

**OTSEGO COUNTY
LAND USE SERVICES
1322 HAYES RD GAYLORD MI 49735
PHONE: 989.731.7400 * FAX: 989.731.7419
www.otsegocountymi.gov**

APPLICATION FOR SITE PLAN REVIEW

APPLICANT:

Name:	Owner/Agent/Other Interest <i>(circle one)</i>
Address:	
Phone: () -	Fax: () -

PROPERTY OWNER: *(If different from Applicant)*

Name:	
Address:	
Phone: () -	Fax: () -

PROPERTY LOCATION:

Township:	Section:	T ____ N/R ____ W	Zoning District:
Site Address:			
Parcel Number: _____ - _____ - _____ - _____			
Description of Project and Proposed Use:			

Signature of Applicant:	Date:
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*******By signing this application, you attest to the following:

- I attest that all information submitted in this application to be true; if not, application may be revoked
- I agree to comply with zoning requirements and any conditions placed on this permit
- Permission is granted to any official of the municipality, county and/or state to enter the property for purpose of gathering information concerning this application and/or inspections.

*All information received by this department is subject to the Freedom of Information Act. Under this Act, persons are allowed to request copies of said information. This includes but is not limited to all copies of drawing and blueprints.

*****Attention*****

*These items **must** be submitted in conjunction with this application.

- Proof of property ownership and whether there are any options on the property or any liens against it.
- A signed statement that the applicant is officially acting on the owner's behalf.
- Appropriate fees paid to Otsego County.

*Please refer to the Otsego County Zoning Ordinance particularly Section 21 and Section 23 to assure all items are addressed on the site plan and allow for a smooth presentation to the governing body.

This checklist and the following items are required on all site plans before they can be submitted for review to the various approving entities:

1. The applicant's name, address and phone number in full.
Yes___ No___ if "No" explain: _____
2. The name and address of the owner(s) of record if the applicant is not the owner of record (or firm or corporation having a legal or equitable interest in the land) and the signature of the owner(s).
Yes___ No___ if "No" explain: _____
3. The address and or parcel number of the property.
Yes___ No___ "No" explain: _____
4. Name and address of the developer (if different from the applicant).
Yes___ No___ if "No" explain: _____
5. Name and address of the engineer, architect and/or land surveyor.
Yes___ No___ if "No" explain: _____
6. Project title.
Yes___ No___ if "No" explain: _____
7. Project description, including the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or garages, employees by shift, amount of recreation and open space, type of recreation facilities to be provided and related information as pertinent or otherwise required by the ordinance.
Yes___ No___ if "No" explain: _____
8. A vicinity map drawn to scale with North point indicated.
Yes___ No___ if "No" explain: _____
9. The gross and net acreage of all parcels in the project.
Yes___ No___ if "No" explain: _____
10. Land uses, zoning classification(s) and existing structures on the subject parcel and within ten feet (10') of property lines of adjoining parcels.
Yes___ No___ if "No" explain: _____

11. Project completion schedule/development phases. (refer to Section 23.9)
Yes ___ No ___ if "No" explain: _____

12. The site plan shall consist of an accurate, reproducible drawing at a scale of 1"= 50 or fewer feet or less or sites of less than three (3) acres and 1"=100 or fewer feet or less if the site is larger than three (3) acres. The site plan shall show the site and all land within fifty (50) feet of the site. If multiple sheets are used, each shall be labeled and the preparer identified.
Yes ___ No ___ if "No" explain: _____

All site plans shall be sealed by a professional engineer, surveyor, architect or landscape architect.

Each site plan shall depict the following:

13. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, monument locations and shoreland and natural river district, if any.
Yes ___ No ___ if "No" explain: _____

14. Existing topographic elevations and proposed grades in sufficient detail to determine direction of drainage flows.
Yes ___ No ___ if "No" explain: _____

15. The type of existing soils at proposed storm water detention and retention basins and/or other areas of concern. Boring logs may be required if necessary to determine site suitability.
Yes ___ No ___ if "No" explain: _____

16. Location and type of significant existing vegetation.
Yes ___ No ___ if "No" explain: _____

17. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, flood plains and wetlands within fifty (50) feet of the parcel.
Yes ___ No ___ if "No" explain: _____

18. Location of existing and proposed buildings and intended uses thereof, as well as the length, width and height of each building and typical elevation views of proposed structures.
Yes ___ No ___ if "No" explain: _____

19. Proposed location of accessory structures, buildings and uses, including all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators and similar equipment, site amenities and the method(s) of screening where applicable.
Yes ___ No ___ if "No" explain: _____

20. Location of existing public roads, right-of-ways and private easements of record and abutting streets. Notation of existing traffic counts and trip generation estimates may be required if deemed appropriate by the Zoning Administrator or Planning Commission.
Yes ___ No ___ if "No" explain: _____

21. Location of and dimensions of proposed streets, drives, curb cuts and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development. Details of entryway and sign locations shall be separately depicted with an elevation view.
Yes ___ No ___ if "No" explain: _____

22. 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) and fire lanes.
Yes ___ No ___ if "No" explain: _____

23. Location, size, and characteristics of all loading and unloading areas.
Yes ___ No ___ if "No" explain: _____
24. Location and design of all sidewalks, walkways, bicycle paths and areas for public use.
Yes ___ No ___ if "No" explain: _____
25. Location of water supply lines and/or wells, including fire hydrants and shut off valves, 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.
Yes ___ No ___ if "No" explain: _____
26. Location of all other utilities on the site including natural gas, electric, cable TV, telephone and steam.
Yes ___ No ___ if "No" explain: _____
27. Proposed location, dimensions and details of common open spaces and common facilities, such as community buildings or swimming pools if applicable.
Yes ___ No ___ if "No" explain: _____
28. Location, size and specifications of all signs and advertising features with elevation views from front and side.
Yes ___ No ___ if "No" explain: _____
29. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
Yes ___ No ___ if "No" explain: _____
30. Location and specifications for all fences, walls and other screening features with elevation views from front and side.
Yes ___ No ___ if "No" explain: _____
31. 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.
Yes ___ No ___ if "No" explain: _____
32. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
Yes ___ No ___ if "No" explain: _____
33. 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 required by government authorities.
Yes ___ No ___ if "No" explain: _____
34. North arrow, scale and date of original submittal and last revision.
Yes ___ No ___ if "No" explain: _____
35. Seal of the registered engineer, architect, landscape architect, surveyor or planner who prepared the site plan.
Yes ___ No ___ if "No" explain: _____

*****Attention*****

All site plans shall be sealed by a professional engineer, surveyor, architect or landscape architect. In the immediate area of the seal there shall also be the following statement, signed by the professional sealing the plans:

I do hereby certify that these plans have been prepared under my sustained review and, to the best of my professional knowledge, understanding and information; the design of this project is in compliance with the Otsego County Zoning Ordinance dated: _____

Or

I do hereby certify that those plans have been prepared under my sustained review and, to the best of my professional knowledge, understanding and information; the design of this project is in compliance with the Otsego County Zoning Ordinance dated _____, except for the following items:
(List known variations from the Ordinance)

*****OFFICE USE ONLY*****

Date Application Received:	Fee:	Receipt Number:
Permit No:	Soil Erosion Permit No:	
Approved:	Denied:	By:
Conditions:		
Reasons:		