
APPLICATION FOR SITE PLAN REVIEW

*Submit eight (8) copies of completed application and
all required materials to the Township*

Applicant(s) Information

Name _____

Address _____

Telephone Number _____

Interest in the Subject Property _____

Owner Information

(If different from applicant, include owner-signed consent to, and certification of, application)

Name _____

Address _____

Telephone Number _____

Address of Subject Property: _____

Parcel Identification Number: _____

Property Information *(include survey with legal description)*

Current Zoning: _____ *Master Plan Zoning:* _____

Requested Zoning: _____ *Present Use:* _____

Adjacent Zoning: _____ *Proposed Use:* _____

Subject Property Size (Acres): _____

Before the Planning Commission will consider the application for site plan review, Applicant(s) must complete and submit this application form, pay all fees, make any required escrow deposits and attach:

- Site Plan, at a scale not less than one (1) inch equals one hundred (100) feet:
 - The name, address and seal of the professional and firm who drafted the plan, as well as the date the plan was prepared.
 - Dimensions of the property, of the total site area, and locations of all buildings, driveways, parking areas or other structures on adjacent properties within one hundred (100) feet of the property, including those located across the street from the property;

Site Plan Requirements, Cont.

- Required and proposed building setbacks;
 - Location of abutting streets and proposed streets, drives, and easements serving the development, including driveway dimensions, pavement markings, traffic control signs, or devices, service drives, existing right-of-way(s) and pavement widths;
 - Location, screening, dimensions, and heights of proposed buildings, structures, including accessory buildings and uses, and the intended uses thereof, and rooftop or outdoor appurtenances should also be indicated, including proposed methods of screening such equipment, where appropriate;
 - Location and dimensions of parking areas, including computations of parking requirements;
 - Locations and sizes of proposed water supply and wastewater systems;
 - Proposed grades and site drainage patterns, including necessary drainage structures;
 - Proposed common open spaces and recreational facilities, if applicable;
 - Proposed landscaping;
 - Signs, including location, height, and sizes;
 - Exterior lighting showing area of illumination and indicating the type of fixture to be used; and
 - Development plans for residential projects, such as multiple family developments, shall also include the following additional information:
 - Minimum floor area of the dwelling units;
 - Total number of units proposed;
 - Number of bedrooms per unit in multiple-family developments;
 - Areas to be used for open space and recreation; and
 - Space allowance for accessory buildings.
- Supporting material, exhibits and information that will support a finding of the following criteria (Section 12.05 of the Zoning Ordinance):
1. Adequate ingress and egress to public right of ways. _____
 2. Landscaping, landscape buffers and green belts will be provided and designed in accordance with the provisions of the Zoning Ordinance. _____
 3. All elements of the site plan are designed to take into account the sites topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in the Zoning Ordinance. _____
 4. The landscape will be preserved in its natural state. _____
 5. The site plan provides for reasonable visual and sound privacy for all dwelling units located therein. Fences, walks, barriers and landscaping are used, as appropriate, to accomplish these purposes. _____

6. All buildings or groups of buildings will be arranged so as to permit necessary emergency vehicle access as required by the Fire Department. _____
7. Applicant will obtain approval from Michigan Department of Transportation or the Clinton County Road Commission that the proposed use shall not increase traffic hazards or congestion. _____
8. A pedestrian circulation system is provided for, and separated from, the vehicular circulation system. _____
9. The arrangement of public or common ways for vehicular and pedestrian circulation will be connected to existing or planned streets and pedestrian or bicycle pathways in the area, including necessary dedicated right-of-ways equal to that required by the Clinton County Road Commission. _____
10. Appropriate measures will be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. The proposed use will comply with soil erosion and sedimentation control requirements and groundwater management provisions of local, state, and federal laws. _____
11. All loading and unloading areas and outside storage areas, including areas for the storage of trash, that face or are visible from residential districts or public thoroughfares, will be screened by an opaque wall or landscaped screen not less than six (6) feet in height. _____
12. Exterior lighting will be arranged so that it is deflected away from adjacent properties and does not impede the vision of traffic. _____
13. In recreational districts, no building or structure will be constructed within 100 feet of road rights-of-way or property lines. _____
14. Landscaping, landscape buffers and greenbelts will be required where a non-residential use is adjacent to residential use. _____

Applicant(s) Certification:

Applicant(s) and Owner(s) acknowledge(s) that the information submitted in and with this application is true and correct to the best of his or her knowledge.

Date: _____

Date: _____

Applicant(s) and Owner(s) acknowledges that it is their sole responsibility to comply with the requirements of any applicable Dallas Township Ordinance notwithstanding the signature or approval of any Township employee(s) or official(s) and that Dallas Township is not bound to

recognize the approval or other action of any employees(s) or official(s) that is not in compliance with the applicable Dallas Township Ordinance.

_____ Date: _____

_____ Date: _____

THIS SECTION TO BE COMPLETED BY DALLAS TOWNSHIP

Fee Received: \$ _____ Date: _____

Escrow Deposit: \$ _____ Date: _____

Date of:

Pre-Application Conference: _____ Publication: _____

Public Hearing: _____ Mailing: _____

Administrative Reports Received: _____

On _____, 20____, the Dallas Township Planning Commission:

Approved the Application for Site Plan Review for the following reason(s):

Approved the Application for Site Plan Review subject to the following conditions:

Denied the Application for Site Plan Review for the following reason(s):

Expiration Date (one year after approval): _____

DALLAS TOWNSHIP,
CLINTON COUNTY, MICHIGAN

APPLICATION DATE. _____

SITE PLAN NO. _____

Extension (if required): _____

Planning Commission Chair

Date: _____

Zoning Enforcement Officer

Date: _____

Copy of Completed Permit Application and, if issued, copy of Permit retained by or provided to:

Applicant and Owner

Zoning Enforcement Officer

Planning Commission Chair

Township Clerk