



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY  
LANSING



LIESL EICHLER CLARK  
DIRECTOR

August 17, 2021

James A. Swanson, P.L.S.,  
Exxel Engineering, Inc.  
5252 Clyde Park, S.W.  
Grand Rapids, Michigan.49509

Dear Mr. Swanson:

SUBJECT: File No. LDA-00039; Hidden Lake West Subdivision;  
Hidden Lake West, Section 18, T6N, R13W  
Georgetown Township; Ottawa County

The preliminary plat of Hidden Lake West, which includes lots 1 through 51, is conditionally approved by the Department of Environment, Great Lakes, and Energy (EGLE) under Sections 116 and 117 of the Land Division Act, 1967 PA 288, as amended. This conditional approval is valid for a period of two years unless otherwise notified.

The Hidden Lake West 100-year flood elevation is defined as 658.4 feet National Geodetic Vertical Datum of 1929 (NGVD 29), as provided by your office. This was determined by using the expected rise in the lake level from storage of the rainfall (100-year event), and the estimated runoff (half 100-year event) from the watershed area, added to the proposed lake normal water elevation (656.4 feet NGVD29).

Please notice that the Bass Creek located north of this development has a drainage area smaller than two square miles and therefore its floodplain delineation is not required under EGLE's rules.

**No permit is granted by this letter.** Permits are required from EGLE prior to any construction, filling, or excavation within the floodplain, wetland, or below the ordinary highwater mark of the Preservation Lake. A permit application form is available upon request or can be downloaded from the EGLE's website at [www.michigan.gov/jointpermit](http://www.michigan.gov/jointpermit). Note that the \$500 fee paid for this review may be credited toward future Water Resources Division (WRD) permit fees related to this project.

### Final Plat Approval

The following items will be required on the final plat and in the Restrictive Deed Covenants:

#### Final Plat

1. Section 560.138 of Act 288 requires that the final plat show the floodplain contour when any part of a subdivision lies within or abuts a floodplain area. The floodplain shall be shown with a contour line labeled "Floodplain Contour as established by the Department of Environment, Great Lakes, and Energy (EGLE), elevation 658.4 feet, N.G.V. Datum of 1929".

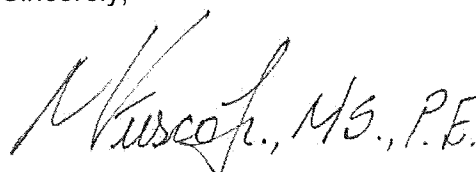
2. The floodplain contour line is to be dimensioned from the street or traverse line along each affected side lot line, and at any crossing of the plat boundary or intermediate traverse line. The floodplain area shall be clearly labeled on the final plat with the words "FLOODPLAIN AREA".
3. The proprietor's certificate on the final plat must state that lots embracing waters of the Hidden Lake West are dedicated to the water's edge.

#### **Restrictive Deed Covenants**

4. Restrictive deed covenants filed with the final plat shall define the floodplain elevation affecting the plat and specify that "no filling or occupation of the floodplain area will be allowed without prior written approval from the Michigan Department of Environmental Quality."
5. Residential building restrictions for lots 26 through 32, 34 through 40 and 47 through 51 shall include sections (c) through (g) of subdivision rule R560.304 (2) for any buildings used or capable of being used for residential purposes or occupancy.
6. These restrictions are to be observed in perpetuity, excluded from any time limitation paragraph set forth in the declaration, and may not be amended without prior written approval from EGLE.
7. Do not record the restrictive deed covenants. They should be submitted with the final plat to the Department of Licensing and Regulatory Affairs (LARA). Once approved, LARA will submit the documents to the County Register of Deeds for simultaneous recording.

A copy of the conditionally approved preliminary plat is enclosed. The Subdivision Administrative Rules are available on our website or upon request. If you have any questions, please contact me at 517-256-4458, [fuscom@michigan.gov](mailto:fuscom@michigan.gov) or EGLE, WRD, Hydrologic Studies and Floodplain Management Unit (HSFMU), P.O. Box 30458, Lansing, Michigan 48909

Sincerely,



Mario Fusco, Jr., M.S., P.E., Supervisor  
HSFMU  
Water Resources Division  
517-256-4458

Enclosed: Preliminary Plat

cc: Ottawa County Plat Board (VIA E-MAIL w/letter)  
Georgetown Township Building Official (VIA E-MAIL w/letter)  
Mr. Todd Ponstein, Developer (VIA USPS w/letter)  
Mr. Michael Barger, LARA (VIA E-MAIL w/plat and letter)  
Ms. Bonnie Broadwater, EGLE (VIA E-MAIL w/letter)