

ARTICLE 14 - SITE PLAN REVIEW REQUIREMENTS

14.00 Purpose

The purpose of these site plan review requirements are to provide a process wherein plans for larger developments can be reviewed in the context of various performance standards and specific requirements contained in this Zoning Resolution.

14.01 Site Plan Approval Required

Whenever six (6) or more off-street parking spaces are required for a given use under the requirements of this Zoning Resolution, plans and specifications for the construction of the proposed development shall be submitted to the Zoning Commission for review and approval.

14.02 Applications for Site Plan Approval

All applications for site plan approval shall be submitted to the Zoning Inspector and shall include completed application forms adopted by Eaton Township. Site plan drawings and supporting information shall contain the following information:

- (A) A vicinity map drawn at a scale of 1 =2000' with north arrow indicated.
- (B) The gross and net acreage of all parcels in the project.
- (C) Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels.
- (D) Location of proposed and/or existing property lines, dimensions and setback lines.
- (E) Existing topographic elevations at two-foot intervals, proposed grades, and direction of drainage flows.
- (F) Location and type of existing trees on the site with a diameter of six inches (6") or more at four and one-half feet (4-1/2') feet above grade.
- (G) Location and elevations of existing watercourses and water bodies, including natural and/or man-made surface drainage ways, flood plains, and wetlands.
- (H) Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building.
- (I) Proposed location of accessory structures, buildings, and uses including, but not limited to, all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators, and similar equipment, and the method of screening where applicable.
- (J) Location of existing public roads, rights-of-way and private easements of record, and abutting streets.
- (K) Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes (if any) serving the development.
- (L) Location, design, and dimensions of existing and/or proposed curbing, barrier-free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all lighting thereof.
- (M) Location, size, and characteristics of all loading and unloading areas.

- (N) Location and design of all sidewalks, walkways, bicycle paths, and areas for public use.
- (O) Location of water supply lines and/or wells including fire hydrants and shut off valves, and the location and design of storm sewers, retention or detention ponds, waste water lines, clean out locations, connection points, and treatment systems including septic systems, if applicable.
- (P) Location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone, and steam.
- (Q) Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools, if applicable.
- (R) Location, size, and specifications of all signs and advertising features.
- (S) Exterior lighting locations with area of illumination illustrated, as well as the type of fixtures and shielding to be used.
- (T) Location and specifications for all fences, walls, and other screening features with cross-sections.
- (U) Location and specifications for all proposed perimeter and internal landscaping, and other buffering features. For each new landscape material, the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate.
- (V) Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- (W) Identification of any significant site amenities or unique natural features.

14.03 **Review and Approval of Site Plans**

All site plans submitted along with an application form as described in Article 14 shall be reviewed by the Eaton Township Zoning Commission. Before approving such a plan, the Eaton Township Zoning Commission must make the following determinations:

- (A) That proposed arrangement of buildings, private drives is acceptable in terms of area health, safety and welfare.
- (B) That appropriate measures have been taken to preserve environmental site amenities and that expected traffic flow into and out of the development can occur in a reasonably safe manner.
- (C) That proposed spaces between buildings are appropriate given site constraints, and circulation layouts.
- (D) That proposed parking areas are located so as to be accessible from buildings, appropriately screened from public roads, and attractively landscaped.
- (E) That proposed pedestrian circulation is functional and appropriately connected to adjacent development.
- (F) That adequate landscaping, buffering and screening is provided to minimize any adverse impacts that might occur with any adjacent residential development.

In the event that the Eaton Township Zoning Commission cannot make these findings, it must clearly indicate what changes are necessary to the site plan to make the proposed development conform to applicable and specific requirements found in this Zoning Resolution.

