

PUD GENERAL NOTES:

- Property Description as Furnished:**
Description of Sheldon Crossing Phase 2:
Commencing at the South Part of the SW 1/4 of Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N00°00'00" East 808.98 feet along the East line of said SW 1/4; thence N88°42'22" W 1959.46 feet along the centerline of Port Sheldon Street; thence N01°38'30" W 1143.00 feet along the East line of Highpoint Acres Plat No. 1 (as recorded in Liber 22 of Plots, Pages 14-16) and its Southerly extension to the SE corner of Lot 33, Highpoint Acres Plat No. 1 and the PLACE OF BEGINNING of this description; thence N01°38'30" W 733.46 feet along said East line and the East line of Highpoint Acres Plat No. 3 (as recorded in Liber 25 of Plots, Page 36) to the East-West 1/4 line of said Section 21 and the South line of said Highpoint Acres Plat No. 3; thence S87°54'41"E 570.47 feet along said South line; thence S00°00'00" W 728.41 feet along a line which is N88°42'22" W 1443.00 feet from and parallel with the North-South 1/4 line of said Section to the Northernly line of Proposed Meadowview Drive; thence S90°00' W 78.46 feet along said Northernly line; thence Westerly 18.80 feet along said Northernly line on a 301.00 foot radius curve to the right, the chord of which bears N88°58'20" W 10.80 feet; thence N87°56'41" W 439.84 feet along said Northernly line; thence Westerly 20.27 feet along said Northernly line on a 314.11 foot radius curve to the left, the chord of which bears N89°47'36" W 20.27 feet to the place of beginning. Contains 9.40 acres.
- EXISTING ZONING:** LDR (LOW DENSITY RESIDENTIAL)
PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)
PUD Requirements:
Front Setback: 28' min. (Edge of Blacktop to Garage) & 24' min. (Edge of sidewalk to garage)
Side Setback: 25' min. (To Project Boundary)
Rear Setback: 40' min. (To Project Boundary)
Distance Between Buildings: 18' min.
- DENSITY:** 71 Units / 21.5 Acres (Excluding Port Sheldon Street R/W) = 3.3 Units/Acre (LDR - MDR transition use)
- L.D.R. DENSITY:** 3 Units/Acre (Per Master Plan); **MDR:** 7 units per ac. (Per Master Plan)
- LAND USE SUMMARY:**
Building: 3.3 AC. (15.34%)
Pavement: 2.9 AC. (13.48%)
Pond: 0.8 AC. (3.66%)
Green Area: 14.4 AC. (66.97%)
- OPEN SPACE:**
Total Open Space Required (20%): 4.36 Acres
Total Open Space Proposed: 6.8 Acres (Including 0.8 AC. Pond)
- TOTAL PARKING SHOWN:**
142 Garage Spaces
142 Driveway Spaces
37 Off-Street Spaces
316 Total Parking Spaces
- Trash Receptacles to be included in individual units. (No Dumpster's)
- All Private Lighting Fixtures will be Cut-Off Style and direct light downward on 12' pole.
All lights with in the development are the developers responsibilities to install, maintain, and pay for electricity.
- Phasing: Phase 1 - Buildings 1-15 (37 units)
Phase 2 - Buildings 16-30 (34 units)
- This project does not lie within the floodplain are regulated by MDEQ or FEMA
- A Storm Water Drain permit from the O.C.W.R.C. will be provided prior to submittal of the first building permit.
- A recorded P.U.D. agreement will be provided prior to submittal of the first building permit.

DEVIATION TABLE

HOUSING TYPE	LDR	PUD
	SINGLE FAMILY	2 - 4 UNIT BUILDINGS
FRONT SETBACK TO R.O.W.	40' MIN.	35' MIN.
DISTANCE BETWEEN BUILDINGS	25' MIN.	18' MIN.
SIGN SETBACK	75' MIN. FROM C/L	58' MIN. FROM C/L

PHASE 1 Anticipated Time Frame:	
- Infrastructure Construction:	2019
- Building Construction:	Fall 2019 - Fall 2020 (As market demands)
PHASE 2 - As market demands	
- Infrastructure Construction:	2021
- Building Construction:	Fall 2021 - Fall 2022 (As market demands)

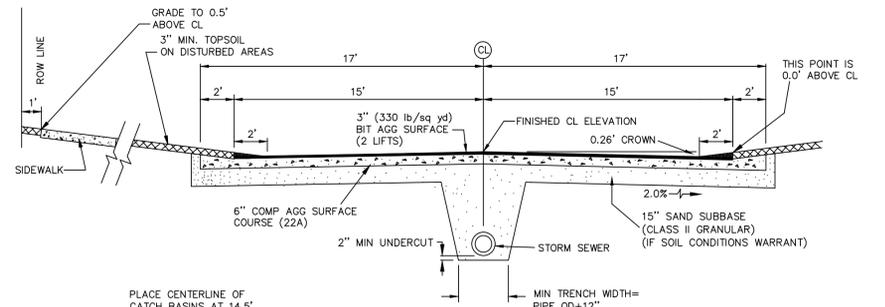
Notes regarding Schedule B - Section II Exceptions. (Numbers correspond to specific exceptions listed)

Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document, granted to Ottawa County, recorded as Liber 809, Page 620. (plotted)

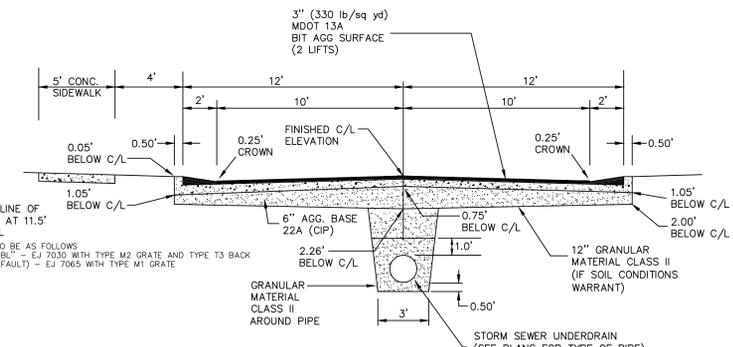
Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to Michigan Wisconsin Pipe Line Company in a document recorded as Liber 927, Page 362.

Note: The Legal Description of "Tract 1" per Liber 927, Page 362 is very unclear, and we are not able to plot accurately without more information.
*The location of the existing gas line should be field verified.

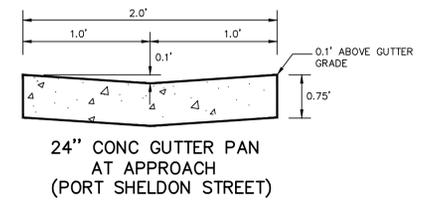
Terms, Covenants, and Conditions of Public Highway Easement Agreement set forth as Liber 2204, Page 147. (plotted)



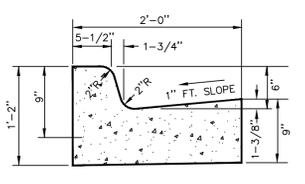
TYPICAL CROSS SECTION (MEADOWVIEW DRIVE)



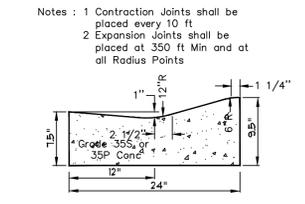
TYPICAL 24" WIDE STREET CROSS SECTION (PRIVATE STREETS)



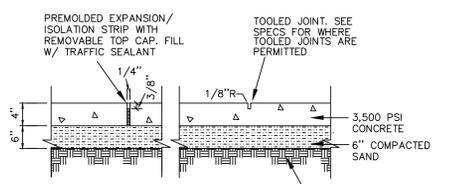
24" CONC GUTTER PAN AT APPROACH (PORT SHELDON STREET)



F-4 MODIFIED CONC CURB DETAIL (PORT SHELDON STREET RADIUS) (PITCHED IN)



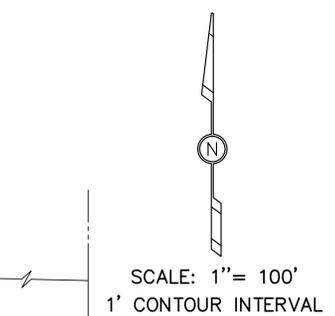
24" CONC ROLLED CURB DETAIL (MEADOWVIEW DRIVE RADIUS) (PITCHED IN)



4" CONCRETE WALKWAY DETAIL

Notes: 1. Contraction Joints shall be placed every 10 ft
2. Expansion Joints shall be placed at 350 ft Min and at all Radius Points

NOTES: LOCATE CONTROL JOINTS AND EXPANSION JOINTS AS PER LAYOUT PLANS



REQUIRED TREES
PORT SHELDON STREET - 319.34'/25 = 13 TREES (3 EVERGREEN ALLOWED)

SYMBOL	NAME	QUANTITY	SIZE
☺	Norway or Crimson Maple (mix)	10	2 1/2" DIA.
☺	EVERGREEN TREES	3	5' ht.
	Norway Spruce/ Pine		

ALL OTHER AREAS TO BE GRASS



LOCATION MAP SCALE: 1" = 200'



FINAL P.U.D.

SITE DEVELOPMENT PLAN - SHELDON CROSSING - PHASE 2
FOR: L & V DEVELOPMENT CO.
ATTN: LARRY KERKSTRA
3373 BUSCH DRIVE
GRANDVILLE, MI 49418

IN: PART OF THE SW 1/4 OF SECTION 21, T6N, R13W
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

REVISIONS:

NO.	DATE	DESCRIPTION

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APPROVED BY: TRS
FILE NO.: 201493E

PROJ. ENG.: TRS
PROJ. SURV.:
DATE: 07/29/20

SHEET 1 of 3