

OSHTEMO TOWNSHIP

Site Condominium/Subdivision PRELIMINARY PLAN Review - STEP 2

(Review Checklist can be used for site condos also under Open Space and PUD Ordinances)

Project Name: _____ Date: _____

Step 2 requires the submittal of engineered construction plans that conform to the originally approved preliminary plan from Step 1. Engineered plans must be in sufficient detail to indicate compliance with the engineering standards adopted by the Township.

Filing Requirements

- Planning and Zoning Application.
- Filing fee per fee schedule.
- 7 sets of plans folded so information located in the lower right hand corner is facing up.

Plan Preparation Requirements

- All plans are to be drawn on uniform sheets no greater than 24" X 36".
- Name of the project, name and address of preparer, and date prepared shall be located in the lower right hand corner of the plan.
- The site plan shall be of a scale not less than one inch (1") equals fifty feet (50') and in sufficient detail that the reviewing body can readily interpret the plan.
- All plans are to be accurately sealed.
- If there is more than one plan sheet, all sheets are to be stapled along the left margin.

Plan Requirements

- All plan requirements from Step 1 approval.
- Adequate drainage of surface water; stormwater disposal methods.
- Distribution of telephone, electric, television, and other similar services by underground wire or cable.
- First floor elevation of buildings (if applicable).
- Location of gas lines.
- Location of water lines including the proposed service and hydrants or other appurtenances as required by the Fire Department.
- Location of sanitary sewer lines including the location and size of the proposed service.
- Location of existing and proposed fencing, landscaping, screening, or other buffers required.

- ___ Location of street lights and light fixture details.
- ___ Point of discharge for all drains and pipes.
- ___ Non-motorized/pedestrian pathways.
- ___ Roads.

Possible approvals from the:

- ___ Kalamazoo County Road Commission
(For property adjacent to county roads.)
- ___ Michigan State Highway Dept., Kalamazoo TSC
(For property adjacent to State Highways)
- ___ Michigan Department of Environmental Quality
(For development of a floodway.)
- ___ Kalamazoo County Drain Commission
(For development over 1 acre and/or within 500 ft. of a lake, stream, or county drain.)

Notes: