MACOMB TOWNSHIP

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

www.macomb-mi.gov

APPLICATION PACKET

FOR

TENTATIVE 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 TENTATIVE PRELIMINARY PLAT

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.

- ❑ One (1) completed Tentative Preliminary Plat Application, found on page 5.
- ❑ Payment of the application fee of $1,335.00, *plus* $20.00 per additional acre over two (2). Please make your check payable to 'Macomb Twp. Treasurer' **(Funds are non refundable).**
- ❑ Copies of transmittal letters indicating that an adequate number of copies of the Preliminary Plat were distributed to the required authorities, including but not limited to the following (§560.120(1)):
  - 1 copy to each school district having jurisdiction in the area
  - 3 copies to the Macomb County Road Commission
  - 3 copies to the County Drain Commissioner
  - 3 copies to the MDOT if project abuts a highway or trunkline
  - 2 copies to the Conservation Dept. if project abuts a lake, stream, channel or lagoon
  - 2 copies to the MDEQ if project abuts a body of water or is located within the floodplain
  - 3 copies to the Health Department if public water and sewer are not present
  - 1 copy to all registered utility companies
- ❑ Eighteen (18) copies of Tentative Preliminary Plat, drafted in compliance with Macomb Township's Land Division Ordinance §17-68(a)(3) – *Note:* ALL items listed MUST be included on the plat itself. **After the plans clear the initial reviews, the Clerk's Office may request additional copies of the revised plans for distribution.**
- ❑ If the proposed plat is part of a larger development project, or if the plat is adjacent to property planned for future development, please submit a map of the entire area planned for development and how this property will be or could be developed.
- ❑ One (1) sketch of the property showing drainage patterns and soil characteristics.
- ❑ One (1) site report as described by the rules of the State Department of Public Health. This document is **required only if** the plat will NOT be served by public sanitary and storm sewers.
- ❑ A plan delineating all natural features on or abutting the site, including but not limited to ponds, streams, drains, floodplains, wetlands and woodland areas.
- ❑ If the proposed plat is located in more than one school district, the proprietor shall include one (1) original copy of an agreement, signed by each affected school district Superintendent, indicating which school district shall apply to lots that are bisected by the school district boundary line.
- ❑ One (1) completed Review Checklist, found on pages 10 through 12, 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 Supervisor's Office indicating approval of proposed street names. Said street names shall be shown on the plat. Once approved, street names MAY NOT BE CHANGED.
- ❑ One (1) completed Documentation Supporting The Request form, found on page 6. Use of this form is optional, and is provided as a means for the applicant to include other relevant information.
- ❑ One (1) completed Affidavit of Ownership form, found on page 7.
- ❑ Proof of Ownership of the land, i.e. Land Contract, Affidavit of Land Contract, Option Agreement, Deed, etc.
- ❑ One (1) completed Verification of Recorded Legal Property form, found on page 8. **(Applicant MUST have the Township Assessor verify the Legal Description).**
- ❑ One (1) completed Request for Street Lighting Improvement form, found on page 9. This form will begin the process of establishing a Special Assessment District (SAD) for street lighting.

AGENCY DISTRIBUTION LIST

Please send the appropriate number of copies of the Preliminary Plat to the following agencies, as required by §17-68 of the Macomb Township Land Division Ordinance and §560.112 - 560.119 of the Michigan Land Division Act. Please note: other agencies requiring review may not be included in this list; it is intended only as a guide for developers.

Chippewa Valley Schools
19320 Cass Ave
Clinton Township MI 48038
(586) 723-2000
www.chipewavalleyschools.org

Utica Schools
11303 Greendale
Sterling Heights MI 48312
(586) 463-8671
www.macomb.k12.mi.us/utica/schutic.htm

Public Works Commissioner
Macomb County Public Works
P.O. Box 806
Mt. Clemens MI 48046-0806
(586) 469-5350

Macomb Co. Conservation District
75701 Memphis Ridge Rd.
Richmond MI 48062
(586) 727-2666
www.macombcd.com

SBC
Engineering Department
100 South Main St
Suite 314
Mt. Clemens MI 48043
(586) 466-1023

Real Estate Department
Grand Trunk Western Railroad Inc.
P.O. Box 5025
Troy MI 48007-5025

Macomb Community College
14500 E. 12 Mile Rd
Warren MI 48088
(866) 622-6621
www.macomb.edu

L'anse Creuse School District
Director of Transportation & Maint.
24400 F.V. Pankow Blvd.
Clinton Township MI 48036-1305
(586) 783-6550

LOCAL CONTACT:
Michigan Dept. of Transportation
38257 Mound Rd
Sterling Heights MI 48314
(586) 978-1935

Michigan DEQ
SE Michigan District Office
38980 Seven Mile Rd
Livonia MI 48152-1006
(313) 953-0241 or (734) 432-1271

Detroit Edison
Planning Department
43230 Elizabeth Rd
Clinton Township MI 48036

One Call Engineering
Eastern Area Headquarters
Sunoco Pipeline L.P.
525 Fritztown Rd
Sinking Spring PA 19608

New Haven Community Schools
P.O. Box 482000
New Haven MI 48048-2000
(586) 749-5123
http://newhaven.misd.net

County Highway Engineer
Macomb Co. Road Commission
117 S. Groesbeck Hwy.
Mt. Clemens MI 48043
(586) 463-8671

STATE CONTACT:
Michigan Dept. of Transportation
Real Estate Division
18101 West 9 Mile Rd
Southfield MI 48075
www.michigan.gov/mdot

Macomb County Health Dept.
43525 Elizabeth Rd.
Mt. Clemens MI 48043
(586) 469-5235
www.co.macomb.mi.us/publichealth

Mich Con Gas Company
5440 Puttygut
P.O. Box 305
St. Clair MI 48079

Consumer's Energy
35350 Kelly Rd
Clinton Township MI 48038
(800) 500-1598
www.consumersenergy.com

TENTATIVE PRELIMINARY PLAT REVIEW PROCESS

Step 1: Applicant submits completed application form, with fee and 18 copies of the Plat.

Step 2: The applicant is responsible for submitting copies of the Tentative Preliminary Plat (TPP) to the County Road Commission, the County Drain Commissioner, State Highway Dept., Conservation Dept., State DEQ and Health Dept., etc.

Step 3: The plans are distributed to the Supervisor's Office, Department Heads, the consultant Planners and the township Engineer for internal review. Reviews are required within ten (10) days of request.

Step 4: If the Tentative Preliminary Plat does not meet all requirements, the Clerk's Office will notify the Proprietor in writing, requesting they submit revised plans. Once received, the revised plans will be sent for another review by those expressing concern in Step 3.

Step 5: The Michigan Land Division Act requires the Macomb Township Board of Trustees to consider a Tentative Preliminary Plat application within 90 days of receipt. In some cases, revised plans or additional reviews are required which will delay the process beyond the required timeframe. In this case, the township will request a letter from the applicant authorizing the item be tabled to a later date to allow enough time for the applicant to revise the plans and/or to allow time for the township to review the revised plans. This requirement is optional; however, without written approval to delay from the applicant, the Township Board will be forced to act on a recommendation from the Planning Commission to deny the plat.

Step 6: If plans are acceptable, the item will be placed on the next reasonable Planning Commission agenda for a public hearing, notice of which will be sent out to the Owner and adjoining property owners within 300 feet of the subject property.

Step 7: The Planning Commission will hold a public hearing on the application and shall recommend either approval, approval with conditions, or denial of the Tentative Preliminary Plat to the Township Board. A letter is sent to the applicant, or their representative, indicating the Planning Commission's recommendation (township policy).

Step 8: The Township Board will consider the Planning Commission's recommendation on the Tentative Preliminary Plat at their next reasonable meeting date. The Board shall either approve or deny the Tentative Preliminary Plat, stating their reasons for the decision in writing.

Step 9: The action of the Township Board is then communicated to the applicant or their representative.

Next Step: Proprietor will obtain reviews from the County Road Commission, County Drain Commissioner, State Highway Department, Conservation District, State Department of Environmental Quality, Health Department, County Plat Board, Township Engineer and Water and Sewer Department, etc. before returning to the township for Final Preliminary Plat approval (see agency distribution list, page 2 of this packet).

Proprietor shall submit two (2) copies of detailed engineering plans to the Township Engineer (via the Water and Sewer Department) for review and approval PRIOR to Final Preliminary Plat application. A letter approving the engineering plans must be received from the Township Engineer before a Final Preliminary Plat application will be accepted.

ALL APPLICANTS TAKE SPECIAL NOTICE OF THE FOLLOWING:

1. **Review Timeline.** State Law requires the Township Board to consider your application within ninety (90) days of receipt. 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. The township strongly recommends you submit such a request to delay because without it, the Township Board will be forced to act on a recommendation from the Planning Commission to deny the plat. If your application is denied, it may be reconsidered only after submittal of an entirely new application, with fees and supporting documentation.

2. **Expiration Date.** Tentative Preliminary Plat Approval is valid for one year from the date of approval and may be extended by the Township Board, if the applicant makes a request in writing BEFORE the expiration. Note: It is not the Township's responsibility to notify you prior to your project expiration date. Failure to apply for an extension before the expiration date will require a new submittal, as the process starts over from the very beginning!

3. **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.

4. **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.

5. **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.

6. **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.

7. **Tentative Approval.** Tentative approval of a preliminary plat does not constitute final approval of the preliminary plat, but rather confers on the Proprietor the right to proceed with the preparation of the final preliminary plat for approval.

8. **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 at the applicant's expense of ½ the original fee.

9. **Site Improvements.** No site improvements may be made or units sold at this time.

10. **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.

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

12. **Multiple or Partial Parcel Applications.** Should the proposed development include more than one, or a portion of a parcel, it may be accepted for review by the Clerk's Office. However, such applications may not proceed past Tentative Preliminary Plat review until all required parcel splits and/or combinations have been executed to the Township Assessor's satisfaction. No application for Final Preliminary Plat will be accepted until the Clerk's Office is notified of these approvals.

13. **School District Boundaries.** All developments that include or abut a school district boundary shall indicate the location of the boundary on the plat. For each proposed lot that will include more than one school district, the proprietor must submit written documentation, in a form acceptable to the Township Assessor, verifying the school district to which the future lot(s) will be associated. Said written documentation must include an agreement by each school district of the proposed association.

APPLICATION FOR TENTATIVE 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)

Subdivision Name_____

Type of Development: ☐ Residential ☐ Commercial ☐ Industrial ☐ Other _____

Permanent Parcel No. 08 - __ __ - __ __ __ - __ __ __

APPLICANT INFORMATION

Applicant's Name_____ Phone_____

Address_____ Fax_____

City_____ State_____ Zip Code_____

Applicant's Representative Name_____ Phone_____
(if different from applicant)

Address_____ Fax_____

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_____
(see zoning map of Macomb Township)

Existing Land Use_____

ENGINEER/LAND SURVEYOR

Name (Company)_____ Phone_____

Address_____ Fax _____

Contact Professional_____ Phone_____

Gross Acreage_____Net Acreage_____Proposed # of Lots _____

Types of utilities available: ☐ Water Main ☐ Sanitary Sewer

Phasing Plan? ☐ Yes ☐ No Proposed # of Phases _____

Applicant's Signature_____Date _____

DOCUMENTATION SUPPORTING THE REQUEST

Name of Project_____

Permanent Parcel Number. 08 - __ __ - __ __ __ - __ __ __.

Applicant's Name_____**Phone**_____

Address_____**City**_____**Zip Code**_____

Applicants' Representative Name:_____**Phone**_____

Please provide a detailed description of the proposed project. For a revised site plan, please describe in detail the changes made from the original site plan. For a Certificate of Zoning Compliance or Site Plan Review, list number of employees to be on site for each work shift and number of vehicles, if any.

_____

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PLEASE ATTACH ANY ADDITIONAL DOCUMENTATION SUPPORTING THIS REQUEST

_____

Applicant's Signature

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
(Land contract, option, lease, etc.)
the subject property receive Township approval.

(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)

- ☐ Variance
- ☐ Rezoning
- ☐ Site Plan Approval
- ☐ Special Use Permit
- ☐ Revised Site Plan
- ☐ Pre-Preliminary Plat
- ☐ Tentative Preliminary Plat
- ☐ Final Preliminary Plat
- ☐ Preliminary Plan Review
- ☐ Final Plan Review
- ☐ House Move-on
- ☐ Sign(s) / Ground Sign
- ☐ Certificate of Zoning Compliance
- ☐ Other _____

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:

_____
Phyllis Sharbo, Township Assessor

REQUEST FOR STREET LIGHTING IMPROVEMENT

MACOMB TOWNSHIP BOARD OF TRUSTEES
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042
(586) 992-0710 EXT. 4

Pursuant to **§17-134(a)(10)** of the Macomb Township Land Division Ordinance requires all proposed Subdivisions and Site Condominium Developments to provide street lighting at each entrance, intersections and throughout the development. The Homeowner's Association will become responsible for the maintenance of street lighting according to a Special Assessment District (for plats) or a contract (for site condos) which will distribute the annual maintenance costs among all lot owners via an assessment or line item which will appear on their tax bills.

Subdivision Name_____

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

Permanent Parcel No. 08 - __ __ - __ __ __ - __ __ __

PETITIONER INFORMATION

Petitioner's Name_____ Phone_____

Address_____ Fax _____

City_____ State_____ Zip Code_____

Petitioner's Signature_____Date _____

PROCEDURAL INFORMATION

Property Owner Request:

- ❑ Developer Letter
- ❑ Petition of Property Owners *(**Note:** If the request is by petition, State Law requires it contain the signatures of at least 10% of the legal property owners. If legal ownership is by more than one individual, signatures will be required of all owners.)*

Type of Lighting Requested:

❑ Acorn (minimum standard) ❑ Other _____

Note: *Per policy adopted February 12, 2003, the Acorn 12' Post-Style Light is the Minimum Standard for street lights. Other fixtures will be permitted, provided they are of a higher standard than the Acorn style.*

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Date Received: _____

Letter to Detroit Edison Sent on: _____

Response from Detroit Edison received on: _____

Notification of Cost Sent to Petitioner on: _____

Public Hearing Held on: _____

Special Assessment District Approved by Board on: _____

Notice of SAD Sent to the County Clerk for Recording on: _____

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

REVIEW CHECKLIST

☐ SITE PLAN REVIEW ☐ SITE CONDOMINIUM REVIEW
☐ PLAT REVIEW ☐ 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 YES	Petitioner NO	Township YES	Township 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 _____				
B. Current zoning of property permits the proposed use(s) by right?				
C. Current zoning of property permits the proposed use(s) by SLU?				
D. Does the site contain multiple parcels?				
If so, have the appropriate combinations been approved by Assessing?				
E. Is the site part of a larger parcel?				
If so, have the appropriate land divisions been approved by Assessing?				
II. REVIEW SITE:				
A. Property Size				
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?				
B. Does the site contain/propose the required right-of-way (see Master Thoroughfare Plan)?				
C. Are acceleration, deceleration and bypass lanes provided?				
III. REVIEW PROPOSED SITE PLAN:				
A. Does the site plan contain all of the following required information?				
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?				
B. Do all structures on the plan meet the maximum height requirements?				
C. Do all structures contain the minimum floor area?				

	Petitioner YES	Petitioner NO	Township YES	Township 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**				
1. 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.)*				
2. Does the plan show enough parking spaces for the proposed use?				
3. Are all drives shown (both one-way and two-way) of adequate width?				
4. Does the plan show acceleration, deceleration and bypass lanes?				
H. **Signs**				
1. 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)*				
2. Are the sign locations shown on the site plan?				
3. If so, are the setbacks dimensioned?				
4. If a detail is provided, do the signs meet the maximum size requirements?				
5. Do they meet the height maximum?				
I. **Lighting** (review per Section 10.0340)				
1. Does the site plan show all proposed outdoor lighting?				
2. Do the plans show a shield detail that will reduce glare onto adjacent properties?				
3. Are all light poles less than 15 feet in height?				
4. Are all light poles located at least 75 feet from adjacent properties?				
J. **Loading Areas** (review per Section 10.0323(b))				
1. Are loading areas required for the proposed use?				
2. Does the site plan provide enough loading spaces?				
3. Are all loading spaces at least 10' by 50' in size?				
4. 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?				
L. **Landscape Plan** - *A Landscape Plan must be submitted before site plan approval.*				
1. Is the landscape plan prepared by a Landscape Architect, registered in the State of MI to prepare such plan?				
2. Does the landscape plan identify all areas of the site not used for buildings and parking?				
3. Is a greenbelt required for this development? If so, does it meet the requirements for size and plantings?				
4. Does the Landscape Plan indicate the following?				
a. Areas not developed must be landscaped or sodded - no hydroseed is permitted.				
b. All lawn and greenbelt areas must be sprinkled by an irrigation system.				
c. Dimensions of the height and setbacks for all structures (walls & signs) in the greenbelt.				
5. Do any adjacent, approved landscape plans impact the proposed site plan?				

	Petitioner YES	Petitioner NO	Township YES	Township 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?				
N. **Outdoor storage/sales:** If the plan proposes outdoor storage or sales, have they applied for or received any required SLU approval?				
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?				
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?				
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?				

REVIEWED BY: _____ _____

(please initial here)