



## **CITY OF GRAND LEDGE NOTICE OF PUBLIC HEARING**

### **Preliminary Plat of Fieldstone Farms Subdivision – Phase 6**

The City of Grand Ledge Planning Commission will hold a public hearing during its regular meeting at 7:00 p.m. on Thursday, July 13, 2023, at 7:00 p.m. to receive public input on the preliminary plat for Phase 6 of Fieldstone Farms Subdivision. The proposed plat is for 14 single family residential lots located between the east and west termini of Overbrook Drive.

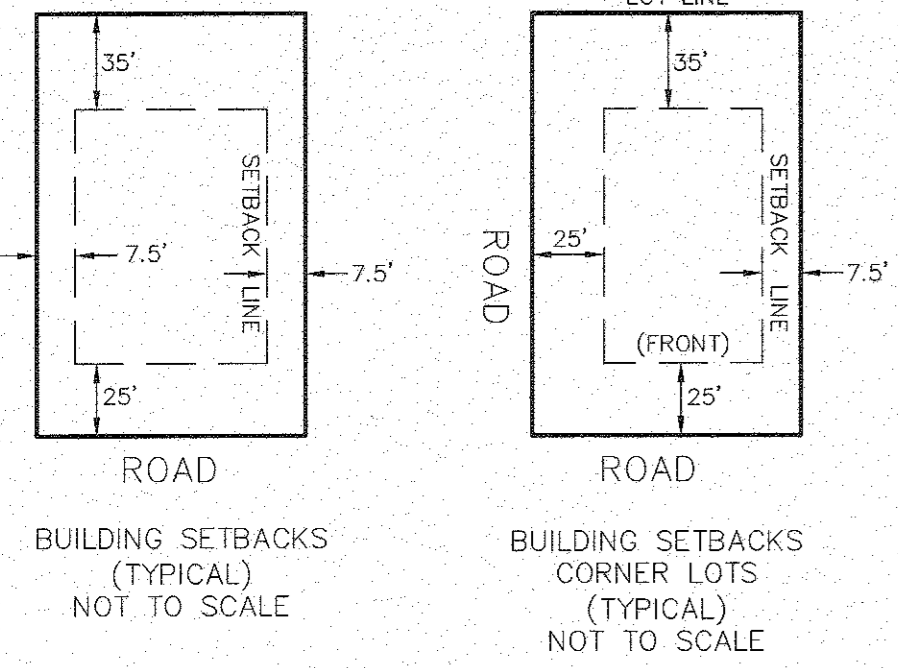
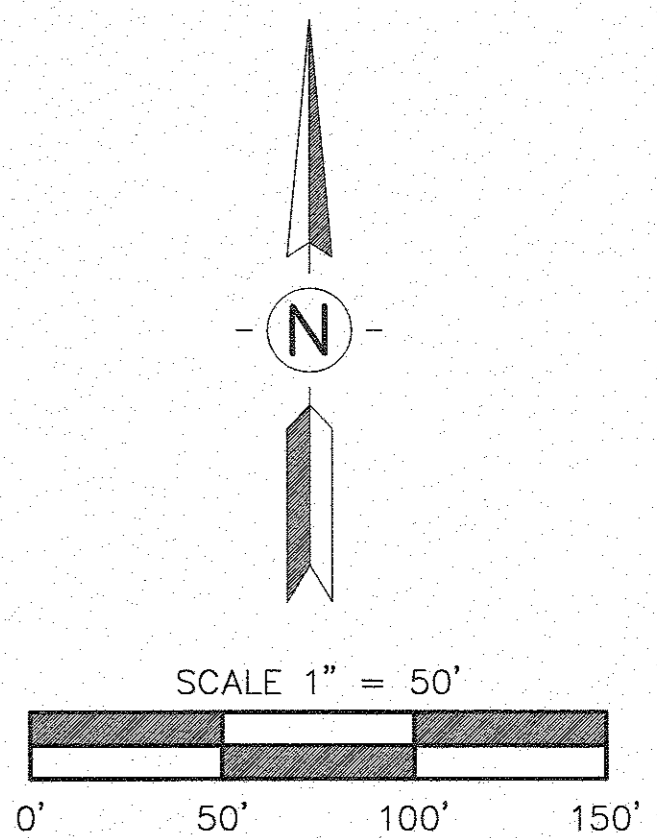
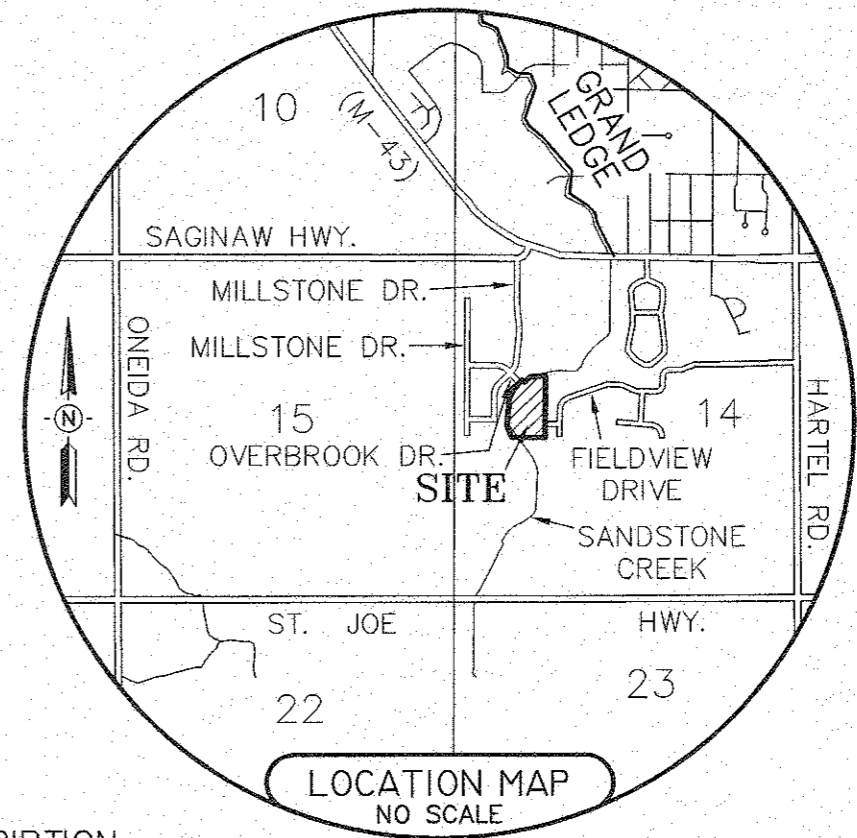
The meeting will be conducted via Zoom online teleconferencing and can be accessed through the following link: <https://us02web.zoom.us/j/83541759554>, on one tap mobile at +16468769923,,83541759554# or by dialing (312) 626-6799 using Webinar ID #: 835 4175 9554. International numbers available at: <https://us02web.zoom.us/u/kclph8oWZ>

All information related to the proposed preliminary plat is available on the City's website at [www.cityofgrandledge.com](http://www.cityofgrandledge.com). Written comments can be mailed to the Grand Ledge City Hall, 310 Greenwood Street, Grand Ledge, MI 48837, placed in the drop box in front of City Hall or emailed to [sstachowiak@cityofgrandledge.com](mailto:sstachowiak@cityofgrandledge.com). All comments will be considered if received by 5:00 p.m. the day of the hearing. Please call (517) 627-2149 for further information.

Gregory L. Newman  
Grand Ledge City Clerk

# FINAL PRELIMINARY PLAT FIELDSTONE FARMS NO. 6

A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14,  
T4N, R4W, CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN



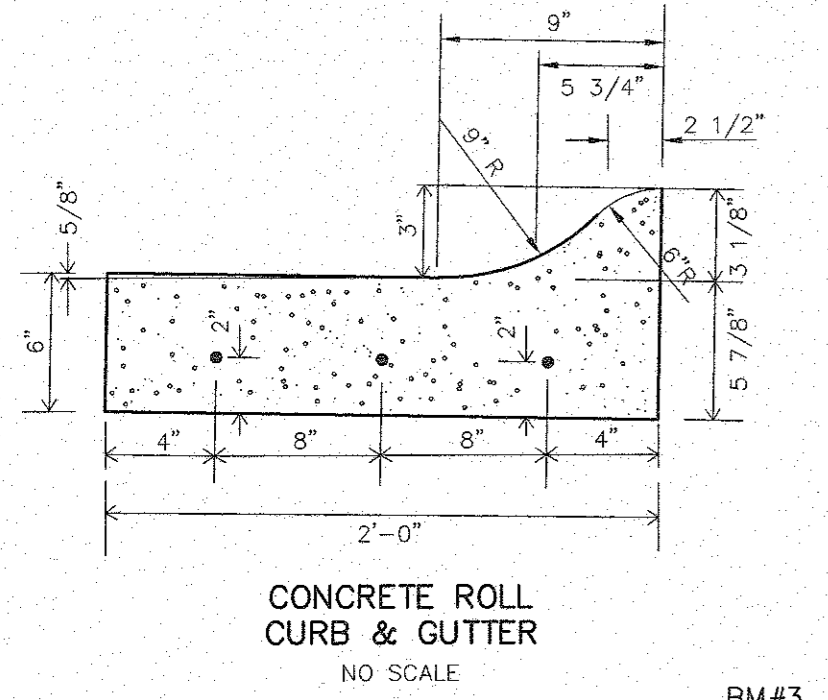
**DEVELOPER:**  
GILBERT CONSTRUCTION  
4072 TALL OAKS DR.  
GRAND LEDGE, MI 48837  
(517) 627-5577  
CONTACT: ERIC R. GILBERT

**SURVEYOR/ENGINEER:**  
KEBS, INC.  
2116 HASLETT ROAD  
HASLETT, MI 48840  
PHONE: (517) 339-1014

**PROPOSED SITE DATA:**  
NUMBER OF LOTS: 14  
SIZE OF SMALLEST LOT: 14,369 S.F. (LOT 141)  
MINIMUM LOT FRONTAGE: 80'  
MINIMUM LOT FRONTAGE AT SETBACK: 90'

**SEWER INVENTORIES:**

SANITARY MANHOLE #200 TOC 850.91 8" NW 839.23 8" SW 839.37 8" NE 839.13	STORM MANHOLE #104 TOC 851.41 12" NW 846.28 12" SW 846.43 12" NE 845.93
SANITARY MANHOLE #201 TOC 851.78 8" SW 838.60 8" NORTH 838.57	STORM MANHOLE #10 5 TOC 857.47 8" EAST 850.59
SANITARY MANHOLE #202 TOC 859.07 8" WEST 841.48 8" EAST 841.48	STORM MANHOLE #10 6 TOC 850.06 8" WEST 845.49 12" NW N/A 12" SW N/A
SANITARY MANHOLE #203 TOC 850.27 8" WEST 836.35 8" WEST 841.71 12" SOUTH 836.06 12" NORTH 836.03	CATCH BASIN #101 INLET EL. 850.70 12" EAST 846.36
STORM MANHOLE #100 TOC 850.83 12" WEST 846.57 12" SW 843.13 48" NW 840.92 48" SE 840.88	CATCH BASIN #102 INLET EL. 850.87 12" NE 847.27
	CATCH BASIN #10 3 INLET EL. 850.79 12" SE 846.69

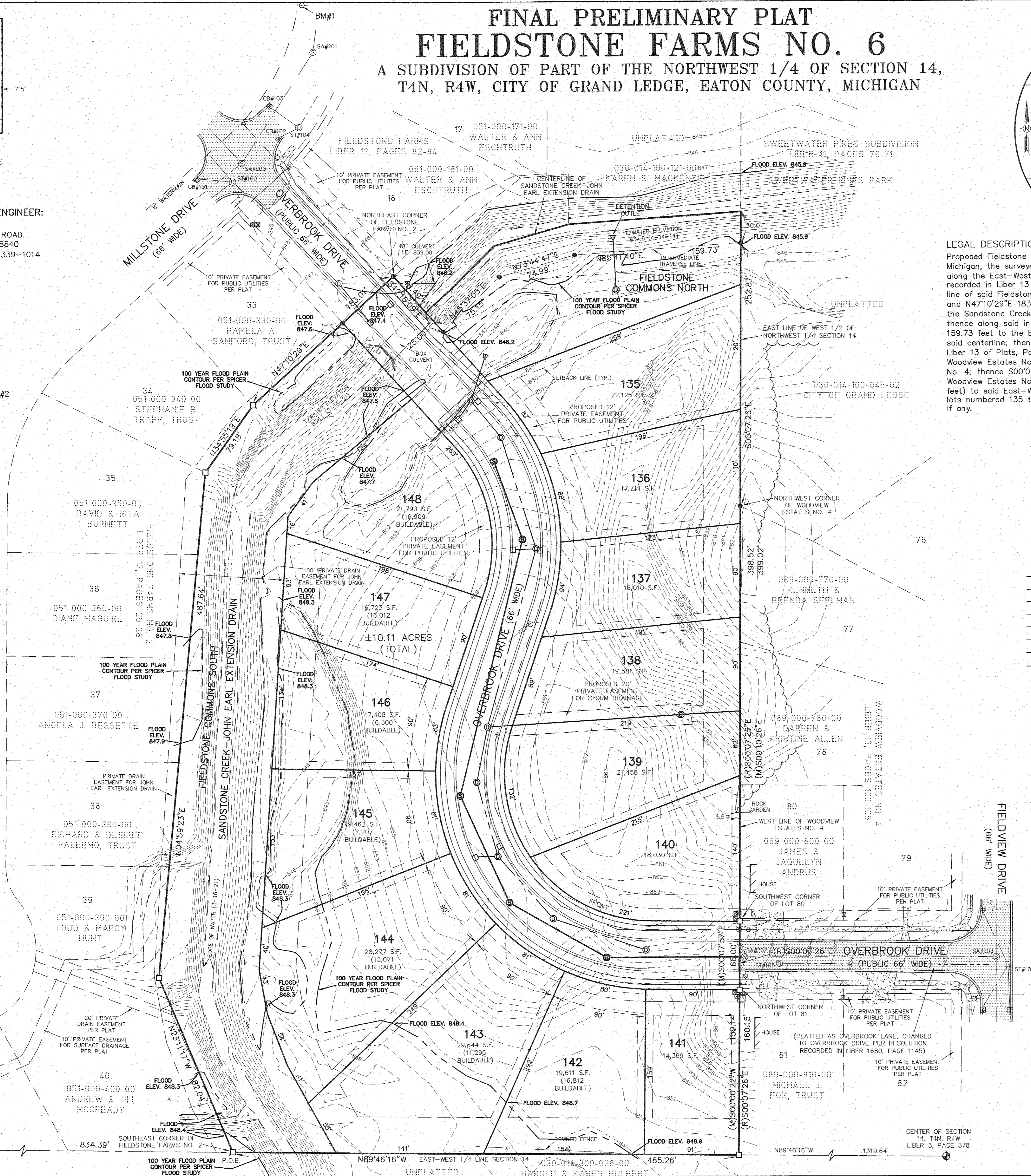


**BENCHMARKS:**

BM #1: BIG ARM OF FIRE HYDRANT IN FRONT OF HOUSE #11711 MILLSTONE DRIVE, 120'± NORTHERLY OF INTERSECTION OF MILLSTONE & OVERBROOK DRIVES  
ELEVATION 855.40 (N.A.V.D. 88)

BM #2: BIG ARM OF FIRE HYDRANT IN FRONT OF HOUSE #11641 MILLSTONE DRIVE, 300'± SOUTHWESTERLY OF INTERSECTION OF MILLSTONE & OVERBROOK DRIVES  
ELEVATION 853.67 (N.A.V.D. 88)

BM #3: BIG ARM OF FIRE HYDRANT IN FRONT OF HOUSE #4089 TALL OAKS DRIVE IN NORTHWEST QUADRANT OF INTERSECTION OF MILLSTONE & TALL OAKS DRIVES  
ELEVATION 853.06 (N.A.V.D. 88)



**LEGAL DESCRIPTION:**  
Proposed Fieldstone Farms No. 6: A parcel of land in the Northwest 1/4 of Section 14, T4N, R4W, City of Grand Ledge, Eaton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 14; thence S89°46'16"E along the East-West 1/4 line of said Section 14 a distance of 834.39 feet to the Southeast corner of Fieldstone Farms No. 2 as recorded in Liber 13 of Plats, Pages 25-28, Eaton County Records and the point of beginning of this description; thence along the East line of said Fieldstone Farms No. 2 the following four courses: N23°11'17"W 182.04 feet, N04°59'23"E 487.64 feet, N34°55'19"E 79.18 feet and N47°10'29"E 183.01 feet to the Northeast corner of said Fieldstone Farms No. 2; thence S42°16'09"E 46.49 feet to the centerline of the Sandstone Creek-John Earl Extension Drain; thence continuing S42°16'09"E 25.00 feet to a point on an intermediate traverse line; thence along said intermediate traverse line the following three courses: N45°37'05"E 75.15 feet, N73°44'47"E 74.99 feet and N85°41'40"E 159.73 feet to the East line of the West 1/2 of Section 14 at a point S00°07'26"E 30.0 feet, more or less from said centerline; thence S00°07'26"E along said East line 252.87 feet to the Northwest corner of Woodview Estates No. 4 as recorded in Liber 13 of Plats, Pages 102-105, Eaton County Records; thence S00°10'26"E (recorded as S00°07'26"E) along the West line of said Woodview Estates No. 4 a distance of 399.02 feet (recorded as 398.52 feet) to the Southwest corner of Lot 80 of said Woodview Estates No. 4; thence S00°07'57"E (recorded as S00°07'26"E) continuing along said West line 66.00 feet to the Northwest corner of Lot 81 of said Woodview Estates No. 4; thence S00°00'22"W (recorded as S00°07'26"E) continuing along said West line 159.14 feet (recorded as 160.15 feet) to said East-West 1/4 line; thence N89°46'16"W along said East-West 1/4 line 485.26 feet to the point of beginning; containing 14 lots numbered 135 to 148, inclusive; said parcel containing 10.11 acres more or less; said parcel subject to all easements and restrictions if any.

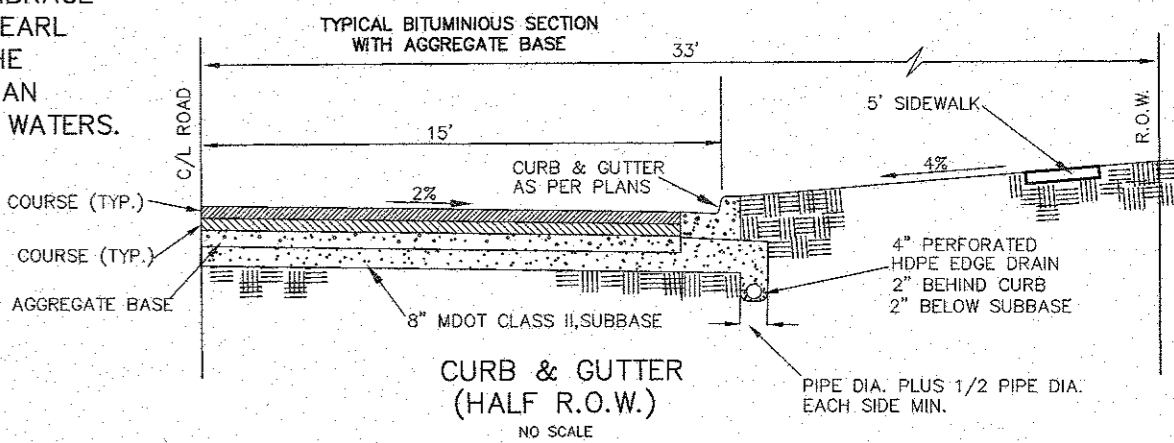
**LEGEND:**

● = SET 1/2" BAR WITH CAP	⊕ = SANITARY MANHOLE
□ = FOUND CONCRETE MONUMENT UNLESS NOTED	⊖ = DRAINAGE MANHOLE
— = DEED LINE	⊕ = ELECTRIC MANHOLE
— = DISTANCE NOT TO SCALE	⊕ = TELEPHONE MANHOLE
— = FENCE	⊕ = CATCHBASIN
▨ = ASPHALT	⊕ = SANITARY CLEANOUT
▨ = CONCRETE	⊕ = FIRE HYDRANT
▨ = GRAVEL	⊕ = VALVE
— = EXISTING SPOT ELEVATION	⊕ = UTILITY POLE
— = EXISTING CONTOUR ELEVATION	⊕ = LIGHT POLE
— = SANITARY SEWER	⊕ = GUY POLE
— = STORM SEWER	⊕ = GUY WIRE
— = WATER LINE	⊕ = UTILITY PEDESTAL
— = GAS LINE	⊕ = TRANSFORMER
— = UNDERGROUND TELEPHONE	⊕ = ELECTRIC METER
— = UNDERGROUND TELEVISION	⊕ = GAS METER
— = UNDERGROUND ELECTRIC	⊕ = WATER METER
— = OVERHEAD WIRES	⊕ = SIGN
— = EDGE OF WOODS	⊕ = POST

- NOTES:**
- THIS PROPERTY IS ZONED R-MD - MEDIUM DENSITY RESIDENTIAL
  - ALL LOTS ARE FOR SINGLE FAMILY RESIDENTIAL PURPOSES.
  - MINIMUM LOT AREA IS 8,450 SQUARE FEET.
  - MINIMUM LOT WIDTH IS 65 FEET
  - MINIMUM FRONT YARD SETBACK IS 25 FEET.
  - MINIMUM SIDE YARD SETBACK IS 5 FEET (TOTAL OF TWO = 15').
  - MINIMUM REAR YARD SETBACK IS 35 FEET
  - ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
  - SIDEWALKS AND STREETLIGHTS AS REQUIRED BY CITY OF GRAND LEDGE REGULATIONS.
  - ALL LOTS TO HAVE PUBLIC UTILITY EASEMENTS ON THE FRONT 12 FEET, AND OTHERS AS REQUIRED BY UTILITY COMPANIES.
  - ACCORDING TO THE SCS SOILS SURVEY, SOILS ON THE SITE ARE MAINLY SEBEWA LOAM, BOYER SANDY LOAM & MARLETTE LOAM.
  - POLICE AND FIRE PROTECTION AND SCHOOLS BY CITY OF GRAND LEDGE.
  - LOTS WILL BE PROVIDED WITH STORM DRAIN OUTLET FOR FOOTING DRAIN CONNECTION.
  - LOTS ARE SERVED BY THE PROPOSED EXTENSION OF OVERBROOK DRIVE TO BE CONSTRUCTED.
  - SITE IS NOT CURRENTLY SUBJECT TO ANY DEED OR PLAT RESTRICTIONS.
  - SITE CONTAINS REGULATED 100-YEAR FLOOD PLAIN AS SHOWN AS ZONE "A" PER FEMA FLOOD MAP FOR THE CHARTER TOWNSHIP OF ONEIDA, COMMUNITY PANEL NO. 260070 0182 E, DATED NOVEMBER 26, 2010. ELEVATIONS ARE BASED ON INFORMATION SUPPLIED BY SPICER GROUP, INC. PER A FLOOD STUDY APPROVED THROUGH REVIEW BY MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY
  - PHASE 6 CONTAINS ±10.11 ACRES DIVIDED INTO 14 LOTS, NUMBERED 135-148.
  - PHASE 1 AS RECORDED INCLUDES LOTS 1 THRU 32, PHASE 2 AS RECORDED INCLUDES LOTS 33 THRU 62, PHASE 3 AS RECORDED INCLUDES LOTS 63 THRU 91, PHASE 4 AS RECORDED INCLUDES LOTS 92 THRU 120, PHASE 5 AS RECORDED INCLUDES LOTS 121 THRU 134
  - WETLANDS, IF ANY, NOT SHOWN.
  - ALL ELEVATIONS ARE N.A.V.D. 88
  - FIELDSTONE COMMONS NORTH & SOUTH EMBRACE THE WATERS OF SANDSTONE CREEK-JOHN EARL EXTENSION DRAIN AND ARE SUBJECT TO THE CORRELATIVE RIGHTS OF THE OTHER RIPARIAN OWNERS AND THE PUBLIC TRUST IN THESE WATERS.



ERICK R. FRIESTROM  
PROFESSIONAL SURVEYOR  
DATE 06-12-2023  
NO. 53497



REVISIONS	COMMENTS
03/19/21	ORIGINAL
06/12/23	REVISED FLOODPLAIN LINE

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

Marshall Office  
Ph. 269-781-9800

DRAWN BY: KDB SECTION: 14, T4N, R4W  
FIELD WORK BY: DP/DD JOB NUMBER:  
SHEET 1 OF 1 97885.SUB