



Building Department

800 Cap-Au-Gris
 Troy, Missouri 63379
 636-528-1254 • 636-462-1613 fax

SITE PLAN REQUIREMENTS CHECKLIST

Project #	Included		Staff	Designer
	Yes	No	Comments	Action Taken
<u>Section 405.600 Ch. 410</u> The site plan shall be designed and prepared by a qualified land planner, registered professional engineer or land surveyor with the appropriate seal affixed.				
<u>Section 405.600 Ch. 410</u> Drawn to scale not less than one (1) inch equals one hundred (100) feet nor more than one (1) inch equals twenty (20) feet and be of accuracy and readability that the plan can be readily interpreted.				
<u>Section 405.600 Ch. 410</u> A vicinity map of the proposed development site with adjacent existing streets, highways, subdivisions and/or other developments identified.				
<u>Section 405.600 Ch. 410</u> North arrow & scale.				
<u>Section 405.600 Ch. 410</u> Title block identifying the proposed name of the development or subdivision; names and addresses of the engineer or surveyor preparing the site plan; and date prepared.				
<u>Section 405.600 Ch. 410</u> Boundary lines of the project site showing bearings and distances.				
<u>Section 405.600 Ch. 410</u> Existing zoning and land use of adjacent properties.				
<u>Section 405.600 Ch. 410</u> Size and location of existing water, sewer and Stormwater lines on and/or adjacent to the site and proposed layout of water and sewer system.				

<u>Section 405.600 Ch. 410</u> Existing utility easements, including perimeter easements – with book & page.				
<u>Section 405.600 Ch. 410</u> Gross acreage of lot(s) or square footage of lots?				
<u>Section 405.600 405.640</u> Building dimensions (including height), square footage, elevations and building setback lines.				
<u>Section 405.600 Ch. 410</u> Proposed streets and improvements to existing streets, width of rights-of-way, driveways and sidewalks.				
<u>Section 405.600 Ch. 410</u> Adjacent or connecting streets.				
<u>Section 405.600 Ch. 410</u> Existing and proposed contours at five (5) foot intervals; sites with irregular topography or drainage courses shall have two (2) foot contour intervals.				
<u>Section 405.600 Ch. 410/420</u> Natural features, including trees, natural watercourses and flood plains, existing on the site.				
<u>Section 405.600 405.465</u> Protective screening for properties abutting residential districts.				
<u>Section 405.600 405.465</u> Landscape plan indicating location, species, number and size of plantings. (buffer strip, trash enclosures)				
<u>Section 405.600 405.365</u> Off-street parking and loading (space) areas with dimensions.				
<u>Section 405.600 405.375</u> Location, height and intensity of exterior lighting.				
<u>Section 405.600</u> Location and size of freestanding signs.				
<u>Section 510.020 / 410.060(c)</u> Sidewalks section				
<u>Article XV 405.635</u> Architectural review of structures				
<u>Section 405.600 Ch. 425</u> Submit a preliminary Stormwater management plan.				

<p><u>Section 410.040 (D)</u> Easements along streams. Whenever any stream or important surface drainage course is located in an area which is being subdivided, the subdivider shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or drainage course.</p>				
<p><u>Section 405.600</u> 17 copies of the site plan and colored renderings of the building shall be submitted to the City of Troy Building Department for staff and Planning and Zoning Commission reviews.</p>				
<p><u>Date Received</u></p>			<p><u>Date sent to designer</u></p>	