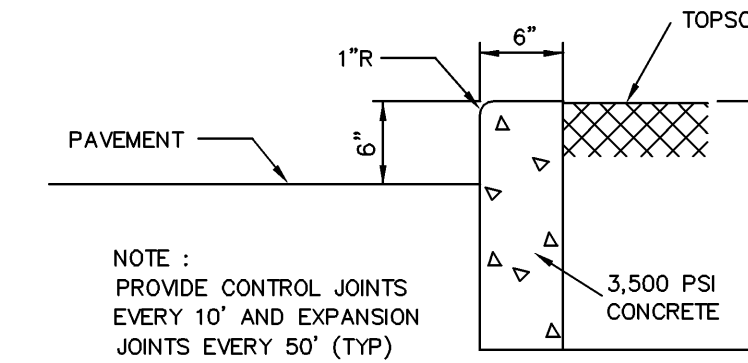
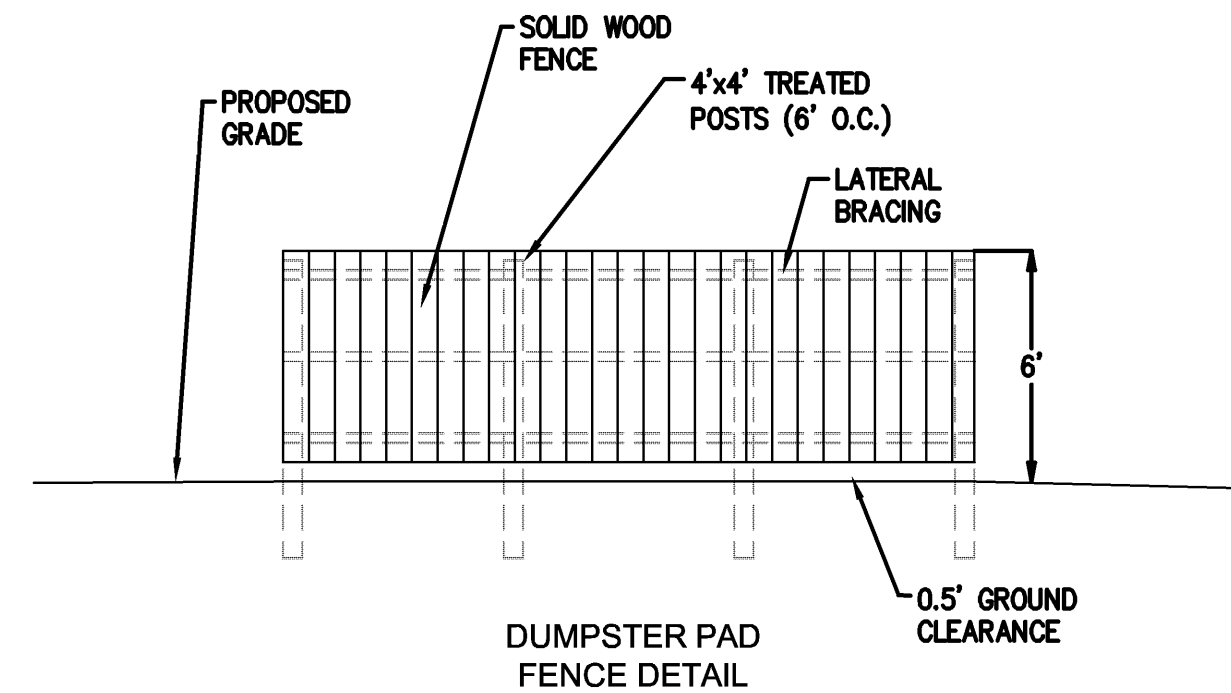


BENCH MARK ELEV. 607.00
FD. MASON IN W. SIDE 26" ASH
NE. OF 18th St. BRIDGE OVER

BENCH MARK ELEV. 612.17
CHISEL "B" ON SE. CORNER TOP
OF 24" CONC. HEADWALL AT SE.
CORNER OF 18th St. BRIDGE
OVER RUSH CREEK (3.5' ± BELOW
GRADE OF ROAD)

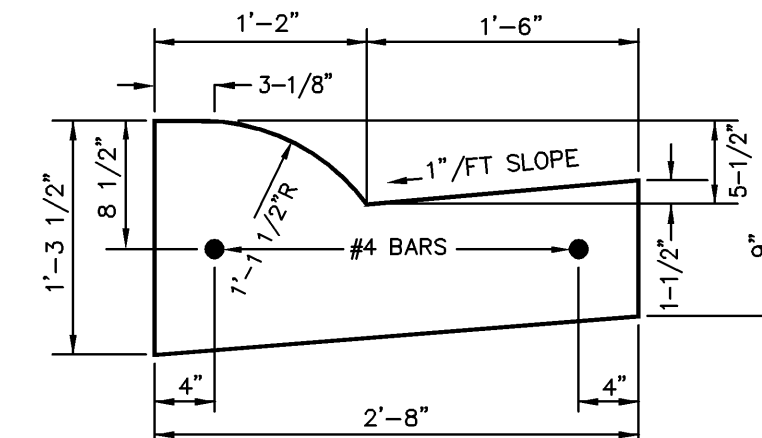
SANITARY MANHOLE
TOP - 608.48
10" INV. S - 593.68
24" INV. E - W - 592.81



1 1/2" 48 MDOT TOP
1 1/2" 38 MDOT BASE
6" OF GRAVEL (22A)
12" SAND SUBBASE

STANDARD PAVING CROSS SECTION

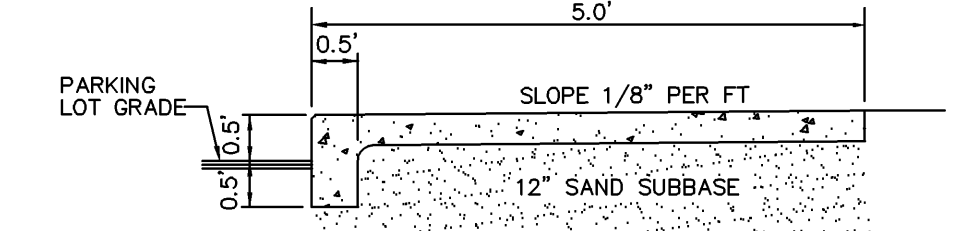
STRAIGHT CURB



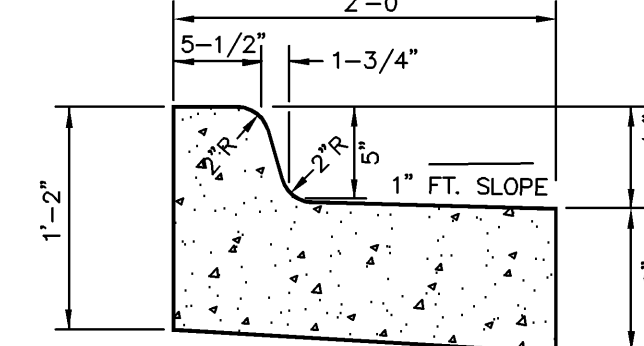
MDOT "B2" CURB DETAIL

1 1/2" 48 MDOT TOP
1 3/4" 38 MDOT BASE
8" OF GRAVEL (22A)
12" SAND SUBBASE

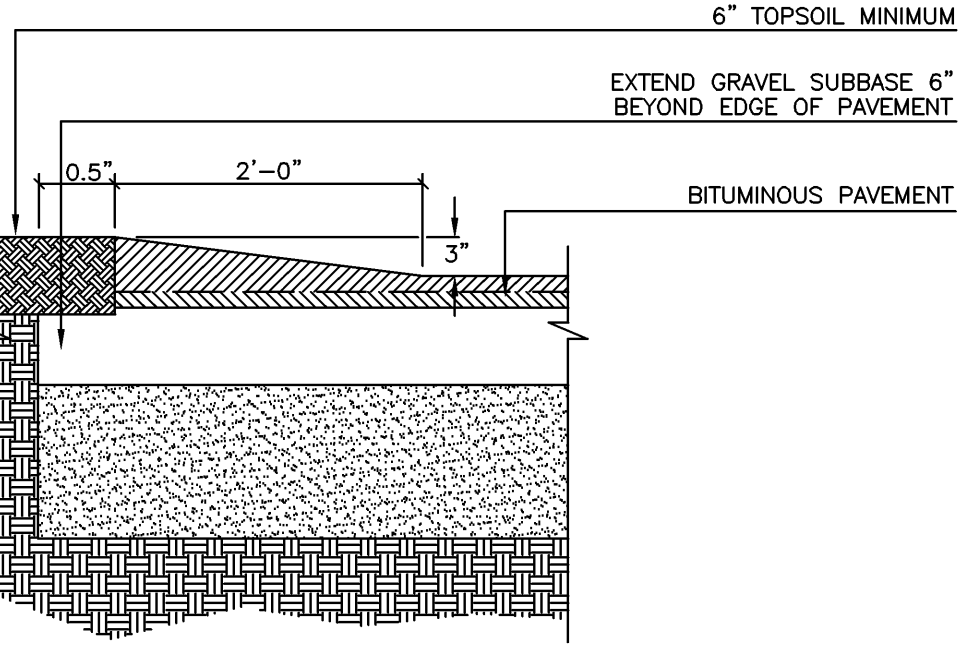
HEAVY DUTY PAVING CROSS SECTION



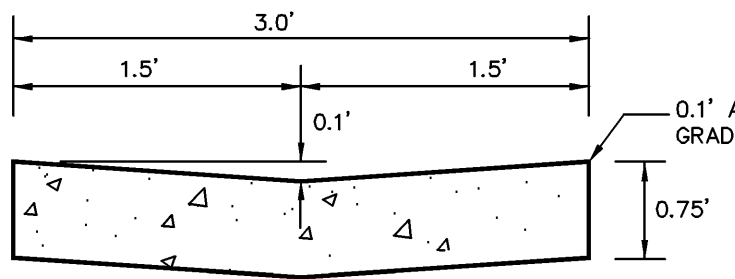
RAISED WALK DETAIL



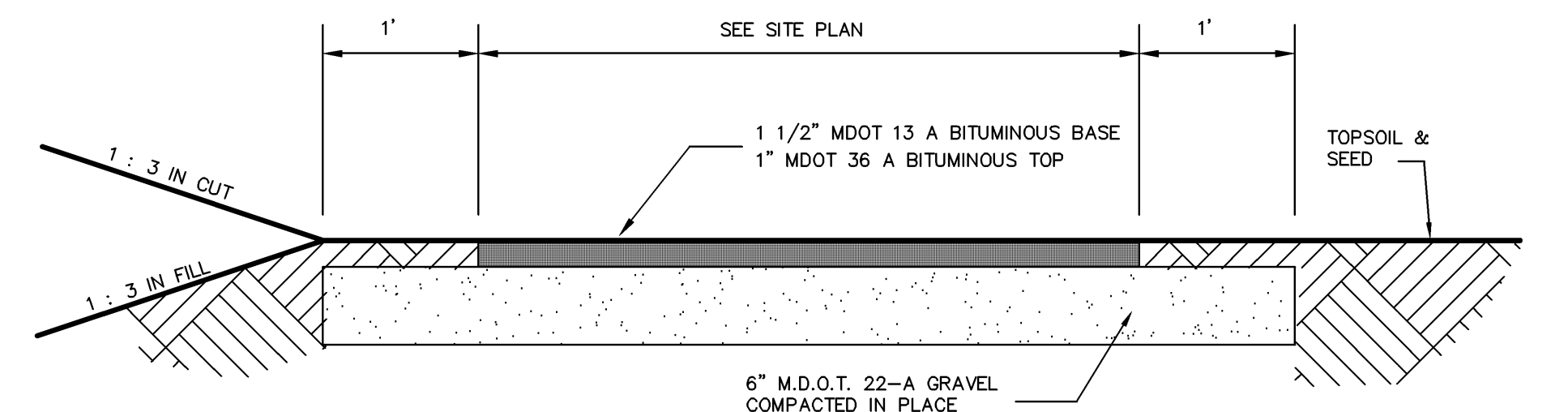
F-4 CONC CURB DETAIL
(PITCHED OUT) (MODIFIED)



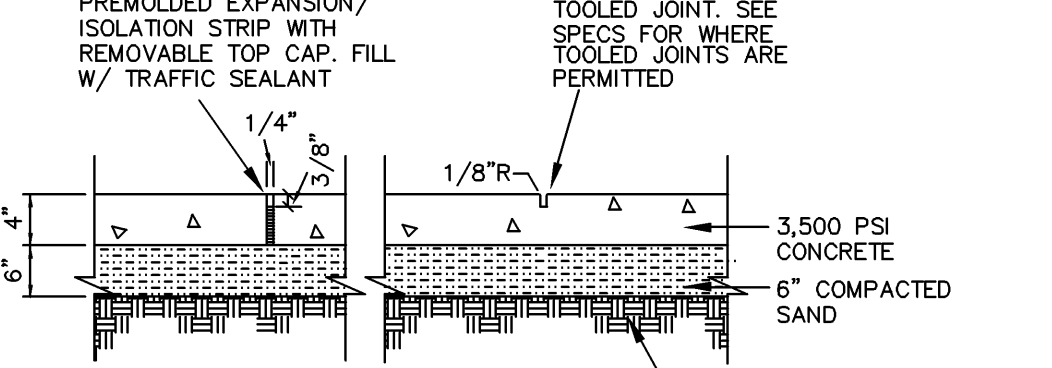
BITUMINOUS VALLEY GUTTER



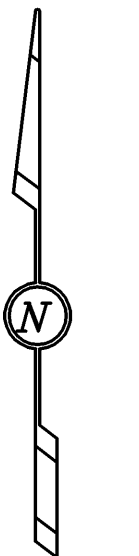
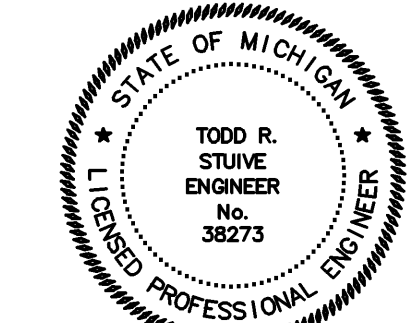
36" CONC GUTTER PAN
AT APPROACH



BITUMINOUS SIDEWALK



4" CONCRETE WALKWAY DETAIL



SCALE: 1" = 40'

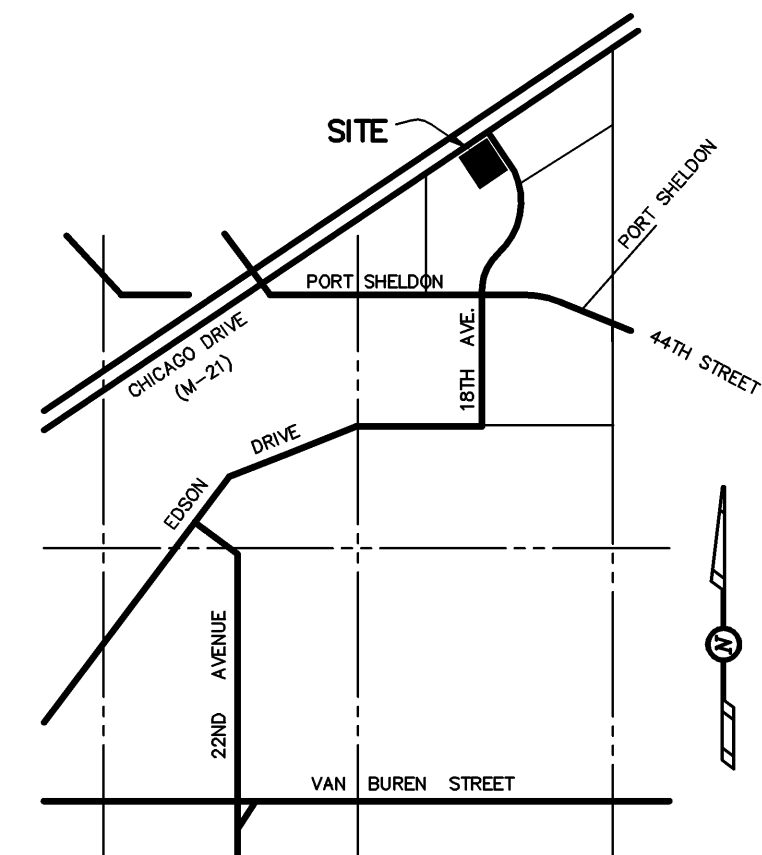
PROJECT: WISEMAN'S CORNER

SITE DEVELOPMENT & LANDSCAPE PLAN

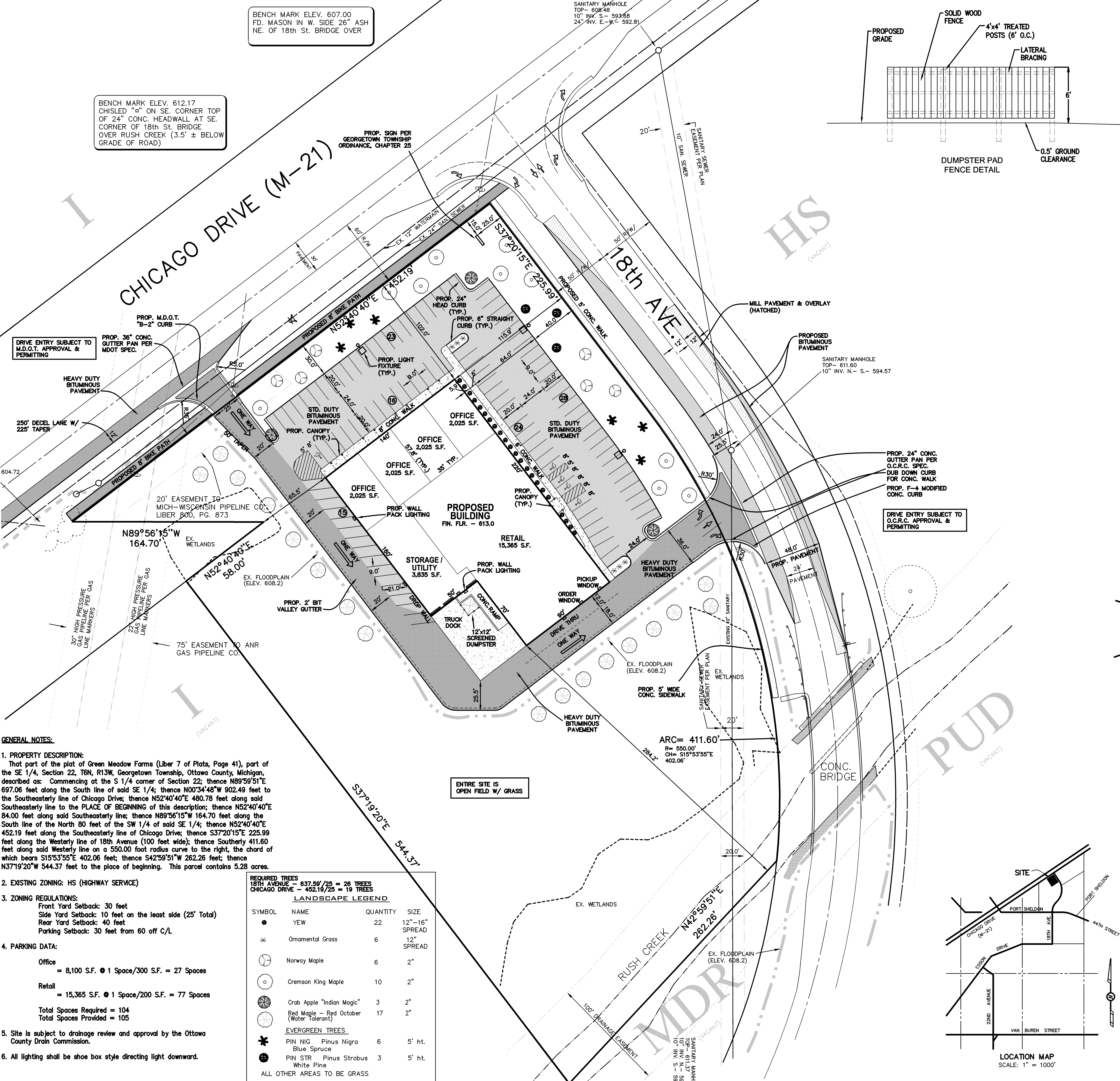
FOR: WARREN BUSSCHER PROPERTIES LLC
ATTN: WARREN BUSSCHER PHONE 616-813-5739
4440 CHICAGO DRIVE
HUDSONVILLE, MI 49426

IN: PART OF THE SE 1/4, SECTION 22, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

| | | | |
|-------------------|--|---|--|
| REVISIONS: | | exxel engineering inc. | |
| DRAWN BY: RDM | | 5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI. 49509 | |
| APPROVED BY: TRS | | PHONE (616) 531-3660 FAX (616) 531-2121 | |
| PROJ. ENG.: TRS | | L:\061178\dwg\061178.dwg 3/30/2008 8:04:35 AM EST | |
| PROJ. SURV.: DR | | TAB: BASE | |
| FILE NO.: 061178E | | drawing number E F 70-14-22-404-440 | |
| SHEET 1 OF 2 | | co. hqp. sec. project drawing | |
| DATE: 3-30-06 | | 3-30-06 REV. PER TWP. STAFF | |



LOCATION MAP
SCALE: 1" = 1000'



GENERAL NOTES:

- PROPERTY DESCRIPTION:**
That part of the plot of Green Meadow Farms (Liber 7 of Plats, Page 41), part of the SE 1/4, Section 22, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the S 1/4 corner of Section 22; thence N89°59'51"E 697.06 feet along the South line of said SE 1/4; thence N00°34'48"W 902.49 feet to the Southeastery line of Chicago Drive; thence N52°40'40"E 480.78 feet along said Southeastery line to the PLACE OF BEGINNING of this description; thence N52°40'40"E 84.00 feet along said Southeastery line; thence N89°56'15"W 164.70 feet along the South line of the North 80 feet of the SW 1/4 of said SE 1/4; thence N52°40'40"E 452.19 feet along the Southeastery line of Chicago Drive; thence S37°20'15"E 225.99 feet along the Westery line of 18th Avenue (100 feet wide); thence Southerly 411.60 feet along said Westery line on a 550.00 foot radius curve to the right, the chord of which bears S15°53'55"E 402.06 feet; thence S42°59'51"W 262.26 feet; thence N37°19'20"W 544.37 feet to the place of beginning. This parcel contains 5.28 acres.
- EXISTING ZONING:** HS (HIGHWAY SERVICE)
- ZONING REGULATIONS:**
Front Yard Setback: 30 feet
Side Yard Setback: 10 feet on the least side (25' Total)
Rear Yard Setback: 40 feet
Parking Setback: 30 feet from 60 off C/L
- PARKING DATA:**
Office = 8,100 S.F. @ 1 Space/300 S.F. = 27 Spaces
Retail = 15,365 S.F. @ 1 Space/200 S.F. = 77 Spaces
Total Spaces Required = 104
Total Spaces Provided = 105
- Site is subject to drainage review and approval by the Ottawa County Drain Commission.
- All lighting shall be shoe box style directing light downward.

REQUIRED TREES
18TH AVENUE - 837.59/25 = 26 TREES
CHICAGO DRIVE - 452.19/25 = 19 TREES

| LANDSCAPE LEGEND | | | |
|-----------------------------|--|----------|----------------|
| SYMBOL | NAME | QUANTITY | SIZE |
| ● | YEW | 22 | 12"-16" SPREAD |
| ✱ | Ornamental Grass | 6 | 12" SPREAD |
| ○ | Norway Maple | 6 | 2" |
| ○ | Cremson King Maple | 10 | 2" |
| ○ | Crab Apple "Indian Magic" | 3 | 2" |
| ○ | Red Maple - Red October (Water Tolerant) | 17 | 2" |
| EVERGREEN TREES | | | |
| ✱ | PIN NIG Pinus Nigra Blue Spruce | 6 | 5' ht. |
| ✱ | PIN STR Pinus Strobus White Pine | 3 | 5' ht. |
| ALL OTHER AREAS TO BE GRASS | | | |

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