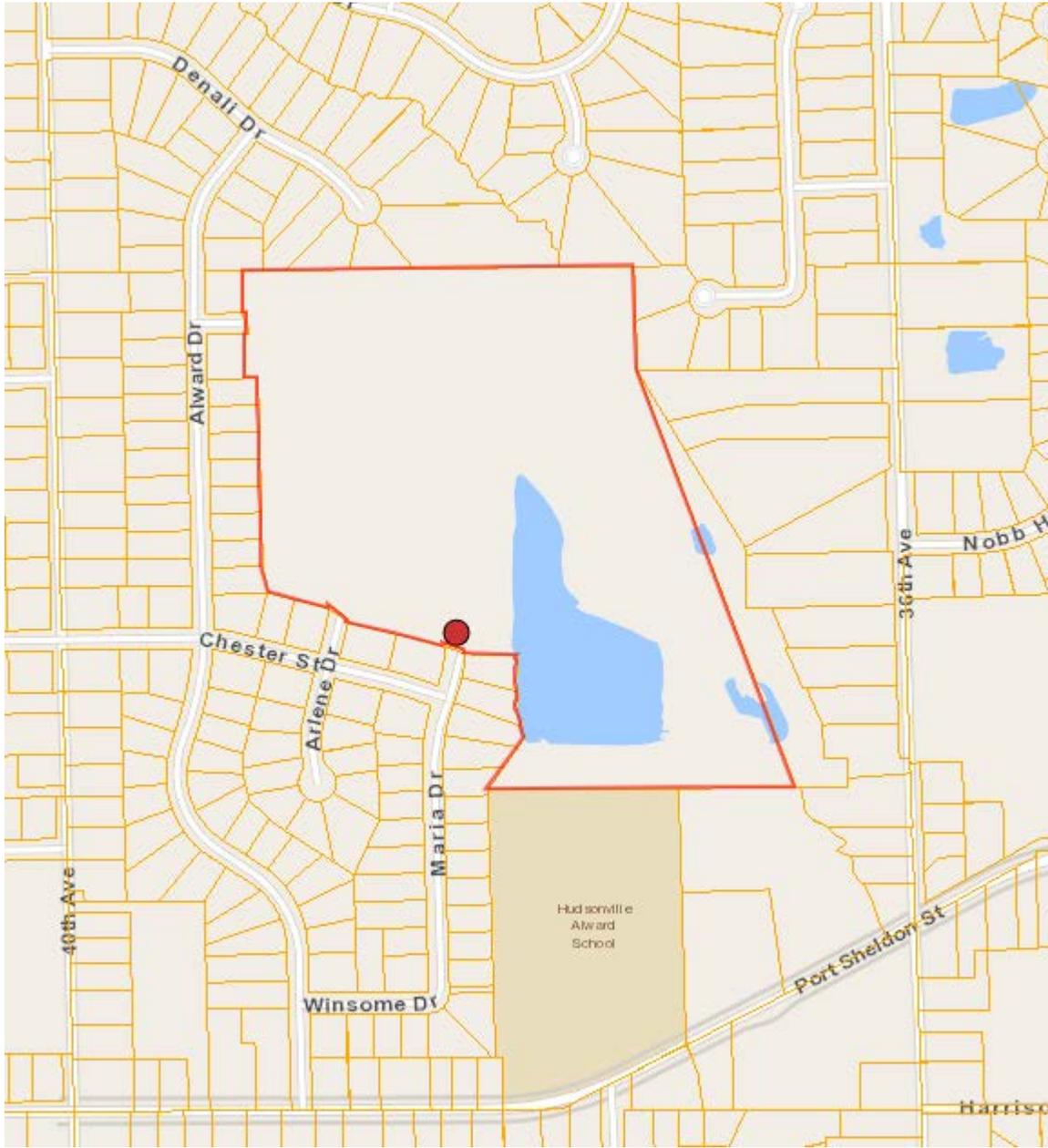


## REQUEST

The layout of the **Preliminary Plat of Alward Estates West No. 5**, P.P. # 70-14-20-300-104, Alward Dr.; Georgetown Township, Ottawa County, Michigan.

The request is for tentative preliminary plat approval of Alward Estates No. 5 with 40 lots. All are zoned LDR. A mining operation currently exists on the site.





## **SUMMARY**

- a. Lot areas meet ordinance requirements, but the buildable area listed for each lot is greater than the maximum lot coverage of 30% as allowed by the Zoning Ordinance. Building sizes will be reviewed for exactness at the time a building permit application is submitted. Many lots are affected by a drainage easement and this is noted to be self-created by the developer in case in the future the homeowner decides to see a variance
- b. Sidewalks will be provided by the individual property owner at the time a house is constructed.
- c. Each house is required to have a minimum 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.
- d. A street light petition has been submitted.
- e. School district lines were submitted in an email.
- f. An escrow fee of \$3,000 as determined by the Township Superintendent is required.
- g. Evidence of a legal document for the maintenance of the private park was provided.

## **OPTION FOR MOTION**

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

### **Alward Estates West No. 5**

**Motion:**      **To adopt the staff report as finding of fact and to recommend to the Township Board to grant tentative preliminary plat approval of the Preliminary Plat of Alward Estates West No. 5, P.P. # 70-14-20-300-104, Alward Dr.; Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 8-27-2020, and with the following conditions:**

- 1) Lot areas meet ordinance requirements, but building area will be reviewed for exactness at the time a building permit application is submitted. Many lots are affected by a drainage easement and this is noted to be self-created by the developer in case in the future the homeowner decides to see a variance.
- 2) Sidewalks will be provided in the interior of the plat by the individual property owner at the time a house is constructed.
- 3) All fees, including deferred assessments and an escrow fee of \$3,000 as determined by the Township Superintendent, shall be paid prior to the issuance of any building permits.
- 4) Each house is required to have a minimum 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.

**The following documents compliance with Township ordinances:**

ID number		Date	9/22/20
Name	Alward Estates West No. 5		
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	X	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	b. sidewalks
Signs, exterior lighting	X	c. street lights
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	d. garages
Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements	X	e. variance
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association		f. provide
Location, type, size of proposed landscaping, streetscape, greenbelt	N/A	
Location, height, type of existing and proposed fences and walls	N/A	
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	
School district lines	required	
Residential development extra requirements-attached garages	required	