



www.newbuffalotownship.org

ph: 269-469-3112 ~ fx: 269-469-9972 ~ 17425 Red Arrow Highway, New Buffalo, MI 49117

PLANNED UNIT DEVELOPMENT APPLICATION
Original or Amendment

IDENTIFICATION

OWNER:

CONSTRUCTION LOCATION:

Name _____

Name _____

Address _____

Address _____

City/State/Zip _____

City/State/Zip _____

Home Phone _____

Business Phone _____

APPLICATION REQUIREMENTS

Please provide a narrative statement describing the following:

1. The objectives of the PUD and how it relates to the Intent of the PUD District, as described in the New Buffalo Township Zoning Ordinance Section 7.1.

2. The relationship of the PUD to the New Buffalo Township Master Plan.

3. Phases of development and approximate time frame for each phase.

4. Proposed deed restrictions, covenants, or similar legal instruments to be used within the PUD.

5. Anticipate start and completion of construction.

6. Location, type and size of areas to be dedicated for common open space.

_____ Ten (10) sets of site plan drawings shall be submitted on sheets twenty-four (24) inches by thirty-six (36) inches and one electronic version in .pdf format. The PUD site plan must be provided at the time of application and meet the Standards for Site Plan Approval set forth in Section 6.3 of the Zoning Ordinance. If the PUD is to be developed in phases, the PUD site plan shall show all phases. The PUD site plan shall contain the following:

SITE PLAN APPLICATION REQUIREMENTS			
Site Plan Item	Description	Shown on Site Plan	Written Narrative/ Submissions
1.	The date, north arrow, and scale. Scale shall be as follows: < 3 acres: One (1) inch = fifty (50) feet > 3 acres: One (1) inch = one hundred (100) feet	✓	
2.	The boundary lines of the property, to include all dimensions, gross and net acreage, and legal description.	✓	
3.	The location and width of all abutting rights-of-way.	✓	
4.	The existing zoning district in which the site is located and the zoning of adjacent parcels. In the case of a request for a zoning change, the classification of the proposed new district must be shown.	✓	
5.	The location of all existing and proposed structures and uses on the site, including proposed drives, walkways, signs, exterior lighting, parking (showing the dimensions of a typical parking area), loading and unloading areas, common use areas and recreational areas and facilities.	✓	
6.	Description of all existing and proposed structures referenced in item 5.		✓
7.	The location and identification of all existing structures within a two hundred (200) foot radius of the site.	✓	
8.	The location and description of the environmental characteristics of the site prior to development such as topography, soils, vegetative cover, mature specimen trees, drainage, streams, wetlands, shorelands, or any other unusual environmental features.	✓	✓
9.	Natural features that will be retained, removed, and/or modified including vegetation, hillsides, drainage, streams, wetlands, shorelands, and wildlife habitat.	✓	
10.	A landscaping plan with all existing and proposed landscaping, walls, and/or fences.	✓	
11.	A grading plan showing the topography of the existing and finished site, including ground floor elevations, shown by contours or spot elevations. Contours shall be shown at height intervals of two (2) feet or less.	✓	
12.	A stormwater management plan showing all existing above and below grade drainage facilities, and proposed plans incorporating low impact development water quality technologies and other best management practices.	✓	✓
13.	Location, type, and size of all above and below grade utilities.	✓	
14.	Location of any cross-access management easements, if required.	✓	
15.	Location of pedestrian and nonmotorized facilities.	✓	
16.	The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.		✓
17.	Plans to control soil erosion and sedimentation, including during construction.	✓	✓
18.	The method to be used to serve the development with municipal water.		✓
19.	The method to be used for sewage treatment.		✓
20.	The number of units proposed, by type, including a typical floor plan for each unit, dimensions, and area in square feet.	✓	
21.	Elevations for all building facades.	✓	
22.	The number of people to be housed or employed, number of visitors or patrons, anticipated vehicular and pedestrian traffic counts, and hours of operation.		✓
23.	Phasing of the project, including ultimate development proposals.	✓	
24.	General description of deed restrictions and/or cross-access management easements, if any or required.		✓
25.	The name and address of the property owner.	✓	✓
26.	Name(s) and address(es) of person(s) responsible for preparation of site plan drawings and supporting documentation.	✓	✓
27.	Sealed/stamped drawings from a licensed architect, engineer, or landscaped architect.	✓	

- A. The Planning Commission may waive any of the above required items at their discretion.
- B. A complete survey of the parcel(s) involved in the site plan shall be provided in addition to the site plan requirements.
- C. The Planning Commission, Zoning Administrator, or other party authorized by the Township may request any additional information deemed necessary in the review of submitted site plan.

Signed: _____ Date: _____
Applicant

Signed: _____ Date: _____
Property Owner

For Office Use Only

FEE	
RECEIPT NO	
HEARING NO	
HEARING DATE	