

FINAL SITE PLAN

Whiteford Township Application Checklist

Owner Name: _____	DAC Job# _____
Address: _____	Rec. Dwgs. _____

Engineering Firm of Record: _____	
(name, address, phone) _____	

Following the approval of a preliminary site plan, the applicant shall submit eight (8) copies of the final site plan and other data and exhibits hereinafter required, the review fee and a completed application form to the Township Clerk. The Clerk, upon receipt of the application, shall transmit the final site plan drawing(s) to the Planning Commission prior to its regular meeting

Zoning Ordinance #68 Section 7.05 Final Site Plan		Yes	No	N/A	Page
1	Application - Following approval of a preliminary site plan, the applicant shall submit eight (8) copies of a final site plan and other data and exhibits hereinafter required, the review fee and a completed application form to the Township Clerk. The Clerk, upon receipt of the application, shall transmit the final site plan drawings (s) to the Planning Commission prior to its regular meeting				
2	Information Required - Each final site plan submitted for review shall provide the following information and shall meet the following specifications:				
2a	The site plan shall be of a scale not greater than one (1) inch equals twenty(20) feet nor less than one (1) inch equals two hundred (200) feet, and of such accuracy that the Planning Commission can readily interpret the plan. More than one (1) drawing shall be included as part of a final site plan where required by the Planning Commission for clarity.				
2b	Scale, north arrow, name and date of plan, section numbers: date of any revisions thereto.				
2c	Name and address of property owner and applicant; interest of applicant in p roperty; name and address of developer.				
2d	Name/address of designer. A detailed site plan shall be prepared by a registered: architect or civil engineer in the State of Michigan				
2e	A vicinity map; legal description of site; dimensions and lot area. Where a metes and bound description is used, lot lines of bearings shall be indicated on the plan and the lot line dimension and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor.				

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2f	Existing topography (minimum contour interval of two feet); existing natural features such as trees, wooded area, streams, marshes, ponds and other wetlands; clear indication of all natural features to remain and to be removed. Groups of trees shall be shown by an approximately outline of the total canopy individual deciduous trees of six (6) inch diameter or larger and individual evergreen trees six (6) feet in height or higher, not a part of a group of trees, are to be accurately located on the plan.				
2g	Existing buildings, structures, and other improvements, including drives, utility poles and towers, easements, pipelines, excavation ditches (elevations and drainage directions), bridges, culverts; clear indication of all improvements to remain and to be removed; deed restrictions, if any.				
2h	Owner, use and zoning classification of adjacent properties; location and outline of buildings, drives, parking lots, and other improvements on adjacent properties.				
2i	Existing public utilities on or serving the property; location and size of water lines/hydrants; location, size and inverts for sanitary sewer and storm sewer lines; location of manholes and catch basins; location and size of wells, septic tanks and drain fields.				
2j	Name and right-of-way of existing streets on or adjacent to the property, surface type and width; spot elevations of street surface including elevations at intersections with streets and drives of the proposed development. Define if public or private road.				
2k	Zoning classification of the subject property; location of required yards; total site area and floor area; total ground floor area and lot coverage (%); floor area ratio. In the case of residential units, the plan shall note dwelling unit density, lot area per dwelling unit and a complete schedule of the number size and type of dwelling units.				

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2l	Grading plan, showing finished contours at a minimum interval of two (2) feet, and correlated with existing contours so as to clearly indicate cut and fill required. All finished contour lines are to be connected to existing contour lines at property lines.				
2m	Location and exterior dimensions of all proposed buildings and structures, location to be referenced to property lines or a common base point; distances between buildings; height and feet in stories; finished floor elevations and contact grade elevations				
2n	Location and alignment of all proposed streets/drives; rights of way where applicable; surface type/width and typical cross section of same showing base and sub-base materials, dimensions, and slopes; location and typical details of curbing; turning lanes (where applicable) with details; location, width surface elevations and grades of all entries and exits; curve radii.				
2o	Location and dimensions of proposed parking lots; number of spaces in each lot; dimensions of spaces and aisles; drainage pattern of lots; typical cross-section showing surface, base and sub-base materials; angle of spaces. Refer to Section 9.05 Off Street Parking and Loading.				
2p	Location, use, size and surface of proposed improvements of open spaces and recreation areas, maintenance provision for such area.				
2q	Location, width and surface of proposed sidewalks and pedestrian ways.				
2r	Location and type of proposed screens and fences; height, typical elevation and vertical section of screens, screening materials and dimensions.				
2s	Location of proposed outdoor trash container enclosures; size, typical elevation and vertical section of enclosure, showing materials and dimensions.				
2t	Location, type, size, area and height of proposed signs.				
	Refer to Article X Sign Regulations				

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2u	Layout, size of lines, culverts, hydrants, drainage flow patterns, location of manholes and catch basins for proposed utilities; location and size of retention ponds, and degree of slope of sides of pond; calculations for sizing of storm drainage facilities location of electricity and telephone poles and wires; location and size of surface mounted equipment for electrical and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators; location and size of wells, septic tanks and drain fields; if on-site facilities are to be used. Final engineering drawings for all site improvements such as, but not limited to water, sanitary sewer and storm sewer systems; streets, drives and parking lots; retention ponds and other ponds or lakes; retainings walls are to be submitted to and approved by the Township Engineer prior to the Township Board approval of the final site plan. If on-site water and sewer facilities are to be used, a letter of approval of same by the Monroe County Health Department shall be submitted prior to Board approval.				
2v	Landscape plan showing location and size of plant materials in compliance with the Landscaping Ordinance 9.06.				
2w	Description of measures to control soil erosion/sedimentation during grading and constructions operations and until a permanent ground cover is established. Recommendations and permitting for such measures per MDEQ and MCDC.				
2x	Location of proposed retaining walls, and dimensions and materials of same; fill materials; typical vertical sections; restoration of adjacent properties; where applicable.				
2y	Location, type, direction and intensity of outside lighting shall comply with the Lighting Section of this Ordinance.				
2z	Right of way expansion where applicable; reservation or dedication of right of way to be clearly noted; dedication of right of way where applicable shall be executed or provisions made for same prior to approval of the final site plan by the Planning Commission.				

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2z	1) As built plans of all site improvements shall be submitted to the Township Building Inspector and the Township Engineer prior to issuance of occupancy permits or release of performance guarantees, whichever is applicable.				
2z	2) Governmental Approvals - Applicant shall also attach to their application for preliminary site plan approval proof of granted permits and approvals from the Monroe County Road Commission, Monroe County Drain Commission, Monroe County Health Dept, Michigan Department of Environment Quality and any other federal, state or county permits and/or approvals for the construction and operation of the proposed.				
2aa	Complies with the Whiteford Township Engineering Standards See separate Standards Packet				

Comments/Explanations:
Please provide explanations for all items marked "N/A". Attach additional sheets as necessary.

<u>Item No.</u>	<u>Explanation:</u>

Owner's Signature _____ Date _____