

SITE PLAN NOTES

- PROJECT STATISTICS:
 - MEADOW VERDE P.U.D. (OVERALL)
 - NUMBER OF LOTS = 63
 - GROSS AREA = 38.3 AC.
 - DENSITY = 1.64 LOTS/AC
 - OPEN SPACE
 - ORIGINAL PLAN = 5.9 AC.
 - PROVIDED IN TALLMADGE WOODS PHASE #3 AS SHOWN
 - PHASE #3 AS SHOWN
 - TOTAL PROPOSED OPEN SPACE = 7.08 AC.
- MEADOW VERDE P.U.D. (PHASE #3)
 - GROSS AREA IS 11.49 AC.
 - DENSITY = 1.63 LOTS/AC
 - OPEN SPACE = 1.174 AC
 - (QUALIFY OPEN SPACE > 50' ONLY)
 - * OPEN SPACE = 10.22%
- PROPOSED MINIMUMS:
 - MINIMUM LOT AREA IS 10,000 SQ. FT.
 - MINIMUM LOT FRONTAGE IS 80 FEET.
 - REAR YARD SETBACK: 35 FEET
 - SIDE YARD SETBACK: 12.5 FEET
 - REAR YARD SETBACK: 50 FEET
- THE PROPOSED ROADWAY WILL BE PAVED TO THE CURB AND SIDEWALKS TO THE ROAD. COMMISSION ROAD LENGTH TOTALS 1,423 FEET.
- STORM SEWER FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE WATER RESOURCES COMMISSION STORM WATER MANAGEMENT IS PROVIDED WATER DETENTION BASIN
- ALL LOTS ARE FOR SINGLE FAMILY RESIDENTIAL STRUCTURES.
- LOTS ARE PROPOSED TO BE SERVED WITH NATURAL GAS, PHONE & ELEC.
- STREET LIGHTS & SIDEWALKS WILL BE INSTALLED AS READ BY TALLMADGE TOWNSHIP.

'MEADOW VERDE NO. 3' P.U.D.

LEGAL DESCRIPTION
 That part of the SW 1/4, Section 13, T7N, R13W, Tallmadge Township, Ottawa County, Michigan, commencing N00°02'56"W 1414.84 feet from the S 1/4 corner, thence S71°01'29"E 180.88 feet, thence NE 88.06 feet along the S 1/4 corner curve to the right (chord bears N27°40'24"E 88.62 feet), thence S53°46'32"E 198.51 feet, thence S00°02'56"E 1701.11 feet, thence S60°55'22"E 166.32 feet, thence N64°45'07"E 166.8 feet, thence S16°18'38"E 208.05 feet, thence SW 39.44 feet along a 476.46 foot radius curve to the left (chord bears S71°19'05"W 39.44 feet), thence S00°09'07"E 234.05 feet, thence S89°50'59"W 194.46 feet, thence S02°14'19"W 124.17 feet, thence N86°20'55"W 149.32 feet, thence S00°02'56"E 163.86 feet, thence N86°20'55"W 340.02 feet to the North - South 1/4 line, thence N00°02'56"W to the Place of Beginning.

LEGEND

- EXISTING CONTOUR LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STREET LIGHT
- EXISTING BIT PAVEMENT
- PROPOSED BIT PAVEMENT
- PROPOSED OPEN SPACE

