



SITE INFORMATION THE PROPOSED SITE CONDOMINIUM INCLUDES 3 EXISTING PARCELS (68.1 ACRES TOTAL):

PARCEL "A"
 *PROPERTY ADDRESS: 10193 COURTLAND DRIVE NE
 *PERMANENT PARCEL NUMBER: 41-07-19-400-039
 *PARCEL SIZE: 14.7 ACRES (INCLUDING R/W)
 That part of the Southeast 1/4 of Section 19, Town 9 North, Range 10 West, Courtland Township, Kent County, Michigan, described as: Commencing at the East 1/4 corner of said Section 19; thence South 00°05'34" West, 1072.5 feet, along the East line of the Southeast 1/4, to the place of beginning; thence continuing South 00°05'34" West, 66.00 feet, along said East line; thence North 49°22' West, 561.00 feet, parallel with the South line of the North 1072.5 feet of the Southeast 1/4; thence South 00°05'34" West, 264.89 feet; thence North 89°55'08" West, 789.30 feet, parallel with the North line, Southeast 1/4, Southeast 1/4; thence North 00°03'51" West, 79.65 feet, along the West line, Southeast 1/4, Southeast 1/4, to the North line, Southeast 1/4, Southeast 1/4; thence North 89°55'08" West, 1350.52 feet, along the North line of the Southeast 1/4, Southeast 1/4, to the West line of the Southeast 1/4; thence North 00°13'15" West, 254.88 feet, along said West line, to the South line of the North 1072.5 feet, of the Southeast 1/4 of said Section; thence South 89°49'22" East, 2702.44 feet, along said South line, to the East line of the Southeast 1/4, and the place of beginning.

PARCEL "B"
 *PROPERTY ADDRESS: 10177 COURTLAND DRIVE NE
 *PERMANENT PARCEL NUMBER: 41-07-19-400-040
 *PARCEL SIZE: 3.4 ACRES (INCLUDING R/W)
 That part of the Southeast 1/4 of Section 19, Town 9 North, Range 10 West, Courtland Township, Kent County, Michigan, described as: Commencing at the East 1/4 corner of said Section 19; thence South 00°05'34" West, 1138.5 feet, along the East line of the Southeast 1/4, to the place of beginning; thence continuing South 00°05'34" West, 264.89 feet, along said East line; thence North 89°55'08" West, 561.00 feet, parallel with the North line, Southeast 1/4, Southeast 1/4; thence North 00°05'34" East, 264.89 feet, thence South 89°49'22" East, 561.00 feet, parallel with the South line of the North 1072.5 feet of the Southeast 1/4, to the East line of the Southeast 1/4 and the place of beginning.

PARCEL "C"
 *PROPERTY ADDRESS: 10215 COURTLAND DRIVE NE
 *PERMANENT PARCEL NUMBER: 41-07-19-400-030
 *PARCEL SIZE: 50.0 ACRES (INCLUDING R/W)
 Part of the Southeast 1/4 of Section 19, Town 9 North, Range 10 West, Courtland Township, Kent County, Michigan, described as: Commencing at the East line of said Section 19 at a point which is South 00 degrees 54 minutes 10 seconds West 1006.50 feet along said East line from the East 1/4 corner of said Section 19; thence South 00 degrees 54 minutes 10 seconds West 68.00 feet along the said East line of Section 19; thence North 89 degrees 00 minutes 49 seconds West parallel with the East-West 1/4 line of said Section 2702.43 feet to a point on the South 1/4 line of said Section 19; thence North 00 degrees 35 minutes 20 seconds East 1072.50 feet along said North-South 1/4 line to the Center of said Section; thence South 89 degrees 00 minutes 49 seconds East 1987.00 feet along the East-West 1/4 line of said Section; thence South 00 degrees 35 minutes 20 seconds West 1006.50 feet; thence South 89 degrees 00 minutes 49 seconds East 715.80 feet to the point of beginning of this description.

PROPOSED LAND USE
 *THIS DEVELOPMENT WILL CONSIST OF 26 SINGLE FAMILY SITE CONDOMINIUM UNITS, A CONDOMINIUM ASSOCIATION WILL BE ESTABLISHED AS PART OF THIS DEVELOPMENT. A MASTER DEED AND BYLAWS WILL BE RECORDED WITH THE REGISTER OF DEEDS. THE MASTER DEED WILL OUTLINE AND DETAIL RESPONSIBILITY OF ALL GENERAL COMMON ELEMENTS INCLUDING COMMON AREA AND STORMWATER MANAGEMENT FEATURES OUTSIDE OF THE PUBLIC R/W.
 *GROSS DENSITY = 0.38 DWELLING UNITS PER ACRE (2.61 ACRES PER DWELLING UNIT)
 *PROPOSED PUBLIC STREETS WILL PROVIDE ACCESS TO EACH HOMESITE AND WILL BE CONSTRUCTED TO MEET KCRP PUBLIC ROAD STANDARDS. APPROVAL AND PERMIT FROM THE KCRP WILL BE REQUIRED FOR THE CONNECTION TO COURTLAND DRIVE.

PROPOSED IMPROVEMENTS
 *PRIVATE WATER WELLS TO BE PROVIDED FOR EACH SITE. (KCHD APPROVAL PENDING)
 *ON-SITE DRAINFIELDS TO BE INSTALLED FOR EACH SITE AT TIME HOME IS CONSTRUCTED. (KCHD APPROVAL PENDING. EVALUATION SHOWS FAVORABLE SOILS.)
 *STORMWATER MANAGEMENT TO BE DESIGNED TO INCORPORATE BEST MANAGEMENT PRACTICES MEETING COURTLAND TOWNSHIP STANDARDS.
 *BURIED POWER, GAS AND CABLE TO SERVICE EACH UNIT WILL BE LOCATED WITHIN THE PRIVATE UTILITIES EASEMENT.
 *CONSTRUCTION WILL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
 *NO STREET LIGHTS OR SIDEWALKS ARE PROPOSED FOR THIS DEVELOPMENT.

WETLANDS
 *NO WETLANDS ON SITE

FLOODPLAIN
 *THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA MAPPING

MAPPING
 *MAPPING AND CONTOURS BASED ON AVAILABLE KENT COUNTY GIS INFORMATION

ZONING
 *EXISTING ZONING: RR-RURAL RESIDENTIAL

EXISTING RR ZONE REGULATIONS PER COURTLAND TOWNSHIP ZONING ORD., CH. 4

*MINIMUM LOT AREA:	2 ACRES
*MINIMUM LOT WIDTH:	165'
*MINIMUM BUILDING SETBACKS	
FRONT YARD:	50'
SIDE YARD:	10' (20' TOTAL)
REAR YARD:	50'

LEGEND

- UTILITY POLE & OVERHEAD WIRES
- PROPOSED NO-DISTURB AREA
- POSSIBLE HOME LOCATION

SCALE: 1" = 100'
 2' CONTOUR INTERVAL

FINAL SITE CONDOMINIUM PLAN
PINE RIVERS
 FOR: EASTBROOK HOMES
 ATTN: MICK MCGRAW
 1188 EAST PARIS AVE. SUITE 100
 GRAND RAPIDS, MI 49546
 PART OF THE SE 1/4, SECTION 19, T9N, R10W, COURTLAND TOWNSHIP, KENT COUNTY, MICHIGAN

04/01/24	REV PER 3/21/24 TOWNSHIP ATTY	JDR	
03/13/24	ADDED STREET NAMES	JDR	
03/08/24	ADDED SOIL BORINGS	JDR	
	REVISION	BY	FILE NO.:

exxel engineering, inc.
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DRAWN BY: JDR
 APPROVED BY: DDG
 PROJ. ENG.: DDG
 PROJ. SURV.:
 DATE: 02/29/2024

SHEET 1 of 1

