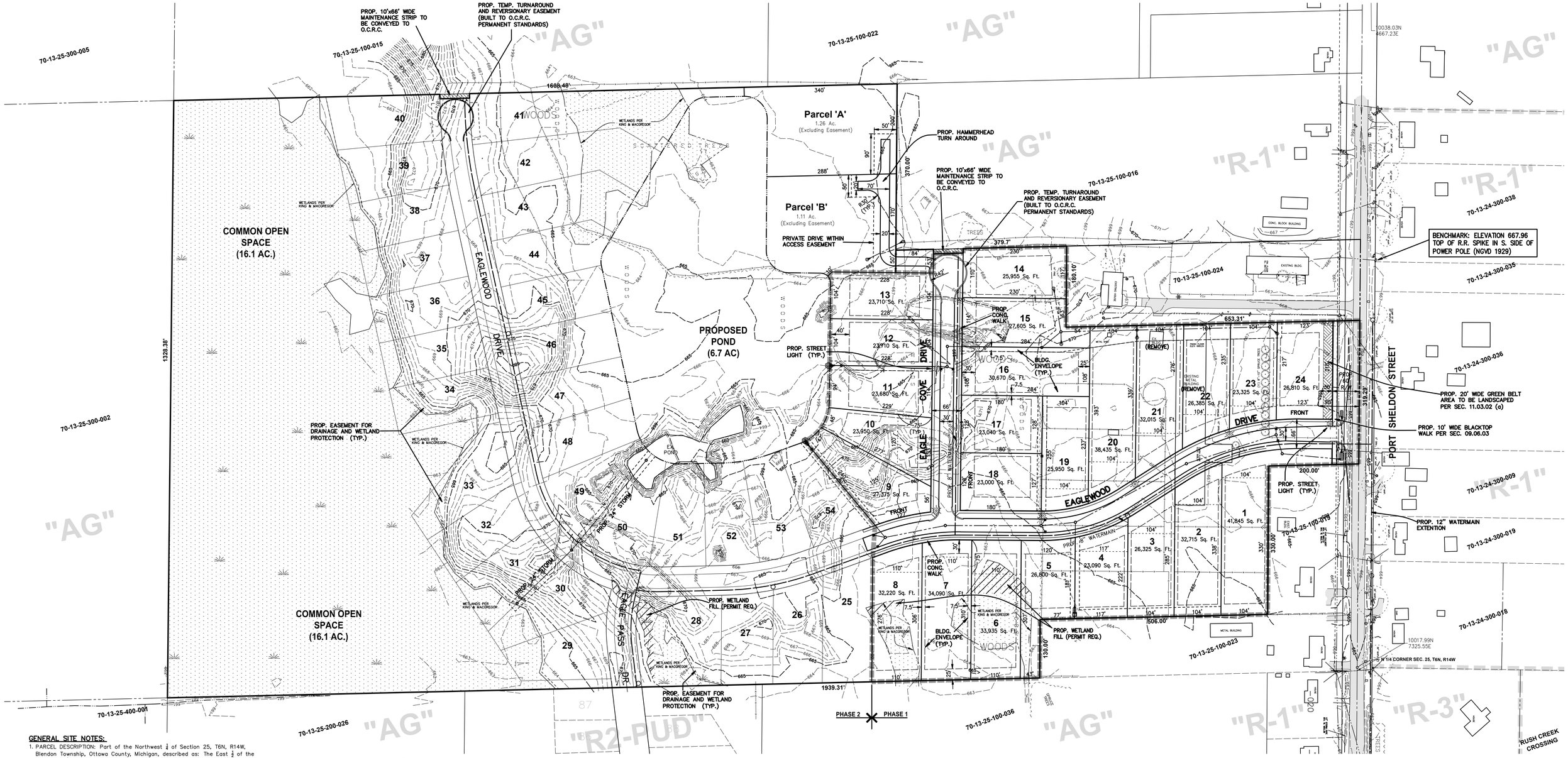


GENERAL SITE NOTES:

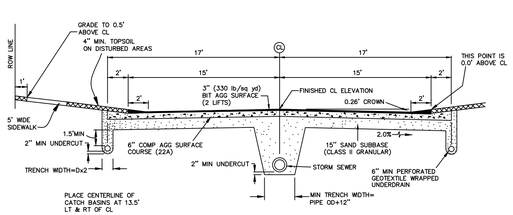
1. PARCEL DESCRIPTION: Part of the Northwest ¼ of Section 25, T6N, R14W, Blendon Township, Ottawa County, Michigan, described as: The East ½ of the Northwest ¼ of said Section 25, except the West 370.0 feet of the North 1033.0 feet thereof. Also except, the West 550.0 feet of the North 653.0 feet thereof. Also except, the East 130.0 feet of the North 706.0 feet thereof. Also except, the North 200.0 feet of the East 460.0 feet thereof. Subject to highway right-of-way for Port Sheldon Street over the Northern most 33.0 feet thereof. Also subject to easements, restrictions, and rights-of-way of record.
2. Zoning: Existing zone is R-2 (Medium Density Residential)
3. Proposed Land Use: Single family residential subdivision with public streets.
4. Proposed Summary:

	Phase One	Phase Two	Total
a. Number of Lots:	24 & 2 Parcels	30	54 lots & 2 Parcels
b. Total Length of Street:	1,662 ft.	1,980 ft.	3,642 ft.
c. Ave. Lot Size:	32,990 s.f.	24,775 s.f.	28,880 s.f.
d. Open Space:	NA	16.1 Ac.	16.1 Ac
e. Pond Area:	3.3 Ac.	3.4 Ac.	6.7 Ac

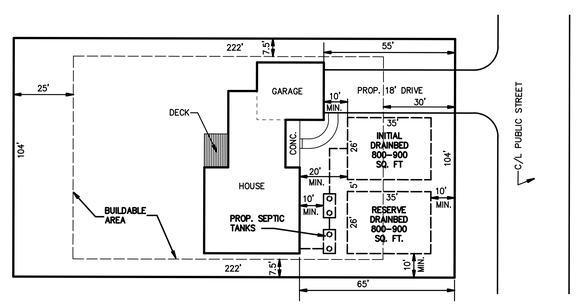
5. Open Space required – 1500 s.f. x 54 lots & 2 parcels = 1.93 acres. (Sec. 03.02.03 a)
   Open Space provide – 16.1 acres (excluding ponds)
   – 22.8 acres (including ponds)
6. Density: 54 lots /65.50 acres = 1.21 lots/acre
7. District Regulations (min.)

	Required	Proposed
Front yard setback	30'	30' min.
Sideyard (each side)	5' (Total of 15')	7.5' min.
street side of corner lot	25'	25' min.
Rear yard	25'	25' min. (40' adj. to ponds)
Lot area	23,000 s.f.	23,000 s.f. min.
Lot width	104'	104' min.

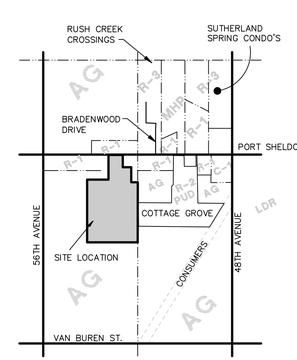
8. Proposed Improvements:
   a. Road construction, including enclosed storm drains, will conform to current Ottawa County Road Commission standards for subdivision streets, including grading for sidewalks. R.O.W.s shall be 66' wide with 30' wide valley gutter pavement. (Sec. 03.02.03 b)
   b. Drainage design will conform to Ottawa County Water Resource Commission standards for subdivision drainage.
   c. Public water and individual septic/ drainfield systems will be installed to service each lot, subject to the o.c.h.d. approval.
   d. Buried power, telephone, cable TV and heating gas lines will be installed
   e. Street lights of a design and location approved by Blendon Township and Consumers Energy will be installed.
   f. Sidewalks will be installed in accordance with Blendon Township Ordinance on both sides of roadways at the time of house construction. (Sec. 03.02.03 c)
   g. Construction will conform to all State and Local codes, including, but not limited to:
      – Soil Erosion and Sedimentation Control
      – National Pollutant Discharge Elimination System (NPDES)
   i. Street trees to be installed at the time of home construction per Blendon Township ordinance sec. 11.03.02(b)
   j. All utility transformers within the plat will be screened per Blendon Township ordinance sec. 11.03.06
9. Legend:
   Proposed Watermain
   Proposed Storm Sewer



TYPICAL CROSS SECTION



LOT LAYOUT (typical)
WITH SEPTIC SYSTEM
SCALE: 1"=30'



SCALE 1"=2000'
LOCATION MAP

STATE OF MICHIGAN — TODD R. STUIVE ENGINEER No. 38273 — LICENSED PROFESSIONAL ENGINEER

STATE OF MICHIGAN — JAMES A. SWANSON LAND SURVEYOR NO. 40163 — LICENSED LAND SURVEYOR

SCALE: 1"= 100'

EAGLE'S LANDING
PRELIMINARY PLAT - PHASE ONE

FOR: EQUESTRIAN TRAILS LLC
ATTN: CRAIG NATTE (669-4341)
1757 VAN BUREN
HUDSONVILLE, MI 49426

IN: PART OF THE NW 1/4 OF SECTION 25, T6N, R14W
BLENDON TOWNSHIP, OTTAWA COUNTY, MICHIGAN

REVISIONS:
3/30/2016 Revised WM PER GT TOWNSHIP
3/08/2016 Revised Pond
12/10/15 Phase One
7/31/2015 Rev. per Township Ordinance
4/22/15 Rev./Added Parcels A & B

exxel engineering inc.
5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI. 49509
PHONE (616) 531-3660 FAX (616) 531-2121

DRAWN BY:	CDG
APPROVED BY:	TRS
FILE NO.:	042296E
SHEET	1 OF 1
DATE:	3/20/15

TAB: PP_V2

drawing number: E F 70 • 7 • 25 • 101 • 302
co. twp. sec. project drawing

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