

NO.	REVISIONS	BY	DATE
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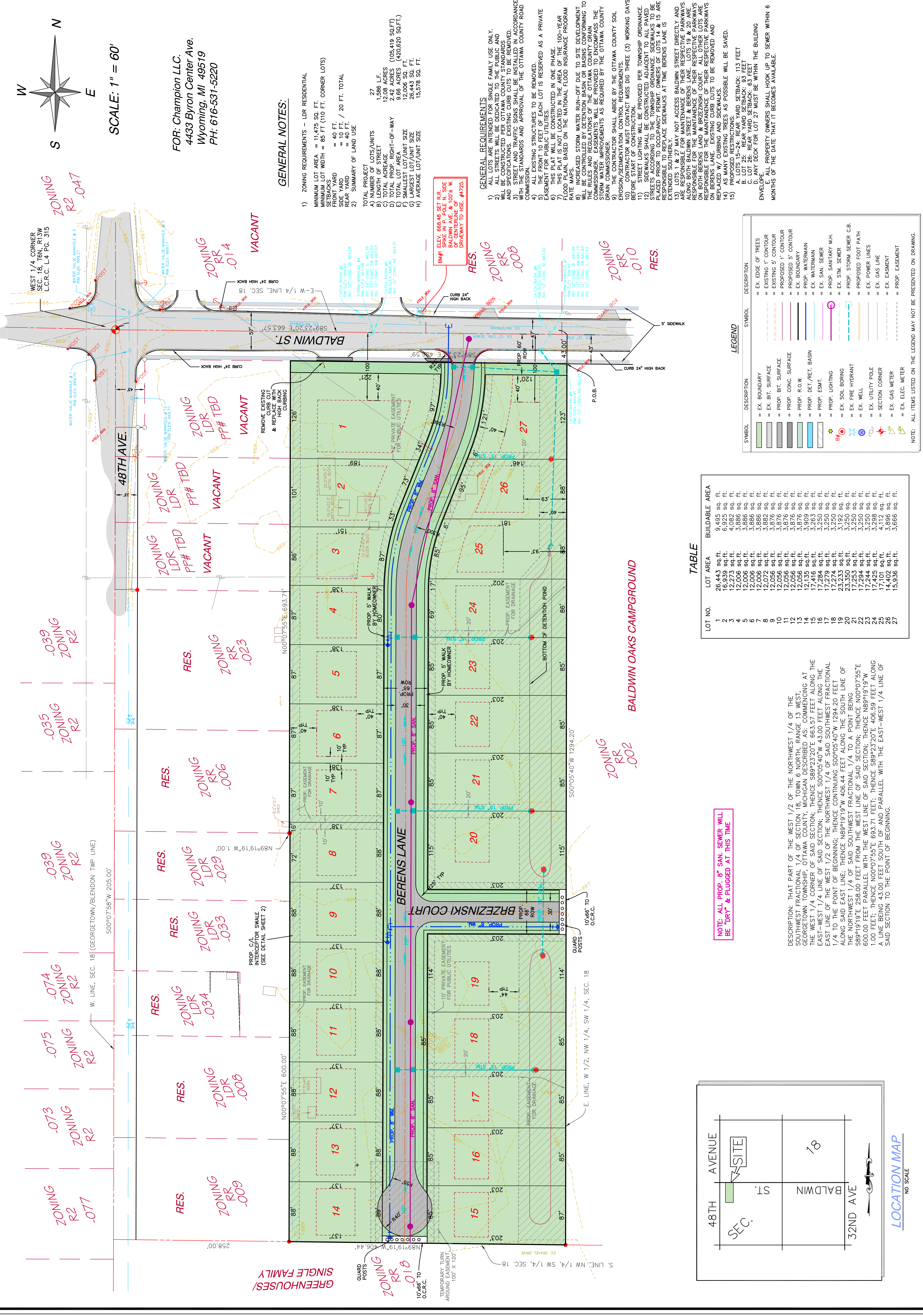
DESIGNED BY DATE
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 CHECKED BY DATE

FOR: **Champion LLC.**
 4433 Byron Center Ave.
 Wyoming, MI 49519
 PH: 616-531-5220

FOCUS
 ENGINEERING & SURVEYING, INC.
 3390 CHICAGO DRIVE, P.O. BOX 178, HUNTSVILLE, MI 49426
 PHONE: (616) 379-9000 (800) 400-9910 FAX: (616) 379-9001

CROSSWINDS
 SECTION 18, TOWN 6 NORTH, RANGE 13 WEST
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN
 PRELIMINARY PLAT

PROJECT NO. 204450
 FILE NAME P3
 SHEET NO. 1 OF 1



- GENERAL NOTES:**
- ZONING REQUIREMENTS - LDR RESIDENTIAL
 - MINIMUM LOT AREA = 14,475 SQ. FT.
 - MINIMUM LOT WIDTH = 85 FT (10 FT. CORNER LOTS)
 - SETBACKS = 40 FT.
 - FRONT YARD = 10 FT. / 20 FT. TOTAL
 - REAR YARD = 40 FT.
 - SUMMARY OF LAND USE
- TOTAL PROJECT**
- NUMBER OF LOTS/UNITS 27
 - TOTAL ACRES 12.08
 - TOTAL LOT AREA 1,086,419 SQ.FT.
 - TOTAL ACRES 24.62
 - SMALLEST LOT/UNIT SIZE 12,006 SQ. FT.
 - LARGEST LOT/UNIT SIZE 26,443 SQ. FT.
 - AVERAGE LOT/UNIT SIZE 15,578 SQ. FT.

- GENERAL REQUIREMENTS**
- ALL UTILITIES SHALL BE FOR SINGLE FAMILY USE ONLY.
 - ALL STREETS SHALL BE DEDICATED TO THE PUBLIC AND WILL BE CONSTRUCTED PER OTTAWA COUNTY STANDARDS AND SPECIFICATIONS. EXISTING CURB CUTS TO BE REMOVED.
 - STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND APPROVAL OF THE OTTAWA COUNTY ROAD COMMISSIONER.
 - ALL EXISTING STRUCTURES TO BE REMOVED.
 - THE FRONT 10 FEET OF EACH LOT IS RESERVED AS A PRIVATE EASEMENT FOR PUBLIC UTILITIES.
 - THIS PLAT IS NOT LOCATED IN THE AREA OF THE 100-YEAR FLOOD ZONE, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
 - INCREASED STORM WATER RUN-OFF DUE TO SITE DEVELOPMENT WILL BE CONTROLLED BY DETENTION BASIN OR BASINS CONFORMING TO THE RESSES AND REGULATIONS OF THE OTTAWA COUNTY ROAD COMMISSIONER. DETENTION BASINS SHALL BE PROVIDED TO ADDRESS THE STORM WATER IMPROVEMENTS AS REQUIRED BY THE OTTAWA COUNTY DRAIN COMMISSIONER.
 - THE CONTRACTOR SHALL ABIDE BY THE OTTAWA COUNTY SOIL EROSION/SEDIMENTATION CONTROL REQUIREMENTS.
 - CONSTRUCTION SHALL BE COMPLETED WITHIN THREE (3) WORKING DAYS BEFORE START OF CONSTRUCTION.
 - STREET LIGHTING WILL BE PROVIDED PER TOWNSHIP ORDINANCE.
 - SIDEWALKS SHALL BE CONSTRUCTED ADJACENT TO ALL PAVED STREETS ACCORDING TO THE TOWNSHIP ORDINANCE. SIDEWALKS TO BE PLACED PRIOR TO OCCUPANCY PERMIT. OWNERS OF LOTS 14 & 15 ARE EXTENDED SIDEWALKS AT TIME BERENS LANE IS EXTENDED SOUTHERLY.
 - LOTS 1 & 27 MAY NOT ACCESS BALDWIN STREET DIRECTLY AND ARE RESPONSIBLE FOR MAINTENANCE OF THEIR RESPECTIVE PARKWAYS ALONG BALDWIN STREET. BERENS LANE, LOTS 19 & 24 PARKWAYS ALONG BERENS LANE AND BRZEZINSKI COURT. ALL OTHER LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PARKWAYS ON BOTH BERENS LANE & BRZEZINSKI COURT.
 - REPLACED W/ CURBING AND SIDEWALKS.
 - PROPOSED RESTRICTIONS:
 - LOTS 15-24: REAR YARD SETBACK: 113 FEET
 - LOT 25: REAR YARD SETBACK: 83 FEET
 - LOT 26: REAR YARD SETBACK: 83 FEET
 - LOT 27: DECK FOR LOT 27 MUST BE WITHIN THE BUILDING ENVELOPE.
 - ALL PROPERTY OWNERS SHALL HOOK UP TO SEWER WITHIN 6 MONTHS OF THE DATE THAT IT BECOMES AVAILABLE.

- LEGEND**
- | SYMBOL | DESCRIPTION |
|------------------|-----------------------|
| [Green Box] | EX. BOUNDARY |
| [Yellow Box] | EX. BIT. SURFACE |
| [Blue Box] | PROP. BIT. SURFACE |
| [Red Box] | PROP. CONC. SURFACE |
| [Purple Box] | PROP. R.O.W. |
| [Light Blue Box] | PROP. DET./RET. BASIN |
| [Green Box] | PROP. ESM.T. |
| [Star] | PROP. LIGHTING |
| [Circle] | EX. SOIL BORING |
| [Circle] | EX. FIRE HYDRANT |
| [Circle] | EX. WELL |
| [Circle] | EX. UTILITY POLE |
| [Circle] | SECTION CORNER |
| [Circle] | EX. GAS LINE |
| [Circle] | EX. EASMENT |
| [Circle] | EX. ELEC. METER |

TABLE

LOT NO.	LOT AREA	BUILDABLE AREA
1	26,443 sq. ft.	9,405 sq. ft.
2	16,939 sq. ft.	6,925 sq. ft.
3	12,273 sq. ft.	4,082 sq. ft.
4	12,006 sq. ft.	3,886 sq. ft.
5	12,006 sq. ft.	3,886 sq. ft.
6	12,006 sq. ft.	3,886 sq. ft.
7	12,006 sq. ft.	3,886 sq. ft.
8	12,006 sq. ft.	3,886 sq. ft.
9	12,056 sq. ft.	3,876 sq. ft.
10	12,056 sq. ft.	3,876 sq. ft.
11	12,056 sq. ft.	3,876 sq. ft.
12	12,056 sq. ft.	3,876 sq. ft.
13	12,135 sq. ft.	3,909 sq. ft.
14	17,416 sq. ft.	3,263 sq. ft.
15	17,284 sq. ft.	3,250 sq. ft.
16	17,279 sq. ft.	3,250 sq. ft.
17	17,279 sq. ft.	3,250 sq. ft.
18	23,233 sq. ft.	3,192 sq. ft.
19	23,359 sq. ft.	3,250 sq. ft.
20	17,294 sq. ft.	3,250 sq. ft.
21	17,244 sq. ft.	3,238 sq. ft.
22	17,101 sq. ft.	3,896 sq. ft.
23	17,101 sq. ft.	3,896 sq. ft.
24	17,101 sq. ft.	3,896 sq. ft.
25	14,402 sq. ft.	3,896 sq. ft.
26	15,936 sq. ft.	3,666 sq. ft.
27		

GENERAL NOTES:

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27		

NOTE: ALL PROP. 8" SAN. SEWER WILL BE "DRY" & PLUGGED AT THIS TIME

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 SAID SECTION TO THE POINT OF BEGINNING.

