

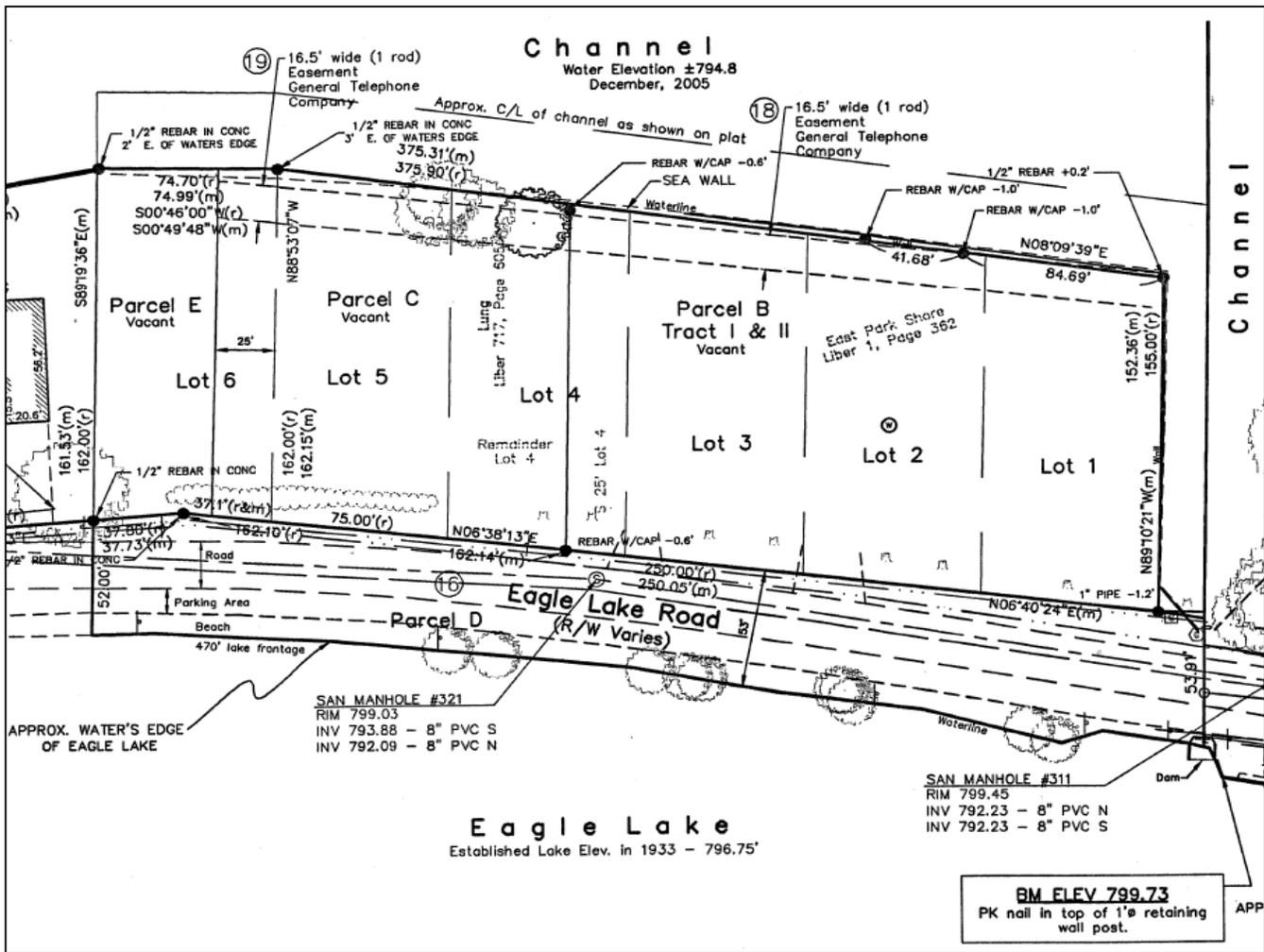


## Site Plan Review – Preliminary Plan Review Ontwa Township Planning Commission

### Eagle Lake Land Acquisition for Park/Boating Access Site Development

#### Section 16.04 (a) Legal Description of Property

A Portion of the Southeast Quarter of Section 2,  
Township 8 South, Range 15 West, Ontwa Township, Cass County, Michigan



**PARCEL B:**

**TRACT I:**

LOTS 1, 2, AND 3 IN EAST PARK SHORE, AS RECORDED IN LIBER 1-H OF PLATS, PAGE 362, CASS COUNTY RECORDS. ALSO, COMMENCING AT THE MOST WESTERLY CORNER OF LOT 4, EAST PARK SHORE; THENCE NORTH 06°56' EAST ALONG THE EAST LINE OF EAGLE LAKE ROAD, 25.0 FEET; THENCE SOUTH 89°04' EAST, 164.9 FEET, MORE OR LESS, TO THE WATER'S EDGE OF THE CHANNEL; THENCE SOUTH 08° WEST ALONG THE WATER'S EDGE OF THE CHANNEL TO A POINT WHICH IS SOUTH 89°04' EAST FROM THE PLACE OF BEGINNING; THENCE NORTH 89°04' WEST, 164.2 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM: LOT 1 AND THE SOUTH 8.95 FEET OF LOT 2, EAST PARK SHORE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTERS OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 15 EAST, ONTWA TOWNSHIP, CASS COUNTY, MICHIGAN.

**TRACT II:**

LOT 1 AND THE SOUTH 8.95 FEET OF LOT 2, EAST PARK SHORE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTERS OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 15 EAST, ONTWA TOWNSHIP, CASS COUNTY, MICHIGAN.

**PARCEL C:**

COMMENCING AT A POINT ON THE EAST LINE OF EAGLE LAKE ROAD WHICH IS NORTH 06°56' EAST 25.0 FEET FROM THE MOST WESTERLY CORNER OF LOT 4, EAST PARK SHORE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1-H OF PLATS, PAGE 362, CASS COUNTY RECORDS; THENCE NORTH 06°56' EAST 150.0 FEET ALONG THE EAST LINE OF EAGLE LAKE ROAD; THENCE SOUTH 89°04' EAST, 167 FEET, MORE OR LESS, TO THE WATER'S EDGE OF THE CHANNEL; THENCE SOUTH AND SOUTHWESTERLY ALONG THE WATER'S EDGE OF THE CHANNEL, 150 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 89°04' EAST FROM THE PLACE OF BEGINNING; THENCE NORTH 89°04' WEST 164.9 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

**PARCEL D:**

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 15 WEST, ONTWA TOWNSHIP, CASS COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6 OF EAST PARK SHORE, RECORDED IN LIBER 1-H OF PLAT, PAGE 362, CASS COUNTY RECORDS; THENCE NORTH 89°19'36" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 6 EXTENDED 52 FEET MORE OR LESS TO THE WATERS EDGE OF EAGLE LAKE; THENCE SOUTHERLY ALONG THE WATERS EDGE OF SAID EAGLE LAKE TO THE CENTERLINE OF A OUTLET FROM EAGLE LAKE AND CHRISTIANA LAKE; THENCE SOUTH 89°32'33" EAST ALONG THE CENTERLINE OF SAID OUTLET TO THE INTERSECTION OF SAID CENTERLINE OF OUTLET WITH THE WEST LINE OF LOT 1, EAST PARK SHORE SUBDIVISION EXTENDED TO THE SOUTH; THENCE NORTH 06°40'24" EAST ALONG THE WESTERLY LINE OF LOTS 1 THRU 6 SAID EAST PARK SHORE SUBDIVISION 431.62 FEET; THENCE NORTH 04°22'36" WEST ALONG SAID WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 37.80 FEET TO THE POINT OF BEGINNING.

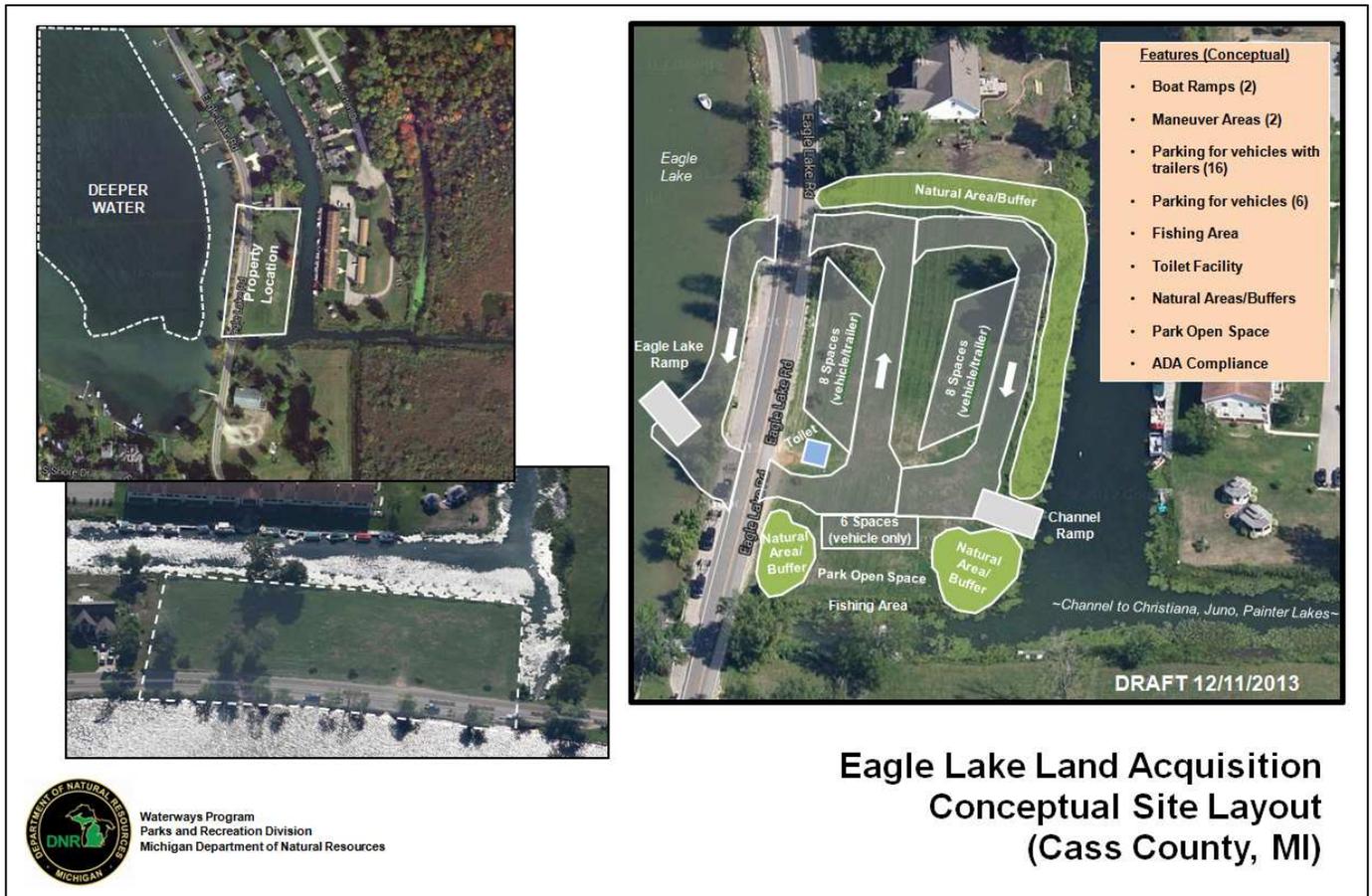
**PARCEL E:**

LOT NUMBERED 6, EXCEPT THE SOUTH 25 FEET, EAST PARK SHORE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1-H OF PLATS, PAGE 362, CASS COUNTY RECORDS.

**Section 16.04 (b) Small Scale Sketch of Land within 1/2 Mile of the Area**  
**(per Ontwa Township, aerial photo is sufficient)**



**Section 16.04 (c) Generalized Map Showing any Existing or Proposed Features**



- Facility-related signage for site name, directional purposes, signs in road right-of-way (in cooperation with County), informational/educational, and barrier free accessibility are planned as part of this improvement. Additional facility-related signage may be included from local units of government and from local associations or groups. A lighting system for the facility has not been decided but options do exist whether through utilization of existing electrical utility connection or solar powered systems.

## **Section 16.04 (d) Narrative**

- The overall objectives of the subject land is for acquisition and development of a park for public boating access to Eagle Lake and to the neighboring channel leading to the chain of Christiana, Juno, and Painter Lakes. The Department of Natural Resources administers over 800 developed boating access sites and over 100 state parks throughout the state of Michigan. These facilities provide great public recreational opportunities for hundreds of thousands of users each year, as well as provide protection of open space and the conservation and preservation of various plant and animal habitats. Public boating access to Eagle Lake does not exist and any kind of access for boats has been severely limited since the closure of the existing boat launch on the property to the south (The Dock Property). The development of a park with boating access will provide the public with safer points of access to the various water bodies for recreational boating. Additionally, the land offers opportunities for other recreational endeavors through partnerships such as fishing and other amenities. The site will also provide parking for disabled individuals, and parking for authorized personnel such as law enforcement and operations/maintenance staff.
- The number of acres for the property is approximately 2.2 acres or approximately 95,832 square feet (sf). The amount of area for each proposed use follows:
  - Buildings – 500sf (preliminary estimate; depends on other factors)
  - Structures (piers/docks) – 500sf (preliminary estimate; depends on other factors)
  - Sidewalks/Routes – 2,000sf (preliminary estimate; depends on other factors)
  - Parking – 10,000sf (preliminary estimate; depends on other factors)
  - On/off Site Drives/Streets & Ramps – 50,000sf (preliminary estimate; depends on other factors)
  - Open Space/Nat.Areas – 32,832sf (preliminary estimate; depends on other factors)
- No dwellings are proposed and therefore no unit densities by type are known.
- Based on past research, access to utility hookup may be possible if a flush restroom system is included as part of project. This includes sewer and water as needed.
- The land is quite flat and this bodes well for an even distribution of surface to subsurface infiltration of storm water versus elevated, hilly land where natural creation of rills, gullies and other potentially erosive conditions can be witnessed. Proposed methods of providing storm drainage include grading to direct storm water to vegetated areas. Other systems may be created including drainage swale systems to collect storm water and direct to land infiltration basin areas. Additional systems such as porous pavements, rain gardens, and other systems may also be considered and have been utilized on other similar developments.