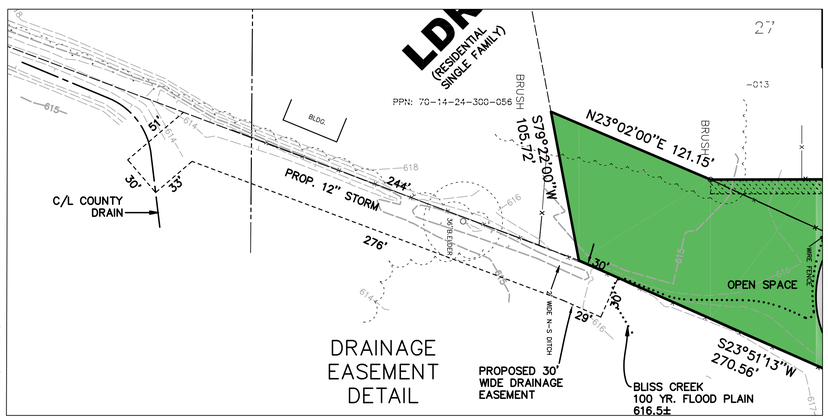
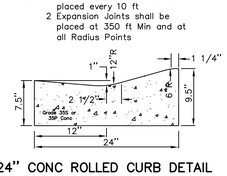
PUD GENERAL NOTES:

1. PROPERTY DESCRIPTION:
   Part of the SW 1/4, Section 24, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the W 1/4 corner of Section 24; thence S89°36'11"E 1326.19 feet along the North line of said SW 1/4; thence S00°06'50"W 999.74 feet along the East line of the NW 1/4 of said SW 1/4 to the centerline of Port Sheldon Road; thence S83°20'00"W 39.11 feet along said centerline to the PLACE OF BEGINNING of this description; thence S01°16'40"E 235.00 feet; thence S82°45'00"E 320.69 feet to a point on the Southeasterly line of a former Consumers Power Company Right-of-Way; thence S31°09'26"W 468.25 feet along said Southeasterly line; thence S27°22'26"W 539.70 feet along said Southeasterly line; thence S23°51'13"W 270.56 feet along said Southeasterly line to a point on the South line of Orchard Plat (Liber 15 of Plats, Page 18) extended; thence S79°22'00"W 105.72 feet along said South line extended to the SE corner of said Orchard Plat; thence N23°02'00"E 121.15 feet along the Easterly line of said Orchard Plat; thence N00°05'00"W 903.80 feet along said Easterly line; thence N89°55'00"E 25.00 feet; thence N18°37'11"E 179.48 feet; thence N00°05'00"W 207.45 feet to a point on the centerline of Port Sheldon Road; thence N83°20'00"E 254.00 feet along said centerline to the place of beginning. The Northerly 60 feet thereof subject to the Right-of-Way for Port Sheldon Road. Containing 10.364 Acres including Right-of-Way, and 10.014 Acres excluding Right-of-Way.

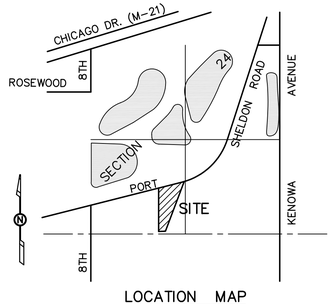
2. EXISTING ZONING: LDR (Low Density Residential)
3. PROPOSED ZONING: PUD (Planned Unit Development)
   PUD Requirements:
   Front Setback: 28' min. (Curb to Garage)
   Side Setback: 25' min. (To Project Boundary)
   Rear Setback: 40' min. (To Project Boundary)
   Distance Between Buildings: 20' min.
4. PROPOSED DENSITY: 32 Units @ 3.2 Units/Acre
5. L.D.R. DENSITY: 3 Units/Acre (Per Master Plan)
6. LAND USE SUMMARY:
   Building: 1.42 AC. (14.2%)
   Pavement: 1.84 AC. (18.4%)
   Pond: 0.75 AC. (7.5%)
   Green Area: 5.99 AC. (59.9%)
7. OPEN SPACE
   Total Open Space Required (20%): 2.02 Acres
   Total Open Space Proposed: 2.44 Acres (including 0.75 Ac. Pond)
8. TOTAL PARKING SHOWN:
   64 Garage Spaces
   64 Driveway Spaces (minimum)
9. Trash Receptacles to be included in individual units. (No Dumpsters)
10. All Lighting Fixtures will be Cut-Off Style and direct light downward.



TYPICAL HALF SECTION



24" CONC ROLLED CURB DETAIL
(PITCHED IN)



LOCATION MAP
SCALE: 1" = 2000'

STATE OF MICHIGAN
TODD R. STUIVE
ENGINEER
No. 38273
LICENSED PROFESSIONAL ENGINEER

SCALE: 1"= 50'

PUD-SITE DEVELOPMENT PLAN

ANDRE'S CROSSING

FOR: Dykema Development (616-669-0210)
Attn: Lee Dykema
4824 Faringdom Grove Drive
Hudsonville, MI 49426

IN: PART OF THE SW 1/4, SECTION 24, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

REVISIONS:

exxel engineering inc.
5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI. 49509
PHONE (616) 531-3660 FAX (616) 531-2121

DRAWN BY:	RDM
APPROVED BY:	TRS
PROJ. ENG.:	TRS
PROJ. SURV.:	MAB
FILE NO.:	051084E
SHEET	1 OF 2
DATE:	1-13-06

TAB: V2_PUD_SDP

drawing number E F .. co. .. twp. .. sec. ... project ... drawing

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