

**SIGN & LIGHTING INFORMATION:**

Existing sign is approximately 18 Feet tall, 64 SF in area, and 15' from the Right-of-Way. No sign along 40th Ave.

One existing exterior light faces residential properties. This light is mounted approximately 12 feet high, set 70 feet back from the residential property, and the property has a privacy fence surrounding it.

**SIDEWALKS:**

A waiver has been granted exempting the property from sidewalks along Chicago Drive, 40th Ave, and New Holland St.

**PROPOSED ADDITION:**

A 36' wide by 96' long addition to the existing barn is being proposed. The existing barn is primarily used for maintenance, storage, planting, and shipping. The addition will expand these uses.

**LANDSCAPE REQUIREMENTS:**

Greenbelts: 1 Evergreen Tree for each 20 feet of frontage (or fraction thereof)  
 Streetscapes: 1 Tree for each 25 feet of frontage (or fraction thereof including driveways)  
 Max 1/3 Evergreen

- Evergreens Min. 5' high
- Deciduous canopy Min. 2" caliper
- Ornamental Min. 2" caliper
- Evergreen Hedge Min. 4' high

**Chicago Drive Streetscape**

Required - 287 LF of Frontage / 25 Feet = 12 Trees  
 Existing - 2 Ornamental Trees, extensive bushes and other plantings  
 Proposed - No Additional Landscaping

**40th Ave. Streetscape**

Required - 98 LF of Frontage / 25 Feet = 4 Trees  
 Existing - None  
 Proposed - 1 Canopy, 2 Ornamental, 1 Evergreen

**#4901 40th Ave. Greenbelt (North and West)**

Required - 266 LF of Frontage / 20 Feet = 14 Evergreens  
 Existing - Privacy Fence & Evergreen Hedge  
 Proposed - No Additional Landscaping

**#4885 40th Ave. Greenbelt**

Required - 220 LF of Frontage / 20 Feet = 11 Evergreens  
 Existing - Privacy Fence & Evergreen Hedge  
 Proposed - No Additional Landscaping

**#4861 40th Ave. Greenbelt**

Required - 106 LF of Frontage / 20 Feet = 6 Evergreens  
 Existing - None  
 Proposed - Extend the existing Evergreen Hedge across the lot.

**#4843 40th Ave. Greenbelt**

Required - 106 LF of Frontage / 20 Feet = 6 Evergreens  
 Existing - Evergreen Hedge  
 Proposed - No Additional Landscaping

**#4829 40th Ave. Greenbelt**

Required - 138 LF of Frontage / 20 Feet = 7 Evergreens  
 Existing - Evergreen Hedge  
 Proposed - No Additional Landscaping

**#4815 40th Ave. Greenbelt**

Non-Residential Use (Georgetown Township Metering Station No. 2), No Additional Landscaping

**New Holland St. Streetscape**

Required - 200 LF of Frontage / 25 Feet = 8 Trees  
 Existing - 2 Evergreen Trees & 1 Canopy Tree  
 Proposed - 1 Evergreen, 3 Ornamental, 1 Canopy

**#4053 New Holland St. Greenbelt**

Land Master Planned as Highway Service Commercial & Land owned by WW Greenhouses  
 No Additional Landscaping Proposed

**ZONING INFORMATION:**

DISTRICT - Highway Service Commercial  
 MINIMUM LOT SIZE - 15,000 SF  
 MINIMUM WIDTH - 100 Feet  
 MAXIMUM LOT COVERAGE - 35%  
 SETBACKS  
 FRONT - 30 Feet  
 SIDE - 10 Feet Minimum/ 25 Feet Total  
 (25 Feet Minimum next to Residential)  
 REAR - 40 Feet  
 MAXIMUM BUILDING HEIGHT - 2.5 Stories (35 Feet)  
 PARKING (OPEN AIR) - 1 Space per 800 SF of GFA  
 PARKING (OFFICE) - 1 Space per 300 SF of GFA  
 PARKING (WAREHOUSE) - 1 Space per 2,000 SF of GFA  
 LOADING AREAS - 1 Space plus 1 space for each 20,000 SF in excess of 20,000 SF

NOTE: STORAGE AND DISPLAY AREAS MUST MEET DISTRICT SETBACK REQUIREMENTS.

**PARKING INFORMATION:**

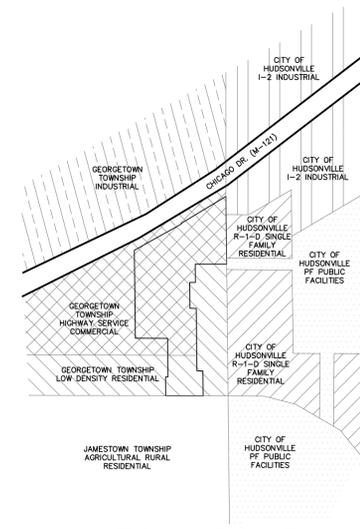
Existing Office Area - 2,436 SF  
 2,436 SF / 1 Space per 300 SF = 9 Spaces  
 Existing Open Air Retail Area - 28,782 SF  
 28,782 SF / 1 Space per 800 SF = 36 Spaces  
 Existing Warehouse Area - 52,387 SF  
 52,387 SF / 1 Space per 2,000 SF = 27 Spaces  
 Proposed Addition (Warehouse) - 3,456 SF  
 3,456 SF / 1 Space per 2,000 SF = 2 Spaces  
 Total Required - 74 Spaces  
 Existing Parking - 61 Spaces On Property  
 60 Spaces Adjacent Property (Shared)

**LOT COVERAGE INFORMATION:**

	Area(SF)	Allowed(%)	Allowed(SF)
North 1/2 (Original -034)	115,434	48.3%*	55,755
South 1/2	105,290	35.0%	36,852
East Parcel (-041)	16,462	35.0%	5,762
	237,186		98,369

\*Variance granted for additional 13.3% (VAR8872)

Building Area (SF)	Existing	Proposed
	78,733	3,456
	82,189	



**ZONING MAP**



**LEGEND**

- FOUND IRON
- SET IRON
- ⊕ UTILITY MANHOLE
- ⊙ SANITARY MANHOLE
- ⊚ DRAINAGE MANHOLE
- ⊛ CATCH BASIN
- ⊜ MBT BOX



**PROPERTY DESCRIPTION:**

PP# 70-14-31-400-051 4044 Chicago Dr.  
 Part of the Southeast 1/4 commencing N89°12'W 133 feet from the Southeast Section corner; thence N89°12'W 200 feet; thence North 100 feet; thence S89°12'E 13 feet; thence North 205.62 feet; thence N89°12'W 172.33 feet; thence North 468.4 feet to the Southerly right-of-way line of M-21; thence Northeasterly 287.47 feet along said line; thence South 114.93 feet; thence East 71.5 feet; thence South 196 feet; thence West 30 feet; thence South 143.6 feet; thence S89°12'E 33 feet; thence South 332.62 feet; thence S89°12'E 32 feet; thence South 133 feet to the beginning.  
 Section 31, T6N, R13W. Contains 5.07 Acres.

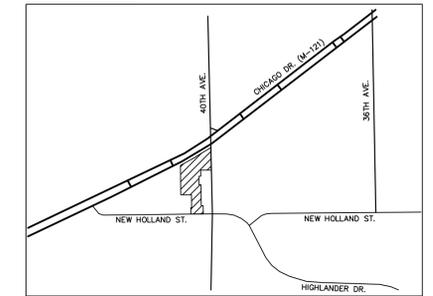
PP# 70-14-31-400-041 4915 40th Ave.  
 Part of the Southeast 1/4 commencing 701.42 feet North of the Southeast Section corner; thence North 98 feet; thence N89°12'W 168 feet; thence South 98 feet; thence S89°12'E 168 feet to the beginning.  
 Section 31, T6N, R13W. Contains 0.38 Acres.

Parcels shall be combined.

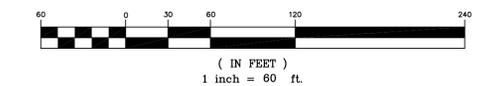
**GENERAL NOTES:**

- All utilities shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be the exact locations nor should it be assumed that they are the only utilities in the area.
- All work shall comply with applicable requirements or the local code, ordinances and accident/fire prevention regulations.
- Contractor shall be responsible for obtaining necessary permits for work in right-of-way and on any utility connections or abandonments
- Remove all demolition materials and debris from the site and dispose of properly offsite. Do not bury any debris, roots, topsoil or other materials.
- Adequately protect the site, adjoining property and utility services.
- Contractor shall field verify all utilities prior to commencing work on new utility connections.
- The property is not affected by the 100 year floodplain.

**LOCATION MAP**



**GRAPHIC SCALE**



REVISIONS	Per Review Comments
08/24/16	

**SITE PLAN**  
**WW GREENHOUSES**  
**4044 CHICAGO DR.**

FOR: Doug Walters  
 WW Greenhouses  
 4044 Chicago Dr.  
 Hudsonville, MI 49426  
 Phone: (616) 292-0336

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

**FEENSTRA & ASSOCIATES, INC.**  
*Civil Engineers and Surveyors*

7482 Main Street • Jenison, MI 49428  
 Phone (616) 457-7050

File 31-6-13  
 Date 05/23/16