

GENERAL NOTES

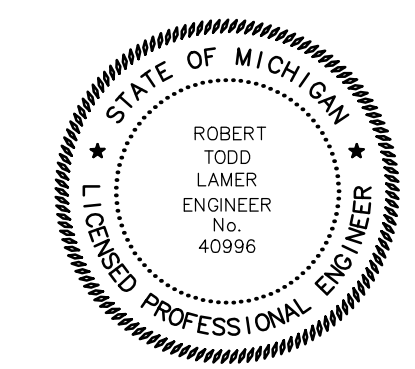
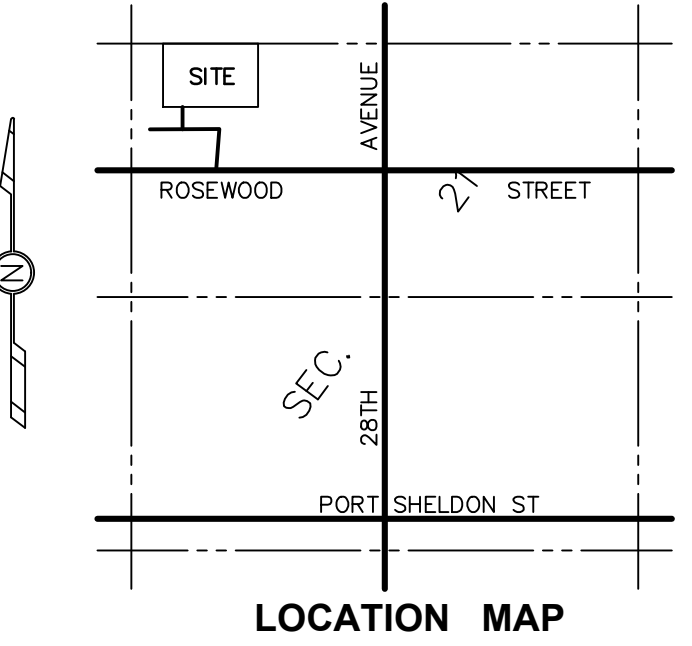
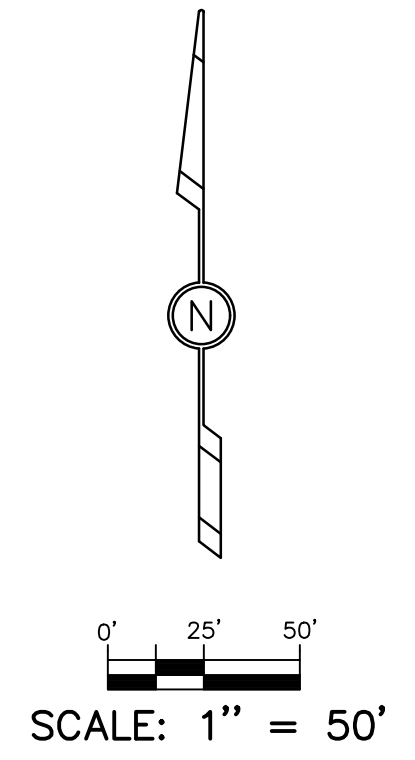
- EX. ZONING - LDR (LOW DENSITY RESIDENTIAL)
MINIMUM LOT AREA = 11,475 SQUARE FEET
MINIMUM LOT WIDTH = 85 FEET
SETBACKS:
FRONT YARD = 40 FEET
SIDE YARD = 10/20 FEET
REAR YARD = 40 FEET
- SUMMARY OF PROPOSED LAND USE:
TOTAL ACREAGE = 15.75 ACRES (685,877 SQUARE FEET)
DETENTION ACREAGE = 9.84 ACRES (428,575 SQUARE FEET)
NUMBER OF LOTS = 12
SMALLEST LOT AREA = 13,476 SQUARE FEET.
LARGEST LOT AREA = 100,709 SQUARE FEET
AVERAGE LOT AREA = 52,561 SQUARE FEET
LENGTH OF PROP. ROAD = 951 L.F.T.
- ALL LOTS INTENDED AS DETACHED SINGLE - FAMILY DWELLINGS
- PUBLIC SANITARY SEWER AND WATERMAIN WILL SERVICE LOTS. CONSTRUCTION, INCLUDING METHODS, MATERIALS, TESTING SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY EXXEL ENGINEERING, INC. AND ALL APPLICABLE GEORGETOWN TOWNSHIP AND OTTAWA COUNTY STANDARDS, WHICH ARE HEREBY INCORPORATED BY REFERENCE.
- THE FRONT 10 FEET OF EACH LOT IS RESERVED AS A PRIVATE EASEMENT FOR PUBLIC UTILITIES.
- SIDEWALKS & STREET LIGHTS WILL BE PROVIDED PER TOWNSHIP ORDINANCE.

PROPERTY DESCRIPTION:
PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE S87°28'07"E 330.00 FEET ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 AND THE SOUTH LINE OF ROLLING HILLS ESTATES NO. 4 (AS RECORDED DOCUMENT NO. 2013-0043245) AND THE NORTH LINE OF CRIMSON AND CLOVER (AS RECORDED DOCUMENT NO. 2016-0044204) TO THE POINT OF BEGINNING; THENCE CONTINUING S87°28'07"E 161.75 FEET ALONG SAID NORTH LINE AND SAID SOUTH LINE OF ROLLING HILLS ESTATES NO. 4; THENCE N00°46'28"E 3.71 FEET; THENCE NORTHERLY 6.29 FEET ALONG A 333.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N01°18'57"E 6.29 FEET; THENCE S87°28'07"E 66.01 FEET; THENCE SOUTHERLY 4.27 FEET ALONG A 267.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S01°13'58"W 4.27 FEET; THENCE S00°46'28"W 5.73 FEET; THENCE S87°28'07"E 803.26 FEET ALONG THE SOUTH LINE OF SAID ROLLING HILLS ESTATES NO. 4 AND THE SOUTH LINE OF ROLLING HILLS ESTATES NO. 3 (AS RECORDED DOCUMENT NO. 2012-0043205) TO THE SOUTHEAST CORNER OF SAID ROLLING HILLS ESTATES NO. 3; THENCE S00°30'53"W 665.20 FEET ALONG THE WEST LINE OF HERITAGE HILLS ESTATES NO. 4 (AS RECORDED LIBER 28 OF PLATS, PAGES 1 AND 2) TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4; THENCE N87°28'23"E 1030.16 FEET ALONG SAID SOUTH LINE AND NORTH LINE OF MAPLELAWN ESTATES (AS RECORDED LIBER 36 OF PLATS, PAGES 55, 56 AND 57) TO THE SOUTHEAST CORNER OF SAID CRIMSON AND CLOVER; THE FOLLOWING FIVE CALLS ARE ALONG THE EASTERLY LINES OF SAID CRIMSON AND CLOVER: THENCE N00°26'19"E 466.86 FEET; THENCE N89°22'00"W 10.00 FEET; THENCE N00°26'19"E 66.00 FEET; THENCE S89°22'00"E 10.00 FEET; THENCE N00°26'19"E 132.46 FEET TO THE POINT OF BEGINNING.

CONTAINS 15.76 ACRES.

LOT AREA SUMMARY (12 Lots)

Lot Number:	Total Lot Area:	Buildable Area:
Lot 1	24,311 SF	7,943 SF
Lot 2	13,469 SF	5,111 SF
Lot 3	13,573 SF	5,174 SF
Lot 4	17,620 SF	4,805 SF
Lot 5	20,930 SF	3,232 SF
Lot 6	96,924 SF	8,525 SF
Lot 7	68,303 SF	7,930 SF
Lot 8	68,336 SF	7,930 SF
Lot 9	68,369 SF	7,930 SF
Lot 10	68,452 SF	7,951 SF
Lot 11	69,542 SF	8,664 SF
Lot 12	100,536 SF	10,279 SF

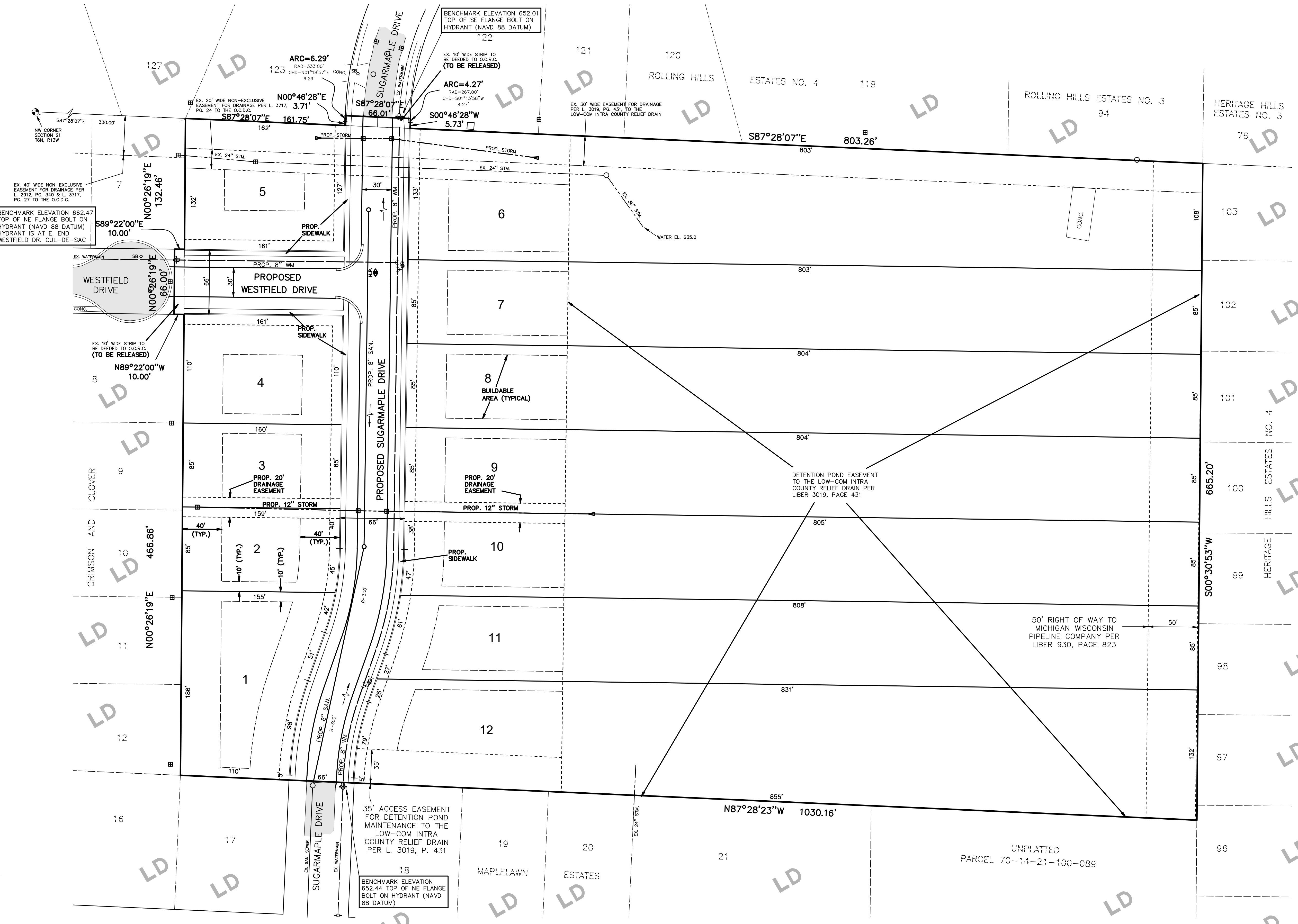


ZONING
SUGAR MAPLE ESTATES
FOR: KENDE PROPERTIES, INC.
ATTN: KEN NYKAMP
3465 56th AVENUE
HUDSONVILLE, MI 49426
NYKAMPTRUCKINGINC@GMAIL.COM
(616) 262-8458
IN: PART OF THE NW 1/4, SECTION 21, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

REVISIONS:

APPROVED BY: RTL	PROJ. ENG.: RTL	SHEET
FILE NO.: 191177E	DATE: 09/10/2019	1 of 1

exxel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com



- NOTE:**
- NO ENTRY SIGN IS PROPOSED
 - ZONING OF THE AREA IS SFR-A LOW DENSITY (LD)
 - DETENTION WILL BE MAINTAINED BY OTTAWA COUNTY PER L. 3019, P. 431
 - SITE IS OUTSIDE MARKED FLOODPLAIN AREAS BY FEMA

I:\M2\Public\Projects\2019\191177\Drawings\191177.dwg_ZONING_9/10/2019 9:07:53 AM_jlbrink