

VARNUM

Bridgewater Place | Post Office Box 352
Grand Rapids, Michigan 49501-0352

Seth B. Arthur

March 17, 2026

Planning Commission
Holland Charter Township
353 North 120th Ave.
Holland, Michigan 49424
(616) 396-2345

Re: Chick-Fil-A Site Plan Approvals
2332 & 2352 North Park Drive

Dear Commissioners,

We represent Chick-Fil-A Inc. (“Chick-Fil-A”) and are writing to you today in connection with the requests by Chick-Fil-A and Essenburg Car Wash of North Park, LLC (“ECW”) (collectively, the “Parties”) for site plan approval at the two adjacent parcels located at 2332 and 2352 North Park Drive, Holland, Michigan 49424 (“Properties”). With both site plan approvals, Chick-Fil-A, with support and through agreement with ECW, will improve its existing drive-thru lane operations to have two drive-thru lanes for meal delivery.

By way of background, the Parties entered into an Easement Acquisition Agreement (the "Agreement"). The Agreement grants Chick-Fil-A an exclusive easement of approximately 1,075 square feet of land from ECW's parcel along the shared border of the Properties. This Agreement facilitates and gives Chick-Fil-A legal access to the portion of the ECW's property that would be subject to the variances discussed below and location of the additional drive-thru lane.

The Parties appeared before the Holland Charter Township Planning Commission (“PC”) on January 6, 2026 seeking approval of a planned unit development to improve the Chick-Fil-A drive-thru operations across the adjacent ECW parcel. Notably, at the PC’s public hearing, nobody provided public comment in opposition of the proposed drive-thru improvements. The PC tabled the requested planned unit development application in favor of having the Parties seek approval of nonuse variances from the Zoning Board of Appeals (“ZBA”). In an effort to continue to work collaboratively with Holland Charter Township (“Township”), the Parties willingly complied with this request and sought ZBA approval. At the time of writing this, the Parties await final approval of the variances which will be determined on March 24th.¹

¹ Should the variances be granted by the ZBA and site plans approved, and if the PC so requests, the Parties will formally withdraw the tabled planned unit development request before the PC.

The Parties strongly believe that Chick-Fil-A's drive-thru improvements will benefit the Township's community in the following ways:

1. Minimize traffic stacking and congestion on North Park Drive. This project undoubtedly enhances vehicle flow throughout the North Park Plaza, which is a substantial problem.
2. Help Chick-Fil-A better serve the community. This proposed drive-thru improvements will help Chick-Fil-A better care for the community it serves by enhancing customer service, bettering the customer experience, and overall allowing it to perfect its craft — serving the Township's citizens. Chick-Fil-A takes pride in providing the best possible service to its customers. Making sure the Township's community has the best dining experience — including efficiency — is essential.
3. Create the above benefits, while also furthering the intent of the Township's zoning goals:
 - The Ordinance states that the intent and purpose of C2-Commercial zoning is "for a general commercial district containing uses which include the sale of commodities or performance of services for the entire community." Section 5.1(B). The drive-thru improvements will enhance the ability of the commercial district to provide goods and services for the community and thereby will support the underlying intent of C-2.
 - Additionally, Chapter 2 of the Township's Comprehensive Land Use Master Plan ("Master Plan") indicates that the Township seeks to "implement corridor beautification elements along major thoroughfares such as the US-31 Corridor" and "utilize the Township's prime geographic location and access to adjacent communities to market the Township as a destination for tourism and visitors." Master Plan pp. 15-17. The additional landscaping that Chick-Fil-A is proposing along the eastern lot line, will result in beautification efforts that directly align with the Plan's goals. Also, the improvements will help bring tourists to the Plaza and not discourage citizens that are disinterested in the traffic issues present at the Plaza.

Notably, the Township's Staff's Report to the ZBA concluded that the variances sought for the drive-thru improvements: (a) would not be a substantial detriment to nearby land uses/properties, and (b) would not be a detriment to public safety. It makes a great deal of sense for the Township to support two successful business owners' development plans that help address the community's traffic concerns, while not impacting surrounding properties or the public safety. The benefits of the drive-thru improvements far outweigh any downside.

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The Parties appreciate the continued support from Holland Charter Township and local community members throughout this process. Chick-Fil-A is excited about the potential for this project and future opportunities within this community.

Very truly yours,

VARNUM



Seth B. Arthur

SBA/hns



APPLICATION FOR SITE PLAN APPROVAL

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151 · www.hct.holland.mi.us

Applicant Information

Contact Name Chick-Fil-A, Inc
Address 5200 Buffington Road
Atlanta, GA 30349

Company Chick-Fil-A, Inc
Phone [REDACTED]
Email [REDACTED]

Owner Information

Contact Name Chick-Fil-A, Inc
Address 5200 Buffington Road
Atlanta, GA 30349

Company Chick-Fil-A, Inc
Phone [REDACTED]
Email [REDACTED]

Plan Preparer Information

Contact Name Jason Toole
Address 500 W. Fulton Street
Sanford, Florida 32771

Company GPH
Phone [REDACTED]
Email [REDACTED]

Property Information

Address or Location 2332 North Park Drive Holland, MI 49424
Parcel Number 70 - 16 - 21 - 100 - 046 Zoning District C2- Commercial
Present Use(s) Restaurant with drive-thru

Description of Proposed Use – (attach additional pages as needed)

Continued use as restaurant with drive-thru. Site plan and project narrative show expanded drive-thru operations.

Requesting Planning Commission Review: Yes No (Note: Zoning Administrator may refer to the Planning Commission)

A site plan review fee of \$100 shall be submitted with the required two (2) site plans. If a special meeting is requested before the Planning Commission, an additional fee of \$600 shall be submitted with eleven (11) complete copies of: this form and the site plan including an electronic copy of the site plan on CD or other file sharing device. The copies must be submitted to the Community Development Department no later than the deadline indicated on the Planning Commission's Notice of Regular Meetings. The applicant or its representative must be present at the meeting in order to receive consideration.

I, the undersigned, do hereby certify that the site plan(s) attached hereto have been completed according to all ordinance requirements. I do further understand that if my site plan is not complete or if I fail to attend the meeting, the Planning Commission, at its discretion, may table the decision until a later date.

[Signature]
Signature of Applicant

3/12/20
Date

[Signature]
Signature of Owner

3/12/20
Date

DO NOT WRITE BELOW THIS LINE

Date Received _____ Amount of Fee Paid \$ _____ Check No. _____

Application Accepted by _____



SITE PLAN CHECKLIST

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151

All site plans submitted **MUST** contain all the following information unless certain information is waived by the Zoning Administrator: (Please check each item that is shown on the plan or note why it is not)

- A. Site plan, drawn to scale, based on an accurate certified land survey.
- B. Site plan content:
 - B1. Indication of existing Zoning District requirements.
 - C2 Zoning District Front Yard Setback Complies
 - Parcel Size Complies Side Yard Setback Complies
 - Parcel Width Complies Rear Yard Setback Complies
 - B2. Adjacent Zoning Districts, including Structures within one hundred (100) feet of the site's Lot lines.
 - B3. Location of existing water, sewer, and storm water utilities, including ditches and similar water courses.
 - B4. Existing topographical features including vegetation cover, trees in excess of six (6) inch caliper, and contour intervals no greater than five (5) feet.
 - B5. Location of R.O.W. lines, Lot lines, and applicable Setback lines.
 - B6. Location of existing streets, drives, and parking lots, including loading space(s) and arrangement and number of standard parking spaces and accessible parking spaces.
 - B7. Location of existing improvements, including the size and type of present Buildings or Structures, such as fencing, lighting, and signs to be retained or removed.
 - B8. Proposed topographical features including limits of removal for vegetation cover and contour intervals no greater than five (5) feet.
 - B9. Location of proposed water, sewer, and storm water utilities, including ditches or similar water courses.
 - B10. Location of proposed streets, drives, and parking lots, including loading space(s) and arrangement and number of standard parking spaces and accessible parking spaces.
 - B11. Location of all proposed Buildings or Structures, such as trash enclosures, fencing, light poles, and centralized mail delivery locations for residential communities (i.e., Neighborhood Delivery Centers or Cluster Box Units).
 - B12. Proposed landscaping, including specific ground cover(s), shrubs, and trees with an accurate description of species type and minimum size(s) to be installed.
 - B13. The date, north arrow, and scale. The scale shall not be less than 1" = 50' if the subject property is less than three (3) acres and 1" = 100' if three (3) acres or more.
 - B14. The name and address and phone number of the professional individual, if any, responsible for the preparation of the site plan.

- C. Building information:
 - C1. Preliminary architectural sketches and/or a general statement as to the type of construction and materials to be used in the proposed Buildings or Structures.
 - C2. Height and area of Buildings and Structures, including lot coverage by buildings.

- D. Supplemental information:
 - D1. Project Narrative.
 - D2. The period of time within which the project will be completed.
 - D3. Proposed phasing of the project, if any.
 - D4. Delineation of the one hundred (100) year flood plain and any proposed uses therein.
 - D5. Current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, such as an option or purchase contract.
 - D6. Additional information which the body or official reviewing and approving the site plan may request - which is reasonably necessary to evaluate the site plan.

Planning Commission General Document Submittal Requirements:

1. Failure to include any of the above information shall result in the rejection of the proposed site plan.
2. All information required on the application form shall be completed, including signature.
3. One original signature copy of the application must be submitted. The balance of the copies required may be photocopies.
4. All required documents/information must be submitted at the same time.
5. Rolled documents shall not be accepted. All documents must be folded to a size no larger than 9"x12".
6. If submittal contains multiple documents, the documents must be collated into "packets". Each packet shall be secured by clips, or rubber bands if necessary.
7. Two (2) sets of plans shall bear the original seal and signature of the architect or engineer who prepared them; the balance required may be copies.

CONSTRUCTION PLANS FOR



2332 N PARK DR, HOLLAND, OTTAWA, MICHIGAN 49424
 STORE # 03605
 SECTION 21 - TOWNSHIP 05 NORTH- RANGE 15 WEST
 PARCEL ID: 70-16-21-100-045



Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998



Plans Prepared By:
 CPH Consulting, LLC
 A Full Service A & E Firm

CONSULTANTS

CHICK-FIL-A, INC.
 5200 BUFFINGTON ROAD
 ATLANTA, GEORGIA 30349
 ATTN.: MICAH DOWDY

ENGINEER
 CPH, LLC.
 1031-C WEST 23RD STREET
 PANAMA CITY, FLORIDA 32405
 ATTN.: JASON L. TOOLE, P.E.

SURVEYOR
 YOUNG-HOBBS & ASSOCIATES
 1202 CROSSLAND AVE,
 CLARKSVILLE, TN 37040

ELECTRIC

HOLLAND BPW
 625 HASTINGS AVENUE,
 HOLLAND, MI 49423
 ATTN.: MICHEAL WISE
 (616) 355-1613
 mwise@hollandbtw.com

WATER & SEWER

HOLLAND CHARTER TOWNSHIP
 353 NORTH 120TH AVE,
 HOLLAND, MI 49424
 ATTN.: AARON NYBOER, DIRECTOR OF PUBLIC WORKS
 (616) 395-0078
 aaronn@hct.holland.mi.us

STORM DRAINAGE

OTTAWA COUNTY WATER RESOURCES STORMWATER
 12220 FILLMORE, RM 141,
 WEST OLIVE, MI 49460
 ATTN.: JESSICA PIERI, DEVELOPMENT REVIEW
 COORDINATOR
 (616) 994-4523
 jperier@miottawa.org

GAS

SEMCO ENERGY GAS COMPANY
 1411 THIRD STREET, SUITE A,
 PORT HURON, MI 48060
 ATTN.: GABE RAMIREZ
 (888) 300-5064
 customer.service@semcoenergy.com

CITY OF HOLLAND

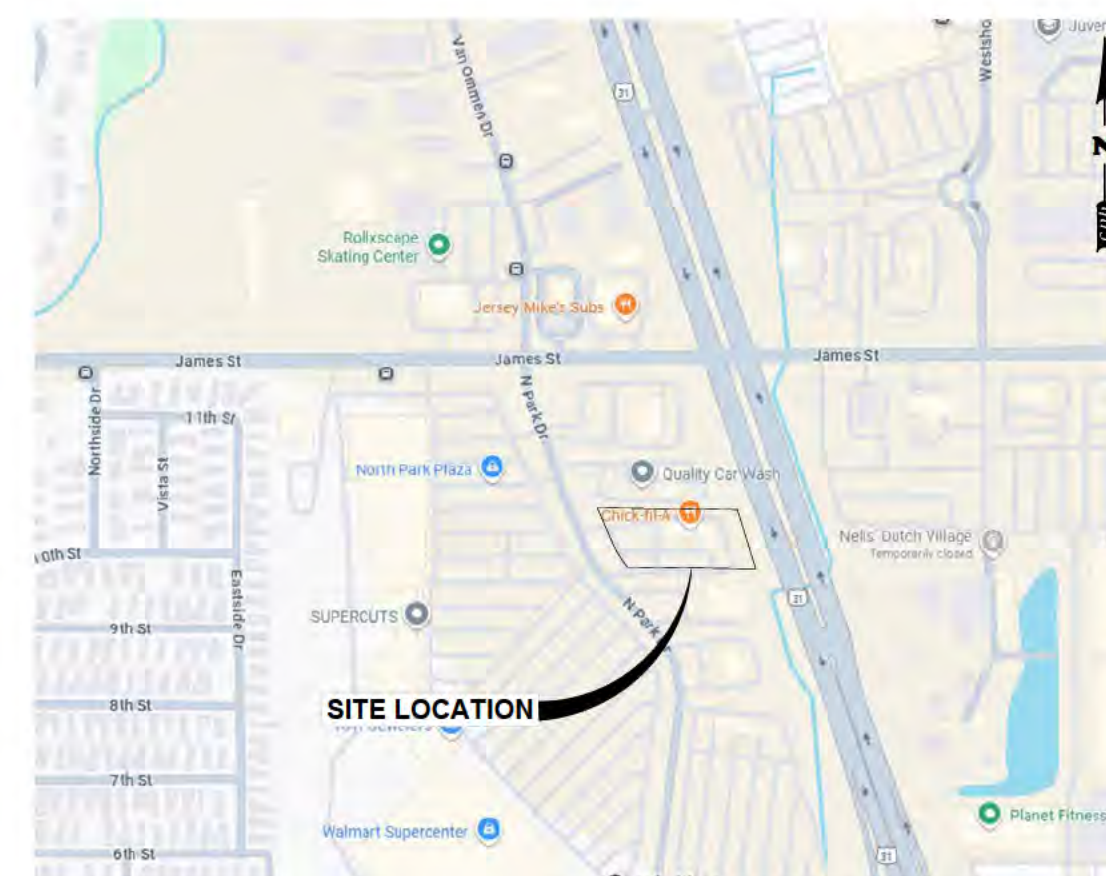
HOLLAND CHARTER TOWNSHIP COMMUNITY
 DEVELOPMENT
 353 NORTH 120TH AVE
 HOLLAND, MI 49424
 ATTN.: KATE WHITE, ASSISTANT PLANNER/ZONING
 ADMINISTRATOR
 (616) 395-0196
 katew@hct.holland.mi.us

BUILDING DEPARTMENT
 HOLLAND CHARTER TOWNSHIP COMMUNITY
 DEVELOPMENT - BUILDING DEPARTMENT
 353 NORTH 120TH AVE
 HOLLAND, MI 49424
 ATTN.: RANDY JARZEMBOWSKI
 (616) 395-0196
 randyj@hct.holland.mi.us

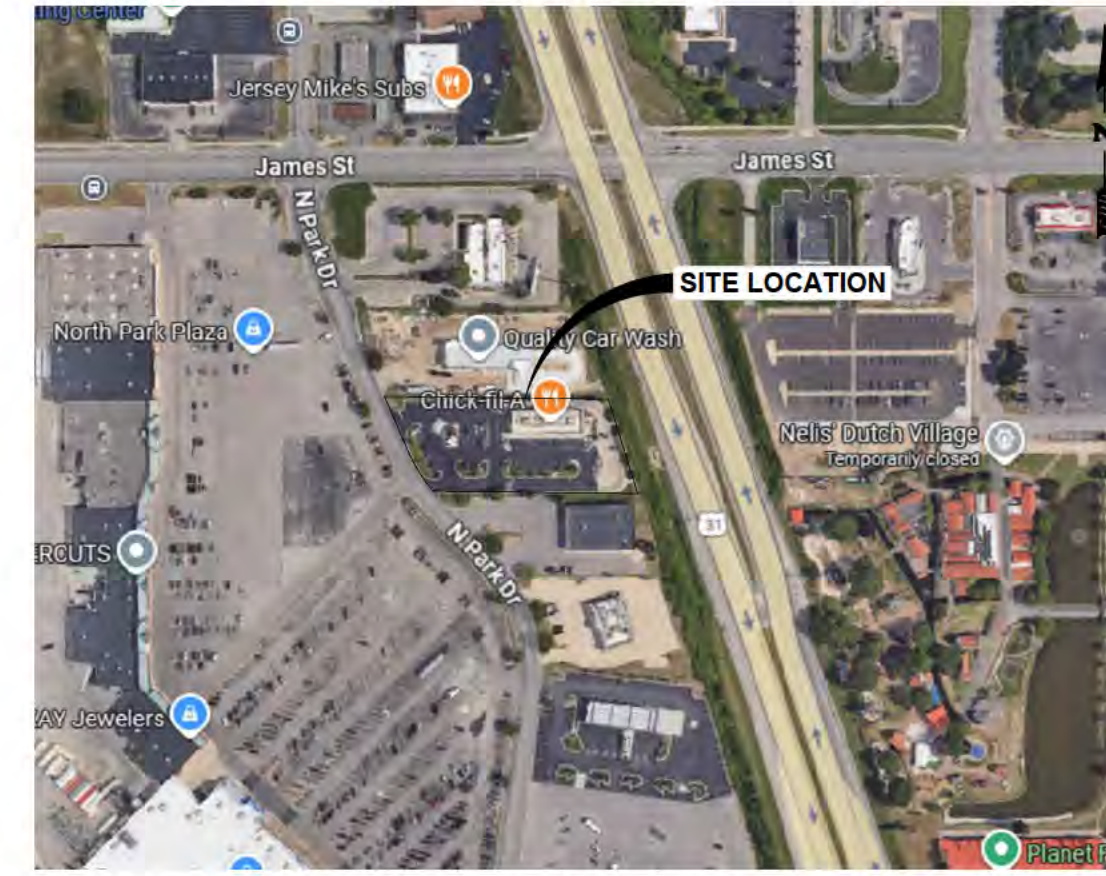
WATER MANAGEMENT DISTRICT

COUNTY OF OTTAWA SOIL EROSION &
 SEDIMENTATION CONTROL AGENCY
 12220 FILLMORE, RM 141,
 WEST OLIVE, MI 49460
 ATTN.: JON BRAXMAIER, EROSION CONTROL AGENT
 (616) 994-4528
 jonbraxmaier@miottawa.org

- C-1.0 COVER SHEET
- C-0.1 CAR WASH SURVEY
- C-0.1 CFA SURVEY
- C-2.0 CFA SITE PLAN
- C-2.1 CAR WASH SITE PLAN
- C-3.0 CFA GRADING PLAN
- L-1.0 LANDSCAPE PLAN
- L-5.0 LANDSCAPE NOTES & DETAILS
- L-5.1 LANDSCAPE SPECIFICATIONS



VICINITY MAP
 SCALE: 1" = 3,000'



LOCATION MAP
 SCALE: 1" = 500'

NOTES

CHICK-FIL-A
 3605 Holland
 2332 N PARK DR, HOLLAND,
 OTTAWA MICHIGAN 49424
 OTTAWA COUNTY MICHIGAN

FSR#03605

BUILDING TYPE / SIZE: P14-SE-XP

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # C2500895
 PRINTED FOR Project Status
 DATE 03/11/2026
 DRAWN BY CPH CONSULTING, LLC

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET COVER SHEET

SHEET NUMBER

C-1.0

NOTES CORRESPONDING TO SCHEDULE B SECTION II:

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT DATE: SEPTEMBER 15, 2025 @ 8:00 A.M.
 COMMITMENT NO.: 701240583NTS
 ITEMS 1,2 ARE STANDARD EXCEPTIONS AND/OR NOT SURVEY NG RELATED.

3. Mortgage as set forth below:
 Mortgagor: Essenburg Car Wash of North Park, LLC, a Michigan Limited Liability Company
 Mortgagee: Old National Bank
 Dated: February 8, 2023
 Recording Date: February 27, 2023
 Recording No. Document No. 2023-0004444
 AFFECTS, NOT PLOTTABLE.

4. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.

Recording No. Liber 1611, page 760, amended an Amendment to Declaration of Standards, Covenants, Easements, Conditions and Restrictions in Liber 1673, page 61 and further amended in Second Amendment to Declaration of Standards, Covenants, Easement, Conditions and Restrictions recorded in Liber 3150, page 68.

5. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.

Recording No. Liber 1611, page 773, amended in an Amendment to Declaration of Restrictions recorded in Liber 1691, page 651, further amended in Second Amendment to Declaration of Restrictions recorded in Liber 1832, page 642, further amended in Third Amendment to Declaration of Restrictions recorded in Liber 1999, page 797 and further amended in Fourth Amendment to Declaration of Restrictions recorded in Liber 3150, page 85.

6. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Consumers Power Company, now known as Consumers Energy
 Recording No. Liber 389, page 341 and Liber 422, page 612.
 DOES NOT AFFECT.

7. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: County of Ottawa, a body corporate as authorized by the Constitution of the State of Michigan, acting by and through its Board of County Road Commissioners
 Recording No. Liber 856, page 905.
 DOES NOT AFFECT.

8. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: The City of Holland
 Recording No. Liber 915, page 601.
 DOES NOT AFFECT.

9. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Michigan Bell Telephone Company, a Michigan Corporation
 Recording No. Liber 949, page 410.
 DOES NOT AFFECT.

10. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: County of Ottawa, a body corporate as authorized by the Constitution of the State of Michigan, acting by and through its Board of County Road Commissioners
 Recording No. Liber 1261, page 634.
 DOES NOT AFFECT.

11. Terms, Covenants, Restrictions, Conditions, and other Provisions of Release of Right of Way as set forth below:
 Recording No. Liber 1585, page 265.
 DOES NOT AFFECT.

12. Terms, Covenants, Restrictions, Conditions, and other Provisions of Declaration of Sign Easement for Signage - Sam's as set forth below:
 Recording No. Liber 1611, page 662.
 AFFECTS, NOT PLOTTABLE.

13. Terms, Covenants, Restrictions, and Conditions of Ottawa County Road Commission - Public Highway Easement (James Street) as set forth below:
 Recording No. Liber 1611, page 670.
 DOES NOT AFFECT.

14. Terms, Covenants, Restrictions, and Conditions of Ottawa County Road Commission - Public Highway Easement (Lakewood Boulevard) as set forth below:
 Recording No. Liber 1611, page 675.
 DOES NOT AFFECT.

15. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: The County of Ottawa, a body corporate as authorized by the Constitution of the State of Michigan, acting by and through its Board of County Road Commissioners
 Recording No. Liber 1611, page 679 and Liber 1611, page 688.
 DOES NOT AFFECT.

16. Rights of others, and the terms, covenants and conditions in and to the use of the Easement(s) described in a Mutual Easement Agreement for Private Roadway and Signage as set forth below:
 Recording No. Liber 1611, page 713 and amended in Liber 3150, page 37.
 DOES NOT AFFECT.

17. Terms, Covenants, Restrictions, Conditions, and other Provisions of Declaration of Easement for Signage - Holland Association as set forth below:
 Recording No. Liber 1611, page 743.
 DOES NOT AFFECT.

18. Terms, Covenants, Restrictions, Conditions, and other Provisions of Declaration of Easement for Surface Drainage as set forth below:
 Recording No. Liber 1611, page 752.
 AFFECTS, AS SHOWN HEREON.

19. Terms, Covenants, and Conditions of Easement Agreement as set forth below:
 Recording No. Liber 1621, page 36.
 DOES NOT AFFECT.

20. Terms, Covenants, and Conditions of Declaration of Covenants as set forth below:
 Recording No. Liber 1666, page 448.
 DOES NOT AFFECT.

21. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: City of Holland, a Municipal Corporation of Ottawa and Allegan Counties, acting by and through its Holland Board of Public Works
 Recording No. Document No. 2016-0005837.
 AFFECTS, AS SHOWN HEREON.

22. Rights of tenants under unrecorded leases and any and all parties claiming by, through and thereunder. SUBJECT TO THIS ITEM.

23. Rights of the public to any portion of the Land lying within the bounds of any street, road, alley or highway. SUBJECT TO THIS ITEM.

24. Taxes and/or assessments which become a lien or become due and payable subsequent to the effective date herein. SUBJECT TO THIS ITEM.

LAND DESCRIPTION (PER TITLE):

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OTTAWA, TOWNSHIP OF HOLLAND.
 THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 5 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 21, THENCE NORTH 89 DEGREES 37 MINUTES 29 SECONDS WEST 259.23 FEET ALONG THE NORTH LINE OF SECTION 21, THENCE SOUTH 17 DEGREES 39 MINUTES 00 SECONDS EAST 157.74 FEET ALONG SAID WESTERLY LINE, THENCE LEAVING SAID WESTERLY LINE NORTH 89 DEGREES 37 MINUTES 29 SECONDS WEST 77.16 FEET; THENCE NORTH 10 DEGREES 58 MINUTES 38 SECONDS WEST 81.16 FEET, THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST 403.06 FEET TO THE PLACE OF BEGINNING.

OWNER INFORMATION

PAR 70-16-21-100-045
 2352 NORTH PARK
 ESSENBURG CAR WASH OF NORTH PARK
 DOC. NO. 2021-0027333

PART OF THE NW 1/4 OF SECTION 21,
 TOWN 5 NORTH, RANGE 15 WEST,
 HOLLAND TOWNSHIP, OTTAWA COUNTY,
 MICHIGAN

FOR UTILITIES CONTACT:

GAS SERVICE
 SEMCO ENERGY
 1411 THIRD ST., STE. A
 PORT HURON, MI 48060
 TEL: 888-300-5064

ELECTRIC SERVICE
 HOLLAND BOARD OF PUBLIC WORKS
 625 HASTINGS AVE.
 HOLLAND, MI 49423
 TEL: 616-355-1500

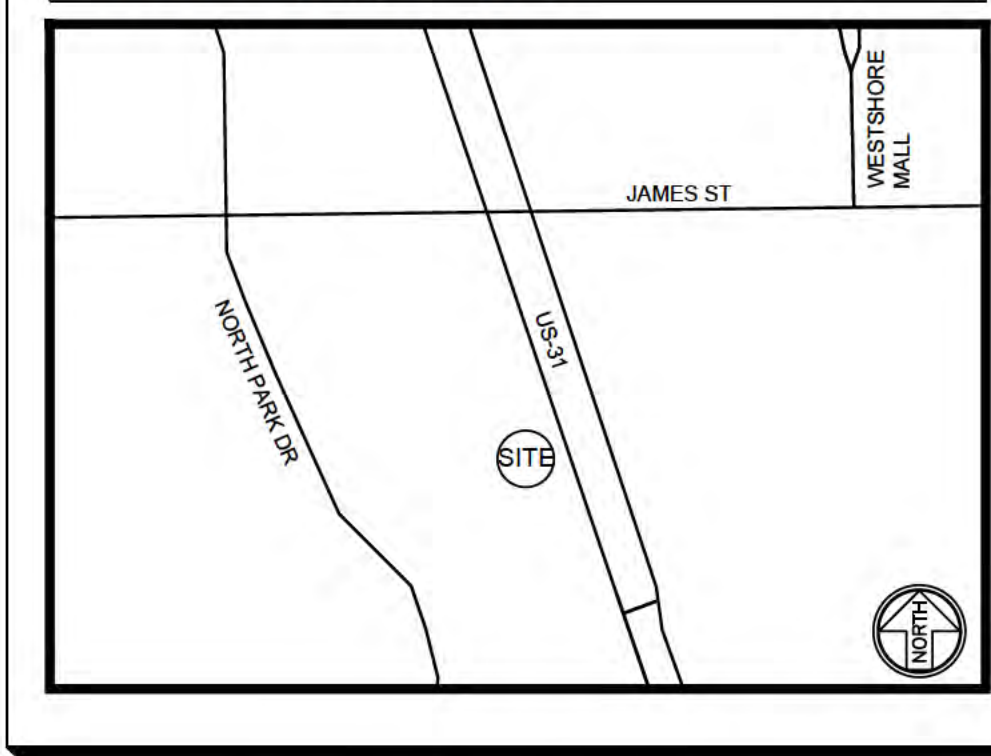
WATER AND SEWER SERVICES
 HOLLAND CHARTER TOWNSHIP
 PUBLIC WORKS MAINTENANCE DEPT.
 207 W. LAKEWOOD BLVD.
 HOLLAND, MI 49422
 TEL: 616-396-1891

TELEPHONE SERVICE
 AT&T
 3435 W. SHORE DR.
 HOLLAND, MI 49424
 TEL: 61-994-0549

LEGEND

- IRON PIN SET (IPS)
- IRON PIN FOUND, AS NOTED
- BENCHMARK, AS NOTED
- BOLLARD
- SIGN, AS NOTED
- VACUUM
- FLAG POLE
- SEWER CLEAN OUT
- SEWER MANHOLE
- UTILITY POLE
- GUY WIRE
- TRAFFIC POLE
- ELECTRIC METER
- CAMERA ON POST
- ELECTRIC BOX
- ROOF DRAIN
- IRRIGATION VALVE
- GAS METER
- GAS VALVE
- FOC PULL BOX
- TELEPHONE BOX
- GATE POST
- TELEPHONE BOX
- CURB INLET
- GRATE INLET
- STORM MANHOLE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINES
- OVERLAP
- UNDERGROUND ELECTRIC
- FENCE LINE
- OVERHANG
- GAS LINE, AS NOTED
- WATER LINE, AS NOTED
- SANITARY SEWER, AS NOTED
- UNDERGROUND FIBER OPTIC
- STORM SEWER P PE, AS NOTED
- TREE
- LIGHT POLE
- LIGHT POLE(2-WAY)

LOCATION MAP NTS



SURVEYOR'S CERTIFICATION:

To: CHICK-FIL-A, INC., A GEORGIA CORPORATION, ESSENBURG CAR WASH OF NORTH PARK, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY.

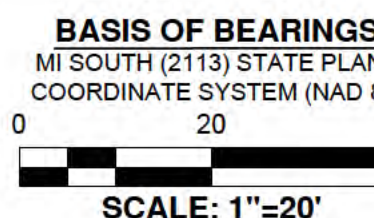
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 12, 2024.

DATE OF PLAN OR MAP: NOVEMBER 17, 2024.

Dave R. Hobbs 1/9/26
 DAVE R. HOBBS PS 4001063317 DATE

TABLE A NOTES:

- ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "ZONE 2C" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 28190C0312E, WITH AN EFFECTIVE DATE OF DEC. 16, 2011, IN TOWNSHIP OF HOLLAND, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- ITEM 6A: NO ZONING LETTER SENT TO THIS SURVEYOR.
- ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES, THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE-GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON (MICHIGAN ONE CALL 811 OR 1-800-482-7171).

NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

LIST OF ENCROACHMENTS: NONE.

AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE ON SITE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

AT THE TIME OF THIS SURVEY THERE WAS NO DELINEATION OF WETLANDS ON THIS SITE.

AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

GROUND MEASUREMENTS ARE USED AS THE BASIS FOR LOCATION OF ALL FEATURES OF THE SUBJECT PROPERTY.

AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

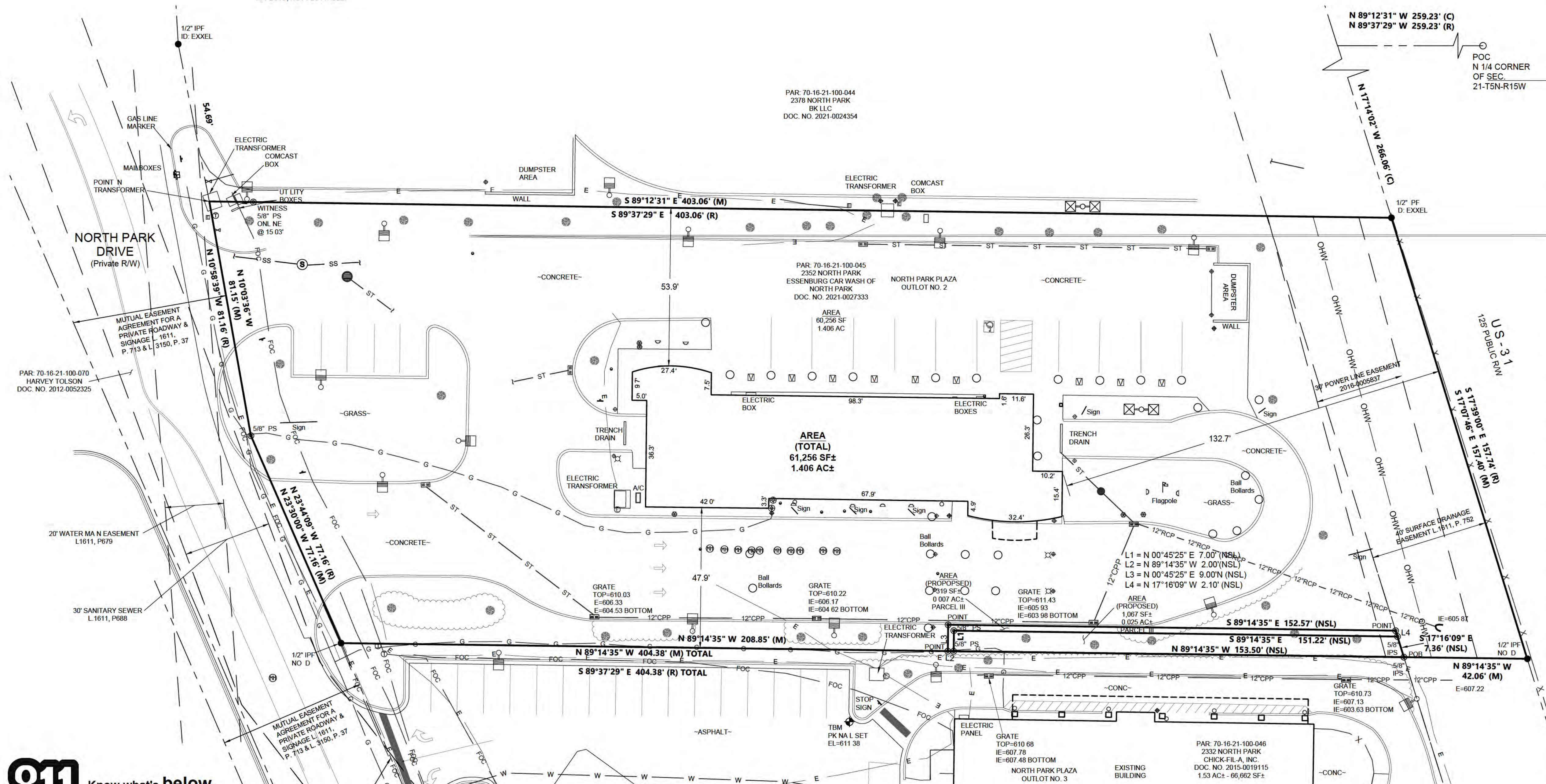
ALL MATTERS SHOWN ON RECORDED PLATS ARE SHOWN ON SURVEY.

A TITLE REPORT WAS PROVIDED TO THE SURVEYOR.

THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT IS THE SAME PROPERTY AS DEPICTED ON THE SURVEY.

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 5/8" DIAMETER REBAR, 30" IN LENGTH, WITH A BLUE PLASTIC CAP STAMPED "MI PLS 4001063317".

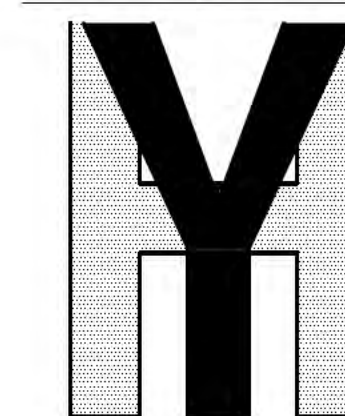
I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MICHIGAN TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.



811 Know what's below.
 Call before you dig.



Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-2998



YOUNG - HOBBS
 AND
 ASSOCIATES
 1202 CROSSLAND AVE.
 CLARKSVILLE, TN 37040



CHICK-FIL-A
HOLLAND FSR
 2332 NORTH PARK DR., HOLLAND, MI 49424

FSR# 03605

REVISION SCHEDULE	NO.	DATE	DESCRIPTION
1			

YHA PROJECT #	187-24
DATE (FIELD)	11/12/24
DATE (OFFICE)	11/17/24
CHECKED BY	KAB

ALTA/NSPS LAND
 TITLE SURVEY
 SHEET 1 OF 1

SHEET NUMBER
C-010

6. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document.

Granted to: Consumers Power Company, now known as Consumers Energy Recording No. Liber 389, page 341 and Liber 422, page 612. DOES NOT AFFECT.

7. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document. Granted to: County of Ottawa, a body corporate as authorized by the Constitution of the State of Michigan, acting by and through its Board of County Road Commissioners

Recording No. Liber 856, page 905. DOES NOT AFFECT.

8. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document. Granted to: the City of Holland

Recording No. Liber 915, page 601. DOES NOT AFFECT.

9. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document. Granted to: Michigan Bell Telephone Company, a Michigan Corporation

Recording No. Liber 949, page 410. DOES NOT AFFECT.

10. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document. Granted to: County of Ottawa, a body corporate as authorized by the Constitution of the State of Michigan, acting by and through its Board of County Road Commissioners

Recording No. Liber 1261, page 634. DOES NOT AFFECT.

11. Terms, Covenants, Restrictions, Conditions, and other Provisions of Release of Right of Way as set forth below.

Recording No. Liber 1585, page 265. DOES NOT AFFECT.

12. Terms, Covenants, Restrictions, Conditions, and other Provisions of Declaration of Sign Easement for Signage - Sam's as set forth below.

Recording No. Liber 1611, page 692. AFFECTS, NOT PLOTTABLE.

13. Terms, Covenants, Restrictions, and Conditions of Ottawa County Road Commission - Public Highway Easement (James Street) as set forth below.

Recording No. Liber 1611, page 670. DOES NOT AFFECT.

14. Terms, Covenants, Restrictions, and Conditions of Ottawa County Road Commission - Public Highway Easement (Lakewood Boulevard) as set forth below.

Recording No. Liber 1611, page 675. DOES NOT AFFECT.

15. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document. Granted to: the County of Ottawa, a body corporate as authorized by the Constitution of the State of Michigan, acting by and through its Board of County Road Commissioners

Recording No. Liber 1611, page 679 and Liber 1611, page 688. AFFECTS, AS SHOWN HEREOF.

16. Rights of others, and the terms, covenants and conditions in and to the use of the Easement(s) described in a Mutual Easement Agreement for Private Roadway and Signage as set forth below.

Recording No. Liber 1611, page 713 and amended in Liber 3150, page 37. DOES NOT AFFECT.

17. Terms, Covenants, Restrictions, Conditions, and other Provisions of Declaration of Easement for Signage - Holland Association as set forth below.

Recording No. Liber 1611, page 743. DOES NOT AFFECT.

18. Terms, Covenants, Restrictions, Conditions, and other Provisions of Declaration of Easement for Surface Drainage as set forth below.

Recording No. Liber 1611, page 752. AFFECTS, AS SHOWN HEREOF.

19. Terms, Covenants, and Conditions of Easement Agreement as set forth below.

Recording No. Liber 1621, page 36. DOES NOT AFFECT.

20. Terms, Covenants, and Conditions of Declaration of Covenants as set forth below.

Recording No. Liber 1666, page 448. DOES NOT AFFECT.

21. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document. Granted to: City of Holland, a Municipal Corporation of Ottawa and Allegan Counties, acting by and through its Holland Board of Public Works

Recording No. Document No. 2016-0005837. DOES NOT AFFECT.

22. Rights of tenants under unrecorded leases and any and all parties claiming by, through and thereunder. SUBJECT TO THIS ITEM.

23. Rights of the public to any portion of the land lying within the bounds of any street, road, alley or highway. SUBJECT TO THIS ITEM.

24. Taxes and/or assessments which become a lien or become due and payable subsequent to the effective date herein. SUBJECT TO THIS ITEM.

25. The land described herein has no rights of direct ingress and egress to US-31, a limited access street or highway as recited in Liber 380, Page 489. DOES NOT AFFECT.

26. Declaration of Covenants but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded in Liber 1677, page 739. DOES NOT AFFECT.

27. Power Line Easement in favor of City of Holland set forth in instrument recorded on February 12, 2016 in Instrument No. 2016-5276. AFFECTS, AS SHOWN HEREOF.

28. Encroachment Agreement Relating to Drain Easement set forth in instrument dated December 19, 2017 and recorded December 27, 2017 in Instrument No. 2017-48418. AFFECTS, AS SHOWN HEREOF.

29. Notice of Commencement dated July 14, 2017 by and between Chick-fil-A, Inc. Owner, and Wolverine Building Group, Contractor, and, Lender, recorded on July 20, 2017 in Instrument No. 2017-26561. AFFECTS, NO ADDITIONAL EASEMENTS.

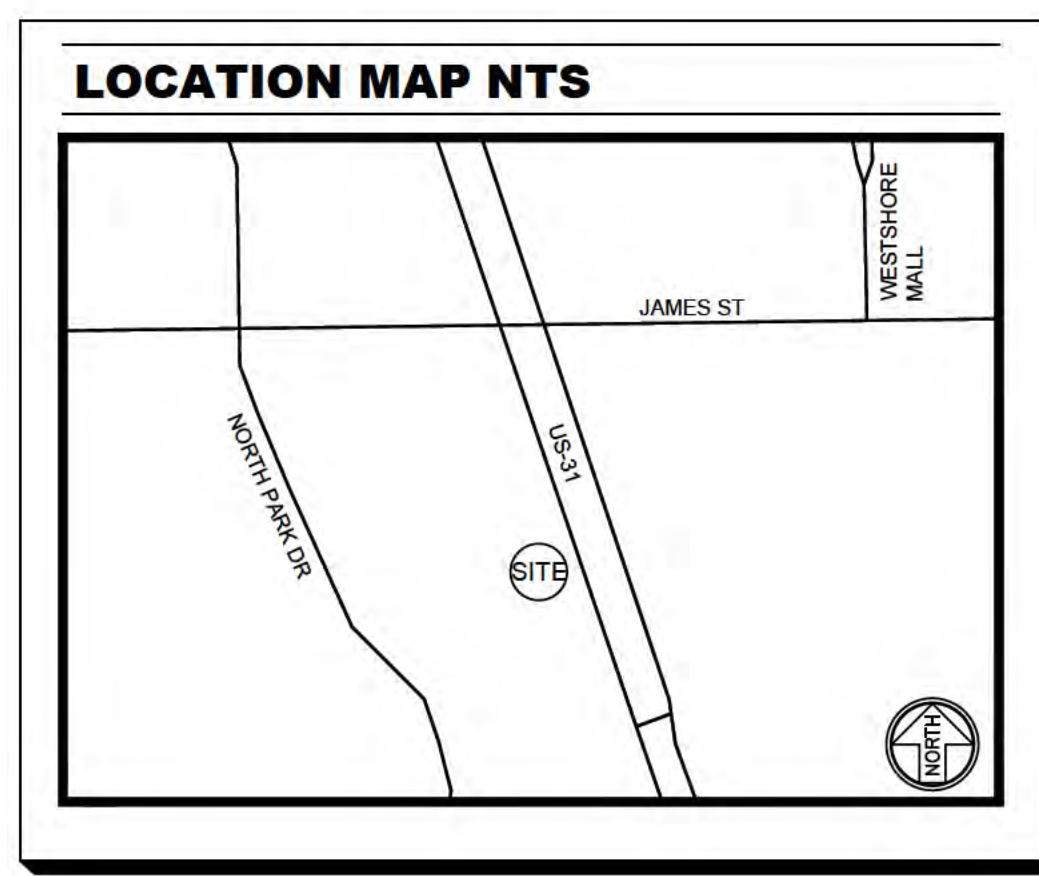
30. Terms, conditions and provisions of Easement Agreement dated _____ recorded on _____ in Instrument No. _____ SUBJECT TO THIS ITEM.

TABLE A NOTES:

- ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF ZONE "C" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 26139C0312E, WITH AN EFFECTIVE DATE OF DEC. 16, 2011, IN TOWNSHIP OF HOLLAND, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
ITEM 5: CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREOF ARE BASED ON GPS OBSERVATIONS TOGETHER WITH AN ORIS SOLUTION, DATED 11/12/2024 (NAVD83, GEOID12B).
ITEM 6A: NO ZONING LETTER SENT TO THIS SURVEYOR.
ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES, THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGEND

- POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
IRON PIN SET (IPS)
IRON PIN FOUND, AS NOTED
BENCHMARK, AS NOTED
WATER VALVE
ELECTRIC METER
ELECTRIC BOX
DOLLARD SIGN, AS NOTED
ROOF DRAIN
IRRIGATION VALVE
FOC PULL BOX
TELEPHONE BOX
SEWER CLEAN OUT
SEWER MANHOLE
CURB INLET
GRATE INLET
STORM MANHOLE
PROPERTY LINE
EASEMENT LINE
SETBACK LINES
UNDERGROUND ELECTRIC OVERHEAD WIRE
FENCE LINE
GAS LINE, AS NOTED
WATER LINE, AS NOTED
SS SANITARY SEWER, AS NOTED
UGT UNDERGROUND TELEPHONE
ST STORM SEWER PIPE, AS NOTED
? UNKNOWN UNDERGROUND UTILITY
OVERHANG



LAND DESCRIPTION (PER TITLE):

Land Situated in the State of Michigan, County of Ottawa, Township of Holland. Parcel I: That part of the Northwest 1/4, Section 21, Town 5 North, Range 15 West, Michigan Township, Ottawa County, Michigan, described as: Commencing at the North 1/4 corner of Section 21, thence North 89°37'29" West 259.23 feet along the North line of Section 21, thence South 17°39'00" East 423.80 feet along the Westerly line of Highway US-31 Right of Way to the place of beginning of this description; thence South 17°39'00" East 178.77 feet along said Westerly line; thence leaving said Westerly line North 89°37'29" West 370.21 feet; thence Northwesterly 97.37 feet along a 310.00 foot radius curve to the right, the chord of which bears North 31°48'37" West 87.08 feet; thence North 34°40'09" West 105.50 feet; thence South 89°37'29" East 404.38 feet to the place of beginning.

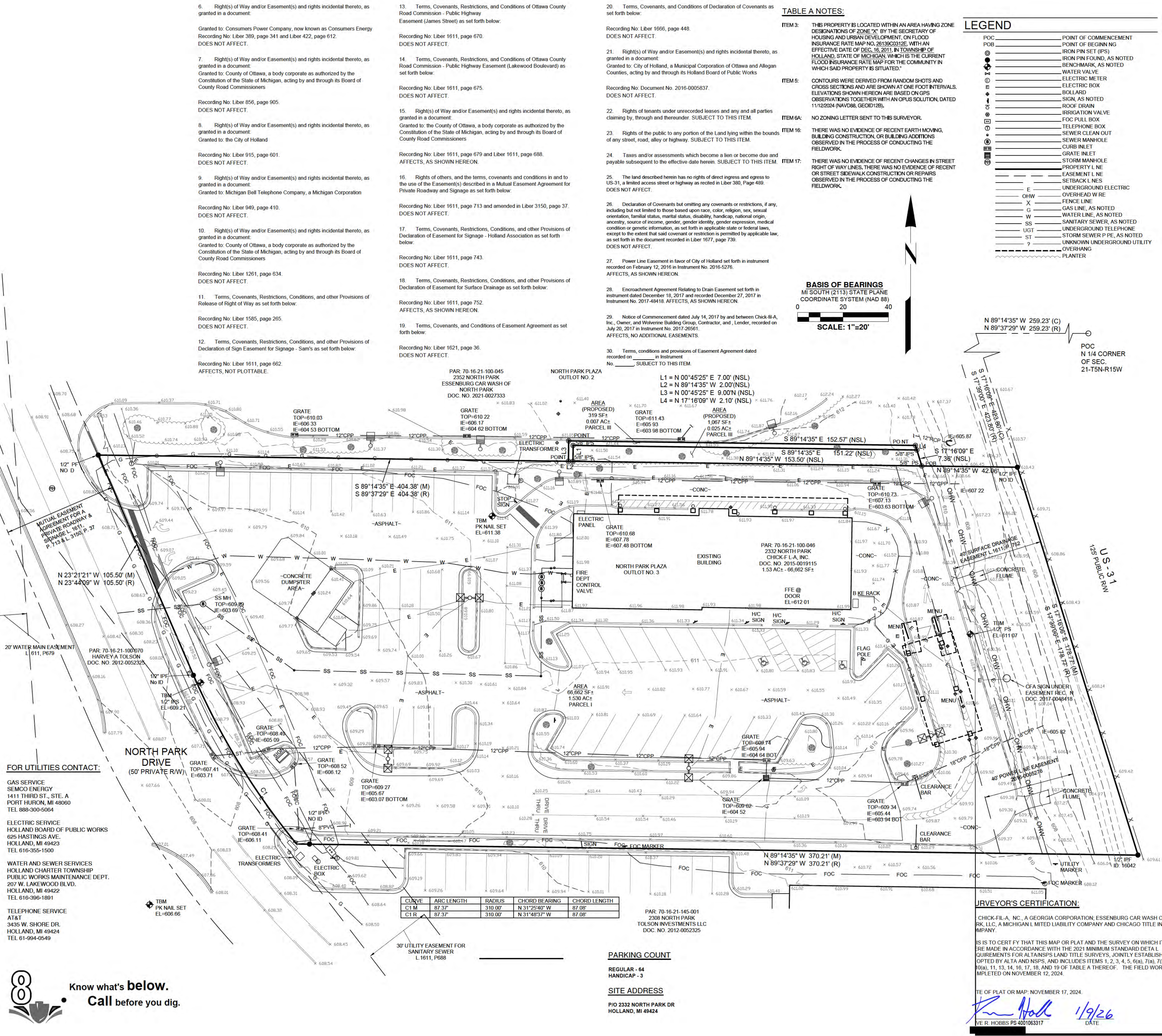
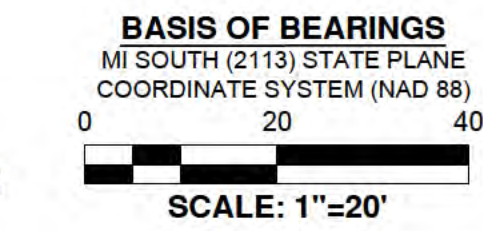
Parcel II: Subject to and together with the easements recited in Mutual Easement Agreement for a Private Roadway and Signage recorded in Liber 1611, Page 713, First Amendment recorded in Liber 3150, Page 37. Also subject to and together with the easements recited in Declaration of Easement for Surface Drainage recorded in Liber 1611, Page 752. Also subject to and together with the easements recited in Declaration of Standards, Covenants, Easements, Condition and Restrictions recorded in Liber 1611, Page 760, First Amendment recorded in Liber 1673, Page 61, Second Amendment recorded in Liber 3150, Page 68.

Parcel III: Subject to and together with the easements recited in the Easement Agreement dated _____ recorded on _____ in Instrument No. _____ over the easement tracts more particularly described as: THAT PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 5 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 21, THENCE NORTH 89°14'35" W, A DISTANCE OF 259.23 FEET; THENCE S 17°16'09" E, A DISTANCE OF 423.80 TO A 1/2" IRON PIN FOUND IN THE WEST RIGHT-OF-WAY LINE OF US 31, THENCE LEAVING SAID RIGHT-OF-WAY WITH THE NORTH LINE OF THE CHICK-FIL-A, INC. PROPERTY, RECORDED IN DOC. NO. 2015-001915 RUN N 89°14'35" W, A DISTANCE OF 42.06 FEET TO A 5/8" IRON PIN SET, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE CONTINUING WITH SAID NORTH LINE N 89°14'35" W, A DISTANCE OF 153.50 FEET TO A 5/8" IRON PIN SET; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: N 00°45'25" E, A DISTANCE OF 7.00 FEET; THENCE S 89°14'35" E, A DISTANCE OF 151.22 FEET; THENCE S 17°16'09" E, A DISTANCE OF 7.36 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 1,067 SQUARE FEET, 0.02 ACRES, MORE OR LESS.

AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 5 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 21, THENCE NORTH 89°14'35" W, A DISTANCE OF 259.23 FEET; THENCE S 17°16'09" E, A DISTANCE OF 423.80 TO A 1/2" IRON PIN FOUND IN THE WEST RIGHT-OF-WAY LINE OF US 31, THENCE LEAVING SAID RIGHT-OF-WAY WITH THE NORTH LINE OF THE CHICK-FIL-A, INC. PROPERTY, RECORDED IN DOC. NO. 2015-001915 RUN N 89°14'35" W, A DISTANCE OF 42.06 FEET TO A 5/8" IRON PIN SET, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE CONTINUING WITH SAID NORTH LINE N 89°14'35" W, A DISTANCE OF 153.50 FEET TO A 5/8" IRON PIN SET; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: N 00°45'25" E, A DISTANCE OF 9.00 FEET; THENCE S 89°14'35" E, A DISTANCE OF 152.57 FEET; THENCE S 17°16'09" E, A DISTANCE OF 2.10 FEET; THENCE N 89°14'35" W, A DISTANCE OF 151.22 FEET; THENCE S 00°45'25" W, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 320 SQUARE FEET, 0.01 ACRES, MORE OR LESS.

SURVEY NOTES: INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UT LITIES IS SHOWN HEREOF. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAT N PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UT LITIES AND STRUCTURES SHOWN HEREOF. (MICHIGAN ONE CALL 811 OR 1-800-482-7171). NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY. CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UT LITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREOF IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREOF. LIST OF ENCROACHMENTS: NONE. AT THE TIME OF THIS SURVEY THERE WAS NO DELINEATION OF WETLANDS ON THIS SITE. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS. GROUND MEASUREMENTS ARE USED AS THE BASIS FOR LOCATION OF ALL FEATURES OF THE SUBJECT PROPERTY. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. ALL MATTERS SHOWN ON RECORDED PLATS ARE SHOWN ON SURVEY. A TITLE REPORT WAS PROVIDED TO THE SURVEYOR. THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT IS THE SAME PROPERTY AS DEPICTED ON THE SURVEY. UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 5/8" DIAMETER REBAR, 30" IN LENGTH, WITH A BLUE PLASTIC CAP STAMPED "M PL S 401063317". I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MICHIGAN TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.



FOR UTILITIES CONTACT: GAS SERVICE SEMCO ENERGY 1411 THIRD ST., STE. A PORT HURON, MI 48060 TEL 888-300-5064. ELECTRIC SERVICE HOLLAND BOARD OF PUBLIC WORKS 625 HASTINGS AVE. HOLLAND, MI 49423 TEL 616-355-1500. WATER AND SEWER SERVICES HOLLAND CHARTER TOWNSHIP PUBLIC WORKS MAINTENANCE DEPT. 207 W. LAKEWOOD BLVD. HOLLAND, MI 49422 TEL 616-396-1891. TELEPHONE SERVICE AT&T 3435 W. SHORE DR. HOLLAND, MI 49424 TEL 61-994-0549.

Know what's below. Call before you dig.

Table with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Includes data for C1 M, C1 R, and C1 F.

PARKING COUNT

REGULAR - 64 HANDICAP - 3

SITE ADDRESS

PIO 2332 NORTH PARK DR HOLLAND, MI 49424

SURVEYOR'S CERTIFICATION:

CHICK-FIL-A, INC. A GEORGIA CORPORATION; ESSENBURG CAR WASH OF NORTH PARK, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY. I AM A LICENSED SURVEYOR IN THE STATE OF MICHIGAN. I AM CERTIFIED BY THE BOARD OF SURVEYING AND MAPPING. I AM NOT PROVIDING THIS SERVICE AS AN EMPLOYEE OF CHICK-FIL-A, INC. I AM NOT PROVIDING THIS SERVICE AS AN EMPLOYEE OF ESSENBURG CAR WASH OF NORTH PARK, LLC. I AM NOT PROVIDING THIS SERVICE AS AN EMPLOYEE OF CHICAGO TITLE INSURANCE COMPANY. I AM NOT PROVIDING THIS SERVICE AS AN EMPLOYEE OF ANY OTHER ENTITY. I AM PROVIDING THIS SERVICE AS AN INDEPENDENT CONTRACTOR. I AM NOT PROVIDING THIS SERVICE AS AN EMPLOYEE OF ANY OTHER ENTITY. I AM PROVIDING THIS SERVICE AS AN INDEPENDENT CONTRACTOR.

DATE OF PLAT OR MAP: NOVEMBER 17, 2024. Signature of Dave R. Hobbs, dated 1/9/26.



Chick-fil-A 5200 Buffington Road Atlanta, Georgia 30349-2998

YOUNG - HOBBS AND ASSOCIATES 1202 CROSSLAND AVE. CLARKSVILLE, TN 37040



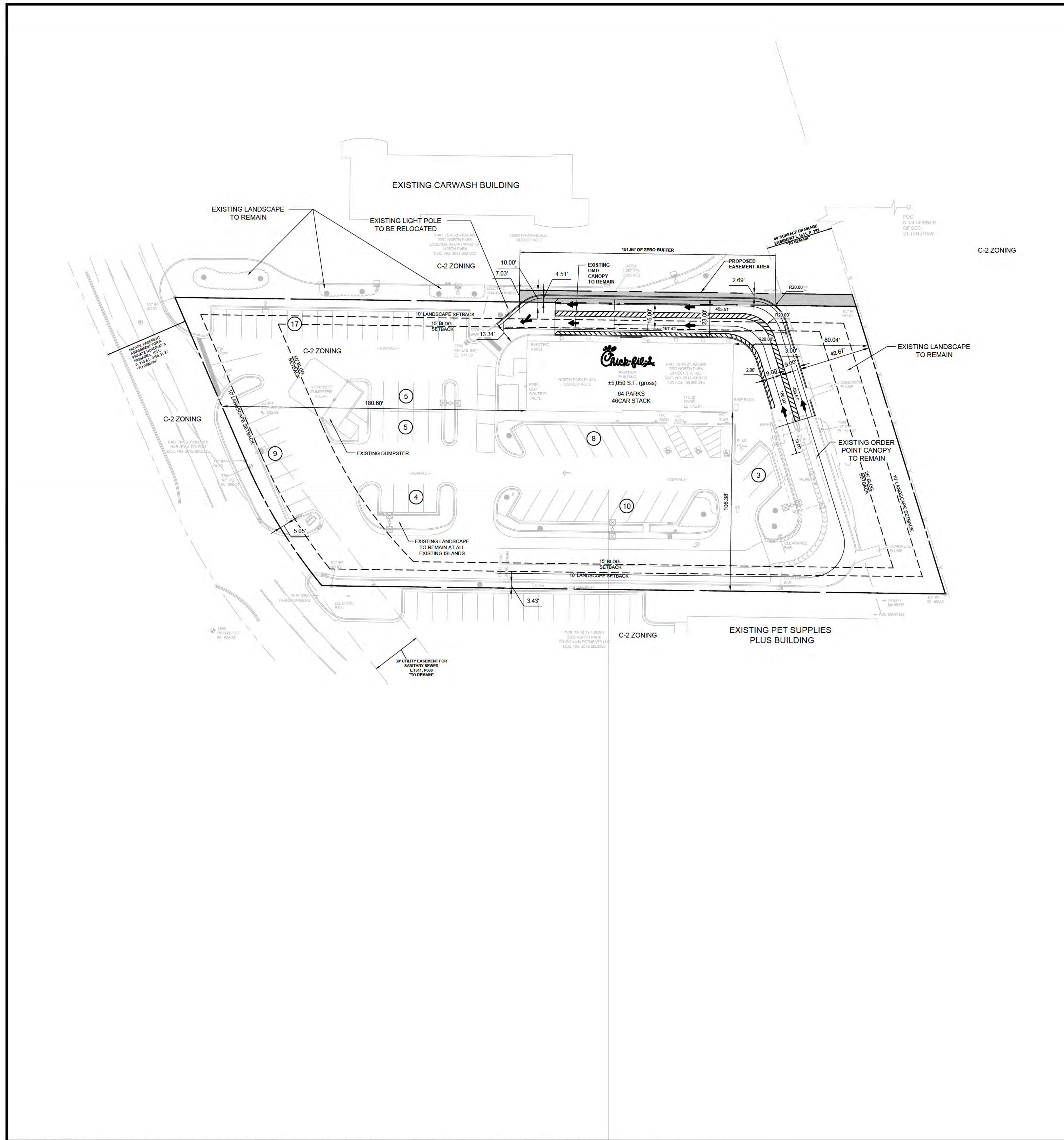
CHICK-FIL-A HOLLAND FSR 2332 NORTH PARK DR, HOLLAND, MI 49424

FSR# 03605

REVISION SCHEDULE table with columns: NO., DATE, DESCRIPTION. Includes entries for 1/18/2026 and 11/17/24.

ALTA/NSPS LAND TITLE SURVEY SHEET 1 OF 1

SHEET NUMBER C-010



SITE DATA:

PROJECT NARRATIVE: CHICK-FIL-A IS PROPOSING TO EXPAND THE EXISTING DRIVE-THRU LANES IN ORDER TO HAVE TWO LANES OF DRIVE-THRU MEAL DELIVERY.

ZONING - C-2 COMMUNITY COMMERCIAL DISTRICT

PARCEL SIZE - 1.51 ACRES

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
FRONT (WEST)	50'	180.60'
LEFT SIDE (NORTH)	15'	15.00'
RIGHT SIDE(SOUTH)	15'	106.38'
REAR (EAST)	25'	80.04'

LANDSCAPE BUFFERS/ SETBACK:	REQUIRED:	PROVIDED:
FRONT (WEST)	10'	5.05' (PREVIOUSLY APPROVED)
LEFT SIDE (NORTH)	10'	0.00' (FOR 151.86' CHICK-FIL-A)
RIGHT SIDE(SOUTH)	10'	3.43' (PREVIOUSLY APPROVED)
REAR (EAST)	10'	42.67'

FEMA FLOOD ZONE NOTE:-

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF ZONE "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 26139C0312E, WITH AN EFFECTIVE DATE OF DEC. 16, 2011, IN TOWNSHIP OF HOLLAND, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

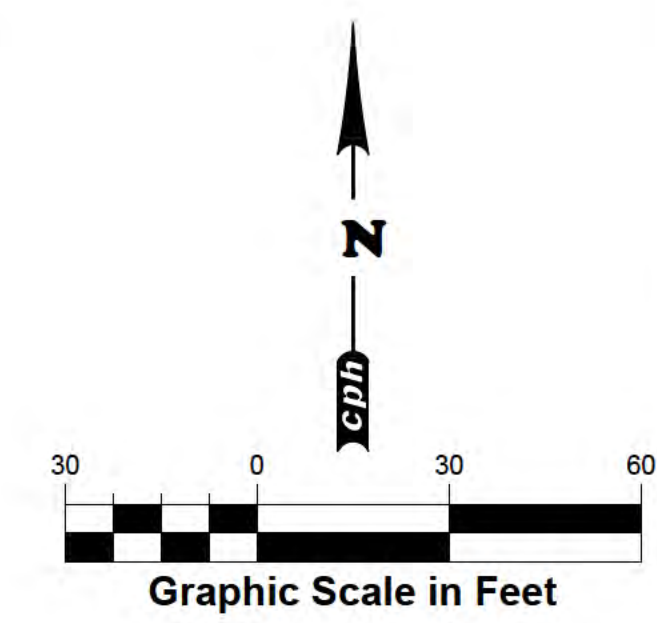
LEGAL DECIPTION:-

BEING A PORTION OF THE ESSENBERG CAR WASH OF NORTH PARK, LLC PROPERTY, RECORDED IN INSTR. NO. 2021-0027333, IN THE COUNTY CLERK OFFICE FOR OTTAWA COUNTY, MICHIGAN, TO-WIT:

THAT PART OF THE NORTHWEST ¼ OF SECTION 21, TOWN 5 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH ¼ CORNER OF SECTION 21; THENCE N 89°14'35" W A DISTANCE OF 259.23 FEET; THENCE S 17°16'09" E A DISTANCE OF 423.80 TO A 1/2" IRON PIN FOUND IN THE WEST RIGHT OF WAY LINE OF US 31; THENCE LEAVING SAID RIGHT OF WAY WITH THE NORTH LINE OF THE CHICK-FIL-A, INC., PROPERTY, RECORDED IN DOC. NO. 2015-0019115 N 89°14'35" W A DISTANCE OF 42.06 FEET TO A 5/8" IRON PIN SET, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE CONTINUING WITH SAID NORTH LINE N 89°14'35" W A DISTANCE OF 153.50 FEET TO A 5/8" IRON PIN SET; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: N 00°45'25" E A DISTANCE OF 7.00 FEET TO A 5/8" IRON PIN SET; THENCE S 89°14'35" E A DISTANCE OF 151.22 TO A 5/8" IRON PIN SET; THENCE S 17°16'09" E A DISTANCE OF 7.36 FEET FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 1,067 SQUARE FEET, 0.025 ACRES, MORE OR LESS.

EXISTING PARKING TO REMAIN

REGULAR	40 SPACES
ANGULAR	21 SPACES
HANDICAP	03 SPACES
TOTAL	64 SPACES



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



1031-C W. 23rd Street
Panama City, FL 32405

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

Jason L. Toole, P.E.
6201311849

CHICK-FIL-A
3605 Holland
2332 N PARK DR, HOLLAND,
OTTAWA MICHIGAN 49424
OTTAWA COUNTY MICHIGAN

FSR#03605

BUILDING TYPE / SIZE: P14-SE-XP

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
▲		
▲		
▲		
▲		

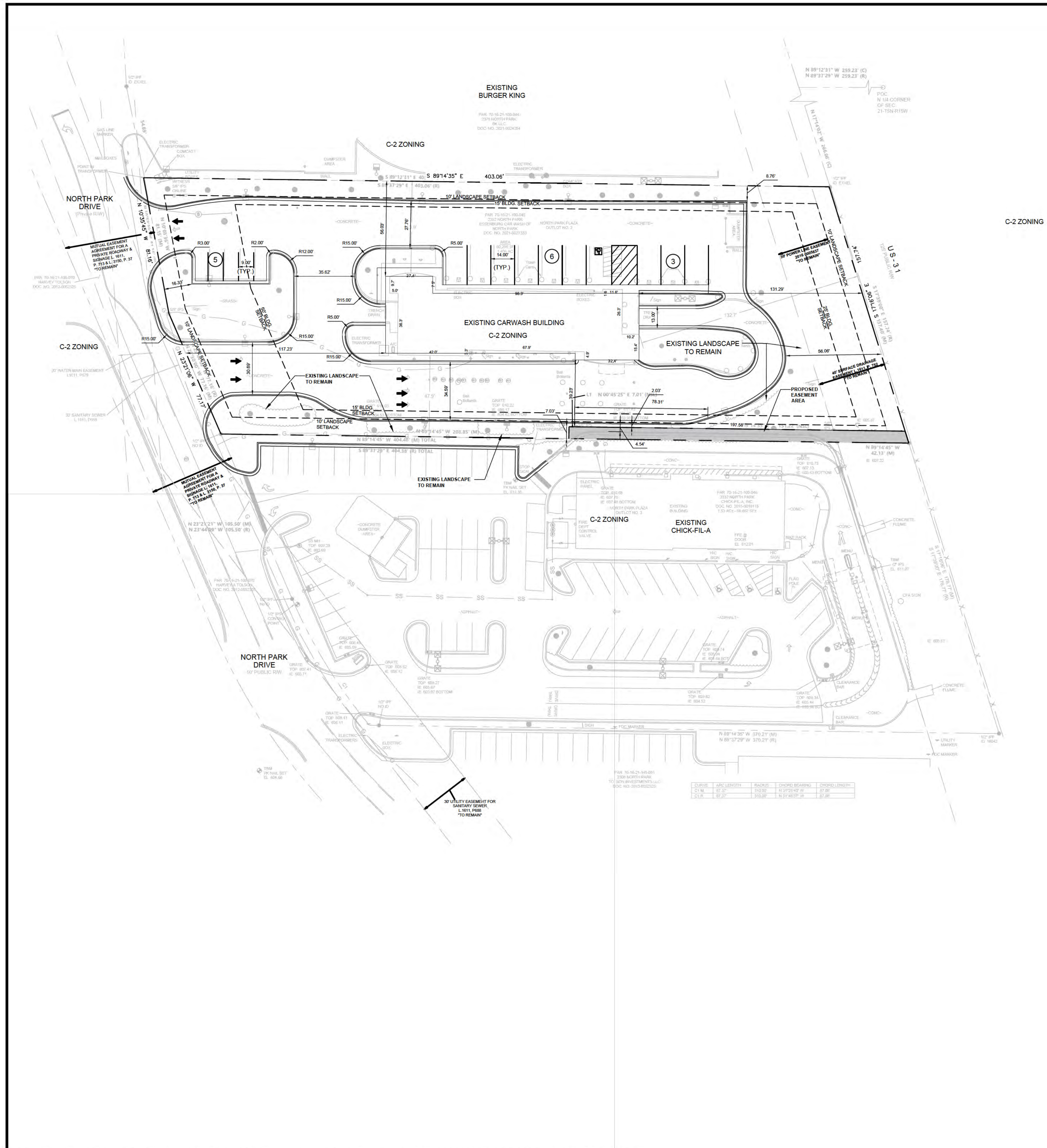
CONSULTANT PROJECT # C2500895
PRINTED FOR Project Status
DATE 03/12/2026
DRAWN BY CPH CONSULTING, LLC

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SHEET
CHICK-FIL-A
SITE PLAN
SHEET NUMBER

PERMIT

C-2.0



SITE DATA:

PROJECT NARRATIVE: EXISTING CARWASH WILL REMAIN UNCHANGED. THERE IS A PROPOSED REDUCTION IN SOUTH SIDE BUFFER WHERE EXISTING PROPERTY IS BEING PROPOSED TO BE ADDED TO THE ADJACENT CHICK-FIL-A PARCEL.

ZONING - C-2 COMMUNITY COMMERCIAL DISTRICT

PARCEL SIZE - 1.40 ACRES

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
FRONT (WEST)	50'	117.23'
LEFT SIDE (NORTH)	15'	56.03'
RIGHT SIDE(SOUTH)	15'	39.23'
REAR (EAST)	25'	131.29'

LANDSCAPE BUFFERS/ SETBACKS:	REQUIRED:	PROVIDED:
FRONT (WEST)	10'	16.33'
LEFT SIDE (NORTH)	10'	8.76'
RIGHT SIDE(SOUTH)	10'	4.54' (FOR 78.31' CARWASH)
REAR (EAST)	10'	56.10'

FEMA FLOOD ZONE NOTE:-

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF ZONE "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 26139C0312E, WITH AN EFFECTIVE DATE OF DEC. 16, 2011, IN TOWNSHIP OF HOLLAND, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

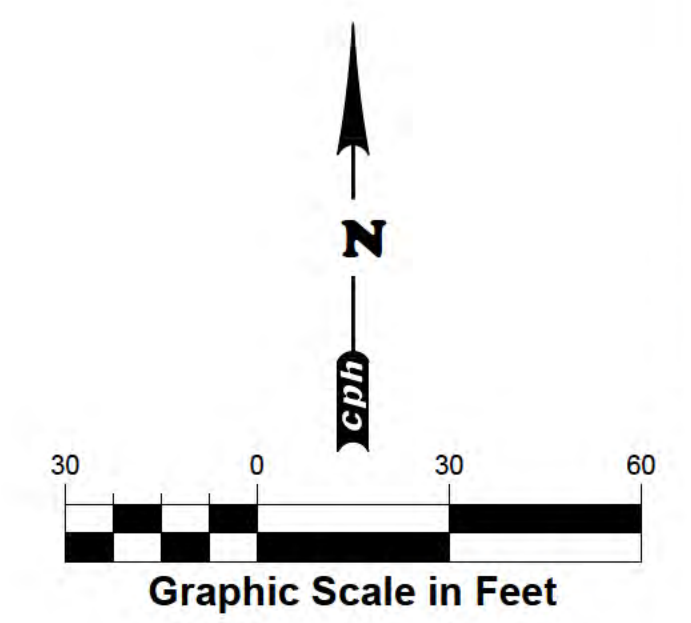
LEGAL DECIPTION:-

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OTTAWA, TOWNSHIP OF HOLLAND.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 5 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 21; THENCE NORTH 89 DEGREES 37 MINUTES 29 SECONDS WEST 259.23 FEET ALONG THE NORTH LINE OF SECTION 21; THENCE SOUTH 17 DEGREES 39 MINUTES 00 SECONDS EAST 266.06 FEET ALONG THE WESTERLY LINE OF HIGHWAY US-31 RIGHT-OF-WAY TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 17 DEGREES 39 MINUTES 00 SECONDS EAST 157.74 FEET ALONG SAID WESTERLY LINE; THENCE LEAVING SAID WESTERLY LINE NORTH 89 DEGREES 37 MINUTES 29 SECONDS WEST 404.37 FEET; THENCE NORTH 23 DEGREES 44 MINUTES 09 SECONDS WEST 77.16 FEET; THENCE NORTH 10 DEGREES 58 MINUTES 38 SECONDS WEST 81.16 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST 403.06 FEET TO THE PLACE OF BEGINNING.

EXISTING PARKING TO REMAIN

REGULAR	14 SPACES
HANDICAP	01 SPACES
TOTAL	15 SPACES



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Jason L. Toole, P.E.
6201311849

CHICK-FIL-A
3605 Holland
2332 N PARK DR, HOLLAND,
OTTAWA MICHIGAN 49424
OTTAWA COUNTY MICHIGAN

FSR#03605

BUILDING TYPE / SIZE: P1X LS LRG
RELEASE: vX.YY.MM

REVISION SCHEDULE

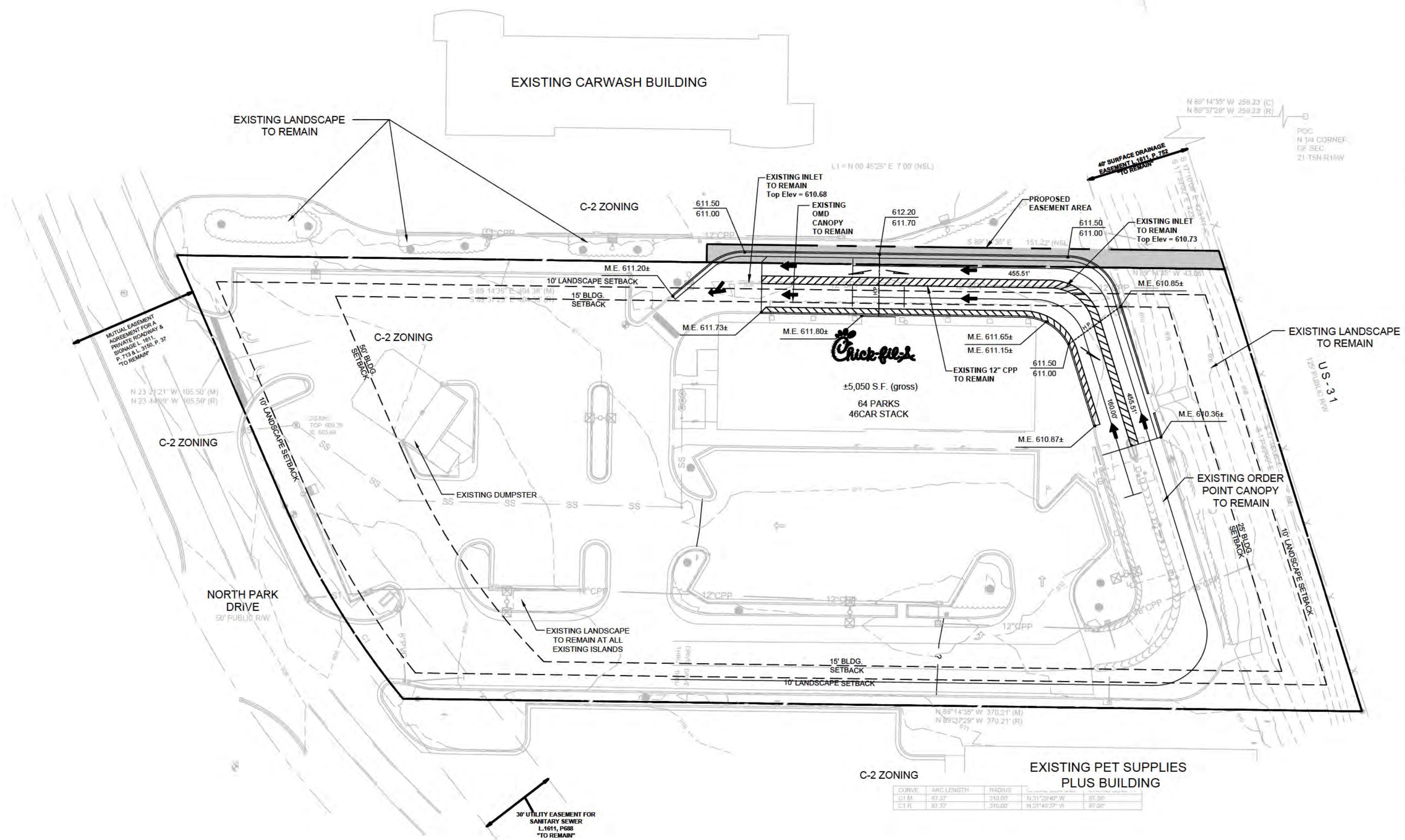
NO.	DATE	DESCRIPTION
1		
2		
3		

CONSULTANT PROJECT # C2500895
PRINTED FOR Project Status
DATE 12/01/2025
DRAWN BY CPH Inc.

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SHEET
CARWASH
SITE PLAN
SHEET NUMBER

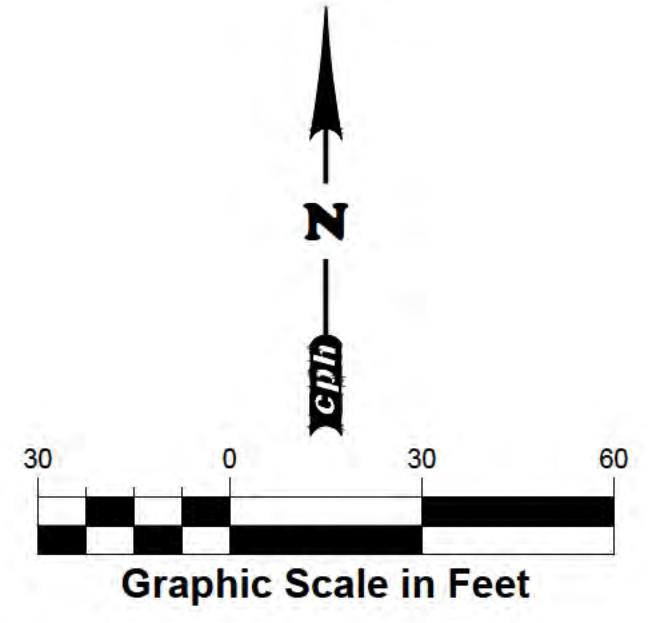
Project Status



LEGEND

X.XX	PROPOSED TOP OF CURB ELEV. / PROPOSED PAVEMENT ELEV.
X.XX	PROPOSED PAVEMENT ELEV.
X.XX	PROPOSED TOP OF SIDEWALK ELEV.
M.E.	MATCH EXISTING PAVEMENT / BOTTOM OF CURB ELEV.
H.P.	PROPOSED HIGH POINT
→	PROP. DRAINAGE FLOW DIRECTION

- GENERAL GRADING NOTES**
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON PLANS. AS CONSTRUCTION PROGRESSES, THE CONTRACTOR SHALL PERIODICALLY CHECK THE SEDIMENTATION CONTROLS AND REPAIR THEM AS NECESSARY TO KEEP THEM IN GOOD FUNCTIONING ORDER. THE CONTRACTOR SHALL ALSO PROTECT INLETS AND OTHER SITE APPURTENANCES FROM SEDIMENTATION USING PROTECTION AS DETAILED IN THE PLANS.
 - THE CONTRACTOR SHALL CONDUCT GROUND STABILIZING MEASURES (PAVING, GRASSING, MULCHING AND SODDING) AS SOON AS PRACTICABLE FOLLOWING FINAL GRADING OF THE SITE.
 - FOLLOWING COMPLETION OF CONSTRUCTION AND COMPLETED STABILIZATION OF POTENTIAL EROSION AREAS, THE CONTRACTOR SHALL REMOVE SEDIMENTATION CONTROL MEASURES AND CLEAN AND REPAIR ANY AREAS AFFECTED BY THE CONSTRUCTION ACTIVITIES. ANY SITUATION IN THE STORMWATER SYSTEM SHALL BE COMPLETELY FLUSHED PRIOR TO CERTIFICATION OF COMPLETION.
 - CONTRACTOR SHALL FIELD VERIFY EXISTING AND SURROUNDING DEVELOPMENT GRADES AND CONTACT ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY POSITIVE DRAINAGE FLOW AWAY FROM BLDG. AND THAT A MINIMUM SLOPE OF AT LEAST 1% IN THE DIRECTION OF DRAINAGE FLOW INDICATED CAN BE ACHIEVED.
 - 0.5' STEP RISE IN ELEVATION SHALL NOT BE EXCEEDED WHERE EXISTING SIDEWALK IS TO REMAIN AND NEW CURB & PAVEMENT IS TO BE CONSTRUCTED ABUTTING. CONTRACTOR SHALL FIELD VERIFY EXISTING SIDEWALK ELEVATIONS AND NOTIFY ENGINEER IF CONFLICTS ARE DETERMINED.



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 BUILDING TYPE / SIZE: P14-SE-XP
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SHEET
GRADING PLAN

SHEET NUMBER
C-3.0

SEC. 11.7 BUFFERS
 REQUIRED: 10' TYPE 'D' BUFFER ALONG THE NORTH PROPERTY LINE WITH (1) TREE / 60 LF
 197 LF- 40' DRAINAGE EASEMENT = 157 LF
 157 LF / 60 = 2.6 TREES
 PROPOSED: 0 TREES DUE TO LIMITED SPACE BETWEEN THE PROPERTY BOUNDARY AND THE BACK OF CURB.

SEC. 11.6 FRONT YARD
 REQUIRED: 10' WIDE BUFFER
 (1) TREE / 40 LF AND (3) SHRUBS / 40 LF.
 185 LF / 40 = 4.6 TREES
 4.6 X 3 = 13.8 SHRUBS
 PROPOSED: (1) NEW TREE, (21) NEW SHRUBS;
 (47) NEW ORNAMENTAL GRASSES.

SYM	COMMON NAME	BOTANICAL NAME	DESCRIPTION	QTY.
CF	FLOWERING DOGWOOD	CORNUS FLORIDA	2.5" CAL., B/B, TREE FORM	1
CS	TEXAS SCARLET QUINCE	CHAENOMELES SPECIOSA 'TEXAS SCARLET'	7 GAL., 30" HT., 48" O.C.	3
EF	PURPLE LEAF WINTER CREEPER	EUONYMUS FORTUNEI 'COLORATA'	3 GAL., 7" HT., 19" SPRD., 42" O.C.	19
IV	LITTLE HENRY SWEETSPIRE	ITEA VIRGINICA 'LITTLE HENRY'	3 GAL., 18" HT., 24" O.C. FULL CONTAINER	79
JC	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	3 GAL., 7" MIN. HT., 14" SPRD., 42" O.C.	83
PM	MOPS MUGO PINE	PINUS MUGO 'MOPS'	24" MIN. HT., 24" SPRD., B & B, 48" O.C.	11
VP	NEWPORT VIBURNUM	VIBURNUM PPLICATUM 'NEWPORT'	24" MIN. HT., 24" SPRD., B & B, 48" O.C.	9
SOD	KENTUCKY BLUEGRASS	POA PRATENSIS	SOLID SOD, CONTRACTOR TO VERIFY QUANTITY. CONTRACTOR TO MATCH EXISTING ON SITE SPECIES.	

- NOTES:**
- PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
 - IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.
 - ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.
 - CONTRACTOR TO VERIFY AND MODIFY THE EXISTING IRRIGATION SYSTEM TO ENSURE ADEQUATE IRRIGATION FOR ALL NEW PLANT MATERIAL. IRRIGATION SYSTEM TO REMAIN FUNCTIONAL DURING CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR PLANT DIE OFF DUE TO INADEQUATE IRRIGATION.
 - CONTRACTOR SHALL REPLACE ANY EXISTING SOD OR OTHER PLANT MATERIALS DAMAGED DURING CONSTRUCTION IN AREAS THAT ARE OUTSIDE THE AREA OF CONSTRUCTION. REPLACED PLANT MATERIAL IS TO MATCH EXISTING PLANT MATERIAL WITH LIKE / SAME.
 - ALL SHRUB BEDS TO HAVE ALUMINUM EDGING.



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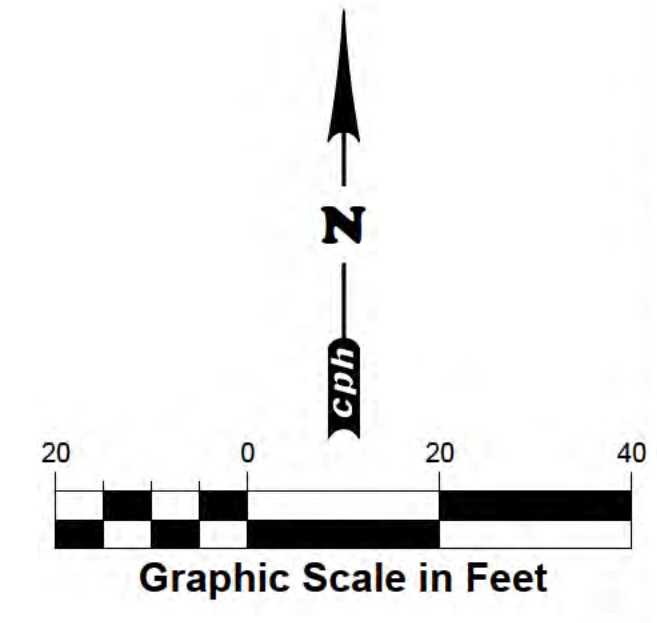
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LANDSCAPE PLAN
 SHEET NUMBER _____
L-1.0



LANDSCAPE NOTES:

- The Landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
- The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
- Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. The Landscape Contractor shall be responsible for any damage or injury to person or property which may occur as a result of negligence in the execution of the work.
- The work shall be coordinated with other trades to prevent conflicts. Coordinate the planing with the irrigation work to assure availability and proper location of irrigation items and plants.
- All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
- Furnish standard nursery-grown trees, shrubs and groundcover complying with ANSI Z60.1-2014 American Standards for Nursery Stock.
- The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
- Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
- The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. The caliper of tree trunks is to be taken one foot above the ground level.
- Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
- All tree pits shall be excavated to size and depth in accordance with the USDA Standard for Nursery Stock 260.1, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.
- The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
- It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to restraighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.
- All trees shall be guyed or staked or braced. The Landscape Contractor shall determine which small or multi-trunk trees need to be guyed and staked to maintain plumb. Staking of trees and shrubs, if required, shall be done as per staking and guying detail prepared by the Landscape Architect. It shall be the responsibility of the Landscape Contractor to remove guys and stakes from the trees and job site after a period of 90 days.
- Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
- The Landscape Contractor shall insure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage. If well drained fill is necessary to assure positive drainage, this issue shall be brought up by the Landscape Contractor at time of bidding.
- The Landscape Contractor shall insure that his work does not interrupt established or projected drainage patterns.
- The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of bidding.
- Mulch - All plant beds shall be top dressed with 3" shredded hardwood mulch. Match existing color and type.
- Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.

21. MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:

Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.

Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, lightening, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.

During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.

At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor Stating the date when the Maintenance Period ends.

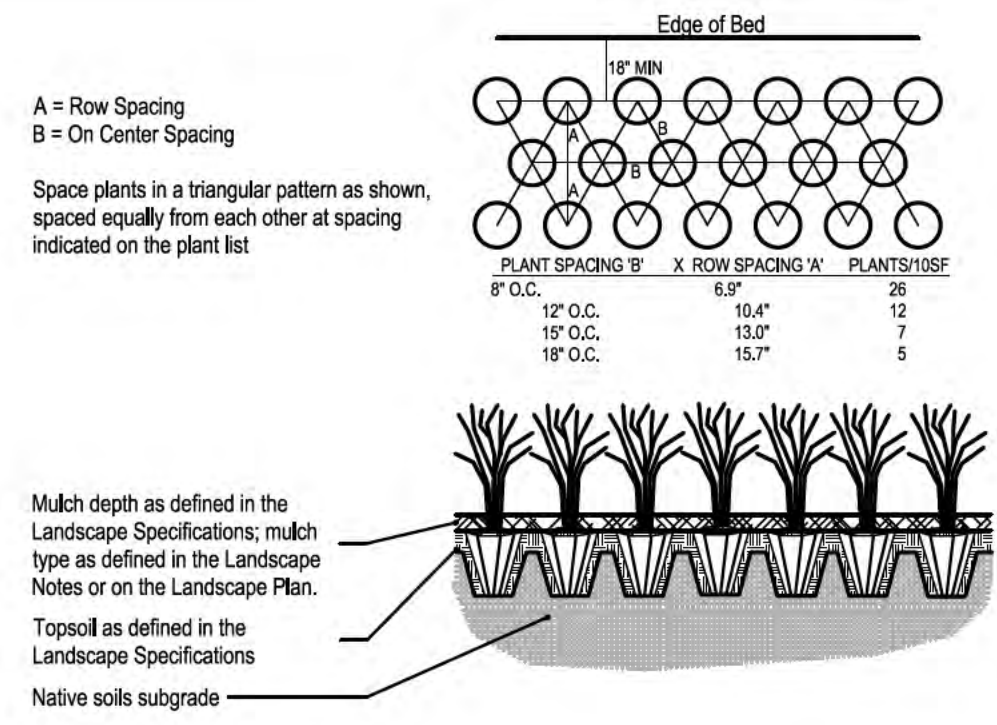
GUARANTEE AND REPLACEMENT:
All plant materials shall be guaranteed for one (1) year from the time of final inspection and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.

At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.

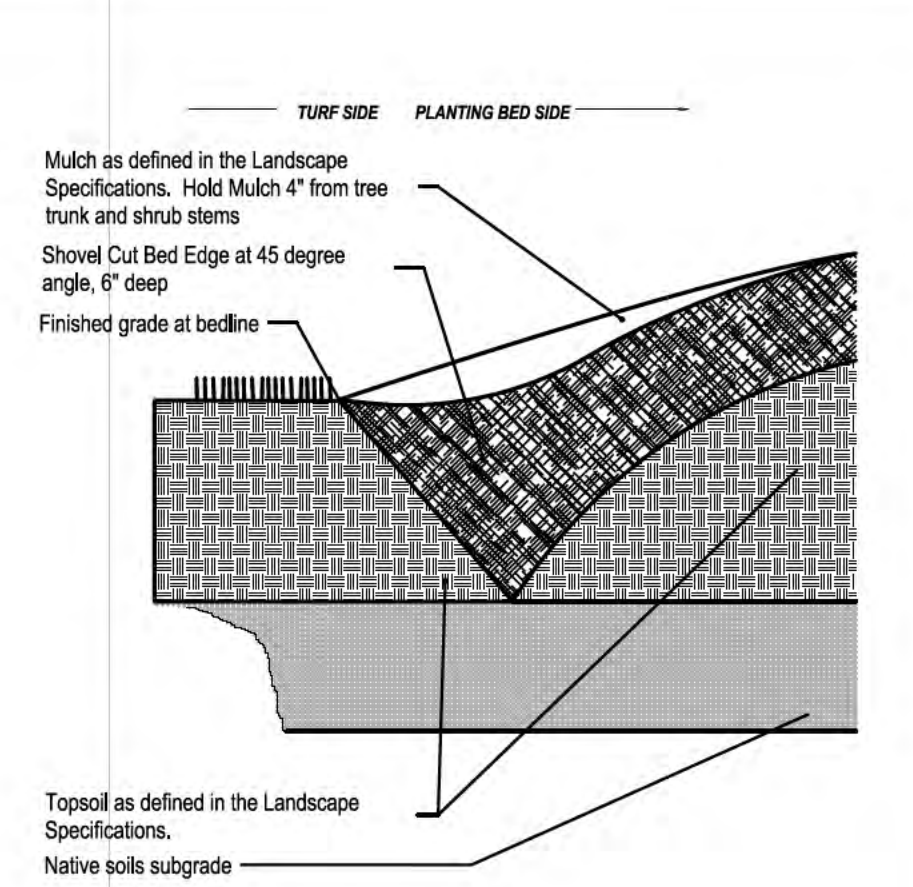
All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.

CHICK-FIL-A LANDSCAPE NOTES

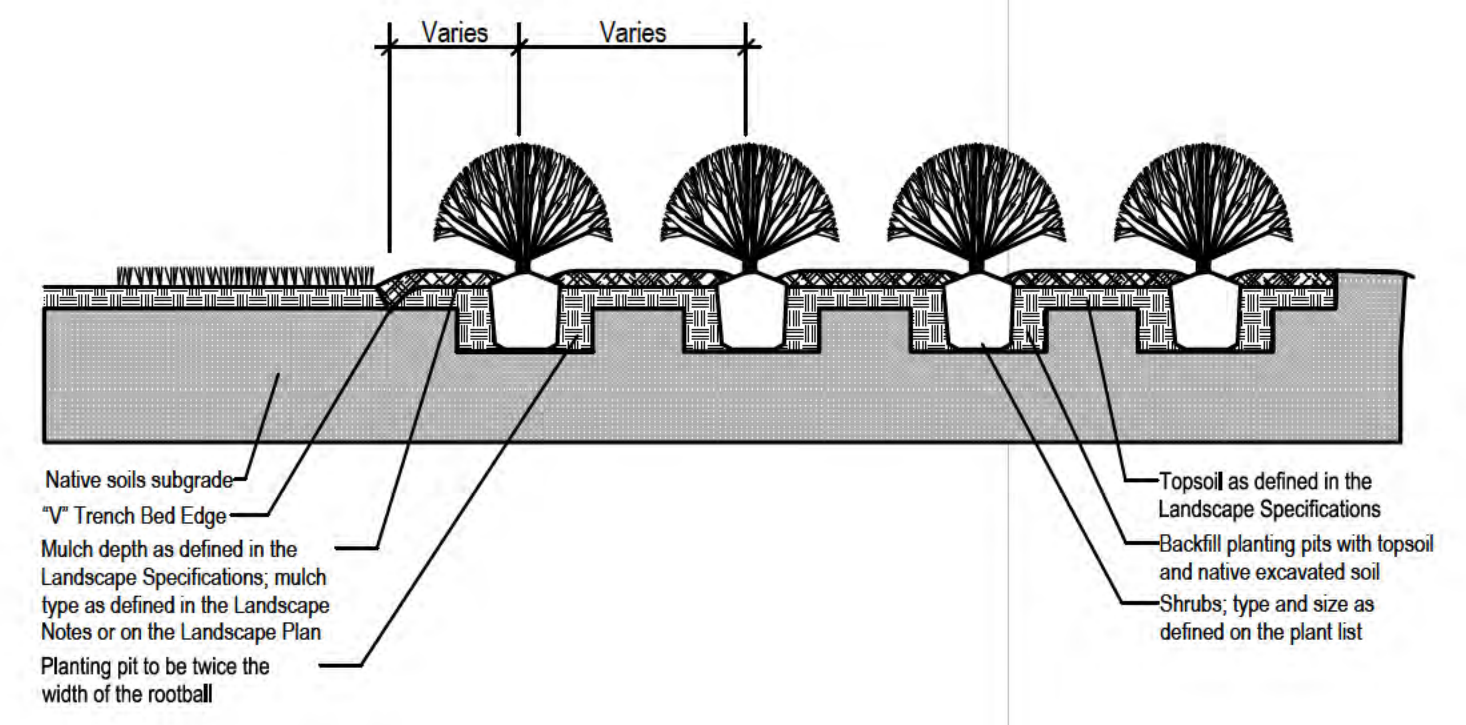
- Landscape Contractor to read and understand the Landscape Specifications (sheet L-5.2) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subgrade to a min. 24" depth. Add topsoil to a 5'-8" berm height above island curbing; refer to landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
- Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
- Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
- All shrub beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood mulch) [mulch type per region to be specified here].
- Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
- Site to be 100% irrigated in all planting beds and grass area by an automatic underground irrigation system. See Irrigation Plan IR-1.0 for design. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
- Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.



GROUNDCOVER PLANTING DETAIL
SCALE: NTS



"V" TRENCHED BED DETAIL
SCALE: NTS



SHRUB BED PLANTING DETAIL
SCALE: NTS



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SHEET
LANDSCAPE NOTES & DETAILS

SHEET NUMBER
L-5.0