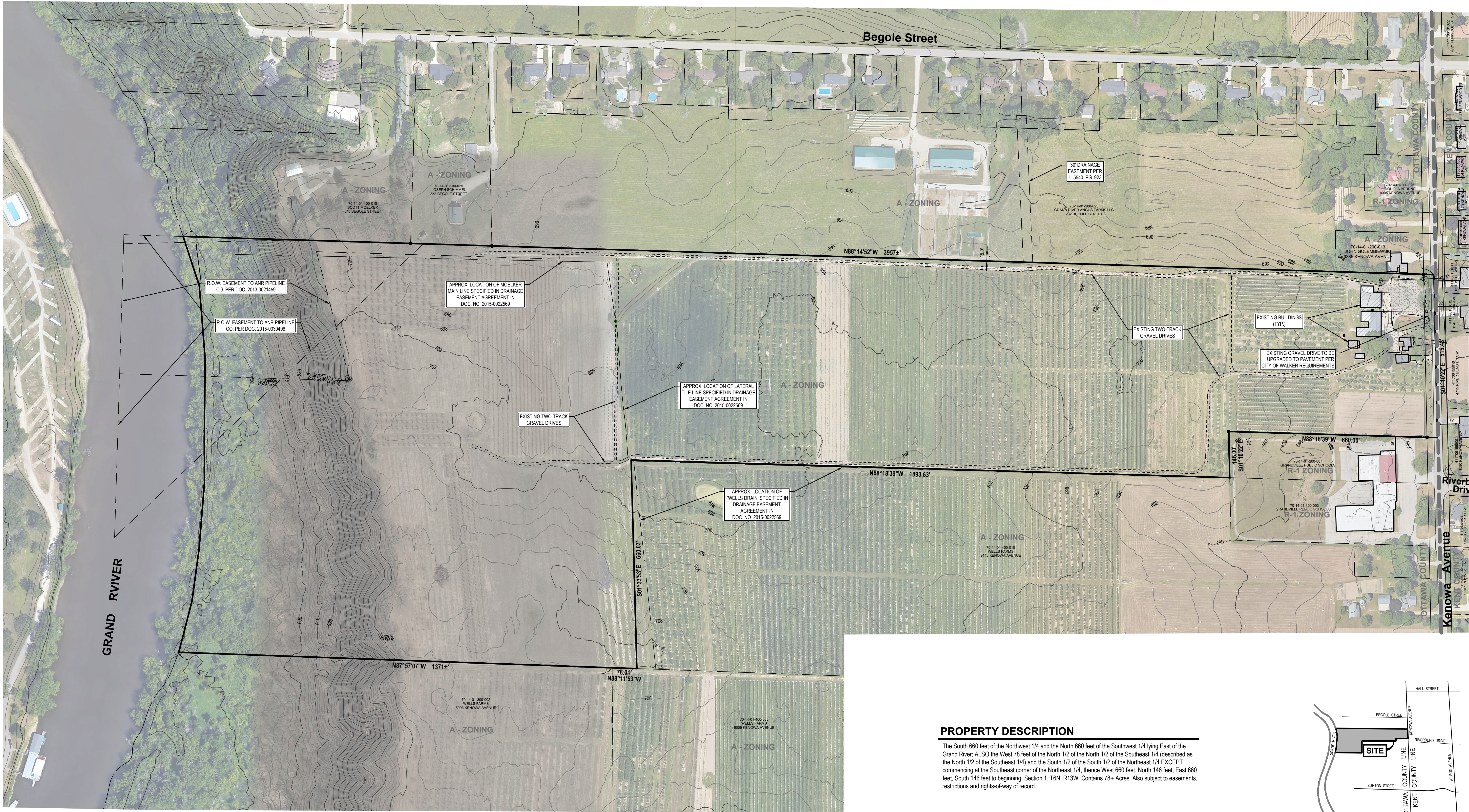
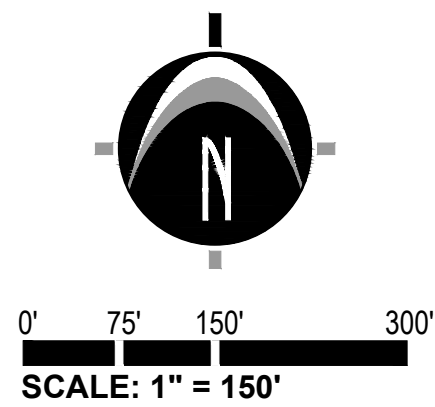
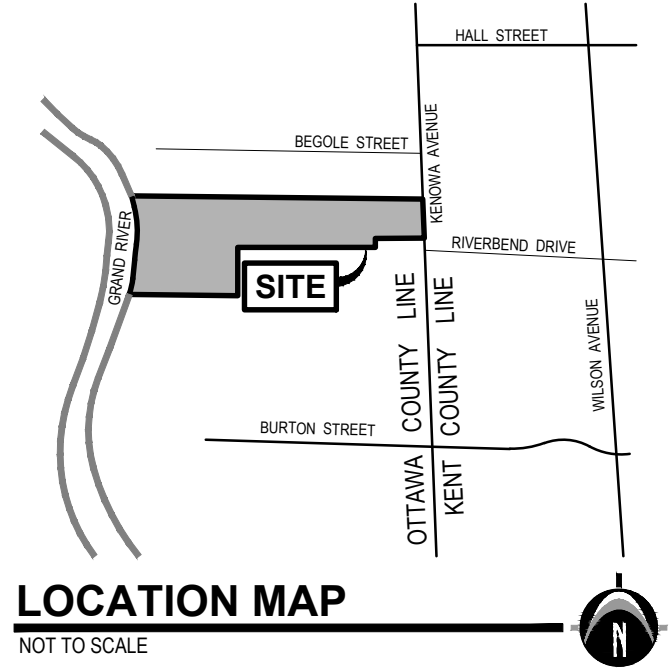




PROPERTY DESCRIPTION

The South 660 feet of the Northwest 1/4 and the North 660 feet of the Southwest 1/4 lying East of the Grand River; ALSO the West 78 feet of the North 1/2 of the North 1/2 of the Southeast 1/4 (described as the North 1/2 of the Southeast 1/4) and the South 1/2 of the South 1/2 of the Northeast 1/4 EXCEPT commencing at the Southeast corner of the Northeast 1/4, thence West 660 feet, North 146 feet, East 660 feet, South 146 feet to beginning, Section 1, T6N, R13W. Contains 78± Acres. Also subject to easements, restrictions and rights-of-way of record.



NEDERVELD
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217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS

PREPARED FOR:

John Behrens
430 Union Avenue NE
Grand Rapids, MI 49503
Phone: 616.723.7087

REVISIONS:

Title: SLU Submittal	Drawn: JW	Checked: JB	Date: 06.07.2023
Title: Revised SLU Submittal	Drawn: JW	Checked: JB	Date: 06.29.2023
Title: Landscape Plan	Drawn: DC	Checked: JB	Date: 07.19.2023
Title: Revised SLU Submittal	Drawn: JW	Checked: JB	Date: 07.20.2023
Title: Revised SLU Submittal Landscape Plan	Drawn: HP	Checked: DC	Date: 07.25.2023
Title: Revised SLU Submittal Landscape Plan	Drawn: HP	Checked: DC	Date: 07.31.2023

9265 KENOWA AVENUE

Existing Site Conditions Plan

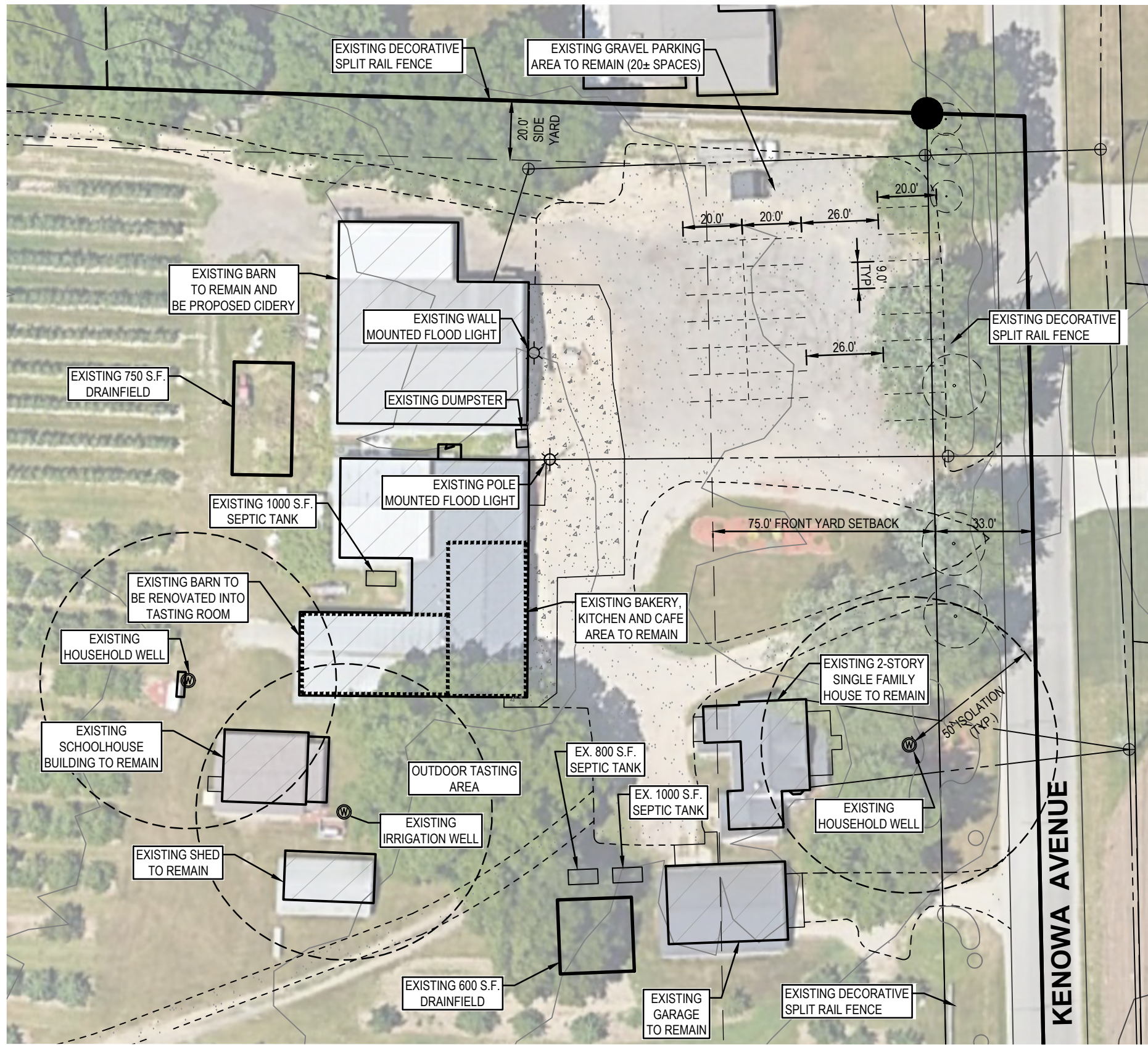
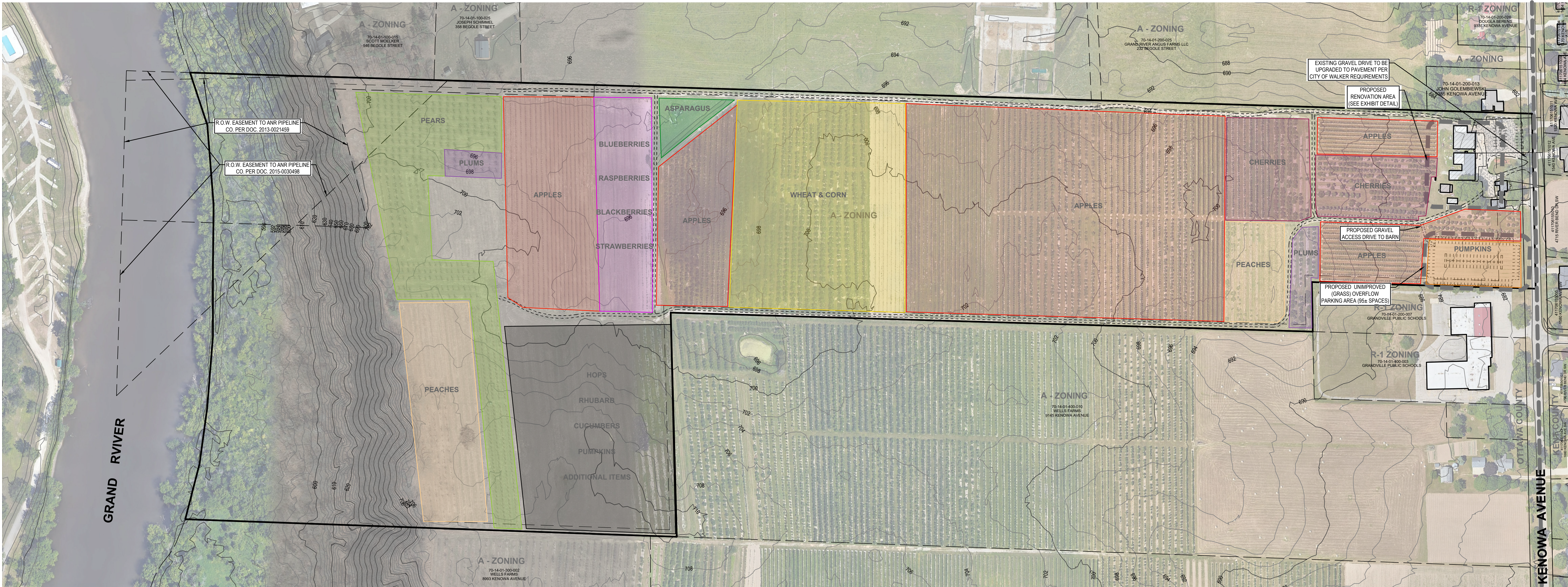
PART OF THE NORTHWEST 1/4 OF SECTION 1, T6N, R13W,
TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:



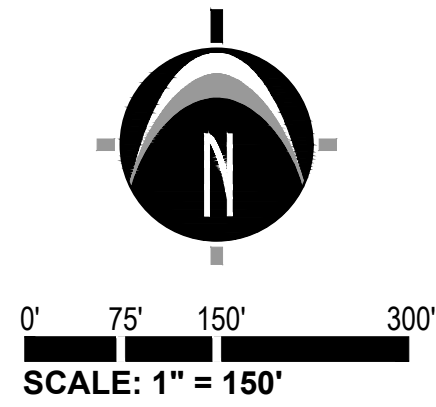
PROJECT NO:
23200425

SHEET NO:
C-201



BUILDING RENOVATION EXHIBIT

SCALE: 1" = 40'



LEGEND	
	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED BITUMINOUS (HEAVY DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)
	PROPOSED GRAVEL

GENERAL NOTES

- ZONING OF PROPERTY: A-AGRICULTURAL
A ZONING REQUIREMENTS
A) MINIMUM LOT AREA = 10 AC
B) MINIMUM LOT WIDTH = 330 FT.
C) MAXIMUM BUILDING HEIGHT = 35 FT OR 2 1/2 STORIES FOR NON-AGRICULTURAL BUILDINGS
D) MAXIMUM LOT COVERAGE = 35%
SETBACKS
A) FRONT YARD = 75 FT.
B) SIDE YARD = 20 FT.
C) REAR YARD = 150 FT. AT GRAND RIVER
- SUMMARY OF LAND USE
A) TOTAL ACREAGE = 77.67 ACRES (3,383,444 SQ.FT.) (EXCLUDING R.O.W.)
B) ZONING OF PARCELS TO NORTH = A
ZONING OF PARCELS TO EAST = KENT COUNTY (RESIDENTIAL USE)
ZONING TO PARCELS TO SOUTH = A & R-1
ZONING TO PARCELS TO WEST = N/A (GRAND RIVER)
- PROPOSED CROP YIELD AND PRODUCTION:
Asparagus 5 tons
Wheat 1300 bushels
Corn 2400 bushels
Apples 540000 pounds
Pumpkins 110000 pounds
Peaches 70000 pounds
Pears 45 tons
Plums 12000 pounds
Blueberries 10000 pounds
Strawberries 24000 pounds
Cherries 15 tons
Rhubarb 10 tons
Hops 3000 pounds
Raspberries 10000 pounds
Blackberries 40000 pounds
Cucumbers 4 tons
Honey 100 lbs
- CROPS DEPICTED ON PLAN ARE SUBJECT TO CHANGE BASED ON DEMAND FOR PARTICULAR PRODUCTS.
- INGREDIENTS FOR THE HARD CIDER IS PRIMARILY APPLES. VARIOUS ADDITIONAL INGREDIENTS COULD INCLUDE CHERRIES, HOPS, PEARS, PEACHES, WHEAT, OR PLUMS.

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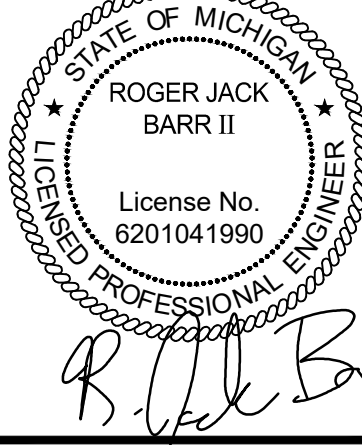
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9265 KENOWA AVENUE

Site Layout Plan

PART OF THE NORTHWEST 1/4 OF SECTION 1, T6N, R13W,
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STAMP:



PROJECT NO:
23200425

SHEET NO:
C-205