

SITE PLAN FOR: SUNNYBROOK P.U.D.

BUILDER

LEDGER BUILDERS
10500 OLD CHICAGO DRIVE, SUITE 60
ZEELAND, MI 49464
(616) 772-1420
fax (616) 772-2967

ENGINEER/SURVEYOR

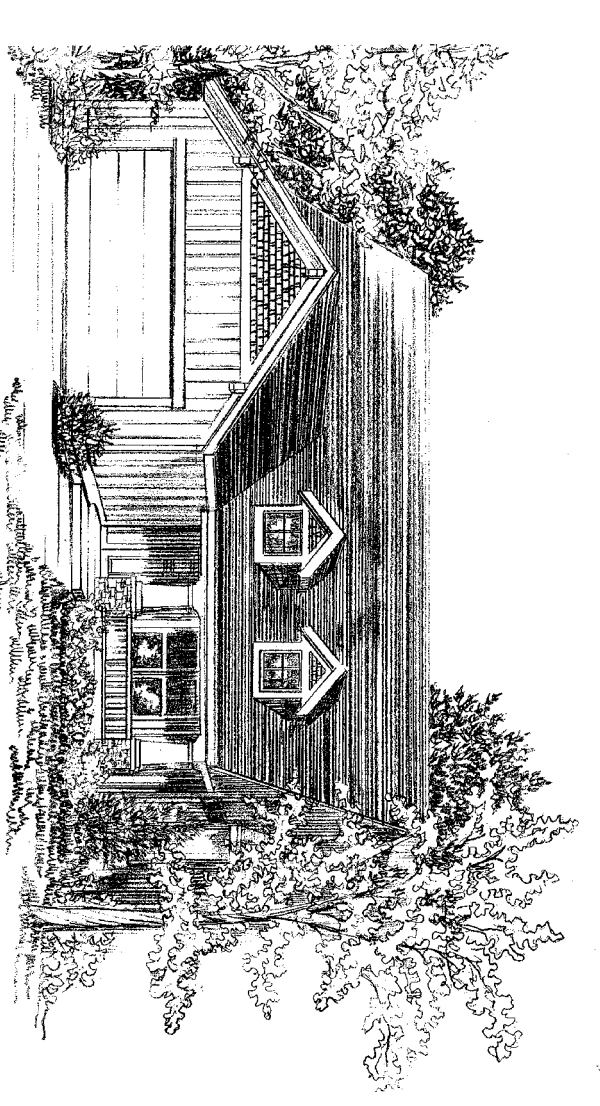
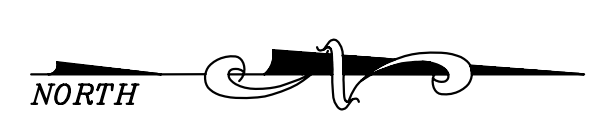
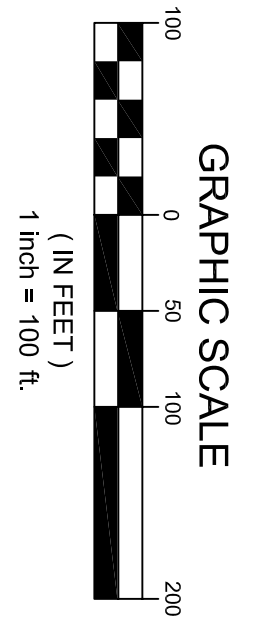
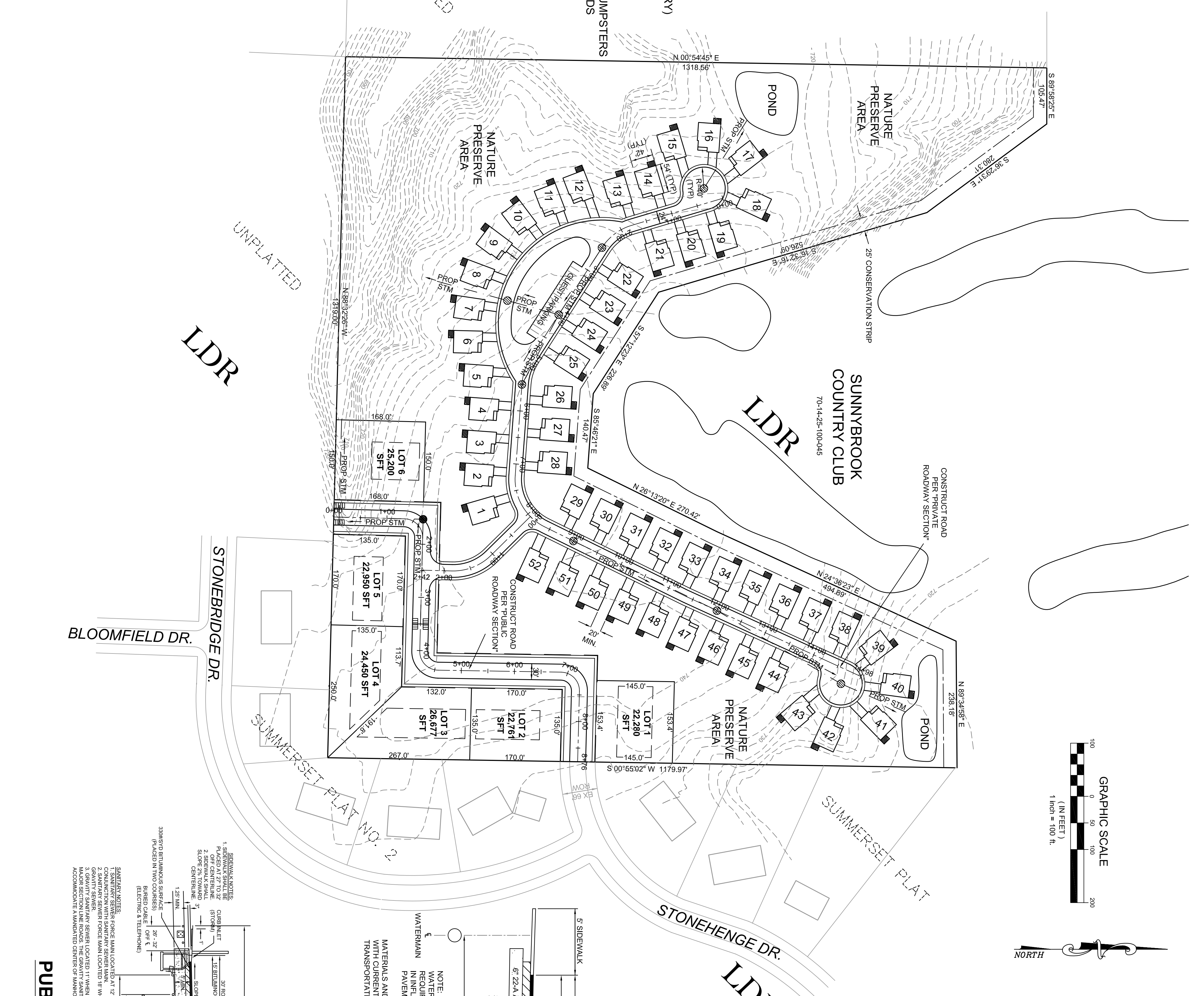
LATITUDE ENGINEERING & SURVEYING, INC.
7885 BYRON CENTER AVENUE SW, SUITE D
BYRON CENTER, MI 49315
(616) 583-1601
fax (616) 583-1605

GENERAL NOTES:

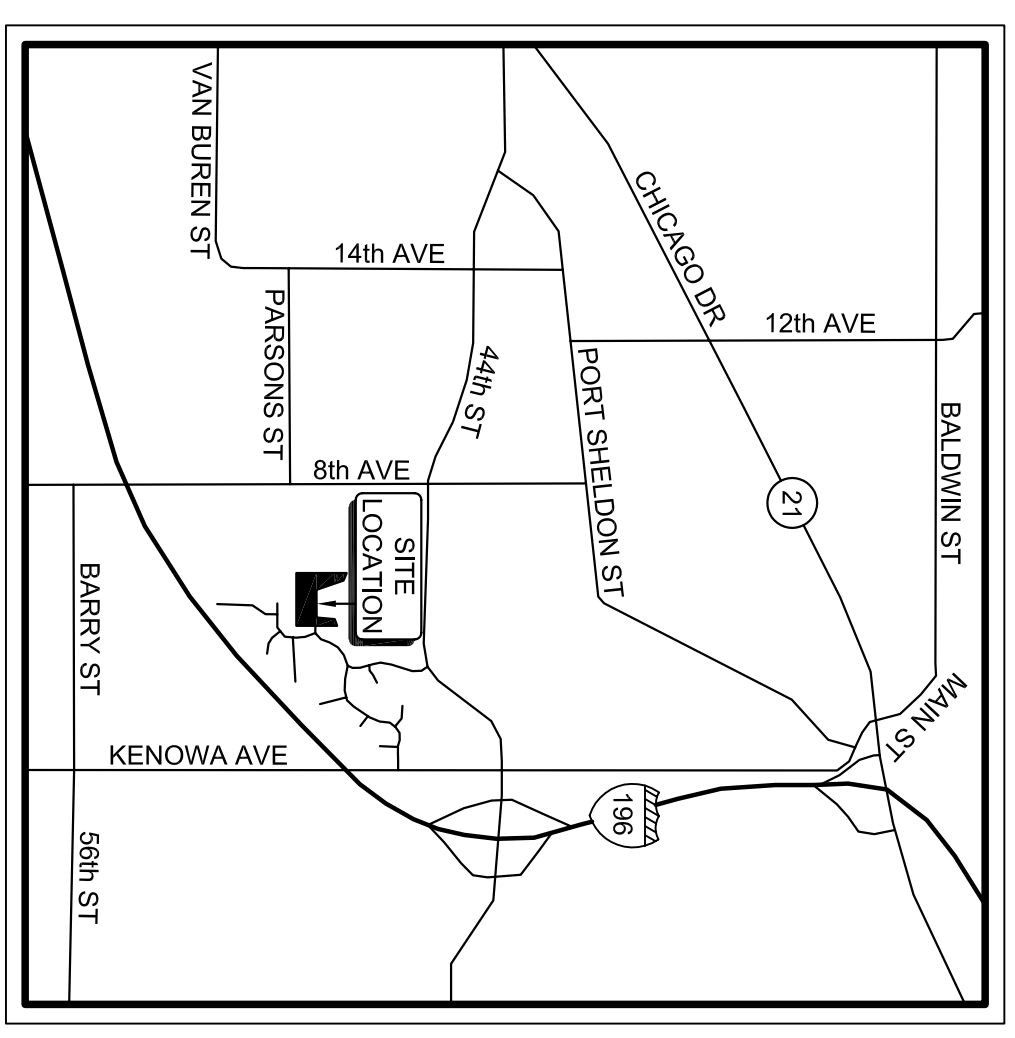
- EXISTING ZONING: LDR (LOW DENSITY RESIDENTIAL)
- PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)
- PUD SIZE: 27.3 ACRES
- PROPOSED DENSITY: 2.13 UNITS PER ACRE
- FRONT SETBACK: 6'
- FRONT SETBACK: 20' TOTAL (10' MINIMUM)
- SIDE SETBACK: 40'
- REAR SETBACK: 40'
- FRONT SETBACK: 24' (FROM SIDEWALK EDGE)
- SIDE SETBACK: 20' (BETWEEN BUILDINGS)
- REAR SETBACK: 25' (FROM PROPERTY BOUNDARY)
- LDR DENSITY: 3 UNITS PER ACRE (PER MASTER PLAN)
- PROPOSED OPEN SPACE: 10.6 ACRES (39.0%)
- 104 GARAGE SPACES PROVIDED
- 120 PARKING SPACES PROVIDED
- ALL TRASH RECEPTACLES TO BE WITHIN THE UNITS-NO DUMPSTERS
- ALL LIGHTING FIXTURES TO DIRECT THE LIGHT DOWNWARDS

LEGAL DESCRIPTION

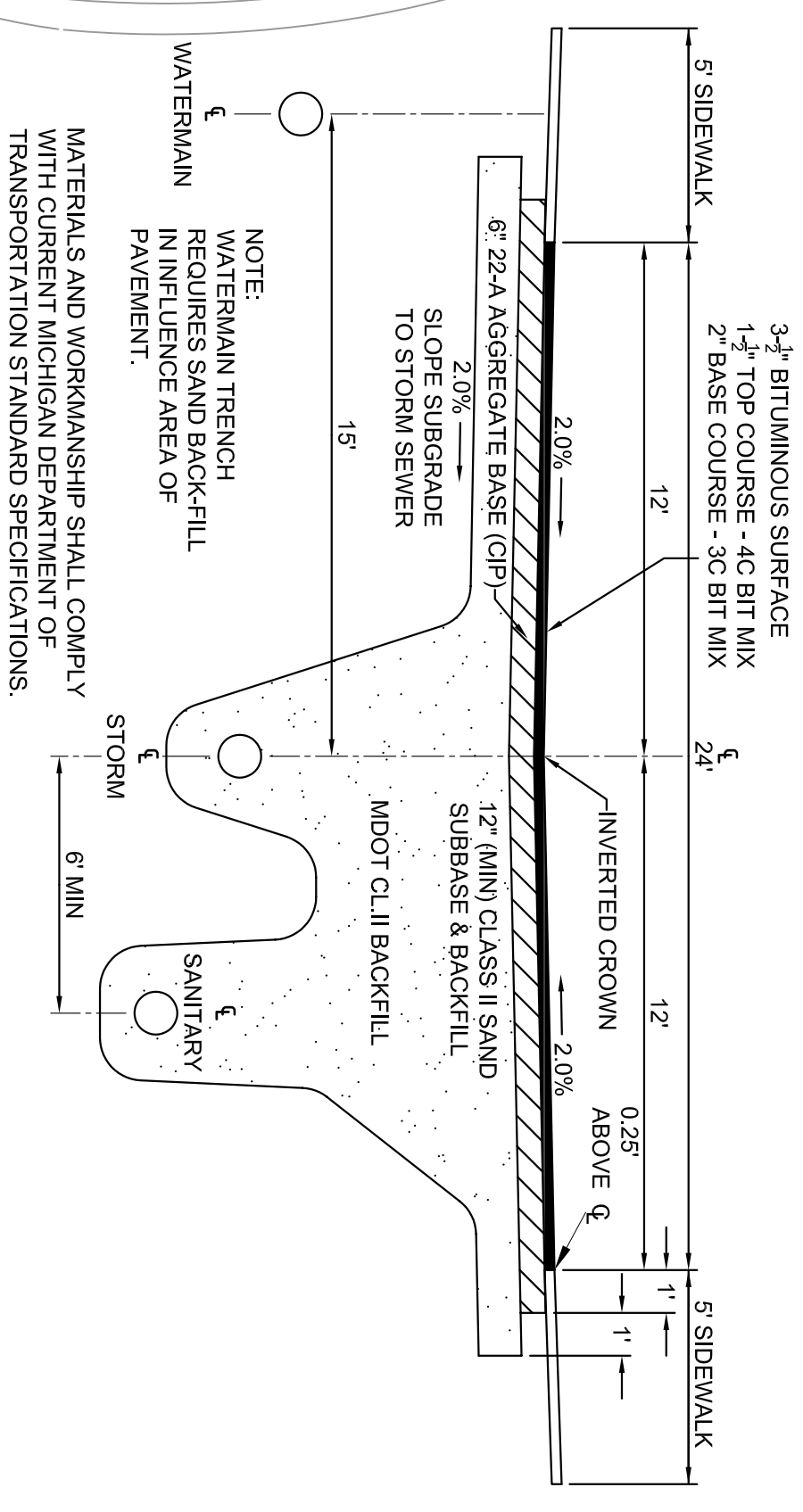
PART OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING ON THE NORTH-SOUTH ONE-QUARTER LINE AT A POINT BEING SOUTH 00°56'02" WEST 139.97 FEET FROM THE CENTER OF SAID SECTION 25; THENCE SOUTH 00°56'02" WEST 1179.97 FEET ALONG SAID NORTH-SOUTH ONE-QUARTER LINE; ALSO BEING THE WEST LINE OF SUMMERSSET (AS RECORDED IN LIBER 27 OF PLATS, PAGES 78 & 79, OTTAWA COUNTY RECORDS) AND SUMMERSSET NO. 2 (AS RECORDED IN LIBER 28 OF PLATS, PAGE 46, OTTAWA COUNTY RECORDS); THENCE NORTH 88°32'26" WEST 1319.00 FEET ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION; THENCE NORTH 00°54'45" EAST 1318.56 FEET ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION; THENCE SOUTH 89°58'29" EAST 105.47 FEET; THENCE SOUTH 36°29'31" EAST 280.31 FEET; THENCE SOUTH 16°32'16" EAST 526.09 FEET; THENCE SOUTH 57°12'23" EAST 226.89 FEET; THENCE SOUTH 65°46'21" EAST 140.47 FEET; THENCE NORTH 26°13'20" EAST 270.42 FEET; THENCE NORTH 24°36'23" EAST 494.89 FEET; THENCE NORTH 89°34'56" WEST 238.18 FEET TO THE PLACE OF BEGINNING. 27.2916 ACRES



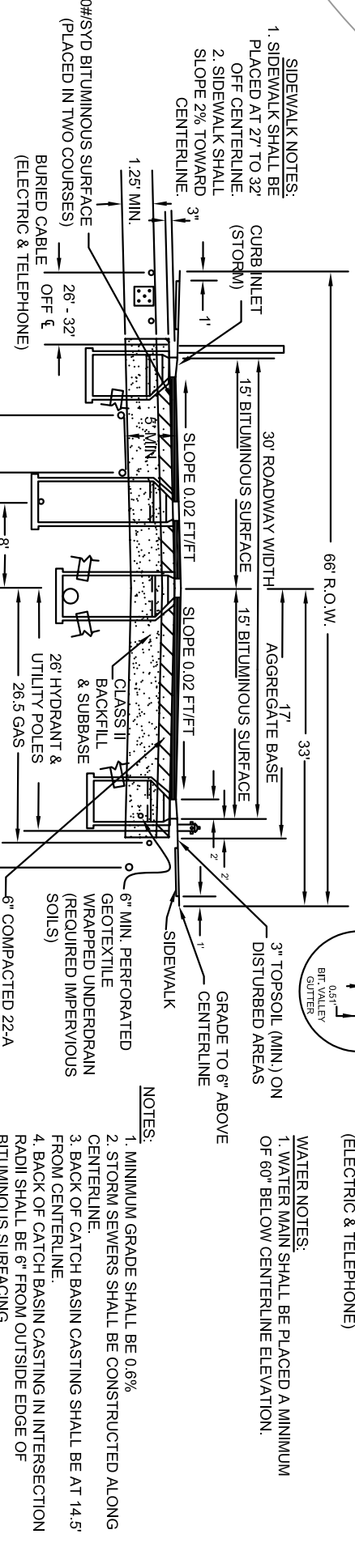
SINGLE FAMILY DETACHED CONDO



LOCATION MAP



PRIVATE ROADWAY SECTION



PUBLIC ROADWAY SECTION

| REVISIONS | |
|-----------|--|
| NO. | DESCRIPTION |
| 1 | SUBMITTED FOR PRE-APPLICATION CONFERENCE |

LATITUDE
engineering & surveying, inc.
7885 Byron Center Ave. SW, Suite D
Byron Center, MI 49315
616.583.1601 Fax: 616.583.1605

SUNNYBROOK P.U.D.
GEORGETOWN TOWNSHIP MICHIGAN

CONCEPTUAL SITE LAYOUT

1 OF 1
DRAWING NO. 02120206
SCALE 1" = 100'