

OSHTEMO TOWNSHIP

Open Space Site Condo CONCEPTUAL/PRELIMINARY Review - STEP 1

Project Name: _____ Date: _____

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.
- ___ A colored rendering of the plan for presentation purposes.
- ___ A parallel plan, that meets the requirements for a plat and the minimum lot area and required dimensions for the underlying zoning district, for determining the maximum allowable density.
- ___ Maps and written analysis of the significant natural, cultural, and geographic features of and near the site. The analysis must include existing vegetation, topography, water bodies, streets, rights-of-way, easements, and existing structures.
- ___ Analysis of vehicular traffic impact of proposed open space community on existing road network.
- ___ General statement as to how the open space is to be owned and maintained.
- ___ A narrative describing how the open space community is supported by the Township's Master Plan, the capacity and availability of public facilities, and the impact the development will have on adjoining properties.
- ___ The Environmental Permits Checklist.
- ___ The Hazardous Substance Reporting form.

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 site 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

- ___ Proposed name of the project.

- ___ Name and address of the preparer.
- ___ Date prepared (including revisions).
- ___ Full Legal description to adequately describe common areas or building sites comprising the project.
- ___ Vicinity map showing the location of the site in relation to the surrounding street system and indicating adjacent parcels with their existing use.
- ___ Total acreage of the open space community.
- ___ Property lines of adjacent tracts of subdivided and unsubdivided land shown in relation to the tract being proposed for condominium development, including those areas across abutting roads and rights-of-way.
- ___ Tentative plan showing the feasibility of the development of adjoining land if the developer owns and anticipates future development of said land.
- ___ Adjacent right-of-ways or easements including the location of existing drives on the frontage adjacent and opposite the site to be developed. (If corner site, both sides).
- ___ Location of existing sewers, water mains, drainage pipes, and other underground utilities within or adjacent to the subject site.
- ___ Topography, both existing and proposed, at four-foot contour intervals, and its relationship to adjoining land. (Arrows should indicate direction of drainage.)
- ___ Location and dimensions of significant natural features, (such as woodlots, marshlands, streams, lakes, drain basins, and similar features). Indicate isolated trees (outside of a woodlot) of > 12" in diameter at a height of 4' above grade. Natural features should be preserved insofar as possible.
- ___ Proposed landscaping including greenbelts, berms, and/or screening.
- ___ General location and size of any flood plain possibly located within the area to be developed.
- ___ Existing man-made features.
- ___ Percentage of land reserved for open space (where applicable).
- ___ Depiction of land deemed uninhabitable and undevelopable because of topographic or floodplain constraints.
- ___ Indicate if public sanitary sewer and/or water service is proposed.
- ___ Indicate if sites will be served by individual wells and/or septic systems.
- ___ General location and type of storm water disposal.
- ___ Dwelling unit density.
- ___ Indicate road layout, including connections to existing streets and placement of stub streets into adjacent properties.
- ___ Location of non-motorized and/or pedestrian pathways, including sidewalks.

- ___ Indicate building site layout, showing size and shape of proposed building sites, including dimensions of building area and square footage calculations for each, and dwelling unit density.
- ___ General description of existing soil conditions.
The interior open space system and park/recreation areas.
- ___ A table of the underlying zoning district requirements and any requested modifications from these requirements.
- ___ Timetable of development, including proposed phasing.

Notes: