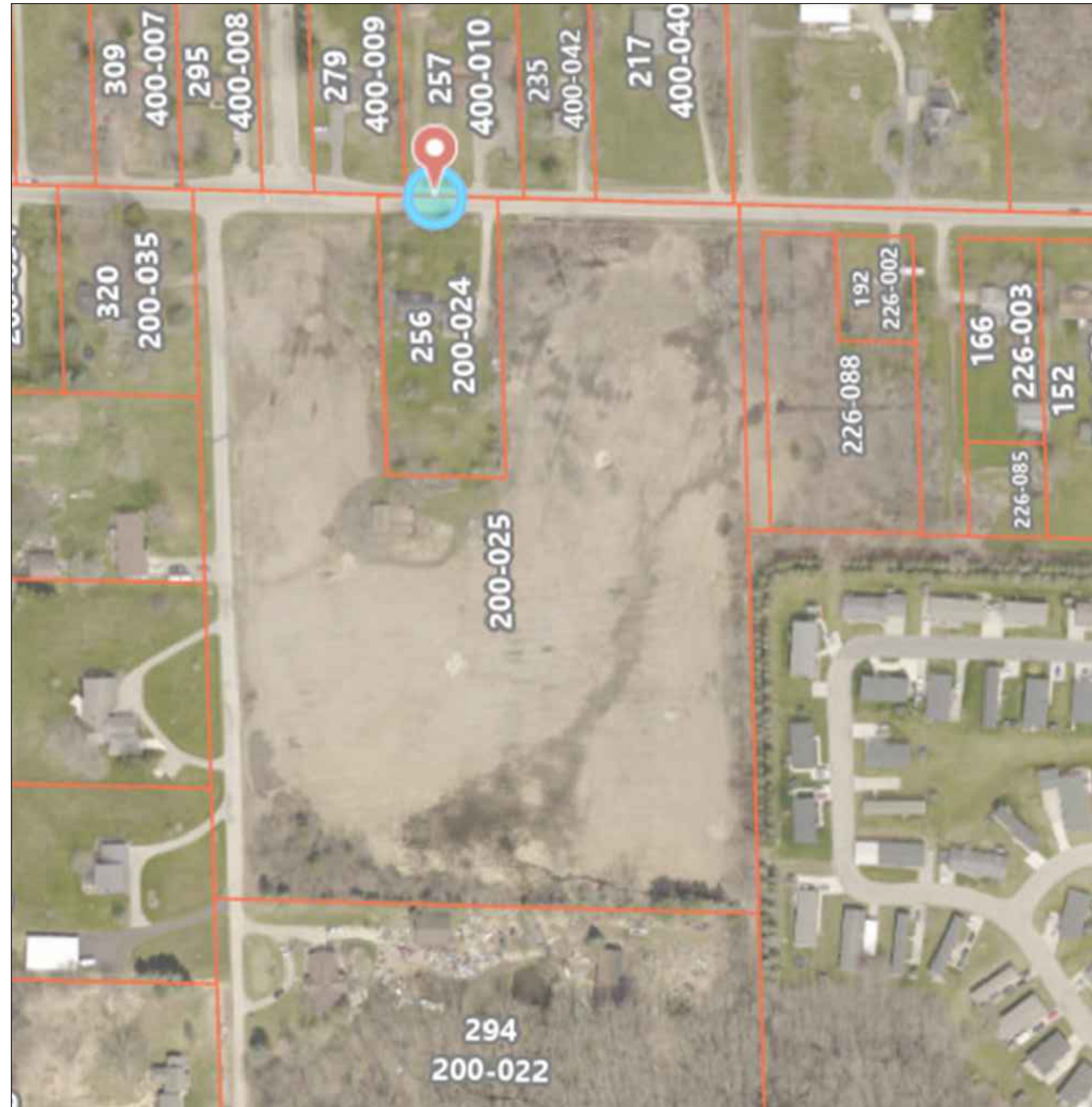


TALLMADGE POINTE

Tallmadge Township, Ottawa County

FINAL PUD PLANS



LOCATION MAP
NOT TO SCALE

CONTACTS

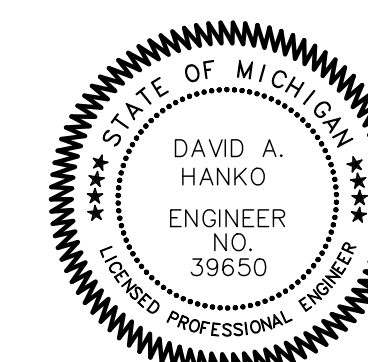
OWNER: DOUG KLOOSTRA
0-11248 LINDEN DR. NW
GRAND RAPIDS, MI 49534

CIVIL ENGINEER: DAVE HANKO
FEENSTRA & ASSOCIATES
3145 Prairie St SW
Grandville, MI 49418
616-915-5881



SHEET INDEX

- C1 FINAL PUD - COVER SHEET
- C2 FINAL PUD - BOUNDARY SURVEY
- C3 FINAL PUD - SITE PLAN
- C4 FINAL PUD - LANDSCAPE PLAN



2/4/20 INITIAL SUBMITTAL
3/18/20 TWP REVIEW
6/6/23 RESUBMITTAL
8/30/24 RESUBMITTAL
10/10/24 TWP REVIEW
12/16/24 RESUBMITTAL
1/27/25 NO PARKING SIGNS
2/4/25 ROW & UNITS
2/7/25 UNITS & ESMTS
3/4/25 FIRE ACCESS LANE
3/12/26 REVISED LAYOUT

FINAL PUD - 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
3145 Prairie St SW Phone: 616.457.7050
Grandville, MI 49418 www.feenstrainc.com

C1

PROPERTY DESCRIPTION

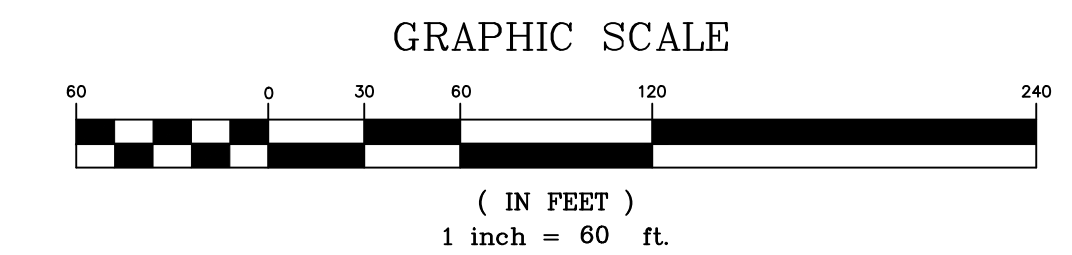
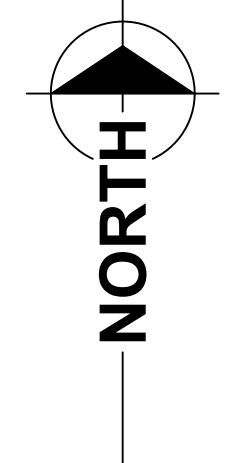
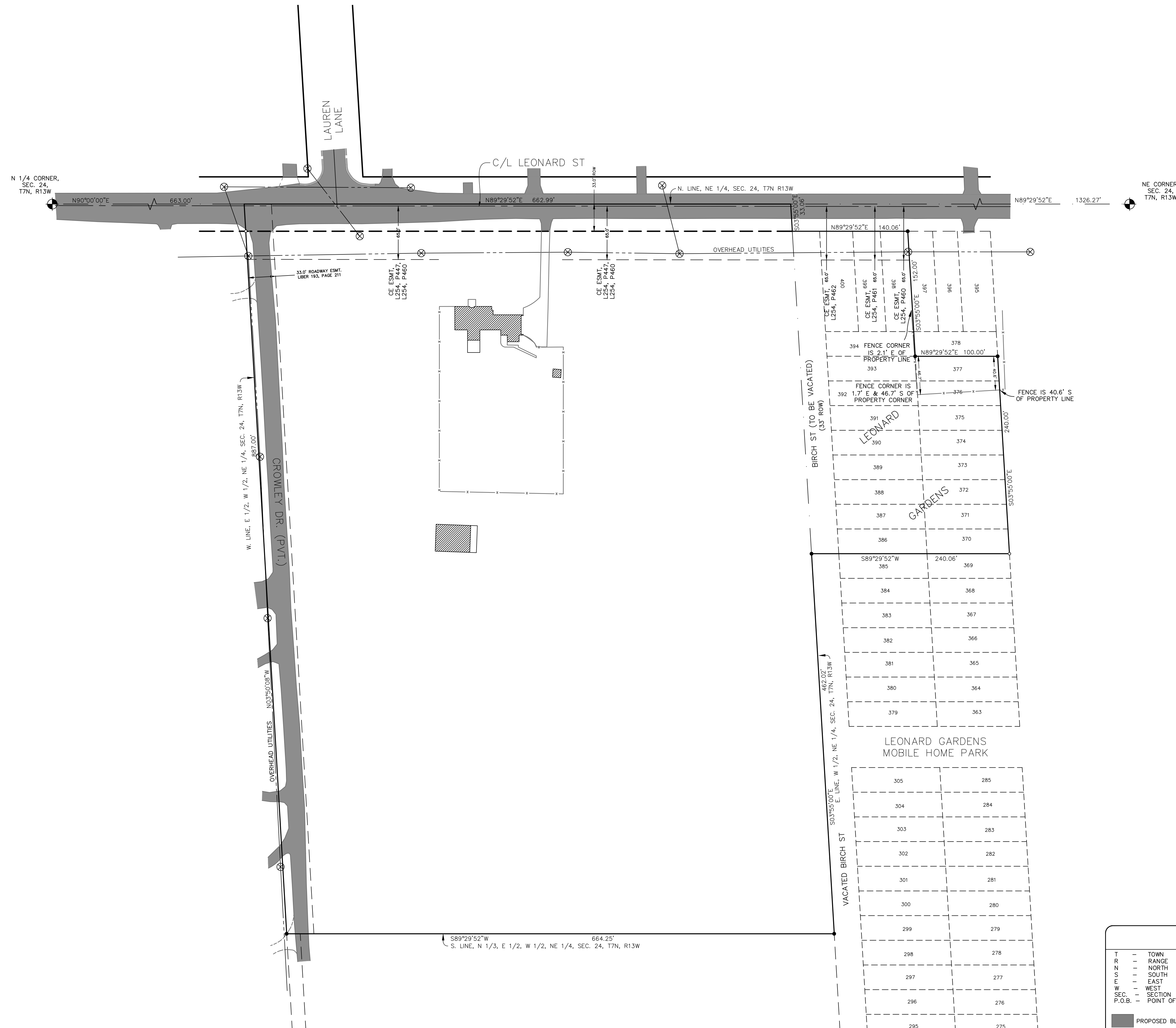
PARCEL 1:
LOTS 370-377, 386-394 AND 398-400 INCLUSIVE, LEONARD GARDENS PLAT, TALLMADGE TOWNSHIP, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 7 OF PLATS, PAGE 53, OTTAWA COUNTY RECORDS.

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.

CONTAINS 666,396 SF OR 15.30 ACRES

FURTHER DESCRIBED AS:
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:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 24; THENCE N89°29'52"E 663.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24 TO THE POINT OF BEGINNING; THENCE CONTINUING N89°29'52"E 662.99 FEET ALONG SAID NORTH LINE; THENCE S03°55'00"E 33.06 FEET; THENCE N89°29'52"E 140.06 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LEONARD STREET; THENCE S03°55'00"E 152.00 FEET ALONG THE EAST LINE OF LOTS 394 AND 398, LEONARD GARDENS PLAT (LIBER 7 OF PLATS, PAGE 53, OTTAWA COUNTY RECORDS); THENCE N89°29'52"E 100.00 FEET ALONG THE NORTH LINE OF LOT 377, SAID LEONARD GARDENS PLAT; THENCE S03°55'00"E 240.00 FEET ALONG THE EAST LINE OF LOTS 370 THRU 377, SAID LEONARD GARDENS PLAT; THENCE S89°29'52"W 240.06 FEET ALONG THE SOUTH LINE OF LOTS 370 AND 386, SAID LEONARD GARDENS PLAT; THENCE S03°55'00"E 462.02 FEET ALONG THE WEST LINE OF VACATED BIRCH STREET, SAID LEONARD GARDENS PLAT AND THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE S89°29'52"W 664.25 FEET ALONG THE SOUTH LINE OF THE NORTH 1/3 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE N03°50'08"W 887.00 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 24 TO THE PLACE OF BEGINNING.

CONTAINS 666,396 SF OR 15.29 ACRES



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	RESUBMITTAL
8/30/24	RESUBMITTAL
10/10/24	TWP REVIEW
12/15/24	RESUBMITTAL
1/27/25	NO PARKING SIGNS
2/4/25	ROW & UNITS
2/7/25	UNITS & ESMTS
3/4/25	FIRE ACCESS LANE
3/12/26	REVISED LAYOUT

**FINAL PUD - BOUNDARY SURVEY
TALLMADGE POINTE**

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

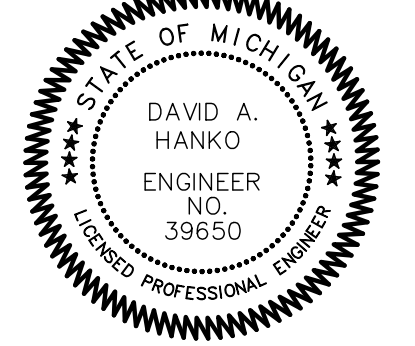
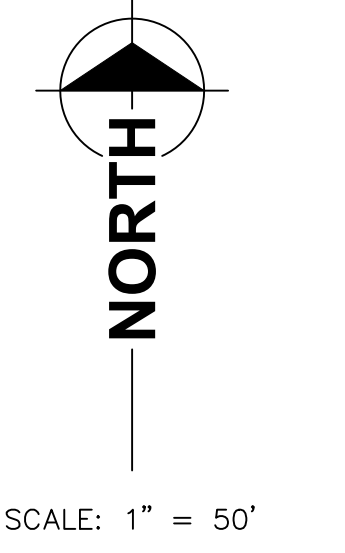
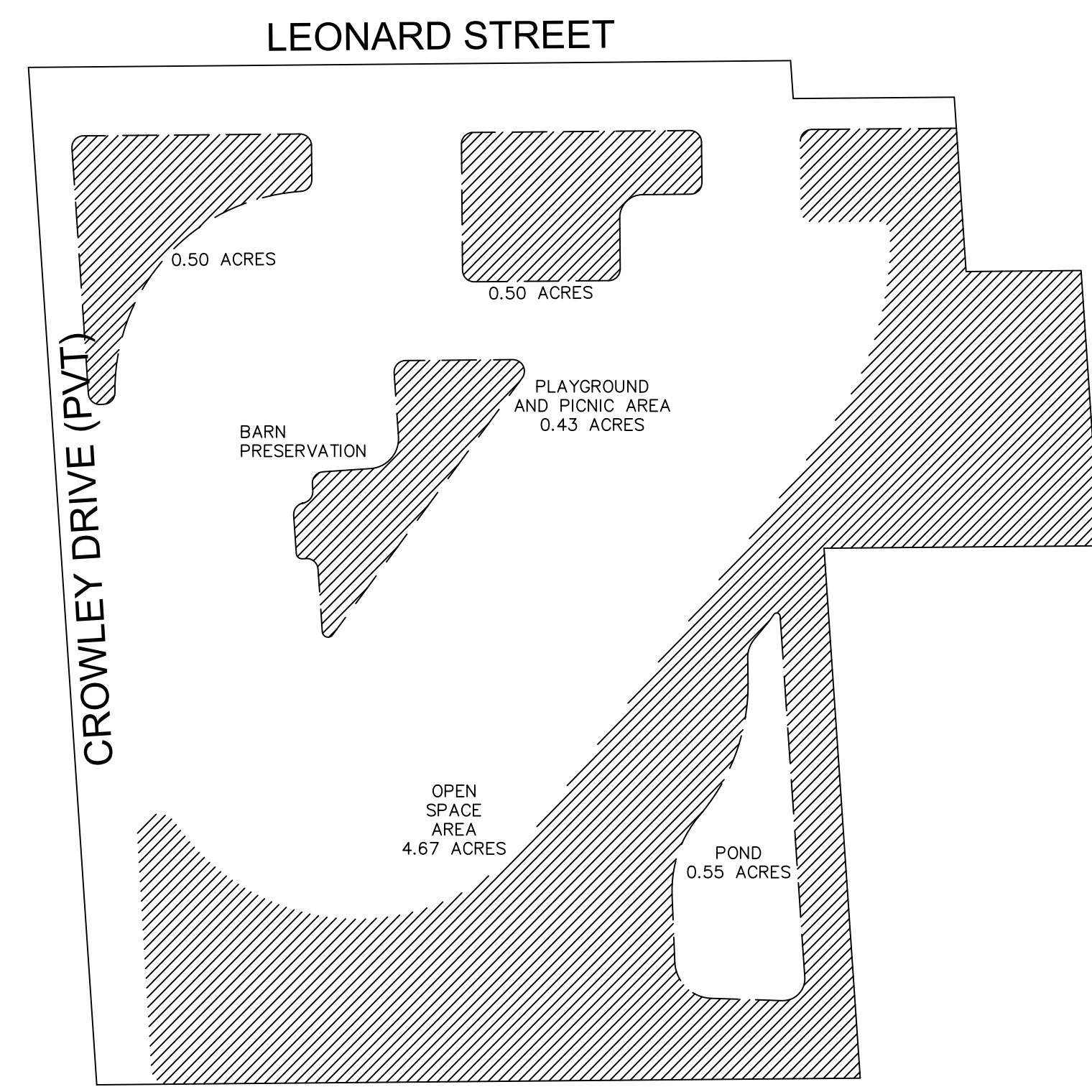
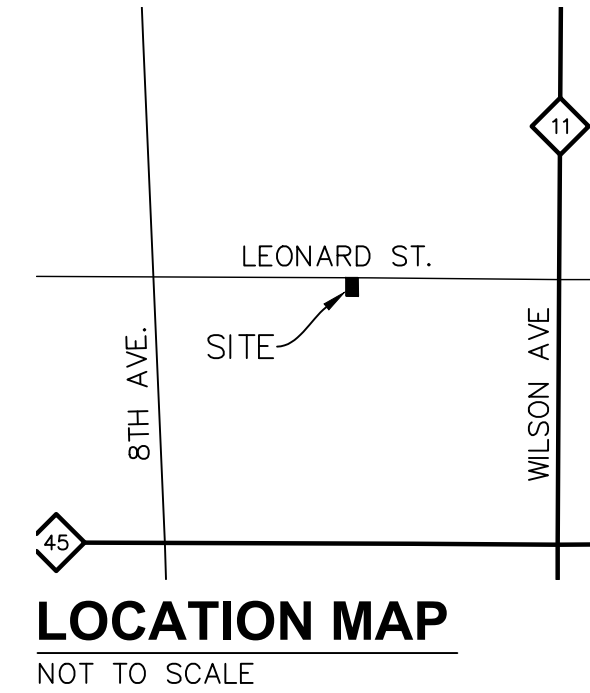
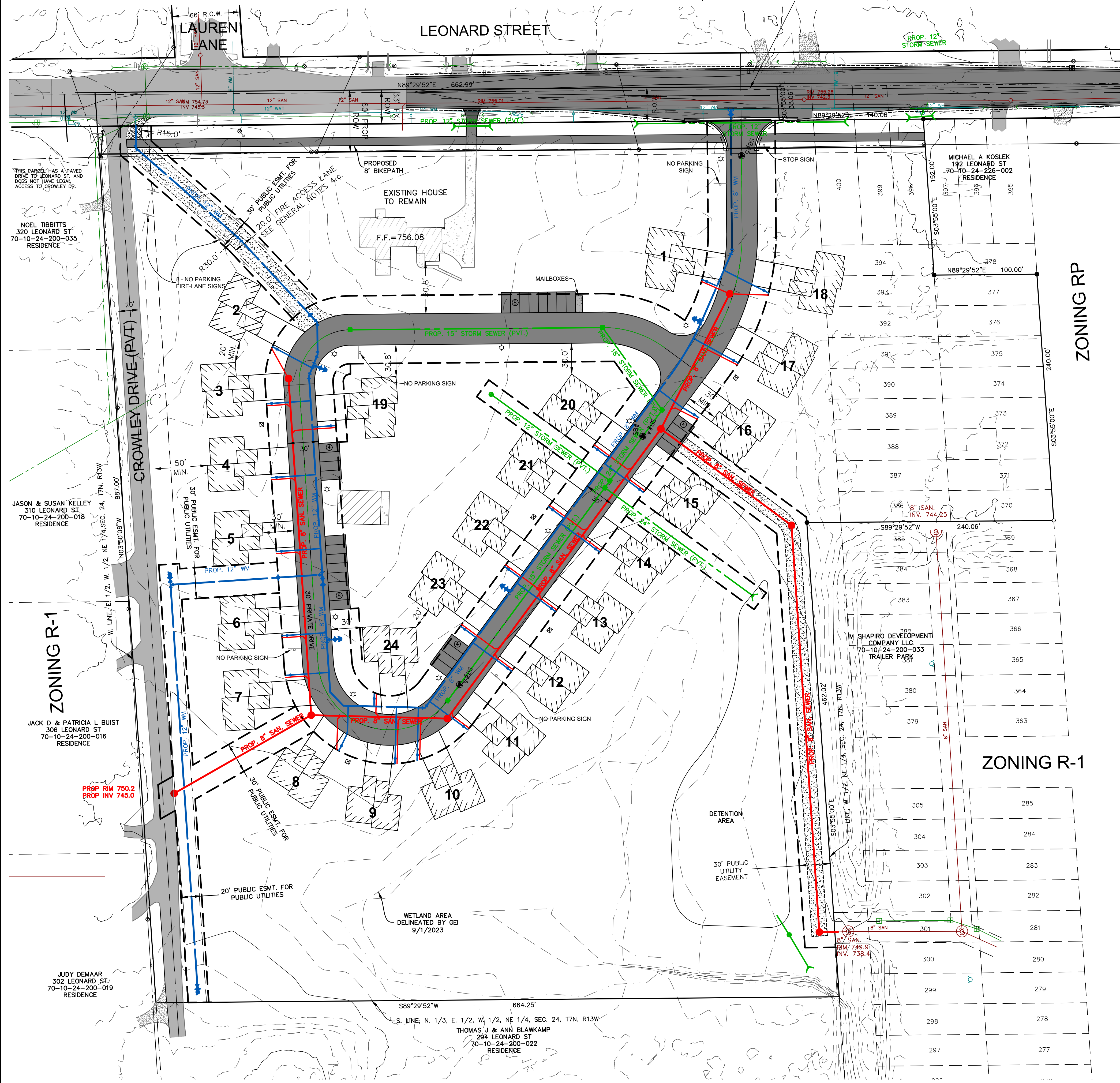
PART OF THE NE 1/4, SECTION 24, T7N, R13W,
TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW Phone: 616-457-7050
Grandville, MI 49418 www.feenstrainsc.com

C2

ZONING R-1

INTERSECTION TO MEET THE REQUIREMENTS OF THE OTTAWA COUNTY ROAD COMMISSION



GENERAL NOTES

- 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 1/4 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
- PROPOSED ZONING REQUIREMENTS
"PUD" PLANNED UNIT DEVELOPMENT
 - Setbacks:
front yard 30 feet
side yard 20 feet between buildings
rear yard 50 feet
- Density and statistics
 - Maximum Density based on parallel plan: 61 UNITS
 - PUD ordinance density bonus for open space 50% increase for duplexes.
 - Maximum Number of duplexes = 1.5 X 61 = 91.5 UNITS (45.5 duplexes)
 - Total Acreage = 15.2Ac
Proposed Density 48 units plus house/15.29 acres = 3.14 units/acre
Proposed Open Space = 6.10 acres = 39.9%
- PROPOSED IMPROVEMENTS
 - All drives shall be private.
 - Drives shall be bituminous 30 foot inverted crown. Bituminous bike path will be placed along Leonard St.
 - Fire Access drive shall be a 20' wide gravel drive able to support 75,000 lbs. Grass shall be planted on the drive and "No Parking - Fire Lane" signs shall be placed on both sides.
 - This development shall be serviced with public water and sewer.
 - Drainage design shall conform to the Ottawa County Water Resources Commission standards and specifications.
 - Parking spaces are 9' X 20', 28 additional spaces are provided for visitor parking
 - Proposed duplexes will be slab on grade.
 - Existing barn will be preserved and restored for use by the condominium association members.
 - The location of transformers is preliminary and may change with Consumers Energy final design.
 - Homes will use individual residential trash carts and one trash service. Trash carts will be stored in garage.
 - There will be no outdoor storage area.
 - Construction will be completed in one phase.
 - Permits will be obtained for Soil Erosion, public sanitary sewer, public watermain, and driveway entrance.
 - On-street parking will be prohibited.

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
		⊟	UTILITY POLE
		⊠	GUY WIRE
		⊡	LIGHT POLE
		⊢	WALL MOUNTED LIGHT
		⊣	PEDESTAL
		⊤	TRANSFORMER
		⊥	SIGN
			PROPOSED BLACKTOP
			PROPOSED CONCRETE
			EXISTING BLACKTOP
			EXISTING CONCRETE
			BUILDING

2/4/20	INITIAL SUBMITTAL
3/18/20	TWP REVIEW
6/6/23	RESUBMITTAL
8/30/24	RESUBMITTAL
10/10/24	TWP REVIEW
10/15/24	BLDG FOOTPRINT
12/16/24	RESUBMITTAL
1/9/25	ADD FIRE LANE
1/27/25	NO PARKING SIGNS
2/4/25	ROW & UNITS
2/7/25	UNITS & ESMITS
3/7/25	FIRE ACCESS LANE
3/12/26	REVISED LAYOUT

FINAL PUD - SITE PLAN
TALLMADGE POINTE

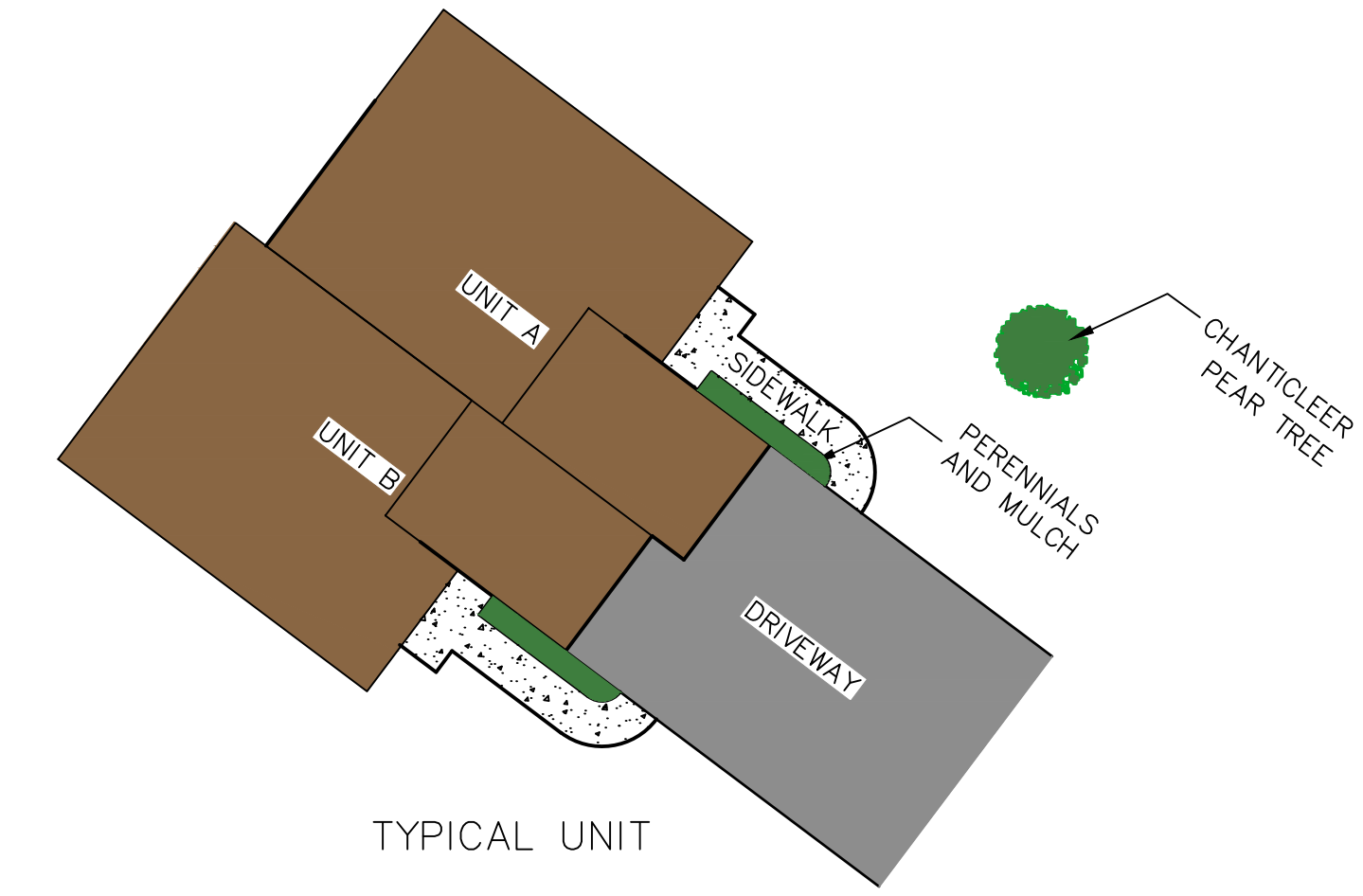
FOR: DOUG KLOOSTRA
BCI CONSTRUCTION LLC
0-11248 LINDEN DR. NW
GRAND RAPIDS, MI 49534
(616) 677-6025

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

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

C3

ZONING R-1



LANDSCAPING LEGEND:

- 13 - Evergreen (Norway Spruce) 5-6' high
- 28 - On Berm (White Pine) 5-6' high
- 28 - Deciduous (Chanticleer Pear) min. caliper 2.5"
- Lawn Area, 4" min. topsoil, seed and fertilizer
- Natural Area, to remain undisturbed

WRAP TREES TALLER THAN 8FT. W/ STD. 2 PLY PAPER TREE WRAP.
3"x3" CEDAR STAKES STAKE SECURELY INTO SOIL GROUND BELOW TREE PIT.

3" MULCH
3" MAINTENANCE EDGE OR 3" ALUMINUM EDGING

NOTE: TREES SHALL BEAR RELATIONSHIP TO FIN. GRADE AS BEFORE TRANSPLANTING. REMOVE BURLAP FROM AROUND TOP 1/3 OF BALL.

PLANTING MIXTURE:
1 PART TOP SOIL
1 PART PEAT
1 PART EXISTING SOIL

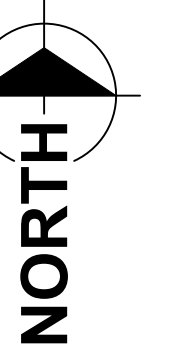
FERTILIZE W/ 10-6-4 @ 2LBS. PER INCH OF CAL. THOROUGHLY SOAK W/ WATER AFTER PLANTING.

DECIDUOUS TREE PLANTING DETAIL

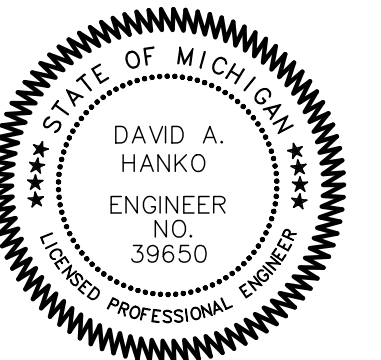
NOT TO SCALE

LANDSCAPING NOTES:

1. All landscaping to be installed by a qualified Landscape Contractor.
2. All plantings shall be mulched with 3" shredded hardwood bark mulch.
3. Trees and shrubs shall be planted with a plant mix consisting of 1 part topsoil, 1 part peat, and 1 part existing soil.
4. Lawn areas shall receive 4" topsoil and seed.
5. Maintenance of the landscape shall be provided for by the owner and include: watering, fertilizing of lawn and plants, yearly pruning, and top dressing of mulch areas every other year.
6. Plant material shall be chosen and installed in accordance with standards recommended by the County Cooperative Extension Service or American Nursery Association.



SCALE: 1" = 50'



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 RESUBMITTAL
8/30/24 RESUBMITTAL
10/10/24 TWP REVIEW
12/16/24 RESUBMITTAL
1/9/25 ADD FIRE LANE
1/27/25 NO PARKING SIGNS
2/4/25 ROW & UNITS
2/7/25 UNITS & ESMTS
3/4/25 FIRE ACCESS LANE
3/12/26 REVISED LAYOUT

FINAL PUD - LANDSCAPE PLAN
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



C4