



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

- ZONING OF PROPERTY: HS - HIGHWAY SERVICE COMMERCIAL. HS ZONING REQUIREMENTS:
 - MINIMUM LOT AREA = 1 ACRE
 - MINIMUM LOT WIDTH = 200 FT
 - MAXIMUM BUILDING HEIGHT = 35 FT
 - MAXIMUM LOT COVERAGE = 35%
 - THE PLANNING COMMISSION MAY REQUIRE A 6' FENCE OR WALL ALONG REAR AND/OR SIDE YARDS OF THE LOT TO KEEP TRASH, PAPER AND DEBRIS FROM BLOWING OFF THE PREMISES.
- SUMMARY OF LAND USE:
 - PROPOSED OPEN AIR BUSINESS
 - TOTAL ACREAGE = 2.23 ACRES (97,129 SQ.FT.)
 - AREA OF PROPOSED BUILDING = 5,960 SQ.FT.
 - BUILDING HEIGHT = 26'-9"
 - ZONING OF PARCELS TO NORTH = I
 - ZONING OF PARCELS TO SOUTH = SFR A (LD)
 - ZONING OF PROPERTY TO EAST & WEST = HS
- PARKING REQUIREMENTS:
 - MINIMUM REQUIRED SPACE PER TOWNSHIP = 9'x20' (24 AISLE)
 - TYPICAL PARKING SPACE PROVIDED = 9'x20' (24 AISLE)
 - TYPICAL BARRIER FREE SPACE = 13'x18'
 - NUMBER OF SPACES REQUIRED = 56 (BASED ON TOWNSHIP REQUIREMENTS OF 1 SPACE / 800SF OF LOT USED x 44,800SF OF LOT USED)
 - NUMBER OF SPACES PROVIDED = 57
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAN, 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 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.
- UTILITIES SHOWN ARE 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 TO FIELD VERIFY ALL INVERTS.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES, DIRECTED DOWNWARD AND WILL NOT SHED LIGHT ON ADJACENT PROPERTIES. LIGHTING FIXTURES SHALL BE FULL CUT OFF AND SHALL COMPLY WITH THE GEORGETOWN TOWNSHIP ZONING ORDINANCE.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-14-31-400-059 AND 70-14-31-400-024. THESE PARCELS WILL REQUIRE A PROPERTY LINE ADJUSTMENT AS PART OF THE PROJECT. THE ADDRESS OF THE PROPERTY IS 4223 NEW HOLLAND STREET.
- NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.
- THE PROPOSED BUILDING WILL BE SERVED WITH ON-SITE SEPTIC AND PUBLIC WATER.
- PROPOSED MONUMENT SIGN IN ACCORDANCE WITH GEORGETOWN TOWNSHIP ZONING ORDINANCE.
- BASED ON THE SOIL SURVEY MAP, THE SITE SOIL IS PRIMARILY RICHER SANDY LOAM AND MATHERTON LOAM.
 - EVERGREEN TREES/20' OF FRONTAGE X 407.03' = 21 REQUIRED.
 - PLACE 21 EVERGREEN TREES, MINIMUM 5' HIGH AT TIME OF PLANTING.
- STREETSCAPE LANDSCAPING ALONG CHICAGO DRIVE
 - TREE EVERY 25' OF FRONTAGE X 446.4' = 18 TREES REQUIRED.
 - 18 TREES REQUIRED (PLACE 8 EVERGREEN TREES AND 12 DECIDUOUS TREES). EVERGREEN TREES TO BE MINIMUM OF 5' TALL AT TIME OF PLANTING. DECIDUOUS TREES TO BE A MINIMUM 2" CALIPER AT TIME OF PLANTING.
- PROPOSED CURB CUT ON CHICAGO DRIVE TO BE PERMITTED BY MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT).
- SITE STORMWATER MANAGEMENT WILL BE IN ACCORDANCE WITH COVING AND MDOT REQUIREMENTS.
- OPEN AIR BUSINESS SHALL COMPLY WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS REGARDING SANITATION AND GENERAL HEALTH CONDITIONS.
- NO DISPLAY AREA SHALL BE LOCATED WITHIN 10 FEET OF A ROAD RIGHT OF WAY LINE.

LEGEND

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| | EXISTING BITUMINOUS |
| | EXISTING CONCRETE |
| | PROPOSED BITUMINOUS (STANDARD DUTY) |
| | PROPOSED CONCRETE (STANDARD DUTY) |

DEED DESCRIPTION

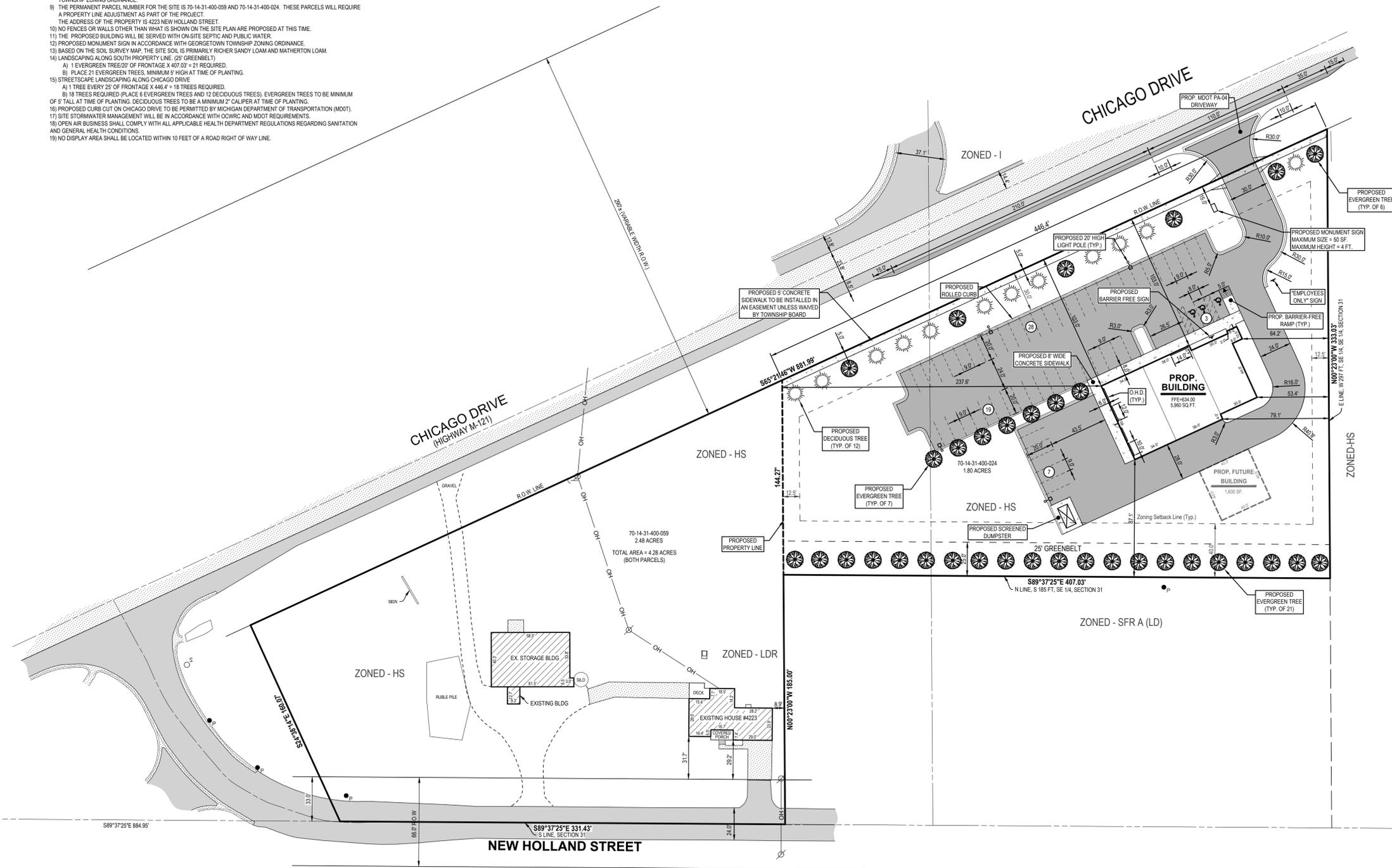
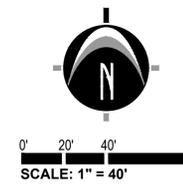
The premises referred to above are located in the Township of Georgetown, County of Ottawa, and State of Michigan, and described as follows:

The Southwest 1/4 of the Southeast 1/4 South of M-21 except commencing at the Southeast corner, thence North 185 feet, West 110 feet, South 185 feet, East 110 feet to beginning, Section 31, Town 6 North, Range 13 West.

AND

The West 297 feet of the Southeast 1/4 of the Southeast 1/4 South of M-21 except the South 185 feet. Section 31, Town 6 North, Range 13 West.

(Warranty Deed recorded in Instrument No. 2018-001975, dated January 17, 2018, Ottawa County Register of Deeds)



UTILITY LOCATIONS ARE 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.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD
 www.nederveld.com
 800.222.1868
GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.575.5190

ANN ARBOR
 CHICAGO
 COLUMBUS
 HOLLAND
 INDIANAPOLIS
 ST. LOUIS

PREPARED FOR:

Prince Motors
 Dwight Prince
 3460 Chicago Drive
 Hudsonville, MI 49426

REVISIONS:

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|---------------------------|-------------------|
| Title: Township Submittal | V. Date: 06/19/18 |
| Drawn: DTP | Checked: KW |
| Title: Revised Lot Line | V. Date: 07/03/18 |
| Drawn: DTP | Checked: KW |
| Title: Owner Revisions | V. Date: 07/10/18 |
| Drawn: DTP | Checked: KW |

Prince Motors
Site Layout Plan

PART OF THE SOUTHEAST 1/4 OF SECTION 31, T6N, R13W,
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

Kyle D. Wilson
 ENGINEER
 No. 37827
 LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
 18200314

SHEET NO:
C-205