

File #: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

**CHARTER TOWNSHIP OF LYON  
APPLICATION FOR AMENDMENT TO THE ZONING ORDINANCE  
TO CREATE A PLANNED DEVELOPMENT DISTRICT**

**NOTICE TO APPLICANT:** Applications to amend the Zoning Ordinance must be submitted to the Township *in substantially complete form* at least twenty-eight (28) days prior to the Planning Commission's meeting at which the proposal will be considered. The application must be accompanied by the application data requirements specified in the Zoning Ordinance, including fully dimensioned site plans, plus the required review fees. All meetings are held at the Lyon Township Hall, 58000 Grand River Avenue, New Hudson, Michigan, 48165. Phone number: 248-437-2240. Fax number: 248-437-2336.

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I (We), the undersigned, do hereby respectfully request consideration of our Planned Development application and provide the following information to assist in the review:

PD Name: \_\_\_\_\_

Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner(s) (if different from Applicant): \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant's Legal Interest in Property: \_\_\_\_\_

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**LOCATION OF PROPERTY:**

Street Address: \_\_\_\_\_

Sidwell Number(s): \_\_\_\_\_  
\_\_\_\_\_

**PROPERTY DESCRIPTION:**

If all or part is a recorded plat, provide lot numbers and subdivision name. If all or part is a condominium, provide unit numbers and condominium name. If all or part of the property is not part of a recorded plat (i.e., "acreage parcel"), provide metes and bounds description. Attach separate sheets, if necessary.

\_\_\_\_\_  
\_\_\_\_\_

Property Size (Acres): \_\_\_\_\_ (Square Feet): \_\_\_\_\_

Existing Zoning: \_\_\_\_\_

Present Use of Property: \_\_\_\_\_

\_\_\_\_\_

Proposed Use of Property (specify number of acres to be allocated to each use): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**Residential Development:** No. of Single Family Detached Units: \_\_\_\_\_  
No. of Attached Units: \_\_\_\_\_

**Non-Residential Development:**

	Description of Use	Land Area (Sq. Ft.)	Floor Area (Sq. Ft.)
Retail			
Office			
Industrial			
Other			

State reasons why Planned Development zoning is needed or being proposed: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PROFESSIONALS WHO PREPARED PLANS:**

A. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Design Responsibility (engineer, surveyor, architect, etc): \_\_\_\_\_

B. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Design Responsibility: \_\_\_\_\_

C. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Design Responsibility: \_\_\_\_\_

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**SUBMIT THE FOLLOWING:**

1. Six (6) individually folded copies of the site plans, measuring 24" x 36", sealed by a registered architect, engineer, landscape architect, or community planner, plus six (6) copies of other required documentation.
2. A PDF file of the site plan.
3. A written description of the proposed use with an explanation of how approval of the Planned Development will produce exceptional benefits for the community.
4. Proof of property ownership (title insurance policy or registered deed with County stamp).
5. Review comments or approval received from county, state, or federal agencies that have jurisdiction over the project, including, but not limited, to:

- |  |   |
|--|---|
| <input type="checkbox"/> Road Commission for Oakland County    | <input type="checkbox"/> Oakland County Water Resources Commission      |
| <input type="checkbox"/> Oakland County Health Division        | <input type="checkbox"/> Mich. Dept. of Natural Resources & Environment |
| <input type="checkbox"/> Michigan Department of Transportation | <input type="checkbox"/> Michigan Department of Environmental Quality   |

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**PLEASE NOTE:** The applicant, or a designated representative, **MUST BE PRESENT** at all scheduled meetings, or the case may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a Planned Development application or to revoke any permits granted subsequent to the site plan approval.

**APPLICANT'S ENDORSEMENT:**

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that my application will not be reviewed unless all information required in this application and the Zoning Ordinance has been submitted. I further acknowledge that the Township and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this application.

**Additionally, I hereby authorize the employees and representatives of Lyon Township to enter upon and conduct an inspection and investigation of the above-referenced property.**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Name (Print)

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Name (Print)

\_\_\_\_\_  
Signature of Property Owner Authorizing this Application

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner Name (Print)

<b>TO BE COMPLETED BY THE TOWNSHIP</b>	Case #: _____
Date Submitted: _____	Fee Paid: _____
Received By: _____	

# PowerPoint Requirement

**Applicants:** We are pleased that you have decided to develop in Lyon Township. We want to help you put your best foot forward when you present your plans to the Planning Commission and Township Board.

To assist in this effort, we have available for your use at meetings a projector, laptop computer, and screen. **You must make your presentation using PowerPoint software.**

This will allow the Planning Commission, Township Board, and audience to be fully engaged so they can give your project the attention it is due.



## APPLICANT SIGNATURE

I have read the above information and understand that a PowerPoint presentation must be prepared and presented at the Planning Commission and/or Board meeting(s) where my application is being considered.

\_\_\_\_\_  
Applicant Signature:

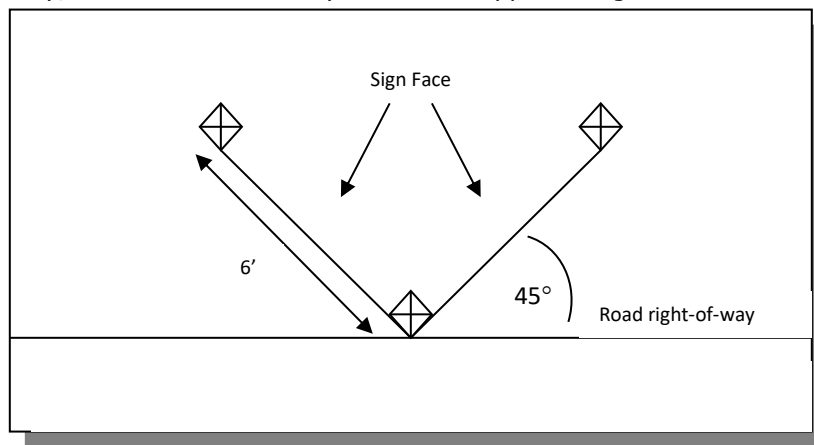
\_\_\_\_\_  
Applicant Name (Printed)

\_\_\_\_\_  
Date

**REZONING SIGN REQUIREMENTS**  
**CHAPTER 48, ZONING**  
**SECTION 9.03(B)**

B. At least fifteen (15) days prior to the public hearing before the Planning Commission, the applicant must, at his own expense, install rezoning signage on the property proposed for rezoning, in full public view along street or road frontages.

1. Location. The signs must be prominently placed at 700 feet intervals along the property frontage, adjacent to the public right-of-way. For parcels with less than 700 feet of road frontage, signs shall be placed at the midpoint of the property width. A corner lot will require a minimum of one (1) sign per road frontage. If more than one (1) zoning district is included in the petition, a minimum of one (1) sign must be provided for each proposed district. The location, number and content of such signs must be approved by the Building Department prior to installation.
2. Sign Orientation. Rezoning signs shall be displayed at forty-five-degree (45°) angles to the road right-of-way, to maximize visibility to drivers approaching from both sides of the road, as illustrated:



3. Notice Requirements. Sign lettering shall be black on a white background. Wording on the signage shall be as follows:

6 ft.		
4 ft.	<b>ZONING CHANGE PROPOSED</b>	Minimum text height: 8"
	<b>Present Zoning: CODE (DESCRIPTION)</b>	Minimum text height: 3"
	<b>Proposed Zoning: CODE (DESCRIPTION)</b>	Minimum text height: 3"
	<b>Size of Parcel(s): ### Acres</b>	Minimum text height: 3"
	<b>A public hearing has been scheduled.</b>	Minimum text height: 4"
	<b>For more information call:</b>	Minimum text height: 4"
	<b>Lyon Township Planning Department</b>	Minimum text height: 4"
	<b>248-437-2240</b>	Minimum text height: 4"

4. Structure.
  - a. Size: minimum 4 ft. (vertical) by minimum 6 ft. (horizontal)
  - b. Height: minimum 6 ft. above grade (including posts)
  - c. Sign facing must be exterior plywood, aluminum, or similar material.
  - d. Sign support system must be structurally sound.

Rezoning signage must be removed within seven (7) days of final action on the petition by the Township Board, or within seven (7) days of withdrawal of the petition by the applicant. Failure to remove signage within this period may result in such removal by the Township at the applicant's expense.

## SUPPLEMENTAL REVIEW APPLICATION REQUIREMENTS

### CHARTER TOWNSHIP OF LYON

- **MDEQ Permit Coordination Information Form.** Lyon Township residents wish to protect their environment from contamination. Protection of water quality is especially important because everyone in the Township relies on well water. The Michigan Department of Environmental Quality (MDEQ) has prepared a Permit Coordination Information form to identify environmental quality permit requirements. This form must be completed and submitted to the Township for all development review applications. Retain a copy of the form to guide you in obtaining required MDEQ permits. The MDEQ district office is located at 38980 Seven Mile Road in Livonia, telephone 313-953-8905.
- **Fire Protection Measures.** Developers of commercial and industrial buildings should contact Lyon Township's Fire Chief at 248-486-3775 to learn about special fire protection measures related to the proposed use and to learn about high security rapid entry products that can be used to avoid forced entry in the event of an emergency.

# STATE & COUNTY ENVIRONMENTAL PERMITS CHECKLIST FOR (municipality and/or county) \_\_\_\_\_

Name of Business: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Type of Business: \_\_\_\_\_ Facility Owner or Manager: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

*Note: For assistance with permits and approvals from the Michigan Department of Environmental Quality, including permit coordination among MDEQ divisions, contact the Permit Coordinator, 517-335-4235.*

*Circle (Y/N) the items that may pertain to your project or facility; then contact the office(s) listed to determine specific requirements. Return a copy of this Checklist to the municipality as part of your site plan submittal – even if state and country approvals have not yet been obtained. An updated copy should be submitted prior to your occupancy.*

*This list includes the most common permits and approvals related to waste, water quality, and air quality. Other permits and approvals, including local approvals, may also be needed.*

1. Y N Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland or other surface water? *Contact: Mi. Dept. of Envir. Quality, Surface Water Quality Div., Permits Section: 517-373-8088.*
2. Y N Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or oil the ground? *Contact: Mi Dept. of Environmental Quality, Waste Management Div., Groundwater Program Sect: 517-373-8148.*
3. Y N Will the project involve construction or alteration of any sewage collection or treatment facility? For facilities discharging to surface waters, *contact the Mi. Dept of Environmental Quality, Surface Water Quality Division, District Office: \_\_\_\_\_.* For facilities discharging to groundwater, *contact the Mi. Dept. of Environmental Quality, Waste Management Division, District Office: \_\_\_\_\_.*
4. Y N Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type substance, secondary containment and a Pollution Incident Prevention Plan (PIPP) may be required. *Contact: Mi. Dept. of Environmental Quality, Waste Mgmt. Division, District Office: \_\_\_\_\_.*
5. Y N Will the project involve the installation, operation, or removal of an underground or aboveground storage tank containing a petroleum product or a hazardous substance? *Contact: Mi. Dept. of Environmental Quality, Storage Tank Division: 517-373-8168.*
6. Y N Will the project involve liquefied petroleum gas storage tanks or container filling locations? *Contact: Mi. Dept. of Environmental Quality, Storage Tank Division: 517-373-8168.*
7. Y N Will the project involve the installation of a compressed natural gas dispensing station with storage? *Contact: Mi. Dept. of Environmental Quality, Storage Tank Division: 517-373-8168.*
8. Y N Will the project involve the generation of hazardous waste? *Contact: Mi. Dept. of Environmental Quality, Waste Mgmt. Div., District Office: \_\_\_\_\_.*
9. Y N Will the project involve the on-site treatment, storage, or disposal of hazardous waste? *Contact: Mi. Dept. of Environmental Quality, Waste Mgmt. Div., Hazardous Waste Permit Unit: 517-373-9875.*
10. Y N Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? *Contact: Mi. Dept. of Environmental Quality, Waste Mgmt. Div., Hazardous Waste Program Section: 517-373-9875.*
11. Y N Will the project involve land filling, transferring, or processing solid non-hazardous wastes on-site? *Contact: Mi. Dept. of Environmental Quality, Waste Mgmt. Div., District office telephone: \_\_\_\_\_.*
12. Y N Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants? *Contact: Mi. Dept. of Environmental Quality, Air Quality Div., Permit Section: 517-373-7023.*



13. Y N Will the project or facility involve the storage, mixing, or distribution of pesticides or fertilizers in bulk quantities? *Contact: Mi. Dept. of Agriculture, Pesticide and Plant Pest Management Division: 517-373-1087.*
14. Y N Will the project involve any manmade change in the natural cover or topography of land, including cut and fill activities which may contribute to soil erosion and sedimentation? Will the earth change disturb an area of one acre or more, or occur within 500 feet of a lake or stream? If the answer to both of these questions is yes, a soil erosion and sedimentation control permit is required. *Contact: County Drain Commissioner (or other responsible office): \_\_\_\_\_.*
15. Y N Will the project involve dredging, filling, or construction in, across, or under (1) a river, stream creek, ditch, drain, lake, pond, or swamp? (2) wetlands? (3) floodplain (area that may have or ever had either standing or flowing water)? *Contact: Mi. Dept. Environmental Quality, Land and Water Mgmt. Div., Permit Consolidation Unit: 517-373-9244.*
16. Y N Will the project involve any dredging proposed within 500 feet of a lake, river, stream, creek, or ditch? *Contact: Mi. Dept. Environmental Quality, Permit Consolidation Unit, Land and Water Mgmt. Div., 517-373-9244.*
17. Y N Will the project involve an earth change activity within 500 feet of a lake or stream, or will the project disturb an area greater than one (1) acre in size? *Contact: Mi. Dept. of Envir. Quality, Land & Water Div., Soil Erosion & Sedimentation: 517-373-3178.*
18. Y N Will the project involve any construction or land alteration within 400 feet of a designated natural river or tributary? *Contact: Mi. Dept. of Natural Resources, Forest Mgmt. Div., Natural Rivers Program Unit: 517-373-1275.*
19. Y N Will the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area? *Contact: Mi. Dept. of Environmental Qlty., Land and Water Mgmt. Div., Great Lakes Section: 517-373-1950.*
20. Y N Will the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainages, or placement of permanent structures in a designated environmental area? *Contact: Mi. Dept. Environmental Quality, Land and Water Management Div., Great Lakes Sections: 517-373-1950.*
21. Y N Will the project involve development, silvicultural activities, or contour alterations within a designed critical dune area? *Contact: Mi. Dept. Envir. Quality, Land and Water Management Div., Great Lakes Section: 517-373-1950.*
22. Y N Will an on-site wastewater treatment system or septic system be installed?

**For sanitary sewage in quantities of 10,000 gallons per day or less** – County or District Environmental Health \_\_\_\_\_ . For any subsurface discharge of sanitary sewage in quantities equal to or greater than 10,000 gallons per day. *Contact: Mi. Dept. of Environmental Quality, Waste Mgmt. Div.: 517-373-8148.*

**For sanitary sewage in quantities of 6,000 to 10,000 gallons per day** – In addition to obtaining a construction Permit from the county or district environmental health department, submit a state wastewater discharge notification Form. Flow monitoring and reporting are required. *Contact: Mi. Dept. of Environmental Quality, Waste Management Division, Groundwater Permits Unit: 517-373-8148.*

**For industrial or commercial wastewater in any quantity (other than sanitary wastewater)** *Contact: Mi. Dept. Of Environmental Quality, Waste Management Division, Groundwater Permits Unit: 517-373-8148.*

23. Y N Will the project involve the construction of a water supply well or the extension of a water supply service from an existing water system? *Contact: Mi. Dept. Environmental Quality, Drinking Water Program, appropriate District office, and County or District Environmental Health \_\_\_\_\_.*
24. Y N Are there out-of-service wells, abandoned wells, or cisterns on the site? (drinking water, irrigation, & monitoring wells). *Contact: County or District Environmental Health \_\_\_\_\_.*
25. Y N Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? *Contact: County or District Environmental Health Dept. \_\_\_\_\_.*
26. Y N Will the project involve on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? *Contact: Mi. Dept. of Environmental Quality, Waste Management Div., Groundwater Program Sect.: 517-373-8148.*
27. Y N Has the property or facility ever been subject to a remedial action, limited closure, or other environmental cleanup response under Part 201, Natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a Baseline Environmental Assessment (BEA) been completed for the property? *Contact: Mi. Dept. of Environmental Quality, Environmental Response Division: 517-373-9893 and/or Mi. Dept. of Environmental Quality, Storage Tank Division: 517-373-8168.*

## CHARTER TOWNSHIP OF LYON SITE PLAN REVIEW CHECKLIST

As noted in the **Site Plan Review Guidelines**, each applicant is required to submit certain materials to the Township. This checklist is provided as a benefit to the applicant, who must also review the Zoning Ordinance for applicable standards and regulations. Using this checklist will help the applicant in submitting a complete site plan review application. **Failure to submit a complete application can result in delay or denial of the site plan.**

The site plan shall consist of an overall plan for the entire development, drawn to a scale of 1" = 20' if the site is less than one acre, 1" = 30' if the site is between one and three acres, and 1" = 50' if the site is more than three acres. Drawing size should be 24" x 36". Fifteen (15) individually folded site plans must be submitted. To assist in the processing of applications, please check each applicable item provided in your submission. Please submit a brief written description of the existing and proposed uses of the site, including, but not limited to gross floor area; hours of operation; number of units; number of employees on largest shift; number of company vehicles; etc.

A. <b>General Descriptive and Identification Data [Required on Site Plan(s)]</b>	<b>Submitted</b>	<b>Not Applicable</b>
1. Name, address, and telephone number of applicant and owner	<input type="checkbox"/>	<input type="checkbox"/>
2. Title block indicating name of the development	<input type="checkbox"/>	<input type="checkbox"/>
3. Scale and north point	<input type="checkbox"/>	<input type="checkbox"/>
4. Location map drawn to scale with north point	<input type="checkbox"/>	<input type="checkbox"/>
5. Property description: Sidwell number, subdivision name, and lot no., metes and bounds description, etc.	<input type="checkbox"/>	<input type="checkbox"/>
6. Total acreage and net acreage (excluding rights-of-way), to the nearest 1/10 acre	<input type="checkbox"/>	<input type="checkbox"/>
7. Zoning of petitioner's and adjacent parcels	<input type="checkbox"/>	<input type="checkbox"/>
8. Present and proposed uses of property	<input type="checkbox"/>	<input type="checkbox"/>
9. Identification and seal of architect, engineer, or land surveyor who prepared plan	<input type="checkbox"/>	<input type="checkbox"/>
10. Date of initial application and revision dates	<input type="checkbox"/>	<input type="checkbox"/>
11. Dimensions of all lots, showing the relationship of the site to abutting properties. If the site is part of a larger parcel, the plan should indicate the limits of the total land holding	<input type="checkbox"/>	<input type="checkbox"/>
12. Proximity to section corners	<input type="checkbox"/>	<input type="checkbox"/>
13. Notation of any variances which have been or must be secured	<input type="checkbox"/>	<input type="checkbox"/>

<b>B. Site Data</b>	<b>Submitted</b>	<b>Not Applicable</b>
1. Existing lot lines, building lines structures, driveways, parking areas, and other improvements on the site and within 100 feet of the site	<input type="checkbox"/>	<input type="checkbox"/>
2. Front, side, and rear setback dimensions	<input type="checkbox"/>	<input type="checkbox"/>
3. Topography on the site and within 100 feet of the site at two foot contour intervals, referenced to a U.S.G.S benchmark	<input type="checkbox"/>	<input type="checkbox"/>
4. Proposed site plan features, including buildings, road widths and names, and parking areas	<input type="checkbox"/>	<input type="checkbox"/>
5. Dimensions and centerline of existing and proposed roads and road rights-of-way	<input type="checkbox"/>	<input type="checkbox"/>
6. Accelerations, deceleration, and passing lanes, where required or proposed	<input type="checkbox"/>	<input type="checkbox"/>
7. Proposed location of access drives and on-site driveways	<input type="checkbox"/>	<input type="checkbox"/>
8. Typical cross-section of proposed roads	<input type="checkbox"/>	<input type="checkbox"/>
9. Location, number, typical dimensions, and type of paving of proposed parking spaces, including barrier-free spaces	<input type="checkbox"/>	<input type="checkbox"/>
10. Parking calculations based on ordinance requirements	<input type="checkbox"/>	<input type="checkbox"/>
11. Locations and width of sidewalks within the site and within the right-of-way. Indicate accessible path from barrier-free parking (s) to main entrance(s) of each building	<input type="checkbox"/>	<input type="checkbox"/>
12. Locations and dimensions of off-street loading area, if applicable	<input type="checkbox"/>	<input type="checkbox"/>
13. Exterior lighting locations, manufacturer's details, and methods of shielding lights from shining off of the site	<input type="checkbox"/>	<input type="checkbox"/>
14. Waste receptacle and outside storage locations and method of screening, if applicable	<input type="checkbox"/>	<input type="checkbox"/>
15. Transformer pad and method of screening, if applicable	<input type="checkbox"/>	<input type="checkbox"/>
16. Landscape plan which shows the following:	<input type="checkbox"/>	<input type="checkbox"/>
a. Lawn areas, indicating whether they are to be seeded or sodded	<input type="checkbox"/>	<input type="checkbox"/>
b. Planting schedule indicating location, sizes, species, And quantity of proposed shrubs, trees, and other live plant materials	<input type="checkbox"/>	<input type="checkbox"/>

	<b>Submitted</b>	<b>Not Applicable</b>
c. Planting details and maintenance plan for upkeep and replacement of diseased plant material	<input type="checkbox"/>	<input type="checkbox"/>
d. Location, sizes, and types of existing trees six (6) inches or greater in diameter measured at one (1) foot off the ground, before and after proposed development (see Township's Tree Protection Ordinance)	<input type="checkbox"/>	<input type="checkbox"/>
e. Cross-section of any proposed berm	<input type="checkbox"/>	<input type="checkbox"/>
f. Tree protection measures	<input type="checkbox"/>	<input type="checkbox"/>
g. Method of irrigation	<input type="checkbox"/>	<input type="checkbox"/>
17. Location of existing drainage courses, floodplains, lakes, and streams, with elevations	<input type="checkbox"/>	<input type="checkbox"/>
18. Locations and dimensions of wetlands	<input type="checkbox"/>	<input type="checkbox"/>
19. Locations and description of all easements for public rights-of-way, utilities, private roads, and drainage	<input type="checkbox"/>	<input type="checkbox"/>
<b>C. Building and Structure Details</b>		
1. Location, height, and outside dimensions of all proposed structures	<input type="checkbox"/>	<input type="checkbox"/>
2. Building façade elevations (elevations shall indicate type of building materials, roof design, projections, canopies, awnings and overhangs, screen walls and accessory buildings, HVAC equipment, and transformers)	<input type="checkbox"/>	<input type="checkbox"/>
3. Building floor plans	<input type="checkbox"/>	<input type="checkbox"/>
4. Total floor area	<input type="checkbox"/>	<input type="checkbox"/>
5. Indication of number of stories and number of commercial or office units contained in the building	<input type="checkbox"/>	<input type="checkbox"/>
6. Location, size, height, and lighting details of all proposed signs	<input type="checkbox"/>	<input type="checkbox"/>
7. Proposed fences and walls, including typical cross-section and height above the ground on all sides	<input type="checkbox"/>	<input type="checkbox"/>
<b>D. Information Concerning Utilities, Drainage, and Related Issues</b>		
1. Schematic layout showing existing and proposed:		
a. Well sites and water service leads, or public water Mains and water service leads	<input type="checkbox"/>	<input type="checkbox"/>

	<b>Submitted</b>	<b>Not Applicable</b>
b. Septic disposal system location, or public sanitary Sewer lines and service leads	<input type="checkbox"/>	<input type="checkbox"/>
c. Storm sewers and drainage facilities, including retention/detention basins	<input type="checkbox"/>	<input type="checkbox"/>
d. Fire hydrants	<input type="checkbox"/>	<input type="checkbox"/>
e. Site grading and drainage patterns	<input type="checkbox"/>	<input type="checkbox"/>
f. Gas, electric, and telephone lines	<input type="checkbox"/>	<input type="checkbox"/>
2. Types of soils and location of floodplains and wetlands, if applicable	<input type="checkbox"/>	<input type="checkbox"/>
3. Soil erosion and sedimentation control measures	<input type="checkbox"/>	<input type="checkbox"/>
4. Proposed finish grades on the site, including finish grades of all buildings, driveways, walkways, and parking lots	<input type="checkbox"/>	<input type="checkbox"/>
5. Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store, or transport stormwater or wastewater. The point of discharge for all drains and pipes should be specified on the site plan	<input type="checkbox"/>	<input type="checkbox"/>
6. Listing of types and quantities of hazardous substances and polluting materials which will be used or stored on-site at the facility.	<input type="checkbox"/>	<input type="checkbox"/>
7. Areas to be used for the storage, use, loading/unloading, recycling, or disposal of hazardous substances and polluting materials, including interior and exterior areas	<input type="checkbox"/>	<input type="checkbox"/>
8. Underground storage tanks locations	<input type="checkbox"/>	<input type="checkbox"/>
9. Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup	<input type="checkbox"/>	<input type="checkbox"/>
<b>E. Information Applicable to Multiple-Family Residential Development</b>		
1. The number, type, and location of each type of residential unit (one bedroom units, two bedroom units, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
2. Density calculations by type of residential unit (dwelling units per acre)	<input type="checkbox"/>	<input type="checkbox"/>
3. Lot coverage calculations	<input type="checkbox"/>	<input type="checkbox"/>
4. Floor plans of typical buildings with square feet of floor area	<input type="checkbox"/>	<input type="checkbox"/>

	<b>Submitted</b>	<b>Not Applicable</b>
5. Garage and carport locations and details, if proposed	<input type="checkbox"/>	<input type="checkbox"/>
6. Pedestrian circulation system	<input type="checkbox"/>	<input type="checkbox"/>
7. Location and names of roads and internal drives	<input type="checkbox"/>	<input type="checkbox"/>
8. Community building location, dimensions, floor plans, and façade elevations, if applicable	<input type="checkbox"/>	<input type="checkbox"/>
9. Swimming pool fencing detail, including height and type of fence, if applicable	<input type="checkbox"/>	<input type="checkbox"/>
10. Location and size of recreation open space	<input type="checkbox"/>	<input type="checkbox"/>
11. Indication of type of recreation facilities proposed for recreation area	<input type="checkbox"/>	<input type="checkbox"/>
<b>F. Information Applicable to Mobile Home Parks</b>		
1. Location and number of pads for mobile homes	<input type="checkbox"/>	<input type="checkbox"/>
2. Distance between mobile homes	<input type="checkbox"/>	<input type="checkbox"/>
3. Proposed placement of mobile homes on each lot	<input type="checkbox"/>	<input type="checkbox"/>
4. Average and range of size of mobile home lots	<input type="checkbox"/>	<input type="checkbox"/>
5. Density calculations (dwelling units per acre)	<input type="checkbox"/>	<input type="checkbox"/>
6. Lot coverage	<input type="checkbox"/>	<input type="checkbox"/>
7. Vehicular circulation system, including names of proposed streets	<input type="checkbox"/>	<input type="checkbox"/>
8. Garage and carport locations and details, if proposed	<input type="checkbox"/>	<input type="checkbox"/>
9. Pedestrian circulation system	<input type="checkbox"/>	<input type="checkbox"/>
10. Community building location, dimensions, floor plans and façade elevations, if applicable	<input type="checkbox"/>	<input type="checkbox"/>
11. Swimming pool fence details, including height and type of fence, if applicable	<input type="checkbox"/>	<input type="checkbox"/>
12. Location and size of recreation open space	<input type="checkbox"/>	<input type="checkbox"/>
13. Indication of type of recreation facilities proposed for recreation area	<input type="checkbox"/>	<input type="checkbox"/>
<b>G. Information Applicable to Commercial, Office, and Industrial Development</b>		
1. Estimated number of employees (total and on largest working shift)	<input type="checkbox"/>	<input type="checkbox"/>

#### **H. Non-Applicable Items**

If any of the items are not applicable to a particular site, the site plan shall provide a list of each item considered not applicable, and the reason why each listed item is not considered applicable.

#### **I. Other Required Data**

If phased construction is to be used, each phase must be noted, and each phase must be able to stand on its own.

Other data may be required if deemed necessary by administrative officials or the Planning Commission to determine compliance with the provisions of this Ordinance. Such information may include traffic studies, market analysis, environmental assessments, and evaluation of the demand on public facilities and services.