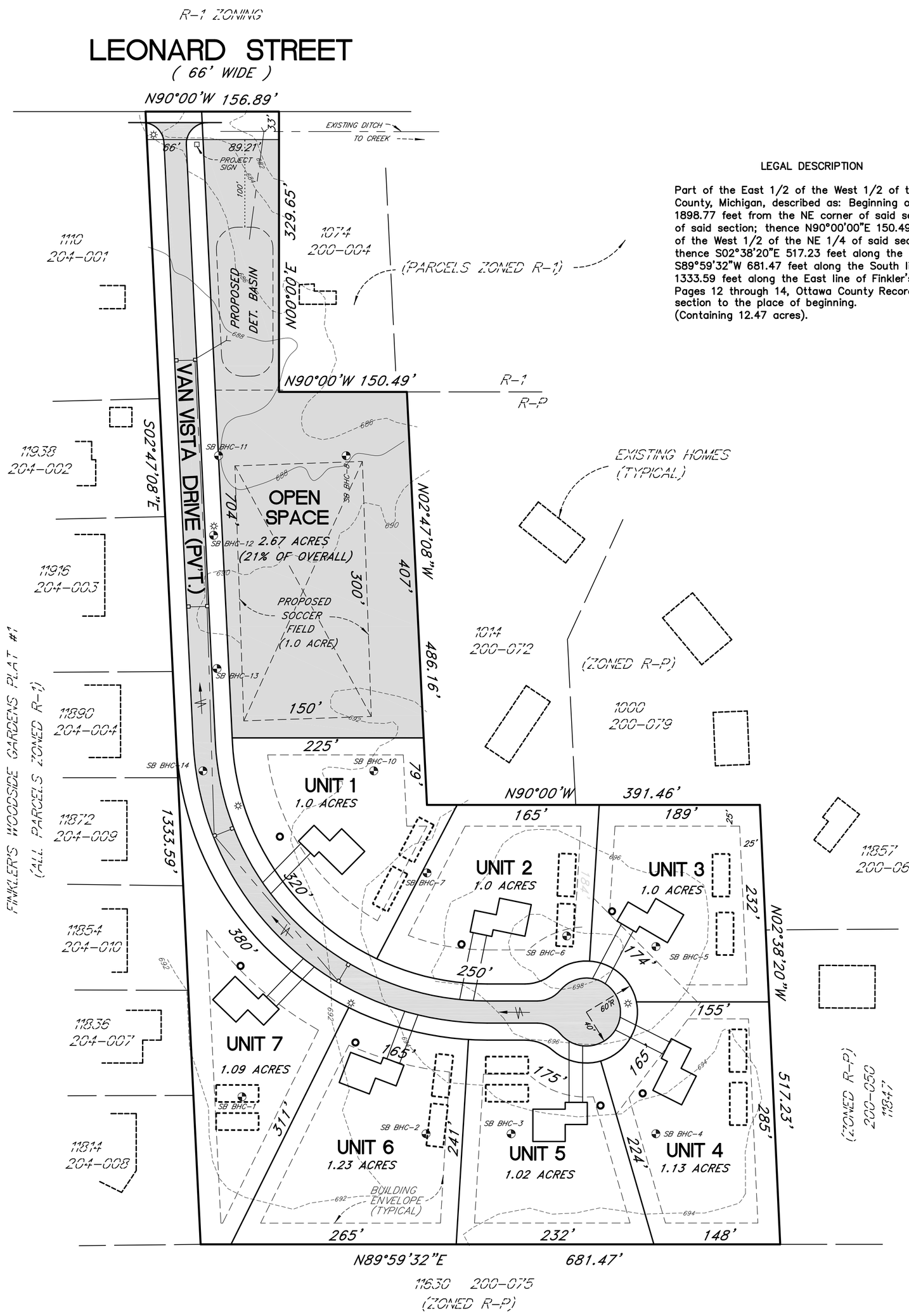
"MANEN MEADOWS"

PROPOSED PUD DEVELOPMENT



GRAPHIC SCALE

80' 0 40' 80'

(IN FEET)

1 inch = 80 ft.

LEGEND

- o – IRON STAKE – SET
- ● – IRON FOUND
- □ – WOOD STAKE
- R – RECORDED DIMENSION
- D – DEED DIMENSION
- P – PLATTED DIMENSION
- M – MEASURED DIMENSION
- CL – CENTER LINE
- CC – CORNER ON CONCRETE
- EB – EDGE OF BITUMINOUS
- EC – EDGE OF CONCRETE
- EG – EDGE OF GRAVEL
- G – GROUND ELEVATION
- GTR – FLOW LINE OF GUTTER
- OHE – OVERHEAD ELEC./UTILITY LINE
- ☼ – LIGHT POLE
- ~~~ – EX. CONTOUR LINE
- X—X – FENCE LINE
- CONC. – CONCRETE
- BIT. – BITUMINOUS PAVEMENT
- ENCR – PROPERTY LINE ENCROACHMENT
- UTIL – UTILITY
- ELEC. – ELECTRIC
- RET. – RETAINING WALL
- P/L – PROPERTY LINE
- PVMT. – PAVEMENT
- W.S. – WATER SERVICE LATERAL
- BM – BENCHMARK
- W.V. – WATER VALVE
- HYD. – FIRE HYDRANT
- CB – CATCH BASIN
- MH – MANHOLE

Boring Log from O.C.H.D.
05/6/2016

BHC–1
0–8" Sandy Loam Topsoil, Black
8–16" Loamy Sand, Brown
16–48" Fine Sand, light Brown
Seasonal High Water Table at 18"

BHC–2
0–8" Sandy Loam Topsoil, Black
8–22" Sandy Loam, Light Brown
22–48" Fine Sand, Light Brown
Seasonal High Water Table at 12"

BHC–3
0–8" Sandy Loam Topsoil, Black
8–16" Loamy Sand, Brown
16–36" Fine Sand, Light Brown
Seasonal High Water Table at 16"

BHC–4
0–10" Sandy Loam Topsoil, Black
10–15" Loamy Sand, Brown
15–50" Medium Sand, Light Brown
Seasonal High Water Table at 16"

BHC–5
0–10" Sandy Loam Topsoil, Very Dark Gray
10–36" Fine Sand, Brown
36–60" Cray
Seasonal High Water Table at 18"

BHC–6
0–10" Sandy Loam Topsoil, Very Dark Brown
10–48" Loamy Sand, Brown
48–50" Clay Loam
Seasonal High Water Table at 18"

BHC–7
0–10" Sandy Loam Topsoil, Black
10–23" Clay Loam, Reddish Brown
23–48" Medium Sand, Light Brown
Seasonal High Water Table at 20"

BHC–8
0–12" Sandy Loam Topsoil, Black
12–44" Sandy Loam/Sandy Clay Loam Mix, Light Brown
44–48" Clay Loam, Gray
Seasonal High Water Table at 18"

BHC–9
0–96" Clay Loam, Brown

BHC–10
0–96" Clay Loam, Brown

BHC–11
0–96" Clay Loam, Brown

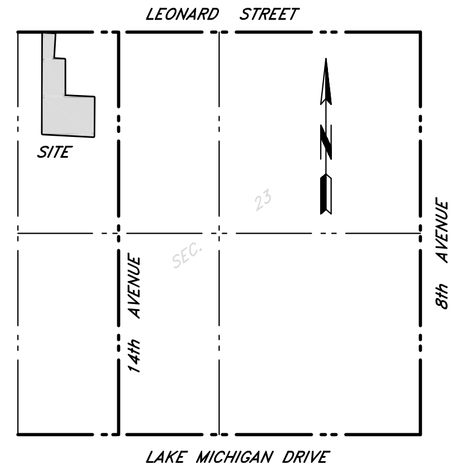
BHC–12
0–96" Clay Loam, Brown

BHC–13
0–96" Clay Loam, Brown

BHC–14
0–96" Clay Loam, Brown

LEGAL DESCRIPTION

Part of the East 1/2 of the West 1/2 of the NE 1/4 of Section 23, T7N, R13W, Tallmadge Township, Ottawa County, Michigan, described as: Beginning on the North line of said Section 23 at a point being N90°00'00"W 1898.77 feet from the NE corner of said section; thence S00°00'00"E 329.65 feet perpendicular to the North line of said section; thence N90°00'00"E 150.49 feet along the South line of the North 330.00 feet of the East 1/2 of the West 1/2 of the NE 1/4 of said section; thence S02°47'08"E 486.16 feet; thence N90°00'00"E 391.46 feet; thence S02°38'20"E 517.23 feet along the East line of the West 1/2 of the NE 1/4 of said section; thence S89°59'32"W 681.47 feet along the South line of the NW 1/4 of the NE 1/4 of said section; thence N02°47'08"W 1333.59 feet along the East line of Finkler's Woodside Gardens Number One (as recorded in Liber 20 of Plats, Pages 12 through 14, Ottawa County Records); thence N90°00'00"E 156.89 feet along the North line of said section to the place of beginning.
(Containing 12.47 acres).



LOCATION MAP

LEGEND

- – POSSIBLE HOUSE LOCATION
- – INITIAL & RESERVE DRAINFIELD LOCATIONS
- – BUILDING ENVELOPE
- – UNIT BOUNDARY
- – SOIL BORING LOCATION
- – PROPOSED WELL LOCATION
- 750 – COUNTY CONTOUR LINE (APPROX.)
- – PROPOSED STORM SEWER
- – PROPOSED STREET LIGHT

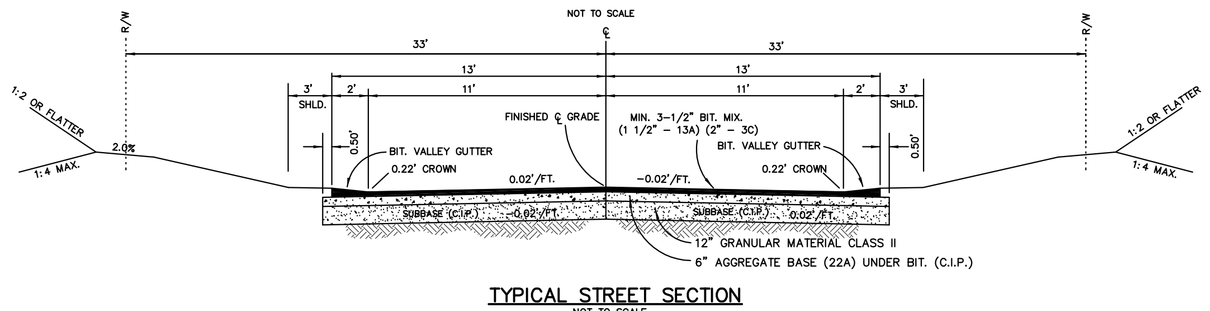
SITE PLAN NOTES:
1. OWNER/APPLICANT
   VER WOERT CONSTRUCTION
   KEN VER WOERT
   O–465 LAKE MICHIGAN DRIVE
   GRAND RAPIDS, MICHIGAN 49534
2. PARCEL
   ADDRESS: LEONARD STREET NW
   P.P.N. 70–10–23–200–078 AREA: 12.47 ACRES
3. EXISTING USE
   VACANT
4. PROPOSED USE
   SINGLE FAMILY PARCELS
5. CURRENT ZONING: R–1 AND → R–P (RURAL PRESERVE)
   MINIMUM LOT AREA = 22,500 S.F. – 165' LOT WIDTH
   MINIMUM LOT WIDTH – 100 FT. – 75' FRONT YARD
   MINIMUM FRONT YARD SETBACK – 50 FT. – 20' SIDE YARD
   MINIMUM SIDE YARD SETBACK – 10 FT. – 50' REAR YARD
   MINIMUM REAR YARD SETBACK – 50 FT. – 2.5 ACRE LOT AREA

   PROPOSED PUD MINIMUM REQUIREMENTS:
   – 165' LOT WIDTH
   – 40' FRONT YARD
   – 20' SIDE YARD
   – 25' REAR YARD
   – 1.0 ACRE LOT AREA
   – 10% OPEN SPACE REQ'D, (21% PROVIDED)
6. ROADS:
   ROADS WITHIN THE DEVELOPMENT ARE PRIVATE, AND SHALL CONFORM TO THE TALLMADGE TOWNSHIP PRIVATE ROAD ORDINANCE. THE ROAD LENGTH IS APPROXIMATELY 1,400 LINEAL FEET, AND SHALL NOT EXCEED AN 8% GRADE.
7. SURFACE WATER DRAINAGE:
   THE STORM WATER RUN–OFF WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND DETAINED BEFORE RELEASED.
8. SITE LIGHTING:
   ALL PROPOSED STREET LIGHTING WILL BE IN ACCORDANCE WITH THE TALLMADGE TOWNSHIP ORDINANCE.
9. SIDEWALKS:
   SIDEWALKS ARE NOT PROPOSED AS A PART OF THIS PROJECT.
10. SIGNAGE:
    THE PROJECT SIGN SHALL CONFORM WITH THE TALLMADGE TOWNSHIP ORDINANCE REQUIREMENTS.
11. UTILITIES:
    UNITS WILL BE SERVED BY INDIVIDUAL PRIVATE WELLS AND SEPTIC/DRAINFIELD SYSTEMS AS APPROVED BY THE OTTAWA COUNTY HEALTH DEPARTMENT. (THE HEALTH DEPARTMENT HAS PREVIOUSLY ACCEPTED BORINGS ON EACH UNIT.
13. FLOODPLAIN:
    PROJECT SITE IS NOT WITHIN A REGULATED 100–YEAR FLOODPLAIN.
14. THE PARALLEL PLAN YIELDS A TOTAL OF 5 PARCELS. ACCORDING TO THE PUD ORDINANCE, BONUS DENSITIES ARE ALLOWED AS FOLLOWS:
    – 20%+ OPEN SPACE: ADD'L DENSITY BONUS OF 30%
    – NO UNITS W/IN 100' OF PUBLIC ROAD: BONUS OF 5%
    – ADDITION OF ACTIVE RECREATIONAL FACILITY: BONUS OF 5%

    TOTAL BONUS OF 40% (X) 5 PARCELS = 2 ADDITIONAL PARCELS

    TOTAL ALLOWED PUD PARCELS = 7

STATE OF MICHIGAN
KEVIN ROOSIEN
LAND SURVEYOR
No. 31604
PROFESSIONAL SURVEYOR



TYPICAL STREET SECTION
NOT TO SCALE

NOTE: ROAD GRADE SHALL NOT EXCEED 8%

REVISIONS:
DRAWN BY: KR
APPROVED BY: KR
DATE: JUNE 28, 2017
REVISIONS: JULY 26, 2017
AUGUST 9, 2017
AUGUST 25, 2017

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Rossien & Associates
SURVEYING AND ENGINEERING
5055 PLAINFIELD AVE. NE
GRAND RAPIDS, MI 49525
TELE. (616) 361–7220
FAX (616) 361–1822

PRELIMINARY SITE PLAN
PROPOSED PUD
SECTION 23, T7N, R13W
TALLMADGE TOWNSHIP, OTTAWA CO., MI.

CLIENT:
KEN VER WOERT
VER WOERT CONSTRUCTION
O–465 LAKE MICHIGAN DR. #7
GRAND RAPIDS, MI 49534

PROJECT NO.
170943

SHEET
1 of 1