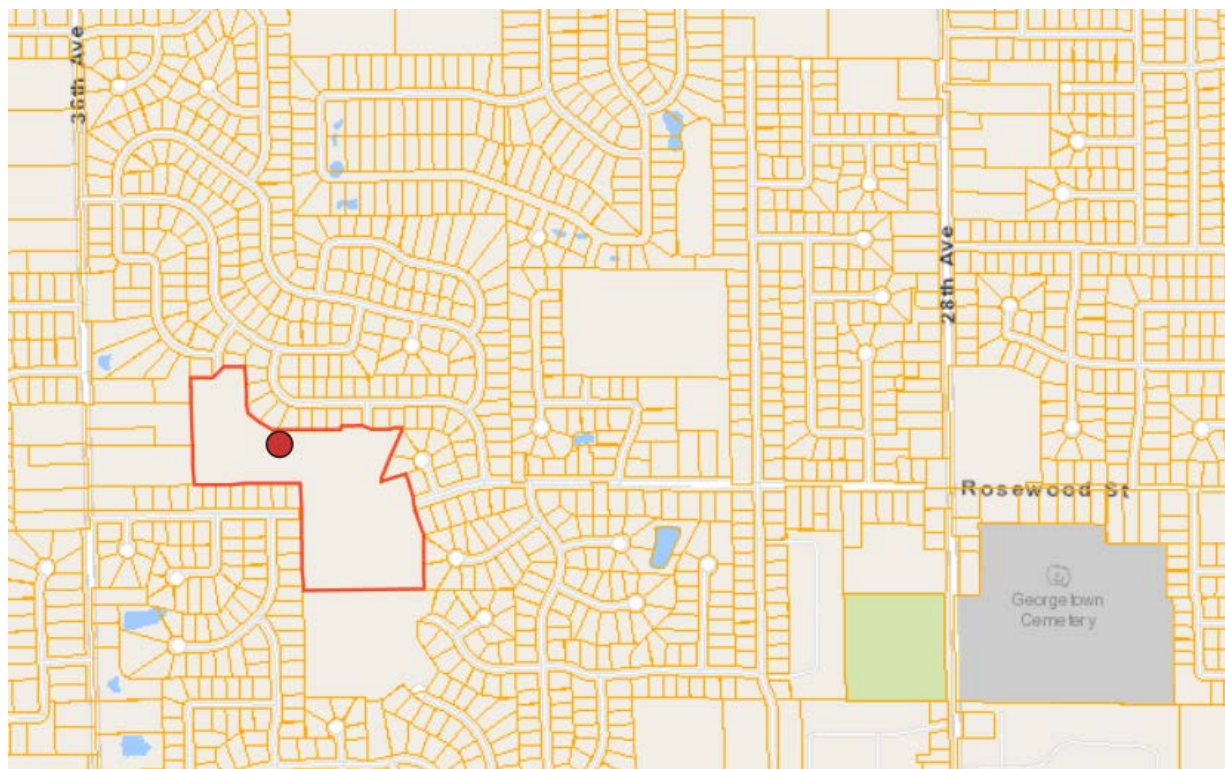
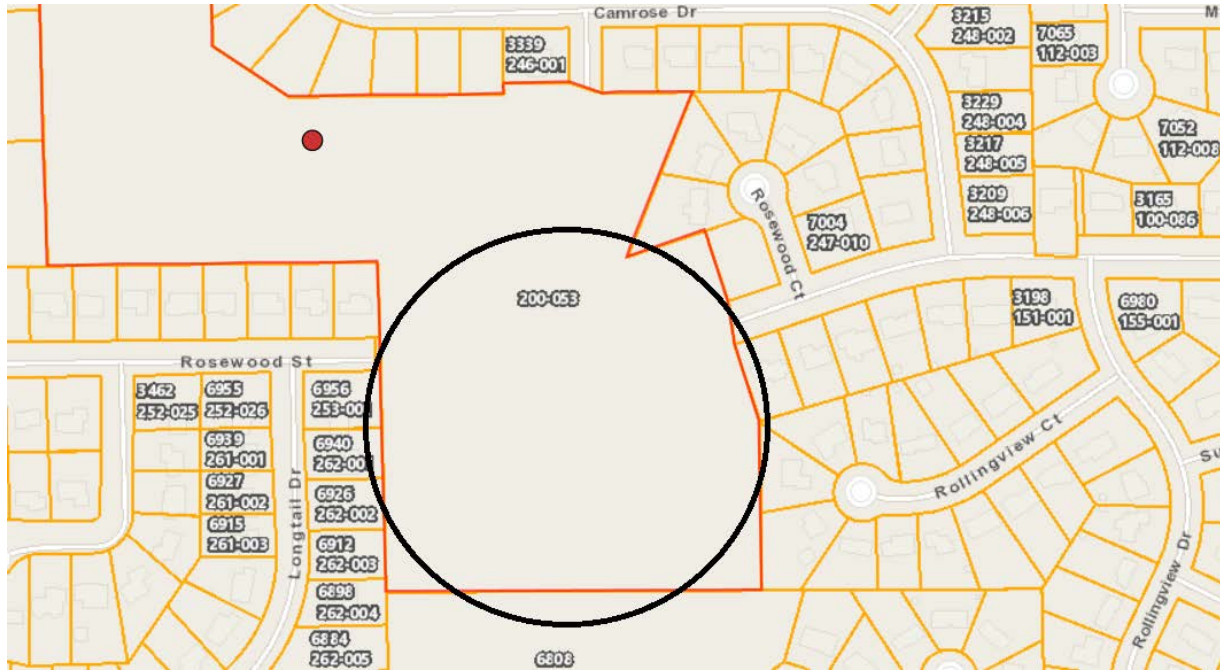


Preliminary Plat of Highpoint View No. 3, P.P. # 70-14-20-200-053, located east of 36th Ave. and south of Baldwin

REQUEST

The request is for preliminary plat approval of Highpoint View No. 3 with 26 lots that are zoned LDR.



SUMMARY

- a. Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. The lots on Rosewood are noted to have the required 90 foot setback from the centerline of the road. Some of the lots are affected by drainage easements. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested based on those circumstances.
- b. Each house is required to have a 400 square foot attached garage as per Sec. 3.6(I) and is to have a minimum of two parking spaces as per Sec. 26.8.
- c. Sidewalks will be provided by the individual property owner at the time a house is constructed.
- d. All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.

OPTION FOR MOTION

If the Planning Commission determines that the plan is in compliance with Township ordinances, the following motion is recommended.

Motion: **To adopt the staff report as findings of fact and to recommend to the Township Board to grant tentative preliminary plat approval of Highpoint View No. 3, P.P. # 70-14-20-200-053, located east of 36th Ave. and south of Baldwin, Georgetown Township, Ottawa County, MI, as shown on the drawing dated 2/6/17, on the basis that Township ordinances have been met with the following conditions:**

- 1. Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted.** The lots on Rosewood are noted to have the required 90 foot setback from the centerline of the road. Some of the lots are affected by drainage easements. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested based on those circumstances.
- 2. Each house is required to have a 400 square foot attached garage as per Sec. 3.6(I) and is to have a minimum of two parking spaces as per Sec. 26.8.**
- 3. Sidewalks will be provided by the individual property owner at the time a house is constructed.**
- 4. All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.**

The following documents compliance with Township ordinances:

ID number		Date	2/9/2017
Name	Highpoint View No. 3 Plat		
Address			
Use	Preliminary Plat	SUP required	NA
REQUIREMENT	PROVIDED	Needs or Comments	
Date, north arrow, scale	X		
Name, address of preparer	X		
Name, address of property owner or petitioner	X		
Location sketch	X		
Legal description	X		
Size in acres of the property	X		
Property lines and required setbacks shown and dimensioned		a. setbacks	
Location of existing structures, drives, parking areas within 100 ft of boundary	X		
Location and dimensions of existing and proposed structures	X		
Location of existing and proposed drives (dimensions and radii), circulation	X		
Sidewalks, non-motorized paths-select streets, accel, decel lanes	X		
Signs, exterior lighting	X		
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	b. garages	
Calculations of parking spaces, unloading areas	X		
Location, pavement width, ROW of all abutting roads, easements	X		
Existing zoning, and zoning and use of abutting property	X		
Location of existing vegetation-parkway association	X		
Location, type, size of proposed landscaping, streetscape, greenbelt	X		
Location, height, type of existing and proposed fences and walls	X		
Size, location of proposed, existing utilities, connections to water/sewer	X		
Location, size of surface water drainage facilities	X		
Existing, proposed topo contours, max 5 ft intervals	X		
Rec/common areas, floodplain areas	X		
Special Use Standards, general and specific	NA		
Residential development extra requirements-attached garages	required		