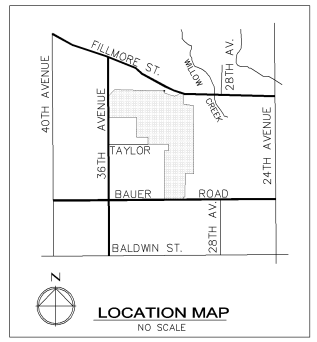
BENCHMARK No. 1	ELEV = 685.53
TOP OF NE FLANGE BOLT UNDER "E" OF "EJW" TO HYDRANT LOCATED ON THE SOUTH SIDE OF BAUER RD., 45'± EAST OF WEATHER BIREN & 200'± WEST OF THE EAST PLAT LINE OF HAGER PARK WEST, NEAR THE EX. GAS LINE. (NGVD 29)	
BENCHMARK NO. 2	**ELEV = 678.55**
SET NAIL S. SIDE P. POLE (0.5 A.G.L.) LOCATED +\- 60' N. OF CENTERLINE BAUER +\- 83' W. OF WEST LINE OF HOUSE #2995. (NGVD 29)	

BENCHMARK NO. 3	ELEV = 668.53
NE FLANGE BOLT UNDER "E" TO HYDRANT (1.9 A.G.L.) LOCATED 33' N. CENTERLINE BAUER, 100' WEST CENTERLINE DRIVE TO HOUSE 2995. (NGVD 29)	
BENCHMARK NO. 4	**ELEV.= 651.64**
SET 20D NAIL IN S. SIDE 19" ASH LOCATED 36' N. OF CENTERLINE BAUER +\- 25' E. OF CENTERLINE DRIVE TO 2901 BAUER (1.1 AGL). (NGVD 29)	

BENCHMARK NO. 11	ELEV = 703.46
SW FLANGE BOLT UNDER "E" TO HYDRANT LOCATED 35' S. OF CENTERLINE BAUER RD. & 27' W. OF THE WEST LINE TO HOUSE #3280 BAUER ROAD. (NGVD 29)	
BENCHMARK NO. 12	**ELEV.= 725.65**
SW FLANGE BOLT UNDER "E" TO HYDRANT LOCATED 35' S. OF CENTERLINE BAUER RD. & ON THE EAST LINE TO HOUSE #3369 BAUER ROAD. (NGVD 29)	

LEGEND

- HYDRANT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- SANITARY SEWER (W/ PIPE SIZES)
- STORM SEWER (W/ PIPE SIZES)
- WATERMAIN (8"- Phase #3 & #4 only)
- FUTURE 5' CONC. SIDEWALK
- FLOW ARROW (PROPOSED)
- EXISTING CONTOURS
- PROPOSED CONTOURS



LOCATION MAP
NO SCALE

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SCALE: 1" = 100'

GENERAL NOTES - PHASE FIVE

1) Current PUD Zoning requirements
   Minimum Lot width = 60 ft
   SETBACKS
   Front yard = 25 ft
   Side yard = 7 ft
   Rear yard = 25 ft

2) Summary of Proposed Land use:

   Phase 5:
   a) Length of street 1,430 lnft
   b) Total acreage 16.84 acres
   c) Total Number of Lots 33 Lots
   d) Total R.O.W. 2.36 acres (103,019 s.f.)
   e) Total Open Space 6.96 acres

3) All streets with single family lots will be dedicated to the public and will be constructed per O.C.R.C. standards and specifications

4) Street lights to be provided per Consumers Energy. Street lights to be standard Consumers Energy pole-mounted "Lantern" style lights. Street Lighting should be Full Cut-off, downward directed so as not to shed light onto adjacent properties.

5) Sidewalk as per Township Ordinance.

6) Hours of construction operation:
   Mon. – Fri.: 7 am to 7 pm
   Saturday: 7 am to 3 pm
   No Sunday Construction.

7) SIGNS
   Road signs per Ottawa County Road Commission Standards and Specifications.
   Project signs shall be in accordance with the PUD Preliminary Development Plan (PUD0406), as approved on December 20, 2004, and per Final Development Plan as approved on October 5, 2005.

8) Phase #5 is not located in the Area of the 100-year Flood Plain, based on the National Flood Insurance Program Rate Maps.

9) The developer and/or the homeowners' association shall maintain the 59' open space that fronts along Bauer Road.

10) Berming, Landscaping, Narrative Statement, and Architectural Concept (elevations) shall be per the PUD Preliminary Development Plan (PUD0406), as approved by Georgetown Charter Township on December 20, 2004.

NEDERVELD

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Holland, MI 49423
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ANN ARBOR
944 N. Main St.
Ann Arbor, MI 48104
PHONE: (734) 929-6963

Final Preliminary Plat of:

LOWING WOODS Phase No. 5

PART OF THE SW 1/4 OF SECTION 4, T6N, R13W, AND OF THE SE 1/4 OF SECTION 5, T6N, R13W, AND OF THE NW 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

EASTBROOK DEVELOPMENT COMPANY
Attn: Dale Kraker
1188 East Paris Ave. SE, Suite 100
Grand Rapids, Michigan 49546
Phone #: (616) 455-0200

no.	comment	date
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8	10/05/07	9/21/07

checked: date: R.P. | drawn by: J.D.A.

project no.: **06101609**

P1.0

sheet no.: **1 OF 1**

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