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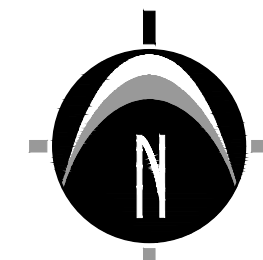
PREPARED FOR:

JH Realty Partners
Attention: Jeff Hill

545 Ada Drive, SE
Ada, MI 49301
Phone: 616.581.0521

REVISIONS:

Title: Preliminary Plan
Drawn: SW Checked: SW Date: 05/18/26



0' 10' 20' 40'
SCALE: 1" = 20'

LEGEND

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

GENERAL NOTES

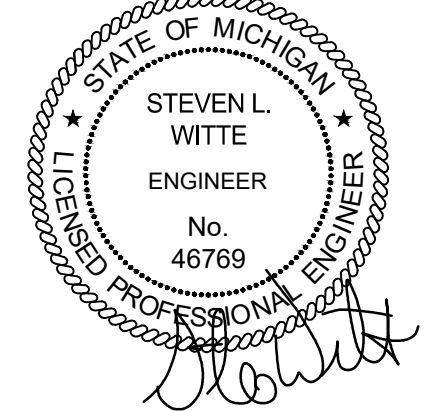
- ZONING OF PROPERTY: PLANNED UNIT DEVELOPMENT (PUD)
PUD ZONING REQUIREMENTS
MINIMUM LOT AREA = PER PUD PLAN
MINIMUM LOT WIDTH = PER PUD PLAN
MAXIMUM BUILDING HEIGHT = PER PUD PLAN
MAXIMUM LOT COVERAGE FOR BUILDING = PER PUD PLAN
MINIMUM ALLOWED BUILDING SETBACKS:
FRONT YARD = PER PUD PLAN
SIDE YARD = PER PUD PLAN
REAR YARD = PER PUD PLAN
- SUMMARY OF LAND USE:
A) PARCEL AREA = 48,027 SF +/- (1.10 ACRES +/-) EXCLUDING ROAD RIGHT OF WAYS.
B) FOOTPRINT AREA OF PROPOSED NEW BUILDINGS = 12,000 SF +/-
C) BUILDING HEIGHT = REFER TO ARCHITECTURAL DRAWINGS
D) BUILDING LOT COVERAGE = 25.0% +/-
E) ON SITE PAVEMENT/CONCRETE/PORCH AREA = 17,048 SF +/- (INCLUDES 648 SF +/- PORCH AREA)
F) OPEN SPACE PROVIDED = 18,979 SF +/- (39.5%)
G) THE NEW BUILDINGS WILL BE USED AS THREE UNIT RESIDENTIAL CONDO UNITS.
A TOTAL OF FOUR BUILDINGS AND 12 UNITS ARE PROPOSED.
H) ZONING OF SURROUNDING PARCELS:
TO THE SOUTH, WEST, AND NORTH = PUD
TO THE EAST = C-1 TO SOUTHEAST AND R-1B TO NORTHEAST
- PARKING REQUIREMENTS:
A) MINIMUM REQUIRED PARKING SPACE PER CITY = 9' x 20' (20 FT AISLES)
B) TYPICAL BARRIER FREE SPACE = 8' x 20' (8 FT AISLES)
C) NUMBER OF SPACES REQUIRED = 24 (BASED ON 2 SPACES PER UNITS)
D) NUMBER OF PARKING SPACES PROVIDED = 34 (INCLUDES 24 GARAGE SPACES, A SPACE IN FRONT OF EACH GARAGE, AND 10 OVERFLOW PARKING SPACES.
E) PARKING SETBACK = 10 FT IN ALL YARDS
- THE PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN, 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 SILT FENCING, 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.
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS 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.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. LIGHTING FIXTURES SHALL BE FULL CUT OFF AND SHALL COMPLY WITH THE PLAINFIELD TOWNSHIP ZONING ORDINANCE.
NO LIGHT POLES ARE PROPOSED.
WALL MOUNTED LIGHTS WILL BE PROVIDED AT UNIT ENTRANCES.
- THE PERMANENT PARCEL NUMBER FOR THE PROPERTY IS 41-10-16-429-009.
THE ADDRESS OF THE PROPERTY IS 2375 BELMONT CENTER DRIVE, NE, BELMONT, MI 49306
- THE PROPOSED BUILDINGS WILL BE OBTAIN SEWER AND WATER SERVICE THROUGH THE PUBLIC WATER/SANITARY SERVICES THAT ARE AVAILABLE IN THE AREA.
- ANY NEW SIGN(S) SHALL FOLLOW THE STANDARDS AND SPECIFICATIONS OF THE PLAINFIELD TOWNSHIP ZONING ORDINANCE.
- BASED ON THE SOIL SURVEY MAP, THE SITE SOIL IS PRIMARILY CHELSEA LOAMY FINE SAND.
- THE PROJECT WILL BE COMPLETED IN ONE PHASE, WITH CONSTRUCTION STARTING IN FALL OF 2026 OR SPRING OF 2027, PENDING OBTAINING ALL NECESSARY APPROVALS AND PERMITS.

2375 Belmont Center

Site Layout Plan

2375 Belmont Center
PART OF THE SOUTHEAST 1/4 OF SECTION 16, T8N R11W,
PLAINFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

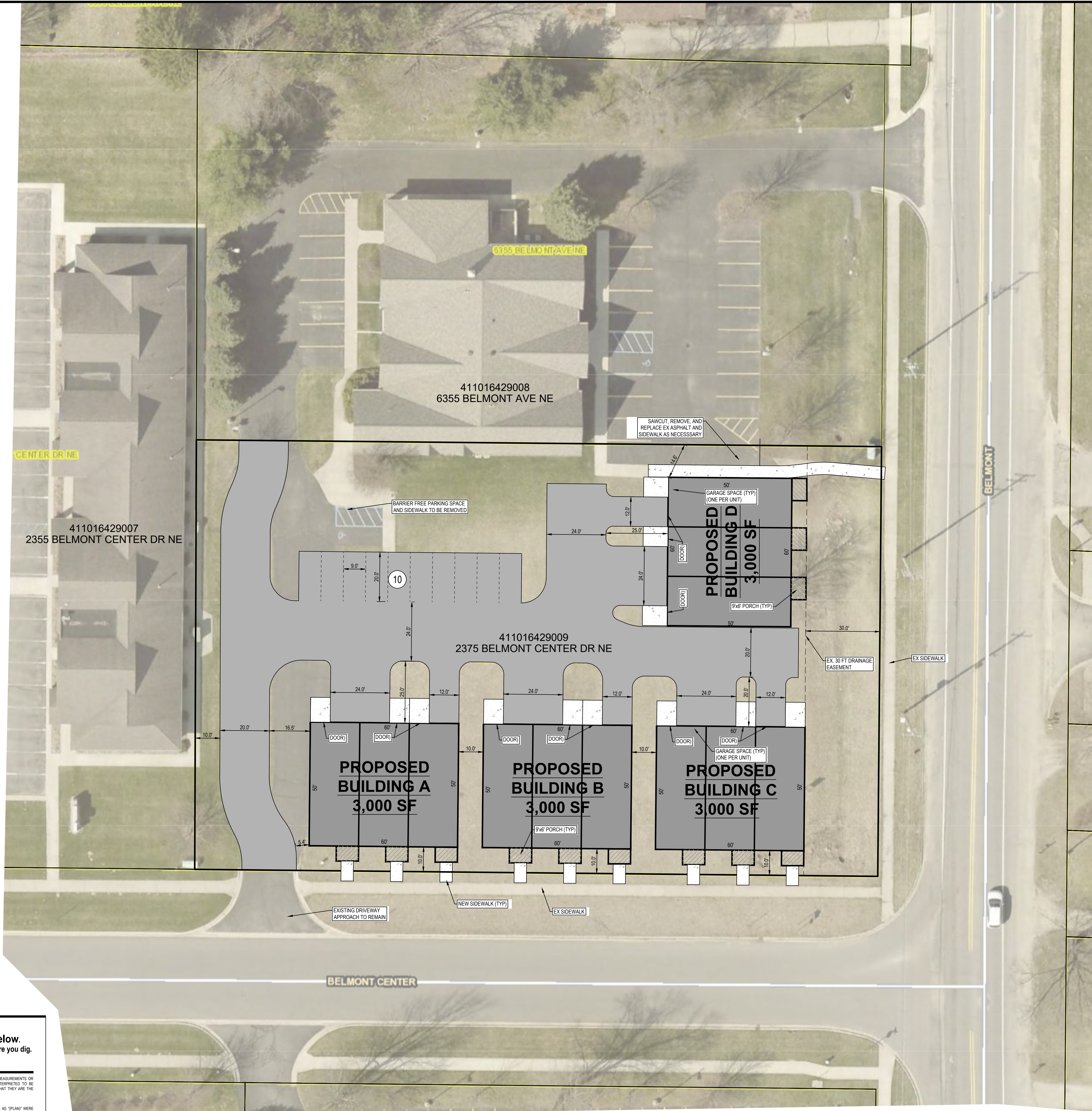
SEAL:



PROJECT NO:
26400644

SHEET NO:
C-205

1 OF 1



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.