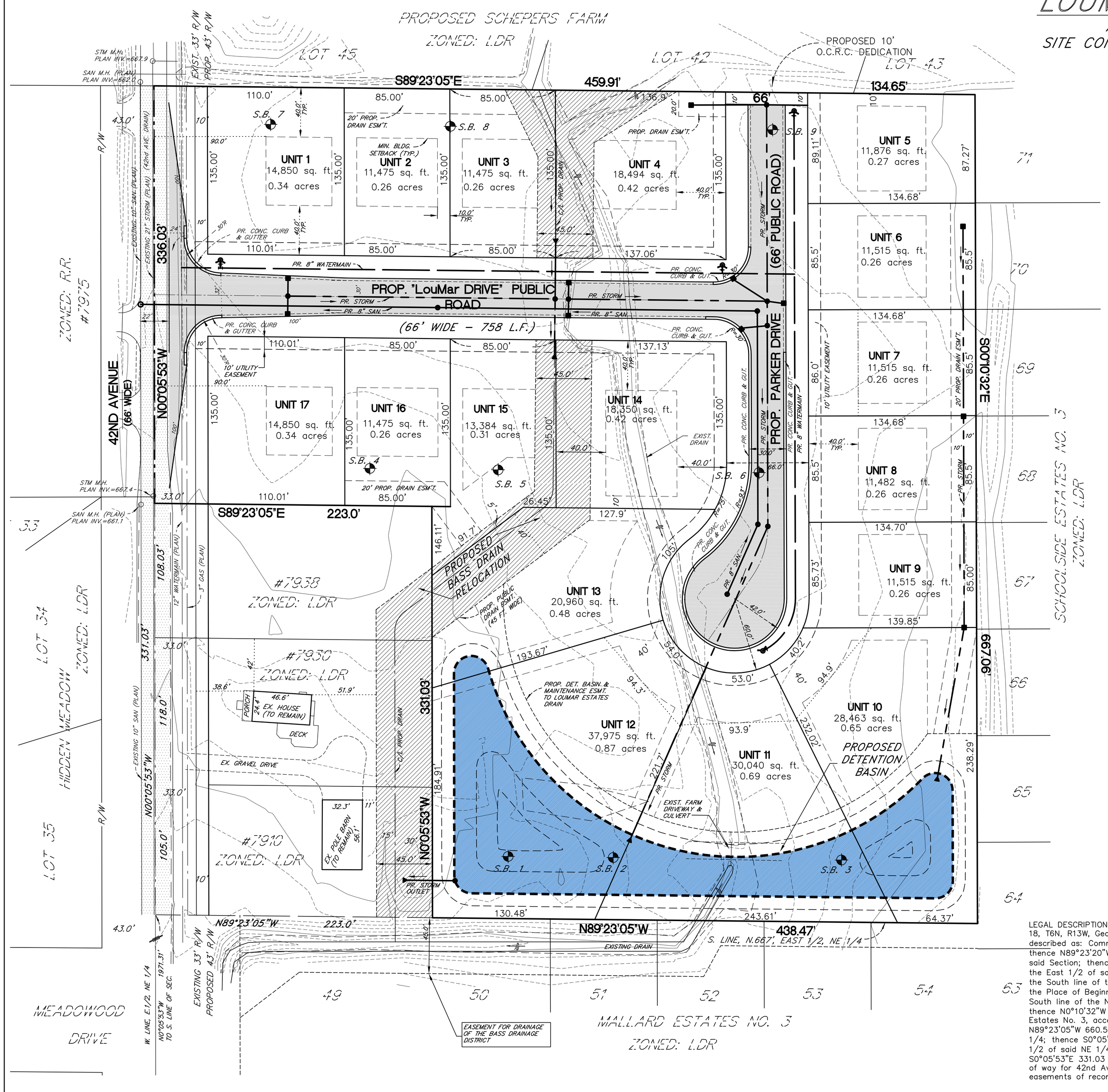
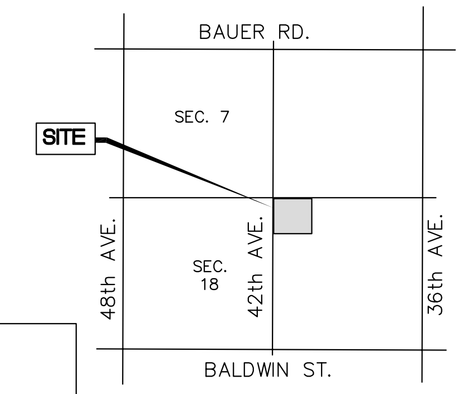
LOUMAR ESTATES

A SINGLE FAMILY SITE CONDOMINIUM DEVELOPMENT





LOCATION MAP
NOT TO SCALE

BENCHMARK: EL.=674.45
MEADOWOOD DR. & 42nd AVE.
34'E & 740'N OF C/L "X"
NAIL W. SIDE P.POLE (1.6' A.G.)

SITE PLAN NOTES

1. PROJECT STATISTICS:
- 17 UNITS
- TOTAL ACREAGE IS 8.43
- DENSITY 2.02 UNITS/ACRE
- MINIMUM LOT AREA IS 11,475 SQ. FT.
- MINIMUM FRONTAGE IS 85 FEET.

2. PARCEL IDENTIFICATION
- ADDRESS: 7976 - 42nd AVENUE
- PPN: 70-14-18-200-054
- LEGAL DESCRIPTION SEE BELOW

3. THIS PROJECT WILL BE SERVED BY PUBLIC SEWER AND WATER PER THE REQUIREMENTS OF GEORGETOWN TWP.

4. A 10 FOOT PUBLIC UTILITY EASEMENT ALONG ROAD R.O.W. IS PLANNED

5. THE PROPOSED ROADWAY WILL BE PUBLIC IN ACCORDANCE WITH THE REQUIREMENTS OF THE OTTAWA CO. ROAD COMMISSION ROAD LENGTH TOTALS 758 FEET. A VARIANCE IS REQUIRED FROM GEORGETOWN TOWNSHIP'S ZONING REGULATION LIMITING THE LENGTH OF A CUL-DE-SAC TO 600 FEET. IT IS ALSO PROPOSED TO DEDICATE AN ADDITIONAL 10' OF R/W ALONG 42ND TO THE OCRC.

6. STORM WATER FACILITIES SHALL BE PROVIDED IN ACCORDANCE THE REQUIREMENTS OF THE OTTAWA CO. WATER RESOURCES COMMISSION. ALL STORM DRAINAGE EASEMENTS WILL BE GRANTED TO THE LOUMAR ESTATES DRAINAGE DISTRICT.

7. ALL UNITS ARE FOR SINGLE FAMILY RESIDENTIAL STRUCTURES.

8. THE OWNERS OF UNITS 10 - 13 SHALL MAINTAIN THE FAR SIDE OF THE DETENTION BASIN WITHIN THEIR UNIT

9. SIDEWALKS SHALL BE INSTALLED ALONG THE FRONTAGE OF A UNIT AT THE TIME THE HOUSE FOR THAT UNIT IS CONSTRUCTED. SIDEWALKS SHALL BE INSTALLED ALONG 42nd AVENUE ON UNITS 1 AND 17.

10. THE SITE IS NOT EFFECTED BY A REGULATED 100-YEAR FLOODPLAIN.

11. EACH HOME SHALL HAVE AN ATTACHED 400 S.F. GARAGE.

12. UNITS 1 & 17 SHALL NOT HAVE DRIVEWAY ACCESS TO 42nd AVENUE.

ZONING REQUIREMENTS

CURRENT ZONING:	LDR RESIDENTIAL
MINIMUM LOT AREA	11,475 SQ. FT.
MINIMUM LOT WIDTH	85 FEET
MINIMUM LOT WIDTH (CORNER)	110 FEET
MINIMUM LOT DEPTH	125 FEET
SETBACKS:	
FRONT YARD*	40 FEET
SIDE YARD	10 FEET
REAR YARD	40 FEET

* FRONT YARD ON 42nd AVE. IS 90 FEET FROM THE C/L OF THE ROAD

UNIT AREA SUMMARY

UNIT	AREA (SF)	UNIT	AREA (S.F.)
1	14,850	9	11,515
2	11,475	10	28,463
3	11,475	11	30,040
4	18,494	12	37,975
5	11,876	13	20,960
6	11,515	14	18,350
7	11,515	15	13,384
8	11,482	16	11,475
		17	14,850

LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- SURFACE DRAINAGE
- PIPE FLOW
- EXISTING BIT. PAVEMENT
- PROPOSED BIT PAVEMENT

LEGAL DESCRIPTION: Part of the East 1/2 of the NE 1/4 of Section 18, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the East 1/4 corner of said Section; thence N89°23'20"W 1328.11 feet along the East-West 1/4 line of said Section; thence N0°05'53"W 1971.31 feet along the West line of the East 1/2 of said NE 1/4; thence S89°23'05"E 223.0 feet along the South line of the North 667.0 feet of said East 1/2, NE 1/4 to the Place of Beginning; thence S89°23'05"E 438.47 feet along the South line of the North 667.0 feet of the East 1/2 of said NE 1/4; thence N0°10'32"W 667.06 feet along the West line of Schoolside Estates No. 3, according to the recorded plat thereof; thence N89°23'05"W 660.56 feet along the North line of said East 1/2, NE 1/4; thence S0°05'53"E 336.03 feet along the West line of the East 1/2 of said NE 1/4; thence S89°23'05"E 223.0 feet; thence S0°05'53"E 331.03 feet to the Place of Beginning. Subject to right of way for 42nd Avenue over the West 33.0 feet, also subject to easements of record.

REVISIONS:
4-4-14 OCRC Review
4-8-14
1-6-16 Resubmit to Twp.

DRAWN BY: PGH	
APPROVED BY: KR	
DATE: 01-10-2014	
REVISIONS: 2-20-2014	
2-24-2014	
3-6-2014 Per TWP. Review	
3-17-14 Per Twp. Review	

SERVING THE NEEDS OF OUR CLIENTS SINCE 1987

Roosien & Associates
SURVEYING AND ENGINEERING
5055 PLAINFIELD AVE. NE
GRAND RAPIDS, MI 49525
TELE (616) 361-7320
FAX (616) 361-1822

PRELIMINARY SITE PLAN FOR PROPOSED SITE CONDOMINIUMS
PT. NE 1/4, SECTION 18, T6N, R13W
GEORGETOWN TOWNSHIP, OTTAWA CO., MI.

CLIENT:
BOB MUUSSE
2870 PARKSIDE
HUDSONVILLE, MI 49428
616-836-5303

PROJECT NO. 131146P1

SHEET 1 of 2

F:\2013\131146 - LouMar Estates\Prel Site Plan (Current)\131146 Prl.dwg, 1/6/2016 12:14:04 PM