

Site Plan Review Checklist – 13 S. Union St.

<b>Applicant Information</b>	Met	Not Met	<b>Comments</b>
Name, address, email, and phone number	X		
<b>Property Ownership</b>			
Proof of property ownership	X		
Information on options or Liens	N/A		
<b>Project Impact Statement</b>			
Written statement on the proposed project’s impact on existing infrastructure (traffic, schools, utilities)	X		
Written statement on the proposed project’s impact on natural environment	X		
Phase 1 and Phase 2 environmental review (if required)			Planning Commission will determine if this is required
<b>Property Details</b>			
Dimensions and legal description	X		
North Arrow	X		
Certificate of survey if less than (1) acre and a land division	N/A		
<b>Project Description</b>			
Total number of structures, units, and bedrooms, offices	X		4 Retail units, 3 residential units
Square footage (total and usable floor area)	X		
Carports/garages	N/A		
Employees by shift			This is TBD does not effect parking if retail. Planning Commission should be aware of the uses that are going to be in
Recreational and open space details	N/A		
Type of recreation facilities provided			
<b>Natural and Man-Made Features</b>			
Woodlots, streams, drains, lakes/ponds	N/A		
Topography (at 2-foot intervals)	X		
Existing roads and structures (indicate what will be retained/removed)	X		
<b>Public and Private Access</b>			
Existing or proposed public right-of-way	X		Driveway connection will be going into Union St

Private easements			
<b>Proposed Access and Parking</b>			
Streets, driveways, parking spaces, sidewalks	X		
Direction of travel	X		
Inside radii of all curves			
Width of streets, driveways, sidewalks	X		24' Driveway
Total number of parking spaces and dimensions of typical spaces			
General public pedestrian access (as approved by City Attorney)	N/A		Not proposed
<b>Vicinity Sketch</b>			
Location of the site in relation to surrounding streets and land uses (within 300ft)	X		
<b>Utilities Location</b>			
Natural gas, cable, electric, phone			Utility locations are not shown on the site plan. Final locations and connections will be verified and addressed through the MISS DIG process prior to construction.
Fire hydrants	X		
Water supply, stormwater management, wastewater systems	X		Water and sewer will be reviewed by KLSWA, and stormwater by the Allegan County Drain Commission (ACDC).
<b>Landscaping Plan</b>			
Locations of plantings and screening	X		Detailed review is provided in the memo
Fencing and lighting (in compliance with Article 21)			
Proposed locations of common open spaces (if applicable)	N/A		
<b>Storage Facilities</b>			
Locations and specifications for any existing or proposed above or below ground storage facilities for chemicals, salts, flammable materials, or hazardous substances			
Locations and specifications for any existing or proposed containment structures or clear zones required by government authorities			
<b>Stormwater Management</b>	X		Will be addressed with the ACDC
Location of Exterior Drains			

Location of Dry Wells			
Location of Catch Basins			
Location of Retention and/or detention areas			
Location of Sumps and other facilities for stormwater or wastewater			
Location of point of discharge for all drains and pipes			
<b>Site Lighting</b>			
Location, type, style, and intensity of all proposed site lighting (including building, sign, or other site lighting)	X		Lighting, and photometric plan was provided
<b>Permit Statement</b>			
Statement identifying all other federal, state, and local permits required (if any)		X	Listed as condition of approval
<b>Project Completion Schedule</b>			
Timeline for project completion	X		The Planning Commission will determine if this is acceptable
<b>Tri-Community Plan Compliance</b>			
Evidence of compliance with the recommendations of the Tri-Community Plan	N/A		
<b>Additional Information:</b>			
Any other necessary information for the Planning Commission to determine conformity with the Ordinance			
Professional Seal	X		
Seal of the State of Michigan registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan			
<b>Grading Plan:</b>			
Grading plan per Section 16.20.5	X		
<b>Special Studies or Research (If Required by PC or ZA)</b>			Planning Commission will determine if this is required
Current site condition and status of buildings (to be preserved or removed).			
Flora and fauna (include endangered species).			
General topography and drainage patterns (including regulated features).			
Adjacent waterways.			
Existing wells (depth and use).			
Description of proposed abatement methods.			

Nature of contamination and proposed mitigation methods.			
Description of proposed work and methodology to protect waterways.			
Description of existing soils and their suitability for proposed use.			
Methods to protect and preserve any historic or archaeological resources.			
Description of emissions related to air quality and their effects.			
Methods to contain hazardous materials and prevent migration.			
Characterization of discharges (quantity, quality, chemical constituents).			
Description of findings from any previous assessments and provide reports.			
Anticipated noise levels at property lines and proposed mitigation measures.			
Description of anticipated traffic impacts from the proposed use.			
Description of site restoration after construction.			
Methods for handling sanitary waste during and after construction.			
Description of how potable water will be provided (including wells or lake-draw systems).			
Any other items needed to relay potential environmental impacts			
The individual preparing the Environmental Assessment must sign and seal the document (if prepared by a registered engineer, land surveyor, community planner, or landscape architect).			
<b>Traffic Impact Study (if required by PC or ZA)</b>			Planning Commission will determine if this is required
Narrative Summary (Applicant and project name, Location map, Size and type of development, Traffic volumes based on the Institute of Transportation Engineers' <i>Trip Generation</i> (current edition)			
Project Phasing and Access Plan ( Phases of development, including year for each phase, Proposed access plan for each phase)			

Transportation System Inventory ( Physical, functional, and operational characteristics of the study area highway system, Location of transit services (where appropriate), Data on: Peak-hour volumes (existing and projected), Number of lanes, Cross-section, Intersection traffic signals and configuration, Douglas Zoning Ordinance, Traffic signal progression, Percentage of heavy trucks, Adjacent access point locations, Jurisdiction Grades			
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