



UNINCORPORATED
CONCEPT / SITE PLAN CHECKLIST*

Development Name

Submittal Date

Engineer

Circle One for Each Item: **N/A** (Not Applicable) **O/P** (On Plans)
 P/S (Plan Sent) **ATT** (Attached)

Note that "forthcoming" or "to be provided" is not an option

- N/A O/P 1) Location map.
- N/A O/P 2) North arrow and Engineer's scale.
- N/A O/P 3) All site specific zoning ordinance conditions.
- N/A O/P 4) Present and proposed zoning, proposed use.
- N/A O/P 5) P.E. seal and signature, as required.
- N/A O/P 6) Show and dimension about the centerline of right-of-way, all existing and proposed private and public street pavement, driveways, alleyways and sidewalks within the site, and abutting or opposite the site.
- N/A O/P 7) Show and dimension about the centerline of right-of-way, all existing and proposed, public and private street right-of-ways, easements and TSCL's within the site, and abutting or opposite the site.
- N/A O/P 8) Book and page in which right-of-way, easement and TSCL has been recorded.
- N/A O/P 9) Existing and proposed storm sewers, bridges, culverts, sink holes, springs, basins within site and abutting site.
- N/A O/P 10) Existing and proposed 2 foot interval contours based upon U.S.G.S. datum within site and extending 100 feet beyond site.
- N/A O/P 11) Cross access within site and abutting site, as required.
- N/A O/P 12) Geotechnical Statement with P.E. seal and signature, when a geotechnical report is required.

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Notes:

- N/A O/P 13) Sight triangle at all uncontrolled intersections of public street rights-of-way.
- N/A O/P 14) All proposed improvements will conform to related St. Louis County Capital Improvement Project No. _____.
- N/A O/P 15) All sidewalks to be constructed to current St. Louis County / ADA Standards.
- N/A O/P 16) Prior to improvement / construction plan approval, the engineer shall provide a signed and sealed note on the plans for both residential and commercial projects, stating that the unimproved existing sidewalk along the project frontage meets current St. Louis County / ADA Standards.
- N/A O/P 17) All proposed improvements shall be constructed to St. Louis County Standards.
- N/A O/P 18) All grading and drainage to be in conformance with St. Louis County and MSD Standards.
- N/A/ O/P 19) No slopes shall exceed 3 (horizontal) to 1 (vertical), unless justified by a geotechnical report, which has been accepted / approved by St. Louis County.
- N/A O/P 20) All driveways intersecting St. Louis County Arterial and classified roadways shall have on-site turnaround capability.
- N/A O/P 21) Storm water shall be discharged at an adequate natural discharge point. Sinkholes are not adequate discharge points.
- N/A O/P 22) Required roadway improvements must be completed prior to issuance of building permits in excess of 60% for subdivisions or prior to occupancy for single lot developments.
- N/A O/P 23) Existing ponds to be eliminated shall be de-watered at a reasonable rate as not to adversely affect downstream properties.
- N/A O/P 24) Each stub street shall have a sign posted by developer advising: "This street to be extended as part of future development."
- N/A O/P 25) Steep grade approval will be required prior to construction plan approval.

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- N/A O/P 26) Improve _____ to one-half of a _____ right-of-way and a _____ pavement or minimum _____ pavement. (Show and reference the appropriate typical section on the plan per Standard Drawings C203.60 through C203.92 of the St. Louis County Department of Transportation Standard Drawings).
- N/A O/P 27) Provide a sidewalk conforming to St. Louis County ADA standards adjacent to _____. (Sidewalk is to be shown along the entire frontage of the property adjacent to a County roadway. Any variation to this will be determined during construction plan review.)
- N/A O/P 28) Access to this development from _____ shall be via _____ entrance(s) located _____ to provide required sight distance and constructed to St. Louis County standards as directed by the St. Louis County Department of Transportation.
- N/A O/P 29) Add the following note to Concept / Site Plans: "All proposed access to St. Louis County roads for new development shall meet minimum St. Louis County sight distance requirements."
- N/A O/P 30) Any entity that performs work on St. Louis County maintained property shall provide the County with a Certificate of Insurance evidencing general liability coverage (bodily injury and property damage) in the amounts specified as the limits of liability set by the State for public entities. Such certificate shall include "St. Louis County" as an additional insured and shall be provided prior to the issuance of any permit. Certificate shall provide for a 30 day policy cancellation notice to St. Louis County. Upon request, the County will provide the specific amounts for both per person and per occurrence limits.
- N/A O/P 31) All hydrants, power poles or other potential obstructions within the St. Louis County road right-of-way, shall have a minimum two (2) foot setback from the face of curb, as directed by the St. Louis County Department of Transportation.

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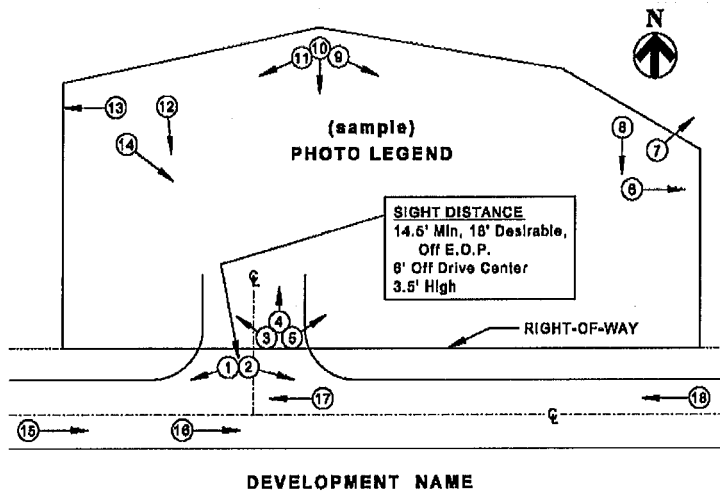


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Supplemental Documents Required to be Submitted with Plan:

N/A ATT 32) Photos identified on a location key showing photo directions and numbers. (See Section 30.00-2, Design Criteria Manual). Photos 1 & 2 below are to be taken at all proposed access locations to verify whether or not there is adequate sight distance.



Photos are to be labeled and identified as shown. If it appears that there is not adequate sight distance a plan and profile of sight lines will be required. See Section 40.25-1 of the Design Criteria Manual.

- N/A P/S 33) MoDOT concept approval, as required.
- N/A P/S 34) MSD concept approval.
- N/A P/S 35) Approved Flood Plain Study reflecting proposed 100-year flood elevation and existing 100-year flood plain limits, as required.
- N/A ATT 36) Geotechnical report signed and sealed by a professional engineer, as required.
- N/A P/S 37) Street stub report, as required.

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- N/A ATT 38) Traffic Impact Study including traffic signal warrants, as required.
- N/A ATT 39) Transmittal letter to MSD for all projects within MSD jurisdiction to provide them the opportunity for up-front review of Phase II, Post Construction Stormwater Management Requirements.
- N/A ATT 40) Pre-construction and post-construction storm water runoff calculations. Post-construction storm water runoff shall mimic pre-construction runoff to the maximum extent possible.

This is to acknowledge that I personally checked the attached plan and related documents for conformance to the Concept / Site Plan Checklist.

Signature	Date	SEAL
Please contact Civil Plan Review at (314) 615-8517 for a preliminary discussion regarding anticipated improvements and access requirements prior to first submittal of the concept / site plan. Please keep in mind that items discussed are subject to change when concept / site plan is submitted and reviewed.		<div style="border: 1px solid black; width: 100%; height: 100%;"></div>

The Design Criteria Manual can be accessed on-line at:
www.stlouisco.com/YourGovernment/CountyDepartments/Transportation/TransportationPublicationsManuals/DesignCriteriaManual

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Additional Notes / Requirements:

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