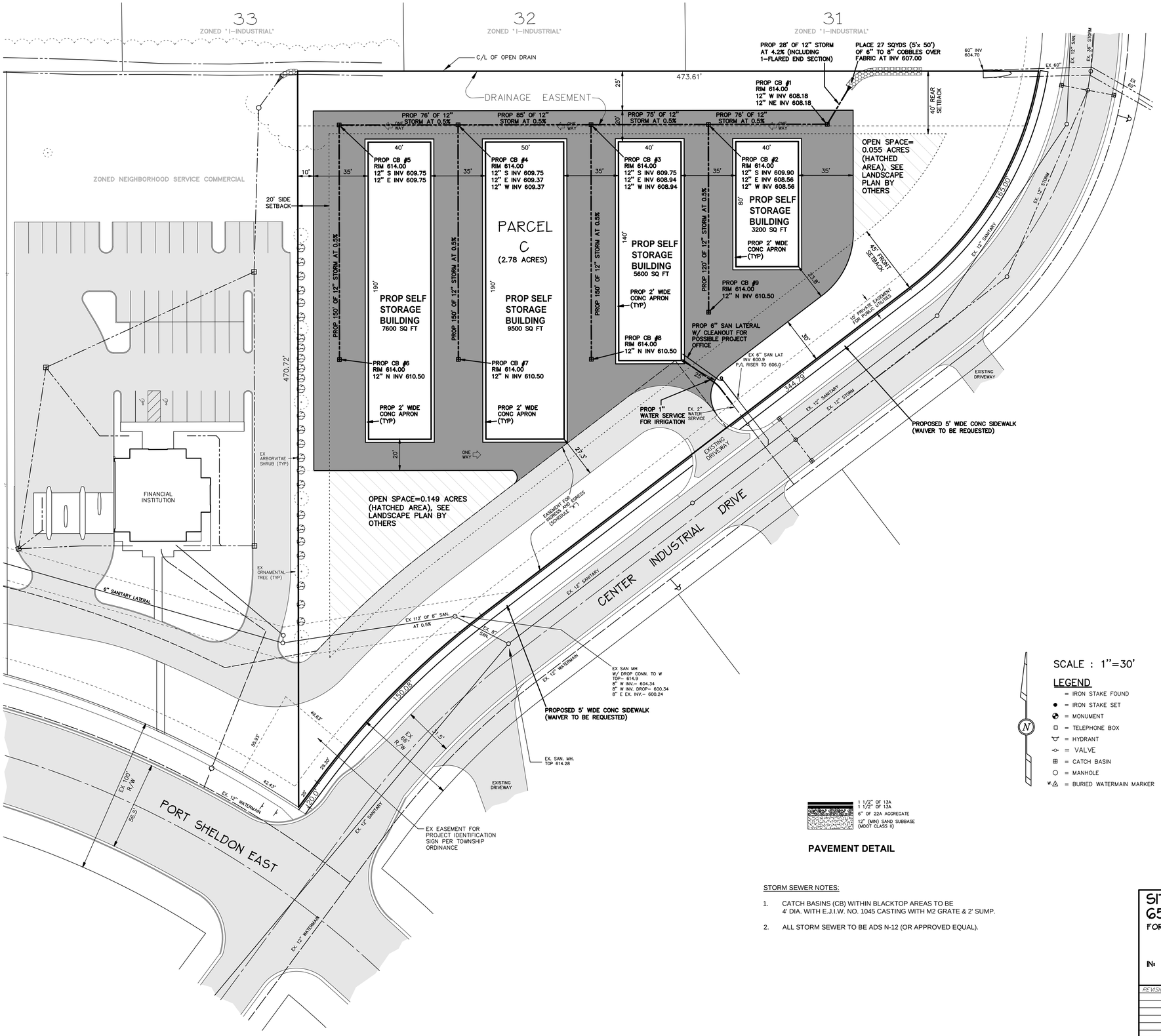


GENERAL NOTES:

1. PARCEL 70-14-22-364-007 (2.78 ACRES), DESCRIBED AS THAT PART OF LOT 29, GEORGETOWN INDUSTRIAL CENTER NO. 2, PART OF THE SW 1/4, SECTION 22, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NE CORNER OF SAID LOT 29; THENCE SOUTHWESTERLY 165.00 FEET ALONG THE NORTHWESTERLY LINE OF CENTER INDUSTRIAL DRIVE (66 FEET WIDE) ON A 217.0 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S30°47'01"W 161.06 FEET; THENCE S52°34'00"W 344.79 FEET ALONG SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY 150.08 FEET ALONG SAID NORTHWESTERLY LINE ON A 533.0 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S44°30'00"W 149.59 FEET; THENCE S36°26'00"W 20.00 FEET ALONG SAID NORTHWESTERLY LINE; THENCE N00°05'00"W 470.72 FEET; THENCE N90°00'00"E 473.61 FEET ALONG THE NORTH LINE OF SAID LOT 29 TO THE PLACE OF BEGINNING.

2. CURRENT ZONING : NS (PUD) & IS PROPOSED TO BE REZONED TO PUD.

3. NO OUTDOOR STORAGE WILL BE ALLOWED ON THIS SITE.

4. NO BUSINESSES WILL BE ALLOWED TO OPERATE OUT OF THE STORAGE BUILDINGS.

5. DISTRICT REGULATIONS :

	REQUIRED FOR INDUSTRIAL USE	PROPOSED (NO DEVIATION REQUESTED)
FRONT	= 45'	= 45'
SIDE	= 20'	= 20'
REAR	= 40'	= 40'

6. OPEN SPACE CALCULATION :

TOTAL SITE	= 2.78 ACRES
OPEN SPACE SHOWN	= 0.20 ACRES
0.20 / 2.78	= 7.2%

7. THIS PROPERTY IS NOT INFLUENCED BY A FLOOD PLAIN.

8. ALL SIGNAGE SHALL MEET TOWNSHIP ORDINANCE

9. LIGHT POLES SHALL NOT EXCEED 25' IN HEIGHT AND LIGHTING FIXTURES SHALL BE CUT OFF TYPE SO AS NOT TO SHED LIGHT ON ADJACENT PROPERTIES.

10. CURRENTLY THERE IS A 2" WATER SERVICE & 6" SANITARY LATERAL STUBBED TO THE PROPERTY OFF CENTER INDUSTRIAL DRIVE. IT IS THE OWNERS INTENT TO EXTEND THE WATER SERVICE AS 1" FOR IRRIGATION & A POSSIBLE PROJECT OFFICE ALONG WITH THE 6" SANITARY LATERAL FOR A POSSIBLE PROJECT OFFICE. THERE WILL BE A STORM SEWER SYSTEM COLLECTING RUNOFF FROM THE PROJECT & DISCHARGING IT INTO THE ROSEWOOD INDUSTRIAL DRAIN ALONG THE NORTH PROPERTY LINE. THE OTTAWA COUNTY WATER RESOURCES COMMISSION HAS VERIFIED THAT DETENTION HAS BEEN PROVIDED FOR THIS SITE DOWNSTREAM.

1 1/2" OF 13A
1 1/2" OF 13A
6" OF 22A AGGREGATE
12" (MIN) SAND SUBBASE (MDOT CLASS II)

PAVEMENT DETAIL

STORM SEWER NOTES:

1. CATCH BASINS (CB) WITHIN BLACKTOP AREAS TO BE 4' DIA. WITH E.J.I.W. NO. 1045 CASTING WITH M2 GRATE & 2' SUMP.

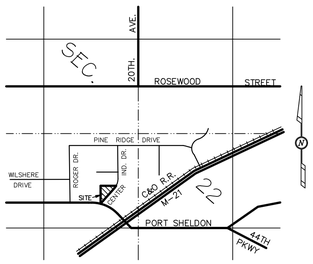
2. ALL STORM SEWER TO BE ADS N-12 (OR APPROVED EQUAL).

SCALE : 1"=30'

LEGEND
- = IRON STAKE FOUND
- = IRON STAKE SET
- = MONUMENT
- = TELEPHONE BOX
- = HYDRANT
- = VALVE
- = CATCH BASIN
- = MANHOLE
- = BURIED WATERMAIN MARKER

STATE OF MICHIGAN
DOUGLAS JAY STALSONBURG
ENGINEER
No. 23814
LICENSED PROFESSIONAL ENGINEER

811
Know what's **below.**
Call before you dig.



LOCATION MAP

SITE LAYOUT + UTILITY PLAN
6555 CENTER INDUSTRIAL DRIVE

FOR: TODD PONSTEIN
6601 WILSHERE
JENISON, MI 49428

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

REVISIONS:

08-31-16 REV PER ZONING ADMINISTATOR (mk)

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DRAWN BY: MK	PROJ. ENG.: DJS	SHEET	
APPROVED BY: DJS	PROJ. SURV.: .	1 of 2	
FILE NO.: 972762E	DATE: 07-28-16		

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