

ARCADIA TOWNSHIP SITE PLAN SUBMITTAL REQUIREMENTS

Site plan submittals shall include:

- A. An existing conditions drawing;
- B. A plan view drawing;
- C. Exterior building wall elevation drawings and floor plans;
- D. Detail cross section drawings, as required; and,
- E. Site engineering drawings, if required by the Township.

All site plans submitted to the Township for review shall contain the following applicable information on uniform paper sheets not exceeding 24 inches by 36 inches in size.

- A. All sheets. All site plan drawings shall contain the following information:
 - 1. Name of the proposed development;
 - 2. Name, address, telephone and facsimile number of:
 - (a) The developer;
 - (b) The legal owner; and
 - (c) Site plan design firm(s); and
 - (d) Scale of drawing.
- B. Existing conditions drawing. An existing conditions drawing shall be prepared at an engineer scale of not less than one inch equals 50 feet, and shall include the following information:
 - 1. The north point;
 - 2. The designer's registration number and seal;
 - 3. A complete legal description of the premises;
 - 4. A vicinity sketch showing the location of the site and its surrounding area. This drawing need not be drawn to scale.
 - 5. All buildings and/or structures existing on the site;
 - 6. All underground and above-ground public utility easements and what they are;
 - 7. All underground storage tanks, buried foundations, abandoned wells, etc. on site;
 - 8. Any private easements and a reference as to where the easement is recorded;
- 9. Topography at two-foot intervals;
- 10. The outline of any wetland or woodland areas; and
- 11. All boundary site dimensions.
- C. Plan View Drawing. A plan view drawing shall be drawn to an engineer scale of not less than 1/2 inch equals 50 feet, and shall include the following information:
 - 1. The north point;
 - 2. The designer's registration number and seal;
 - 3. The location and width of all proposed in-ground and above-ground public and private utility easements;
 - 4. The existing zoning classification of the site;
 - 5. The existing zoning classification of abutting properties;
 - 6. The existing land use of abutting properties;
 - 7. All existing buildings and structures within 100 feet of the development site;
 - 8. The location of proposed structures to be constructed on the site;
 - 9. The dimensions of all setbacks to demonstrate compliance with Article XIV;
 - 10. The location of all off-street parking spaces, including required handicapped parking spaces, and vehicle maneuvering lanes;
 - 11. The location of loading and unloading facilities;
 - 12. The location of all driveways, drives, turning lanes, acceleration and deceleration lanes;
 - 13. The locations of all drives, driveways and intersections across adjacent streets from the development site;
 - 14. The names of all adjacent streets, along with their pavement widths, center lines and projected right-of-way lines;
 - 15. The location of all sidewalks;

16. The location of all landscape features (trees, shrubs, lawn area, ponds, etc.) existing on the site at the time of development which are to be retained;
 17. The location of all new landscape planting materials proposed for the site;
 18. The name of all new plant materials (common and botanical), their size (height and diameter or caliper for trees, and height and spread for shrubs), and, in the instance of a landscape screen wall, the on-center distance between planting screen materials;
 19. A statement as to how all plant materials are to be watered and maintained, i.e., by an in-ground irrigation system or other means.
 20. Critical site dimensions:
 - (a) Along property lines;
 - (b) Between all structures;
 - (c) Between structures and property lines;
 - (d) Between off-street parking and structures;
 - (e) Between off-street parking and property lines;
 - (f) Off-street parking bay length and width;
 - (g) Vehicle maneuvering lane widths;
 - (h) Curb radius at entrances;
 - (i) Between structures or parking spaces and storm water detention or retention ponds or basins;
 - (j) The location of any outdoor storage area(s);
 - (k) The location of any trash receptacle(s);
 - (l) The location of all peripheral screen walls or earth berm screens, including trash receptacle screen walls;
 - (m) The location of any free-standing signs; and
 - (n) The location of all exterior lighting fixtures, including information regarding the height of the fixture, the type of luminary to be used and its wattage.
- D. Exterior building wall elevation drawings and floor plans. Exterior building wall elevation drawings and floor plans shall be prepared at an architect's scale of not less than one-eighth of an inch equals one foot, and shall include the following information. Exterior building wall elevation drawings shall be prepared for all exterior walls of the building or buildings proposed for the site, and for all accessory buildings.
1. Floor plans for all floors, including basements;
 2. Dimensions showing the height of buildings;
 3. The type and color of all exterior building wall materials to be used on each wall;
 4. The location of all wall signs. The display area of each wall sign shall be provided on the drawing in square feet; and,
 5. The location, type and wattage of all wall-mounted exterior lighting fixtures.
- E. Detail cross-section drawings. Detail cross-section drawings shall be prepared at an appropriate engineer or architectural scale and shall include detail cross-sections of:
1. All earth berm treatments, including information identifying angle (steepness) of side slopes, width of base, berm height and width of berm crest;
 2. All screen walls, including footings, type of materials to be used in the screen walls and dimensioned height;
 3. All free-standing signs, including the height of the sign and the total amount of display area in square feet for each sign;
 4. Wall signs, including the total amount of display area in square feet for each sign; and,
 5. Exterior free-standing light fixtures, including its total dimensioned height.
 6. If insufficient room is available on other site plan drawings for detail drawings, they shall be provided on a separate sheet.

AGENCY APPROVALS. Prior to the approval of a site plan by the Arcadia Township Planning Commission, all other governmental agency approvals must be obtained and proof of these approvals provided to the Planning Commission. These approvals may include, but are not necessarily limited to, the Lapeer County Road Commission, Lapeer County Health Department, Lapeer County Drain Commission, Lapeer County Soil and Sedimentation, Michigan Department of Environmental Quality, Michigan Department of Natural Resources, Michigan Department of Transportation, etc.