



ROBINSON TOWNSHIP

Ottawa County

12010 – 120th Avenue, Grand Haven, Michigan 49417

PLANNED UNIT DEVELOPMENT - DETAILED SITE PLAN

PURSUANT TO CLUSTERED, NON-CLUSTERED, MOBILE HOME PARK AND RECREATIONAL USES

SECTION 31.7 - REQUIRED DATA FOR DETAILED SITE PLAN

Every Detailed Site Plan submitted to the Planning Commission shall be in accordance with the requirements of this Section.

- (A) The Detailed Site Plan shall be of a scale not greater than one (1) inch equals twenty (20) feet nor less than one (1) inch equals two hundred (200) feet, of such accuracy that the Planning Commission can readily interpret it, and shall include more than one (1) drawing if required for clarity.
- (B) The Detailed Site Plan shall identify the site by lot lines and location, including dimensions, angles and size, correlated with the legal description of the property. If the Planning Commission or the Township Board is unable to interpret the Detailed Site Plan, either may require that it be redrawn. The Detailed Site Plan shall further include the name(s) and address(es) of the property owner(s), developer(s), engineer(s), and architect(s).
- (C) The Detailed Site Plan shall show the scale; north point; boundary dimensions; natural features such as wood lots, streams, rivers, lakes, shorelines, floodplains, wetlands, drains and topography (at least two [2] feet but not more than five [5] feet contour intervals); and similar features of the site.
- (D) The Detailed Site Plan shall show existing man-made features such as buildings, structures, easements, streets, driveways, sidewalks, parking spaces, high tension towers, pipe lines, excavations, bridges, culverts, drains, docks, paths, and other improvements relative to the site.
- (E) The Detailed Site Plan shall identify properties adjacent to the site, the uses of those properties, and any structures within one hundred (100) feet of the site's boundaries.
- (F) The Detailed Site Plan shall show the location, proposed finished floor and grade line elevations and size of proposed principal and accessory buildings; their relation

to each other and to any existing structures to remain on the site and to the shoreline, if applicable; and the heights of all buildings and structures.

- (G) The Detailed Site Plan shall show the proposed streets, driveways, curb cuts, access easements, acceleration lanes, deceleration lanes, passing lanes, sidewalks, walkways, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site. The Detailed Site Plan shall also show the location, size and number of parking spaces in the off-street parking areas and the identification of service lanes, service parking and loading/unloading zones.
- (H) The Detailed Site Plan shall show the proposed location, use and size of open spaces and the location of any landscaping, screening, buffering, fences or walls on the site. Any proposed alterations to the topography, vegetation and other natural features of the site shall be indicated.
- (I) The Detailed Site Plan shall show the location and size of all existing utilities (public and private) serving the site, as well as the location and size of all proposed utilities, specifically including without limitation existing and proposed water lines or wells, sewer lines or septic systems, telephone lines, gas lines, electric lines and cable television lines.
- (J) The Detailed Site Plan shall include a vicinity map showing the location of the site in relation to the surrounding street system, and to the shoreline if applicable.
- (K) The Detailed Site Plan shall show the location and design of storm sewers and any retention or detention ponds.
- (L) The Detailed Site Plan shall show the elevation and location of existing and proposed storm water drainage courses and County drains.
- (M) The Detailed Site Plan shall show the location and type of existing soils on the site and any certification of borings.
- (N) The Detailed Site Plan shall show the location and type of existing vegetation.
- (O) The Detailed Site Plan shall show the location and any applicable screening of all proposed structures on the site, including but not limited to flagpoles, lightpoles, docks, transformers, air conditioners, generators, etc.
- (P) The Detailed Site Plan shall show the location, dimensions and details of common open spaces and common facilities on the site.
- (Q) The Detailed Site Plan shall show the location, size and specifications of all signs and advertising features on the site.
- (R) The Detailed Site Plan shall show exterior lighting locations, the area of illumination and the type of fixtures and shielding to be used.

- (S) The Detailed Site Plan shall show the location, size and specification for screening of all trash receptacles and other solid waste disposal facilities.
- (T) The Detailed Site Plan shall show the location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials or hazardous materials, as well as any contaminant structures or clear zones required by governmental authorities.
- (U) The Detailed Site Plan shall specify its date of preparation and the dates of all revisions to it.
- (V) The Detailed Site Plan shall include proof of property ownership, and information concerning any options on or liens against the property.
- (W) The Detailed Site Plan shall include the name of the project, as well as a project description. The latter shall include the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or garages, employees by shift, amount of recreation and open space, type of recreational facilities to be provided and related information as pertinent or otherwise required by this Ordinance.
- (X) The Detailed Site Plan shall include a construction schedule, including any development phases and the timing of those phases.
- (Y) The Detailed Site Plan shall include written statements relative to the impact of the project on existing infrastructures (e.g., traffic capacity of streets, schools, existing utilities, etc.) and on the natural environment of the site of the project and the surrounding property.
- (Z) The Detailed Site Plan shall include preliminary architectural sketches and/or a general statement as to the type of construction and materials to be used in any proposed buildings and other structures. The height and the area of proposed buildings and other structures shall be described.
- (AA) The Detailed Site Plan shall show the one hundred (100) year flood plain and any proposed uses thereon.
- (BB) The Detailed Site Plan shall show the method of financing or proof of ability to obtain financing for the project.
- (CC) The Detailed Site Plan shall include any other information deemed necessary by the Planning Commission or the Township Board.

* Applicants are encouraged to review Chapter 20 – PUD Planned Unit Development Zoning District. Most importantly, review of Sections 20.9A – PUD Amendments, 20.11 – Time Limitations on Development, 20.12 – Issuance of Occupancy Permit and 20.13 – Financial Guarantees is imperative.