



SITE PLAN REVIEW APPLICATION

City of Mt. Pleasant
Planning and Community Development Department
320 W. Broadway Street
Mt. Pleasant, MI 48858
(989) 779-5347 • Fax: (989) 773-6791
www.mt-pleasant.org

OFFICE USE ONLY

Filing fee: \$50.00

Case #: _____

Submission Date: _____

Meeting Date: _____

Important Information to Applicants for Site Plan Review:

PRE-APPLICATION CONFERENCE

A pre-application meeting with City staff is **required** prior to submitting a site plan review application. Staff can assist with a preliminary review of a site plan, review project timelines, and explain zoning requirements. Pre-application meetings often address circumstances that would otherwise result in an application being postponed. Please call (989) 779-5347 to schedule an appointment.

COMPLETE APPLICATION REQUIRED

The Site Plan Review Application will not be scheduled for review by the Planning Commission until it has been verified that all required information has been provided with the application. **Incomplete applications may be returned.** Please carefully review the checklist on the bottom of page 3 of this application to see those items that must be included with a complete application.

QUESTIONS

If you have any questions, please **contact Jacob Kain at the Community Development Office at (989) 779-5346 or jkain@mt-pleasant.org**. Additional information can also be found in the Planning and Community Development section and the Planning Commission section of the City's website at www.mt-pleasant.org. Site Plan Review standards and procedures can be found in Section 154.169 of the City's Zoning Ordinance. The Zoning Ordinance can be reviewed in the City Code section of the City's website.

OTHER REVIEWS

In addition to Planning Commission approval, site plans must also be approved by the **City's Division of Public Works (DPW)** and the **Division of Public Safety (DPS)** before a Building Permit will be issued. Copies of the information that must appear on plans for approval by the DPW and DPS are attached.

Applicants are encouraged to include as much of the DPW and DPS information on the site plan that will be reviewed by the Planning Commission as possible. This will help City staff to coordinate reviews between departments, helping to reduce unexpected delays for your project.

For questions about DPW requirements, contact Jason Moore at (989) 779-5405 or jmoore@mt-pleasant.org; questions about DPS requirements can be directed to Lt. Randy Keeler at (989) 779-5122 or rkeeler@mt-pleasant.org.

Mission Street and Pickard Street, east of Mission are under the jurisdiction of the **Michigan Department of Transportation (MDOT)**. In addition to being subject to the City's Access Management Regulations (see page 7 of this application and Section 154.126 of the Zoning Ordinance), projects along these streets may be subject to plan review by MDOT. Contact MDOT's Mt. Pleasant Transportation Service Center (TSC) at (989) 775-6104 with questions.

Please type or print clearly:

I. APPLICANT INFORMATION			
Applicant:			
Address:	City:	State:	Zip:
Interest in property (owner, tenant, option, etc.):			
Contact Person:			
Telephone Number:	Fax Number:	E-mail Address:	

II. PROPERTY INFORMATION			
Property Address:		Zoning District:	
Legal Description (available from deed, City Assessor's Office, or City website – can be provided on separate sheet):			
Owner Name (if different than applicant):			
Address:	City:	State:	Zip:
Telephone Number:	Fax Number:	E-mail Address:	

III. ARCHITECT, ENGINEER, OR SURVEYOR INFORMATION (if applicable)			
Name:		Company:	
Address:	City:	State:	Zip:
Telephone Number:	Fax Number:	E-mail Address:	

IV. APPLICANT CERTIFICATION	
By execution of this application, the person signing represents that the information provided and the accompanying documentation is, to the best of his/her knowledge, true and accurate. In addition, the undersigned represents that he/she is authorized and does hereby grant a right of entry to City officials for the purpose of gathering information related to this application, and to verify compliance with the terms and conditions of any Site Plan approval issued as a result of this application.	
Signature: _____	Date: _____

V. OWNER AUTHORIZATION	
If the applicant is anyone other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. (Authorization may be submitted via a separate signed letter)	
Signature: _____	Date: _____

VI. PROJECT DESCRIPTION

Please use this section to describe the use or uses being proposed. Attach additional pages, if necessary:

Existing Site Conditions:

Total Site Area: _____ acres or _____ sq. ft.
Existing Building Area: _____ sq. ft. Number of Existing Buildings: _____
Number of Existing Residential Units: _____ Number of Existing Residential Occupants: _____
Will any existing buildings or portions of buildings be demolished for the proposed project? Yes No
If so, please state the total area to be demolished: _____ sq. ft.

Proposed Site Conditions:

New Building Area: _____ sq. ft.
Total Building Area (existing + new): _____ sq. ft.
Total Number of Buildings (existing + new): _____
Total Number of Parking Spaces: _____
Barrier-free Parking Spaces: _____

Nonresidential Uses (Commercial, Office, Industrial, etc.):

Total Floor Area: _____ sq. ft. Total Number of Employees: _____
Proposed Hours of Operation: _____ Total Number of Shifts: _____
_____ Number of Employees in Peak Shift: _____

Residential Uses (Apartments, Rooming/Boarding Dwellings, etc.):

Total Number of Proposed (existing + new) Units: _____
Total Number of Proposed (existing +new) Occupants: _____
Maximum Number of Occupants per Unit: _____
Efficiency Units Total Number Proposed: _____ Avg. Floor Area: _____
One-Bedroom Units Total Number Proposed: _____ Avg. Floor Area: _____
Two-Bedroom Units Total Number Proposed: _____ Avg. Floor Area: _____
Three-Bedroom Units Total Number Proposed: _____ Avg. Floor Area: _____
Four-Bedroom Units Total Number Proposed: _____ Avg. Floor Area: _____
Five-Bedroom Units Total Number Proposed: _____ Avg. Floor Area: _____
Other Units _____ Total Number Proposed: _____ Avg. Floor Area: _____

VII. APPLICATION MATERIALS

The following is a checklist of items that must be submitted with applications for Site Plan Review. Incomplete applications will not be processed:

- Completed application form
- Application fee (\$50.00)
- Owner authorization (if applicant is anyone other than the property owner)
- 15 copies of the site plan drawing folded to 8½" x 11" (see page 3 of this application for site plan requirements)
- 1 copy of the site plan drawing reduced to 11" x 17"
- Supplemental access management information (for projects along Mission, or Pickard east of Mission – see page 3 for more detail)
- Any other information deemed necessary by City staff

VIII. SITE PLAN REQUIREMENTS

The site plan shall include **all** of the following information. It is strongly recommended that all site plans be produced by a design professional in order to avoid potential delays. The site plan drawing shall be drawn to a **readable scale** (engineering rather than architectural), 1"=20' preferable, 1'=50' for sites over three (3) acres.

- Title block, including:
 - The address and legal description of the site
 - Names, addresses and telephone numbers for the applicant(s) and owner(s)
 - Current zoning classification and use for the property and adjacent properties
 - North arrow
 - Scale
- Location of all existing and proposed:
 - Property boundaries
 - Buildings, including proposed uses, materials, and elevations and/or photos of similar buildings
 - Streets and alleys adjacent to the site
 - Driveways (Note: for driveways onto roadways maintained by MDOT or the Isabella County Road Commission, application must be made to those agencies for approval.)
 - Rights-of-way
 - Easements
- Locations, dimensions, and design of:
 - Parking lots and parking spaces, including a dimensioned layout, proposed grades, and pavement section
 - Sidewalks
 - Trash receptacles/enclosures
 - Signage
- Location, height, and materials associated with the following:
 - Screening walls
 - Fences
 - Landscaping, including proposed plant materials
 - Exterior lighting (see Section 96.13 of the City Code for more information on lighting requirements)
- Sanitary sewer:
 - Method of connection to city system, pipe size, and materials
 - Existing ground elevation by 1-foot contours or spot elevations
 - Proposed sewer elevations, location of manholes and cleanouts
 - Number of units to be served (existing and proposed)
 - Significant soil or groundwater data
- Water:
 - Method of connection to city system and service size required
 - Location of service and meter(s)
 - If using existing water service, show location and size with meter requirement
 - Plumbing plan
- Storm drainage:
 - Method of connection to city system, pipe size, and materials
 - Existing ground elevation by 1-foot contours or spot elevations
 - Proposed sewer elevations, location of manholes and catch basins
 - Any significant soil or groundwater data
 - Compliance with the requirements of the storm water management ordinance, including submittal of a storm water permit application to the Division of Public Works

IX. ADDITIONAL PUBLIC WORKS REQUIREMENTS

1. Public works design specifications are online at <http://www.mt-pleasant.org/docs/dept/publicworks/SSP.pdf>.
2. Final water meter location and access is to be approved by the water department during installation of plumbing.
3. All fire hydrant locations, coverage, and hose laying lengths are to be approved by the fire department.
4. Fire hydrants shall meet all city specifications.
5. Multiple commercial or other uses may require a separate irrigation meter.
6. An "as constructed" or "record" drawing showing final location of city utilities shall be filed with DPW for all commercial, industrial, and multiple-unit projects.
7. All unused curb cuts shall be closed with standard curb and gutter.
8. All damaged or misaligned sidewalks and handicap ramps shall be repaired. When the project is complete all sidewalks shall drain to a driveway approach or onto adjacent ground. Sidewalks that do not naturally drain shall be removed and replaced.
9. Industrial and/or commercial sites shall submit an [Industrial Pretreatment Program, Non-Domestic User Survey](#).
10. A sanitary sewer Baseline Monitoring Report is required for all Categorical Users and Significant Industrial Users. To find out if your project fits either of these definitions, please contact the Wastewater Treatment Plant at (989) 779-5452.
11. Please check the city ordinance and with the Wastewater Treatment Plant for specific current requirements regarding sewage type, strength, temperature, and grease trap size. The minimum grease separator for fast-food restaurants is 1,500 gallons. Larger restaurants require a 2,000 gallon grease separator.
12. Rainwater runoff detention must be in place prior to final paving unless paved area will serve as detention area.
13. Soil erosion control measures shall meet the requirements of the Michigan Department of Environmental Quality (MDEQ) as administered by the Isabella County Community Development Department.
14. **All work in the public right-of-way and connections to city utilities require separate permitting by the DPW.** Permits require: (1) An approved site plan, and (2) That each contractor has current general liability, auto, and workers compensation insurance certificates [meeting city requirements](#) on file with the DPW.
15. Disconnecting existing sanitary and water services requires a no-charge permit and inspection of the disconnection by engineering staff to assure property discussion and location(s) recorded for future re-use. The disconnection is to provide protection of property from settlement or damage from future rupture of the service should it freeze or become damaged.

X. ADDITIONAL PUBLIC SAFETY REQUIREMENTS

This list shall not be considered all-inclusive, as other requirements may be necessary, additional requirements are located in Chapter 5 and appendixes B, C, and D of the 2012 Edition of the International Fire Code.

1. Fire apparatus access roads and water supply for fire protection is required to be installed and made serviceable prior to and during construction in accordance with Chapter 5, Section 501.4 of the 2012 Edition of the International Fire Code.
2. All portions of a building are required to be within 150 feet of an approved Fire Department access road, in accordance with Chapter 5, Section 503.1.1 of the 2012 Edition of the International Fire Code.
3. All fire apparatus access roads, including parking lots, shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches in accordance with Chapter 5, Sections 503.2.1, 503.2.2, 503.3 and 503.4 of the 2012 Edition of the International Fire Code and Fire Prevention Ordinance 93.02(D).
4. All fire apparatus access roads shall be conspicuously posted with uniform "NO PARKING - FIRE LANE" signs in keeping with the standard established in applicable law, or as prescribed by the fire code Official and erected on both sides of the fire apparatus access roads. Signs shall be erected no further than 100 feet apart in all areas designated as fire apparatus access roads. Signs shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility, in accordance with Chapter 5, Section 503.3 of the 2012 Edition of the International Fire Code and Fire Prevention Ordinance 93.02(E).
5. All fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities in accordance with Chapter 5, Sections 503.2.3 of the 2012 Edition of the International Fire Code.
6. Where a fire hydrant is located on a fire department apparatus access road, the minimum road width shall be 26

feet, in accordance with Appendix D, Section D103.1 of the 2012 Edition of the International Fire Code.

7. Provide an approved turn around for dead end fire apparatus access roads in excess of 150' in Length in accordance with Chapter 5, Section 503.2.5 and appendix D, Section D103.4 of the 2012 Edition of the International Fire Code.

8. Commercial/Industrial buildings exceeding 62,000 square feet shall be provided with two separate fire department access roads, in accordance with Appendix D, Section D104.2 of the 2012 Edition of the International Fire Code.

10. Multiple-family residential developments exceeding 100 dwelling units and one or two family residential developments exceeding 30 units shall be provided with two separate fire department apparatus access roads, in accordance with Appendix D, Sections D106.1 and D107.1 of the 2012 Edition of the International Fire Code.

11. Secondary access required to commercial property in accordance with Chapter 5, Section 503, 503.1.2 of the 2012 Edition of the International Fire Code.

12. Commercial / Industrial buildings more than 30 feet in height or 3 stories require two or more separate fire department apparatus access roads. Fire department access roads are required to be a minimum of 26 feet wide. At least one of the required access roads shall be located within 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building, in accordance with Appendix D, Sections D104.1, D105.2 and D105.3 of the 2012 Edition of the International Fire Code.

13. Provide an approved water supply capable of supplying the required fire flow for fire protection in accordance with Chapter 5, Section 507.1 of the 2012 Edition of the International Fire Code. (Provide this department with data to verify that the proposed dead end 8" water supply will provide the required fire flow for the proposed fire hydrants and the proposed building fire suppression system.)

14. Provide fire hydrants capable of supplying the required fire flow in accordance with Chapter 5, Section 507 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables B105.1 and C105.1 of the 2012 Edition of the International Fire Code. (Contact Fire Department to verify locations.)

15. Provide fire hydrant locations in accordance with Chapter 5, Section 507.5.1 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables B105.1 and C105.1 of the 2012 Edition of the International Fire Code.

16. A 3 foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved, in accordance with Chapter 5, Section 507.5.5 of the 2012 Edition of the International Fire Code.

17. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall be provided in accordance with Chapter 5, Section 507.5.6 and with Section 312 of the 2012 Edition of the International Fire Code.

18. All 6" fire hydrant leads shall not exceed 40' in length.

19. All Fire Department connections on sprinkled buildings shall be located visibly on the street front of the building, the fire department connection shall be located within 150 feet of a fire hydrant and within 50 feet of a minimum 20 foot paved driveway or street. In accordance with Chapter 9, Section 912.2.1 of the 2012 Edition of the International Fire Code and the Fire Prevention Ordinance 93.12 provide a 5" Storz Fire Department Connection with a 30 degree downturn.

20. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other object for a minimum of 3 feet, building in accordance with Chapter 9, Section 912.3 of the 2012 Edition of the International Fire Code.

21. Provide a horn strobe above the Fire Department Connection.
Fire Prevention Ordinance 93.12(A)

22. All water main supply lines shall be a minimum of 8."

23. Provide building identification numbers in accordance with Chapter 5, Sections 505.1 and 505.2 of the 2012 Edition of the International Fire Code.

24. Provide a Knox Key Box near the front entrance of building in accordance with Chapter 5, Section 506.1, 506.1.1 and 506.2 of the 2012 Edition of the International Fire Code (Contact DPS for Knox Box Application and mounting location).

25. Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines in accordance with Chapter 3, Section 304, and 304.3.3 of the 2012 Edition of the International Fire Code.

26. Buildings or portions of the buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial; apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway, in accordance with Appendix D, Section D105.1 of the 2012 Edition of the International Fire Code.

27. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of a building more than 30 feet in height, in accordance with Appendix D, Section D105.2 of the 2012 Edition of the International Fire Code.

28. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building, in accordance with Appendix D, Section D105.3 of the 2012 Edition of the International Fire Code.

29. NFPA 24 7.2.3* Hydrants shall be located not less than 40 ft (12 m) from the buildings to be protected.

Hydrants in parking areas or in any area in which they are exposed to potential damage should be protected by bollards on all sides. The bollards should not be closer than 4 ft (1.2 m) to the protected hydrant. When located near a roadway, the hydrant should be placed within 6 ft (1.8 m) of the pavement, unless the AHJ determines another location is more acceptable. NFPA 24 7.2.4 Where hydrants cannot be located in accordance with 7.2.3, locations closer than 40 ft (12.2 m) from the building or wall hydrants shall be permitted to be used where approved by the authority having jurisdiction.

XI. SUPPLEMENTAL ACCESS MANAGEMENT REQUIREMENTS

Projects located along Mission Street or on Pickard Street east of Mission are subject to the Access Management regulations listed in Section 154.126 of the Zoning Ordinance. All applications for projects located along those streets shall include the following minimum supplemental information (see Section 154.126(D) of the Zoning Ordinance for details):

- Location of all access points within 500 feet on both sides of the frontage street and any adjoining street (may be illustrated on the site plan, an attached aerial photograph, or additional plan sheet)
- Evidence that the site distance requirements of the Michigan Department of Transportation (MDOT) have been met
- Dimensions between existing and proposed access points and median cross-overs, if applicable
- Proposed shared access and maintenance agreement for any proposed or required shared access points
- Dimensions for existing and proposed driveways, including:
 - Width, radii, throat length
 - Length and width of deceleration lanes and tapers
- Location of pavement markings and directional signs
- Route and turning movements for delivery vehicles, waste haulers, and other similar truck traffic
- Traffic impact study, if deemed necessary
- Copies of correspondence indicating that the request has been submitted to MDOT for review
 - Copies of any review correspondence from MDOT

XII. APPLICATION DEADLINES

Planning Commission meetings are generally held on the first Thursday of the month at 7:00 p.m. in the City Hall Commission Chambers. The submission deadline for each meeting is described in the attached Planning Commission Meeting Calendar.