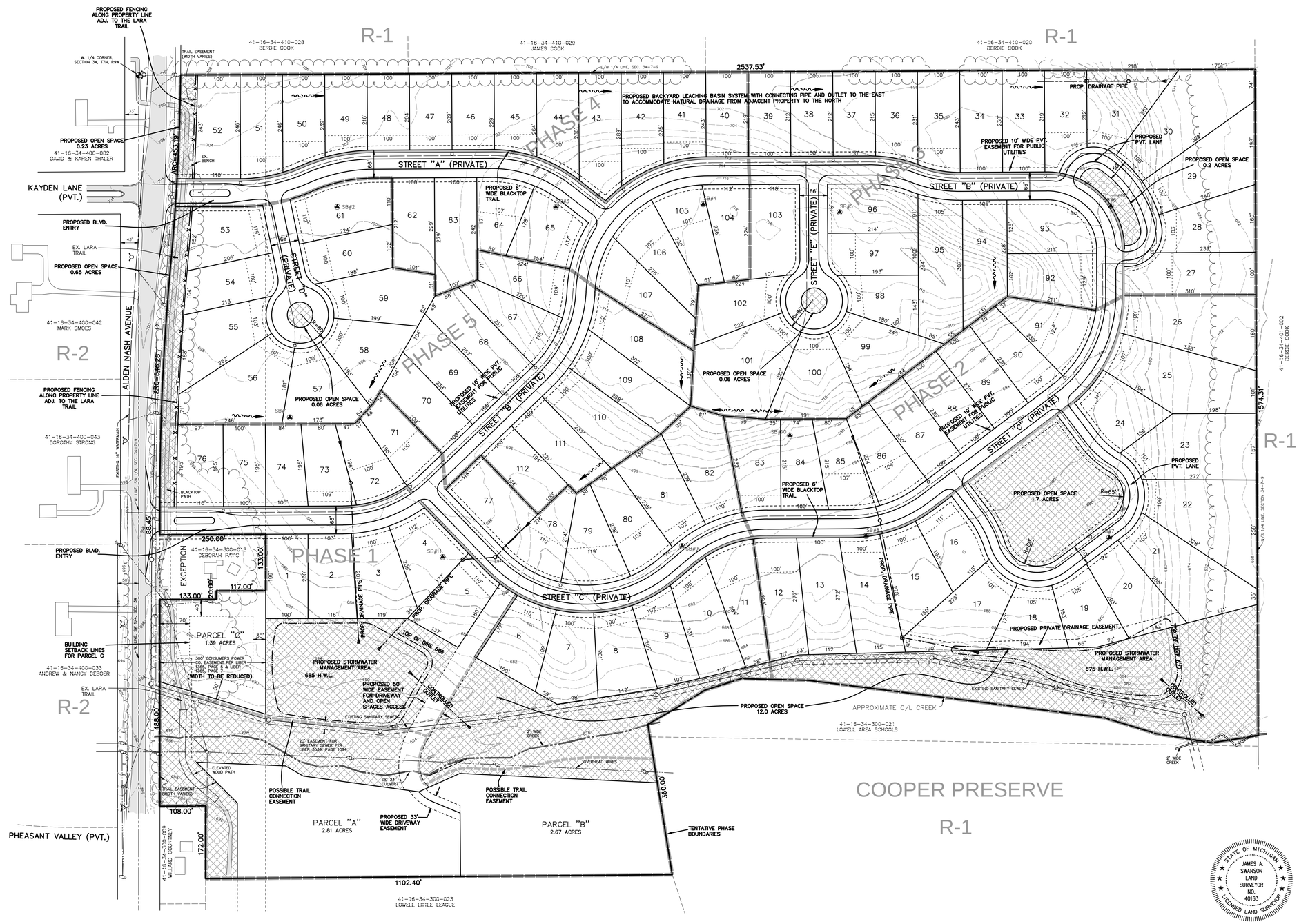


Unit No	Sq. Feet	Unit No	Sq. Feet
1	19931	58	25515
2	21864	59	27986
3	24847	60	21239
4	22656	61	27740
5	23060	62	22030
6	23643	63	26072
7	25140	64	18473
8	23418	65	22500
9	21883	66	20305
10	26998	67	20859
11	25770	68	27090
12	27771	69	25206
13	29398	70	22298
14	29296	71	19290
15	25658	72	18377
16	20484	73	18985
17	31486	74	17895
18	20648	75	19450
19	21102	76	21189
20	25814	77	22502
21	39373	78	20212
22	45510	79	23007
23	42652	80	22560
24	22826	81	27093
25	44259	82	31516
26	42595	83	24864
27	29337	84	20131
28	28359	85	21829
29	36662	86	21871
30	44168	87	23000
31	27837	88	23000
32	21494	89	23000
33	24000	90	20679
34	24000	91	23278
35	23370	92	25006
36	20790	93	23796
37	20002	94	28089
38	20000	95	34806
39	20000	96	23831
40	20000	97	21118
41	20540	98	19620
42	23855	99	30004
43	28037	100	30464
44	22214	101	44365
45	18654	102	23326
46	18000	103	25491
47	18000	104	19832
48	18001	105	21904
49	18588	106	22995
50	21296	107	25656
51	24082	108	28960
52	25610	109	27648
53	24152	110	28888
54	21836	111	22907
55	28225	112	19389
56	38952		
57	26908		

GENERAL NOTES

1. PROPERTY DESCRIPTION:
   Part of the Southwest 1/4 of Section 34, T7N, R9W, Vergennes Township, Kent County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N00°16'48"W 1040.0 feet along the North-South 1/4 line of said Section to Reference Point "A"; thence N0°16'48"W 25 feet, more or less, to the centerline of a creek, and the Place of Beginning; thence N0°16'48"W 1574 feet, more or less, to the Center of said Section (N0°16'48"W 1599.31 feet from Reference Point "A"); thence S89°41'33"W 2537.53 feet along the East-West 1/4 line of said Section to the East line of Alden Nash Avenue, said point being 99.07 feet from the West 1/4 corner of said Section; thence Southerly 453.19 feet along said East line, along a 5688.88 foot radius curve to the right, the long chord of which bears S3°00'54"W 453.07 feet; thence Southerly 546.28 feet along said East line, along a 5908.72 foot radius curve to the left, the long chord of which bears S2°38'55"W 546.09 feet; thence S0°00'00"W 88.45 feet; thence N89°41'50"E 250.0 feet; thence S0°00'00"W 133.0 feet; thence S89°41'50"W 117.0 feet; thence S0°00'00"W 20.0 feet; thence S89°41'50"W 133.0 feet; thence S0°00'00"W 488.0 feet along the East line of the West 50 feet of said SW 1/4; thence N89°41'50"E 108.0 feet; thence S0°00'00"W 172.00 feet; thence N89°30'24"E 1102.40 feet; thence N0°12'49"W 330.0 feet to Reference Point "B" (said Reference Point "B" being N89°07'11"W 1437.03 feet from Reference Point "A"); thence continuing N9°12'49"W 30 feet, more or less, to the centerline of said creek; thence Easterly 1500 feet, more or less, along said centerline to the Place of Beginning. Contains 98.1± Acres.

2. MAPPING:
   a. Parcel boundary is based on the bearing system of Alden Nash West, Replat Number 1 of Kent County Subdivision Plan Number 801.
   b. Existing ground contours are based on topographical survey by Exxel Engineering dated 2/13/15.
   c. Existing utilities are based on available records.

3. CURRENT ZONING: R-2 Medium Density Single Family Residential

4. PROPOSED LAND USE: Single family Site Condominium (112) plus 3 land divisions.

5. DISTRICT REGULATIONS:
   a. Proposed Site Design Standards Setbacks

Front Yard	35 Ft
Side Yard	10 Ft (35' for corner lots)
Rear Yard	30 Ft
Unit Area	17,000 Sq. Ft. Min.
Unit Width	100 Ft Min at front yard setback

6. PROPOSED IMPROVEMENTS
   a. Public water will be made available for each unit.
   b. On-site drainfields approved by Kent County Health Department will be installed for each lot at time home is constructed.
   c. Private Streets to be constructed per Vergennes Township private road standards and per typical cross section shown.
   d. A shared driveway will be constructed within a dedicated 33' easement to provide access to parcels "A" and "B". This driveway will be constructed per the Vergennes Township Driveway standards. A portion of this easement is widened to 50' as shown on the plan to provide access to the proposed open space.
   e. Stormwater management to be designed to incorporate best management practices based on onsite sandy soils. Design will include road ditches and leaching basins where appropriate.
   f. The front 10' of each unit is reserved for installation of buried power, telephone, gas distribution lines and cable TV lines to service each unit.
   g. Construction will conform to all applicable state and local codes.
   h. A proposed blacktop path will be constructed as shown on the plan. This path will be constructed as the homes adjacent to the path are constructed.
   i. Street lights of a design and location approved by the Township and Consumers Energy will be installed.

Total open space shown = 14.90 acres = 15.2% of total acres

PROP. HYDRANT (TYP)
PROP. 8" WATERMAIN (TYP)
SCHEMATIC SURFACE DRAINAGE PATTERN

SOIL BORING LOG*

SB 1
0-1' SANDY LOAM TOPSOIL
1'-2' SANDY LOAM
2'-3' LOAMY SAND
3'-5' MED FINE TAN SAND
5'-7' MED TAN SAND & GRAVEL

SB 2
0-1' SANDY LOAM TOPSOIL
1'-3' SANDY LOAM
3'-7' GRAVEL
7'-8' MED TAN SAND

SB 3
0-1' SANDY LOAM TOPSOIL
1'-7' SANDY LOAM, FINE LOAMY SAND, GRAVEL
7'-9' MED FINE TAN SAND

SB 4
0-1' SANDY LOAM TOPSOIL
1'-4' SANDY LOAM W/AGG
4'-5' FINE GRAVEL
5'-9' GRAVEL
9'-12' MED TAN SAND & FINE GRAVEL

SB 5
0-1' SANDY LOAM TOPSOIL
1'-5' SANDY LOAM W/AGG
5'-6' MED FINE TAN SAND
6'-8' GRAVEL
8'-9' CLAY

SB 6
0-1' SANDY LOAM TOPSOIL
1'-2' SANDY LOAM
2'-7' GRAVEL
7'-9' MED FINE TAN SAND

SB 7
0-1' SANDY LOAM TOPSOIL
1'-3' FINE SANDY LOAM
3'-5' MED FINE TAN SAND
5'-6' FINE GRAVEL
6'-7' MED TAN SAND

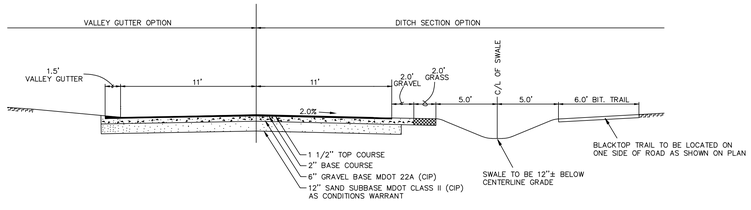
SB 8
0-1' SANDY LOAM TOPSOIL
1'-3' SANDY LOAM
3'-7' LOAMY SAND
7'-9' MED FINE TAN SAND

SB 9
0-1' SANDY LOAM TOPSOIL
1'-2' LOAMY SAND
2'-7' MED FINE TAN SAND

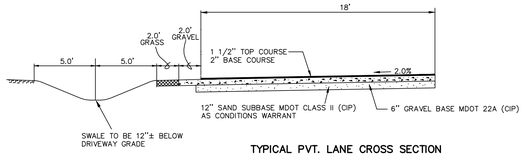
SB 10
0-1' SANDY LOAM TOPSOIL
1'-3' SANDY LOAM, GRAVEL
3'-7' GRAVEL
7'-8' MED TAN SAND
8'-13' GRAVEL

SB 11
0-1' SANDY LOAM TOPSOIL
1'-3' SANDY LOAM
3'-8' MED FINE TAN SAND

* SB #1-#11 TAKEN OCTOBER 2008 FOR PREVIOUS OWNER - TAKEN BY UNKNOWN SOURCE



TYPICAL PRIVATE ROAD CROSS SECTION

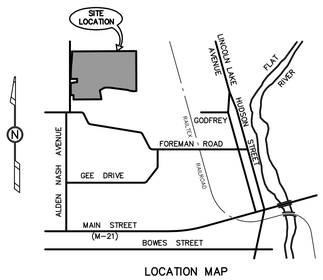


TYPICAL PVT. LANE CROSS SECTION

STATE OF MICHIGAN — JAMES A. SWANSON — LAND SURVEYOR NO. 40163 — LICENSED LAND SURVEYOR

STATE OF MICHIGAN — DONALD DE GROOT — ENGINEER No. 34629 — LICENSED PROFESSIONAL ENGINEER

SCALE: 1"= 100'
2' CONTOUR INTERVAL



LOCATION MAP

PROPOSED SITE CONDOMINIUM / LAND DIVISION
ALDEN NASH PARCEL

FOR: DAS HOLDINGS LLC & DHS HOLDINGS LLC
ATTN: DAVID RAPP
333 BRIDGE STREET; SUITE 1200
GRAND RAPIDS, MI 49504

RE: 910 ALDEN NASH AVE.

IN: PART OF THE SW 1/4, SECTION 34, T9N, R9W, VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN

REVISIONS:
05/27/15 ADDED DRAINAGE/WM/REV. PVT. STREET DETAIL (JSD)
05/11/15 REV.TO SITE CONDO/(PVT) STREETS

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planners · engineers · surveyors
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Phone: (616) 531-3660 Fax: (616) 531-2121
www.exxelengineering.com

DRAWN BY: JR
APPROVED BY: DDG
FILE NO.: 141918E
PROJ. ENG.: DDG
PROJ. SURV.: VD
DATE: 5/8/2015

SHEET 1 of 1

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