

Project Forge Conditions of Approval

1. The submitted set of Construction Plans shall include detailed structural height information and shall at no point exceed the maximum allowed height of 35 feet, except where otherwise permitted within Article XV. - Special Provisions. Also, the Build height shall be reviewed and approved by the Township Fire Marshal in addition to the Building Department prior to an issuance of a Building Permit.
2. The developer shall submit an updated landscaping plan with increased buffering on western property line via conifers trees. This landscaping plan shall be reviewed and approved by the Planning Department prior to any issuance of a Building Permit.
3. It is the responsibility of the developer(s) to ensure all lighting standards within Article XV. – Special Provisions and Article XXV. – Landscaping Ordinance is met.
4. In the event that no sewer easement is record along the eastern portion of the proposed site (allowing the public sewer to run north/south within the proposed site area and along the greater 010-020-400-010-00 parcel area) then the Township will be required to retain the autonomy on the currently established sewer easement along the southern portion of the proposed site. This easement will not be abandoned by the Township until a new easement is secured and recorded. Until such time no structure(s), drives, parking area, retaining walls or any other built form of development shall be established in a manner that prohibits the Township from fully utilizing the established sewer easement.
5. All Bath Township Police Department surveillance system standards shall be met, as detailed in their agency review. The Department staff shall conduct an inspection of the site to ensure compliance with these requirements prior to a C of O being issued.
6. The Bath Township Fire Department shall review and approve the submitted set of Construction Plans prior to a Building Permit being issued.
7. The developer is responsible for ensuring all required permitting with the State of Michigan is submitted, reviewed and approved by the appropriate agencies.
8. The developer is responsible to ensure that all ADA standards are met.
9. Drainage Calculations for the proposed site/ portions of the greater site area shall be provided to the Clinton County Drain Commission and that agency shall conduct a review to ensure that all their standards are met. A Building Permit shall not be issued until the Drain Commission has conducted a review of the submitted Construction Plans and supporting materials, including the drainage calculations and prior written approval to the Bath Township Planning Department.
10. The development team shall provide the Township Engineer and Planning Department a Site Master Plan that speaks to the future design of public/private infrastructure. The Township Engineer may also request information that is reasonably within the scope of the development team to provide as it relates to the greater site area. This shall aid in those departments’ review prior to the issuance of a Building Permit.
11. The developer is responsible to ensure that all required EGLE permits are submitted and approved prior to construction.
12. All SCCMUA standards shall be met. SCCMUA shall review and approve the submitted set of Construction Plans prior to the issuance of a Building Permit.
13. Easements must be provided for the off-site sewer. Draft Easement language shall be submitted to the Planning Department prior to the issuance of a Building Permit. Then reviewed, approved,

recorded on the property's deed and finally accepted/adopted by the Township prior to the issuance of C of O.

14. The Township Engineer Township shall review and approve the submitted set of Construction Plans prior to the issuance of a Building Permit.
15. The Developer shall sign into a Development and Constructions Consent Agreement as a part of the Special Use Permit. This agreement would detail the time of installation of public infrastructure within the site area in cooperation with the development of the commercial facility.
16. The proposed sewer easement (currently shown on the Plans submitted to the Township on 10/20/2023) size shall be adjusted to meet SCCMUA standards or SCCMUA shall provide approval to the Township that the lower size easement (70') is able to meet the requirements of the site.
17. The BWL shall review and approve the submitted set of Construction Plans prior to a Building Permit being issued.
18. The internal traffic flow of the site shall be reviewed and approved by the Township Engineer and CCRC prior to a Building Permit being issued.