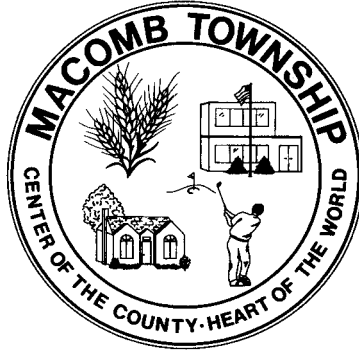


MACOMB TOWNSHIP

54111 Broughton Road • Macomb, MI 48042 • 586-992-0710 x 4

www.macomb-mi.gov



APPLICATION PACKET FOR FINAL PRELIMINARY PLAT

APPLICANTS TAKE NOTICE OF THE FOLLOWING:

All applications must contain **each and every page** from this application packet, including the checklist and any unused pages. If your application does not include all items, it will not be received by the Clerk's Office.

Please use only the forms provided with this application. **No other forms**, however similar, **will be accepted.**

The information contained herein represent requirements contained in the Michigan Land Division Act (P.A. 288 of 1967), as amended; and the Land Division Ordinance #17 of Macomb Township.

Michael D. Koehs, CMC
Township Clerk

CHECKLIST OF DOCUMENTS REQUIRED FOR APPLICATION FOR FINAL PRELIMINARY PLAT

MACOMB TOWNSHIP PLANNING COMMISSION
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042
(586) 992-0710 EXT. 4

Please place a check mark in the box next to each item as you assemble the following required information. When complete, submit the completed application package to the Macomb Township Clerk's Office.

- Payment of \$1,335.00 plus \$20.00 per additional acre over two (2) acres. Please make your check payable to 'Macomb Twp. Treasurer' (Funds are non-refundable).
- One (1) completed Final Preliminary Plat Application form, found on page 4.
- Eighteen (18) copies of the Final Preliminary Plat, drawn to scale, tri-folded, signed and sealed. **After the plans clear the initial reviews the Clerk's Office may request additional copies of the revised plans for distribution to the Planning Commission.**
- Eighteen (18) copies of Landscape Plan for 20' common area, drafted in compliance with Macomb Township's Land Division Ordinance §17-162(b). **After the plans clear the initial reviews, the Clerk's Office may request additional copies of the revised plans for distribution.**
- One (1) completed Review Checklist, found on pages 9 through 11, to be completed by the professional preparing the plans. **This checklist is intended to assist in the preparation and review of plans, and shall not replace a full review of the Zoning Ordinance standards.**
- Letter from the Township Engineer approving the detailed engineering plans, accompanied by all required agency reviews and/or permits as required by §17-69 of the Land Division Ordinance and as listed below:
 - Each school district having jurisdiction in the area
 - The Macomb County Road Commission
 - The Macomb County Drain Commissioner
 - The Michigan Department of Transportation, if project abuts state highway or trunkline
 - The Conservation Department, if project abuts a lake, stream, channel or lagoon
 - The Michigan Department of Environmental Quality, if project abuts a body of water or is located within the floodplain
 - The Health Department, if public water and sewer are not present
 - All registered utility companies
- One (1) Documentation Supporting The Request Form, found on page 5. (The use of this page is optional).
- One (1) completed Affidavit of Ownership form, found on page 6.
- Proof of Ownership of the land, such as a Land Contract, Affidavit of Land Contract, Option Agreement, Deed, etc.
- One (1) completed Verification of Recorded Legal Property form, found on page 7. **(Applicant must have the Township Assessor verify the Legal Description).**
- Two (2) copies of the proposed Restrictive Covenants.
- Evidence shall be provided that a Special Assessment District for the operation and maintenance of street lights has been established.
- Evidence shall be provided that a Special Assessment District for the operation and maintenance of all stormwater facilities to be installed in the development has been established, if applicable.

FINAL PRELIMINARY PLAT REVIEW PROCESS

- Step 1:** Applicant submits completed application package to the Clerk's Office.
- Step 2:** The plans are distributed to the Macomb Township Supervisor, Department Heads, Township Engineer and the Consultant Planners for review. All reviews must be submitted to the Clerk's Office in writing before the Planning Commission can consider the application.
- Step 3:** If the Plat does not meet all requirements, the Clerk's Office will notify the Applicant requesting revised plans and/or a letter requesting the item be tabled to a later date to allow enough time for the applicant to revise the plans and/or to allow enough time for the township to review the revised plans. This requirement is optional; however, without written approval to delay, the Planning Commission will be required to review the Plat without proper departmental review and is likely to recommend denial of the Plat to the Township Board.
- Step 4:** Should the applicant choose not to re-submit revised plans or submit a request in writing to delay the item, the original plans will be reviewed by the Planning Commission with any recommendations given during the department reviews. If the Planning Commission recommends denial and the Township Board agrees, the application will likely be denied and may only be reconsidered after submittal of a new application, with fees and supporting documentation.
- Step 5:** If plans are acceptable and all reports requested in Steps 2 and 4 are received, the item is placed on the next reasonable Planning Commission agenda for a public hearing, notice of which will be sent to the property owner and adjacent property owners within 300 feet of the subject property. The Planning Commission will then hold the public hearing and make a recommendation to the Board of Trustees, notice of which shall be communicated to the Board in a report. The Clerk's Office will also notify the applicant of the Planning Commission's recommendation.
- Step 6:** Township Board shall consider the Final Preliminary Plat at their next reasonable meeting date.
- Step 7:** The Board shall either approve or reject the Final Preliminary Plat, stating their reasons for the decision in writing. The Clerk shall communicate the results of the Board meeting to the applicant or their representative.
- Step 8:** The approved Final Preliminary Plat is forwarded to the Supervisor's Office for street name verification and address distribution.

ALL APPLICANTS TAKE SPECIAL NOTICE OF THE FOLLOWING:

1. **Review Timeline:** State Law requires the Planning Commission (PC) to review your application within thirty (30) days of submittal, and it requires the Township Board to consider the PC's recommendation within twenty (20) days of their meeting. To comply with this requirement, the township will place your application on an appropriate meeting agenda that complies with these timeframes. However, in many cases, plan revisions are needed after the township conducts its initial reviews. At this point in the process, the applicant will be requested to submit revised plans and/or a letter authorizing the township to table the application to allow enough time to review the revised plans (in these cases, no tabling fee, as described in note #5 below, will be charged). The township strongly recommends you submit such a request because without it, the PC will be forced to review outdated plans and is likely to recommend denial of the Plat to the Township Board. If the application is denied, it may be reconsidered only after submittal of an entirely new application, with fees and supporting documentation.
2. **Phasing Plan.** If a 'phasing plan' has not been submitted it is assumed that this subdivision will be developed in one phase. Any and all revisions to the phasing plan must be reviewed and approved by the Planning Commission and Township Board and incorporated into the Tentative Preliminary Plat. Changes to the phasing plan will not be allowed unless it is part of a new application.
3. **Submittal Deadlines.** All applications will be processed the day they are received, provided the application is submitted prior to 2:00 p.m. All applications received after 2:00 p.m. will be processed the next business day. This means that an application submitted at the end of the day on Friday will not be processed until the following Monday morning.
4. **Expiration Date.** Final Preliminary Plat Approval is valid for two (2) years and may be extended by the Township Board, if request is made in writing by the applicant **BEFORE** the deadline and upon showing of good cause.
5. **Fees.** A fee of \$100.00 per ½ hour shall be charged for meetings with staff or planning consultant; actual costs will be charged for meetings with the engineer or attorney.
6. **Attendance Required at Public Hearing.** The Macomb Township Planning Commission requires the Applicant or the Applicant's Representative to be present at the Public Hearing, otherwise the item will be tabled to another meeting date.
7. **Planning Commission Policy Regarding Request To Table.** Should the petitioner request the tabling of a scheduled matter, an amount equal to one-half the original fee shall be charged. Said fee shall be remitted to the Township within two working days of the rescheduling of the matter. If the fees are not paid, the matter will be recommended for denial.
8. **Department Review.** Submittal of this application does not imply that the plans are acceptable, the review of the information by all departments and agencies will make recommendations to the Planning Commission, who will indicate if they are acceptable.
9. **Covenants & Restrictions.** No building permits will be issued until the Township Clerk receives a true copy of the recorded restrictive covenants as approved by the Township Attorney, along with evidence that Articles of Incorporation for the homeowners association have been filed with the State of Michigan, and all landscape features have been completed in accordance with the approved landscape plan.
10. **Fees and Bonds Required.** No site construction may take place until the proprietor has posted bonds and paid permit fees in amounts acceptable to the Township Engineer for Construction Inspection and for Water/Sewer Taps & Laterals. All improvements and facilities must be installed prior to Final Plat Application.
11. **Special Assessment Districts.** Any Special Assessment Districts for site improvements, including street lighting, retention/detention/sedimentation basins must be established prior to Final Plat Application.
12. **Model Permits.** No more than four (4) model homes may be permitted prior to Final Plat approval. All model home permits must be approved by the Board in a separate application. Bonds for model home construction will be required.
13. **Street Names/Addresses.** All street names must be reviewed and approved by the Township Supervisor for purposes of continuity prior to preparation of the final plat. The petitioner must submit two (2) copies of the plat to the Supervisor's Office for addressing. Addresses will be assigned after Final Preliminary Plat approval by the Township Board. See Page 8 of this packet for the required form to submit to the Supervisor's Office.

APPLICATION FOR FINAL PRELIMINARY PLAT

MACOMB TOWNSHIP PLANNING COMMISSION
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042
(586) 992-0710 EXT. 4

Only Complete Applications Will Be Accepted (PLEASE PRINT OR TYPE)

Permanent Parcel No. 08 - - -

Subdivision Name _____

APPLICANT INFORMATION

Applicant's Name _____ Phone _____

Address _____ Fax _____

City _____ State _____ Zip Code _____

Applicant's Representative Name _____ Phone _____
(if different from applicant)

Address _____

City _____ State _____ Zip Code _____

PROPERTY INFORMATION

Location of Property _____
(for example: the north side of 23 Mile Road and ¼ mile east of Romeo Plank Road)

Property Frontage (in feet) _____ Property Depth (in feet) _____

Present Zoning Classification _____

Existing Land Use _____

Gross Acreage _____ Net Acreage _____ No. of Lots _____

Phasing plan consistent with Tentative Preliminary Plat? Yes No

ENGINEER/LAND SURVEYOR INFORMATION

Company Name _____ Phone _____

Address _____ Fax _____

Contact Name _____ Phone _____

Date of Tentative Preliminary Plat Approval by Macomb Township Board _____

Applicant's Signature _____ **Date** _____

AFFIDAVIT OF OWNERSHIP

PLEASE TAKE NOTICE that an Affidavit of Ownership must be filed with all development and variance applications in Macomb Township. **Proof of ownership or interest in the property must be attached (i.e. deed, land contract, option agreement, lease, etc.).** This requirement must be fulfilled in order to promptly process your application.

If the applicant is not the fee titleholder of the subject property, he/she is a purchaser according to _____, it is necessary to establish the fee title holder's intention and desire to have the subject property receive Township approval.
(Land contract, option, lease, etc.)

(I), (We), _____, the undersigned fee title owner(s) of property
(name)
hereinafter referenced, acknowledge (my) (our) intention and desire to have the property described within the attached application for _____ receive consideration by Macomb Township.
(type of application to be filed)

(I), (We) further authorize _____ as a(n) _____
(name of applicant) (recite applicant's interest in property)
of the property, to process an Application with the Township of Macomb on (my) (our) behalf.

(name) (owner) _____
(name) (owner)

(name) (owner) _____
(name) (owner)

THIS FORM RELATES TO PROPERTY WITH THE FOLLOWING PARCEL NUMBER:

08 - _ _ - _ _ - _ _

STATE OF MICHIGAN
ss.
COUNTY OF MACOMB

On this _____ day of _____, 200__, before me personally appeared _____
(name of applicant)
_____ to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that _____ executed the same as _____
(he, she, they) (his, her, their)
free act and deed.

Notary Public
Macomb County, Michigan
My Commission Expires: _____
Acting in Macomb County, Michigan

VERIFICATION OF RECORDED LEGAL PROPERTY

PROJECT NAME _____

Application To Be Filed (check off)

- | | | |
|---|---|---|
| <input type="checkbox"/> Variance | <input type="checkbox"/> Pre-Preliminary Plat | <input type="checkbox"/> House Move-on |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Tentative Preliminary Plat | <input type="checkbox"/> Sign(s) / Ground Sign |
| <input type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Final Preliminary Plat | <input type="checkbox"/> Certificate of Zoning Compliance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Preliminary Plan Review | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Revised Site Plan | <input type="checkbox"/> Final Plan Review | |

PERMANENT PARCEL NO. 08 - _ _ - _ _ - _ _ .

PUBLIC ROAD(S) FRONTAGE _____

ADDRESS OF PARCEL (if available) _____

NAME OF OWNER _____

ADDRESS OF OWNER _____

**LEGAL DESCRIPTION
(INSERT HERE)**

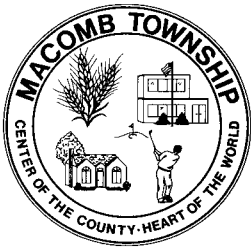
Do Not Write Below This Line – Assessor’s Use Only

Is the property proposed for use properly recorded with Macomb Township? YES NO

COMMENTS:

Dan Hickey, Township Assessor

The following form is provided for your future use (see notes on page 3). The Supervisor's Office will accept your application anytime after the Planning Commission recommends approval of the Final Preliminary Plat (FPP). It need not be submitted with the FPP application at this time.



MACOMB TOWNSHIP SUPERVISOR'S OFFICE

(586) 992-0710 EXT. 8

Application for Addresses/Street Names
SUBDIVISION PLAT

Date: _____

Section #: _____ Number of Lots: _____ Parcel Number(s) _____

Project Name: _____

The following information must be submitted after Final Preliminary Plat Approval from the Planning Commission, on an "11 x 17" copy of the approved plat:

- a. Subdivision Name.
- b. Approved lot numbers without envelope/dimensions – lot blocks large enough for an address number.
- c. Street Names – street name approval must be given prior to submitting this information.
- d. Names of existing or approved subdivisions or projects abutting the project, also showing existing stub street name(s).
- e. Approved lot numbers of adjacent subdivision(s).
- f. Location map.

TOWNSHIP POLICIES ON STREET NAMES:

Street names will be continued from adjacent developments, which exist or have been approved by the Township Supervisor. Street names will not be duplicated or sound alike.

ADDRESSES:

Addresses shall be released after final preliminary plat approval from the Board of Trustees

FOR LAND OWNER, DEVELOPER, AND ENGINEER:

THE LANDOWNER, DEVELOPER, AND ENGINEER HAVE REVIEWED THE ABOVE-MENTIONED PLAN(S) AND AGREE THAT THE LOT NUMBERS, PROJECT NAME, AND STREET NAME(S) ARE CORRECT.

Landowner's Signature Phone Number Date

Developer's Signature Phone Number Date

Engineer's Signature Phone Number Date

REVIEW CHECKLIST

- | | |
|---|--|
| <input type="checkbox"/> SITE PLAN REVIEW | <input type="checkbox"/> SITE CONDOMINIUM REVIEW |
| <input type="checkbox"/> PLAT REVIEW | <input type="checkbox"/> ZONING VARIANCE REVIEW |

Project in Question: _____

Parcel No: _____

Petitioner: _____

Engineer: _____

Date of Plans (use receipt date): _____

Name of Person Completing this Review Sheet for Petitioner: _____

Petitioner	Township
YES NO	YES NO

I. REVIEW ZONING:

- | | | | | | | | | | | |
|--|---|--|--|---|--|---|--|--|--|--|
| A. Is there a Consent Judgment or conditional rezoning (draft or approved) for the site?
If yes, describe items agreed to by Township _____

_____ | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | | | |
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| B. Current zoning of property permits the proposed use(s) by right? | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | | | |
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| C. Current zoning of property permits the proposed use(s) by SLU? | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | | | |
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| D. Does the site contain multiple parcels?
If so, have the appropriate combinations been approved by Assessing? | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | |
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| E. Is the site part of a larger parcel?
If so, have the appropriate land divisions been approved by Assessing? | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | |
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II. REVIEW SITE:

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|---|---|--|--|---|--|--|--|---|--|--|--|--|--|--|
| A. Property Size <ol style="list-style-type: none"> 1. Does the parcel contain the minimum area of land? 2. Does the parcel contain the minimum width/road frontage? 3. Does the parcel contain the minimum depth? | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | | | | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | | | |
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| B. Does the site contain/propose the required right-of-way (see Master Thoroughfare Plan)? | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | | | | | | | |
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| C. Are acceleration, deceleration and bypass lanes provided? | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | | | | | | | |
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III. REVIEW PROPOSED SITE PLAN:

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|--|---|--|--|---|--|--|--|--|--|---|--|--|--|--|--|--|--|--|
| A. Does the site plan contain all of the following required information? <ol style="list-style-type: none"> 1. Is the parcel number shown on all plans, including landscape plan? 2. Does it include the name and address of the petitioner? 3. Does it include the name, address, seal and signature of the registered architect or engineer that prepared the plan? 4. Does it include telephone numbers for the petitioner and preparer of the plan? 5. Does it include a detailed sketch of the property showing it's precise location? 6. Does it include a legal description of the parcel, and one of the development area if it will occupy only a portion of the property? 7. Does it show the entire parcel in question? 8. Does it indicate adjacent zoning, land uses, buildings, and approved landscape areas? 9. Does the plan indicate the number of stories of all proposed structures (including basements)? 10. Does the plan show off-site driveways and streets within 150' of the subject property? | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | | | | | | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | | | | | |
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| B. Do all structures on the plan meet the maximum height requirements? | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | | | | | | | | | | | |
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| C. Do all structures contain the minimum floor area? | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> </table> | | | | | | | | | | | | | | |
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Petitioner		Township	
YES	NO	YES	NO

D. Does the plan meet the required setbacks?

- | | | |
|----------------------|-----------------------|---------------------|
| 1. Front/street side | Required _____ | Actual _____ |
| 2. Side | Required _____ | Actual _____ |
| 3. Rear | Required _____ | Actual _____ |

E. Does the plan comply with the maximum lot coverage?

F. Does the plan show adequate distance between all buildings?

G. Parking Requirements

- Does the proposed development qualify as a "shopping center" -ref. §10.1706? *(If so, then apply a parking standard of 5.5 spaces/1000 s.f.)*
- Does the plan show enough parking spaces for the proposed use?
- Are all drives shown (both one-way and two-way) of adequate width?
- Does the plan show acceleration, deceleration and bypass lanes?

H. Signs

- Has the applicant asked for sign approval with this application? *(if yes, a separate, detailed sign plan is required, and items 2-5 below also apply)*
- Are the sign locations shown on the site plan?
- If so, are the setbacks dimensioned?
- If a detail is provided, do the signs meet the maximum size requirements?
- Do they meet the height maximum?

I. Lighting (review per Section 10.0340)

- Does the site plan show all proposed outdoor lighting?
- Do the plans show a shield detail that will reduce glare onto adjacent properties?
- Are all light poles less than 15 feet in height?
- Are all light poles located at least 75 feet from adjacent properties?

J. Loading Areas (review per Section 10.0323(b))

- Are loading areas required for the proposed use?
- Does the site plan provide enough loading spaces?
- Are all loading spaces at least 10' by 50' in size?
- If located in the M-1 or in any Commercial zone, does it respect the required setbacks from residential?

K. Roof Mounted Appliances: Are all such appliances (if any) shielded from view on all sides?

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L. Landscape Plan - A Landscape Plan must be submitted before site plan approval.

- Is the landscape plan prepared by a Landscape Architect, registered in the State of MI to prepare such plan?
- Does the landscape plan identify all areas of the site not used for buildings and parking?
- Is a greenbelt required for this development?
If so, does it meet the requirements for size and plantings?
- Does the Landscape Plan indicate the following?
 - Areas not developed must be landscaped or sodded - no hydroseed is permitted.
 - All lawn and greenbelt areas must be sprinkled by an irrigation system.
 - Dimensions of the height and setbacks for all structures (walls & signs) in the greenbelt.
- Do any adjacent, approved landscape plans impact the proposed site plan?

Petitioner		Township	
YES	NO	YES	NO

M. Trash Areas

1. Are trash areas identified for all businesses?
2. Are all trash areas: at least 10' by 10'; enclosed on 3 sides by a masonry wall with gates on the 4th side; and located 15' away from any building(s)?
3. Are the trash areas in the best location relative to adjacent residents?
4. Are trash areas located outside all utility easements and a minimum of 15' from any building?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- N. Outdoor storage/sales:** If the plan proposes outdoor storage or sales, have they applied for or received any required SLU approval?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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O. Pathways & Sidewalks

1. Are pathways required for the site?
2. Does the width (5' concrete or 8' asphalt) of the pathway agree those existing on adjacent sites?
3. Does the plan provide for proper pedestrian circulation by showing walk/path extensions from intersections to the street curb?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

P. Door Openings facing residential (Review per Section 10.0347)

1. Is the proposed building located closer than 600' from any residential or AG uses or zones?
2. If so, are all openings, including windows, facing away from those areas?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IV. OTHER CONSIDERATIONS:

- A. **Nuisances:** Does the proposed use emit any noise/music, odor, dust, etc. that may cause a nuisance to neighbors?
- B. **Master Deed:** If the site is a condominium, have the Master Deed and Exhibit B been submitted?
- C. **Screening Walls:** If a wall is required, have the developers planned appropriately for the replacement of and connection to any existing fences or walls on neighboring property?
- D. **Clear Vision Zones:** Does the site plan provide for proper clear vision zones?
- E. **Ballards:** Does the site plan provide for ballards at door openings where they abut parking areas (for commercial & industrial sites)?
- F. **List of Revisions:** If the application is for a Revised Site Plan, has the petitioner provided a detailed list of all changes?
- G. **Natural Features:** Are there floodplain or wetland issues that need to be addressed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REVIEWED BY: _____
(please initial here)