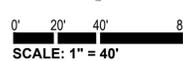


GENERAL NOTES

- ZONING OF PROPERTY: LDR/LOW DENSITY RESIDENTIAL. LDR ZONING REQUIREMENTS:
 - A) MINIMUM LOT AREA = 11,475 SQ. FT.
 - B) MINIMUM LOT WIDTH = 65 FT.
 - C) MAXIMUM BUILDING HEIGHT = 35 FT.
 - D) MAXIMUM LOT COVERAGE = 30%
- SETBACKS:
 - A) FRONT YARD = 40 FT.
 - B) SIDE YARD = 10 FT.
 - C) REAR YARD = 40 FT.
- SUMMARY OF LAND USE:
 - A) TOTAL ACREAGE = 4.98 ACRES (216,928.80 SQ. FT.)
 - B) TOTAL ROW = 41,958.92 SQ. FT.
 - C) TOTAL NUMBER OF LOTS = 12
 - D) TOTAL LENGTH OF STREET = 636.31 FT.
 - E) ZONING OF ALL ADJACENT PARCELS = LDR
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-14-21-100-099. THE ADDRESS OF THE PROPERTY IS 7169 CRIMSON COURT.
- THERE IS CURRENTLY AN EXISTING HOME AND ACCESSORY BUILDING ON THE PARCEL. THE EXISTING ACCESSORY BUILDING WILL BE DEMOLISHED AS PART OF THIS PROJECT, BUT THE SINGLE FAMILY RESIDENCE WILL REMAIN.
- SIDEWALKS TO BE INSTALLED PER TOWNSHIP ORDINANCE.

LEGAL DESCRIPTION

70-14-21-100-099
PART OF NW 1/4 OF NW 1/4 COM NW SEC COR, TH S 88D 35M E 330 FT, TH S 66S 06 FT TO N LI OF MAPLELAWN ESTATES, TH N 87D 28M 23S W 197.19 FT ALG SD LI, TH N 0D 38M E 25.01 FT, N 87D 38M 23S W 15.07 FT TO W SEC LI, TH N 0D 38M E 640.14 FT ALG SD LI TO BEG. SEC 21 T6N R1W



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UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

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800.222.1868
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217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

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ST. LOUIS

PREPARED FOR:
Bass River Development CO., L.L.C.
Jay Schippers

10032 Winans Street
West Olive, MI 49460

REVISIONS:

Title	Drawn	Checked	V. Date
Tentative Preliminary Plat	MS	TA	S. Date: 10.06.15
Final Preliminary Plat	MS	JB	S. Date: 10.27.15
Final Preliminary Plat	MS	JB	S. Date: 12.04.15

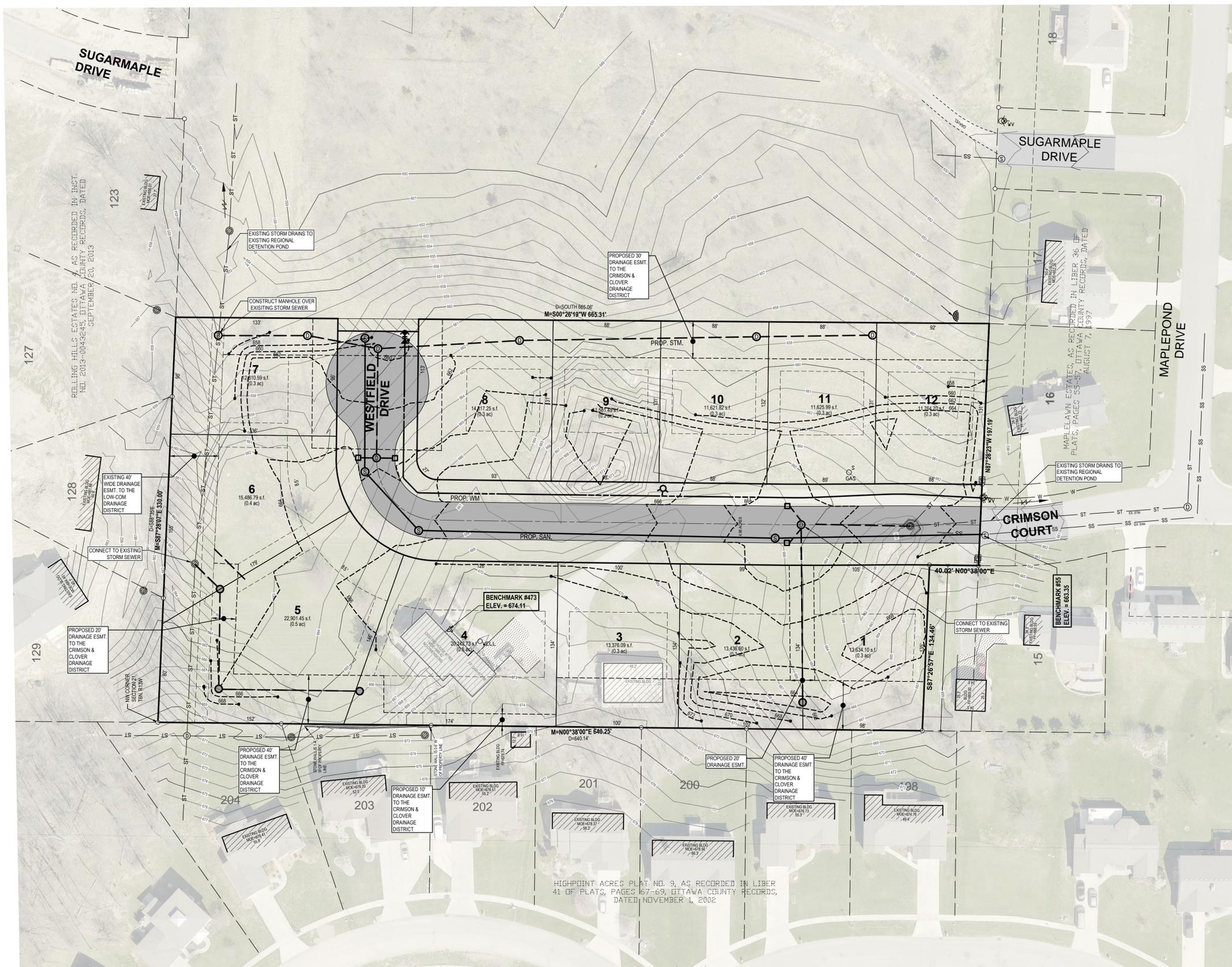
CRIMSON & CLOVER
Preliminary Plat
7169 Crimson Court
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
15200535

SHEET NO:
C-101

SHEET: 1 OF 2



LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROPOSED BITUMINOUS
- EXISTING BITUMINOUS
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- FLOW DIRECTION

BENCHMARKS

- BENCHMARK #55** ELEV. = 663.35(NGVD29)
North edge of sanitary manhole rim located at the North end of Crimson Court.
- BENCHMARK #473** ELEV. = 674.11(NGVD29)
Southeast corner of concrete porch to House #7169 Crimson Court; South side of house.



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CRIMSON & CLOVER
Preliminary Grading & Utility Plan
7169 Crimson Court
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
15200535

SHEET NO:
C-102

SHEET: 2 OF 2

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