



EAST BAY CHARTER TOWNSHIP

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Forest Lakes Overlay Checklist

1. Application Requirements

In addition to the standard site plan requirements of Section 820, the following information shall be required within the Forest Lakes Overlay for residential subdivisions consisting of two (2) or more residential building sites or two (2) or more residential structures.

<i>Check to indicate item is provided on site plan</i>	<i>Information Required</i>
	1. A topographic survey rendered at not greater than two (2) foot contours for all portions of the site which is proposed to be developed or disturbed together with the adjoining area for a distance of not less than one hundred (100) feet from any area of development or disturbance. Said survey shall be sealed by a surveyor licensed to practice in Michigan.
	2. An inventory of all trees with a diameter at breast height of at least eight (8) inches existing within all portions of the site which is proposed to be developed or disturbed together with the adjoining area for a distance of not less than one hundred (100) feet from any area of development or disturbance. For the purposes of this inventory a cluster of trees standing in close proximity of five (5) feet or closer may be designated as a “stand” of trees, and the predominant species, estimated number, and average size shall be indicated.
	3. An environmental assessment unless waived on whole or in part by the Township Engineer. The environmental assessment shall include the following:
	A. A description of the site in its current condition. This shall indicate any buildings to be preserved and those to be removed along with an indication of what will be done with the demolition debris. The site description shall include the following:
	i. Flora and fauna (be sure to list any endangered species on-site).
	ii. General topography and drainage patterns including any regulated features such as wetlands, high risk erosion areas or other features.
	iii. Adjacent waterways.
	iv. Existing wells, approximate depth and use.
	v. Existing topography of the site rendered by a land surveyor at not more than two (2)-foot intervals.
	vi. A characterization of soil types and slopes.
	B. A description of any existing contamination on-site. This should include a description of any Phase I and/or Phase II Environmental Site Assessment conducted pursuant to ASTM-E1527 Standard Practice for Environmental Site Assessment. It must describe the nature of the contamination on-site and what will be done on this project to mitigate or contain it, including the proposed methodology and any state or federal regulatory agency reviews that may apply. If the project includes work that may disturb or displace existing contaminated soils or water, this should include a description of proposed methods to contain and/or dispose of the generated waste.
	C. If the proposed project will impact any shoreline areas or floodplain or involve riparian work along adjacent waterways, a description of the proposed work and the methodology proposed to protect waterways shall be provided.
	D. A description of the existing soils on-site and a statement as to the suitability of these soils for the proposed use. At a minimum, in areas that will be disturbed by construction activities, hand auger borings will be conducted with sufficient depth and frequency to evaluate potential erosion and sedimentation risk.

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	E. A description of any known historical or archeological significance associated with the site. If any such areas are present, this shall include a description of methods to protect and preserve any historic or archeological resources.
	F. A description of any emissions from the proposed development as it relates to air quality. This will include any construction-related impacts from dust or burning. If any emissions are proposed, this shall include a description of each constituent and the effects of each constituent to nature and human life.
	G. A description of significant hazardous materials or waste to be generated or stored on-site, as defined in part 201 of Act 451 of 1994. This shall include a description of proposed methods to contain such materials and prevent any migration into adjoining soils or groundwater or into the atmosphere.
	H. A description of any storm water discharges from the site. This shall include a characterization of such discharge in terms of the quantity, quality and chemical constituents and temperature and a description of the possible effects this discharge may have on the receiving waters.
	I. If a Federal, State, or local regulatory authority has conducted an Environmental Assessment, Environmental Impact Statement, or a preliminary assessment/site inspection or environmental survey of the site, a brief description of the findings and provide a copy of the report or results.
	J. A description of the anticipated noise levels to be generated at all property lines of the proposed use. This shall include a description of measures proposed to mitigate noise.
	K. A description of the anticipated traffic to be generated by the proposed use.
	L. A description of plans and timetable for site restoration after construction.
	M. A description of methods to handle sanitary waste for the project both during construction and after completion.
	N. A description of how potable water will be provided to the site. If any on-site wells are proposed or any lake-draw systems are proposed for the project, this shall include a description of the type of well or lake draw system, any regulatory requirements that may apply and the status of such regulatory approval. It shall also address mechanisms to contain runoff and sedimentation resulting from a well drilling operation to prevent sedimentation impacts on surface water or vegetation.
	O. A description of any additional items as needed to relay the potential environmental impacts of the proposed project.
	P. Chain of title history from abstract company detailing easements, deed restrictions or other encumbrances.
	4. The professional resumé of the preparer shall be included with the submitted document.
	5. The Zoning Administrator may submit the study to a recognized consultant(s) in the field for review and independent comment. The cost of any such review shall be borne by the applicant.

2. Landscaping Plan

In addition to the normal requirements of Section 229 (3) of the Zoning Ordinance, redevelopment involving the disturbance of more than ten thousand (10,000) square feet of a site shall include a landscape plan meeting the following standards.

<i>Check to indicate item is provided on site plan</i>	<i>Landscaping Plan Requirements</i>
	1. All proposed plantings to be incorporated or retained shall be identified and listed. Preferred species shall include native hardwoods, conifers and shrubs, as set forth in the New Designs for Growth Development Guidebook.
	2. Invasive, non-native and exotic plantings shall be prohibited.
	3. Turf grass areas shall be limited to no more than 20% of the area extending thirty (30) feet inland from the ordinary high watermark and no more than 50% of the area beginning thirty (30) feet inland from the ordinary high watermark and extending inland an additional twenty (20) feet.
	4. There shall be no limitation on the use of annual plant species.