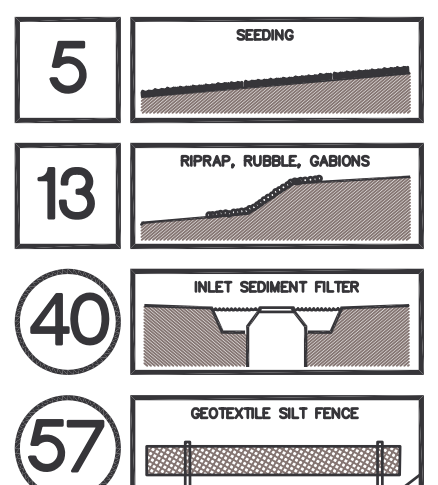


DESCRIPTION (AS PROVIDED):
 Located in the State of Michigan, County of Ottawa, Township of Georgetown and described as follows: That part of the East 1/2 of Section 28, Town 6 North, Range 13 West, described as: commencing at the East 1/4 corner of said Section, thence West 864.19 feet along the East and West 1/4 line to a point which is 478.0 feet East from the West line of the East 1/2 of the Southeast 1/4 and the place of beginning of this description, thence South 0 degrees 59 minutes East 169.10 feet of the North bank of a creek, thence Southwesterly 74.85 feet along the North bank of said creek to a line perpendicular to a point on the Southerly right-of-way line of Chicago Drive (Highway M-21) which is 302.05 feet North 52 degrees 33 minutes East along the Southerly right-of-way line of said drive from the East and West 1/4 line, thence North 37 degrees 27 minutes West 502.50 feet to the Southerly right-of-way line of said drive; thence North 52 degrees 33 minutes East 445.35 feet along the Southerly right-of-way line of said drive to a point which is 478.0 feet East from the West line of the East 1/2 of the Northeast 1/4, thence South 01 degree 00 minutes 20 seconds East 454.54 feet parallel with the West Line of the East 1/2 of the Northeast 1/4 to the place of beginning.

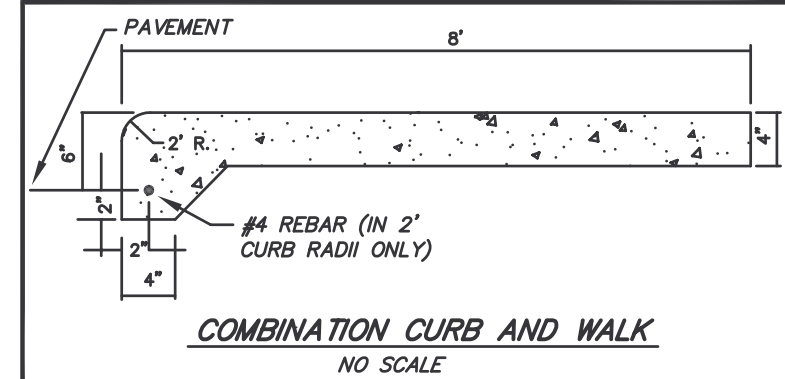
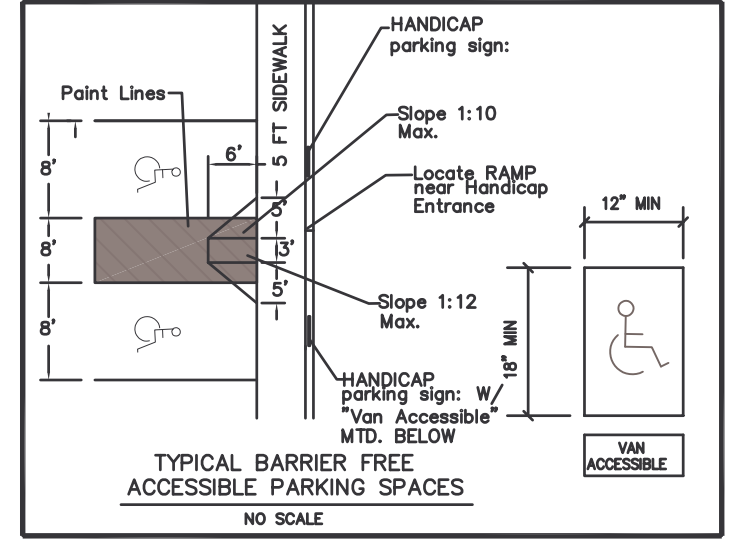
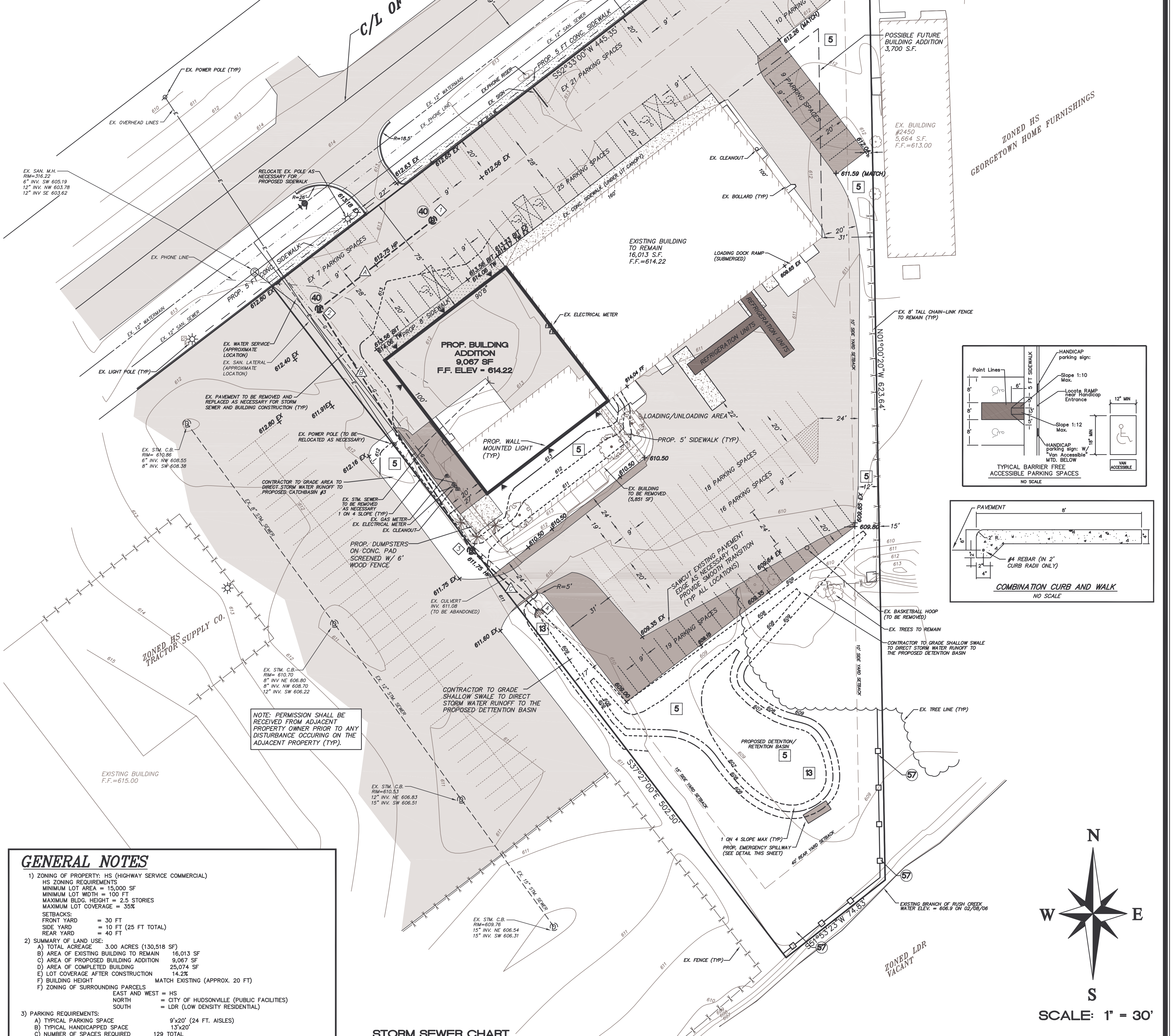
BENCHMARK #1: ELEV.= 641.18
 TOP OF NE CORNER OF CONCRETE WALK
 8.5' NORTH OF NE CORNER "WISEMAN'S CORNER"
 BUILDING #2480 (0.9' ABOVE PARKING LOT)

BENCHMARK #2: ELEV.= 613.00
 SOUTHEAST CORNER OF 4' X 3' CONCRETE PORCH.
 ±44.5' WEST OF SE CORNER "WISEMAN'S CORNER"
 BUILDING #2640 (1.9' ABOVE CONCRETE)

- SOIL EROSION/SEDIMENTATION CONTROL PLAN**
- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
 - CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
 - EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED.
 - LOCATION AND TYPE OF EROSION CONTROL MEASURES ARE IDENTIFIED ON THE SKETCH BY KEY NUMBERS, e.g., (10), RELATING TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY UNIFIED KEYING SYSTEM AND BEST MANAGEMENT PRACTICES.



NOT TO BE REMOVED UNTIL GRASS IS ESTABLISHED.



GENERAL NOTES

- ZONING OF PROPERTY: HS (HIGHWAY SERVICE COMMERCIAL)
 HS ZONING REQUIREMENTS
 MINIMUM LOT AREA = 15,000 SF
 MINIMUM LOT WIDTH = 100 FT
 MAXIMUM BLDG. HEIGHT = 2.5 STORIES
 MAXIMUM LOT COVERAGE = 35%
 SETBACKS:
 FRONT YARD = 30 FT
 SIDE YARD = 10 FT (25 FT TOTAL)
 REAR YARD = 40 FT
- SUMMARY OF LAND USE:
 A) TOTAL ACREAGE = 3.00 ACRES (130,518 SF)
 B) AREA OF EXISTING BUILDING TO REMAIN = 16,013 SF
 C) AREA OF PROPOSED BUILDING ADDITION = 25,074 SF
 D) AREA OF COMPLETED BUILDING = 41,087 SF
 E) LOT COVERAGE AFTER CONSTRUCTION = 14.2%
 F) BUILDING HEIGHT = MATCH EXISTING (APPROX. 20 FT)
 G) ZONING OF SURROUNDING PARCELS:
 EAST AND WEST = HS
 NORTH = CITY OF HUDSONVILLE (PUBLIC FACILITIES)
 SOUTH = LOR (LOW DENSITY RESIDENTIAL)
- PARKING REQUIREMENTS:
 A) TYPICAL PARKING SPACE = 9'x20' (24 FT. AISLES)
 B) TYPICAL HANDICAPPED SPACE = 13'x20'
 C) NUMBER OF SPACES REQUIRED = 129 TOTAL
 BOOKER INSTITUTE = APPROXIMATELY 50 (BASED ON 1 SPACE PER CLASSROOM AND 1 PER 8 STUDENTS)(9,264 SF)
 RETAIL = 79 (BASED ON 1 SPACE PER 200 SF)(15,806)
 D) NUMBER OF SPACES PROVIDED = 137 (INCLUDING 6 BARRIER FREE SPACES)
- THIS PROJECT IS LOCATED IN AN AREA THAT IS IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS. THE 100 YEAR FLOODPLAIN FOR THIS AREA IS APPROXIMATELY 610.
- 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.
- NO NEW SIGNS ARE PROPOSED AT THIS TIME.
 ANY FUTURE 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 CHICAGO DRIVE
 MAXIMUM HEIGHT = 25 FT
 WALL SIGN: 1 PER FRONTAGE
 MAXIMUM SIZE = 1.5 SF PER LF. WALL OR 200 SF (LESSER AMOUNT)
- UTILITIES SHOWN APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- CONTRACTOR SHALL FIELD VERIFY ALL INVERTS.
- LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES.
 PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS WITH SHOEBOX TYPE FIXTURES. IN ADDITION, THE PROPOSED 8 FT SIDEWALK WILL BE COVERED WITH A LIT CANOPY.
- LANDSCAPING SHALL COMPLY WITH SECTION 3.11 OF THE GEORGETOWN TOWNSHIP ORDINANCE.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-14-28-200-019.
 THE ADDRESS OF THE PARCEL IS 2480 CHICAGO DRIVE, HUDSONVILLE, MI 49426
- THE PROPOSED BUILDING WILL BE LEASED FOR COMMERCIAL USERS MEETING THE GEORGETOWN TOWNSHIP'S STANDARDS/ZONING ORDINANCE ALLOWED USES. BOOKER INSTITUTE WILL OCCUPY APPROXIMATELY 9,274 SF OF THE EXISTING BUILDING.
- STORM WATER GENERATED FROM THE SITE WILL BE COLLECTED BY STORM SEWER CATCHBASINS AND WILL BE DETAINED/RETAINED IN THE PROPOSED HOLDING AREA ALONG THE SOUTH SIDE OF THE SITE.
- THE SITE SOIL IS BAYER LOAMY SAND, BASED ON THE OTTAWA COUNTY SOIL SURVEY MAPS.
- NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.
- THE BUILDING ADDITION WILL CONSIST OF MASONRY BEARING WALLS WITH STEEL JOISTS. THE BUILDING CONSTRUCTION WILL MATCH THE EXISTING BUILDING.

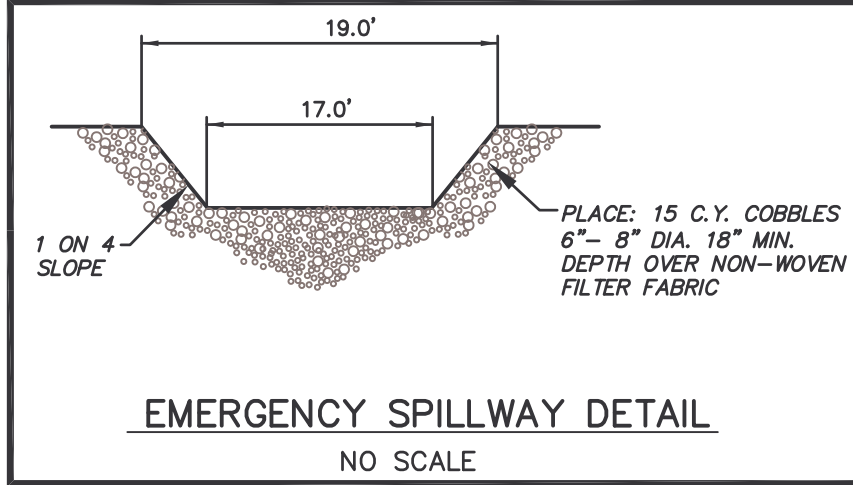
STORM SEWER CHART

PROP. CB #1 1-4" DIA. DRN. C.B. W/ E.J.I.W. #1060 TYPE M2 COVER RM ELEV. = 612.10 12" INV. SW. SW. = 608.43
PROP. CB #2 1-4" DIA. DRN. C.B. W/ E.J.I.W. #1060 TYPE M2 COVER RM ELEV. = 612.10 12" INV. NE, SE = 608.17
PROP. CB #3 1-4" DIA. DRN. C.B. W/ E.J.I.W. #808 COVER RM ELEV. = 611.15 12" INV. NW, SE = 608.66
PROP. FLARED END SECTION #4 14 C.I. COBBLES, 4" x 4" 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC 12" INV. NW, SE = 608.50
PIPE LENGTH A PLACE 66 LF. OF 12" STM SEWER (C-76-III SPU) @ 0.30%
PIPE LENGTH B PLACE 170 LF. OF 12" STM SEWER (C-76-III SPU) @ 0.30%
PIPE LENGTH C PLACE 53 LF. OF 12" STM SEWER (C-76-III) @ 0.30%

LANDSCAPE LEGEND				
SYMBOL	NAME	QTY	SIZE	COMMENT
	PROP. EVERGREEN TREE	3	5 FT HIGH	B & B
	PROP. DECIDUOUS TREE	3	2" CAL.	B & B

LEGEND

- EX. BITUMINOUS
- PROP. BITUMINOUS
- PROP. CONCRETE
- EX. CONCRETE
- EX. CONTOUR
- PROP. CONTOUR
- + 609.00 = PROP. SPOT ELEV.



SITE PLAN FOR: JORE RETAIL BUILDING ADDITION

FOR: COX MEDENDORP OLSON
 ATTN: MR. BOB POMEROY
 4804 CASCADE ROAD SE
 GRAND RAPIDS, MI 49546
 PHONE: (616) 949-4804

PART OF THE E 1/2 OF SECTION 28, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

CHECKED BY	DATE	DRAWN BY	DATE	PER ENGINEER	DATE	REVISION
S.W.	02/15/06	S.W.	02/15/06		02/15/06	# 8
						# 7
						# 6
						# 5
						# 4
						# 3
						# 2
						# 1

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 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) 659-5190 Fax (616) 659-5699
 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

building relationships by design
 SHEET No: 1 of 1 FILE No: 06100074