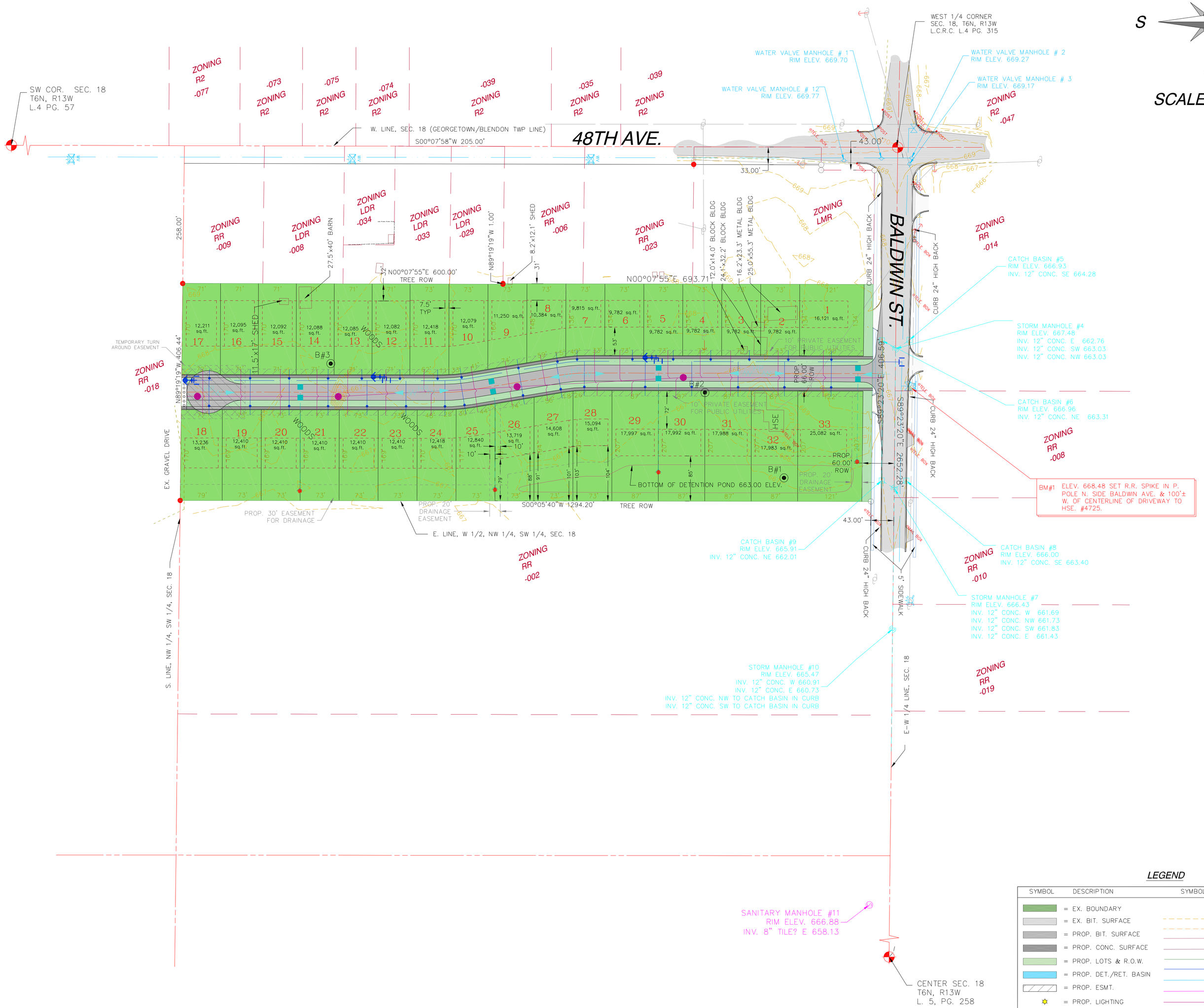
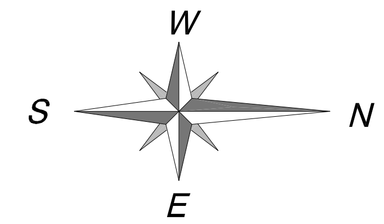
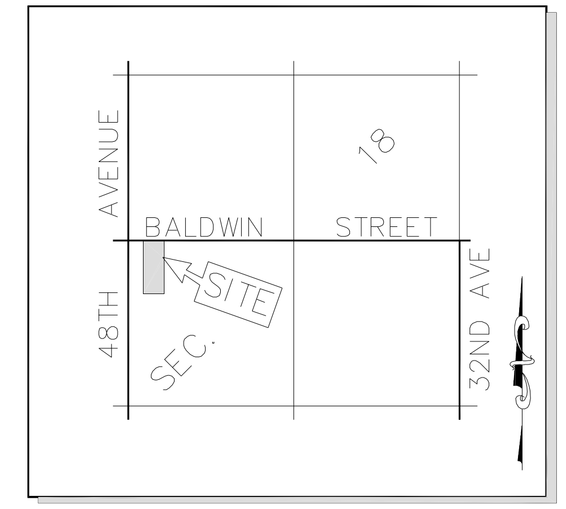




SCALE: 1" = 100'



LOCATION MAP
NO SCALE

DESCRIPTION: THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 18, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE S89°23'20"E 663.57 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION; THENCE S00°05'40"W 43.00 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST FRACTIONAL 1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING S00°05'40"W 1294.20 FEET ALONG SAID EAST LINE; THENCE N89°19'19"W 406.44 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SOUTHWEST FRACTIONAL 1/4 TO A POINT BEING S89°19'19"E 258.00 FEET FROM THE WEST LINE OF SAID SECTION; THENCE N00°07'55"E 600.00 FEET PARALLEL WITH THE WEST LINE OF SAID SECTION; THENCE N89°19'19"W 1.00 FEET; THENCE N00°07'55"E 693.71 FEET; THENCE S89°23'20"E 406.59 FEET ALONG A LINE BEING 43.00 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST 1/4 LINE OF SAID SECTION TO THE POINT OF BEGINNING.

GENERAL NOTES:

1) ZONING REQUIREMENTS – LMR RESIDENTIAL

MINIMUM LOT AREA = 7,700 SQ. FT.
MINIMUM LOT WIDTH = 70 FT (110 FT. CORNER LOTS)
SETBACKS
FRONT YARD = 30 FT.
SIDE YARD = 5 FT. / 15 FT. TOTAL
REAR YARD = 30 FT.

2) SUMMARY OF LAND USE

TOTAL PROJECT

A) NUMBER OF LOTS/UNITS	33
B) LENGTH OF STREET	1,307 L.F.
C) TOTAL ACREAGE	12.08 ACRES
D) TOTAL RIGHT-OF-WAY	2.10 ACRES (91,401 SQ.FT)
E) TOTAL LOT AREA	9.98 ACRES (434,639 SQ.FT.)
F) SMALLEST LOT/UNIT SIZE	9,782 SQ. FT.
G) LARGEST LOT/UNIT SIZE	25,082 SQ. FT.
H) AVERAGE LOT/UNIT SIZE	13,171 SQ. FT.

3) SETBACK RESTRICTIONS:

LOTS 1-11 & 18-25:
FRONT YARD = 25'
SIDE YARD = 5' MIN. (15' TOTAL)
REAR YARD = 31'

LOTS 12-17:
FRONT YARD = 25'
SIDE YARD = 5' MIN. (15' TOTAL)
REAR YARD = 32'

LOTS 26-28:
FRONT YARD = 53'
SIDE YARD = 5' MIN. (15' TOTAL)
REAR YARD = AS SHOWN ON PLAN

LOTS 29-33:
FRONT YARD = 72'
SIDE YARD = 5' MIN. (15' TOTAL)
REAR YARD = 85'

4) GENERAL REQUIREMENTS
A) ALL LOTS ARE INTENDED FOR SINGLE FAMILY USE ONLY.
B) ALL STREETS WILL BE DEDICATED TO THE PUBLIC AND WILL BE CONSTRUCTED PER OTTAWA COUNTY STANDARDS AND SPECIFICATIONS. EXISTING CURB CUTS TO BE REMOVED.
C) ALL EXISTING STRUCTURES TO BE REMOVED.
D) THIS PLAT WILL BE SERVICED BY PUBLIC UTILITIES – SANITARY SEWERS, STORM SEWERS, WATER, BURIED ELECTRICAL, TELEPHONE, CABLE TV AND GAS.
E) THIS PLAT WILL BE CONSTRUCTED IN ONE PHASE.
F) THIS PLAT IS NOT LOCATED IN THE AREA OF THE 100-YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
G) THIS PLAT SHALL CONFORM TO THE OTTAWA COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
H) INCREASED STORM WATER RUN-OFF DUE TO SITE DEVELOPMENT WILL BE CONTROLLED BY DETENTION BASIN OR BASINS CONFORMING TO THE RULES AND REGULATIONS OF THE OTTAWA COUNTY DRAIN COMMISSION. DETENTION BASINS WILL BE CONSTRUCTED AND THE REQUIRED PERMITTING FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY WILL BE OBTAINED. EASEMENTS WILL BE PROVIDED TO ENCOMPASS THE STORM WATER IMPROVEMENTS AS REQUIRED BY THE OTTAWA COUNTY DRAIN COMMISSION.

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	= EX. BOUNDARY		= EX. EDGE OF TREES
	= EX. BIT. SURFACE		= EXISTING 1' CONTOUR
	= PROP. BIT. SURFACE		= EXISTING 5' CONTOUR
	= PROP. CONC. SURFACE		= PROPOSED 1' CONTOUR
	= PROP. LOTS & R.O.W.		= PROPOSED 5' CONTOUR
	= PROP. DET./RET. BASIN		= EX. BOUNDARY
	= PROP. ESMT.		= PROP. WATERMAIN
	= PROP. LIGHTING		= EX. WATERMAIN
B#	= EX. SOIL BORING		= EX. SAN. SEWER
	= EX. FIRE HYDRANT	S	= PROP. SANITARY M.H.
W	= EX. WELL		= EX. STM. SEWER
	= EX. UTILITY POLE		= PROP. STORM SEWER C.B.
	= SECTION CORNER		= PROPOSED FOOT PATH
GM	= EX. GAS METER		= EX. POWER LINES
EM	= EX. ELEC. METER		= EX. GAS LINE
			= EX. EASMENT
			= PROP. EASEMENT

NOTE: ALL ITEMS LISTED ON THE LEGEND MAY NOT BE PRESENTED ON DRAWING.

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DESIGNED BY	DATE
DRAWN BY KJI	DATE 8/22/05
CHECKED BY	DATE

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			

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CHAMPION, LLC - LU - GEORGETOWN
SECTION 18, TOWN 6 NORTH, RANGE 13 WEST
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

PRELIMINARY PLAT

PROJECT NO. 204450
FILE NAME P1
SHEET NO. 1 OF 1