



SITE PLAN AND SITE PLAN AMENDMENTS SUMMARY APPLICATION CHECKLIST

Community Development Department
 3400 Plymouth Boulevard
 Plymouth, MN 55447
 (763)509-5450
 FAX (763) 509-5407

APPLICATIONS WILL BE PROCESSED ONLY IF ALL REQUIRED ITEMS ARE SUBMITTED
 (For a complete list of required materials refer to Section 21045 of the Plymouth Zoning Ordinance)

	<p>DIGITAL VERSION AND ASSEMBLED PAPER SET (maximum size 24" X 36") at a scale not exceeding 1" = 50' of the following:</p> <p>_____ ACCURATE CERTIFIED SURVEY showing existing conditions and the legal description</p> <p>_____ DETAILED SITE PLAN (based on certified survey)</p> <p>_____ LUMINAIRE PLAN of all exterior lighting (both freestanding and building-mounted), including fixture mounting height, shielding information, and power allowance calculation</p> <p>_____ UTILITY PLAN (sanitary sewer and water main)</p> <p>_____ GRADING, EROSION CONTROL, AND STORM WATER DRAINAGE PLAN (including storm sewer and calculations for storm water runoff and treatment with map)</p> <p>_____ TREE INVENTORY/TREE PRESERVATION PLAN</p> <p>_____ LANDSCAPE PLAN/REFORESTATION PLAN</p> <p>_____ ARCHITECTURAL ELEVATIONS OF ALL BUILDINGS PROPOSED (to scale) Applications for townhouse developments must include samples of exterior materials and color palette.</p> <p>_____ TYPICAL FLOOR PLAN AND ROOM PLAN (to scale)</p> <p>_____ FIRE PROTECTION PLAN showing locations of all fire lanes and fire lane signage, associated turn arounds and dead ends (including turning radius calculations), hydrants, post indicator valves, and fire department connections, and any above or below ground storage tanks.</p> <p>_____ EXTENT OF PROPOSED MODIFICATIONS TO LAND within a wetland, shoreland, or floodplain district</p> <p>_____ SIGN PLAN</p> <p>_____ SOUND SOURCE CONTROL PLAN (if applicable)</p> <p>_____ AIR DISPERSION MODELING (if applicable)</p> <p>_____ TRANSPORTATION DEMAND MANAGEMENT PLAN (TDM) PLAN (office and industrial uses only)</p>
_____	ONE COMPLETE SET OF PLANS REDUCED TO 11" X 17"
_____	<p>DIGITAL VERSION OF A NARRATIVE describing:</p> <p>1) site plan request</p> <p>2) any variance requests (refer to variance checklist for additional materials required)</p>

Site Plan/Site Plan Amendment Checklist
 Page 2

_____	DIGITAL VERSION OF A WETLAND REPORT (if applicable)
_____	COMPLETED APPLICATION FORM signed by property fee owner(s)
_____	APPLICATION FEE (check or cash) payable to the City of Plymouth. --Major Projects (new or amendment): \$200 plus \$2,000 cash escrow. <i>The fee for staff-prepared mailing labels is included in the application fee.</i> --Minor Projects (new or amendment): \$200.
_____	WETLAND FEE (if applicable) of \$100 payable to the City of Plymouth. (Fees may be combined into one check.)

Additional information may be requested concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant as necessary to establish performance conditions in relation to all pertinent sections of the zoning ordinance.

NOTE: The city may also require 15 reduced sets (11” by 17”) of the plans. These reduced plans must be submitted 10 days prior to the planning commission public hearing. As any application may require revision, ***do not submit the reduced sets with the initial application.***