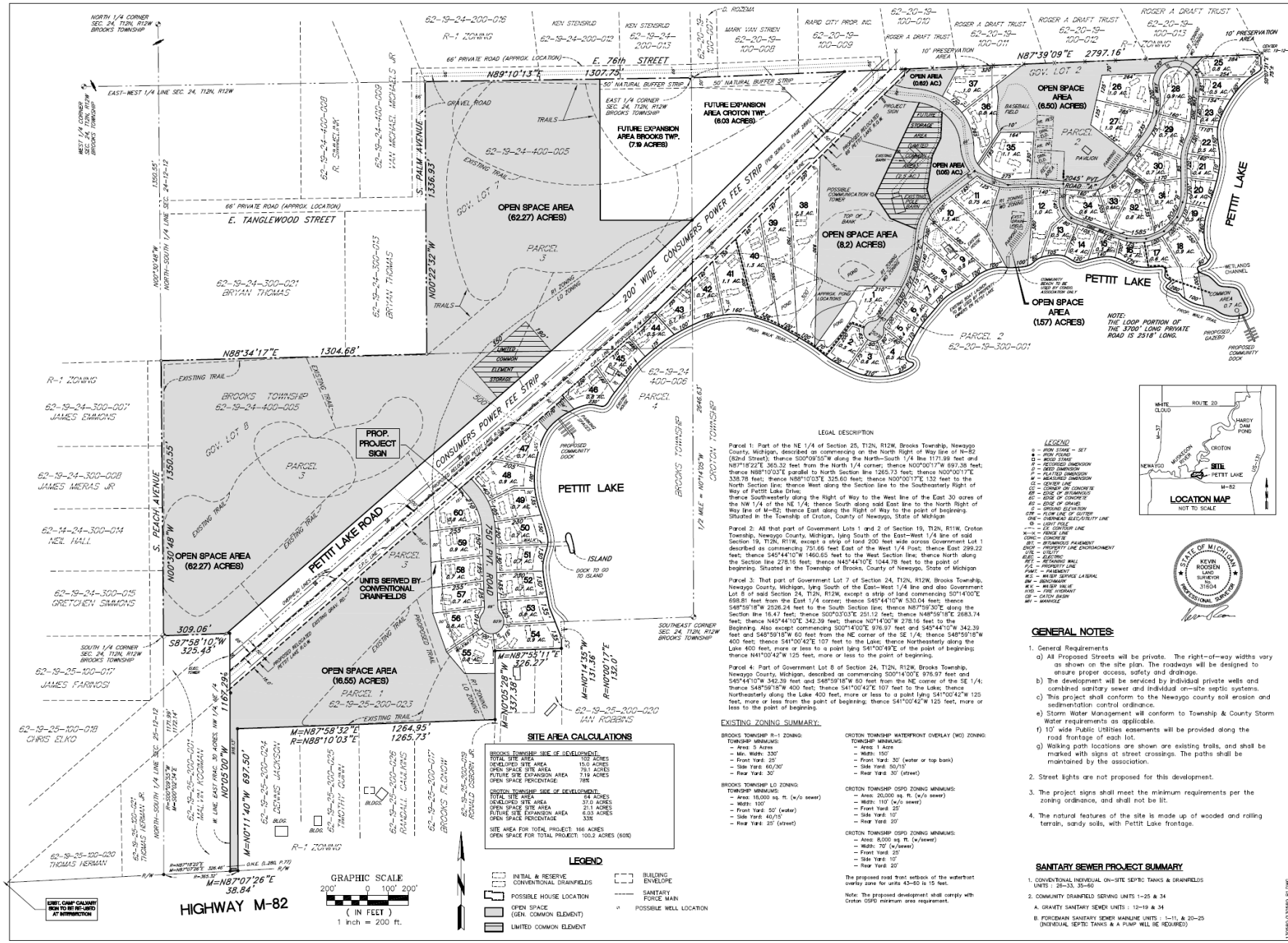

LEGAL DESCRIPTION

Parcel 1: Part of the NE 1/4 of Section 25, T12N, R12W, Brooks Township, Newaygo County, Michigan, described as commencing on the North Right of Way line of M-82 (82nd Street); thence S00°09'55"W along the North-South 1/4 line 1171.99 feet and N87°18'22"E 365.32 feet from the North 1/4 corner; thence N00°00'17"W 897.38 feet; thence N88°10'03"E parallel to North Section line 1265.73 feet; thence N00°00'17"E 338.78 feet; thence N88°10'03"E 325.60 feet; thence N00°00'17"E 132 feet to the North Section line; thence West along the Section line to the Southeasterly Right of Way of Pettit Lake Drive;
thence Southwesterly along the Right of Way to the West line of the East 30 acres of the NW 1/4 of the NE 1/4; thence South along said East line to the North Right of Way line of M-82; thence East along the Right of Way to the point of beginning. Situated in the Township of Newaygo, State of Michigan

Parcel 2: All that part of Government Lots 1 and 2 of Section 19, T12N, R11W, Croton Township, Newaygo County, Michigan, lying South of the East-West 1/4 line of said Section 19, T12N, R11W, except a strip of land 200 feet wide across Government Lot 1 described as commencing 701.66 feet East of the West 1/4 Post; thence East 299.22 feet; thence S45°44'10"W 1460.65 feet to the West Section line; thence North along the Section line 278.16 feet; thence N45°44'10"E 1044.78 feet to the point of beginning. Situated in the Township of Brooks, County of Newaygo, State of Michigan

Parcel 3: That part of Government Lot 7 of Section 24, T12N, R12W, Brooks Township, Newaygo County, Michigan, lying South of the East-West 1/4 line and also Government Lot 8 of said Section 24, T12N, R12W, except a strip of land commencing S0°14'00"E 698.81 feet from the East 1/4 corner; thence S45°44'10"W 530.04 feet; thence S48°59'18"W 2526.24 feet to the South Section line; thence N87°59'30"E along the Section line 16.47 feet; thence S00°03'03"E 251.12 feet; thence N48°59'18"E 2683.74 feet; thence N45°44'10"E 342.39 feet; thence N0°14'00"W 278.16 feet to the Beginning. Also except commencing S00°14'00"E 976.97 feet and S45°44'10"W 342.39 feet and S48°59'18"W 60 feet from the NE corner of the SE 1/4; thence S48°59'18"W 400 feet; thence S41°00'42"E 107 feet to the Lake; thence Northeasterly along the Lake 400 feet, more or less to a point lying S41°00'42"W 125 feet, more or less from the point of beginning; thence S41°00'42"W 125 feet, more or less to the point of beginning.

Parcel 4: Part of Government Lot 8 of Section 24, T12N, R12W, Brooks Township, Newaygo County, Michigan, described as commencing S00°14'00"E 976.97 feet and S45°44'10"W 342.39 feet and S48°59'18"W 60 feet from the NE corner of the SE 1/4; thence S48°59'18"W 400 feet; thence S41°00'42"E 107 feet to the Lake; thence Northeasterly along the Lake 400 feet, more or less to a point lying S41°00'42"W 125 feet, more or less from the point of beginning; thence S41°00'42"W 125 feet, more or less to the point of beginning.

EXISTING ZONING SUMMARY:

BROOKS TOWNSHIP R-1 ZONING: TOWNSHIP MINIMUMS:
- Area: 5 Acres
- Min. Width: 330'
- Front Yard: 25'
- Side Yard: 60/30'
- Rear Yard: 30'

BROOKS TOWNSHIP LO ZONING: TOWNSHIP MINIMUMS:
- Area: 15,000 sq. ft. (w/o sewer)
- Width: 100'
- Front Yard: 50' (water)
- Side Yard: 40/15'
- Rear Yard: 25' (street)

CROTON TOWNSHIP WATERFRONT OVERLAY (WO) ZONING: TOWNSHIP MINIMUMS:
- Area: 1 Acre
- Width: 150'
- Front Yard: 30' (water or top bank)
- Side Yard: 50/15'
- Rear Yard: 30' (street)

CROTON TOWNSHIP OSPD ZONING MINIMUMS:
- Area: 20,000 sq. ft. (w/o sewer)
- Width: 110' (w/o sewer)
- Front Yard: 25'
- Side Yard: 10'
- Rear Yard: 20'

CROTON TOWNSHIP OSPD ZONING MINIMUMS:
- Area: 8,000 sq. ft. (w/sewer)
- Width: 70' (w/sewer)
- Front Yard: 25'
- Side Yard: 10'
- Rear Yard: 20'

The proposed road front setback of the waterfront overlay zone for units 43-60 is 15 feet.

Note: The proposed development shall comply with Croton OSPD minimum area requirement.

LEGEND
- ○ = IRON STAKE - SET
- ● = IRON FOUND
- □ = WOOD STAKE
- D = DEED DIMENSION
- M = MEASURED DIMENSION
- P = PLATTED DIMENSION
- CL = CENTER LINE
- CONC = CONNECTION CONCRETE
- EB = EDGE OF BITUMINOUS
- EC = EDGE OF CONCRETE
- EG = EDGE OF GRAVEL
- G = GROUND ELEVATION
- GTR = FLOW LINE OF GUTTER
- OHE = OVERHEAD ELECTRIC/UTILITY LINE
- LIGHT POLE
- EX. CONTOUR LINE
- FENCE LINE
- CONC = CONCRETE
- BIT. = BITUMINOUS PAVEMENT
- PROP = PROPERTY LINE ENCROACHMENT
- UTIL = UTILITY
- ELEC = ELECTRIC
- RET. = RETAINING WALL
- P/L = PROPERTY LINE
- PVMT = PAVEMENT
- W.S. = WATER SERVICE LATERAL
- GM = GAS METER
- W.V. = WATER VALVE
- H.Y. = FIRE HYDRANT
- CB = CATCH BASIN
- MH = MANHOLE

GENERAL NOTES:

1. General Requirements
   a) All Proposed Streets will be private. The right-of-way widths vary as shown on the site plan. The roadways will be designed to ensure proper access, safety and drainage.
   b) The development will be serviced by individual private wells and combined sanitary sewer and individual on-site septic systems.
   c) This project shall conform to the Newaygo county soil erosion and sedimentation control ordinance.
   e) Storm Water Management will conform to Township & County Storm Water requirements as applicable.
   f) 10' wide Public Utilities easements will be provided along the road frontage of each lot.
   g) Walking path locations are shown are existing trails, and shall be marked with signs at street crossings. The paths shall be maintained by the association.
2. Street lights are not proposed for this development.
3. The project signs shall meet the minimum requirements per the zoning ordinance, and shall not be lit.
4. The natural features of the site is made up of wooded and rolling terrain, sandy soils, with Pettit Lake frontage.

SANITARY SEWER PROJECT SUMMARY

1. CONVENTIONAL INDIVIDUAL ON-SITE SEPTIC TANKS & DRAINFIELDS UNITS : 28-33, 35-60
2. COMMUNITY DRAINFIELD SERVING UNITS 1-25 & 34
   A. GRAVITY SANITARY SEWER UNITS : 12-19 & 34
   B. FORCEMAIN SANITARY SEWER MAINLINE UNITS : 1-11, & 20-25 (INDIVIDUAL SEPTIC TANKS & A PUMP WILL BE REQUIRED)

REVISIONS:
BRIAN WPP, INC.
APPROVED BY: KR
DATE: JUNE 27, 2013
JANUARY 6, 2014
JANUARY 8, 2014
REVISIONS JULY 2, 2013
JANUARY 31, 2014
OCTOBER 18, 2013 (REVISED LEGAL)
FEBRUARY 28, 2014
DECEMBER 4, 2013

SERVING THE NEEDS OF OUR CLIENTS SINCE 1987

Brooks & Associates
ENGINEERS AND SURVEYORS
5555 HANSEL AVE., NE
Grand Rapids, MI 49525
PHONE: (616) 361-2200
FAX: (616) 361-1622

PRELIMINARY SITE PLAN FOR
SEC. 24 + 25, T12N, R12W, BROOKS TWP
SEC. 19, T12N, R11W, CROTON TWP
NEWAYGO COUNTY, MICH.

CLIENT:
PETTIT LAKE DEVELOPMENT LLC
27 NORTH MAIN
ROCKFORD, MI 49341

PROJECT NO. 130580 P1

SHEET 1 of 5

130580/130580 P1.DWG