Adequate Yes [ ]  No [ ]
8. Gas Adequate Yes [ ]  No [ ]

If no, explain: Click here to enter text.

1. Irrigation Connections:

 Are on-site wells provided? Yes [ ]  No [ ]  Variance Requested [ ]

Explain Type of Irrigation: Click here to enter text.

1. Trash Containers:

 Are requirements met? Yes [ ]  No [ ]  Variance Requested [ ]

 Location on Site:Click here to enter text.

 Method of Screening: Click here to enter text.

Comments: Click here to enter text.

***continued on next page***

SIGNAGE CHECKLIST:  DATE: Click here to enter text.

***A visual exhibit for each sign must be provided.***

1. **BUILDING SIGNAGE:**
	1. Maximum Height: Click here to enter text.FT.
	2. Maximum Width: Click here to enter text. FT.
	3. Maximum Depth: Click here to enter text.FT.
	4. Total Area in Sq Ft: Click here to enter text.FT.

Does the signage on the building comprise of more than 10 percent of the area of the elevation upon which the sign is located? Yes [ ]  No [ ]

If yes, explain: Click here to enter text.

If yes, are you requesting a variance? Yes [ ]  No [ ]

Is this sign oriented to the nearest street? Yes [ ]  No [ ]

Is the signage illuminated? Yes [ ]  No [ ]

If yes, provide details: Click here to enter text.

Is this a multiple tenancy building? Yes [ ]  No [ ]  How many?

 If yes, how many tenants, provide details: Click here to enter text.

****

1. **MONUMENT SIGNAGE:**

* 1. Maximum Height of Sign: Click here to enter text. FT.
	2. Maximum Height including Berm: Click here to enter text. FT.
	3. Maximum Width: Click here to enter text. FT.
	4. Maximum Depth: Click here to enter text. FT.
	5. Total Area in Sq Ft: Click here to enter text. FT.

 Is the monument signage single or double faced? Single [ ]  Double [ ]

Distance from edge of sign to backside of all curbs:

 Shown on Site Plan: Shown on Site Plan:

North Side Click here to enter text. FT. East Side Click here to enter text. FT.

West Side Click here to enter text. FT. South Side Click here to enter text. FT.

Distance from the intersection: Click here to enter text. FT.

Is the signage illuminated? Yes [ ]  No [ ]

If yes, provide details: Click here to enter text.

LANDSCAPE CHECKLIST DATE: Click here to enter text.

TYPE OF DEVELOPMENT (check all that apply): LOCATION:

 Single Family [ ]  Area: Click here to enter text.

 Multi-Family [ ]  Tract: Click here to enter text.

 The Reserve [ ]  Block: Click here to enter text.

 Commercial [ ]  Lot: Click here to enter text.

 Other: Click here to enter text.

ADDRESS of Development: Click here to enter text.

OWNER: Click here to enter text.

DEVELOPER: Click here to enter text.

LANDSCAPE ARCHITECT: Click here to enter text.

Requirement of 100% irrigation coverage has been met? Yes [ ]  No [ ]

Requirement of Plant Palette has been met? Yes [ ]  No [ ]

Credit given for existing trees? Yes [ ]  No [ ]  How many? Click here to enter text.

 Explain: Click here to enter text.

Minimum number of major and minor trees has been met? Yes [ ]  No [ ]

 How many major trees? Click here to enter text.

How many minor trees? Click here to enter text.

Explain: Click here to enter text.

Minimum size and grade of trees has been met? Yes [ ]  No [ ]

 Explain: Click here to enter text.

Required size, grade, spacing and use of shrubs has been met? Yes [ ]  No [ ]

 Explain: Click here to enter text.

Required size, grade, spacing and use of ground cover has been met? Yes [ ]  No [ ]

 Explain: Click here to enter text.

Required use of landscape screening has been met? Yes [ ]  No [ ]

 Explain: Click here to enter text.

St. Augustine (Stenotaphrum Secundatum) or approved equal and all plant materials have a guarantee of at least 6 months by the contactor plans which have been signed and sealed by a registered Landscape Architect? Yes [ ]  No [ ]

Use of native plant material requirements has been met? Yes [ ]  No [ ]

 Explain: Click here to enter text.

Additional Comments: Click here to enter text.

***INCLUDE LANDSACPE DESIGN PLANS and LIST of ALL PLANT MATERIALS including size***

***-------------------------------------------------------Below to be completed by Gateway ACC/DC-----------------------------------------***

Final ❑ Preliminary ❑ Approved ❑ Changes Requested ❑ Not Approved ❑

Applicant Notified: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_ Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SUPPLEMENTAL CHECKLIST FOR**

**RESTRICTED USE AREA OR RESTRICTED AREA**

Service Area Circulation and Access

Service area is on the Side Face: Yes [ ]  No [ ]  Variance Requested [ ]

Service Area meets Design Criteria? Yes [ ]  No [ ]  Variance Requested [ ]

Explain: Click here to enter text.

Storage and Loading Area:

Label: Direct Face, Rear Face and Side Face on Site Plan.

Screening meets Design Criteria for Side Face facility: Yes [ ]  No [ ]

Explain: Click here to enter text.

No loading docks or areas located on Direct Face: Yes [ ]  No [ ]

Explain: Click here to enter text.

******

Building Setbacks – Rear Yard:

 Shown on Site Plan: Min. Req:

Restrictive Area Click here to enter text. FT. 35 FT

Restrictive Use Area Click here to enter text. FT. 75 FT

***In the Restricted Use Area, in addition to the thirty-five feet (35') set back required where lots functionally abut residential there shall be an additional forty foot (40') building set back area; in the Restricted Use Area, there shall be no building located within the seventy-five foot (75') set back area.***

Parking Setbacks – Rear:

 Shown on Site Plan: Min. Req:

Restrictive Area Click here to enter text. FT. 35 FT

Restrictive Use Area Click here to enter text. FT. 75 FT

***In the Restricted Use Area, only parking, drainage, utility and landscaping***

***improvements may be located within the additional forty foot (40') set back area.***

Building Height

 Shown on Site Plan: Allowed:

If Office Use Only: Click here to enter text.FT. 40 FT

Other Uses: Click here to enter text.FT. 20 FT

***(Additional 5ft for parapet allowed)***



Buffer Zone – All Uses Shown on Site Plan: Min. Req:

 N/E/S/W Adjacent Lot Click here to enter text.FT. 35 FT.

 N/S/E/W Adjacent Lot Click here to enter text.FT. 35 FT.

 ***(Circle one)***

***\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_***

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Applicant Notified: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_ Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_