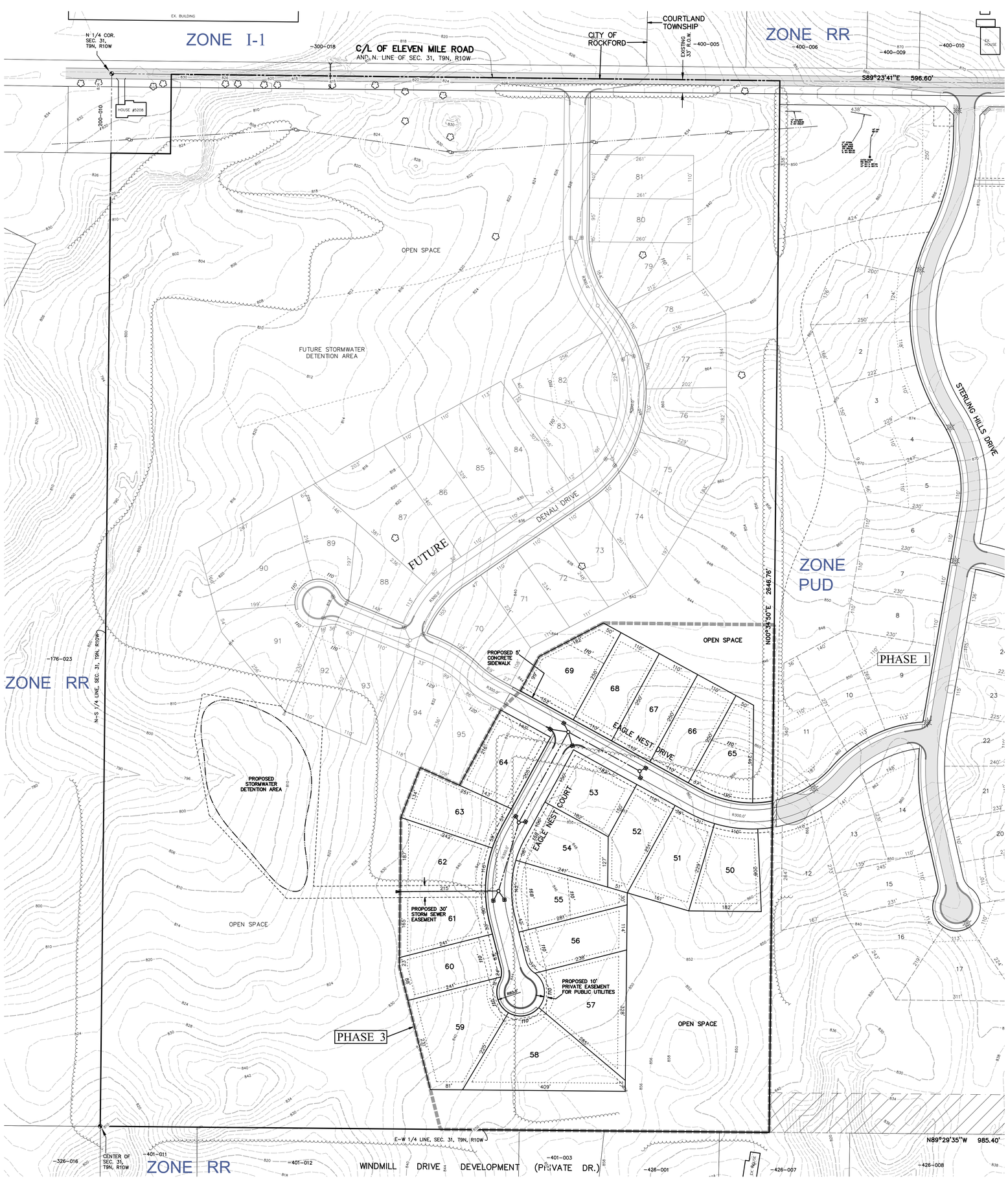


PHASE 3

Area	
Lot No.	Sq.Feet
50	31040
51	31909
52	25188
53	27239
54	29932
55	30777
56	29175
57	45266
58	51621
59	45262
60	27065
61	30704
62	32799
63	29944
64	30087
65	27610
66	27500
67	27500
68	27500
69	30278

FUTURE

Area	
Lot No.	Sq.Feet
70	35837
71	25048
72	26528
73	28009
74	34367
75	31521
76	30449
77	31009
78	26579
79	30374
80	28683
81	28685
82	33536

Area	
Lot No.	Sq.Feet
83	28542
84	35388
85	35671
86	36876
87	55322
88	26793
89	28003
90	54450
91	37372
92	27337
93	27723
94	30914
95	25605

General Notes:

1. Legal Description

2. Mapping:
   a. 2' interval existing ground contours are based on Kent County REGIS data.
   b. Boundary survey by:

3. Proposed Use: Full service single family residential subdivision homes.

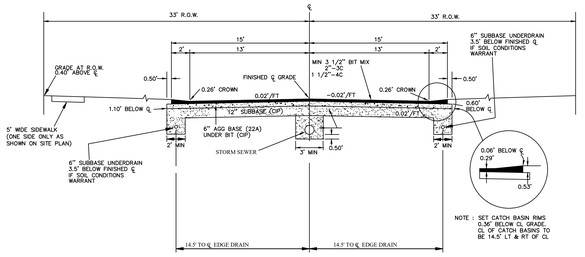
4. Current Zoning: RR-Rural Residential

5. PUD Development regulations (Sec. 9.05,D.2)
   a. Lot area 25,000 s.f. min.
   b. Lot width 110' (at front yard setback)
   c. Front setback 25' min.
   d. Side yard 10' min. (20' total)
   e. Rear yard 20' min. or as shown on keystone shaped lots

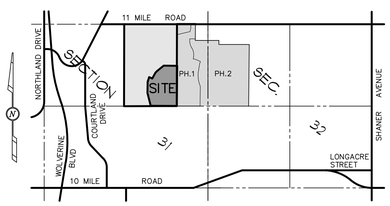
6. Proposed Development Plan:
   a. Total: 46 single family home sites
   b. Phase 3: 20 lots
   c. Future phase: 26 lots

7. Proposed Improvements:
   a. Lots to be served by individual residential wells and drainfields and subject to approval by KCHD.
   b. Public streets will conform to the Kent County Road Commission specifications for subdivision streets.
   c. Drainage design will conform to the Kent County Drain Commission specifications for subdivision drainage, and a Drain District shall be established and appropriate drainage easements shall be dedicated to the proposed Drain District.
   d. The front 10' of each lot is reserved for installation of buried power, gas, telephone and cable TV lines to service each lot.
   e. Construction will conform to all applicable state and local codes.
   f. The existing Phase 1 and 2 homeowner's association will be expanded as part of this development to include Phases 3 and 4 and all open space shown will be preserved and maintained by the association.
   g. Density Determination (per Section 9.05, A.2):
      - Total area 101.6 ac.
      - Existing r.o.w. 1.16 ac.
      - Proposed public street R.O.W. 5.77 ac.
      - Slopes 20% plus 0.9 ac.
      - Net developable area 93.77 ac.
      - Proposed lots 46
      - Density 0.49 units/acre
   h. Proposed Open Space = 60.7 Acres = 59.7% of gross area.
   i. All sidewalks adjacent to the open space will be installed by the developer at the time of the road construction with each phase. The sidewalks adjacent to the lots will be installed prior to issuing the certificate of occupancy.

   The Association reserves the right to mow the existing fairways in the open space outside the No Disturb Area. The open space could be potentially used by the Association members in the following ways:
   - Walking/Jogging/Cross Country Skiing Trails
   - Football/Soccer Field
   - Baseball Diamond
   - Tennis/Basketball Court
   - Playground Equipment
   - Ponds (Existing) - Swimming, Fishing, Boating, Skating



TYPICAL PUBLIC STREET CROSS SECTION



LOCATION MAP

LEGEND

= PROPOSED STORM SEWER

STATE OF MICHIGAN
BRENT MICHAEL FEYEN
License No. 4001055904
LICENSED PROFESSIONAL SURVEYOR

STATE OF MICHIGAN
JEFFREY SCOTT VANLAAR
ENGINEER
No. 6201062083
REGISTERED PROFESSIONAL ENGINEER

0' 50' 100'
1" CONTOUR INTERVAL
SCALE: 1" = 100'

PROPOSED PUD AND PRELIMINARY PLAT

BRAESIDE ESTATES PHASE 3

FOR: BRAESIDE HOLDINGS, LLC
C/O MIKE BERG
1730 THREE MILE ROAD NE
GRAND RAPIDS, MICHIGAN 49505

PART OF THE NE 1/4, SECTION 31, T9N, R10W, COURTLAND TOWNSHIP, KENT COUNTY, MICHIGAN

DATE	REVISION	BY
09/22/23	REV. ADJACENT PPN	JDR
08/23/23	REV. LOT LINES PER P.C.	JDR
06/02/23	REV. PER TOWNSHIP	JDR

DRAWN BY: JDR
APPROVED BY: JSV
FILE NO.: 201225E
PROJ. ENG.: JSV
PROJ. SURV.: BMF
DATE: 03/08/2022
SHEET 1 of 1

exxel engineering, inc.
planners - engineers - surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

P:\Projects\2020\201225\Drawings\201225-P.dwg, PP 9/22/2023 12:42:37 PM, jroot