

# City of Marine City PUBLIC NOTICE

## Planning Commission Meeting May 10, 2021

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To protect the public health, safety and welfare while continuing to ensure the continued function of government, notice is hereby given that the Planning Commission of the City of Marine City will hold an electronic meeting on May 10, 2021 beginning at 7:00 p.m. The reason for holding an electronic public meeting is to limit the spread of COVID-19 (novel coronavirus).

The electronic public meeting will be held as a telephonic conference. The public may participate in the electronic public meeting by calling one of the provided numbers and entering the Meeting ID when prompted. You may call in or connect from a computer and use either audio source. The public will be able to listen to all discussion by Commissioners and will be permitted to speak for up to 5 minutes during the public comment section of the agenda.

### Join Zoom Meeting

<https://us02web.zoom.us/j/84708172378>

Meeting ID: 847 0817 2378

Dial by your location

- +1 929 436 2866 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 847 0817 2378

**Kristen Baxter**

**City Clerk  
May 3, 2021**

The City of Marine City complies with the American Disabilities Act. Individuals with disabilities requiring auxiliary aids or services should contact the City of Marine City, 303 South Water Street, Marine City, Michigan 48039; (810) 765-8830.



# CITY OF MARINE CITY

## Planning Commission Meeting Agenda

Virtual Meeting Via Phone Conference

Regular Meeting: Monday, May 10, 2021 7:00 PM

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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Commissioners Graham Allan, William Beutell, Benjamin Heath, Keith Jenken, Madelyn McCarthy, Joseph Moran; City Commissioner William Klaassen; City Manager Elaine Leven
4. **COMMUNICATIONS**
  - A. County of St. Clair – Master Plan/Recreation Plan Update
5. **APPROVE AGENDA**
6. **PUBLIC COMMENT** *Anyone in attendance is welcome to address the Planning Commission. Please state name and limit comments to five (5) minutes.*
7. **APPROVE MINUTES**
  - A. April 12, 2021 Meeting Minutes
8. **UNFINISHED BUSINESS**
9. **NEW BUSINESS**
  - A. Public Hearing: Master Plan
  - B. Site Plan Review – Beindit Investments, LLC
10. **ADJOURNMENT**



## COUNTY OF ST. CLAIR

Metropolitan Planning Commission

DAVID STRUCK, DIRECTOR



March 18, 2021

RECEIVED  
MAR 29 2021

City of Marine City

Elaine Leven  
Marine City  
303 S. Water Street  
Marine City, MI 48039

**Re: Marine City Master Plan/Recreation Plan Update**

**SCCMPC# 21-004**

Dear Ms. Leven:

At their March 17, 2021 regular meeting, the St. Clair County Metropolitan Planning Commission reviewed the enclosed staff report as it relates to the Marine City Master Plan/ Recreation Plan Update. After review and consideration of the plan and enclosed staff report, the Metropolitan Planning Commission endorses the plan and has no further comments at this time.

We would appreciate a copy of the final plan document in electronic format once it is adopted. As always, please advise our commission of any action taken by the township board.

Please do not hesitate to contact us should you have any questions or concerns.

Sincerely,

David Struck, AICP  
Planning Director

DS: pg

Enc.

**City of Marine City  
Planning Commission Meeting  
April 12, 2021**

A regular meeting of the Marine City Planning Commission was held on Monday, April 12, 2021 by virtual telephone conference, and was called to order by Chairperson Moran at 7:00 pm.

The Pledge of Allegiance was led by Chairperson Moran.

**Present:** Chairperson Joseph Moran; Commissioners Graham Allan, Benjamin Heath, Madelyn McCarthy, Keith Jenken; City Commissioner William Klaassen; City Manager Elaine Leven; Deputy Clerk Michele Goodrich

**Absent:** Commissioner William Beutell

**Communications**

None.

**Approve Agenda**

Motion by Commissioner Allan, seconded by City Commissioner Klaassen, to approve the agenda. **Roll Call Vote.** Ayes: Jenken, Klaassen, McCarthy, Moran, Heath, Allan. Nays: None. Motion Carried.

**Public Comment**

None.

**Approve Minutes**

Motion by Commissioner McCarthy, seconded by Commissioner Jenken, to approve the November 9, 2020 meeting minutes. **Roll Call Vote.** Ayes: Klaassen, McCarthy, Moran, Heath, Allan, Jenken. Nays: None. Motion Carried.

**Unfinished Business**

None.

## **New Business**

### Planning Commission Annual Report

City Manager Leven advised the Board that the expiration terms for certain Board members were incorrect and that they would be corrected before the report was published.

Chairperson Moran questioned the site plan review addressed 504 S. Water; he believed it was for construction at 536 S. Water. He stated that 504 S. Water was the JGM office address however, the site plan was for the vacant parcel at 536 S. Water and 533 S. Market. City Manager Leven agreed that the 504 S. Water address was probably the applicant address. She stated that the inconsistencies regarding the parcel would be reviewed and corrected before the report was published.

Motion by Commissioner Allan, seconded by City Commissioner Klaassen, to approve and file with recommended amendments. **Roll Call Vote.** Ayes: McCarthy, Moran, Heath, Allan, Jenken, Klaassen. Nays: None. Motion Carried.

### Set Public Hearing Date for Master Plan

City Manager Leven advised that there was no feedback from the County regarding the Master Plan and that they just wanted a copy of the report. City Manager Leven also advised the Board that she did not receive any feedback from the City Commission during the 63 day comment period. She stated that the next Planning Commission meeting was May 10, 2021.

Motion by Commissioner McCarthy, seconded by City Commissioner Klaassen, to set the Public Hearing date for the Master Plan for May 10, 2021. **Roll Call Vote.** Ayes: Moran, Heath, Allan, Jenken, Klaassen, McCarthy. Nays: None. Motion Carried.

## **Adjournment**

Motion by City Commissioner Klaassen, seconded by Commissioner Allan, to adjourn at 7:17pm. **Roll Call Vote.** Ayes: Moran, Heath, Allan, Jenken, Klaassen, McCarthy. Nays: None. Motion Carried.

Respectfully submitted,

Michele E. Goodrich  
Deputy Clerk

Kristen Baxter  
City Clerk



# CITY OF MARINE CITY

303 S. Water Street  
MARINE CITY, MICHIGAN 48039  
(810) 765-8846 • Fax (810) 765-4010

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**To:** Chairman and Members of the Marine City Planning Commission

**From:** Tracy Kallek, Building Official

**Date:** April 29, 2021

**Subject:** Beindit Investments, LLC  
74-02-002-2000-110

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**Re:** Phase Three of Cold Storage

***Site Plan Review:***

Attached with this memo are the site plans for the proposed commercial storage buildings.

The proposed mini storage will located on a six acre parcel on King Rd.,

parcel # 74-02-002-2000-110

The drawings propose the construction of ten covered storage canopies on this parcel,

**§ 160.126 PRINCIPAL USES PERMITTED.**

(A) Any of the following uses when the manufacturing, compounding or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding or processing shall be totally obscured by a wall or obscuring fence not less than 5 feet in height, 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.

**160.127 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.**

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission.

(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;



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***Summary:***

Upon Planning Commission approval, 4 complete sets of detailed site plan and architectural drawings (including ADA requirements) will be required. These drawings will be subject to the Building Official's (and possibly Wade Trim Associates, Inc.) plan review approval.

Best Regards,

A handwritten signature in blue ink that reads "Tracy Kallek". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Tracy Kallek  
Marine City Building Official





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

RECEIVED  
 MAR 17 2021  
 City of Marine City

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

Cash Receiving Code: Plan Com

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

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](http://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): Beindit Investments LLC

Applicant Address: 6215 King Rd Marine City MI 48039

Phone: 810.420.0754 Fax: n/a Email: marinecityministorage@yahoo.com

Property Owner Name(s): Beindit Investments LLC

Property Owner Address: 6215 King Rd Marine City MI 48039

Phone: 810.420.0754 Fax: n/a Email: \_\_\_\_\_

Name of Proposed Development: Marine City Mini Storage - Phase 3

Address of Development: King Rd. Marine City, MI 48039

Parcel No.: 74-02-002-2000-110 Description of Development:  New  Addition

Copy of Legal Description Attached

Proposed Use: expansion of cold building storage / outdoor covered storage

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: [Signature] Date: 3/16/21

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Site Plan Preparer Signature: [Signature] Date: 3/16/21

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

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## 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 requires 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

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## **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>
	_____ 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 \_\_\_\_\_  
Number of Bedrooms \_\_\_\_\_



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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			
2	NORTH ARROW			
3	CORRECT SCALE (Not <1:50 for property < 3 ac or 1:100 for property > 3 ac)			
4	PROPERTY LINES/LOT LINES LOCATED AND DIMENSIONED			
5	LOCATION/HEIGHT OF EX. & PROP. STRUCTURES WITHIN 100'			
6	EX. & PROP. DRIVEWAYS, SIDEWALKS LOCATED & DIMENSIONED			
7	EX. & PROP. CURB OPENINGS & SIGNS LOCATED AND DIMENSIONED			
8	EX. & PROP. EXTERIOR LIGHTING LOCATED			
9	EX. PARKING AREAS SHOWIN W/TYP. PARKING SPACE DIMENSIONED			
10	PROPOSED PARKING AREAS LOCATED AND DIMENSIONED			
11	EX. & PROP. UNLOADING AREAS LOCATED AND DIMENSIONED			
12	EX. & PROP. RECREATION AREAS LOCATED AND DIMENSIONED			
13	RIGHT - OF -WAY WIDTHS OF ABUTTING STREETS & ALLEYS			
14	LOCATION OF PAVEMENTS OF ABUTTING STREETS, ALLEYS			
15	NAME/ADDRESS OF PROFESSIONAL FIRM OR INDIVIDUAL			
16	SEAL OF PROFESSIONAL(S)			
17	NAME/ADDRESS OF PROPERTY OWNER OR PETITIONER			
18	LOCATION OF TRASH RECEPTACLES			
19	LOCATION OF LANDSCAPING			
20	LOCATION, HEIGHT & TYPE OF FENCES OR WALLS			
21	SIZE & LOCATION OF EX/ & PROP UTILITIES INCLUDING PUBLIC UTILITY CONNECTIONS			
22	LOCATION OF ALL FIRE HYDRANTS			
23	NUMBER AND TYPE OF PROPOSED DWELLINGS			
24	RESIDENTIAL AREA: ACREAGE OF SITE, SUBAREAS, & STAGING AREAS			
25	MULTI-FAMILY: TYP ELEVATION VIEWS, DIMENSIONED FLOOR PLAN			
26	SIZE AND LOCATION OF ALL SURFACE DRAINAGE FACILITIES			
27	EX. & PROP. TOPOGRAPHY (2' MIN. CONTOUR INT., TREES, ECT.)			
28	PLAN SIZE 24" X 36"			
29	VICINITY MAP			
30	LEGAL DESCRIPTION			
31	USGS BENCHMARK (2 MIN - USE CITY LIST OF BM)			
32	EX. & PROP UTILITY EASEMENTS LABELLED			
33	ADJACENT TOPOGRAPHY WITHIN 100' OF SITE			
34	FINISH FLOOR ELEVATIONS			
35	SIDEWALKS INDICATED (ALONG EX/PROP. PUBLIC ROWS, ONSITE AS NECESSARY)			
36	100 YEAR FLOODPLAN (MDEQ APPROVAL)			
37	WETLANDS LIMITS, SETBACKS (MDEQ) APPROVAL			



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# SITE PLAN REVIEW APPLICATION AND SUBMITTAL CHECKLIST CONTINUED

## PARKING

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

## STREETS

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

## GRADING

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



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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 YEARD)			
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			
2	LIGHTING			
3	UNDERGROUND WIRING			
4	SIGNS			
5	SIDEWALKS			
6	MISS DIG NOTES			

## REQUIRED APPROVALS

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