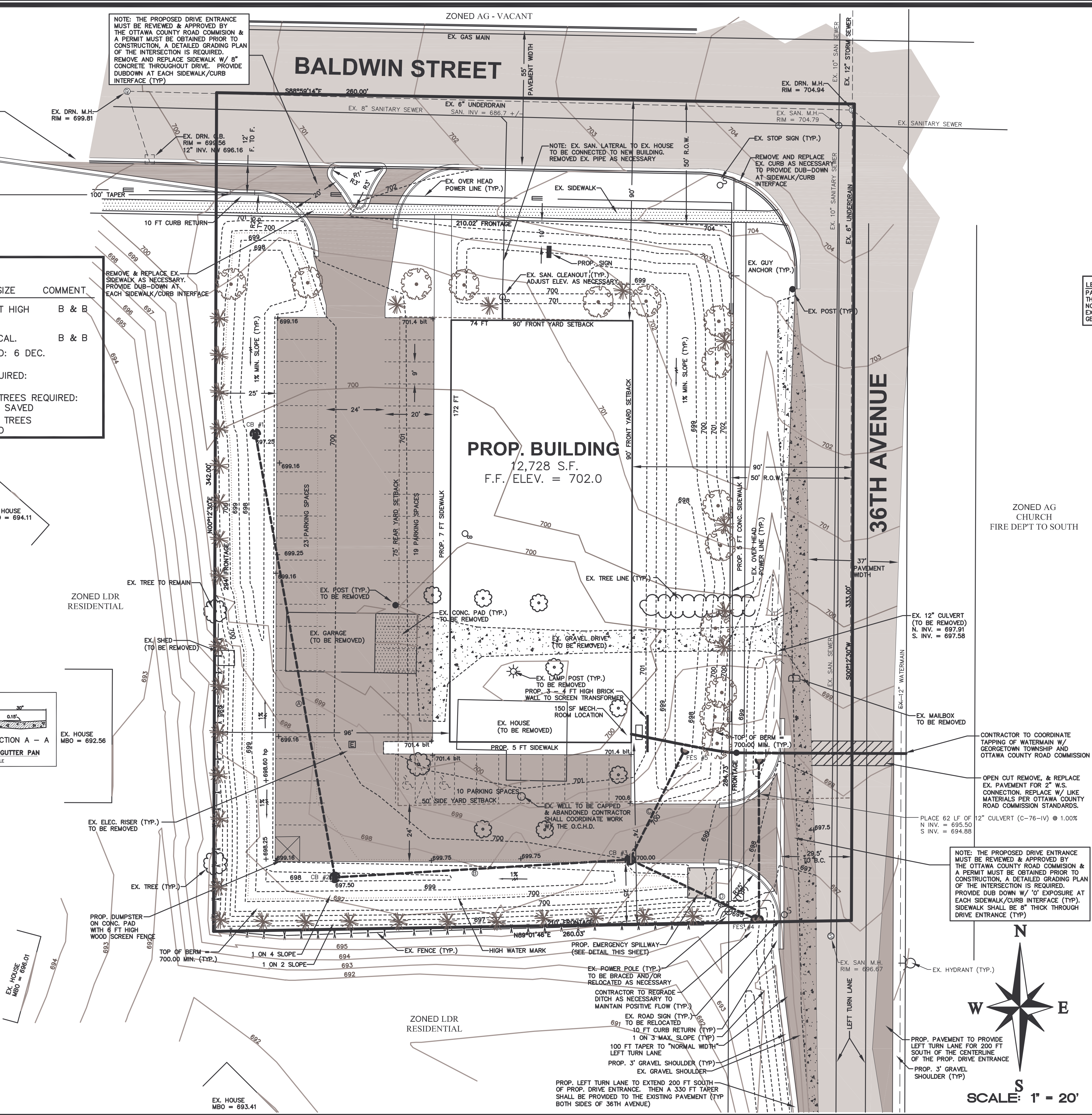
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)



LANDSCAPE LEGEND

SYMBOL	NAME	QTY	SIZE	COMMENT
(evergreen symbol)	PROP. EVERGREEN TREE	22	5 FT HIGH	B & B
(deciduous symbol)	PROP. DECIDUOUS TREE	23	2" CAL.	B & B

ALONG BALDWIN -9 TREES REQUIRED: 6 DEC. & 3 EVERGREENS PROVIDED
ALONG 36TH AVE. – 12 TREES REQUIRED: 8 DEC. & 4 EVERGREENS PROVIDED
ALONG WEST PROPERTY LINE – 15 TREES REQUIRED: 13 EVERGREENS PROVIDED, 2 TREES SAVED
ALONG SOUTH PROPERTY LINE – 11 TREES REQUIRED: 11 EVERGREENS PROVIDED

STORM SEWER CHART

PROP. CB #1
2' DIA. CATCHBASIN
W/ E.J.I.W. #6508 COVER
RIM ELEV. = 697.25
12" INV E = 694.85

PROP. CB #2
2' DIA. CATCHBASIN
W/ E.J.I.W. #6508 COVER
RIM ELEV. = 697.50
12" INV N,E = 694.30

PROP. CB #3
OUTLET CONTROL STRUCTURE
SEE DETAIL THIS SHEET

PROP. FLARED END SECTION #4
3 C.Y. COBBLES, 4"-8" DIA.
18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC
12" INV. = 693.75

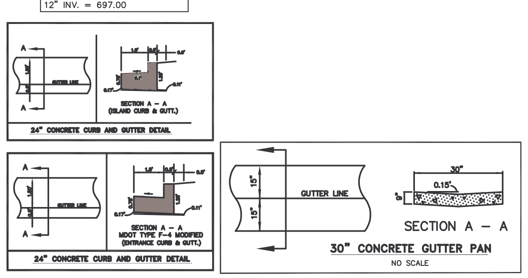
PROP. FLARED END SECTION #5
3 C.Y. COBBLES, 4"-8" DIA.
18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC
12" INV. = 697.00

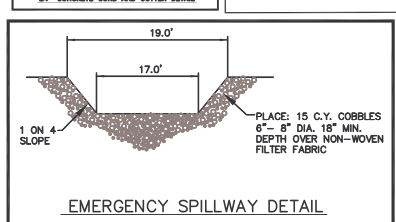
PIPE LENGTH A
PLACE 184 L.F. OF 12" STM SEWER (S.L.C.P.P.) @ 0.30%

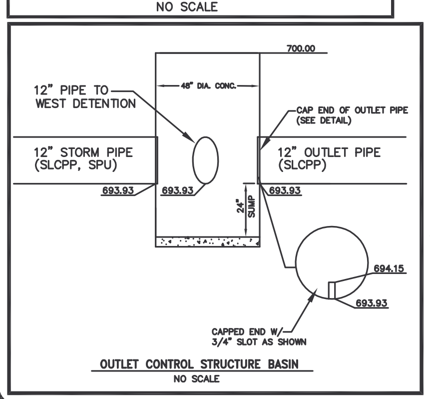
PIPE LENGTH B
PLACE 120 L.F. OF 12" STM SEWER (S.L.C.P.P. SPU) @ 0.30%

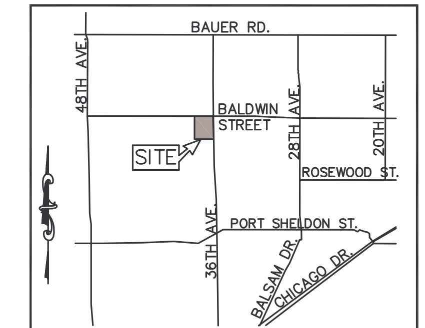
PIPE LENGTH C
PLACE 50 L.F. OF 12" STM SEWER (S.L.C.P.P.) @ 6.14%

PIPE LENGTH D
PLACE 62 L.F. OF 12" STM SEWER (S.L.C.P.P.) @ 0.30%









LOCATION MAP

NO SCALE

LEGAL DESCRIPTION:
PART NORTHEAST 1/4 OF SOUTHWEST 1/4 COMMENCING NORTHEAST CORNER, THENCE NORTH 89° 11 MINUTES 50 SECONDS WEST 260 FEET, THENCE SOUTH 342 FEET, THENCE NORTH 88° 49 MINUTES 10 SECONDS EAST 260.03 FEET, THENCE NORTH 333 FEET TO BEGINNING, EXCEPT NORTH 50 FEET AND EAST 50 FEET FOR ROAD RIGHT-OF-WAY. SECTION 17 T6N R13W GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

GENERAL NOTES

1) ZONING OF PROPERTY: OS – OFFICE SERVICE
OS ZONING REQUIREMENTS
MINIMUM LOT AREA = 11,050 SF
MINIMUM LOT WIDTH = 85 FT
MAXIMUM BLDG. HEIGHT = 2 STORIES OR 25 FT (WHICHEVER IS LESS)
MAXIMUM LOT COVERAGE = NOT APPLICABLE
SETBACKS:
FRONT YARD = 30 FT (FROM 60 FT FROM CENTERLINE OF BALDWIN AND 36TH AVE.) FRONT YARD SHALL BE LANDSCAPED)
SIDE YARD = 50 FT (ABUTTING RESIDENTIAL)
REAR YARD = 75 FT

2) SUMMARY OF LAND USE:
A) TOTAL ACREAGE 1.39 ACRES (60,537 SF) (EXCLUDING R.O.W.)
B) AREA OF PROP. BUILDING 12,728 SF
C) BUILDING HEIGHT APPROX. 20 FT
D) ZONING OF SURROUNDING PARCELS = RESIDENTIAL
E) SURROUNDING USES = RESIDENTIAL TO SOUTH AND WEST SCHOOL TO NORTH CHURCH TO EAST

3) PARKING REQUIREMENTS:
A) TYPICAL PARKING SPACE 9'x20' (24 FT. AISLES)
B) TYPICAL HANDICAPPED SPACE 13'x20'
C) NUMBER OF SPACES REQ'D 52 (SEE BELOW)
RESTAURANT – 2,800SF * 60% USABLE = 1,680SF / 70SF/SPACE = 24 SPACES
OFFICE – 2,778SF * 100% = 2,778SF / 300SF/SPACE = 10 SPACES
PERSONAL SERVICE – 7,000SF * 75% = 5,250SF / 300SF/SAPCE = 18 SPACES
D) NUMBER OF SPACES PROVIDED 52 (INCLUDING 2 BARRIER FREE SPACES)

4) THIS PROJECT IS LOCATED IN AN AREA THAT IS NOT IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
6) SIGNS SHALL BE CONSTRUCTED TO THE STANDARDS SET FORTH BY SECTION 25 OF THE GEORGETOWN TOWNSHIP ZONING ORDINANCE.
FREESTANDING, POLE MOUNTED SIGN
MAXIMUM SIZE = 100 SF
MINIMUM SETBACK = 60 FT FROM CENTERLINE OF BALDWIN AND 36TH AVENUE
MAXIMUM HEIGHT = 25 FT
WALL SIGN:
1 PER FRONTAGE
MAXIMUM SIZE = 1.5 SF PER L.F. WALL OR 200 SF (LESSER AMOUNT)
7) UTILITIES SHOWN APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
8) CONTRACTOR SHALL FIELD VERIFY ALL INVERTS.
9) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHT WITH SHOEBOX TYPE FIXTURES.
10) LANDSCAPING SHALL COMPLY WITH SECTION 3.11 OF THE GEORGETOWN TOWNSHIP ORDINANCE.
11) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-14-17-300-009
12) THE ADDRESS OF THE PARCEL IS 7559 – 36TH AVENUE, HUDSONVILLE, MI 49426
THERE IS A HOUSE AND GARAGE CURRENTLY ON THE PARCEL. THESE STRUCTURES WILL BE REMOVED AS PART OF THE PROJECT.
13) THE PROPOSED BUILDING WILL BE LEASED TO OFFICE-SERVICE TYPE USERS MEETING GEORGETOWN TOWNSHIP'S STANDARDS/ZONING ORDINANCE ALLOWED USES.
14) THE STORM WATER GENERATED FROM THE SITE WILL BE COLLECTED BY STORM SEWER CATCHBASINS THAT WILL DISCHARGE THE STORM WATER TO THE PROPOSED DETENTION AREA
16) THE SITE SOIL IS BOYER LOAMY SAND, BASED ON THE OTTAWA COUNTY SOIL SURVEY MAPS.
17) NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.

SITE PLAN FOR:

ORION - BALDWIN ST.

FOR:
ORION CONSTRUCTION
ATTN: MR. GARY POSTMA
2020 RAYBROOK AVENUE SE
GRAND RAPIDS, MI 49546
PHONE: (616) 464-1740

PART OF THE NE 1/4 OF SECTION 17, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

CHECKED BY	DATE	DRAFTED BY	DATE	REVISIONS PER	DATE	REVISION
						# 8
						# 7
						# 6
						# 5
S.W.	12/14/05	S.W.	12/14/05	PER TOWNSHIP AND ROAD COMMISSION	12/07/05	# 4
S.W.	11/23/05	S.W.	11/23/05	PER TOWNSHIP	11/23/05	# 3
S.W.	11/16/05	S.W.	11/16/05	PER OWNER	11/16/05	# 2
S.W.	11/15/05	S.W.	11/14/05	PER OWNER	11/12/05	# 1
S.W.	10/13/05	T.C.S.	10/10/05			

nederveld associates, inc.
engineering • land planning • surveying
Grand Rapids Office: Ph. (616) 575-5190 Fax (616) 575-6644
4079 Park East Court, Grand Rapids, Michigan 49546
Hudsonville Office: Ph. (616) 669-5190 Fax (616) 669-6699
P.O. Box 10, 5570 32nd Avenue, Hudsonville, Michigan 49426
Holland Office: Ph.(616) 393-0449 Fax (616) 392-3540
347 Hoover Boulevard – Suite C, Holland, Michigan 49423
www.nederveld.com
building relationships by design

SHEET No: 1 of 1 FILE No: 05101667

G2.4

© 2004 NEDERVELD ASSOCIATES, INC.

05101667G2 (PAPER SPACE) FD 12/14/05 9:53