



PARKING CHART

LOT LOCATION	SQUARE FOOTAGE	PARKING REQUIRED	PARKING PROVIDED
LOT A (OFFICE)	10,000	34 SPACES (1 PER 290 G.F.A.)	43 SPACES
LOT B (C-STORE)	2,400	15 SPACES (1 PER 200 G.F.A.)	18 SPACES
LOT C (BANK)	3 DRIVE-IN LINES 4,000	12 DRIVE SPACES (4 STACKING/DRIVE IN) 26 SPACES (1 PER 150 G.F.A.) & 2 PER EACH SERVICE WINDOW	12 SPACES 37 SPACES
LOT D (RETAIL)	27,200	136 SPACES (1 PER 200 G.F.A.)	220 SPACES
LOT D (RESTAURANT)	5,400	78 SPACES (1 PER 70 U.F.A.)	
LOT E (RESIDENTIAL)	N/A	32 SPACES (2 PER RESIDENCE)	48 SPACES
TOTAL		318 SPACES	368 SPACES

NORTH PARCEL DESCRIPTION: Part of the NW 1/4 commencing center 1/4 corner, thence N89°30'00"W 1800 feet, thence N0°00'00"E 142 feet, 380°00'00"E 1300 feet, thence S00°00'00"W 142 feet to beginning, except commencing center 1/4 corner, thence N89°30'00"W 253 feet, N00°00'00"E 203 feet, thence S89°30'00"E 303 feet, thence S00°00'00"W 253 feet to the beginning, except South 50 feet and East 23 feet for road right of way. Section 17, T6N, R13W.

SOUTHEAST PARCEL DESCRIPTION: Part of the NW 1/4 commencing center 1/4 corner, thence N89°30'00"W 203 feet, N00°00'00"E 203 feet, 380°00'00"E 203 feet, thence S00°00'00"W 253 feet to the beginning, except South 50 feet and East 50 feet for road right of way. Section 17, T6N, R13W.

BENCHMARK: ELEV = 705.34
RAILROAD SPIKE WEST SIDE OF POWER POLE, WEST SIDE OF 36TH AVENUE, AND +1-500' NORTH OF BALDWIN STREET CENTERLINE.

BENCHMARK: ELEV = 710.22
RAILROAD SPIKE NORTHWEST SIDE OF POWER POLE, WEST SIDE OF 36TH AVENUE, AND +1-500' NORTH OF BALDWIN STREET CENTERLINE.

PHASING PLAN

For each retail building in Phase I, the developer will build four (4) duplex or townhouse buildings. The remaining buildings within the outline will be constructed in future phases.

OWNER

Baldwin Georgetown LLC
7695 30th Avenue
Hudsonville, Michigan 49426

LANDSCAPE LEGEND

- EVERGREEN - MIN. 5 FT. PLANTED 20' O.C., TYP.
- ORNAMENTAL TREE - 2" CAL.
- DECIDUOUS SHADE TREE - 2" CAL.

GENERAL NOTES

- DEVELOPMENT OF THIS SITE SHALL BE IN ACCORDANCE WITH STATE, COUNTY AND TOWNSHIP REQUIREMENTS.
- PROPOSED BUILDINGS SHOWN ARE BASED ON PRELIMINARY ARCHITECTURAL DESIGN. FINAL DESIGN MAY VARY SLIGHTLY BASED ON OWNER REQUIREMENTS.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS SPECIFIC TO THIS DEVELOPMENT.
- ENTRY DRIVES AND PARKING ISLANDS TO RECEIVE CURB & GUTTER. ALL DRIVEWAYS & PARKING TO BE PAVED WITH BITUMINOUS PAVING. ALL SIDEWALKS AND APPROACHES TO BE CONCRETE.
- EROSION CONTROL MEASURES WILL BE IN ACCORDANCE WITH TOWNSHIP & COUNTY REQUIREMENTS.
- TRASH ENCLOSURES WILL BE 4' HIGH WOOD OR WARDENY STRUCTURES TO MATCH BUILDINGS.

GENERAL NOTES

- ZONING OF SUBJECT PARCEL = AG + AGRICULTURAL.
- PROPOSED ZONING OF SUBJECT PARCEL = P.U.D.
- SUMMARY OF LAND USE:
 - A) ACREAGE OF SITE: 15.1 ACRES (867,326 SF) (EXCLUDING R.O.W.)
 - B) AREA OF PROPOSED BUILDINGS: (29) ACRES REQ'D - (REQUEST VARIANCE)
 - C) BUILDING HEIGHT: 35' maximum
 - D) ZONING OF PARCELS TO SOUTH = LDR (OS ON SW CORNER OF BALDWIN & 36TH)
 - E) ZONING OF PARCELS TO NORTH, EAST, & WEST = AG
- PARKING REQUIREMENTS:
 - A) TYPICAL PARKING SPACE: 19'0" (24 FT ASBL)
 - B) TYPICAL HANDICAPPED SPACE: 8' x 20'
 - C) NUMBER OF SPACES REQUIRED: SEE CHART THIS SHEET
 - D) TOTAL NUMBER OF SPACES PROVIDED: SEE CHART THIS SHEET
- THIS PROJECT IS NOT LOCATED IN AN AREA THAT IS WITHIN THE 100-YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SILT FENCING, SEEDING AND MULCHING, COMPACTION AND PAVING.
- SIGNS SHALL CONFORM TO GEORGETOWN TOWNSHIP STANDARDS AS SPECIFIED IN CHAPTER 25 OF THE GEORGETOWN TOWNSHIP ZONING ORDINANCE. A DEVELOPMENT SIGN IS PROPOSED AT THE TWO MAIN DRIVE ENTRANCES TO THE DEVELOPMENT. EACH INDIVIDUAL SITE WILL ALSO HAVE A SIGN CONFORMING TO CHAPTER 25 OF THE ZONING ORDINANCE.
- UTILITIES SHOWN APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- SANITARY SEWER AND WATER SERVICES FOR THE PROPOSED BUILDINGS WILL BE OBTAINED FROM THE EXISTING SANITARY SEWER AND WATER LINES IN BALDWIN STREET AND 36TH AVENUE.
- LIGHTING FOR OR ON ALL PARKING LOTS WILL BE DEFLECTED AWAY FROM ADJACENT RESIDENTIAL AREAS AND WILL BE INSTALLED IN SUCH A MANNER AS TO ALLOW THE REDUCTION OF THE AMOUNT OF LIGHT ON OTHER THAN NORMAL PARKING HOURS EACH DAY. THE SOURCE OF ILLUMINATION IN ALL PARKING LOTS ADJUTING A RESIDENTIAL AREA WILL NOT BE MORE THAN TWENTY FIVE (25) FEET ABOVE THE PARKING LOT SURFACE.
- Hudsonville School is to the north and west of the property. Daybreak Church is to the east of the property. Residences are to the south of the property.
- THE PERMANENT PARCEL NUMBERS OF THE SUBJECT PROPERTIES ARE: 70-14-17-100-000; 70-14-17-100-000; AND 70-14-17-010.
- INTERNAL LANDSCAPING WILL BE PROVIDED AT A LATER DATE BY THE INDIVIDUAL LOT OWNERS.

OPEN SPACE



OPEN SPACE - 4.32 AC
OPEN SPACE - 84 AC X (50%) = 42 AC
TOTAL OPEN SPACE = 4.74 AC / 15.1 AC = 31% OF SITE

Development Summary

Residential 4.94 Acres

Duplexes 16 Units
(3.2 units/acre)

Commercial 10.16 Acres

Retail/Restaurant 34,000 SF
Office 10,000 SF
Bank 4,000 SF
C-Store/Gas 3,000 SF

Total Acreage 15.1 Acres
(excluding R.O.W.)

LOCATION MAP

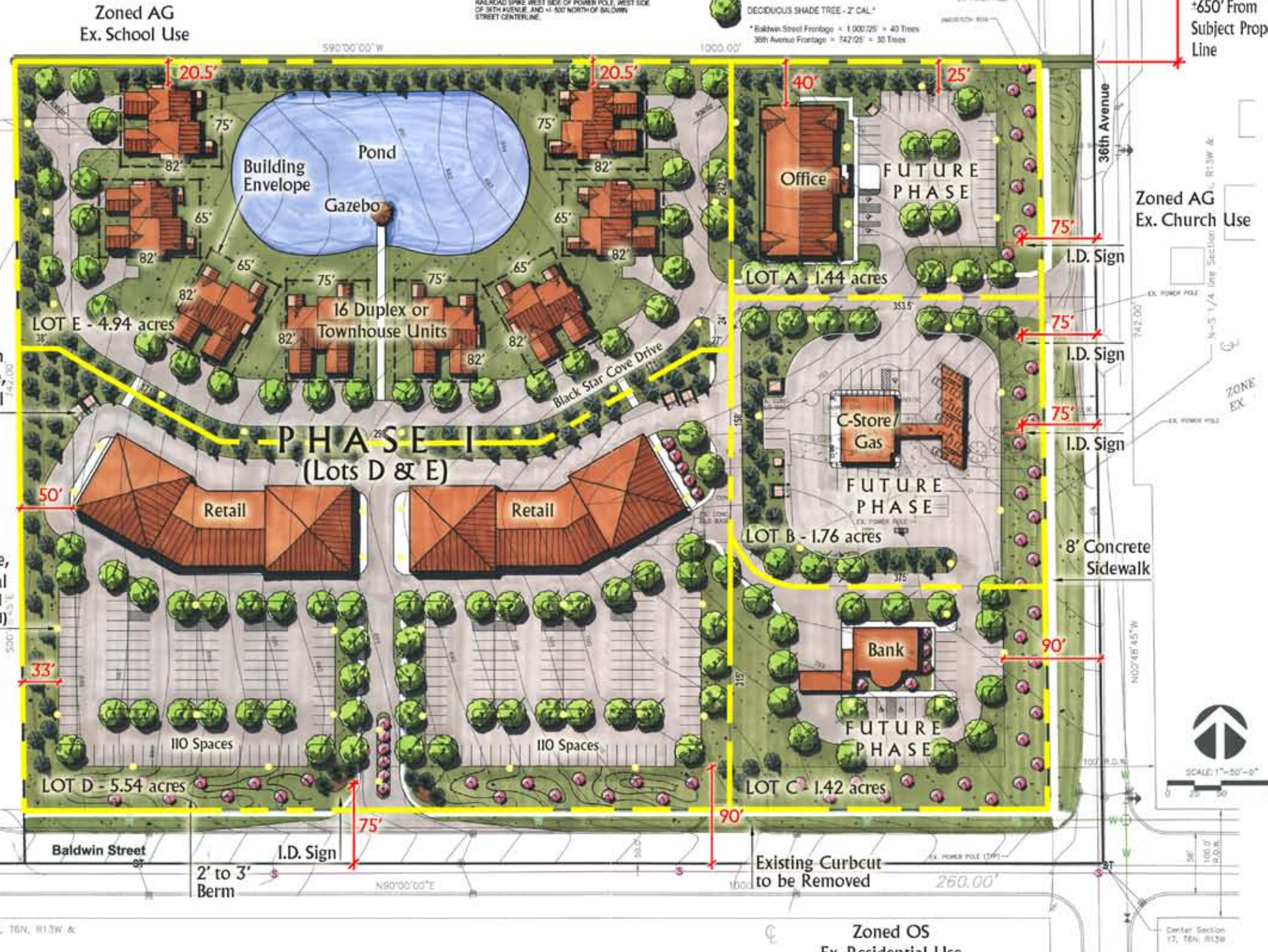
NO SCALE

WAIVER REQUEST TABLE

	REQUIRED	PROVIDED
MINIMUM MIXED-USE PUD ACREAGE	20.8 ACRES	15.1 ACRES
LDR REAR YARD SETBACK	40'	20.5'
COMMERCIAL PARKING SETBACK ADJACENT TO RESIDENTIAL	50'	25/33'
O.S. SIDE YARD ADJACENT TO RESIDENTIAL	50'	40'

BUILDING ENVELOPES

A minimum distance of 5' will be maintained between all building envelopes. The minimum distance between buildings shall be 10'. It is the responsibility of the builder to submit a plan indicating these standards prior to securing a building permit.



Zoned AG Ex. School Use

Light Pole, typical (Type II / III with Shield)

Entry Road to School

Zoned AG Ex. Church Use

Zoned OS Ex. Residential Use

**Baldwin Street Mixed-Use Development
Georgetown Township, Michigan
Final Site Master Plan (Phase I)**

