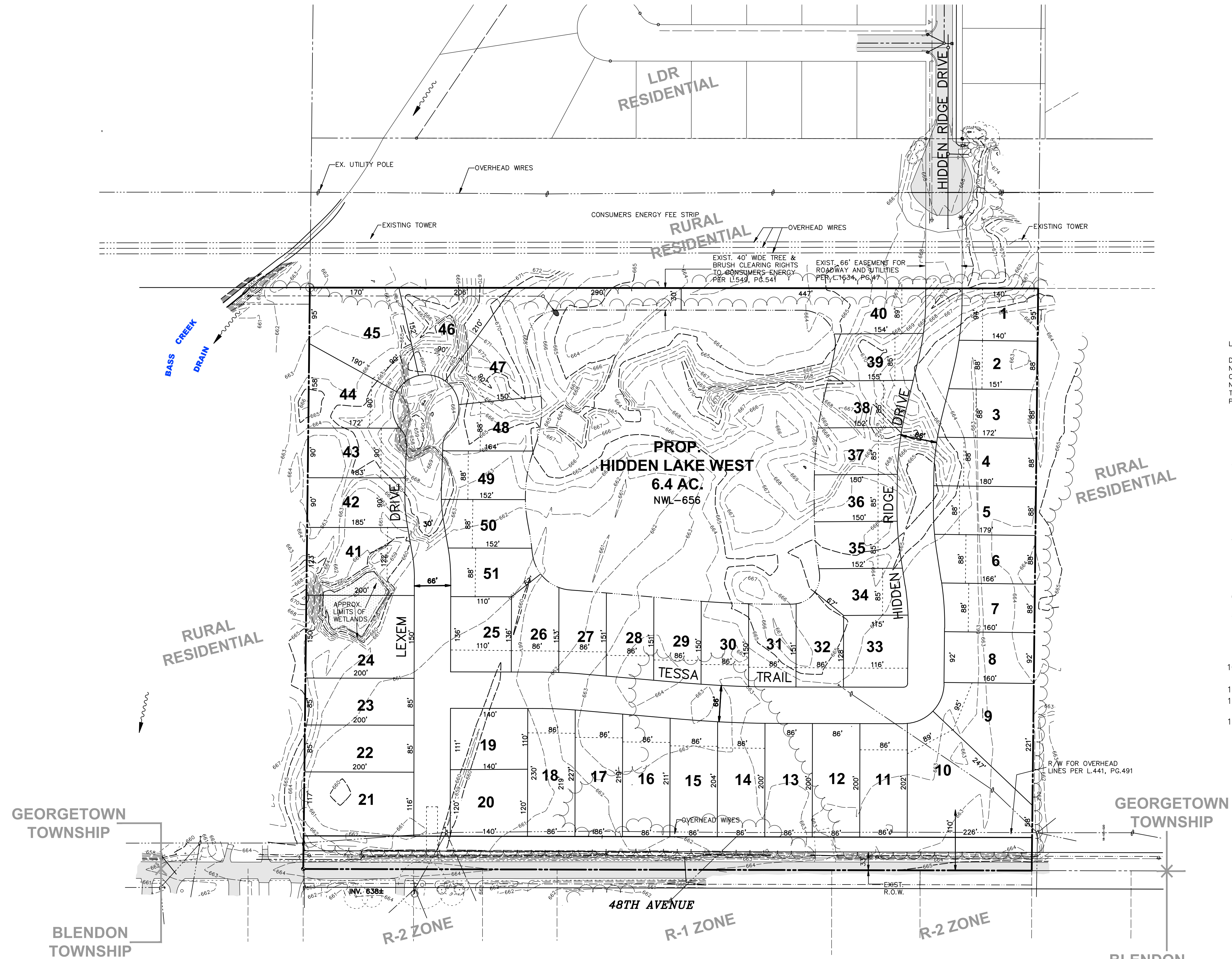


BENCHMARK HYD.: EL. 666.20
SE FLANGE BOLT UNDER "E" EAST SIDE OF
48TH AVENUE, 75' SOUTH OF MCANDY RD.
(PVT.) EAST OF HOUSE #7833

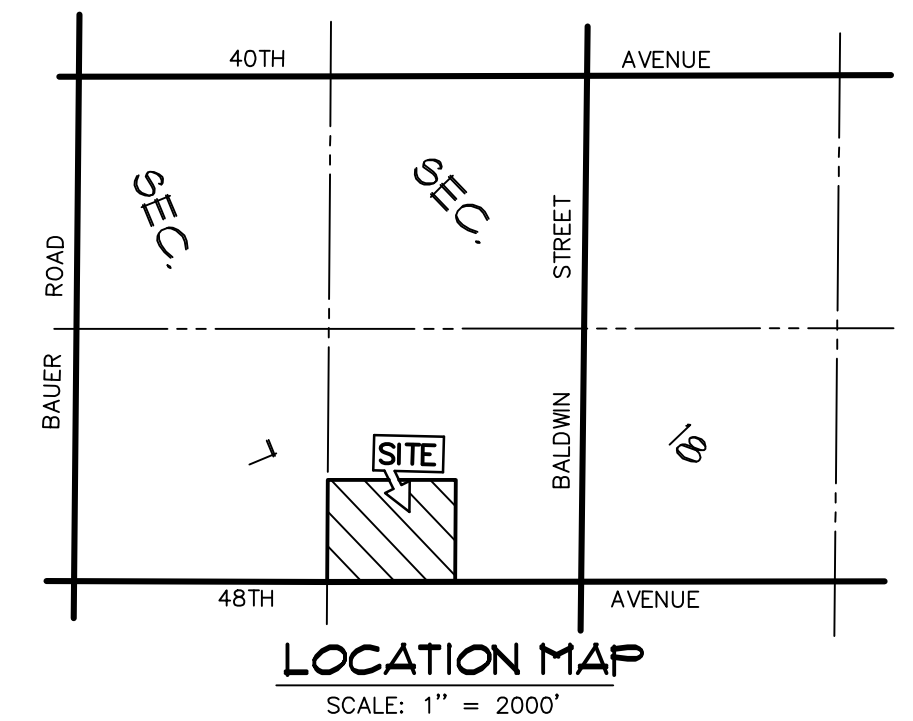
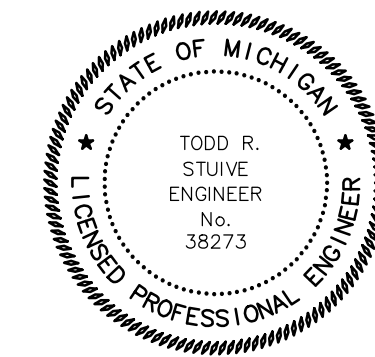
SCALE: 1" = 100'
1' CONTOUR INTERVAL



LEGAL DESCRIPTION:
PART OF THE NW FRACTIONAL 1/4 OF SECTION 18, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN,
DESCRIBED AS: BEGINNING AT THE NW CORNER OF SAID SECTION 18; THENCE S89°20'54"E 1052.89 FEET ALONG THE
NORTH LINE OF SAID NW FRACTIONAL 1/4 TO THE WEST LINE OF THE EAST 271.00 FEET OF THE NW FRACTIONAL 1/4
OF SAID NW FRACTIONAL 1/4; THENCE S00°03'38"W 1319.65 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE
NW FRACTIONAL 1/4 OF SAID NW FRACTIONAL 1/4; THENCE N89°22'07"W 1054.46 FEET ALONG SAID SOUTH LINE TO
THE WEST LINE OF SAID NW FRACTIONAL 1/4; THENCE N00°07'45"E 1320.01 FEET ALONG SAID WEST LINE TO THE
POINT OF BEGINNING. (31.9 AC.)

GENERAL NOTES

- Proposed zoning classifications:
"SFR A", Low Density (LDR)
- This plot is intended for the construction of single family homes.
- "SFR A" district regulations:
Lot size: 85' x 11,475 s.f.
Front yard: 40' min.
Side yard: 10' min. (20' total)
Rear yard: 40' min.
48th Ave: 110' from center line.
- Public utilities:
The front 10' of each lot will be reserved for power and telephone lines (and other approved utilities to service the site).
- This plot will conform to the Ottawa County Soil Erosion and Sedimentation Control ordinance and the NPDES permit process.
- Road construction shall conform to the Ottawa County Road Commission standards.
- This plot is not influenced by a flood plain.
- Sidewalks shall be installed per Township ordinance at such time as individual house construction is completed.
- All adjacent property to this plot is zoned LDR and RR.
- All drainage easement and detention areas will be conveyed to the Ottawa County Water Resources Commission.
- Plot lies entirely within the Hudsonville Public School District.
- Lots 10-18 and 20 & 21 shall not be allowed driveway access to 48th Avenue.
- Plot restrictions will require that individual lots with frontage on 48th Ave are required to maintain the adjacent sidewalk and parkway area..



SPECIAL LAND USE – COMMERCIAL SOIL REMOVAL

ENDUSE PLAN

HIDDEN LAKE WEST
FOR: BAT DEVELOPMENT GROUP, LLC
ATTN: TODD PONSTEIN
6601 WILSHIRE DRIVE
JENISON, MI 49428

PART OF THE NW 1/4, SECTION 18, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

<p>planners • engineers • surveyors 4525 Clyde Park, S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660 www.exxelengineering.com</p>	
<p>DATE: _____</p>	<p>REVISION: _____</p>
<p>BY: _____</p>	<p>FILE NO.: 191403E</p>
<p>APPROVED BY: TRS</p>	<p>PROJ. SURV.: BF</p>
<p>DATE: 3/10/2021</p>	<p>DATE: 3/10/2021</p>
<p>SHEET 3 of 3</p>	<p>SHEET 3 of 3</p>

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