

Received

Application for Planned Unit Development



File Number

8555 Kalamazoo Ave SE

Caledonia, MI 49316

(616) 698-6640 • www.gainestownship.org

Project Address	Street: City: Zip:					
Parcel Number(s)	41-22- 41-22-					
Owner Name						
Owner Address	Street: City: Zip:					
Phone No. & Email	/					
Applicant Name						
Applicant Address	Street: City: Zip:					
Phone No. & Email	/					
Brief Description of Division, Combination, or Line Adjustment						
<i>I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.</i>						
Owner Signature						
For Township Use Only						
Zoning District	☐ RR	☐ SR	☐ VR	☐ MFR	☐ VN	☐ NC
	☐ GC	☐ OS	☐ MB	☐ LI	☐ HI	☐ PUD
Project Type	☐ Land Division		☐ Land Combo		☐ Lot Line Adj	
	☐ Road Maint. Agmt.		☐ Plat		☐ Site Condo	
Zoning Administrator	☐ Approved			☐ Approved w/Conditions		
	☐ Denied			☐ Withdrawn		
Signature					Date	
Notes						

Application for Land Division

Plats and site condominiums must follow land division process outlined in Section 22 of the Gaines Charter Township Code of Ordinances 22-56 through 22-72 (Plats), and 22-105 through 22-110 (Condominiums).

STEP 1: CHECKLIST FOR PUD CONCEPT PLAN	
General Information	
Name and firm address of the professional individual responsible for preparing site plan and professional seal	
Project address and parcel number	
Name and address of the property owner (signature required if owner is not the applicant and applicant is not under contract)	
Name, address, phone number, signature, and email of applicant	
Date of original plan and document revisions	
Scale and north arrow	
Acreage excluding public right-of-way	
Zoning of adjacent properties	
Legal property description	
Existing Conditions	
Vicinity map showing overall location	
Lot lines and required setbacks (building envelopes)	
Streets, right-of-way, buildings, and properties within 100 feet of the site	
Location, width, and purpose of all existing easements	
Topography with contour intervals of no more than two (2) feet	
Site Planning Elements	
Proposed buildings, structures, fences, light poles, driveways, parking lots, landscaped areas, and other proposed physical infrastructure, as applicable	
Lot width, lot coverage, and setbacks noted for all buildings and structures	
Surface description of all parking lot and driveway surfaces	
Recreation areas, common use areas, dedicated open space, and areas to be conveyed for public use.	
Proposed changes to lot lines, if applicable	
Parking calculation and proposal	
Initial landscaping concepts	
Initial lighting concepts	
Initial stormwater management concepts	
Parallel plan	
Supplemental Information	
Project description and narrative concerning buildings, structures, parking, driveways, open space, and site development	
Responses to standards of approval	
Any other information required by the Zoning Administrator or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance.	

Application for Land Division

STEP 2: CHECKLIST FOR FINAL PUD SITE PLAN AND PRIVATE STREET	
General Information	
Date of original plan and document revisions	
Scale and north arrow	
Acreage excluding public right-of-way	
Zoning of adjacent properties	
Legal property description	
Existing Conditions	
Vicinity map showing overall location	
Lot lines and required setbacks (building envelopes)	
Streets, right-of-way, buildings, and properties within 100 feet of the site	
Location, width, and purpose of all existing easements	
Topography with contour intervals of no more than two (2) feet	
Site Planning Elements	
Proposed buildings, structures, fences, light poles, driveways, parking lots, landscaped areas, and other proposed physical infrastructure, as applicable	
Cross section of all parking lot and driveway surfaces	
Recreation areas, common use areas, dedicated open space, and areas to be conveyed for public use.	
Proposed changes to lot lines, if applicable	
Parking calculation and proposal	
Photometric plan and light fixture specifications	
Landscape plan including landscape materials, location, size, type, and calculations	
Well and septic or connections to existing water and sewer lines, if applicable	
Location, connections, and spacing of fire hydrants, if applicable	
Location and type of all proposed surface water drainage and stormwater facilities	
Proposed grading at no more than two (2) foot contour intervals.	
Private Streets, If Applicable	
Street cross section, crown height	
Street layout, easement width, drainage, longitudinal grade	
Street name	
Street signs and traffic control signs	
Recordable legal instrument(s) describing and granting private street easement(s)	
Private street maintenance agreement	