LOWELL TOWNSHIP
SITE PLAN REVIEW CHECK LIST

A site plan which is to be reviewed by the Planning Commission shall be submitted to the Township offices **no less than three weeks before the date of review by the Planning Commission.** The Commission meets on the second Monday of each month at 7:00 P.M. at the Lowell Charter Township Hall, located at 2910 Alden Nash SE, Lowell, MI 49331. Ph: 616-897-7600.

SITE PLANS SHALL BE DRAWN AT A SCALE OF NOT MORE THAN ONE INCH TO 100 FEET AND SHALL CONTAIN THE FOLLOWING INFORMATION UNLESS SPECIFICALLY WAIVED BY THE PLANNING COMMISSION OR THE ZONING ADMINISTRATOR:

____ The date on which the site plan was prepared.

_____ architect, landscape architect, engineer or professional surveyor who prepared the plan.

____ name, address _____ professional seal

____ north arrow and legal description based upon the most current survey.

____ Property lines with dimensions

____ Building setback distances

____ All structures, lot lines and wetlands within 100 feet of the site.

____ Existing and proposed topographic elevations at a minimum of five-foot intervals on the site and to a distance of 50 feet outside the boundary lines of the site.

____ Direction of storm water drainage, how storm water runoff will be handled.

____ Location of existing and proposed buildings, their intended use, the length, width and height of each building, and the square footage of each building.

____ Location of abutting streets, rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and driveways within 100 feet on either side of the site; and the location and design specifications of the proposed driveways.

____ Location and size of all existing and proposed water and sanitary sewer lines and storm drainage lines as well as fire hydrants and catch basins; location of septic tank and drainfields; and utility easements serving the site.

____ Location and type of all sidewalks, bike paths, and other walkways.

____ Location, type and size of any walls, fences or other screening devices.

____ Proposed landscape materials per Section 4.26 including size and type of plantings.

____ Location, size and height of all proposed accessory structures, flagpoles, storage sheds, transformers, dumpsters or trash removal areas or devices, and methods of screening.

____ Existing and proposed utility poles

____ Proposed signs including size and dimensions.

____ Proposed parking areas and access drives showing the number and size of spaces and aisles, loading areas, handicapped access ramps, and the method of surfacing such areas.

____ A separate lighting plan for exterior lighting in compliance with Section 4.28

____ Location and type of significant existing vegetation, water courses, and water bodies including county drains and manmade surface drainage ways, floodplains, and wetlands. Vegetation which is to be retained on the site must be illustrated.

____ Location of existing and proposed slopes which are 20 percent or greater.

____ Zoning and land use on adjacent properties.

____ 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 containment structures or clear zones.

____ The Planning Commission may request architectural elevation drawings of a building and cross-section drawings of a site.

____ Small-scale sketch of properties, streets and zoned uses of land within one-quarter mile of the site, sufficient to illustrate the existing character and development in the area of the site.