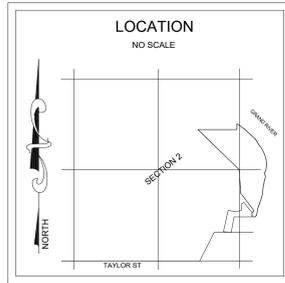




(IN FEET)

1 inch = 100ft.



UTILITIES:

WATER MAINS
SEWER FORCE MAIN
ELECTRIC SERVICE

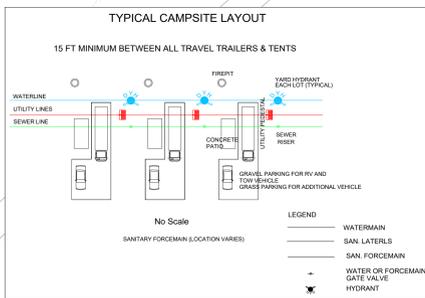
Proposed north end addition

RIVER CITY STEAMBOAT LLC
Rural Residential (RR)

PARCEL 70-14-02-200-013 Pt 1
64.0± ACRES

70-14-02-200-013 Pt 2
15.0± ACRES

25 FT SETBACK VARIANCE (#1214) FROM REQUIRED IN SEC 20.4(F)(6) & CHAPTER 24



CAMPGROUND SITE PARKING IS GRASS OR GRAVEL. VARIANCE (#1214) FROM REQUIRED HARD SURFACE PARKING IN SEC 20.4(F)(5) CAMPGROUND ACCESS ROADS ARE 20 FT WIDE GRAVEL. VARIANCE (#1214) FROM REQUIRED 24 FT WIDE HARD SURFACE ROAD IN SEC 20.4(F)(7)

RIVER CITY STEAMBOAT LLC - PARCEL 70-14-02-200-013 (ENTIRE PARCEL USED FOR CAMPGROUND)

That part of the E 1/2 of Section 2, and part of the W 1/2, Section 1, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the E 1/4 corner of Section 2; thence S88°42'27"W 1325.45 feet along the E-W 1/4 line of Section 2; thence N05°36'06"W 1322.68 feet along the West line, SE 1/4, NE fractional 1/4, Section 2 to the NW corner of said SE 1/4, NE fractional 1/4, Section 2 and the PLACE OF BEGINNING of this description; thence S48°30'09"E 1941.59 feet to the E 1/4 corner of Section 2; thence S05°51'00"E 776.55 feet along the East line of the SE 1/4, Section 2; thence S41°44'00"E 684.16 feet; thence S15°33'14"W 59.43 feet; thence S48°16'00"W 55.00 feet; thence N41°44'00"W 441.26 feet; thence S48°16'00"E 94.05 feet; thence S05°51'00"E 199.03 feet along the East line, SE 1/4, Section 2 to the NE corner of the SE 1/4, SE 1/4, Section 2; thence S69°01'51"W 180.31 feet; thence N78°22'29"W 265.06 feet; thence S11°32'00"W 687.41 feet; thence S84°14'00"E 239.12 feet along the centerline of Taylor Street; thence N06°27'00"E 484.57 feet; thence N89°07'00"E 89.8 feet, more or less, to the waters edge of the Grand River; thence meandering Northerly along said waters edge to its intersection with a line which bears N88°36'17"E from the place of beginning; thence S88°36'17"W approximately 1500 feet, more or less to the place of beginning. ALSO PT OF NE 1/4 SEC 2 COM S 87D 56M 41S W 1565.32 FT & N 05D 36M 06S W 1305 FT ALG W L OF SE 1/4 OF NE 1/4 FROM E 1/4 COR TO BEG. TH N 05D 36M 06S W 195 FT TO REF PT A. TH CONT' N 05D 36M 06S W 41 FT MIL TO WATERS EDGE OF CANAL. TH ELY ALG WATERS EDGE OF CANAL AND SELY ALG WATERS EDGE OF GRAND RIVER TO A PT BEARING N 88D 36M 17S E FROM REF PT B. TH S 88D 36M 17S W 50 FT MIL TO REF PT B (REF PT B BEING N 71D 30M 35S E 1040.83 FT & S 50D 11M 42S E 755.78 FT FROM REF PT A). TH S 88D 36M 17S W 1550 FT TO BEG. SEC 1 T6N R13W & SEC 2 T6N R13W. Subject to easements of record and to highway R.O.W. for Taylor Street. This parcel contains approximately 78.2 Acres, including highway R.O.W.

RIVER CITY STEAMBOAT LLC - PARCEL 70-14-02-200-013 (PART USED FOR MARINA)

That part of the E 1/2 of Section 2, and part of the W 1/2, Section 1, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the E 1/4 corner of Section 2; thence S88°42'27"W 1325.45 feet along the E-W 1/4 line of Section 2; thence N05°36'06"W 1322.68 feet along the West line, SE 1/4, NE fractional 1/4, Section 2 to the NW corner of said SE 1/4, NE fractional 1/4, Section 2 and the PLACE OF BEGINNING of this description; thence S48°30'09"E 1941.59 feet to the E 1/4 corner of Section 2; thence S05°51'00"E 776.55 feet along the East line of the SE 1/4, Section 2; thence S41°44'00"E 684.16 feet; thence S15°33'14"W 59.43 feet; thence S48°16'00"W 55.00 feet; thence S15°33'14"W 155.3 feet; thence N89°07'00"E 89.8 feet, more or less, to the waters edge of the Grand River; thence meandering Northerly along said waters edge to its intersection with a line which bears N88°36'17"E from the place of beginning; thence S88°36'17"W approximately 1500 feet, more or less to the place of beginning. Subject to easements of record. This parcel contains approximately 37.0 Acres.

GENERAL NOTES

- ZONING COMPLIANCE FOR RURAL RESIDENTIAL ZONING - CHAPTER 24
 - MINIMUM LOT AREA - 30,000 SQ FT
 - MINIMUM LOT WIDTH - 200 FT
 - MAXIMUM LOT COVERAGE - 20%
 - MAXIMUM BUILDING HEIGHT - 35 FT
 - SETBACKS:
 - FRONT YARD - 25 FT - VARIANCE (#1214) FROM REQUIRED 40 FT
 - SIDE YARD - 20 FT
 - REAR YARD - 25 FT - VARIANCE (#1214) FROM REQUIRED 50 FT
- SPECIAL USE PERMIT - GENERAL STANDARDS COMPLIANCE (SEC 20.3A)
 - THE PROPOSED CAMPGROUND AND MARINA SHALL BE DESIGNED, CONSTRUCTED, OPERATED AND MAINTAINED SO AS TO BE HARMONIOUS AND APPROPRIATE IN APPEARANCE. THE PROJECT IS DESIGNED TO HAVE A LOW ENVIRONMENTAL IMPACT AND IS SITUATED FAR FROM EXISTING RESIDENCES. THE DESIGN OF THE PROJECT WILL MAINTAIN THE ESSENTIAL RUSTIC CHARACTER OF THE SITE BY PRESERVING THE GREEN SPACE AND IS CONSISTANT WITH THE BEND AREA MASTERPLAN
 - THE PROPOSED CAMPGROUND AND MARINA WILL BE SERVED BY: MUNICIPAL WATER AND SEWER SERVICES, COMMERCIAL REFUSE REMOVAL AND PAVED ACCESS ROADS TO THE EDGE OF THE CAMPGROUND
 - NO EXCESSIVE ADDITIONAL PUBLIC COST IS INCURRED
 - THE PROPOSED CAMPGROUND AND MARINA DO NOT INVOLVE THE USE OF ACTIVITIES, PROCESSES, MATERIALS AND EQUIPMENT OR CONDITIONS OF OPERATION THAT WILL BE DETRIMENTAL TO ANY PERSONS, PROPERTY OR THE GENERAL WELFARE BY REASON OF EXCESSIVE PRODUCTION OF TRAFFIC, NOISE, SMOKE, FUMES GLARE OR ODORS.
- ZONING COMPLIANCE: COMMERCIAL CAMPGROUNDS (PER SECTION 20.F)
 - CAMPGROUND LOT SIZE 64 ACRES (3 ACRES MIN REQUIRED)
 - PUBLIC STATIONS PROVIDED IN ALL WEATHER STRUCTURES: CONTAINING WATER OUTLET, WASTE CONTAINER, TOILET AND SHOWER FACILITIES
 - MASONRY BUILDING NOT REQUIRED FOR LAUNDRY (VAR1214) PROVIDED IN SERVICE BUILDING
 - NO COMMERCIAL ENTERPRISES ON SITE, EXCEPT CAMP STORE OF LESS THAN 1000 SQ FT.
 - GRASS PARKING FOR SITE OCCUPANT AND GUESTS PERMITTED (VAR1214) ALL PARKING LOCATED WITHIN 400 FT OF SITE SERVED (EXCEPT TENT SITES)
 - EACH CAMPSITE IS A MINIMUM OF 1500 SQ FT AND IS SET BACK FROM THE RIGHT-OF-WAY OR PROPERTY LINE 25 FT (VAR1214)
 - 20 FT WIDE GRAVEL ROADS PERMITTED FOR ALL TRAFFIC (VAR1214) NO PARKING ALLOWED ON ROADWAYS.
 - NO OPEN DRAINAGEWAYS PROPOSED
 - ALL SANITARY FACILITIES ARE IN STRICT CONFORMANCE TO ALL APPLICABLE COUNTY HEALTH REGULATIONS
 - THE PROJECT HAS BEEN SUBMITTED TO DEQ (PERMITS PENDING)
 - ALL CAMPSITES PROVIDE A MINIMUM DISTANCE OF 15 FT BETWEEN TRAILERS AND TENTS
- ZONING COMPLIANCE: MARINAS (PER SECTION 20.W)
 - ALL FACILITIES ARE TO DIRECTLY CONNECT TO THE GRAND RIVER
 - NO STORAGE OF GASOLINE, FUEL OIL OR FLAMMABLE LIQUIDS OR GASES IS PROPOSED
 - REQUIRED PARKING AREAS SHALL NOT BE USED FOR BOATS, TRAILERS OR EQUIPMENT STORAGE BETWEEN MAY 1ST AND SEPTEMBER 31ST
 - THE ACCESS DRIVE IS LOCATED 315 FT FROM THE CLOSEST DRIVEWAY OR STREET INTERSECTION
 - NO REPAIR, MAINTENANCE OR SERVICING IS PROPOSED
 - NO PROPOSED OR EXISTING BUILDING IS WITHIN 50 FT OF ADJOINING SIDE LOT LINES
 - PER SECTION 3.1.1 NO ADDITIONAL GREENBELT TREES OR SCREENING IS PROPOSED FOR THIS PROJECT (SUBJECT TO APPROVAL) PER SECTION 26.3(E) ALL PARKING AND STORAGE AREAS ARE SCREENED WHERE POSSIBLE (LIMITS DUE TO AIRPORT REGULATIONS) ALL EXISTING TREES ARE DECIDUOUS
 - ANCILLARY COMMERCIAL ACTIVITIES INCLUDING FOOD AND EQUIPMENT SALES TO BE INCLUDED IN CAMP STORE
- SUMMARY OF LAND USE
 - ZONING OF PARCEL - RR - RURAL RESIDENTIAL
 - ZONING OF PARCELS TO THE WEST - RR
 - ZONING OF PARCELS TO THE NORTH - RR
 - ZONING OF PARCELS TO THE SOUTH - MHR - MEDIUM/HIGH RESIDENTIAL
 - ZONING OF PARCELS TO THE EAST - AG - AGRICULTURAL - TALLMADGE TWP

NOTES FROM 2013 APPROVED SITEPLAN FOR REFERENCE

2024 NOTES

- AN APPROVAL IS REQUESTED FOR TWO PROPOSED ADDITIONS TO EXISTING 40FT X 88FT METAL BUILDING, LOCATED NEAREST TO TAYLOR ST AS SHOWN ON PLAN.
 - A 20FT X 88FT LEAN-TO ADDITION ON THE WEST SIDE OF BUILDING.
 - A 16FT X 88FT LEAN-TO ADDITION ON THE EAST SIDE OF BUILDING.
 - A ROOF EAVE AND GUTTER WILL PROJECT INTO THE EAST SIDE SETBACK APPROXIMATELY 1FT AS ALLOWED BY SEC 24.0 REGARDING PROJECTIONS INTO SIDE YARDS.

- CAMPGROUND
 - NUMBER OF CAMPSITES - 150
 - PROPOSED STRUCTURES:
 - SERVICE BUILDING (STORE, OFFICE, RESTROOM, SHOWER, LAUNDRY REC ROOM, ETC)
 - OBSERVATION DECK
 - OUTDOOR INGROUND POOL
- MARINA
 - NO RENTAL SLIPS OR DOCKS PROPOSED
 - BOAT RAMP WITH 1 DEQ STYLE SEASONAL DOCK ON GRAND RIVER
 - MOORING ALLOWED ON NATURAL SAND BEACH AND RIVERBANK
 - RENTAL OF WATERCRAFT AT CAMP STORE
 - RIVERBOAT DOCK AND OFFICE BARGE PERMANENTLY MOORED TO BANK
- AREA OF PROPOSED BUILDINGS
 - MULTI USE SERVICE BUILDING - 5500 SF TOTAL PLUS DECK - STORE TO OCCUPY 1000 SF
 - OBSERVATION DECK - 600 SF
- THE PROJECT IS LOCATED IN WITHIN THE FLOODWAY/FLOODPLAIN AREA OF THE GRAND RIVER THE 100 YEAR FLOODPLAIN IS APPROXIMATELY 603.9 FT MSL. ALL STRUCTURES WILL COMPLY WITH DEQ REQUIREMENTS FOR FLOODWAY CONSTRUCTION
- ALL SIGNS WILL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CHAPTER 25
- ALL LIGHTING WILL BE DOWNWARD DIRECTIONAL AND NOT SHED ON ADJACENT PROPERTY
- FENCING PROPOSED: 5' HIGH CHAIN LINK FENCE AROUND POOL AND SPLIT RAIL FENCES AT PROPOSED WALKWAYS BETWEEN CAMPSITES
- UTILITY NOTES
 - MUNICIPAL WATER AND SEWER CONNECTIONS PROPOSED
 - NO STORM SEWER OR DRAINAGE DITCHES PROPOSED.
 - A STORM WATER DRAIN PERMIT WILL BE OBTAINED FROM THE DRAIN COMMISSIONER FOR THE PROJECT
 - ALL CAMP SITES (EXCEPT GROUP TENT SITES) WILL BE SERVED BY 110V POWER
- PARKING REQUIREMENTS:
 - SERVICE BLDG 9 (BASED ON 1 SPACE PER 200 SF OF RETAIL SPACE + 1 SPACE PER LAUNDRY MACHINE)
 - MARINA 1 (BASED ON 1.5 SPACES PER BOAT SLIP) FOR GRAND LADY DOCK
- PARKING SPACES PROPOSED:
 - 46 HARD SURFACED PAVED AND STRIPED
- CONSTRUCTION WILL BE PHASED WITH THE AREA AROUND THE SERVICE BLDG COMPLETED FIRST
- SITEPLAN MAY BE ALTERED TO PROVIDE ADDITIONAL OFF-CAMPSITE GUEST PARKING IF NEEDED

REVISIONS

NO.	DESCRIPTION	DATE

**STEAMBOAT PARK
CAMPGROUND
2024 UPDATED SITE PLAN
AS-BUILT OF 2013 APPROVAL**

PROPERTY OWNER:
RIVER CITY STEAMBOAT COMPANY LLC
825 TAYLOR ST.
JENISON, MI 49428
PHONE: (616) 706-5743

Prepared by Greg Boynton, River City Steamboat Company LLC
825 Taylor St
Jenison, MI 49428

Based on survey data from Feenstra & Associates

Date: 1-9-2024

