

SITE PLAN APPLICATION
(Procedure Manual §5.1)

Return Form To:
Village of Innsbrook
1835 Highway F
Innsbrook, MO 63390
(636) 745-8844

For Office Use Only

Case ID. _____
Filing Fee: _____
Dated Filed: _____

APPLICANT INFORMATION:

Name of Applicant: _____ Phone: _____
Email: _____ Address: _____

PROPERTY INFORMATION:

Name of Owner of Record _____
Address of Owner of Record _____
Address of Property: _____
Present Zoning Classification: _____ Acreage: _____
Present Use of Property: _____
Proposed Use of Property: _____

The following items shall be submitted with this application:

1. A list parcels adjoining the property showing their land use, current zoning, and name and address of the owner of record.
2. A completed "Site Plan Review Check List", see attached.
3. Ten (10) copies of site plan

Signature of Applicant _____
Date

Signature of Property Owner _____
Date

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Approved _____ Disapproved _____ Reason _____
Date _____

Signature of Approving Authority

Site Plan Review Checklist

<i>Does the proposed site plan include the following information? If not, attach a separate sheet explaining why.</i>	Yes	No
1. Name of the project, address, boundaries, date, north arrow and scale of the plan.		
2. Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.		
3. Name and address of all owners of record of abutting parcels.		
4. All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.		
5. The location and use of all existing and proposed buildings and structures within the development, including all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations, and typical elevations and building materials.		
6. The location of all present and proposed public and private ways, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown.		
7. The location of required parking areas including parking stalls, setbacks and loading and service areas.		
8. The location, height, intensity, bulb type (e.g., fluorescent, sodium incandescent) of all external lighting and methods to eliminate glare onto adjoining properties.		
9. The location, height, size, materials, and design of all proposed signage.		
10. A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material.		

Site Plan Review Checklist

<i>Does the proposed site plan include the following information? If not, attach a separate sheet explaining why.</i>	Yes	No
<p>11. The location of all existing and proposed utility systems including:</p> <ul style="list-style-type: none"> a) sewer lines and manholes; b) water lines and fire hydrants; c) telephone, cable and electrical systems; and d) storm drainage system including existing and proposed drain lines, culverts, catch basins, head walls, end walls, hydrants, manholes, and drainage swales. 		
<p>12. Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.</p>		
<p>13. Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. (See definition - Surface Water Elevation). No building shall be located in the 100-year flood plain.</p>		
<p>14. Existing and proposed zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan.</p>		
<p>15. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site.</p>		

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Site Plan Review Criteria		
<i>Does the proposed site plan meet the following criteria? If not, attach a separate sheet explaining why.</i>	Yes	No
1. Does the proposal conform to the provisions of the Village's Zoning regulations?		
2. Will the development be compatible with the surrounding area?		
3. Does the proposal conform to the provisions of the Village's Subdivision Regulations?		
4. Does the proposal conform to the goals, objectives and policies of the Comprehensive Plan?		
5. Does the proposal conform to the customary engineering standards used in the Village?		
6. Are the streets, paths, walkways, and driveways located such that they enhance safety and minimize any adverse traffic impact on the surrounding area?		
7. Have the proposed buildings, structures, walkways, roads, driveways, open space (if any), and parking lots been located to preserve existing off-site views and create desirable on-site views, conserve natural resources and amenities including prime agricultural land, minimize any adverse flood impact, ensure that proposed structures are located on suitable soils, minimize any adverse environmental impact, and minimize any present or future cost to the Village and private providers of utilities in order to adequately provide public utility services to the site.		