

PREPARED FOR:
 West Michigan Development Company
 Mick McGraw

1188 East Paris Ave. SE,
 Grand Rapids, MI 49546
 Phone: 616.455.0200

REVISIONS:

Title	Prism	Site Plan	Submittal	V. Date
Drawn	JM	Checked	RP	S. Date: 05.23.16
Title	Prism	Site Plan	Submittal	V. Date:
Drawn	JM	Checked	RP	S. Date: 06.01.16



LEGEND

- EXISTING BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)



0' 20' 40' 80'
 SCALE: 1" = 40'

GENERAL NOTES

- 1) ZONING OF PROPERTY: PUD
 PUD ZONING REQUIREMENTS
 A) MINIMUM LOT WIDTH = 60 FT.
 B) MINIMUM BLDG SEPARATION = 14 FT.
 SETBACKS:
 A) FRONT YARD = 26 FT. (FROM EDGE OF ROAD)
 B) SIDE YARD = 7 FT.
 C) REAR YARD = 25 FT.
- 2) SUMMARY OF LAND USE:
 A) TOTAL ACREAGE = 8.13 ACRES (354,115 SQ. FT.)
 B) OPEN SPACE = 183,917 SQ. FT.
 C) LENGTH OF ROADS = 813 LN. FT.
 D) TOTAL ROW = 55,651 SQ. FT. (PRIVATE)
 E) TOTAL NUMBER OF UNITS = 30 UNITS
 SINGLE CONDOS (8) = 8
 DUPLEX CONDOS (11) = 22 UNITS
- 3) ALL STREETS WITH SINGLE FAMILY LOTS WILL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED PER OCRC STANDARDS AND SPECIFICATIONS.
- 4) SIDEWALKS TO BE CONSTRUCTED PER APPLICABLE TOWNSHIP ORDINANCES.
- 5) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
- 6) 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.
- 7) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING TO BE PROVIDED BY CONSUMERS ENERGY. STREET LIGHTS TO BE STANDARD CONSUMERS ENERGY POLE-MOUNTED "LANTERN" STYLE LIGHTS.
- 8) THERE IS CURRENTLY A VACANT BUILDING ON THE PARCEL. THE EXISTING BUILDING WILL BE DEMOLISHED AS PART OF THIS PROJECT.
- 9) HOURS OF CONSTRUCTION OPERATIONS:
 MON - FRI: 7AM - 7PM
 SATURDAY: 7AM - 3PM
 NO SUNDAY CONSTRUCTION
- 10) SIGNS
 A) ROAD SIGNS PER OCRC STANDARDS AND SPECIFICATIONS.
 B) PROJECT SIGNS SHALL BE IN ACCORDANCE WITH THE PUD PRELIMINARY DEVELOPMENT PLAN (PUD0406), AS APPROVED ON DECEMBER 20, 2004, AND AS AMENDED.
- 11) BERMING, LANDSCAPING, NARRATIVE STATEMENT, AND ARCHITECTURAL CONCEPT (ELEVATIONS) SHALL BE PER THE PUD PRELIMINARY DEVELOPMENT PLAN (PUD0406), AS APPROVED BY GEORGETOWN CHARTER TOWNSHIP ON DECEMBER 20, 2004, AND AS AMENDED.

811 Know what's below.
 CALL before you dig.

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 "PLANE" 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.

**LOWING WOODS
 CONDOS NO. 2**
 Final Development Plan
 Site Layout Plan

PART OF THE SW 1/4 OF SECTION 4, T6N, R13W, AND OF THE SE 1/4 OF SECTION 5, T6N, R13W, AND OF THE NW 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 16200695

SHEET NO:
C-102