

(c) The names of all proposed streets, alleys, and drives;

(d) Proposed sidewalk and pedestrian paths location, width, surface types, and typical cross section;

(e) Acceleration lanes and traffic pattern.

(12) Site grading, drainage, and retention plan, including on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at building except in the R-1, R-2, and RT Districts.

(13) Landscape plan showing plant materials to be used in accordance with § 82-460.

(14) In addition to the items listed above, residential development site plans must also indicate:

(a) Number and type of dwelling units;

(b) Individual lot dimensions and areas;

(c) Number and timing of phases;

(d) Proposed location of central mailboxes, if applicable;

(e) The location of open and/or recreation areas, if applicable.

(15) In addition to the items listed above, multiple family developments must include the following additional items:

(a) Total number of rooms;

(b) Total number of dwelling units;

(c) Number of dwelling units and bedrooms in each building;

(d) Percent of 1 room apartments (efficiencies);

(e) Special site features (play areas, pools, and the like), if applicable;

(f) Number and timing of phases;

(g) The location of central mailboxes, if applicable.

(D) In the process of reviewing the site plan, the Planning Commission shall utilize the following checklist:

(1) The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site, and including acceleration and deceleration lane needs;

(2) Needs for service drives (marginal access roads);

(3) Parking lot layout, including ingress, egress, and driveway widths;

(4) Loading and unloading areas and building service areas;

(5) Location and requirements for fences, walls and greenbelts;

(6) Special site features such as play areas, pools, and the like;

(7) Landscape plans showing size and type of plant materials utilized.

(E) Mobile home park site plans shall not be required to follow the procedures given in subsections (A) through (D) of this section. Review of plans for mobile home parks shall be conducted in accord with R 325.338 Rule 81 of the Michigan Administrative Code.

(F) *Approval duration.* Following approval of the site plan, the Building Inspector may issue a building permit upon approval of proper construction plans and shall insure that the development is undertaken and completed in accordance with the