TALLMADGE POINTE

Tallmadge Township, Ottawa County

LAND DEVELOPMENT PLANS

LOCATION MAP

NOT TO SCALE

CONTACTS

OWNER: DOUG KLOOSTRA
0-11248 LINDEN DR. NW
GRAND RAPIDS, MI 49534

CIVIL ENGINEER: DAVE HANKO
FEENSTRA & ASSOCIATES
7482 MAIN STREET
JENISON, MI 49428
616-915-5881

NORTH

SHEET INDEX

C1 COVER SHEET
C2 BOUNDARY SURVEY
C3 SITE PLAN
C4 LANDSCAPE PLAN

STATE OF MICHIGAN
DAVID A. HANKO
ENGINEER NO. 39650
LICENSED PROFESSIONAL ENGINEER

David A Hanko

2/4/20 INITIAL SUBMITTAL
3/18/20 TWP REVIEW
6/6/23 RESUBITTAL

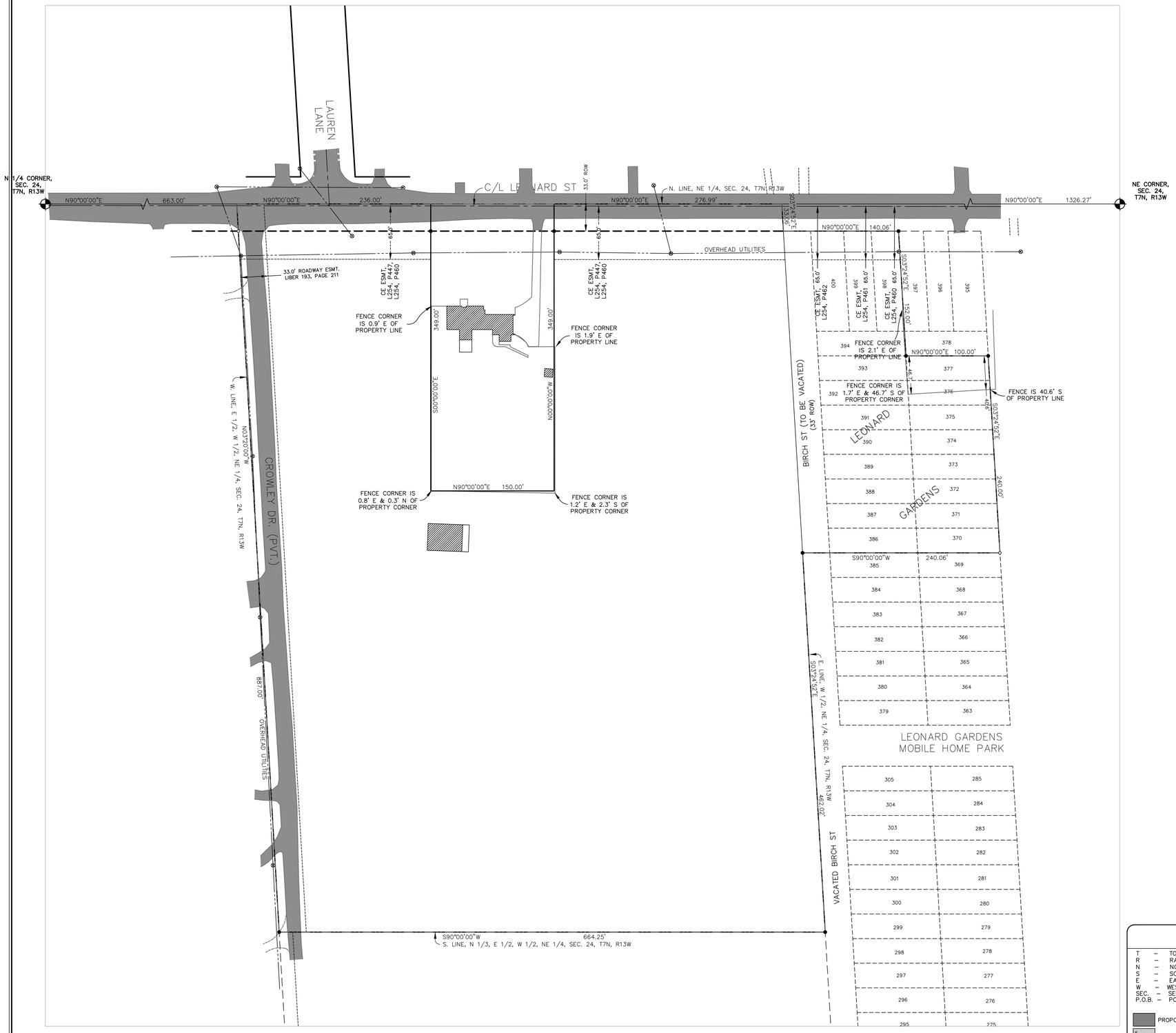
COVER SHEET
TALLMADGE POINTE

FOR: DOUG KLOOSTRA
BCI CONSTRUCTION LLC
0-11248 LINDEN DR. NW
GRAND RAPIDS, MI 49534
(616) 677-6025

PART OF THE NE 1/4, SECTION 24, T7N, R13W,
TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
7482 Main Street
Jenison, MI 49428
Phone: 616.457.7050
www.feenstrainc.com

C1



PROPERTY DESCRIPTION:

PARCEL 1:

Lots 370–377, 386–394 and 398–400 inclusive, Leonard Gardens Plat, Tallmadge Township, according to the plat thereof recorded in Liber 7 of Plats, Page 53, Ottawa County Records.

Parcel 2:

The North 1/3 of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 24, T7N, R13W, Township of Tallmadge, Ottawa County Michigan.

EXCEPTING:

Part of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 24, T7N, R13W, Tallmadge Township, Ottawa County, Michigan, described as: Beginning on the North line of Section 24 at a point located N90°00'00"E 899.00 feet from the North 1/4 corner thereof; thence N90°00'00"E 150.00 feet along said line; thence S00°00'00"W a distance of 349.00 feet; thence N90°00'00"W 150.00 feet; thence N00°00'00"E a distance of 349.00 feet to the place of beginning.

Contains 666,396 sf or 15.29 Acres

Know what's **below.** **Call** before you dig.

www.CALL811.com

STATE OF MICHIGAN
RANDAL D. FEENSTRA
LAND SURVEYOR
NO. 37275
LICENSED LAND SURVEYOR

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

T – TOWN
R – RANGE
N – NORTH
S – SOUTH
E – EAST
W – WEST
SEC. – SECTION
P.O.B. – POINT OF BEGINNING

PROPOSED BLACKTOP
PROPOSED CONCRETE
EXISTING BLACKTOP
EXISTING CONCRETE
BUILDING

SECTION CORNER
SET CAPPED IRON
FOUND IRON OR NAIL
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
CATCHBASIN
HYDRANT
VALVE
UTILITY POLE
GUY WIRE
LIGHT POLE
WALL MOUNTED LIGHT
PEDESTAL
TRANSFORMER
SIGN

2/4/20 INITIAL SUBMITTAL
3/18/20 TWP REVIEW
6/6/23 RESUBITTAL

BOUNDARY SURVEY
TALLMADGE POINTE

FOR: DOUG KLOOSTRA
BCI CONSTRUCTION LLC
0–11248 LINDEN DR. NW
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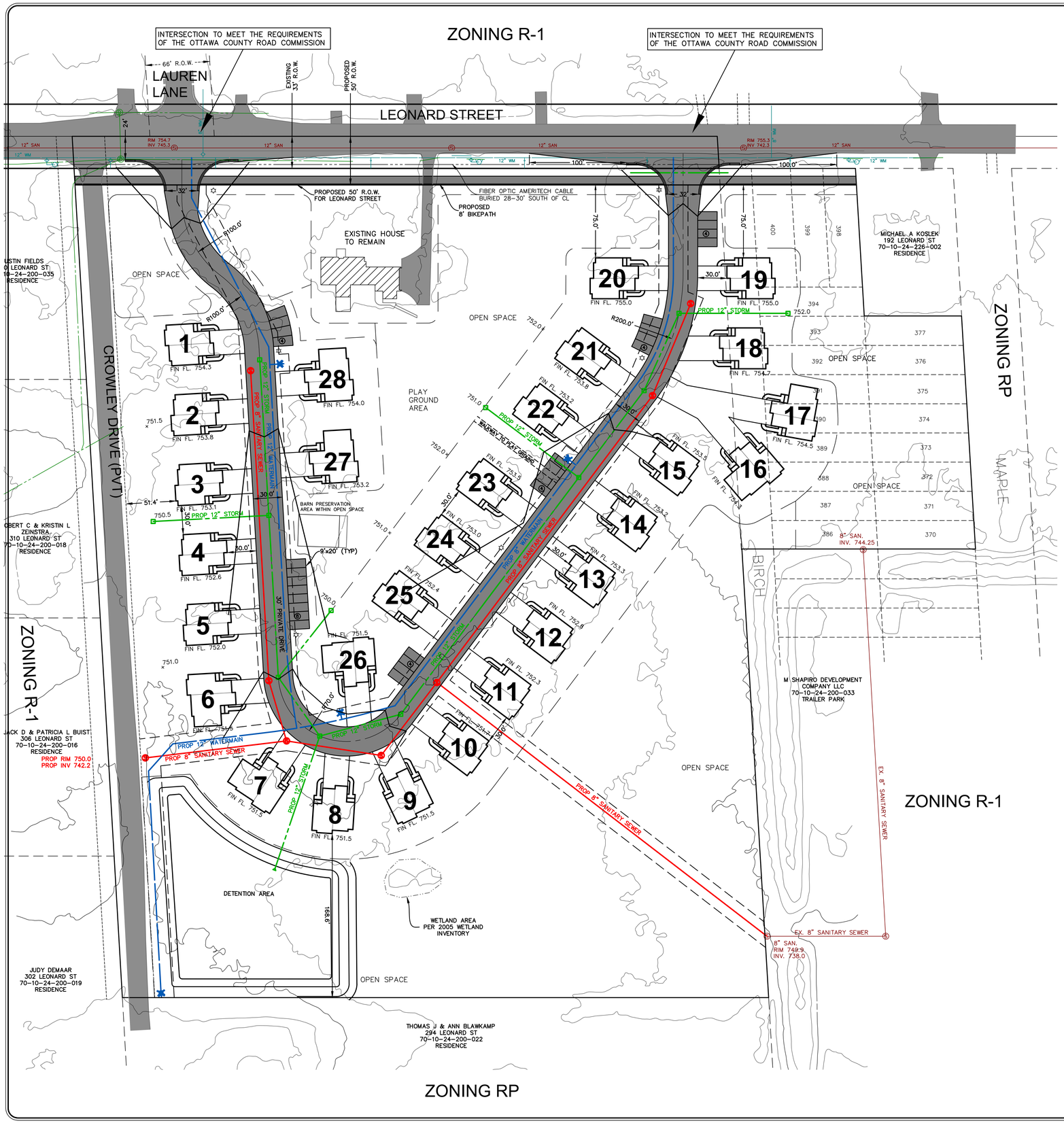
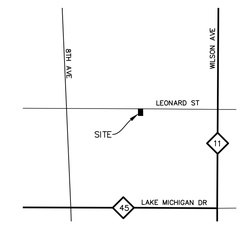
C2





LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. PROPERTY DESCRIPTION: PP# 70-10-24-200-024, PP# 70-10-24-200-025, and PP# 70-10-24-226-088

The North 1/3 of the East 1/2 of the West 1/2 of the Northeast ¼ of Section 24, T7N, R13W, Tallmadge Township, Ottawa County, Michigan. ALSO, LOTS 370 thru 377, Lots 386 thru 394, and Lots 398 thru 400, inclusive, Leonard Gardens
Contains 666,396 sf or 15.29 Acres

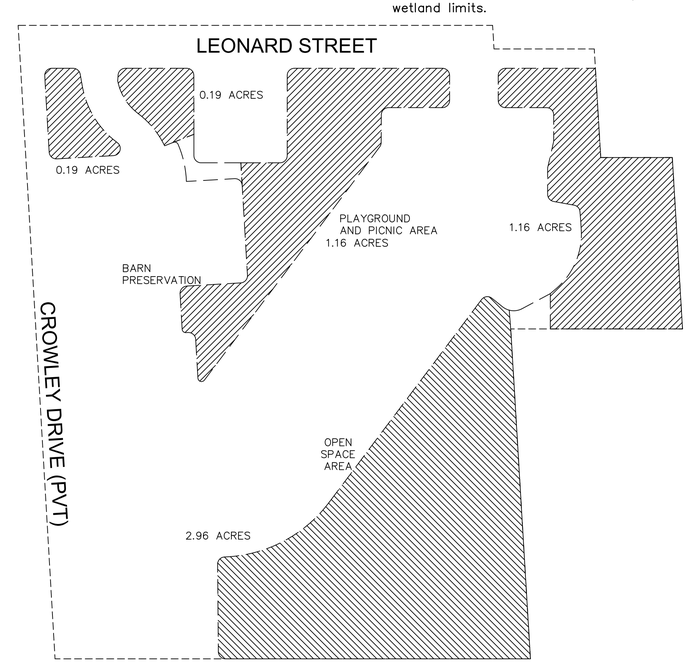
2. PROPOSED ZONING REQUIREMENTS
   "PUD" PLANNED UNIT DEVELOPMENT
   a. Setbacks:
      front yard 30 feet
      side yard 30 feet between buildings
      rear yard 50 feet

3. Density and statistics
   a. Maximum Density based on parallel plan: 61 UNITS
   b. PUD ordinance density bonus for open space 50% increase for duplexes
   c. Maximum Number of duplexes = 1.5 X 61 = 91.5 UNITS (45.5 duplexes)
   d. Total Acreage = 15.2Ac

Proposed Density 56 units plus house/15.2 acres = 3.75 units/acre
Proposed Open Space = 5.66 acres = 37.2%

4. PROPOSED IMPROVEMENTS
   a. All drives shall be private.
   b. Drives shall be 30 foot inverted crown.
   c. This development shall be serviced with public water and sewer.
   d. Drainage design shall conform to the Ottawa County Drain Commission standards and specifications.
   e. Parking spaces are 9' X 20', 28 additional spaces are provided for visitor parking
   f. Proposed duplexes will be slab on grade.
   g. Existing barn will be preserved and restored for use by the condominium association members.

5. A wetland determination will be performed in the spring to verify wetland limits.



NORTH

SCALE: 1" = 50'

STATE OF MICHIGAN
DAVID A. HANKO
ENGINEER NO. 39650
LICENSED PROFESSIONAL ENGINEER

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	CATCHBASIN
SEC. – SECTION	HYDRANT
P.O.B. – POINT OF BEGINNING	VALVE
PROPOSED BLACKTOP	UTILITY POLE
PROPOSED CONCRETE	GUY WIRE
EXISTING BLACKTOP	LIGHT POLE
EXISTING CONCRETE	WALL MOUNTED LIGHT
BUILDING	PEDESTAL
	TRANSFORMER
	SIGN

2/4/20 INITIAL SUBMITTAL
3/18/20 TWP REVIEW
6/6/23 RESUBITTAL

PRELIMINARY PUD PLAN
TALLMADGE POINTE

FOR: DOUG KLOOSTRA
BCI CONSTRUCTION LLC
0-11248 LINDEN DR. NW
GRAND RAPIDS, MI 49534
(616) 677-6025

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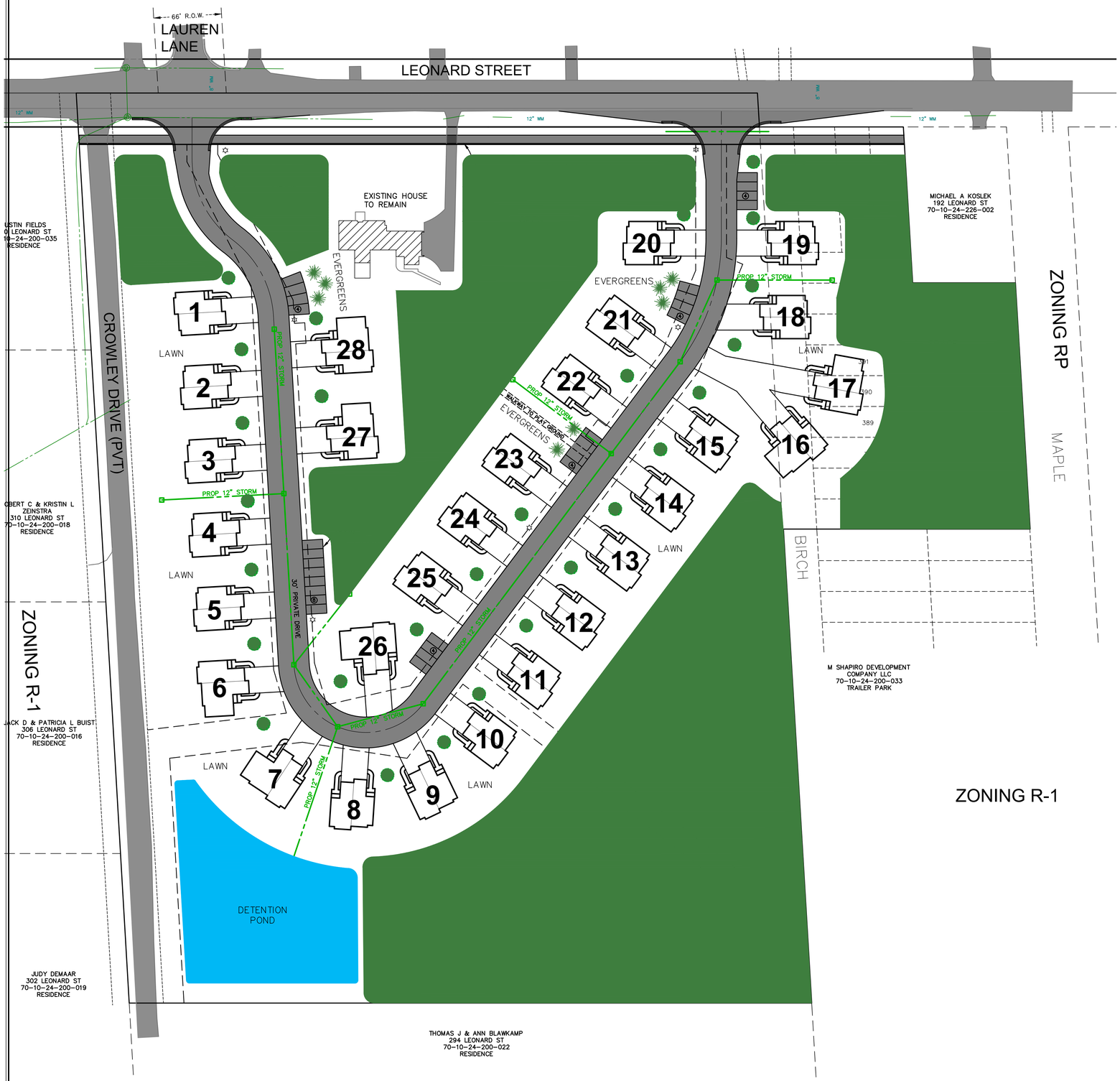
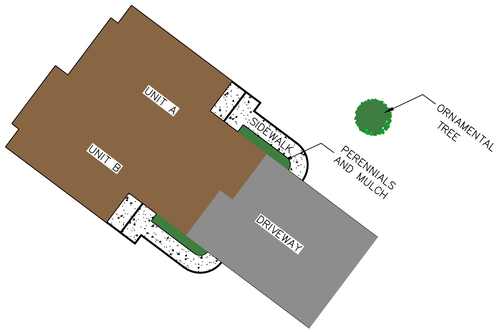
C3

ZONING R-1





TYPICAL UNIT

NORTH

SCALE: 1" = 50'

STATE OF MICHIGAN
DAVID A. HANKO
ENGINEER NO. 39650
LICENSED PROFESSIONAL ENGINEER

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		CATCHBASIN
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	PROPOSED CONCRETE		GUY WIRE
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	EXISTING CONCRETE		WALL MOUNTED LIGHT
	BUILDING		PEDESTAL
			TRANSFORMER
			SIGN

2/4/20 INITIAL SUBMITTAL
3/18/20 TWP REVIEW
6/6/23 RESUBITTAL

LANDSCAPE PLAN
TALLMADGE POINTE

FOR: DOUG KLOOSTRA
BCI CONSTRUCTION LLC
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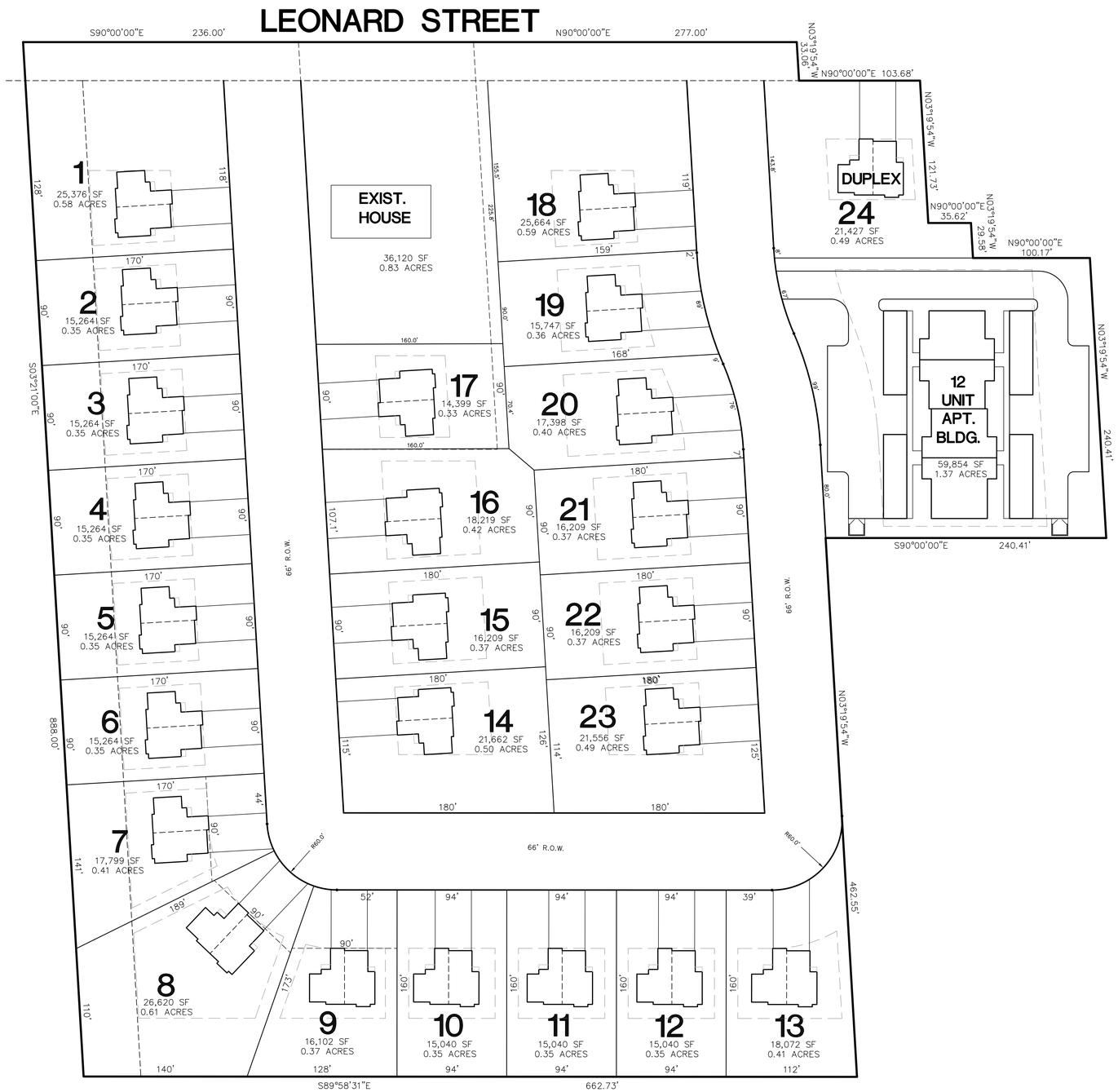
C4



GENERAL NOTES

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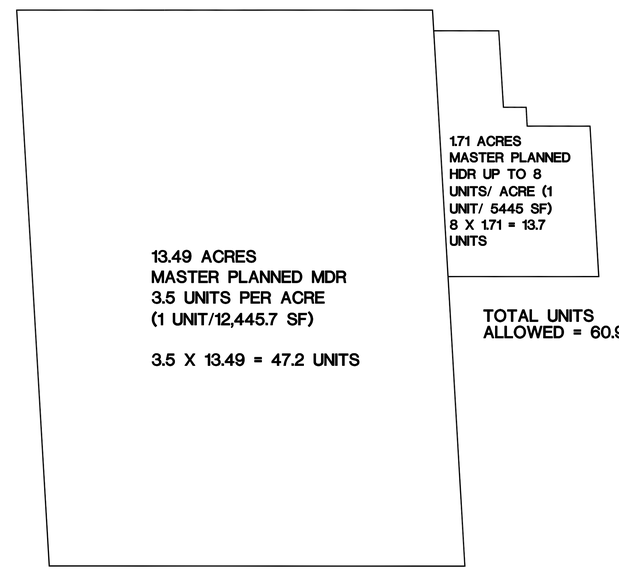
Contains 15.2 Acres

2. PARALLEL PLAN STATISTICS
(USED 3.5 UNITS PER ACRE FOR WESTERN PORTION, USED 8 UNITS PER ACRE FOR EAST 1.71 ACRES)
SETBACKS:

FRONT	50 FT.
SIDE	10 FT., 50 FT. ON CORNER
REAR	50 FT.

SUMMARY
24 lots for two family dwelling units,
1 Lot for 12 Unit Multi Family
1 Exist. house unit
Total Units = 61 units

NOTE: ALL LOT AREA CALCULATIONS EXCLUDE RIGHT OF WAYS.



TOTAL UNITS ALLOWED = 60.9

STATE OF MICHIGAN
RANDAL D. FEENSTRA
ENGINEER NO. 35498
LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LEGEND

FOUND IRON	SANITARY MANHOLE
SET IRON	SIGN
UTILITY MANHOLE	LIGHT POLE
WATERMAIN MANHOLE	MBT BOX
DRAINAGE MANHOLE	GUY WIRE
CATCHBASIN	HYDRANT
POWER POLE	WATER VALVE
W.M. REDUCER	FENCE LINE
TREE	CURB STOP & BOX

REVISIONS
5-30-2018 ADDED DIMENSIONS
7-09-2018 ADDED LOT AREAS
6/6/23 RESUBMITTAL

PARALLEL PLAN
TALLMADGE POINTE

FOR: DOUG KLOOSTRA
BCI CONSTRUCTION LLC
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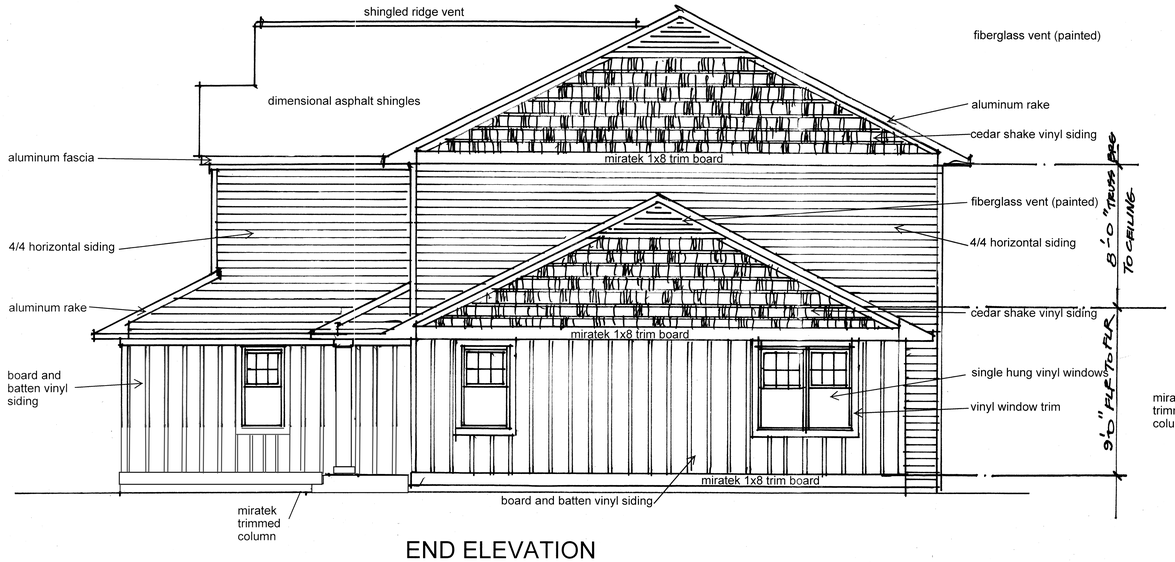
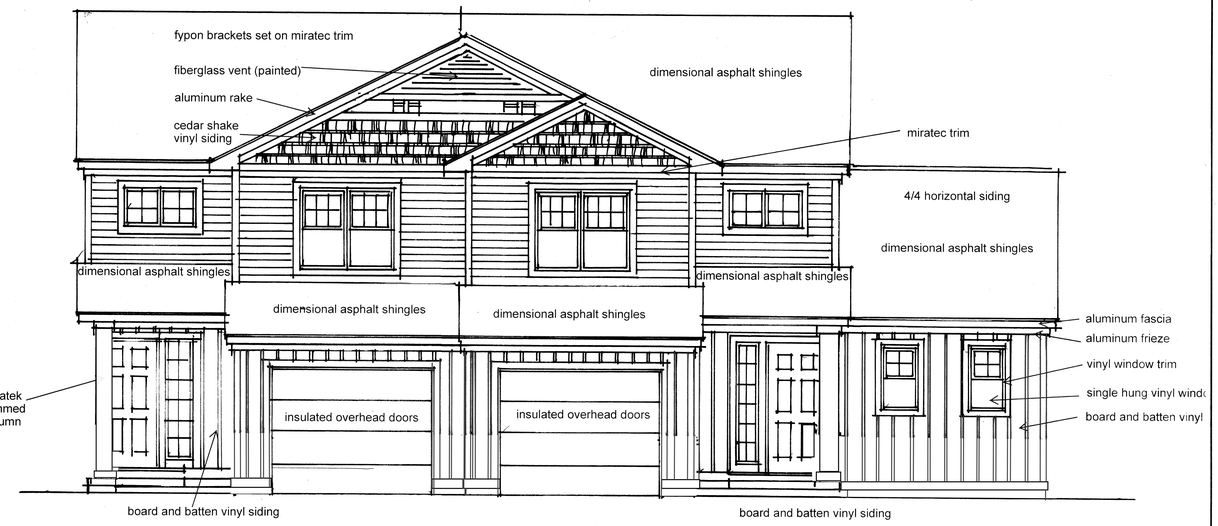
FEENSTRA & ASSOCIATES, INC.
Civil Engineers and Surveyors
7482 Main Street * Jenison, MI 49428
Phone (616) 457-7050

File: Land Projects/ Tallmadge Twnhse
Date: 02/18/2016



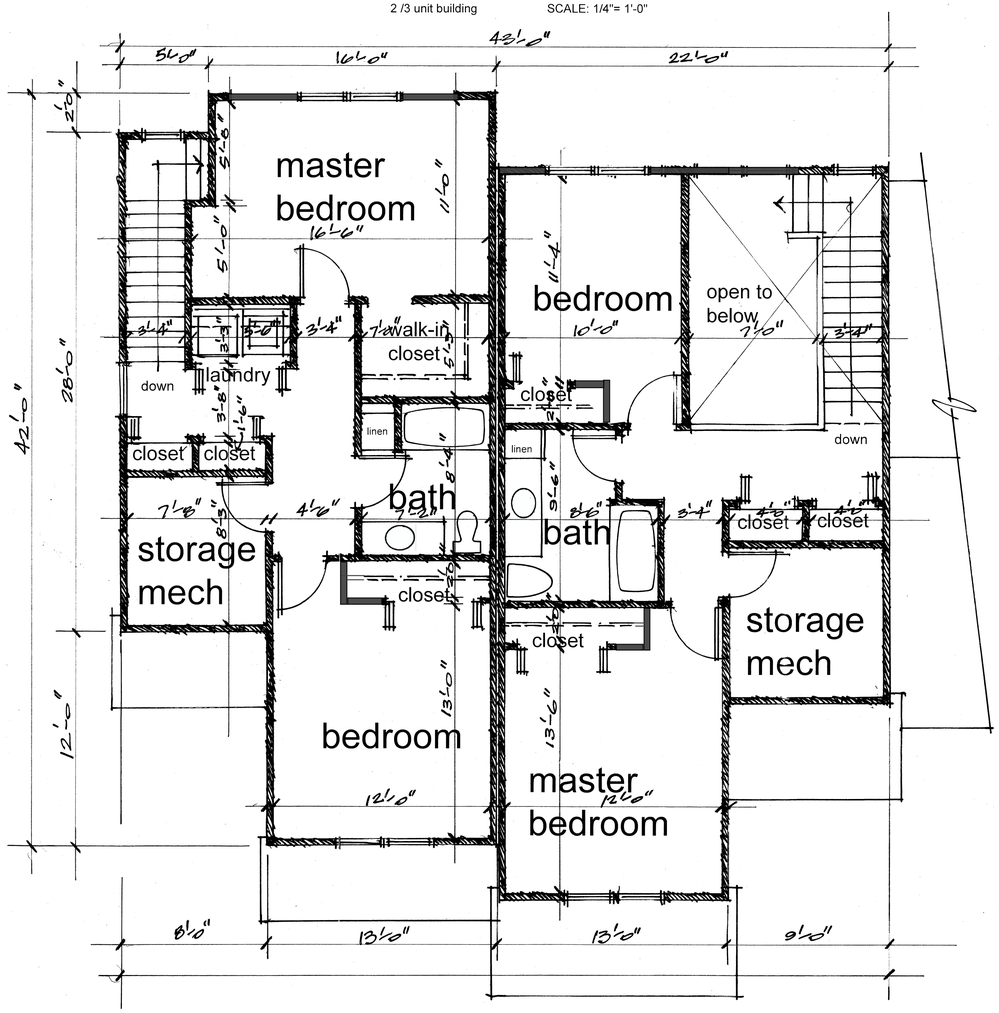
END ELEVATION

2 /3 unit building SCALE: 1/4"= 1'-0"



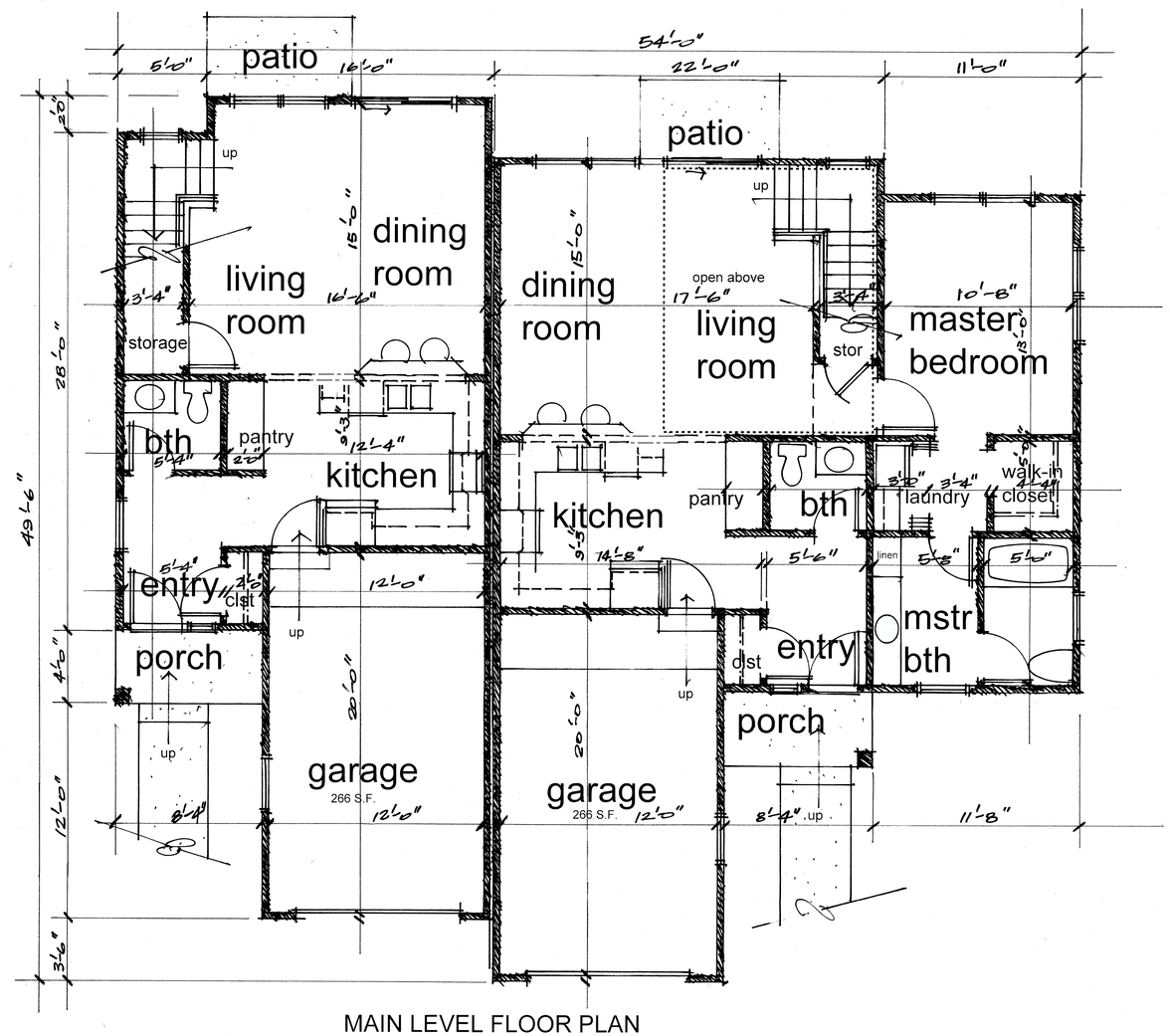
FRONT ELEVATION

2 /3 unit building SCALE: 1/4"= 1'-0"



UPPER FLOOR PLAN

2 /3 unit building SCALE: 1/4"= 1'-0"
778 S.F. / 800 S.F.



MAIN LEVEL FLOOR PLAN

2 /3 unit building SCALE: 1/4"= 1'-0"
562 S.F. / 904 S.F.

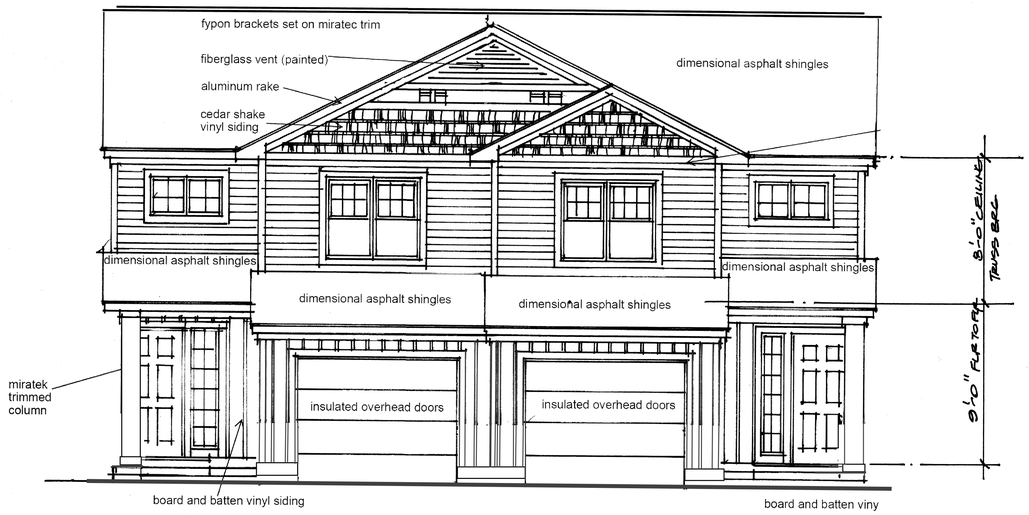
BCI Construction

ARCHITECTURE
Timothy J Allspach
4040 Tallman Creek Dr. NW
Grand Rapids, Mich. 49544
Phone/Fax: (616) 453-8056
email: tjlpatch@sbcglobal.net

ISSUED FOR

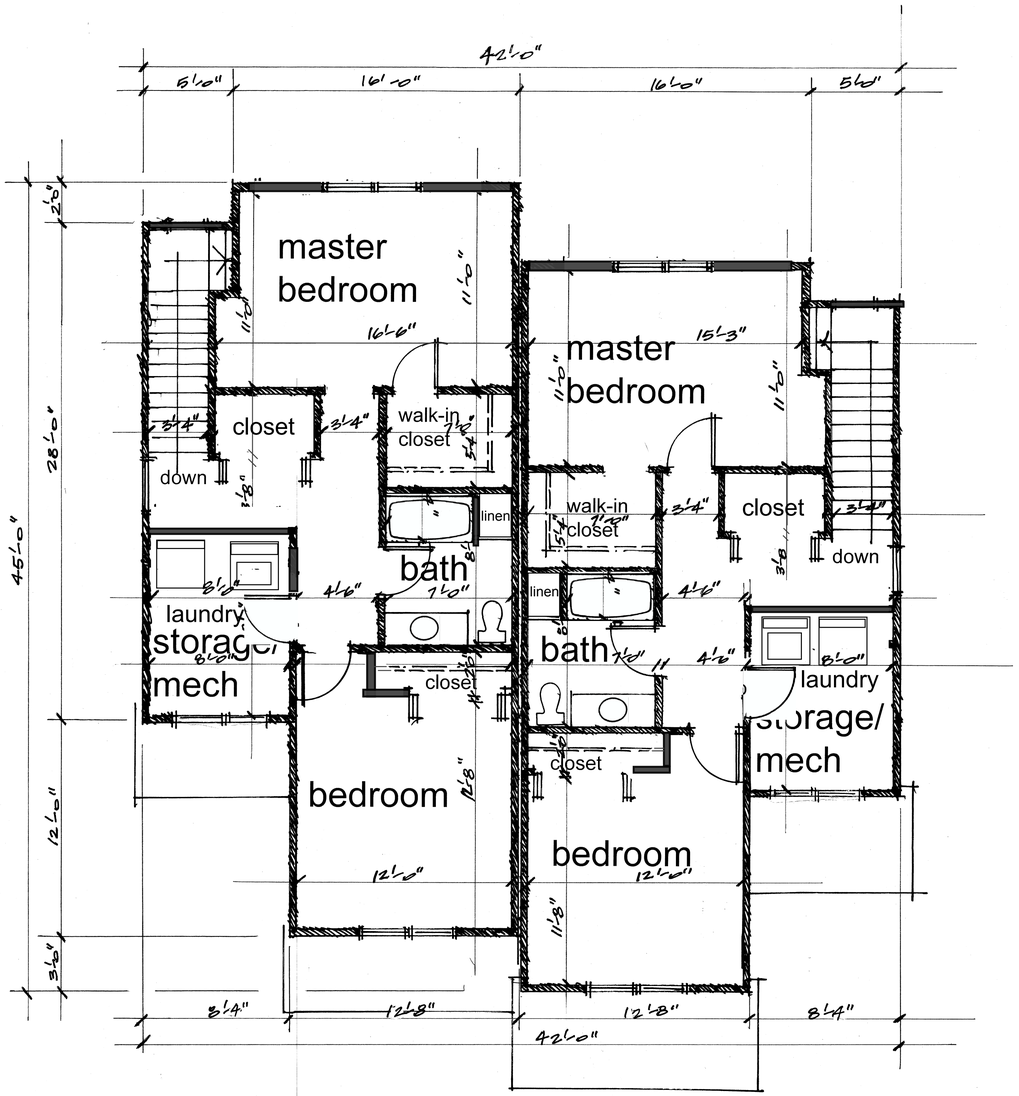
The drawings and specifications are an instrument of service by architect/engineer for this specific project. Documents shall not be duplicated or reused without written consent of TJA Architecture Inc.

SHEET NO.



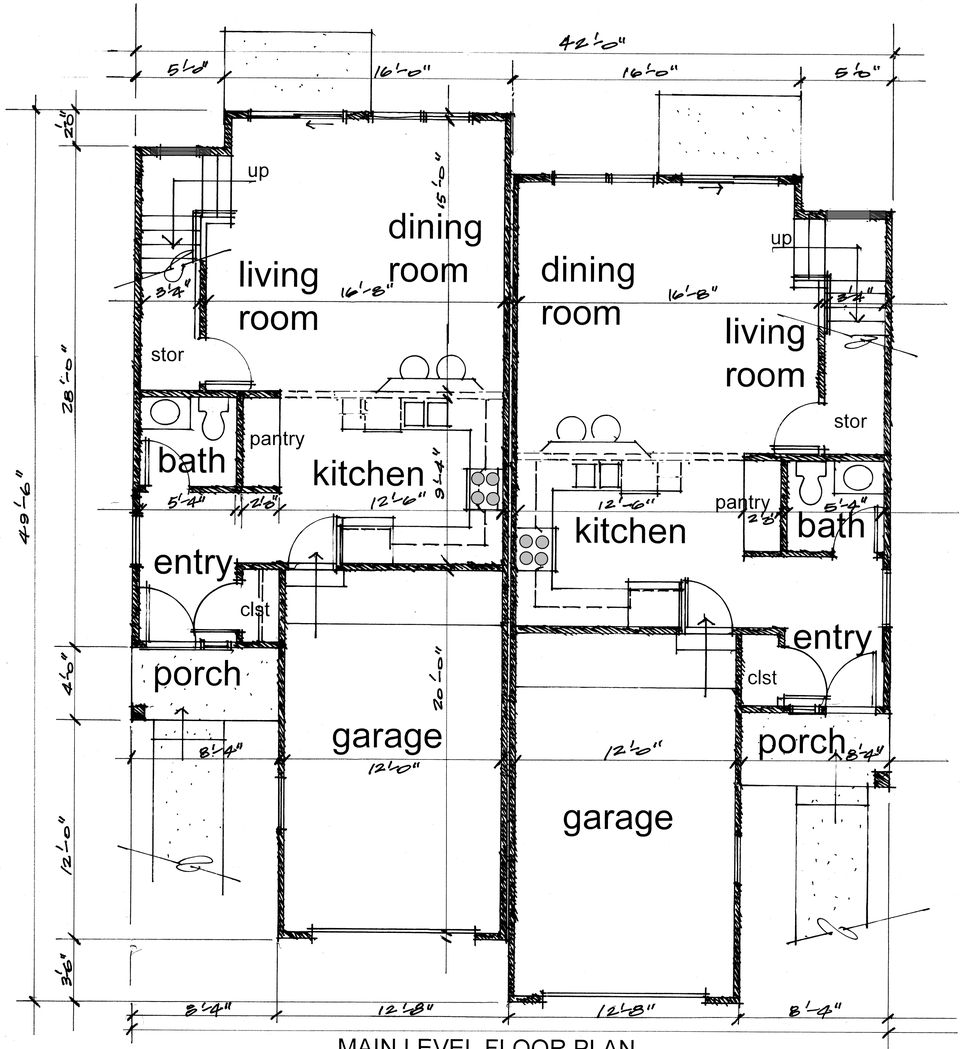
FRONT ELEVATION

SCALE: 1/4"= 1'-0"



UPPER LEVEL FLOOR PLAN

778 S.F. / 778 S.F. SCALE: 1/4"= 1'-0"



MAIN LEVEL FLOOR PLAN

562 S.F. / 562 S.F. SCALE: 1/4"= 1'-0"

BGI Construction

ARCHITECTURE

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email: tjaarch@sbcglobal.net

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