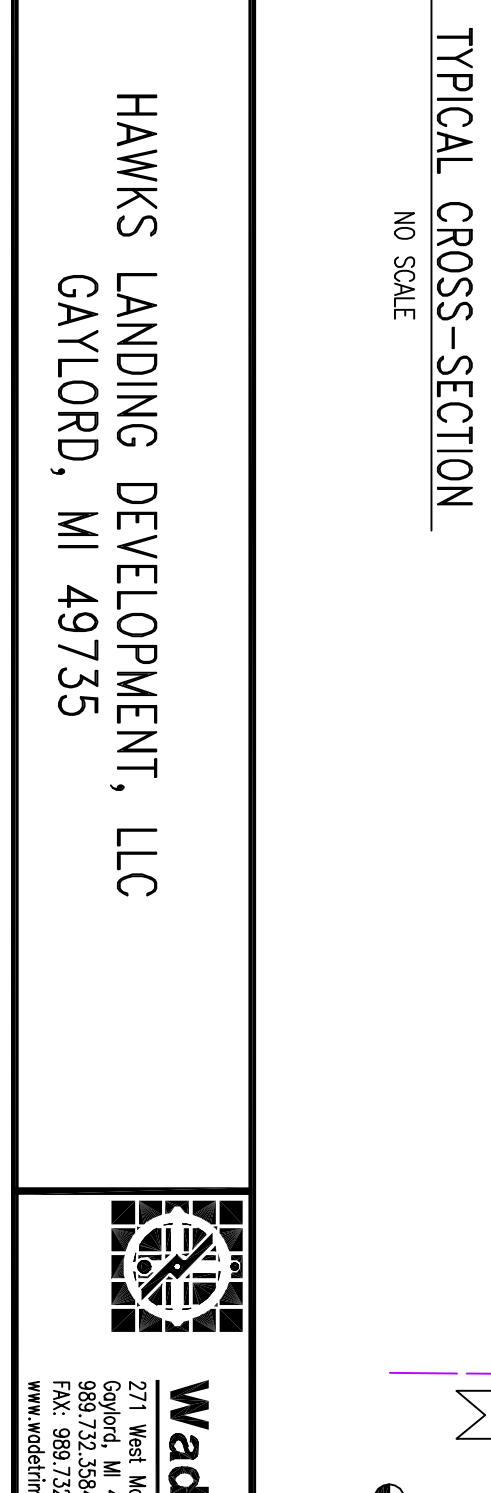




NO.	DATE	BY	DESCRIPTION
1	08/11/2021	Wade-Trim	PRELIMINARY SITE PLAN
2	09/15/2021	Wade-Trim	REVISED SITE PLAN
3	10/20/2021	Wade-Trim	REVISED SITE PLAN
4	11/15/2021	Wade-Trim	REVISED SITE PLAN
5	12/10/2021	Wade-Trim	REVISED SITE PLAN
6	01/05/2022	Wade-Trim	REVISED SITE PLAN
7	02/01/2022	Wade-Trim	REVISED SITE PLAN
8	02/15/2022	Wade-Trim	REVISED SITE PLAN
9	03/01/2022	Wade-Trim	REVISED SITE PLAN
10	03/15/2022	Wade-Trim	REVISED SITE PLAN
11	04/01/2022	Wade-Trim	REVISED SITE PLAN
12	04/15/2022	Wade-Trim	REVISED SITE PLAN
13	05/01/2022	Wade-Trim	REVISED SITE PLAN
14	05/15/2022	Wade-Trim	REVISED SITE PLAN
15	06/01/2022	Wade-Trim	REVISED SITE PLAN
16	06/15/2022	Wade-Trim	REVISED SITE PLAN
17	07/01/2022	Wade-Trim	REVISED SITE PLAN
18	07/15/2022	Wade-Trim	REVISED SITE PLAN
19	08/01/2022	Wade-Trim	REVISED SITE PLAN
20	08/15/2022	Wade-Trim	REVISED SITE PLAN
21	09/01/2022	Wade-Trim	REVISED SITE PLAN
22	09/15/2022	Wade-Trim	REVISED SITE PLAN
23	10/01/2022	Wade-Trim	REVISED SITE PLAN
24	10/15/2022	Wade-Trim	REVISED SITE PLAN
25	11/01/2022	Wade-Trim	REVISED SITE PLAN
26	11/15/2022	Wade-Trim	REVISED SITE PLAN
27	12/01/2022	Wade-Trim	REVISED SITE PLAN
28	12/15/2022	Wade-Trim	REVISED SITE PLAN
29	01/01/2023	Wade-Trim	REVISED SITE PLAN
30	01/15/2023	Wade-Trim	REVISED SITE PLAN
31	02/01/2023	Wade-Trim	REVISED SITE PLAN
32	02/15/2023	Wade-Trim	REVISED SITE PLAN
33	03/01/2023	Wade-Trim	REVISED SITE PLAN
34	03/15/2023	Wade-Trim	REVISED SITE PLAN
35	04/01/2023	Wade-Trim	REVISED SITE PLAN
36	04/15/2023	Wade-Trim	REVISED SITE PLAN
37	05/01/2023	Wade-Trim	REVISED SITE PLAN
38	05/15/2023	Wade-Trim	REVISED SITE PLAN
39	06/01/2023	Wade-Trim	REVISED SITE PLAN
40	06/15/2023	Wade-Trim	REVISED SITE PLAN
41	07/01/2023	Wade-Trim	REVISED SITE PLAN
42	07/15/2023	Wade-Trim	REVISED SITE PLAN
43	08/01/2023	Wade-Trim	REVISED SITE PLAN
44	08/15/2023	Wade-Trim	REVISED SITE PLAN
45	09/01/2023	Wade-Trim	REVISED SITE PLAN
46	09/15/2023	Wade-Trim	REVISED SITE PLAN
47	10/01/2023	Wade-Trim	REVISED SITE PLAN
48	10/15/2023	Wade-Trim	REVISED SITE PLAN
49	11/01/2023	Wade-Trim	REVISED SITE PLAN
50	11/15/2023	Wade-Trim	REVISED SITE PLAN
51	12/01/2023	Wade-Trim	REVISED SITE PLAN
52	12/15/2023	Wade-Trim	REVISED SITE PLAN
53	01/01/2024	Wade-Trim	REVISED SITE PLAN
54	01/15/2024	Wade-Trim	REVISED SITE PLAN
55	02/01/2024	Wade-Trim	REVISED SITE PLAN
56	02/15/2024	Wade-Trim	REVISED SITE PLAN
57	03/01/2024	Wade-Trim	REVISED SITE PLAN
58	03/15/2024	Wade-Trim	REVISED SITE PLAN
59	04/01/2024	Wade-Trim	REVISED SITE PLAN
60	04/15/2024	Wade-Trim	REVISED SITE PLAN
61	05/01/2024	Wade-Trim	REVISED SITE PLAN
62	05/15/2024	Wade-Trim	REVISED SITE PLAN
63	06/01/2024	Wade-Trim	REVISED SITE PLAN
64	06/15/2024	Wade-Trim </tr	



**NOTES:**

- BACKSLOPES AND ALL SLOPES MUST NOT EXCEED THE MAXIMUM ALLOWABLE SLOPE FOR THE SOIL TYPE. SEE THE SOIL REPORT FOR THE FRONT OF LOT. SEE THE SOIL REPORT FOR THE REAR OF LOT.
- GRADE SHALL BE MAINTAINED AT OR ABOVE THE FINISHED GRADE OF THE ADJACENT LOTS.
- SOILS SHALL BE MAINTAINED AT OR ABOVE THE FINISHED GRADE OF THE ADJACENT LOTS.
- ADJACENT BASE COURSE SHALL BE MAINTAINED AT OR ABOVE THE FINISHED GRADE OF THE ADJACENT LOTS.
- BRIMMINGS SHALL BE MAINTAINED AT OR ABOVE THE FINISHED GRADE OF THE ADJACENT LOTS.
- GRADE SHALL BE MAINTAINED AT OR ABOVE THE FINISHED GRADE OF THE ADJACENT LOTS.

**LEGAL DESCRIPTION:**

A parcel of land situated in the NW 1/4 of Section 34, T31N-R3W, Livingston Township, Oshtemo County, Michigan described as the SE 1/4 of the NW 1/4 of said Section 34, EXCEPT a parcel of land commencing at the North 1/4 corner of said Section 34, thence South along North-South 1/4 line S00°24'36"W, 2270.77' to the POINT OF BEGINNING, thence continuing South along said North-South 1/4 line S00°24'36"W, 3300.00' to Center of said Section, thence S89°56'31"W, 6600.00'; thence N02°24'36"E, 3300.00'; thence N89°56'31"W, 6600.00' to Point of Beginning, and being subject to a County Flood Easement across the Eastern 1/3 thereof.

**SITE DATA:**

SITE AREA = 34 ACRES ±  
CURRENT ZONING: R2 - RESIDENTIAL DISTRICTS  
ALLOWABLE DENSITY = GROSS AREA / MINIMUM ZONING LOT = 1,468,647 SFT / 20,000 SFT = 73 UNITS  
PROPOSED DENSITY = 36 DUPLEXES (70 UNITS)  
IDENTIFIED COMMON AREA = 13 ACRES.

**PROPOSED CONSTRUCTION IS PHASED. WILL COMPLETION IMMEDIATELY UPON APPROVAL, AND SHALL BE COMPLETED WITHIN 5 YEARS.**

THE SITE IS DESIGNED TO PROTECT THE NATURAL ENVIRONMENT AND SPECIAL NATURAL RESOURCES, SUCH AS WETLANDS, WOODLANDS, HILLSIDES, AND WATER COURSES, AND ENSURE THAT LANDSCAPING SHALL BE PRESERVED IN ITS NATURAL STATE. INSURE AS PRACTICAL, BY MINIMIZING TREE & SOIL REMOVAL, AND BY TOPOGRAPHIC MODIFICATIONS WHICH RESULT IN MAXIMUM HARMONY WITH ADJACENT AREAS.

SPECIAL ATTENTION SHALL BE GIVEN TO PROPER SITE SURFACE DRAINAGE SO THAT REMOVAL OF STORM WATERS WILL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES. ROAD DRAINAGE WILL BE HANDLED WITH ROAD SIDE DITCHES AND DRAINAGE SWALES. INDIVIDUAL UNIT OWNERS ARE RESPONSIBLE FOR THEIR OWN DRAINAGE.

POTABLE WATER WILL BE PROVIDED BY AN ON-SITE TYPE I WATER SYSTEM.

SEWER WILL BE HANDLED ON SITE AND PERMITTED BY THE NORTHWEST MICHIGAN COMMUNITY HEALTH AGENCY.

ALL PROPOSED UTILITIES (GAS, CABLE TV, TELEPHONE, AND ELECTRIC) WILL BE PROVIDED WITH UNDERGROUND MAINS AND SERVICES. UTILITIES WILL BE LOCATED WITHIN THE 50' RIGHT OF WAY. THESE UTILITIES ARE NOT SHOWN FOR CLARITY.

PROPOSED INTERIOR ROAD WILL BE PRIVATE, 20 FOOT WIDE, 26 FEET OVERALL WITH DITCHES AND 50 FT RIGHT-OF-WAY. POSTED SPEED FOR INTERIOR ROADS WILL BE 25 MPH.

TRAFFIC CONTROL SIGNS WILL BE PLACED IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

THERE WILL BE NO ON SITE STORAGE OF HAZARDOUS MATERIALS OTHER THAN NORMAL HOUSEHOLD USE.

PERMITS REQUIRED FOR THIS PROJECT:

- ZONING - SPECIAL USE PERMIT
- SOIL EROSION AND SEDIMENTATION CONTROL
- HEALTH DEPT. APPROVAL - ON-SITE SEPTIC SYSTEMS
- WATER - WELLS & WATER MAIN
- ROAD COMMISSION - COMMERCIAL DRIVE APPROACH

TRAILS INDICATED ARE APPROXIMATE LOCATION. ALL OF THE COMMON AREA WILL BE AVAILABLE FOR RECREATIONAL USE BY THE ASSOCIATION MEMBERS. NO FORMAL IMPROVEMENTS ARE PROPOSED. TRAIL SHALL BE CREATED BY THE ASSOCIATION MEMBERS, WHEN DESIRED, AND SHALL REMAIN NATURAL.

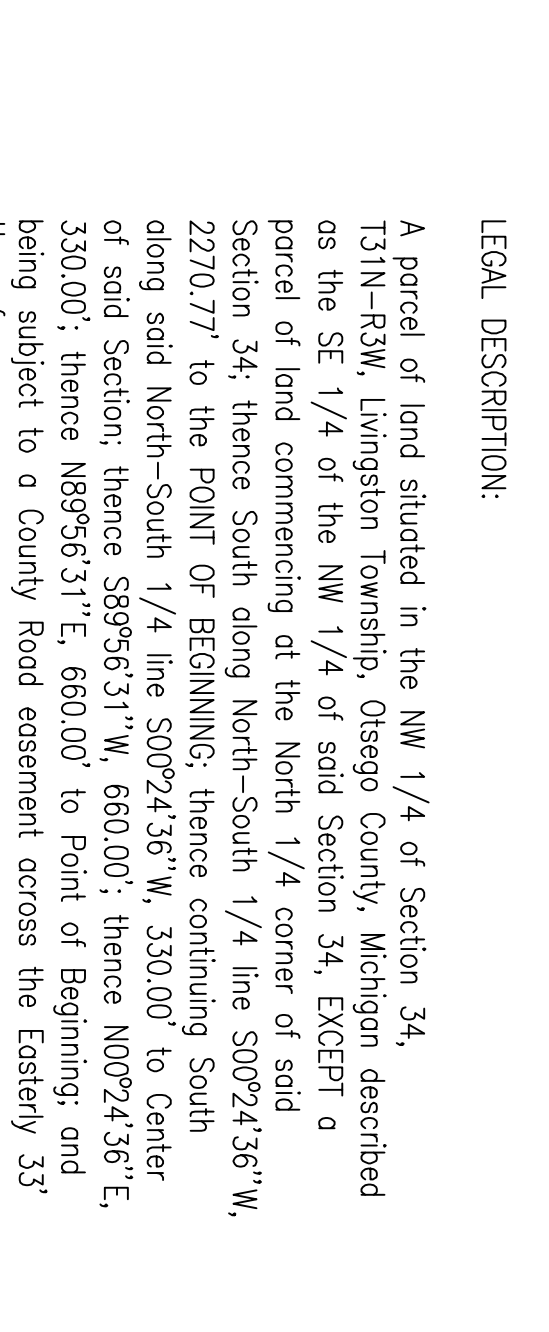
SOILS ON THE SITE CONSIST OF WELL DRAINING SANDS. A DEVELOPMENT SIGN IS PROPOSED. THE SIGN WILL BE MONUMENT TYPE MEETING THE REQUIREMENTS OF THE SIGN ORDINANCE. THE SIGN WILL BE LOCATED IN THE BOULEVARD ENTRANCE.

PROPOSED ENTRANCE WILL BE OPPOSITE AND IDENTICAL TO ENTRANCE INTO HIDDEN VALLEY, MEETING OTSEGO COUNTY ROAD COMMISSION STANDARDS.

ZABEL FILTERS TO BE INSTALLED ON ALL SEPTIC TANKS.

**LEGEND:**

- EXISTING: SECTION CORNER, PROPERTY CORNER, SIGN, FENCE, BUILDING LINE, ASPHALT, COMMON AREA, FIRE HYDRANT, WATER MAIN
- PROPOSED: SECTION CORNER, PROPERTY CORNER, SIGN, FENCE, BUILDING LINE, ASPHALT, COMMON AREA, FIRE HYDRANT, WATER MAIN



**LEGAL DESCRIPTION:**

A parcel of land situated in the NW 1/4 of Section 34, T31N-R3W, Livingston Township, Oshtemo County, Michigan described as the SE 1/4 of the NW 1/4 of said Section 34, EXCEPT a parcel of land commencing at the North 1/4 corner of said Section 34, thence South along North-South 1/4 line S00°24'36"W, 2270.77' to the POINT OF BEGINNING, thence continuing South along said North-South 1/4 line S00°24'36"W, 3300.00' to Center of said Section, thence S89°56'31"W, 6600.00'; thence N02°24'36"E, 3300.00'; thence N89°56'31"W, 6600.00' to Point of Beginning, and being subject to a County Flood Easement across the Eastern 1/3 thereof.

