Land Situated in the Township of Tallmadge,
County of Ottawa, State of Michigan, is described as follows:

Parcel 1:
That part of Government Lot 4 in Section 20, Town 7 North, Range 13 West, described as commencing at the point of intersection of the centerline of Lake Michigan Drive (M-45) with the centerline of Linden Drive; thence South 89 degrees 36 minutes West 1325.58 feet along the centerline of Lake Michigan Drive; thence North 4 degrees 36 minutes East 10.38 feet to a point which is 665.5 feet North by right angle measure from the South line of Section 20 and the point of beginning of this description; thence North 4 degrees 36 minutes East 439.00 feet; thence West parallel with said section line 211 feet more or less to the waters edge on the East bank of the Grand River; thence Southerly along said river bank 439 feet more or less to a point West of the point of beginning; thence East parallel with said section line 230 feet more or less to the point of beginning.

ZONING NOTE:

VARIANCE #1 REDUCED GREENBELT WIDTH
VARIANCE #2 REDUCE PARKING ISLE WIDTH
VARIANCE #3 PARKING SURFACE
ZBA APPROVED 2/7/23

NOTES:

1. PROPERTY LOCATED WITHIN GRAND RIVER FLOODWAY. MEGLE PERMIT NUMBER WRP033604v.1.
2. 100 YEAR FLOODPLAIN ELEVATION IS 599.40.
3. INSTALL 40'X60' PAVILION. POST & BEAM CONSTRUCTION WITH TRUSS ROOF & CONCRETE FLOOR.
4. INSTALL 2 EXTERIOR LIGHT FIXTURE MOUNTED 20' ABOVE GRADE (MAX) PER TWP ZONING REQUIREMENT. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUT OFF LED LAMPS DIRECTED DOWNWARD TO STOP LIGHT FROM TRESPASSING PROPERTY LINES.
5. PAVILION WILL NOT REQUIRE WATER OR SANITARY SEWER CONNECTIONS.
6. EXISTING BITUMINOUS PARKING LOT TO REMAIN. APPROX. 1,260SF
7. GRAVEL PARKING AREA TO BE CREATED USING ON-SITE GRAVEL.
8. PORTABLE REST ROOM TRAILER 16.2'X10.2' WILL BE PARKED ON-SITE FROM APRIL 1 TO NOVEMBER 30. SEE NARRATIVE FOR ADDITIONAL DETAIL.
9. NO FOOD WILL BE PROVIDED BY THE OWNER, LICENSING WILL BE PROVIDED BY THE FOOD SUPPLIER.
10. NO ALCOHOL WILL BE PROVIDED BY THE OWNER, LICENSING WILL BE PROVIDED BY THE ALCOHOL SUPPLIER.
11. THE HOURS OF OPERATION ARE AS FOLLOWS:
    -APRIL 1 THROUGH NOVEMBER 30
    -20% USE DECEMBER 1 TO MARCH 31
    -MONDAY - SUNDAY
    -9AM TO 11PM

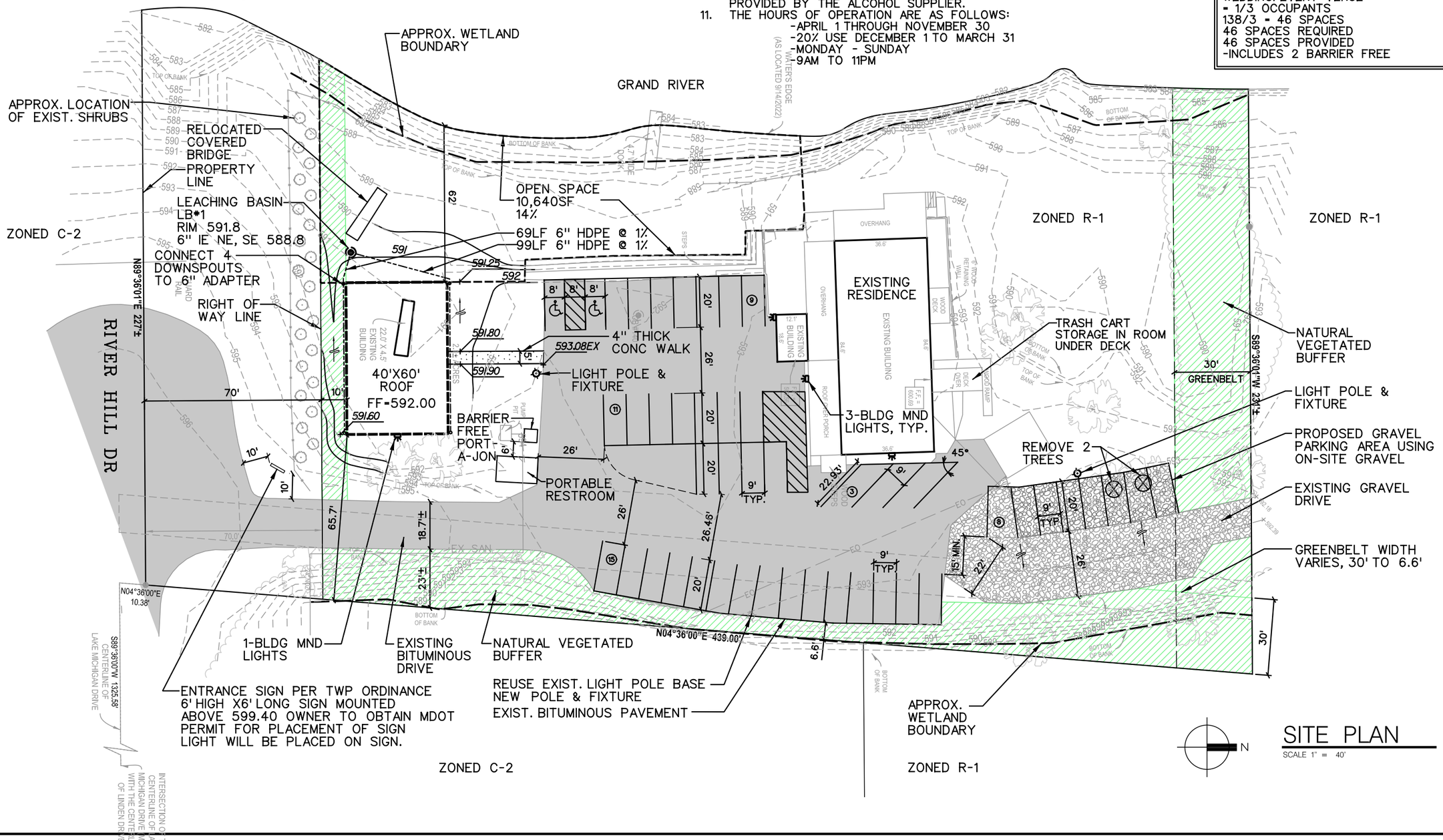
OWNER: ROBERT & DIANA BUIST
ADDRESS: 3585 RIVER HILL DRIVE
GRAND RAPIDS, MI 49534

CONTACT: DIANA BUIST
PHONE: 269-492-5365
EMAIL: dlbuist2010@gmail.com

PARCEL NO. 70-10-20-400-074
PROPERTY AREA = 2.1 AC (INCL ROW)
PROPERTY AREA = 1.75 AC (WO ROW)

ZONED R-1
REQUEST PUD

PARKING REQUIREMENTS
WEDDING/EVENT VENUE
- 1/3 OCCUPANTS
138/3 = 46 SPACES
46 SPACES REQUIRED
46 SPACES PROVIDED
-INCLUDES 2 BARRIER FREE



SITE PLAN
SCALE 1" = 40'

COMPREHENSIVE ENGINEERING
4650 Plainfield Avenue NE, Suite A
Grand Rapids, MI 49525
Phone (616) 365-9933
compeng.com

2/14/2023

MARK	REVISIONS
	ISSUED FOR REVIEW 11/28/22
	ISSUED FOR REVIEW 12/21/22
	ISSUED FOR REVIEW 12/28/22
	ISSUED FOR REVIEW 02/10/23

BUIST PUD

PRELIMINARY SITE PLAN

3585 RIVER HILL DRIVE
TALLADGE TOWNSHIP
OTTAWA COUNTY

DESIGNED BY: EGW
DRAWN BY: LCF
C.E. PROJECT #21370

C101

2/14/2023 G:\Projects\2021\21370 Buist 3585 River Hill\07 CAD\CE\PUD\C101.dgn