



**LEGEND**

- ① SITE ACCESS
- ② STORMWATER DETENTION
- ③ CULDESAC

**NOTES**

Project Location:  
 4590 Fillmore Street  
 Jenison, MI 49428

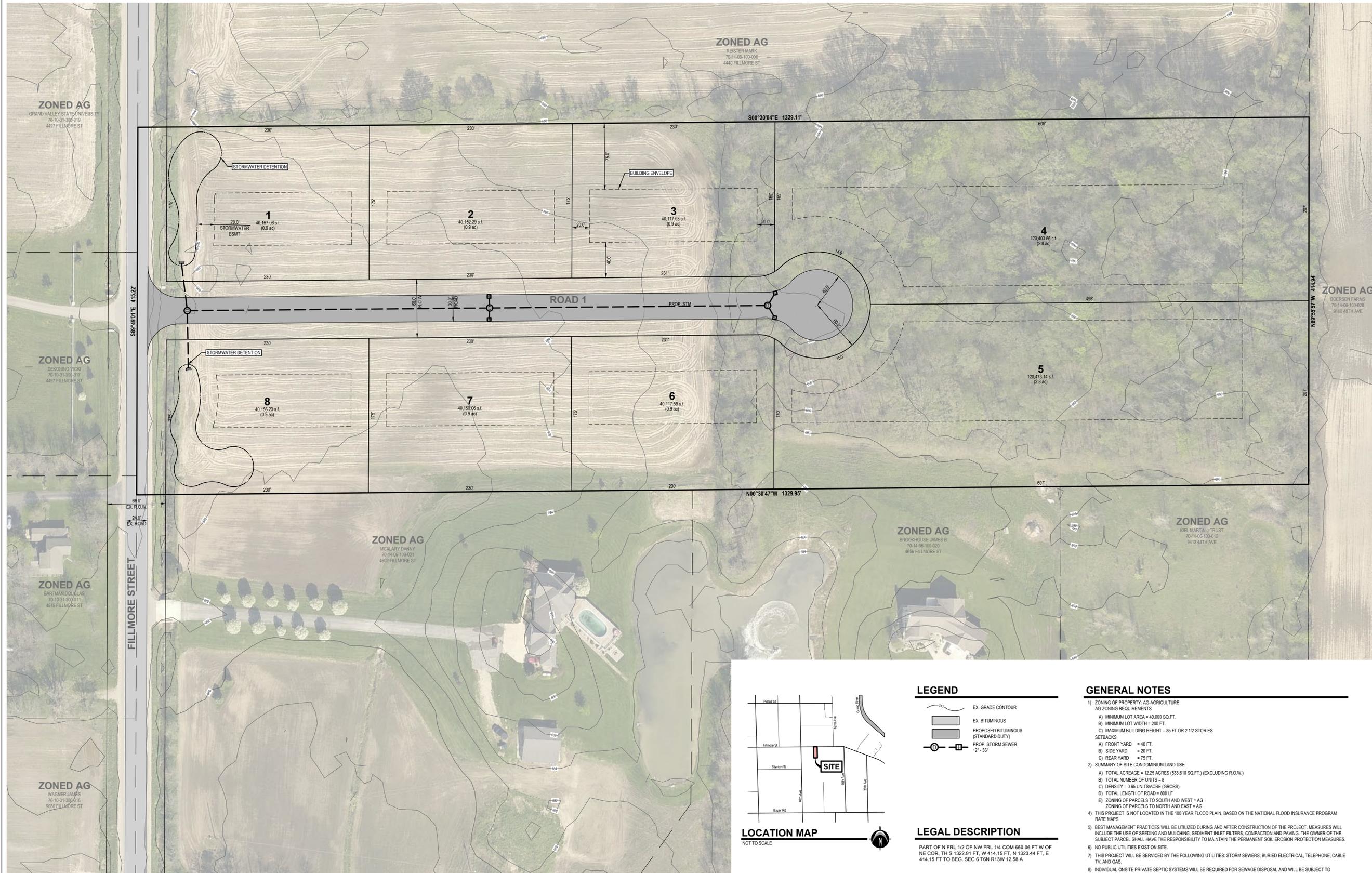
Total Acreage = 12.6 ac.  
 Lot Total = 8 lots

September 01, 2016



north 0' 30' 60' 120' scale 1" = 60'





**LEGEND**

	EX. GRADE CONTOUR
	EX. BITUMINOUS
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROP. STORM SEWER 12" - 36"

**LEGAL DESCRIPTION**

PART OF N FRL 1/2 OF NW FRL 1/4 COM 660.06 FT W OF NE COR. TH S 1322.91 FT, W 414.15 FT, N 1323.44 FT, E 414.15 FT TO BEG. SEC 6 T6N R13W 12 S 8 A

- GENERAL NOTES**
- ZONING OF PROPERTY: AG-AGRICULTURE  
AG ZONING REQUIREMENTS  
A) MINIMUM LOT AREA = 40,000 SQ. FT.  
B) MINIMUM LOT WIDTH = 230 FT.  
C) MAXIMUM BUILDING HEIGHT = 35 FT OR 2 1/2 STORIES  
SETBACKS  
A) FRONT YARD = 40 FT.  
B) SIDE YARD = 20 FT.  
C) REAR YARD = 75 FT.
  - SUMMARY OF SITE CONDOMINIUM LAND USE:  
A) TOTAL ACREAGE = 12.25 ACRES (533,610 SQ. FT.) (EXCLUDING R.O.W.)  
B) TOTAL NUMBER OF UNITS = 8  
C) DENSITY = 0.65 UNITS/ACRE (GROSS)  
D) TOTAL LENGTH OF ROAD = 800 LF  
E) ZONING OF PARCELS TO SOUTH AND WEST = AG  
ZONING OF PARCELS TO NORTH AND EAST = AG
  - THIS PROJECT IS NOT LOCATED IN 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 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.
  - NO PUBLIC UTILITIES EXIST ON SITE.
  - THIS PROJECT WILL BE SERVICED BY THE FOLLOWING UTILITIES: STORM SEWERS, BURIED ELECTRICAL, TELEPHONE, CABLE TV, AND GAS.
  - INDIVIDUAL ONSITE PRIVATE SEPTIC SYSTEMS WILL BE REQUIRED FOR SEWAGE DISPOSAL AND WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE OTTAWA COUNTY HEALTH DEPARTMENT.
  - INDIVIDUAL ONSITE PRIVATE WATER WELLS WILL BE REQUIRED FOR WATER SUPPLY AND WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE OTTAWA COUNTY HEALTH DEPARTMENT.
  - THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-14-06-100-010.  
THE ADDRESS OF THE PROPERTY IS 4590 FILLMORE STREET, JENISON, MICHIGAN 49428.
  - NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.

**ZONED AG**  
GRAND VALLEY STATE UNIVERSITY  
70-10-31-336-019  
4497 FILLMORE ST

**ZONED AG**  
DEKONING YICKI  
70-10-31-336-017  
4497 FILLMORE ST

**ZONED AG**  
BARTMAN DOUGLAS  
70-10-31-337-011  
4575 FILLMORE ST

**ZONED AG**  
WAGNER JAMES  
70-10-31-300-016  
9686 FILLMORE ST

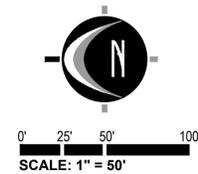
**FILLMORE STREET**  
S88°49'01"E 415.22'  
88.0' EX. R.O.W.  
24.0' EX. ROAD

**ZONED AG**  
BOERSEN FARMS  
70-14-06-100-028  
9190 48TH AVE

**ZONED AG**  
MCALARY DANNY  
70-14-06-100-021  
4652 FILLMORE ST

**ZONED AG**  
BROOKHOUSE JAMES B  
70-14-06-100-020  
4656 FILLMORE ST

**ZONED AG**  
KIEL MARTIN J-TRUST  
70-14-06-100-012  
9412 48TH AVE



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:**  
Great Lakes Excavating  
Wayne DeYoung

3471 146th Avenue  
Zeeland, MI 49464  
Phone: 616.896.9406

**REVISIONS:**

Title: Preliminary Site Plan Submission V. Date: 9/01/2016  
Drawn: DC Checked: JM S. Date:

**FILLMORE WOODS**  
**Preliminary Site Layout Plan**  
4590 FILLMORE STREET, JENISON, MI 49428  
PART OF THE NW 1/4 OF SECTION 6, T6N, R13W,  
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
16201026

**SHEET NO:**  
**C-101**

**SHEET: 1 OF 1**