

CITY OF ST CLAIR, MICHIGAN
APPLICATION FOR SITE PLAN REVIEW

Regularly Scheduled Planning Commission Meetings are held the second Wednesday of every month
All applicable sections of this application must be completed. **Site Plan Review fee is \$400.00**

APPLICANT INFORMATION

Applicant Name	Representing
Address	Address
Phone	Phone
Email Address	Email Address

LOCATION OF PROPERTY

Owner	Address
Subdivision:	Property Number
Street Between And	<input type="checkbox"/> R-3 Multi Family <input type="checkbox"/> C1 Commercial <input type="checkbox"/> MD Mixed Use <input type="checkbox"/> C2 Commercial <input type="checkbox"/> PUD <input type="checkbox"/> M1 Industrial <input type="checkbox"/> Office Service <input type="checkbox"/> M2 Industrial

Site Plan Application Procedure (Zoning Ordinance 9.1.5)

The application for site plan review must be submitted to the Planning/Zoning Department at least twenty-one (21) days prior to the next regularly scheduled Planning Commission meeting and must contain the following to be accepted:

1. A signed and completed application
2. At least 12 copies of the site plan (see Site Plan Requirements)
3. Required fees. These fees include anticipated cost of engineering reviews and inspections as well as City of St Clair costs.

Upon acceptance of the site plan, the Planning/Zoning Department shall:

1. Forward a copy of the site plan and application to the city planner or engineer for review
2. Place review of the site plan on the next Planning Commission agenda
3. Forward a copy of the site plan and application to each Planning Commission member

I certify the above information is true to the best of my knowledge. I agree to the conditions set forth in this application and understand payment of fees for review do not guarantee approval or constitute a refund should such approval not be granted. Upon approval additional fees may be required to be deposited to cover the cost of inspections and related engineering services.

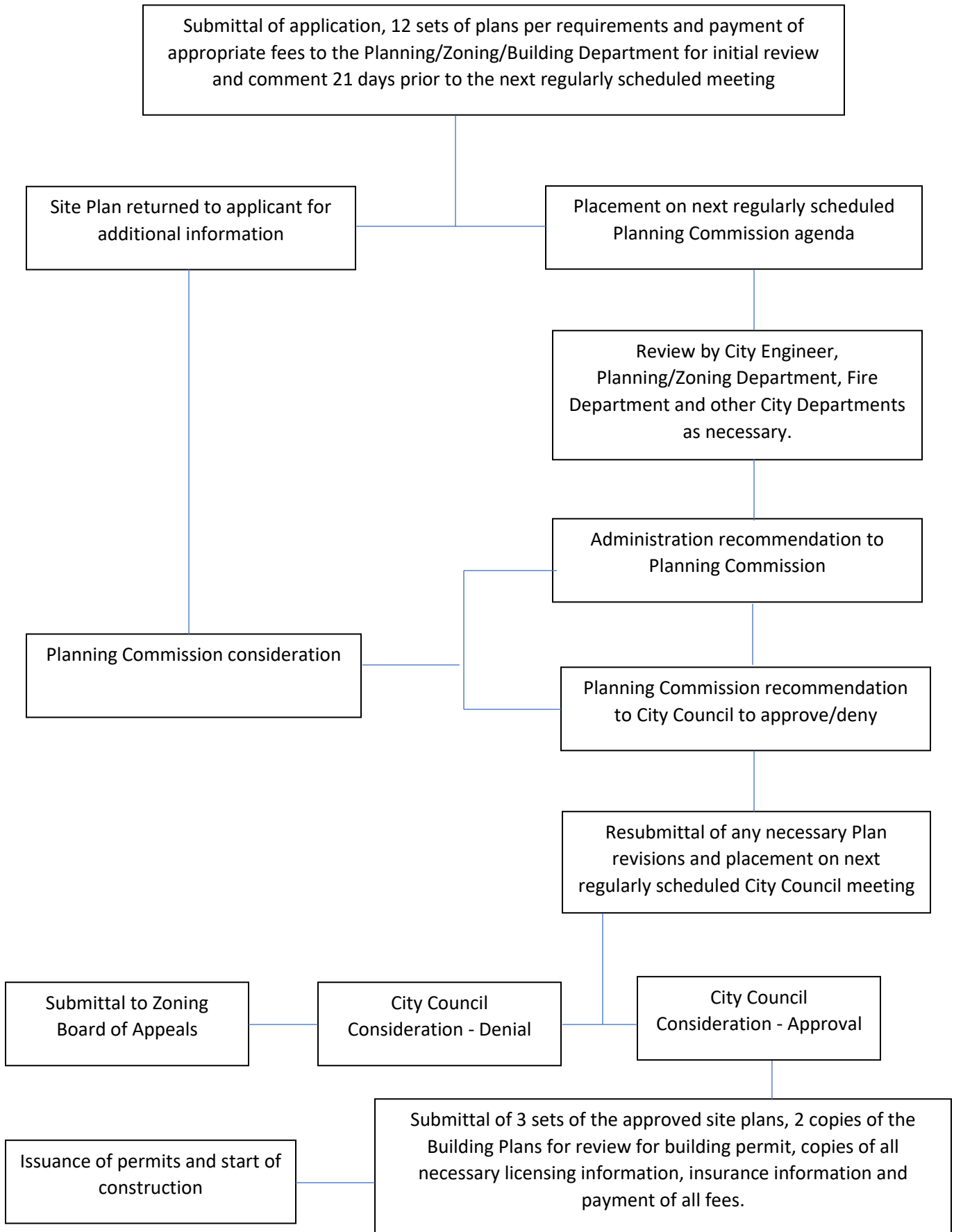
Applicant's Signature

Date

Print or Type Name

Received by

CITY OF ST CLAIR SITE PLAN REVIEW PROCEDURE



Site Plan Requirements

Address: _____

Zoning: _____

Proposed Use: _____

GENERAL INFORMATION

- Proprietor's name, address & telephone number
- Date (month, day, year) including revisions
- Title block
- Scale
- Northpoint
- Location map drawn to scale of 1" = 2000' with no northpoint indicated
- Architect, engineer, surveyor, landscape architect or planner's seal
- Existing lot lines, building lines, structures, parking areas, etc on the parcel and within 100' of the site
- Proposed lot lines, property lines and all structure, parking areas, etc on the parcel and within 100' of the site
- Centerline of existing and proposed right-of-way lines
- Zoning classification of petitioner's parcel and all abutting parcels
- Legal description
- Gross acreage figure
- Proximity to major thoroughfare and/or section corners

PHYSICAL INFORMATION

- Proposed location of access drives, street intersections, driveway locations, sidewalks, signs, curbing, acceleration/deceleration and passing lanes
- Location of existing and proposed service facilities above and below ground including: storage, loading and disposal areas for chemicals, hazardous substances, salt and fuels; water main, hydrants, pump houses, standpipes and building services and sizes; sanitary sewers and pumping stations; storm water control facilities and structures including storm sewers, swales, retention and detention basins, drainageways and other facilities, including calculations for sizes; location of all easements
- All buildings with dimensioned floor plans, setback and yard dimensions, and typical elevation views of proposed structures
- Dimensioned parking spaces and calculations, drives and methods of surfacing
- Exterior lighting locations and illumination patterns
- Location and description of existing and proposed landscaping, berms, fencing and walls
- Sidewalks and bike paths
- Trash receptacle pad location
- Transformer pad location and method of screening
- Designation of fire lanes
- Any other pertinent physical feature

NATURAL FEATURES

- Existing topography with a maximum contour interval of two (2) feet indicated. Topography on the site and beyond the site for a distance of one hundred (100) feet in all directions shall be indicated
- A grading plan showing finished contours at a maximum interval of two (2) feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading
- Location of existing drainage, lakes, ponds, wetlands, rivers and streams including their water surface elevation, flood plain elevation and ordinary high water mark
- Location of other natural resource features including wetlands

ADDITIONAL REQUIREMENTS FOR MULTIPLE FAMILY AND PUD DEVELOPMENTS

- Density calculations by type of unit by bedroom count
- Designation of units by type of unit in each building
- Carport locations and details where proposed
- Specific amount of recreation to be provided in recreation space
- If proposed, detail of community building and fencing of swimming pool

ADDITIONAL REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT

- Loading/unloading areas
- Gross and useable floor area
- Number of employees in peak usage