PROPERTY DESCRIPTION:

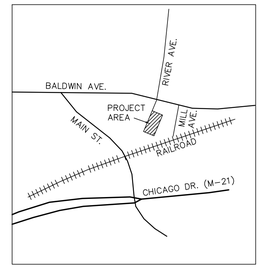
DESCRIPTION:
Parcel No. 70-14-13-427-011
The South 52 feet of Lot B of Jenisonville Plat, Section 13, T6N, R13W, Ottawa County, Michigan, also part of Lot 14 of said Jenisonville Plat and part of vacated River Ave. beginning at the northwesterly corner of said Lot 14; thence southerly 54 feet along the easterly line of River Ave.; thence N68°43'45"W 33 feet to the centerline of River Ave.; thence S21°16'15"W 107 feet along said centerline; thence S69°17'59"E 171.65 feet to the west line of the east 95 feet of said Lot 14; thence N08°20'E 186.27 feet to the northerly line of said Lot 14; thence westerly 99.4 feet to the Point of Beginning.
Parcel contains .72 Acres.

GENERAL NOTES:

1. No site improvements are proposed.
2. The property is not within the 100 year floodplain.

ZONING INFORMATION:

DISTRICT – Community Service Commercial
MINIMUM LOT SIZE – 11,050 SF
MINIMUM WIDTH – 85 Feet
MAXIMUM LOT COVERAGE – N/A
SETBACKS
FRONT – 30 Feet
SIDE – N/A
REAR – 40 Feet
MAXIMUM BUILDING HEIGHT – 2.5 Stories (35 Feet)
PARKING (ANIMAL HOSPITALS AND KENNELS)
– 1 Space per 400 SF of GFA = 6360/400 = 16
– 7 SPACES INFRONT OF BUILDING,
– 9 SPACES ACROSS RIVER



LOCATION MAP

STATE OF MICHIGAN
RANDAL D. FEENSTRA
LAND SURVEYOR
NO. 37275
LICENSED LAND SURVEYOR

LEGEND
- FOUND IRON
- SET IRON
- M = MEASURED
- D = DEEDED

NORTH

SCALE: 1"=30'

REVISIONS

SITE PLAN
FOR SPECIAL LAND USE
7560 RIVER AVENUE

FOR: Captain K9
Leah Swathwood
7560 River Ave
Jenison, MI 49428
Phone: 616-431-1388

PART OF SECTION 13, 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

File 13-6-13
Date 1/31/2020