

**CITY OF TRENTON
ENGINEERING/BUILDING DEPARTMENT**

The City of Trenton, for the convenience of applicants, provides the following:

- Requirements for Residential Building Permits.
- Requirements for Non-Residential Building Permits.
- Site Plan Application.
- Site Plan Checklist.
- Engineering Design Standards.
- Fire Suppression GuideLines.
- Guide Lines for Preliminary Site Plan Submission.

In those instances where the scope of the project requires Engineering Plans, the applicant shall:

- Become familiar with the City of Trenton Engineering Design Standards.

A letter of transmittal shall accompany all submittals.

The letter of transmittal should delineate the purpose or the intent of the submittal.

(Ord. No. 726, § 1, 4-12-2010)

Sec. A-72. - Site plan review fees.

The following fees shall be charged for the purpose of reviewing site plans in accordance with the requirements of chapter 110 of the Code of Ordinances, pertaining to zoning:

- (1) Sites 0—20 acres \$1,000.00
- (2) Each additional or portion thereof 100.00
- (3) Sites 20 acres or more 300.00
- (4) Major redesign of plan under subsection (1), (2), or (3) above: Same as above.
- (5) Each additional review of site: One-half of original fee.
- (6) Soil erosion and sedimentation fees: See section A-74.
- (7) Those site plans not requiring review by the planning commission or the city planning consultant will require a base review fee of \$200.00.

(Ord. No. 726, § 1, 4-12-2010)

Sec. A-73. - Subdivision plan review fees.

The following fees shall be charged for the purposes of reviewing subdivision plans by the city (including public hearing):

- (1) Subdivision/condominium plat, plus \$50.00/lot \$ 600.00

Examples:

Single parcel platted into 100 lots 5,650.00

Two parcels platted into 100 lots 5,700.00

Parcel split into three and one of the parcels platted into 100 lots 5,750.00

Parcel platted into 50 lots and amended/replatted into an existing 100 lot condominium plat 3,150.00

- (2) Existing plat reconfigured into additional or lessor lots, plus \$50.00/lot 600.00

Examples:

Existing 100 lot condo reconfigured to 110 lots 6,100.00

Guide Lines for Pre-Preliminary or Concept Site Plan Submission:

The Pre-preliminary or Concept Site Plan will provide an opportunity for an owner/developer to present in "Concept" format their plans for a particular piece of property.

The Pre-preliminary or Concept Site Plan will provide a more receptive opportunity for the Planning Commission to present their thoughts and/or concerns to the owner/developer.

The Pre-preliminary or Concept Site Plan should contain at a minimum:

- A. Title block with name, address and phone number of the developer, owner and designer.
- B. Vicinity map, and property legal description.
- C. Current zoning of the property and zoning of adjacent properties.
- D. A statement that intended usage is compliant with existing zoning.
- E. Declaration of intent for the property.
- F. General location of improvements on the property.
- G. Required off-street parking and proposed provided parking.
- H. Recognition of any special concerns related to the property, such as:
 - a. Ingress - Egress
 - b. Flood Plains
 - c. Wet Lands
 - d. Soil Erosion
- I. Size and location of all existing utilities that would be servicing the site and the proposed connection points.

Seven (7) copies of the Pre-preliminary or Concept Site Plan should be submitted along with a letter of transmittal.

Prepared by the Engineering Department
April, 2001

Revised February, 2012