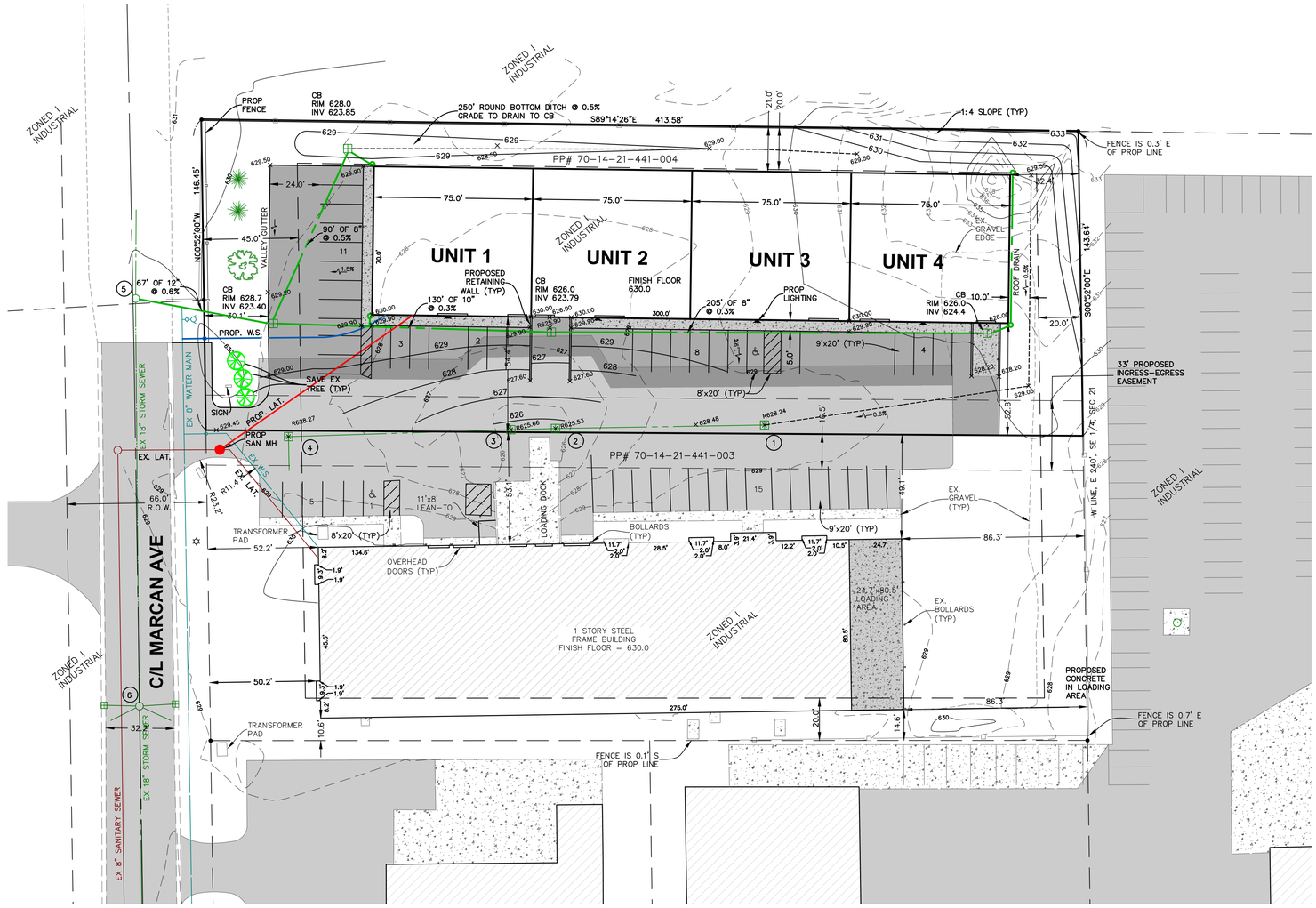


STRUCTURE INVENTORY:

1. STORM SEWER CATCH BASIN
   RIM: 628.24
   INV 8" (W) 624.84
2. STORM SEWER CATCH BASIN
   RIM: 625.53
   INV 8" (E) 624.03
   INV 8" (W) 623.93
3. STORM SEWER CATCH BASIN
   RIM: 625.66
   INV 8" (E) 623.86
   INV 8" (W) 623.56
4. STORM SEWER CATCH BASIN
   RIM: 628.27
   INV 8" (E) 623.27
   INV 12" (S) 623.17
5. STORM SEWER MANHOLE
   RIM: 629.49
   INV 18" (NW) 622.89
   INV 18" (S) 622.79
6. STORM SEWER MANHOLE
   RIM: 628.67
   INV 18" (N) 621.47
   INV 24" (S) 620.97
   INV 12" (E) 622.97
   INV 12" (W) 622.77
   INV 12" (SE) 621.87
   INV 12" (SW) 621.77

BENCHMARK:

ELEVATION 630.80
Flange bolt under "E" on the hydrant on the West side of the site to the North of the existing entrance.

PROPERTY DESCRIPTION:

North 1/2 of Lot 7, Georgetown Industrial Plat, Part of the SE 1/4, Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan. (1.38 Acres)

PPN: 70-14-21-441-004

REQUIREMENTS:

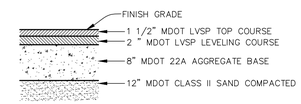
1. PROJECT DESCRIPTION: CONSTRUCT NEW BUILDING AND PARKING LOT.
2. ZONING: I (INDUSTRIAL) ZONING

   SETBACKS:
   FRONT YARD: 45 FEET
   REAR YARD: 20 FEET (ABUTS INDUSTRIAL)
   SIDE YARD: 20 FEET
3. PARKING REQUIREMENTS:
   1 PER 750 SF OF GFA, PLUS AMOUNT REQUIRED FOR ACCESSORY USES AND OFFICES, WITH A MINIMUM OF 5 SPACES

   REQUIRED PARKING = 28 SPACES
   PROPOSED PARKING = 28 SPACES (1 HC SPACE)
4. LIGHTING: LIGHTS SHALL BE WALL MOUNTED "SHOE-BOX" STYLE AND FULLY SHIELDED TO REDUCE LIGHTING OF ADJACENT PROPERTIES.
5. ROOF DOWNSPOUTS ON THE SOUTH SIDE OF THE BUILDING WILL DRAIN ACROSS THE PARKING LOT. ROOF DOWNSPOUTS ON THE NORTH SIDE OF THE BUILDING WILL CONNECT TO STORM SEWER.
6. SIGN: GROUND MOUNTED SIGN MEETING TOWNSHIP REQUIREMENTS

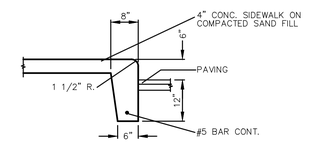
FLOOD NOTE:

By graphic plotting only, this property is in zone "X" of the Flood Insurance Rate Map, Community Panel No. 260589 0263 E, which bears an effective date of 5/16/13 and is not in a special flood hazard area. Zone "X" denotes areas outside of the 500 year floodplain.



PAVING DETAIL

NOT TO SCALE



TURNED DOWN CURB

NOT TO SCALE

GENERAL NOTES:

1. 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.
2. All work shall comply with applicable requirements or the local code, ordinances and accident/fire preventions regulations.
3. Remove all demolition materials and debris from the site and dispose of properly offsite.
4. Do not bury any debris, roots, topsoil or other materials.
5. Adequately protect the site, adjoining property, and utility services.
6. Contractor shall field verify all utilities prior to commencing work on new utility connections.
7. Install all utilities in accordance with local specifications and requirements.
8. Contractor shall be responsible for obtaining necessary permits for work in right-of-way and on any utility connections or abandonments.
9. Damage to existing utilities by the contractor shall be repaired at the contractor's expense.

LANDSCAPE REQUIREMENTS:

STREETSCAPES
1 DECIDUOUS OR EVERGREEN PER 25 LINEAL FEET OF FRONTAGE, OR PORTION UP TO 1/3 MAY BE EVERGREENS

ALL TREES SHALL BE 5 FEET OR MORE IN HEIGHT, OR HAVE A MINIMUM CALIPER OF 2 INCHES AT TIME OF PLANTING.

REQUIRED GREENBELTS FOR TRANSITIONAL PURPOSES
NOT APPLICABLE (ALL ZONED INDUSTRIAL I-1)

REQUIRED TREES: 6
CANOPY 1
EVERGREEN 2
ORNAMENTAL 3

LOCATION MAP

NOT TO SCALE

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STATE OF MICHIGAN
DAVID A. HANKO
ENGINEER NO. 39650
LICENSED PROFESSIONAL ENGINEER

Digitally signed by David A Hanko
DN: cn=David A Hanko, o=Feenstra & Associates, Inc, ou, email=dave@feenstrainc.com, c=US
Date: 2019.09.10 07:29:58 -04'00'

NORTH

SCALE: 1" = 30'

LEGEND

T – TOWN
R – RANGE
N – NORTH
S – SOUTH
E – EAST
W – WEST
SEC. – SECTION
P.O.B. – POINT OF BEGINNING

PROPOSED BLACKTOP
PROPOSED CONCRETE
EXISTING BLACKTOP
EXISTING CONCRETE
BUILDING

SECTION CORNER
SET CAPPED IRON
FOUND IRON OR NAIL
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
CATCH BASIN
HYDRANT
VALVE
UTILITY POLE
GUY WIRE
LIGHT POLE
WALL MOUNTED LIGHT
PEDESTAL
TRANSFORMER
SIGN

REVISIONS
8-21-19 ADD EAST TRUCK DOCK
8-27-19 STORM

SITE PLAN
6680 MARCAN AVE

FOR: DEAN DEGRAAF
DEGRAAF INTERIORS, INC
(616) 662-0140

PART OF THE SE 1/4, SECTION 21, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
7482 Main Street
Jenison, MI 49428
Phone: 616.457.7050
www.feenstrainc.com

C1