

## Pleasant View Municipal Planning Commission Site Plan Checklist

Name of Developer: \_\_\_\_\_

Location: \_\_\_\_\_

Owner: \_\_\_\_\_

Engineer or Surveyor: \_\_\_\_\_

1. Three (3) hard copies of site plan 24 x 30 inches minimum.
2. One (1) electronic copy in reviewable format (PDF)
3. Location of property. (Site Map)
4. Proof of ownership or Owner's agent letter signed by owner.
5. Letter of utility availability
6. The actual lot drawn with all dimensions. Dimensions of all rights-of-ways and easements adjacent to the property.
7. Shape, size and location of all existing buildings or other structures on the site.
8. The existing and intended use of site and existing structures.
9. Site topographic features, existing and proposed, at 2-foot intervals.
10. Location of all driveways and entrances. Right of Ways and easement locations.
11. Traffic study if required for use.
12. Location of all accessory off street parking areas, with dimensions of lot and spaces along with traffic aisles.
13. Any required off-street loading areas, with adequate space to access.
14. Detail on proposed curbing and paving as per the adopted Design Standards.
15. Sidewalks layout, Slope and details for ADA elements.
16. Location and distance to nearest Fire Hydrant.

17. Location of any FDC on building (sprinklered buildings) Must be with 100ft of fire hydrant and on front of building. (Municipal sprinkler ordinance)
18. Landscaping plan for the site as required by adopted design standards.
19. Building plans for the buildings to be constructed, including elevations, exterior materials and building heights. Samples of materials or colored rendering of Building. Percentages of materials used on exterior walls as per the adopted design standards.
20. Proposed ground coverage recap of site, including floor area, square footage of all impervious areas and amount of required open space.
21. Location of all areas designated for solid waste along with a sketch of the proposed screening area.
22. A site grading and drainage plan, showing the effect on adjacent properties and drainage ways. Location of any area subject to flooding.
23. Stormwater runoff calculations with summary sheet and pre and post developed calculations.
24. Location of all fences or walls proposed as buffer to replace plantings, along with a sketch of the proposed fence or wall.
25. Site utility plan.
26. Site photometric plan and location of proposed parking lighting and building lighting as per the Adopted Design Standards.
27. Location, type and size of proposed signs.