

REQUIREMENTS:

- PROJECT DESCRIPTION:
SPLITTING OF TWO EXISTING PARCELS INTO 5 PROPOSED PARCELS WITH FUTURE DRIVE. FUTURE DRIVE PROPOSED TO HAVE 22 FOOT WIDE BITUMINOUS ASPHALT AT ENTRANCE (APPROXIMATELY 100 FEET IN LENGTH), 18 FOOT WIDE GRAVEL (APPROXIMATELY 2,750 FEET IN LENGTH WITH A 40 FOOT RADIUS GRAVEL CUL-DE-SAC AT THE END.
 - ZONING: R-A RURAL-AGRICULTURAL DISTRICT
- SETBACKS:
FRONT YARD: 35 FEET TO RIGHT-OF-WAY LINE
SIDE YARD: 25 FEET
REAR YARD: 50 FEET

NOTE:

THE SUBJECT PARCEL(S) AND ALL SURROUNDING PARCELS ARE ALL ZONED R-A RURAL-AGRICULTURAL DISTRICT.

PROPERTY DESCRIPTION:

EXISTING DESCRIPTIONS:
PPN# 41-16-20-300-030
10751 BAILEY DRIVE NE
THE EAST 1/2 OF THE SOUTHWEST 1/4, SECTION 20, T7N, R9W, EXCEPT THE SOUTH 570 FEET OF THE WEST 764 FEET THEREOF; ALSO THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 20, T7N, R9W, VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN.
PPN# 41-16-20-100-006
10801 BAILEY DRIVE NE
THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 20, T7N, R9W, VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN.
OWNER: ROGER ODELL, 10999 BAILEY DRIVE NE, LOWELL, MI 49331

PROPOSED DESCRIPTIONS:

PARCEL 1
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 20, T7N, R9W, VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N89°11'14"W 568.16 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE N00°23'29"E 570.00 FEET; THENCE N00°02'02"E 260.03 FEET; THENCE S89°11'14"E 571.44 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE S00°30'21"W 830.00 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING. CONTAINS 10.46 ACRES INCLUDING RIGHT-OF-WAY. SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES AS DESCRIBED BELOW.

PARCEL 2
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 20, T7N, R9W, VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N89°11'14"W 568.16 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE N00°23'29"E 570.00 FEET; THENCE N89°11'14"W 146.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°11'14"W 615.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE N00°23'29"E 2067.88 FEET ALONG SAID WEST LINE TO THE EAST-WEST 1/4 LINE OF SAID SECTION; THENCE S89°30'39"E 618.41 FEET ALONG SAID EAST-WEST 1/4 LINE; THENCE S00°50'45"W 1153.16 FEET; THENCE S00°02'02"W 918.24 FEET TO THE POINT OF BEGINNING. CONTAINS 29.13 ACRES. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES AS DESCRIBED BELOW.

PARCEL 3
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 20, T7N, R9W, VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00°30'21"E 830.00 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE N89°11'14"W 571.44 FEET; THENCE S00°02'02"W 260.03 FEET; THENCE N89°11'14"W 146.85 FEET; THENCE N00°02'02"E 918.24 FEET; THENCE N00°50'45"E 548.81 FEET; THENCE S89°30'39"E 722.59 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE S00°30'21"W 1211.06 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING. CONTAINS 20.97 ACRES. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES AS DESCRIBED BELOW.

PARCEL 4
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 20, T7N, R9W, VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00°30'21"E 2041.06 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE N89°30'39"W 722.59 FEET; THENCE N00°50'45"E 604.35 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION; THENCE S89°30'39"E 719.00 FEET ALONG SAID EAST-WEST 1/4 LINE TO THE CENTER OF SECTION 20; THENCE S00°30'21"W 604.34 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION TO THE POINT OF BEGINNING. CONTAINS 10.00 ACRES. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES AS DESCRIBED BELOW.

PARCEL 5
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, T7N, R9W, VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN. FURTHER DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00°30'21"E 2645.40 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION TO THE CENTER OF SAID SECTION AND THE POINT OF BEGINNING; THENCE N89°30'39"W 688.70 FEET ALONG SAID EAST-WEST 1/4 LINE OF SAID SECTION TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE N00°42'25"E 1317.04 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE S89°25'16"E 664.13 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE S00°30'21"W 1315.99 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING. CONTAINS 20.14 ACRES. TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES AS DESCRIBED BELOW.

INGRESS, EGRESS, AND PUBLIC UTILITY EASEMENT
A 66.0 FOOT-WIDE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES LOCATED IN THE SOUTHWEST 1/4 OF SECTION 20, T7N, R9W, VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN, THE CENTER LINE OF WHICH IS DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 20; THENCE N89°11'14"W 535.16 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE N00°23'29"E 33.00 FEET TO THE NORTH RIGHT OF WAY LINE FOR BAILEY DR AND THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE CONTINUING N00°23'29"E 570.00 FEET; THENCE N89°11'14"W 182.21 FEET; THENCE N00°02'02"E 885.24 FEET; THENCE N00°50'45"E 1103.16 FEET; THENCE S89°30'39"E 120.42 FEET; THENCE N00°42'25"E 105.00 FEET TO THE CENTER OF A 40 FOOT RADIUS CUL-DE-SAC AND THE POINT OF ENDING OF SAID CENTERLINE.



LOCATION MAP
SCALE: 1" = 2000'

SITE PLAN KEY NOTES:

- FUTURE 22' WIDE BITUMINOUS ASPHALT
- FUTURE 18' GRAVEL DRIVE WITH 2' GRAVEL SHOULDERS
- FUTURE 40' RADIUS GRAVEL CUL-DE-SAC
- SIGN, SPEED LIMIT 25 MPH

LEGEND			
T	TOWN	⊕	SECTION CORNER
R	RANGE	⊕	SET CAPPED IRON
N	NORTH	⊕	FOUND IRON OR NAIL
S	SOUTH	⊕	STORM SEWER MANHOLE
E	EAST	⊕	SANITARY SEWER MANHOLE
W	WEST	⊕	CATCH BASIN
SEC.	SECTION	⊕	HYDRANT
POB	POINT OF BEGINNING	⊕	VALVE
■	PROPOSED BLACKTOP	⊕	UTILITY POLE
■	PROPOSED CONCRETE	⊕	GUY WIRE
■	EXISTING BLACKTOP	⊕	LIGHT POLE
■	EXISTING CONCRETE	⊕	WALL MOUNTED LIGHT
■	WETLANDS	⊕	PEDESTAL
		⊕	TRANSFORMER
		⊕	SIGN

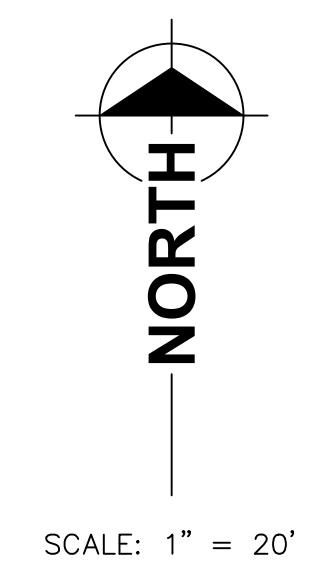
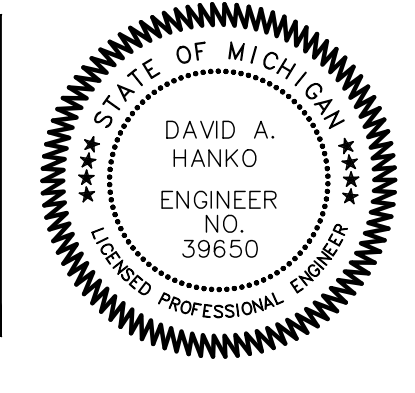
REVISIONS

ODELL LANE

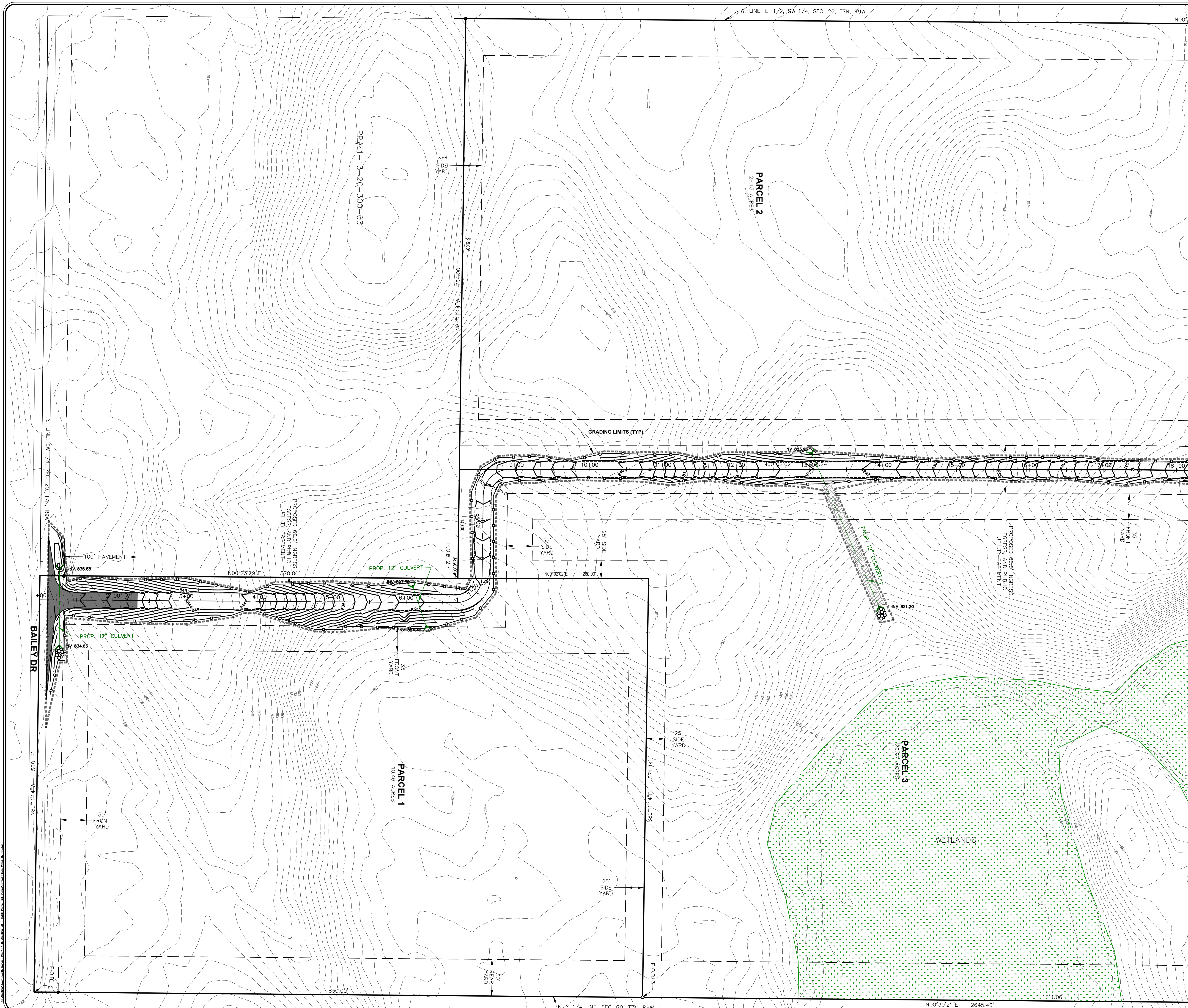
FOR: ROGER ODELL
10999 BAILEY DRIVE NE
LOWELL, MI 49331

PART OF THE NW 1/4 AND SW 1/4, SECTION 20, T7N, R9W,
VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN

Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW Phone: 616.457.7050
Grandville, MI 49418 www.feenstra.com



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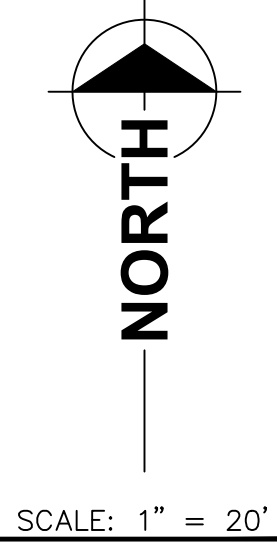
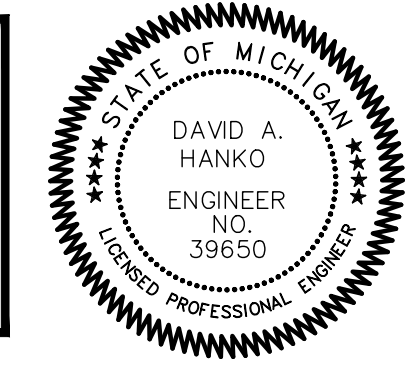


W. LINE, E. 1/2, SW 1/4, SEC. 20, T7N, R9W

N00°2'

SEE SHEET C3

LEGEND		
T	TOWN	SECTION CORNER
R	RANGE	SET CAPPED IRON
N	NORTH	FOUND IRON OR NAIL
S	SOUTH	STORM SEWER MANHOLE
E	EAST	SANITARY SEWER MANHOLE
W	WEST	CATCH BASIN
SEC.	SECTION	HYDRANT
POB	POINT OF BEGINNING	VALVE
	PROPOSED BLACKTOP	UTILITY POLE
	PROPOSED CONCRETE	GUY WIRE
	EXISTING BLACKTOP	LIGHT POLE
	EXISTING CONCRETE	WALL MOUNTED LIGHT
	WETLANDS	PEDESTAL
		TRANSFORMER
		SIGN



REVISIONS

GRADING PLAN
ODELL LANE

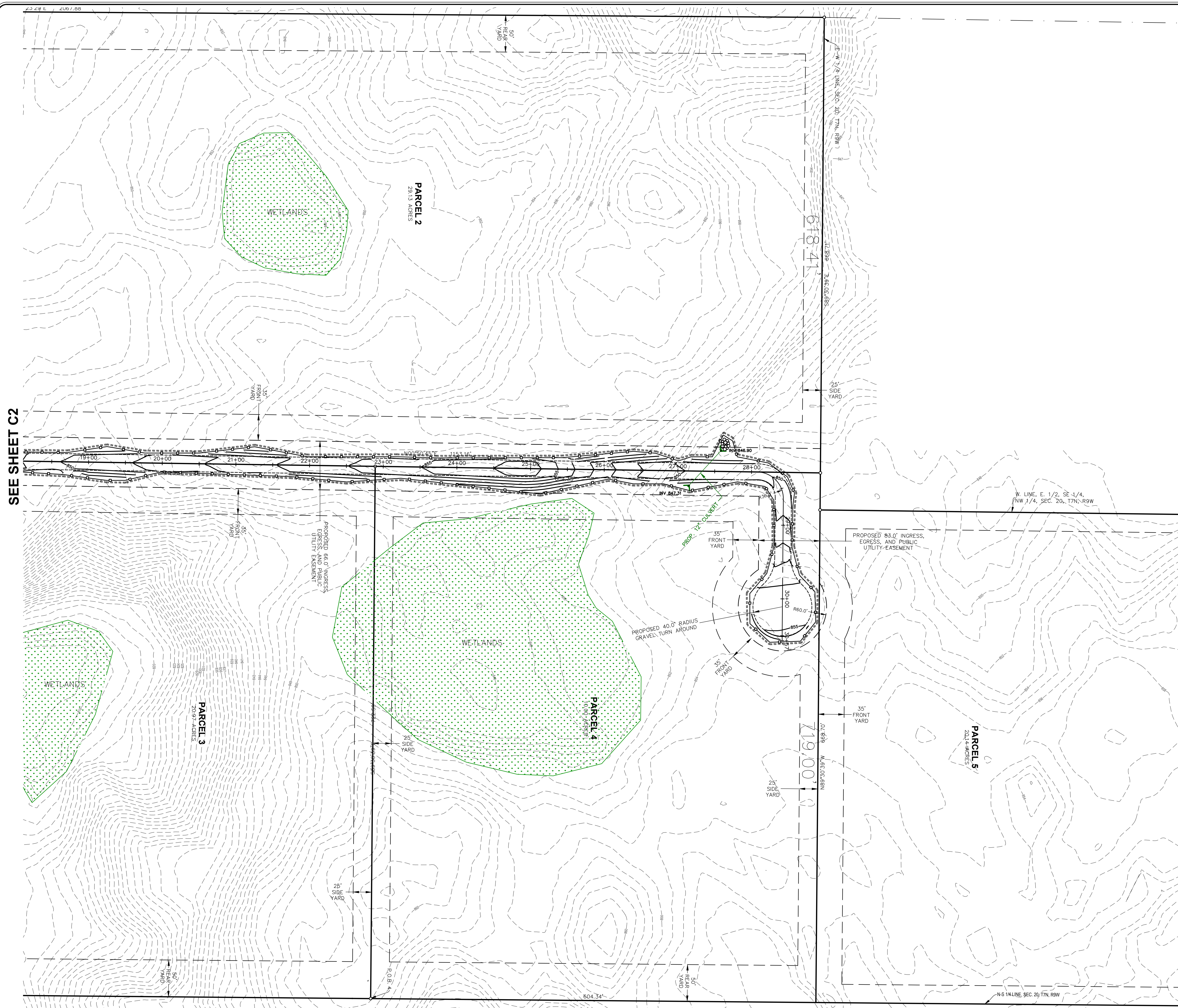
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LOWELL, MI 49331

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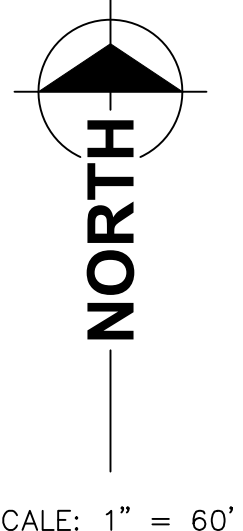
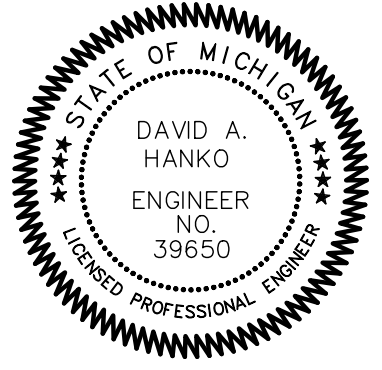
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C2
02/14/2024



SEE SHEET C2

LEGEND			
T	- TOWN	⊙	SECTION CORNER
R	- RANGE	⊙	SET CAPPED IRON
N	- NORTH	⊙	FOUND IRON OR NAIL
S	- SOUTH	⊙	STORM SEWER MANHOLE
E	- EAST	⊙	SANITARY SEWER MANHOLE
W	- WEST	⊙	CATCH BASIN
SEC.	- SECTION	⊙	HYDRANT
POB	- POINT OF BEGINNING	⊙	VALVE
■	PROPOSED BLACKTOP	⊙	UTILITY POLE
▫	PROPOSED CONCRETE	⊙	GUY WIRE
■	EXISTING BLACKTOP	⊙	LIGHT POLE
▫	EXISTING CONCRETE	⊙	WALL MOUNTED LIGHT
▨	WETLANDS	⊙	PEDESTAL
		⊙	TRANSFORMER
		⊙	SIGN



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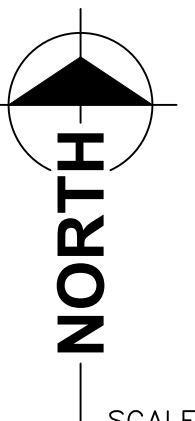
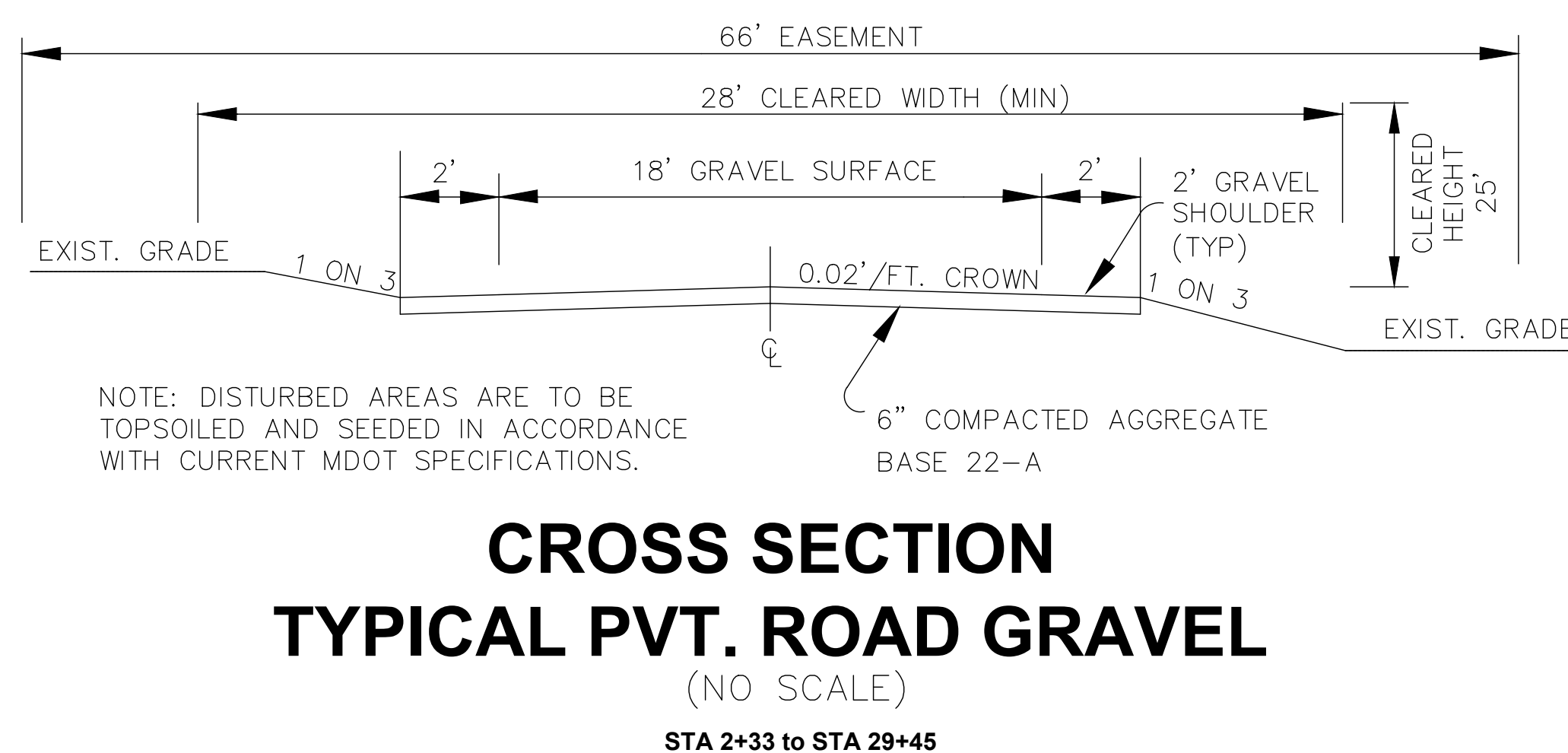
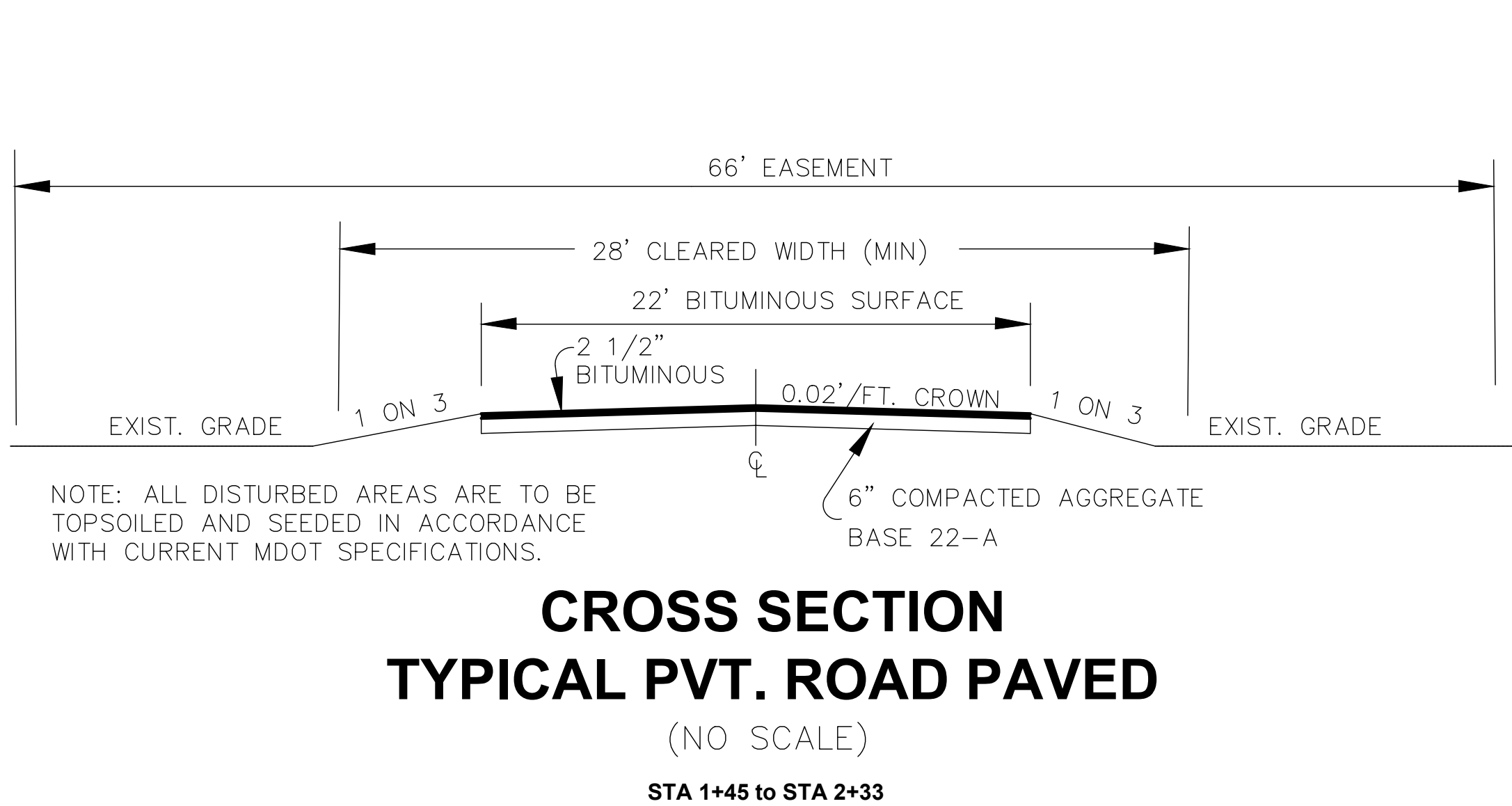
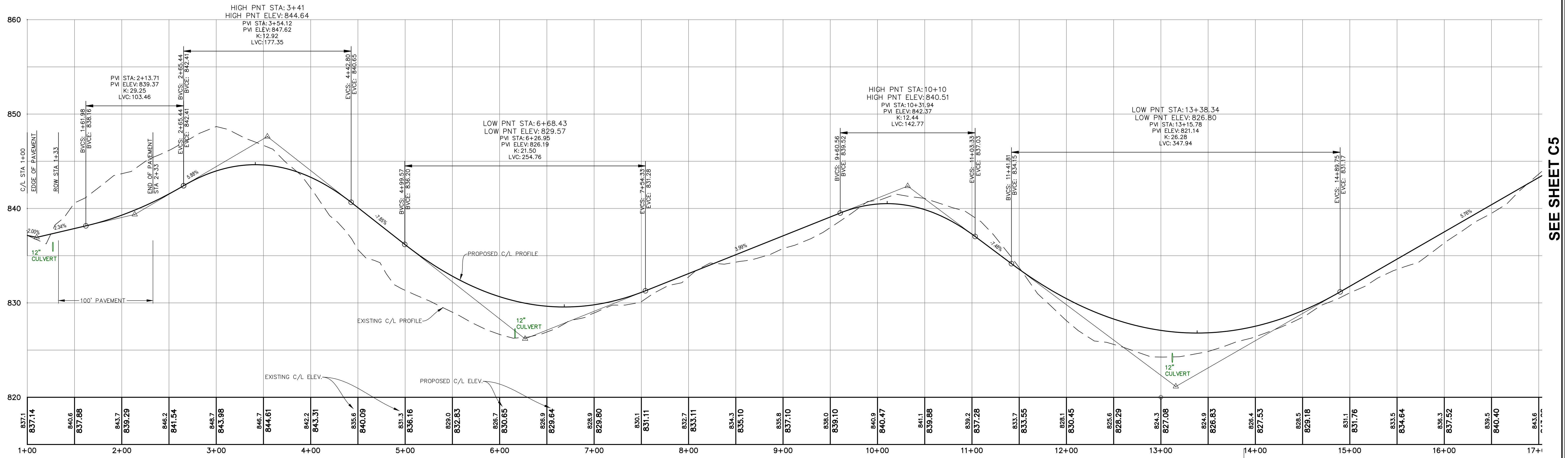
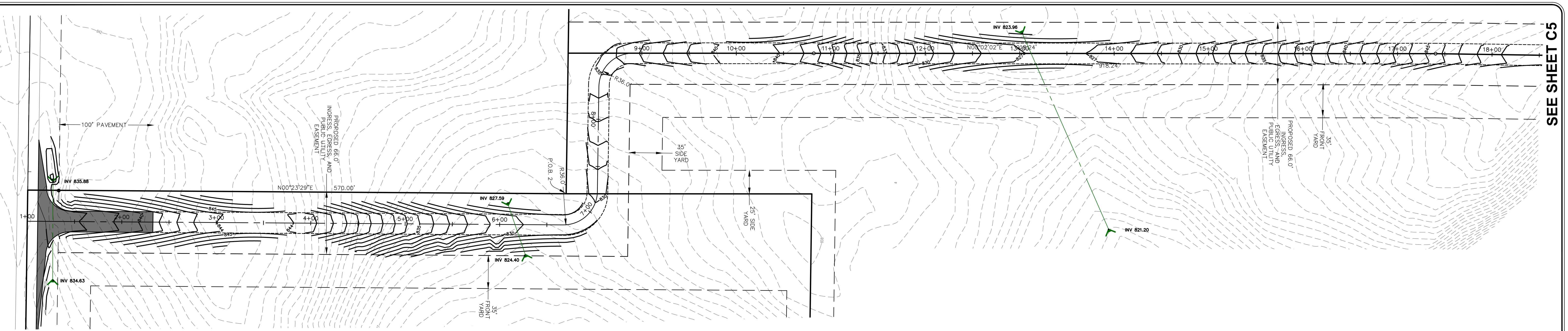
GRADING PLAN
ODELL LANE

FOR: ROGER ODELL
10999 BAILEY DRIVE NE
LOWELL, MI 49331

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C3
02/14/2023



SCALE: 1" = 50'

LEGEND

T	TOWN	◼	SECTION CORNER
R	RANGE	⊖	SET CAPPED IRON
N	NORTH	⦿	FOUND IRON OR NAIL
S	SOUTH	⊙	STORM SEWER MANHOLE
E	EAST	⊕	SANITARY SEWER MANHOLE
W	WEST	⊖	CATCH BASIN
SEC.	SECTION	⊕	HYDRANT
POB	POINT OF BEGINNING	⊕	VALVE
		⊕	UTILITY POLE
		⊕	GY WIRE
		⊕	LIGHT POLE
		⊕	WALL MOUNTED LIGHT
		⊕	PEDESTAL
		⊕	TRANSFORMER
		⊕	SIGN
■	PROPOSED BLACKTOP		
■	PROPOSED CONCRETE		
■	EXISTING BLACKTOP		
■	EXISTING CONCRETE		
■	WETLANDS		

REVISIONS

**PLAN & PROFILE
ODELL LANE**

FOR: ROGER ODELL
10999 BAILEY DRIVE NE
LOWELL, MI 49331

PART OF THE NW 1/4 AND SW 1/4, SECTION 20, T7N, R9W,
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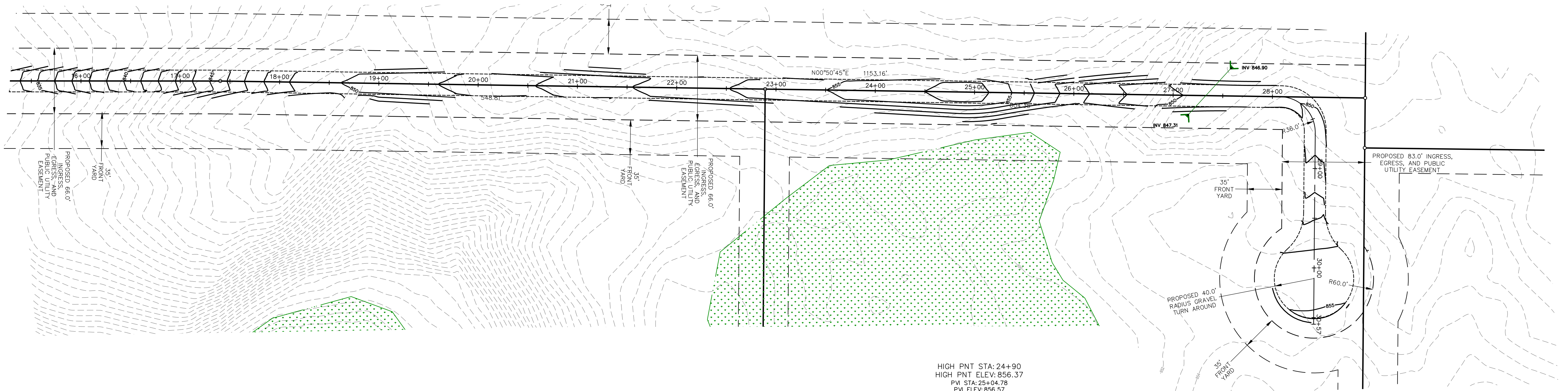
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Grandville, MI 49418 www.feeustrainc.com

C4

02/14/2024

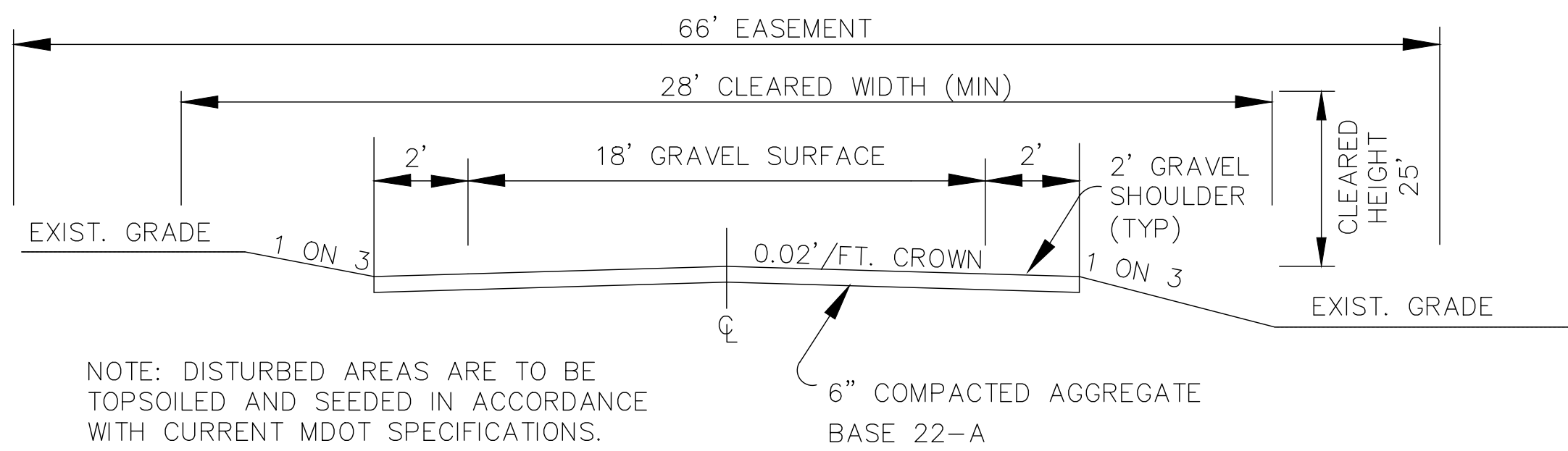
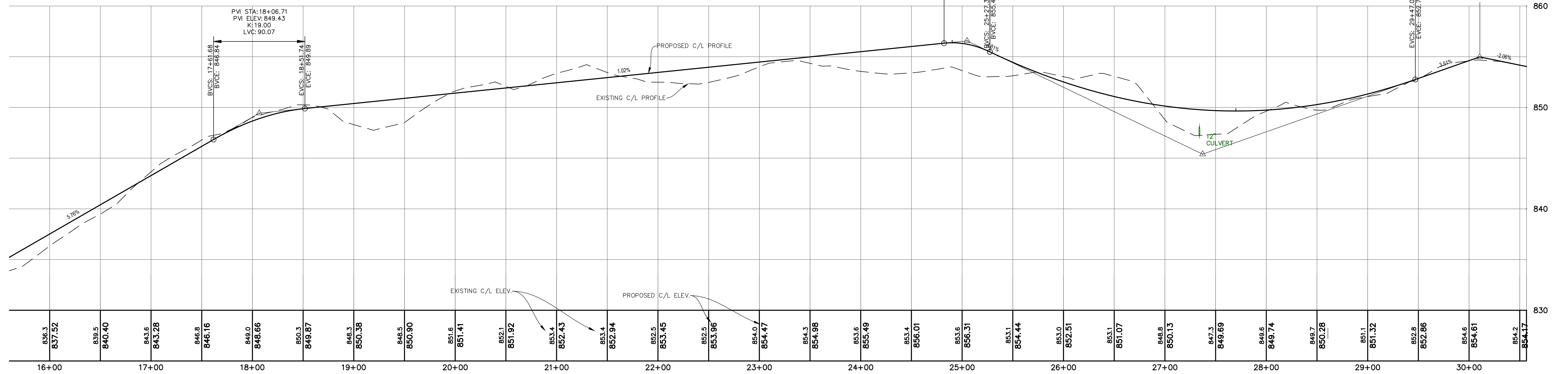
SEE SHEET C4



HIGH PNT STA: 24+90
 HIGH PNT ELEV: 856.37
 PVI STA: 25+04.78
 PVI ELEV: 856.57
 K: 7.75
 LVC: 45.19

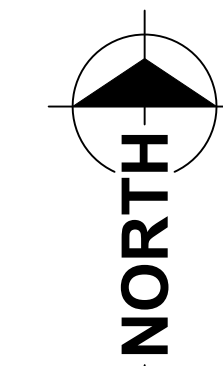
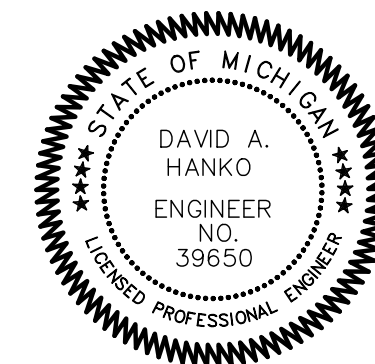
LOW PNT STA: 27+69.99
 LOW PNT ELEV: 849.65
 PVI STA: 27+37.19
 PVI ELEV: 845.39
 K: 50.46
 LVC: 419.62

SEE SHEET C4



NOTE: DISTURBED AREAS ARE TO BE TOPSOILED AND SEEDED IN ACCORDANCE WITH CURRENT MDOT SPECIFICATIONS.

CROSS SECTION TYPICAL PVT. ROAD GRAVEL (NO SCALE)



SCALE: 1" = 20'

LEGEND		
T	TOWN	SECTION CORNER
R	RANGE	SET CAPPED IRON
N	NORTH	FOUND IRON OR NAIL
S	SOUTH	STORM SEWER MANHOLE
E	EAST	SANITARY SEWER MANHOLE
W	WEST	CATCH BASIN
SEC.	SECTION	HYDRANT
POB	POINT OF BEGINNING	VALVE
■	PROPOSED BLACKTOP	UTILITY POLE
■	PROPOSED CONCRETE	GUY WIRE
■	EXISTING BLACKTOP	LIGHT POLE
■	EXISTING CONCRETE	WALL MOUNTED LIGHT
■	WETLANDS	PEDESTAL
		TRANSFORMER
		SIGN

REVISIONS

**PLAN & PROFILE
ODELL LANE**

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 LOWELL, MI 49331

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C5

02/14/2024