



CITY OF MARINE CITY

Planning Commission Meeting Agenda

Marine City Fire Hall, 200 South Parker Street

Regular Meeting: Monday, March 11, 2019 7:00 PM

1. CALL TO ORDER

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

- 3. ROLL CALL:** Commissioners Graham Allan, Trent Attebury, William Beutell, Keith Jenken, Joseph Moran, Brian Ross; City Commissioner William Klaassen; Building Official Susan Wilburn; City Manager Elaine Leven

4. COMMUNICATIONS

- A. Spring Metropolitan Planning Commission Workshop – Save the Date

- 5. PUBLIC COMMENT** *Anyone in attendance is welcome to address the Planning Commission. Please state name and address. Limit comments to five (5) minutes.*

6. APPROVE AGENDA

7. APPROVE MINUTES

- A. February 11, 2019 Meeting Minutes

8. UNFINISHED BUSINESS

- A. Parks Plan ~ Results of Park Inventory

9. NEW BUSINESS

- A. Site Plan Review ~ Hidden Harbor Condominiums: 930 Metropolis
B. Site Plan Review ~ John Reichle: VJ Storage, 827 Degurse

10. ADJOURNMENT

Kristen Baxter

From: Guyette, Penny <pguyette@stclaircounty.org>
Sent: Monday, February 11, 2019 9:45 AM
Subject: MPC Spring Workshop

Save the Date! Monday, April 29 is our Spring Metropolitan Planning Commission Workshop. Registration forms with topics will follow in the coming weeks!

**Penny Guyette
St. Clair County
Metropolitan Planning Commission
200 Grand River Ave., Suite 202
Port Huron, MI 48060
(810) 989-6950 ext. 6235**

**City of Marine City
Planning Commission Meeting
February 11, 2019**

A regular meeting of the Marine City Planning Commission was held on Monday, February 11, 2019, in the Fire Hall, 200 South Parker Street, Marine City, Michigan, and was called to order by Chairperson Moran at 7:00pm.

After observing a moment of silence, the Pledge of Allegiance was led by Chairperson Moran.

Present: Chairperson Joseph Moran; Commissioners Graham Allan, Trent Attebury, William Beutell, Keith Jenken, Brian Ross; City Commissioner William Klaassen; Building Official Susan Wilburn; City Clerk Kristen Baxter

Absent: City Manager Elaine Leven

Communications

None.

Public Comment

No residents addressed the Board.

Approve Agenda

Motion by Commissioner Beutell, seconded by Commissioner Allan, to approve the Agenda. All Ayes. Motion Carried.

Approve Minutes

Motion by Commissioner Allan, seconded by Commissioner Ross, to approve the January 14, 2019 meeting minutes of the Planning Commission. All Ayes. Motion Carried.

Unfinished Business

None.

New Business

Site Plan Review ~ Mike Thomas: 1257 South Parker Street & 1242 South Belle River Avenue

Applicant Mike Thomas requested Site Plan approval for a proposed open marketplace located at 1257 South Parker Street, and a proposed parking lot at 1243 South Belle River Road.

Mr. Thomas stated that he had previously received a variance for a gravel surface, along with year round storage for boats and recreational vehicles, for the back half of the site (1243 South Belle River Road).

Mr. Thomas said that his plan would provide gravel on the approach from South Parker Street, as well as four lanes within the marketplace. He said that the vendors would be on a grass surface.

He said the marketplace would be open during daytime hours on weekends over the summer months. Although the plans were in excess of 100 spaces for vendors, he said his goal was for 50 vendors on Saturdays and Sundays.

The Board discussed whether the gravel lanes would make it more difficult for people in wheelchairs and it was decided that it would work better than a grass surface. They also discussed potential parking issues if all vendors were in attendance.

Building Official Wilburn said the open marketplace on South Parker could be considered an "open front store", which was an allowable use in zone B-2 General Business District.

She also advised the Board that the South Belle River frontage was zoned Waterfront Recreation and Marina and said that it was the parcel that would be used for customer parking. She said that parking was not listed in allowable uses permitted in W-M Waterfront Recreation and Marina, and may require Zoning Board of Appeals' approval upon the direction from the Planning Commission.

Motion by Commissioner Beutell, seconded by Commissioner Allan, to approve the Site Plan Review for 1257 South Parker Street and 1242 South Belle River Avenue with a reduced number of vendors to be limited to (60) so it met parking requirements and, contingent on Zoning Board of Appeals approval for customer parking in the back area during operating hours of the marketplace. Site Plan to be reviewed by the Planning Commission after one season, and fees for the review to be waived. All Ayes. Motion Carried.

Planning Commission Annual Report

Motion by Commissioner Beutell, seconded by Commissioner Jenken, to accept the Planning Commission Annual Report for 2018. All Ayes. Motion Carried.

Parks Plan ~ Discussion

Chairperson Moran stated that the City Commission had tasked the Planning Commission with the Parks Plan which would entail an inventory of each City park and would look for the following:

- What was in the parks and what kind of condition was it in
- What was missing and what could be added to enhance its value to the City
- What was the park being used for and what was the best use of that specific area

Commissioner Attebury suggested that each member of the Board receive the results from the First Impressions meeting because it provided valuable information on how the City could improve their waterfront, such as:

- Additional seating in the downtown area
- Improving signage
- Providing more information about the City's maritime history

Commissioners Jenken, Attebury, Beutell, and Ross to tour the parks prior to the March 11, 2019 meeting.

Adjournment

Motion by Commissioner Jenken, seconded by Commissioner Allan, to adjourn at 8:30 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter
City Clerk

CITY OF MARINE CITY

303 S WATER ST.
MARINE CITY, MI 48039
PHONE (810) 765-8846 • FAX (810) 765-1040

To: Chairman and Members of the Marine City Planning Commission
From: Susan Wilburn, Building Official
Date: February 4, 2019
Subject: Site Plan Review – Hidden Harbor Condominiums – 930 Metropolis

Attached are site plan and preliminary architectural drawings for a proposed private 24 unit condominium development.

The property being considered is a 6.2 acre vacant parcel located at 930 Metropolis. The property is currently zoned R-M, Multiple Family Residential.

The project will tie into the City of Marine City's water and sewer.

This project has been reviewed by Wade Trim.

R-M, MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

§ 160.050 INTENT.

The R-M Multiple-Family Residential Districts are designed to provide sites for multiple-dwelling structures which will generally serve as zones of transition between the business or industrial districts and lower density single-family districts. The Multiple-Family District is further provided to serve the limited needs for the apartment-type of unit in an otherwise single-family residential community.

(Prior Code, App., § 500)

§ 160.051 PRINCIPAL USES PERMITTED.

(A) In the R-M Multiple-Family Residential Districts, no building or land, except as otherwise provided in this chapter, shall be erected or used except for 1 or more of the following specified purposes and shall be permitted subject to the review and approval of the site plan by the Planning Commission.

(B) The review of the site plan is required in order to minimize the possibility of adverse effects upon adjacent property; and, furthermore, to find proper relationships between the following development features as they relate to traffic safety, service roads, driveways, parking areas; accessory buildings and uses, and open space:

(1) All uses permitted and as regulated in the R-1B One-Family Residential Districts;

(2) Two-family dwellings, provided such dwellings shall be served by public sewer and water systems;

(3) Multiple-family dwellings, provided such dwellings shall be served by public sewer and water systems; and

(4) Accessory buildings and uses customarily incident to any of the above uses.
(Prior Code, App., § 501)

The proposed project will require the following permits and approvals:

Right of way – City of Marine City DPW

Drainage – St. Clair County Drain Commission

Soil Erosion – St. Clair County Health Department

Site Plan Review – Wade Trim

Building Plan Review, Building and Trade Permits– City of Marine City Building Department

Water, Sanitary, Joint Usage, Storm Water Discharge – MDEQ and Marine City DPW



Wade Trim Associates, Inc.
500 Griswold Street, Suite 2500 • Detroit, MI 48226
313.961.3650 • www.wadetrim.com

March 4, 2019

City of Marine City
303 South Water Street
Marine City, MI 48039

Attention: Planning Commission

Re: Site Plan Review for Proposed Site Condominium (Hidden Harbor Condominiums)
Site Located at Western Terminus of Metropolis Street
Wade Trim File No.: MRN 6001-19D, Phase 100

Dear Commissioners:

We are in receipt of a site plan submitted by Jay Folske to construct a 24-unit multiple-family residential condominium development. The property is located at the western terminus of Metropolis Street in the northwestern quadrant of the City. The subject site measures approximately 6.2 acres in size and is presently zoned R-M, Multiple-Family Residential District. The properties are zoned I-1 Light Industrial District to the north and west of the subject site, while the adjacent zoning is R-1A One-Family Residential District to the east and south (please refer to the enclosed Site and Zoning Development Pattern Exhibit).

Per Section 160.051 of the Marine City Zoning Ordinance, "multiple-family dwellings, provided such dwellings shall be served by public sewer and water systems" are principal uses permitted within the R-M District. The site plan illustrates the construction of 8 buildings comprising 24 total residential units on a north-south facing cul-de-sac. As Metropolis Street ends at the southeast corner of the subject site, the project would also include the extension of Metropolis Street approximately 300 feet west into the subject site.

Site Plan Review

The site plan has been prepared by BMJ Engineers and Surveyors and is dated February 8, 2019. The package includes a cover sheet, details page, topographic survey, layout plan, utilities plan, grading plan, and utilities connections page. Architectural plans include a foundation plan, first floor plan, and elevations prepared by Michael Kirsten. We have reviewed the site plan for compliance with the City of Marine City Zoning Ordinance and sound planning principles. We note the following concerns or omissions:

1. The site plan does not illustrate the provision of any sidewalks. The applicant is required to provide a five-foot (5') wide sidewalk as a continuation of Metropolis Street's existing sidewalk (along the north side) across its the entire length within the subject site. Sidewalks are also required along both sides of Hidden Harbor's interior street. Further, there exists a sidewalk gap along the north side of Metropolis Street – the sidewalk ends one house to the east of the subject site. Because this development will add an intensive residential use to the area that will generate significant vehicular and pedestrian traffic, we recommend that the Planning Commission require the applicant to either fund or construct the missing sidewalk. (See Section 160.300,(B),(3),(b),(7), Section 160.228,(I),(9), and Section 160.231)

2. As proposed, the single trash enclosure location is over 360 feet from the furthest units to the south. Residents cannot be expected to carry their garbage this distance. A second garbage enclosure or a single centralized enclosure should be considered. Additionally, landscaping should be provided to screen the garbage enclosure and a gate added to screen the front of the enclosure. A pedestrian access door should be provided along one side of the enclosure so that the large gates are only used during the emptying of the refuse containers and not left open when residents drop off their garbage. (See Section 160.300,(B),(3),(b),(8))
3. Sheet 4 presents the density calculations inclusive of dedicated public rights-of-way. Consistent with the requirement of Section 160.196,(F),(3), the density must be recalculated to be exclusive of dedicated public rights-of-way. However, even with this recalculation, it appears that the proposed site density will be well below the maximum density allowed for the R-M District.
4. Per Section 160.214, two parking spaces are required for each dwelling unit. Each unit is proposed to have a two-car garage. Additionally, Sheet 4 shows that there will be a 31-foot wide shared driveway for every 2 units. We assume that it is intended for each shared driveway to accommodate up to 4 parked cars side-by-side. As the Zoning Ordinance (Section 160.215,(B)) requires each parking space to be 8 feet in width, we recommend that the driveways be widened to 32 feet in width. We believe that this is important given that guests will be required to park within the driveways (no shared guest parking spaces are proposed).
5. Sheet 4 provides limited information pertaining to the location of proposed landscaping, including the number and location of trees, shrubs, and species. However, for compliance with Section 160.219, additional details must be provided, including the following:
 - Plant material height and size at planting (Section 160.219,(E),(3))
 - Typical planting details (Section 160.219,(B))
 - Defined maintenance program (Section 160.219,(C),(10))
 - Irrigation plan (Section 160.219,(C),(11))
 - General landscaping area calculation (Section 160.219,(F)) and provision of evergreen and deciduous trees at rate of 1 tree per 3,000 square feet of general landscaping area (Section 160.219,(F),(2))
 - Provision of principal building landscaping along the foundation of all buildings at a minimum depth of five feet (Section 160.219,(F),(4))
 - Provision of detention pond landscaping (Section 160.219,(F),(6))
 - Equipment at grade must be screened by landscaping, solid walls, or fencing (including air conditioning and heat pump units) (Section 160.219,(P))
6. Sections 160.219,(I) and 160.221 require landscaping, berms, and/or walls to provide buffering between conflicting land uses. Normally, such buffering is required for a non-residential use when proposed to be located adjacent to a residential use. In this case, a residential use is proposed to be located adjacent to existing industrial uses (to the west and north). Although the Ordinance does not explicitly require buffering for this residential use proposed to be located adjacent to industrial uses, the Planning Commission should discuss with the application whether additional buffering should be provided along the west and north sides of the condominium development for the benefit of future condominium residents.
7. No information has been provided relative to the height of any exterior lighting, including street lights. Light poles may not exceed 30 feet in height. (See Section 160.225)

8. Exterior building elevations have been provided on Sheet A1.3, but the actual materials proposed have not been noted on the elevations. Residential multi-family structures must have at least 50% of the elevations completed with masonry. (See Section 160.232,(B),(7),(a))
9. Preliminary grading and utility plans do not provide stormwater calculations and the grading information is not sufficient to evaluate surface drainage properties. The plan does not illustrate workable final grades. (See Section 160.300,(B),(2),(e) and Section 160.300,(B),(3),(c),(2) of the Zoning Ordinance). A note on Sheet 5 indicates that "storm water calculations shall be included with the final plan submittal and are not included in these preliminary plans." A note on Sheet 6 indicates that "a complete engineered grading plan, including finished floor elevations, shall be submitted in the final plan submittal." We agree that this detailed information can be provided in the final plan submittal.
10. Please note that additional condominium information, such as a draft master deed, will need to be provided to the City for review in accordance with Section 160.228. According to Section 160.228,(I),(1), "all site condominium subdivision plans must be approved by the City Commission, following review and recommendation for approval by the Planning Commission." Further, Section 160.228,(I),(1) outlines a two-step process for review by the Planning Commission – a preliminary review phase (subsection (I),(1),(a)) and a final plan review phase (subsection (I),(1),(b)). We believe that the information provided on this site plan submittal is sufficient for the preliminary phase. However, a final plan submittal, containing all required information per Section 160.228,(I),(2), will need to be provided for further review by the Planning Commission. All condominium design requirements of Section 160.228,(I),(3) through (13) will need to be met.
11. A condominium name sign is proposed within the cul-de-sac entrance island. Additional sign details, including the proposed sign area, will need to be provided to the City at the time of sign permit review.

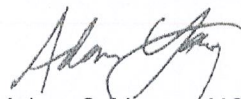
Recommendation

We recommend that the Planning Commission grant preliminary approval of the condominium project, which is the necessary first step in the condominium approval process per Section 160.228,(I),(1),(a). However, additional information and revisions must be incorporated on a final site plan and submitted for further review by the Planning Commission, as described in our above review comments.

If you have any questions, please feel free to contact me at 313.961.3650 or ayoung@wadetrim.com.

Very truly yours,

Wade Trim Associates, Inc.



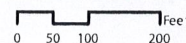
Adam C. Young, AICP
Professional Planner

ACY:jlb
MRN 6001-19D (100)
MRN6001-19DPH100HIDDENHARBORCONDOSSPR1.DOCX
Enclosure (Site and Zoning Development Pattern Exhibit)



Site and Zoning Development Pattern

Proposed Hidden Harbor Condominium



February 2019
Aerial Source: ESRI/World Imagery
Zoning Source: Wade Trim, based on
Marine City Zoning Map





City of Marine City
Building Department
303 S. Water St.
Marine City, MI 48039
(810) 765-9011
buildingdepartment@marinecity-mi.org

SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST FOR PLANNING COMMISSION

Cash Receipting Code: Plan Com

Application Fees:	\$200.00	Single & Multi-Family (up to 3 units)
	\$300.00	Commercial, Industrial, Subdivisions, Condos, Multi-Family (4 or more units)
	\$200.00	Special Use Application

When this completed application is filed in conjunction with the site plan for the proposed development, it will serve to initiate processing of the plans in accordance with the review procedure as described in the City of Marine City Zoning Ordinance. The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Marine City Zoning Ordinances, which are available on the City's website at www.cityofmarinecity.org, and complying with the various requirements therein. Further, these professionals shall make themselves aware of all master plan requirements including, major thoroughfares, land use, recreation, etc. Be sure to complete each applicable section of this application, omission of any required information will delay the review process. **Applicant will reimburse the City of Marine City for all planning Consultant fees and Engineering Consultant fees associated with this application prior to being placed on the agenda.**

Applicant Name(s): Jay Folske

Applicant Address: 6800 King Road, Marine City, MI 48039

Phone: _____ Fax: _____ Email: _____

Property Owner Name(s): Mack Arthur / Folske Jay / Dlugie Thomas

Property Owner Address: _____, Mt. Clemens, MI 48043

Phone: _____ Fax: _____ Email: _____

Name of Proposed Development: Hidden Harbor Condominiums

Address of Development: 930 Metropolis Street, Marine City, MI 48039

Parcel No.: 74-02-001-2030-006 Description of Development: ☒ New ☐ Addition

☒ Copy of Legal Description Attached

Proposed Use: The existing agricultural field is proposed to be converted to a private multi-family condominium development with 24 units.

I (We) hereby attest that all of the information provided in this application and attachments submitted, are true and correct to the best of my (our) knowledge and belief.

Applicant's Signature: _____ Date: 2/11/19

Owner's Signature: Jay Folske Date: _____

Site Plan Preparer Signature: _____ Date: _____

If petitioner is not the owner, state the basis for representation (i.e. Attorney, Representative, Option-to-Buy, etc.): _____

Complete Applicable Proposed Use Information:

Churches, stadiums, theaters

Theater, hospitals, convalescent homes, auto washes, furniture and appliance stores, household equipment repair stores, all trades such as plumbers or electricians, all repair activities, auto dealers, golf courses and miniature golf courses.

Seating Capacity _____ Persons

Number of employees _____ Persons

Industrial

Numbers of Employees by Shift	<u>Shift</u>	<u>Employees</u>
	_____ to _____	_____
	_____ to _____	_____
	_____ to _____	_____

Hospitals, convalescent homes Number of Beds _____

Private golf and/or swimming clubs Number of Members _____

Barbers, beauty salons Number of Chairs _____

Lodge halls, pool parlors, roller/skate rinks Health Department Capacity _____

Laundromats Number of Machines _____

Doctor Office Number of Exam Rooms _____

Dentist Office Number of Chairs _____

Hotels, motels, commercial lodging
Number of Employees _____
Number of Rooms _____

Multiple family dwellings
Number of Units 24
Number of Bedrooms 2 per unit = 48

PRROPERTY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, TOWN 3 NORTH - RANGE 16 EAST, CITY OF MARINE CITY, ST. CLAIR COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 1, 2, 35 AND 36 SITUATED IN FRAC. SECTION 1, COTTREVILLE TOWNSHIP; THENCE S 00°00'00" E 1402.00 FEET TO A POINT ON THE WEST LINE OF SECTION 1; THENCE S 86°55'00" E 728.70 FEET TO A POINT WHICH IS THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 01°55'00" E 685.40 FEET TO THE CENTERLINE OF METROPOLIS STREET (FORMERLY CENTER STREET); THENCE S 87°50'00" E 395.60 FEET MEASURED ALONG THE CENTERLINE OF METROPOLIS STREET (FORMERLY CENTER STREET); THENCE N 01°50'00" W 679.50 FEET TO A POINT; THENCE N 86°55'00" W 396.80 FEET TO THE POINT OF BEGINNING.

CITY OF MARINE CITY

303 S WATER ST.

MARINE CITY, MI 48039

PHONE (810) 765-8846 • FAX (810) 765-1040

To: Chairman and Members of the Marine City Planning Commission

From: Susan Wilburn, Building Official

Date: March 4, 2019

Subject: John Reichle – VJ Storage
827 Degurse

160.300 SITE PLAN REVIEW REQUIRED IN SPECIFIC DISTRICTS.

(2) *Site plan review criteria.* The site plan shall be reviewed and approved by the Planning Commission upon finding that the following conditions are met:

- (a) The proposed use will not be injurious to the surrounding neighborhood.
- (b) There is a proper relationship between thoroughfares and proposed service drives, driveways, and parking areas.
- (c) The location of buildings, outside storage receptacles, parking areas, screen walls, and utility areas is such that the adverse effects of such uses will be minimized for the occupants of that use and the occupants of surrounding areas.
- (d) It provides for proper development of roads, easements, and public utilities and protects the general health, safety, welfare and character of the city.
- (e) It meets city requirements and standards for grading and surface drainage and for the design and construction of storm sewers, storm water holding facilities, water mains, sanitary sewers, and driveway approaches.
- (f) All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means to all sides.
- (g) Natural resources are preserved by developing in a manner which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, and woodlands.
- (h) Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater, or nearby water bodies.
- (i) The location of buildings, parking, drives, landscaping and other improvements on the site is appropriate for the lot size and configuration.
- (j) Landscaping, including trees, shrubs and other vegetative material, is provided to maintain and improve the aesthetic quality of the site and the area.
- (k) The proposed use is in compliance with all city ordinances and any other applicable laws.

SITE PLAN REVIEW: Attached to this memo is a building site plan for a 125' X 85' storage addition to an existing light industrial building. This property is zoned L-1, Light Industrial.

The outside storage yard was approved by the Planning Commission on September 11, 2017.

The applicant was approved December 5, 2018 by the Zoning Board of Appeals for a side set-back reduction from 20' to 11'.

The site plan has been reviewed by Wade Trim (see attached letter).

This project is a permitted use in this zoning district, subject to review and approval by the Planning Commission.

The applicant is requesting permission to substitute a masonry wall with a landscape barrier for separation and screening which is allowable with special permission from the Planning Commission

St. Clair County Drain Commission and Soil Erosion approval is required and must be submitted with the building permit application.

SUMMARY:

The applicant is requesting permission from the Planning Commission to have the 6' masonry wall requirement substituted with a landscape barrier, special permission for the use of the property, as well as site plan review approval.

160.221 OBSCURING WALLS AND FENCES.

(A) For those Use Districts and uses listed below, there shall be provided and maintained on those sides abutting or adjacent to a residential district an obscuring masonry wall as set out below:

<i>Minimum Wall or Fence Use</i>	<i>Height Required</i>
I Districts—Open storage area, loading or unloading areas, service areas	6' to 8' high masonry wall

160.219 LANDSCAPING, SCREENING, GREENBELTS, BUFFERS, AND FENCING.

(A) *Intent.* The intent of this section is to promote the public health, safety and general welfare by: minimizing noise, air and visual pollution; improving the appearance of off-street parking and other vehicular use areas; requiring buffering between incompatible land uses; regulating the appearance of property abutting public rights-of-way; protecting and preserving the appearance and character of the community; promoting the conservation of property values and natural resources; and preventing soil erosion. Landscaping and greenbelts are capable of enhancing the visual environment, preserving natural features, improving property values, and

alleviating the impact of noise, traffic, and visual disruption related to intensive uses. Screening, buffers and fencing are important to protect less-intensive uses from the noise, light, traffic, litter, and other impacts of intensive nonresidential uses.

(I) *Buffers between conflicting land uses.* All landscaping plans shall conform to all applicable provisions of § 160.221 entitled "Obscuring Walls and Fences". Notwithstanding the requirements of § 160.221, the Planning Commission may permit the substitution of a landscaped greenbelt, a landscaped greenbelt with fence, or a landscaped earth berm in the place of a required masonry obscuring wall provided that, in the opinion of the Planning Commission, an alternate buffer type will provide an equally suitable form of separation and screening, and provided that the following conditions can be met:

(1) All other pertinent provisions of this section are met, including but not limited to the following sections entitled: "Intent", "Scope of Application, Modification or Waiver of Requirements", and "Landscape Design Standards";

(2) A landscape plan is submitted for review and approval in compliance with the following sections entitled: "Landscape Plan Required", and "Review of Landscape Plan by Planning Commission";

(3) It can be clearly demonstrated in the landscape plan that the completed screening will provide a minimum visual obstruction of 60% in the winter and 80% in the summer to the minimum height of that specified for the required masonry obscuring wall.

(J) *Landscaping of balance of developed site.* In addition to the minimum required landscaping elements and areas set forth above, all developed areas of the site which are not devoted to buildings, parking lots, driveways, sidewalks, patios, terraces, or other approved site features shall be planted with grass, ground cover, shrubbery, or other suitable plant material and shall be maintained in a healthy growing condition, free of weeds and debris, and neat and orderly in appearance.

I-1, LIGHT INDUSTRIAL DISTRICT

160.127 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

(C) Storage facilities for building materials, sand, gravel, stone lumber, open storage or construction contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting any residential district and on any front yard abutting a public thoroughfare. In I-1 Districts the extent of such wall may be determined by the Planning Commission on the basis of usage. Such wall shall be not less than 5 feet in height and may, depending upon land usage, be required to be 8 feet in height, and shall be subject further to the requirements hereof;

(E) Other uses of a similar and no more objectionable character, and which will not be injurious or have an adverse effect on adjacent areas, any may therefore be permitted subject to such conditions, restrictions and safeguards as may be deemed necessary in the interest of public health, safety and welfare.



Wade Trim Associates, Inc.
500 Griswold Street, Suite 2500 • Detroit, MI 48226
313.961.3650 • www.wadetrim.com

March 4, 2019

City of Marine City
303 South Water Street
Marine City, MI 48039

Attention: Planning Commission

Re: Site Plan Review for Proposed Expansion of Existing Industrial Building
827 DeGurse Avenue
Wade Trim File No.: MRN 6001-19D, Phase 101

Dear Commissioners:

We are in receipt of a site plan submitted by Vivjon, LLC to construct a 10,000 square foot storage building addition to an existing 12,054 square foot existing industrial building. The property is located in the Light Industrial District located along DeGurse Avenue in the northwestern quadrant of the City. The subject site measures approximately 2.55 acres in size and is presently zoned I-1 Light Industrial District. The property to the north, east, and west is zoned I-1 District while the property to the south is zoned R-1A One-Family Residential District.

Per Section 160.125 of the Marine City Zoning Ordinance, "tool, die, gauge and machine shops" are principal uses permitted within the I-1 Light Industrial District. The site plan illustrates the construction of one 80-foot by 125-foot addition to the south of the existing building.

The property is not rectilinear; the western property line is angled, as the site narrows from north to south. Side yard setbacks in the I-1 Light Industrial District are 20 feet, and the project proposes that the new structure encroach into the required side yard setback along the west side of the property. At the narrowest point at the southwest corner of the new building, the side yard is proposed to be 11 feet wide. **It is our understanding that the Zoning Board of Appeals has already granted the required variance to allow the proposed side yard encroachment.**

Site Plan Review

The site plan has been prepared by Project Control Engineering, Inc. and is dated February 18, 2019. The package includes a single site plan page that illustrates landscaping, elevations, and location map. We have reviewed the site plan for compliance with the City of Marine City Zoning Ordinance and sound planning principles. We note the following concerns or omissions:

1. No information has been provided relative to the storage of hazardous materials or waste. If no such substances will be stored or used in the building addition, a note should be added to the site plan. If such substances are to be used or stored in the building, a description of secondary containment method(s) for the prevention of ground and surface water contamination should be illustrated and/or described. (See Section 160.300,(B),(2),(h))

2. Section 160.219,(C) requires a separate detailed landscaping plan to be submitted with the site plan application that demonstrates compliance with minimum landscaping requirements, and this plan must be sealed by a Michigan-licensed landscape architect. As this is an expansion of an existing use and the designer has provided a landscape plan that fulfills most of the requirements of the Zoning Ordinance, the Planning Commission should consider waiving the requirement that the plan be prepared by a landscape professional. However, the following minor revisions/additions should be incorporated onto this site plan:
 - Size and root type should be added to the Tree and Shrub Legend (Section 160.219,(C),(4))
 - No screening is illustrated on the site plan for the transformer. It is recommended, but not required, with the I-1 District. (See Section 160.300,(B),(3),(b),(9) and Section 160.219,(P),(1))
3. Section 160.219,(C),(11) requires an "irrigation plan" be submitted. A note on the site plan indicates that "all lawn areas including right-of-way shall be irrigated – plans to be provided with building permit application." We find this acceptable.
4. No storm water calculations have been provided on the plans. This project will significantly increase the site's impervious surface area. The applicant should provide calculations to confirm that the existing basin will be able to handle the additional flow. The site plan should be revised to show grades in the swales to confirm surface water flow. (See Section 160.300,(B),(2),(e) and Section 160.300,(B),(3),(c),(2)). The Planning Commission may consider conditional approval of the site plan, provided that this information is included as part of the construction plan set submitted for building plan approval.
5. The site plan does not illustrate the provision of a sidewalk along DeGurse Avenue. No sidewalks have been provided at any point along DeGurse Avenue. The Planning Commission should make a determination whether requiring a sidewalk at this location is reasonable, given that no other sidewalks are located along this street. (See Section 160.231)

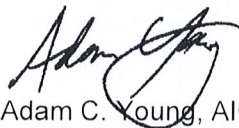
Recommendation

We recommend that the Planning Commission grant site plan approval, contingent upon the above items being addressed on a revised site plan or construction plan submitted to the City for building plan approval.

If you have any questions, please feel free to contact us.

Very truly yours,

Wade Trim Associates, Inc.



Adam C. Young, AICP
Professional Planner

ACY:jlb

MRN 6001-19D (101)

MRN6001-19DPH101VJINDUSTRIESSPR1.DOCX



City of Marine City
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PAID
FEB 18 2019

City of Marine City

**SITE PLAN REVIEW
APPLICATION AND SUBMITTAL
CHECKLIST FOR PLANNING
COMMISSION**

Cash Receipting Code: Plan Com

Application Fees:	\$200.00	Single & Multi-Family (up to 3 units)
	\$300.00	Commercial, Industrial, Subdivisions, Condos, Multi-Family (4 or more units)
	\$200.00	Special Use Application

When this completed application is filed in conjunction with the site plan for the proposed development, it will serve to initiate processing of the plans in accordance with the review procedure as described in the City of Marine City Zoning Ordinance. The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Marine City Zoning Ordinances, which are available on the City's website at www.cityofmarinecity.org, and complying with the various requirements therein. Further, these professionals shall make themselves aware of all master plan requirements including, major thoroughfares, land use, recreation, etc. Be sure to complete each applicable section of this application, omission of any required information will delay the review process. **Applicant will reimburse the City of Marine City for all planning Consultant fees and Engineering Consultant fees associated with this application prior to being placed on the agenda.**

Applicant Name(s): Vivjon LLC

Applicant Address: 827 DeGurse, Marine City, MI 48039

Phone: 810-765-3900 Fax: _____ Email: _____

Property Owner Name(s): Vivjon LLC (c/o John Reichle)

Property Owner Address: 827 DeGurse, Marine City, MI 48039

Phone: 810-765-3900 Fax: _____ Email: _____

Name of Proposed Development: VJ Industries

Address of Development: 827 DeGurse, Marine City, MI 48039

Parcel No.: 74-02-001-1013-400 Description of Development: ☐ New ☒ Addition

☒ Copy of Legal Description Attached (see site plan)

Proposed Use: Storage addition, loading facilities for CNC Machining Business

I (We) hereby attest that all of the information provided in this application and attachments submitted, are true and correct to the best of my (our) knowledge and belief.

Applicant's Signature: _____ Date: 2-18-19

Owner's Signature: _____ Date: 2-18-19

Site Plan Preparer Signature: Project Control Eng. Date: 2-18-19

If petitioner is not the owner, state the basis for representation (i.e. Attorney, Representative, Option-to-Buy, etc.): _____



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SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST FOR PLANNING COMMISSION

Site Plan Review Process for Applicant

- Applicant contacts Marine City Building Department for an appointment to discuss zoning, permitted uses, and special land uses (if applicable), and the review process.
 - If a variance is required, applicant may be directed to complete application for the Zoning Board of Appeals.
 - Planning Commission Approval is required for the following:
 - Division of Parcels of land & splitting lots.
 - For any & all uses in the following zoning districts: RM Multi Family Residential, WM Waterfront Recreation & Marina, MHP Mobile Home Park, B-1 General Business District, B-2 General Business District, I-1 Light Industrial, I-2 Heavy Industrial, P-1 Vehicular Parking.
 - For special uses in single family districts – will require notice be sent to all properties within 300 ft, no less than 15 days prior to meeting
 - Where special or changes of use approval is required as stated in each individual zoning district list in the ordinance – will require notice be sent to all properties within 300 ft, no less than 15 days prior to meeting.
 - Any addition to an existing principal or accessory building within districts listed above where the proposed addition constitutes an increase of 1000 sq ft or 10% more of the existing building, whichever is less – will require notice be sent to all properties within 300 ft, no less than 15 days prior to meeting.
- Applicant contracts with engineer to prepare site plan based on discussions with the Marine City Building Department.
- Applicant submits **completed application, fee and three (3) sets of signed and sealed site and landscape plans** to the City of Marine City for review by the Marine City Building Department, City Manager and Wade Trim Engineering Firm.
 - Upon review from Wade Trim Engineering Firm, a plan review identifying site plan violations will be forwarded to the applicant indicating the necessary and advisable site plan revisions.
 - Upon review, Wade Trim may require a Zoning variance. The applicant will be directed to complete the application for the Zoning Board of Appeals.
- After the initial review, applicant will revise site plans in accordance with Wade Trim Engineering Firm recommendations and resubmit revised plans to the Planning Commission. **Applicant will need to submit ten (10) copies of signed & sealed revised site and landscape plans at least Twenty One (21) calendar days prior to the next Planning Commission meeting (second Monday of each month).**
 - Each re-visit of plans due to deficiencies or tabling of the original site plan will incur a charge of 75% of the original cost and may incur additional fees assessed by City Planning and/or Engineering Consultants (ie a re-submission of a Commercial Site Plan will be charged an additional \$225.00, minimum)

NOTE: APPLICANT WILL BE RESPONSIBLE FOR REIMBURSING THE CITY OF MARINE CITY FOR ALL PLANNING CONSULTANT FEES AND ENGINEERING CONSULTANT FEES ASSOCIATED WITH THIS APPLICATION PRIOR TO BEING PLACED ON THE AGENDA.



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SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST FOR PLANNING COMMISSION

Checklist of Required Data to be Included on Site Plan

Site plans shall consist of an overall plan for the entire development. Sheet size shall be at least 24" x 36" with plan view drawn to a minimum scale of 1" = 20' if the subject property is less than three acres, and 1" = 50' if three or more acres. Applicant must submit ten (10) sets of sealed plans at least thirty (30) days prior to the next regular scheduled meeting. If the proposed development requires landscaping, then a landscape architect seal must also be on the plans. Included on the site plan will be all dimensions and the following:

General:

- ☒ Proprietors name, address and telephone number
- ☒ Date (month, day, year) including revisions
- ☒ Title block
- ☒ Scale
- ☒ North point
- ☒ Location map drawn at a scale of 1" = 2000' with North point 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 feet of the site
- ☒ Centerline and existing and proposed right-of-way lines
- ☒ Zoning classification of petitioner's parcel and all abutting parcels
- ☒ Gross acreage figure
- ☒ Proximity to major thoroughfare and/or section corners

Physical Features:

- ☐ Proposed locations of access drives, street intersections, driveway locations, sidewalks, signs, curbing, and 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, drainage ways, 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 method of surfacing

Physical Features Continued:

- ☒ Exterior lighting locations and illumination patterns
- ☐ Location and description of all existing and proposed landscaping, berms, fencing, and walls
- ☐ Sidewalks and bike paths
- ☒ Trash receptacle pad location and method of screening
- ☒ Transformer pad location and method of screening
- ☐ Dedicated road or service drive locations
- ☐ Entrance details including sign locations and size
- ☒ Designation of fire lanes
- ☒ Any other pertinent physical features

Natural Features

- ☒ Existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions shall be indicated.
- ☐ A grading plan showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling, and grading.
- ☒ Location of existing drainage courses, lakes, ponds, wetlands, river and streams, including their water surface elevation, floodplain elevation, and ordinary high water mark.
- ☐ Location of other natural resources features, including woodlands.

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 space and locations
- ☐ Type of recreation facilities to be provided in recreation space
- ☐ If proposed, details of community building and fencing of swimming pool

Additional requirements for commercial and industrial developments:

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

Note: Incomplete applications will delay the review process

Complete Applicable Proposed Use Information:

Churches, stadiums, theaters

Theater, hospitals, convalescent homes, auto washes, furniture and appliance stores, household equipment repair stores, all trades such as plumbers or electricians, all repair activities, auto dealers, golf courses and miniature golf courses.

Seating Capacity _____ Persons

Number of employees _____ Persons

Industrial

Numbers of Employees by Shift

<u>Shift</u>	<u>Employees</u>
6:00 to 4:30 pm	14
to	
to	

Hospitals, convalescent homes Number of Beds _____

Private golf and/or swimming clubs Number of Members _____

Barbers, beauty salons Number of Chairs _____

Lodge halls, pool parlors, roller/skate rinks Health Department Capacity _____

Laundromats Number of Machines _____

Doctor Office Number of Exam Rooms _____

Dentist Office Number of Chairs _____

Hotels, motels, commercial lodging Number of Employees _____

Number of Rooms _____

Multiple family dwellings Number of Units _____

Number of Bedrooms _____



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SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST FOR PLANNING COMMISSION

Additional information may be needed for the City of Marine City Engineer's review of your site plan. Please review the following checklist and include any of the mentioned items as they apply to your project.

GENERAL LAYOUT

		YES	NO	N/A
1	DATE	X		
2	NORTH ARROW	X		
3	CORRECT SCALE (Not <1:50 for property < 3 ac or 1:100 for property > 3 ac)	X		
4	PROPERTY LINES/LOT LINES LOCATED AND DIMENSIONED	X		
5	LOCATION/HEIGHT OF EX. & PROP. STRUCTURES WITHIN 100'	X		
6	EX. & PROP. DRIVEWAYS, SIDEWALKS LOCATED & DIMENSIONED	X		
7	EX. & PROP. CURB OPENINGS & SIGNS LOCATED AND DIMENSIONED	X		
8	EX. & PROP. EXTERIOR LIGHTING LOCATED	X		
9	EX. PARKING AREAS SHOWIN W/TYP. PARKING SPACE DIMENSIONED	X		
10	PROPOSED PARKING AREAS LOCATED AND DIMENSIONED	X		
11	EX. & PROP. UNLOADING AREAS LOCATED AND DIMENSIONED	X		
12	EX. & PROP. RECREATION AREAS LOCATED AND DIMENSIONED	X		
13	RIGHT - OF -WAY WIDTHS OF ABUTTING STREETS & ALLEYS	X		
14	LOCATION OF PAVEMENTS OF ABUTTING STREETS, ALLEYS	X		
15	NAME/ADDRESS OF PROFESSIONAL FIRM OR INDIVIDUAL	X		
16	SEAL OF PROFESSIONAL(S)	X		
17	NAME/ADDRESS OF PROPERTY OWNER OR PETITIONER	X		
18	LOCATION OF TRASH RECEPTACLES	X		
19	LOCATION OF LANDSCAPING			
20	LOCATION, HEIGHT & TYPE OF FENCES OR WALLS	X		
21	SIZE & LOCATION OF EX/ & PROP UTILITIES INCLUDING PUBLIC UTILITY CONNECTIONS		X	
22	LOCATION OF ALL FIRE HYDRANTS	X		
23	NUMBER AND TYPE OF PROPOSED DWELLINGS	X		
24	RESIDENTIAL AREA: ACREAGE OF SITE, SUBAREAS, & STAGING AREAS			X
25	MULTI-FAMILY: TYP ELEVATION VIEWS, DIMENSIONED FLOOR PLAN			X
26	SIZE AND LOCATION OF ALL SURFACE DRAINAGE FACILITIES			X
27	EX. & PROP. TOPOGRAPHY (2' MIN. CONTOUR INT., TREES, ECT.)	X		
28	PLAN SIZE 24" X 36"	X		
29	VICINITY MAP	X		
30	LEGAL DESCRIPTION	X		
31	USGS BENCHMARK (2 MIN - USE CITY LIST OF BM)	X		
32	EX. & PROP UTILITY EASEMENTS LABELLED		X	
33	ADJACENT TOPOGRAPHY WITHIN 100' OF SITE	X		
34	FINISH FLOOR ELEVATIONS	X		
35	SIDEWALKS INDICATED (ALONG EX/PROP. PUBLIC ROWS, ONSITE AS NECESSARY)		X	
36	100 YEAR FLOODPLAN (MDEQ APPROVAL)		X	
37	WETLANDS LIMITS, SETBACKS (MDEQ) APPROVAL		X	



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SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST CONTINUED

PARKING

	YES	NO	N/A
1 PARKING REQUIREMENTS MET	X		
2 HANDICAP PARKING	X		
3 HANDICAP RAMPS	X		
4 PARKING LOT LAYOUT ACCEPTABLE (IE BACKING, CROSS MOVEMENTS CAUSE CONFLICT)	X		
5 PARKING SPACE DIMENSIONS	X		
6 LOADING AND UNLOADING	X		
7 PAVEMENT SECTION (APPROPRIATE FOR ONSITE SOILS & TRAFFIC TYPE)	X		
8 CURB SECTION			X
9 LOCATION OF ADJACENT/OPPOSITE DRIVEWAYS, SOIL BORINGS	X		

STREETS

	YES	NO	N/A
1 INTERSECTIONS AT RIGHT ANGLES			X
2 ACCELERATION AND DECELERATION LANES			X
3 MINIMUM RAD - II CURVES			X
4 RAD-II ON CUL-DE-SACS			X
5 RAD-II AT INTERSECTIONS			X
6 FIRETRUCK ACCESSIBLE			X
7 PAVEMENT SECTION (APPROPRIATE FOR ONSITE SOILS)			X
8 CURB SECTION			X
9 PROFILE INC. STORM SEWER PROFILE, ALL OTHER (EX. OR PROPOSED UTILITY CROSSINGS)			X
10 IS ROADS DEPT. REVIEW WARRANTED?			X
11 SHOULD TRAFFIC IMPACT STATEMENT BE REQUESTED?			X

GRADING

	YES	NO	N/A
1 MINIMUM 1% GRADES, MAXIMUM 5% GRADES ON PAVEMENT			X
2 MAXIMUM 8% SLOPE IN NONPAVED AREAS			X
3 RETENTION WALL DESIGN AND DETAILS			X
4 OFFSITE GRADING (EASEMENT OBTAINED)			X
5 REQUIRED LANDSCAPE BERMS			X
6 REASONABLE INTERSECTION GRADES			X
7 ONSITE SOILS INFORMATION			X



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SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST CONTINUED

DRAINAGE

		YES	NO	N/A
1	DRAINAGE DISTRICTS AND DESIGN CALCULATIONS PROVIDED			
2	HYDRAULIC GRADE LINES SHOWN IN PROFILE ON PLANS			
3	ONSITE RETENTION OR DETENTION			
4	ADEQUATE OUTLET - DETAIL]			
5	ADEQUATE FREEBOARD			
6	RETENTION POND FENCED			
7	STORM SEWER DESIGN (DIA., SLOPES, PIPE MATERIALS)			
8	2.0 FPS MINIMUM VELOCITY			
9	10.0 FPS MAXIMUM VELOCITY			
10	SOIL EROSION CONTROL			
11	STORM SEWER SIZED & EXTENDED FOR ADJOINING PROPERTIES (CHECK MASTER PLAN)			
12	SUMP PUMP CONNECTIONS SHOWN (NO BLIND TAPS)			
13	ROOF DRAINS, OUTLET			
14	DRAINAGE TO RIGHT-OF-WAY RESTRICTED			
15	IS HYDROLOGY REVIEW WARRANTED?			
16	EASEMENTS WHERE REQUIRED (12" MINIMUM)			
17	CONSTRUCTION DETAILS (MANHOLES, C.B.'S, PIPE MATERIALS)			

WATER SUPPLY

		YES	NO	N/A
1	EXISTING BORINGS, PROBES, WELLS			
2	PROPOSED WELLS			
3	ADEQUATE ISOLATION			
4	WATER MAIN SIZE ADEQUATE			
5	WATER MAIN LOOPED (IF SERVING MORE THAN 30 UNITS)			
6	ADEQUATE FIRE HYDRANT COVERAGE			
7	FIRE HYDRANT OR FIRE HYDRANT & GATE VALVE PROVIDED AT DEAD ENDS IF WATER MAIN TO BE EXTENDED			
8	F.G. PROVIDED FOR FIRE HYDRANT AND GATEWELL RIMS			
9	PROPER JOINT RESTRAINT PROVIDED			
10	WATER MAIN SIZED & EXTENDED TO SERVE ADJOINING PROPERTY			
11	VALVE LOCATIONS (1250' MAX. SPACING, NOT MORE THAN 30 DISCONNECTED WHEN CLOSING SECTIONS, NOT MORE THAN 4 VALVES TO CLOSE OFF SECTION)			
12	ADEQUATE SEPARATION FROM SEWERS			
13	ARE INDIVIDUAL SERVICES SHOWN ON PLANS			
14	IS HYDRAULICS DEPARTMENT REVIEW WARRANTED			
15	EASEMENTS WHERE REQUIRED (12" MINIMUM)			
16	CONSTRUCTION DETAILS (VALVES, TRENCH, HYDRANT, AND MATERIALS SPECIFICATIONS FOR VALVES, TRENCH, HYDRANT)			



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SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST CONTINUED

SANITARY SEWER

		YES	NO	N/A
1	EXISTING INVERTS			
2	FIRST FLOORS SERVICED			
3	BASEMENT FLOORS SERVICED (IF INDICATED)			
4	SERVICE LEADS SHOWN IN PLAN & PROFILE & SIZED APPROPRIATELY			
5	MINIMUM SLOPES ACCEPTABLE (2FPS REQUIRED)			
6	MANHOLE SPACING (400' MAX)			
7	CLEANOUTS ON LEADS			
8	IS CAPACITY AVAILABLE IN EXISTING COLLECTION SYSTEM/P.S.			
9	SEWER ACCESSIBLE			
10	ADEQUATE SEPTIC TANK WHERE NECESSARY			
11	ADEQUATE DRAINFIELD AREA (AND RESERVE AREA			
12	ADJACENT PROPERTIES SEPTIC TANK/DRAINFIELD			
13	EASEMENTS WHERE REQUIRED (20' MINIMUM IF IN REAR OR SIDE YARD)			
14	CONSTRUCTION DETAILS (M.H., TRENCH, PIPE MATERIALS, CONNECTIONS TO M.H., CASTINGS)			
15	PROFILE INCLUDING ALL EX. & PROPOSED UTILITY CROSSINGS (NO CONFLICTS WITH ANY OTHER UTILITIES ESPECIALLY SEWER LEADS)			
16	SEWER SIZED AND EXTENDED TO SERVE ADJOINING PROPERTY			
17	DETAILS FOR SEWER TESTING PROVIDED			
18	BASIS OF DESIGN & SERVICE DISTRICT SERVICE MAP ON PLAN (MDEW PERMIT APPLICATION REQUIRED)			

MISCELLANEOUS SITE DETAILS

		YES	NO	N/A
1	TRASH CONTAINERS AND ENCLOSURES	X		
2	LIGHTING	X		
3	UNDERGROUND WIRING			X
4	SIGNS			X
5	SIDEWALKS			X
6	MISS DIG NOTES	X		

REQUIRED APPROVALS

		YES	NO	N/A
1	COUNTY DRAIN COMMISSION (SOIL EROSION CONTROL)	X		
2	COUNTY ROAD COMMISSION			
3	MDOT			
4	HEALTH DEPARTMENT			
5	MDEQ - SANITARY SEWER			
6	MDEQ - WATER			
7	MDEQ - WETLANDS			
8	MDEQ - LAND & WATER MANAGEMENT			