

Site Plan Review Checklist – Westshore PUD

Applicant Information	Met	Not Met	Comments
Name, address, email, and phone number	X		
Property Ownership	X		
Proof of property ownership			
Information on options or Liens			
Project Impact Statement			
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)	X		Environmental review was done back in 2012
Property Details			
Dimensions and legal description	X		
North Arrow	X		
Certificate of survey if less than (1) acre and a land division	N/A		
Project Description			
Total number of structures, units, and bedrooms, offices	X		
Square footage (total and usable floor area)		X	Square footage is not provided of the proposed units
Carports/garages		X	Garages were not provided on the site plan. At the final approval the applicant should provide them
Employees by shift	N/A		
Recreational and open space details	X		Existing public trail is provided
Type of recreation facilities provided	X		
Natural and Man-Made Features			
Woodlots, streams, drains, lakes/ponds	X		
Topography (at 2-foot intervals)	X		
Existing roads and structures (indicate what will be retained/removed)	X		
Public and Private Access			
Existing or proposed public right-of-way	X		
Private easements			
Proposed Access and Parking			

Streets, driveways, parking spaces, sidewalks	X		
Direction of travel	X		
Inside radii of all curves	X		
Width of streets, driveways, sidewalks			Width of crosswalks will need to be provided at time of final approval.
Total number of parking spaces and dimensions of typical spaces			4 Parking spaces along Center St is proposed, but the applicant should add to general notes
General public pedestrian access (as approved by City Attorney)			City Attorney will review the general public pedestrian access at the time of the final approval
Vicinity Sketch			
Location of the site in relation to surrounding streets and land uses (within 300ft)			
Utilities Location			
Natural gas, cable, electric, phone	X		
Fire hydrants	X		Fire Department will be reviewing the hydrant locations at the time of the final approval
Water supply, stormwater management, wastewater systems			
Accessory Structures and Uses			
Proposed location of all accessory structures (ex. Flagpoles, light poles, docks, sheds)			
Method of screening where applicable	X		
Landscaping Plan			
Locations of plantings and screening	X		
Fencing and lighting (in compliance with Article 21)			
Proposed locations of common open spaces (if applicable)			
Storage Facilities			
Locations and specifications for any existing or proposed above or below ground storage facilities for chemicals, salts, flammable materials, or hazardous substances	N/A		
Locations and specifications for any existing or proposed containment structures or clear zones required by government authorities	N/A		
Stormwater Management			
Location of Exterior Drains	X		
Location of Dry Wells			Not proposed

Location of Catch Basins	X		
Location of Retention and/or detention areas	X		
Location of Sumps and other facilities for stormwater or wastewater	X		
Location of point of discharge for all drains and pipes	X		
Site Lighting			
Location, type, style, and intensity of all proposed site lighting (including building, sign, or other site lighting)			
Permit Statement			
Statement identifying all other federal, state, and local permits required (if any)	X		This was provided in the narrative
Project Completion Schedule			Applicant shall provide a project completion schedule at the time of the final approval
Timeline for project completion			
Tri-Community Plan Compliance			
Evidence of compliance with the recommendations of the Tri-Community Plan	X		
Additional Information:			
Any other necessary information for the Planning Commission to determine conformity with the Ordinance			Planning Commission will determine if any additional information is required
Professional Seal	X		
Seal of the State of Michigan registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan	X		
Grading Plan:			
Grading plan per Section 16.20.5	X		
Special Studies or Research (If Required by PC or ZA)			The Planning Commission will determine whether 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).			
Traffic Impact Study (if required by PC or ZA)			The Planning Commission will determine whether 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			