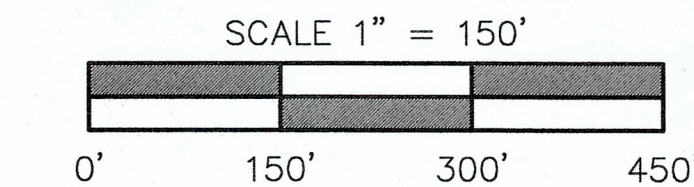


PRELIMINARY CONDOMINIUM SITE PLAN "COPPER CREEK EAST"

OWNER/DEVELOPER:
MAYBERRY HOMES
1650 KENDALE BOULEVARD
EAST LANSING, MI 48823
(517) 371-5000
CONTACT: BOB SCHROEDER

ENGINEER/SURVEYOR:
KEBS, INC.
2116 HASLETT RD.
HASLETT, MI. 48840
PH: (517) 339-1014
FAX: (517) 339-8047

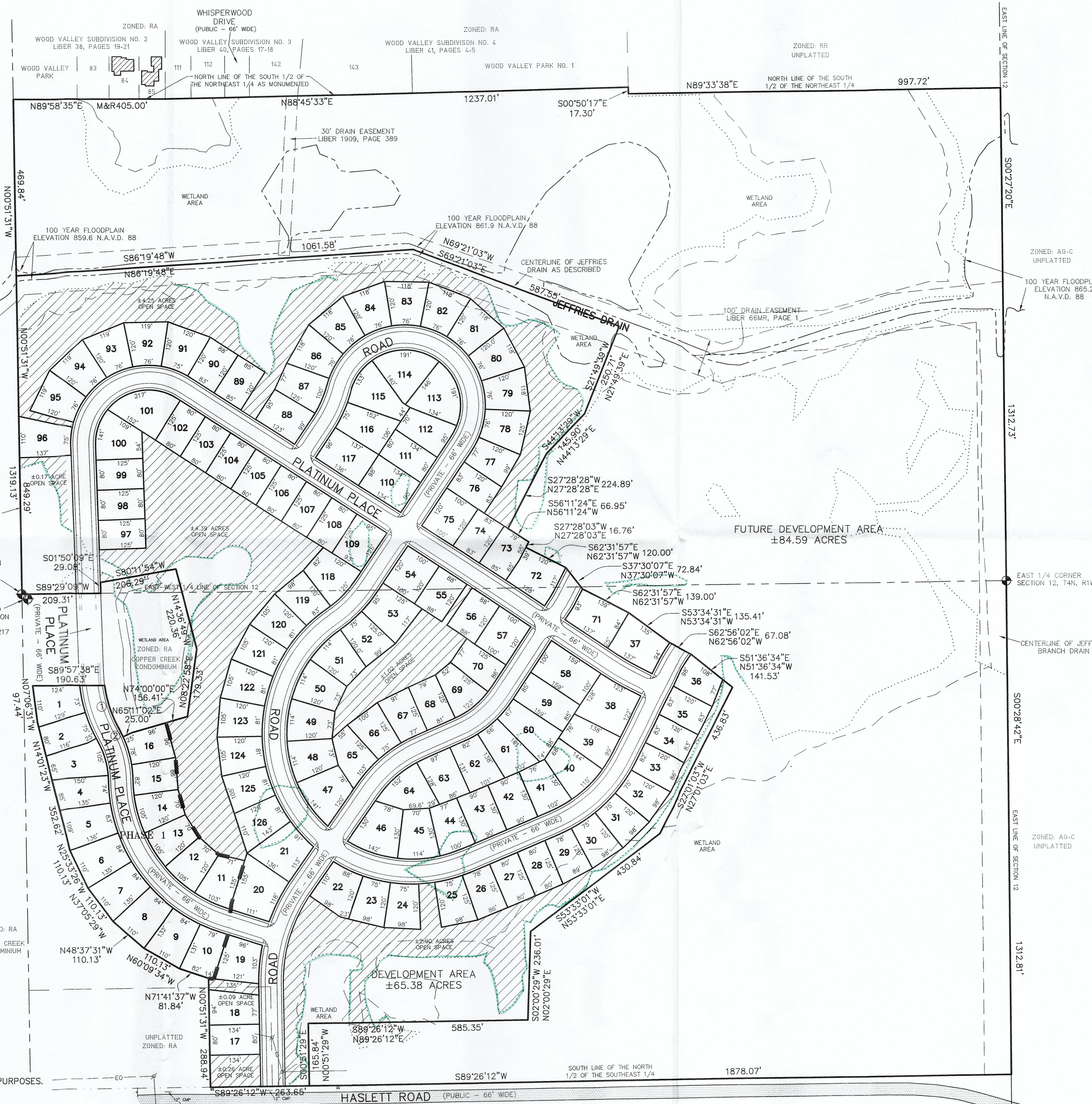


- LEGEND**
- (M) = MEASURED DIMENSION
 - (R) = RECORDED DIMENSION
 - = SET 1/2" BAR WITH CAP UNLESS NOTED
 - = FOUND IRON AS NOTED
 - = DEED LINE
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = GRAVEL
 - = EXISTING SPOT ELEVATION
 - = EXISTING CONTOUR ELEVATION
 - = OVERHEAD WIRES
 - = SIGN
 - = UTILITY POLE
 - = GUY WIRE
 - = UTILITY PEDESTAL
 - = TRANSFORMER
 - = HANDHOLE
 - = EXISTING FLOODPLAIN
 - = EXISTING WETLANDS
 - = PHASE LINE

- ① LENGTH 122.15'
RADIUS 317.00'
DELTA 22°04'43"
CHORD 121.40'
BEARING S18°32'48"E
- ② LENGTH 23.58'
RADIUS 283.00'
DELTA 4°48'11"
CHORD 23.55'
BEARING S27°12'04"E

NOTE:
100 YEAR FLOOD ELEVATION = 859.6-865.2
N.A.V.D. 88 BASED ON MODELING AS APPROVED
BY MDEI IN LETTER DATED JANUARY 29, 2015.

- NOTES:**
- ALL PROPOSED UNITS ARE FOR SINGLE FAMILY RESIDENTIAL PURPOSES.
 - GAS, SIDEWALKS, STREET LIGHTS & STREET TREES WILL BE INSTALLED FOR ALL UNITS IF REQUIRED.
 - POLICE AND FIRE PROTECTION BY MERIDIAN TOWNSHIP & SCHOOLS BY THE CITY OF HASLETT.
 - WETLANDS AS SHOWN ARE BASED ON DELINEATION BY FISHBECK, THOMPSON, CARR & HUBER, INC. COMPLETED ON 7-02-25.
 - CONTOURS ARE BASED ON N.A.V.D. 88 DATUM



LEGAL DESCRIPTION:
Parent Parcels (Tax ID# 33-02-02-12-200-015): A PART OF NW 1/4 & SE 1/4 OF SEC 12 T4N R1W DESC AS: BEG AT E 1/4 CORNER OF SEC 12 - S0028'42"E ALNG E LINE OF SEC. 12 1312.81 FT TO S LINE OF N 1/2 OF SE 1/4 & N LINE OF HASLETT RD - S8926'12"W ALNG SD N LINE 1976.72 FT - N00051'31"W PL WITH PROPERTY CONTROLLING N-S 1/4 LINE OF SEC 12 264 FT - S8926'12"W 165 FT - N00051'31"W 24.94 FT - N7104'13"W 81.84 FT - N6009'34"W 110.13 FT - N4837'31"W 110.13 FT - S37'05'29"W 110.13 FT - N2503'26"W 110.13 FT - N0700'61"W 97.44 FT - S8905'38"E 190.63 FT - SLY 122.15 FT ON A CURVE TO THE LEFT, RAD OF 317 FT, DELTA OF 22°04'43"; CHD BRG S1803'24"E 121.40 FT - SELY 23.56 FT ON A CURVE TO THE RIGHT, RAD OF 283 FT, DELTA OF 04°48'11"; CHD BRG S2712'04"E 23.55 FT - N65011'02"E 25 FT - N7400'00"E 156.41 FT - N0802'58"E 179.33 FT - N14036'49"W 220.36 FT - S90011'54"W 206.29 FT - S0150'09"E 29.08 FT - S8902'09"W 209.31 FT ALNG E-W 1/4 LN TO PROPERTY CONTROLLING CENTER OF SEC 12 - N00051'31"W ALNG N-S 1/4 LN 1319.13 FT TO N LINE OF S 1/2 OF NE 1/4 OF SEC 12 - N8905'35"E ALNG SD N LINE 405 FT - N8804'53"E ALNG SD N LINE 1237.01 FT - S0005'17"E ALNG E LINE EXTENDED OF WOOD VALLEY NO 4 17.30 FT TO N LINE OF S 1/2 OF NE 1/4 OF SEC 12 - N8903'38"E ALNG SD N LINE 997.72 FT TO E LINE OF SEC 12 - S0027'20"E ALNG S E LINE OF SEC 12 1312.09 FT TO POB.

(Tax ID# 33-02-02-12-400-003) BEG 1320 FT. N & 480 FT. E OF S 1/4 COR. OF SEC. 12, N 264 FT E 165 FT S 264 FT. W 165 FT. TO BEG., SE 1/4 OF SEC. 12, T4N R1W

Development Area Legal Description: A parcel of land in the Southeast 1/4 and Northeast 1/4 of Section 12, T4N, R1W, Meridian Township, Ingham County, Michigan, the boundary of said parcel described as: Commencing at the East 1/4 corner of said Section 12; thence S0028'42"E along the East line of said Section 12 a distance of 1312.81 feet to the South line of the North 1/2 of the Southeast 1/4 of said Section 12 as surveyed; thence S8926'12"W along said South line 1878.07 feet to the point of beginning of this description; thence S8926'12"W continuing along said South line 263.65 feet; thence N0051'31"W parallel with the North-South 1/4 line of said Section 12 a distance of 288.94 feet; thence N7141'37"W 81.84 feet; thence N6009'34"W 110.13 feet; thence N4837'31"W 110.13 feet; thence N3705'29"W 110.13 feet; thence N2533'26"W 110.13 feet; thence N1401'23"W 352.62 feet; thence N0706'31"W 97.44 feet; thence S8957'38"E 190.63 feet; thence S0028'42"E 122.15 feet along a curve to the left with a radius of 317.00 feet, a delta angle of 22°04'43", and a chord of 121.40 feet bearing S18°32'48"E; thence S0028'42"E 23.58 feet along a curve to the right with a radius of 283.00 feet, a delta angle of 04°48'11", and a chord of 23.55 feet bearing S27°12'04"E; thence S8902'09"W 209.31 feet; thence S0150'09"E 29.08 feet to the Property Controlling East-West 1/4 line of said Section 12; thence S8929'09"W along said Property Controlling East-West 1/4 line 209.31 feet to the Property Controlling Center of said Section 12; thence N0051'31"W along the Property Controlling North-South 1/4 line of said Section 12 a distance of 849.29 feet to the centerline of Jeffries Drain; thence along said centerline the following two courses: N8619'48"E 1061.58 feet and S6921'03"E 587.55 feet; thence S2149'39"W 250.71 feet; thence S4413'29"W 145.90 feet; thence S2728'28"W 224.89 feet; thence S5611'24"E 66.95 feet; thence S2728'03"W 16.76 feet; thence S6231'57"E 120.00 feet; thence S3730'07"E 72.84 feet; thence S5334'31"E 135.41 feet; thence S6256'02"E 67.08 feet; thence S5136'34"E 141.53 feet; thence S2710'03"W 436.83 feet; thence S5330'01"W 430.84 feet; thence S0200'29"W 236.01 feet; thence S8926'12"W 585.35 feet; thence S0051'29"E 165.84 feet to the point of beginning; said parcel containing 65.38 acres, more or less; said parcel subject to all easements and restrictions, if any.

UNIT AREA TABLE

UNIT	AREA	UNIT	AREA	UNIT	AREA
1	11,433 S.F.	43	11,700 S.F.	85	11,310 S.F.
2	10,634 S.F.	44	11,612 S.F.	86	11,310 S.F.
3	12,291 S.F.	45	12,121 S.F.	87	11,008 S.F.
4	11,187 S.F.	46	14,549 S.F.	88	12,082 S.F.
5	12,846 S.F.	47	13,356 S.F.	89	10,291 S.F.
6	12,963 S.F.	48	11,427 S.F.	90	10,200 S.F.
7	12,911 S.F.	49	11,427 S.F.	91	11,440 S.F.
8	12,808 S.F.	50	11,427 S.F.	92	11,296 S.F.
9	12,667 S.F.	51	11,355 S.F.	93	11,296 S.F.
10	11,159 S.F.	52	10,529 S.F.	94	11,296 S.F.
11	11,034 S.F.	53	13,048 S.F.	95	11,296 S.F.
12	10,625 S.F.	54	12,000 S.F.	96	12,758 S.F.
13	10,625 S.F.	55	10,555 S.F.	97	10,000 S.F.
14	10,625 S.F.	56	10,625 S.F.	98	10,000 S.F.
15	10,054 S.F.	57	12,000 S.F.	99	11,745 S.F.
16	10,475 S.F.	58	15,877 S.F.	100	12,793 S.F.
17	10,691 S.F.	59	13,495 S.F.	101	14,756 S.F.
18	11,418 S.F.	60	13,609 S.F.	102	10,000 S.F.
19	12,021 S.F.	61	12,270 S.F.	103	10,000 S.F.
20	16,223 S.F.	62	12,162 S.F.	104	10,000 S.F.
21	14,002 S.F.	63	11,955 S.F.	105	10,000 S.F.
22	12,082 S.F.	64	12,201 S.F.	106	10,000 S.F.
23	10,254 S.F.	65	10,881 S.F.	107	10,000 S.F.
24	10,254 S.F.	66	10,806 S.F.	108	10,000 S.F.
25	10,496 S.F.	67	10,457 S.F.	109	11,745 S.F.
26	10,251 S.F.	68	10,015 S.F.	110	12,925 S.F.
27	10,000 S.F.	69	10,422 S.F.	111	10,720 S.F.
28	10,000 S.F.	70	10,202 S.F.	112	11,246 S.F.
29	10,142 S.F.	71	13,855 S.F.	113	14,235 S.F.
30	10,258 S.F.	72	13,441 S.F.	114	14,245 S.F.
31	10,258 S.F.	73	10,031 S.F.	115	13,351 S.F.
32	10,258 S.F.	74	10,020 S.F.	116	12,782 S.F.
33	10,159 S.F.	75	12,000 S.F.	117	13,193 S.F.
34	10,020 S.F.	76	10,375 S.F.	118	12,639 S.F.
35	10,020 S.F.	77	11,310 S.F.	119	10,734 S.F.
36	10,024 S.F.	78	11,310 S.F.	120	11,000 S.F.
37	13,829 S.F.	79	11,310 S.F.	121	11,000 S.F.
38	16,042 S.F.	80	11,310 S.F.	122	11,000 S.F.
39	12,425 S.F.	81	11,310 S.F.	123	11,000 S.F.
40	12,632 S.F.	82	11,310 S.F.	124	11,000 S.F.
41	11,683 S.F.	83	11,310 S.F.	125	11,000 S.F.
42	11,700 S.F.	84	11,310 S.F.	126	12,209 S.F.

ZONING INFORMATION

ZONED: RA ONE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT

MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM LOT FRONTAGE: 80' (90' CORNER LOT)

SETBACKS:
FRONT - 25'
SIDE - 10'
REAR - 30' (UP TO 150' DEPTH)
40' (OVER 150' DEPTH)

LAYOUT INFORMATION:

MINIMUM LOT SIZE = 10,000 S.F.
MINIMUM LOT FRONTAGE = 80' AT SETBACK LINE
MAXIMUM LOT SIZE = 19,808 S.F.

TOTAL ACREAGE = ±149.97 ACRES
PROPOSED DEVELOPMENT AREA = ±65.38 ACRES
FUTURE DEVELOPMENT AREA = ±84.59 ACRES

UPLAND OPEN SPACE = ±13.08 ACRES (EXCLUSIVE OF WETLAND/FLOODPLAIN AREA)
TOTAL OPEN SPACE = ±13.08 AC. = 13.08/65.38 = 20.0%
TOTAL PROPOSED UNITS = 126

PHASE 1 = UNITS 1-16
PHASES 2+ = UNITS 17-126

REVISIONS	COMMENTS	DATE
3/27/26	ORIGINAL	

KEBS, INC. ENGINEERING AND LAND SURVEYING
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX 517-339-8047
WWW.KEBS.COM

Marshall Office - Ph. 269-781-9800

DRAWN BY: KDB SECTION 12, T4N, R1W
FIELD WORK BY: --- JOB NUMBER:
SHEET 1 OF 1 103407.CND