



CITY OF GRAIN VALLEY BUILDING INSPECTIONS
COMMERCIAL SITE PLAN REQUIREMENTS

A site plan is REQUIRED for New Construction, Additions or Accessory Structures which result in a significant change to a primary functional area and MUST be signed and stamped by a Missouri Registered Land Surveyor.

Address or Legal Description of Site: \_\_\_\_\_

Name of Contact Person: \_\_\_\_\_ Telephone: \_\_\_\_\_

- 1. Legal description
2. Address and Lot number
3. Name and phase of Subdivision
4. County parcel ID. Number
5. Boundaries and dimensions of property, all property corners with elevations
6. Show names of streets
7. Show alleys
8. Locations of existing and proposed structures with elevations at corners
9. Distance from all structure(s), to property line(s)
10. Show existing and proposed inlets, sidewalks, manholes, water valves, hydrant assemblies, street lights and other pertinent items
11. Show existing and proposed curb cuts
12. Square footage of property and footprint of proposed structure
13. Clearly indicate Site Plan scale and North arrow
14. Show dimensions, location and type of easements
15. Show drainage direction
16. Show all building setback lines
17. State of Missouri Professional Land Surveyor stamp
18. Show 100 year flood elevations as appropriate
19. Show schedule that illustrates number of required and proposed parking spaces
20. Show 10 foot setback of parking lot from front property line
21. Illustrate the ADA space(s) within the parking lot
22. Show schedule that illustrates the number of required trees and shrubs along with proposed caliper and height at planting
23. Show location of trees and shrubs on site plan
24. Illustrate the development has not exceeded the maximum impervious coverage
25. In Industrial Zoned Districts 50% of the required 20% pervious coverage shall be in the front 1/3 of the lot or in front of the principal structure. The calculation must be shown in the notes of the site plan
26. Show all proposed drainage structures
27. Show all BMPs

I hereby confirm that the information submitted on this document and site is true and accurate.

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

711 Main Street
Grain Valley, MO 64029
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