

APPLICATION FOR SPECIAL USE APPROVAL

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

Applicant Information

Contact Name Tim Schreur
Address 10861 Paw Paw Drive
Holland, MI 49424

Company Knee Deep In Ink Properties, LLC
Phone (616) 392-4405
Email tim@schreurprinting.com

Owner Information

Contact Name Same as applicant
Address _____

Company _____
Phone _____
Email _____

Plan Preparer Information

Contact Name Lucas Ulberg
Address 3578 Maple Leaf Ln
Hamilton, MI 49419

Company Viking Construction Group
Phone (616) 550-4347
Email lulberg@vikingconstructiongroup.com

Property Information

Address or Location 10861 Paw Paw Drive
Parcel Number 70 - 16 - 23 - 300 - 058 Zoning District C-2
Present Use(s) Schreur Printing & Mailing (Offices/Services & Storage/Warehousing)

Description of Special Use (attach additional pages as needed): Special Use Approval is being asked for Tenant Space #20 & Tenant Space #30. Space #20 is asking for approval as a Vehicle Repair (Decaling) Use as well as a Storage/Warehousing use. Suite #30 is requesting approval as a combination of a Recreation Facility, Commercial, Indoor Use (Golf Simulators) as well as a Storage/Warehousing use.

The undersigned does hereby request a public hearing before the Holland Charter Township Planning Commission for consideration of Special Use approval.

A hearing fee of \$350.00 shall be submitted with eleven (11) complete copies of: this form, the site plan review requirements list including a response to each item listed, and the site plan including an electronic copy of the site plan on CD or other file sharing device.

Site plans required for Special Use consideration MUST be submitted with this form. Applications submitted without the required site plans shall not be accepted. **The copies must be submitted to the Zoning Administrator no later than four (4) weeks prior to the hearing date.**

NOTE: You are required to be present at the hearing to present your application. You will be notified as to date and time. Your neighbors within 300 feet will also be notified concerning this hearing.

Property Owner's Certification

I, the undersigned owner of the above-described property, certify that I understand conditions and restrictions may be placed upon this special use approval as deemed necessary by the Holland Charter Township Planning Commission and hereby agree to conform to and abide by any and all such conditions and restrictions.

I, acknowledge there are Specific Special Land Use Approval Standards in addition to those outlined in Section 15.3 (below) that apply to the following uses and by selecting a use below further acknowledge they have reviewed the associated standards and have addressed each of them in this submittal:

- ☐ Special Use – Earth-sheltered Building
☐ Special Use – Mineral Extraction
☐ Special Use – Wireless Communications

I further agree to authorize members of the Planning Commission and representatives from the Holland Charter Township Building Department to enter my property in order to review the particulars of my request.

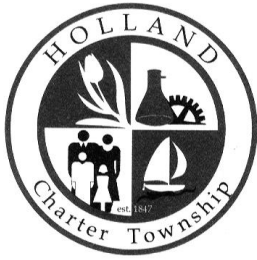
   
Signature of Applicant Date Signature of Owner Date

Section 15.3 - General Standards of Approval.

A. Standards of Approval. The Planning Commission shall review the particular circumstances and facts applicable to each proposed special land use with respect to the following standards:

1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.
2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools..
3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.
4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.
5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.
6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.
7. There is need for the proposed use within the township, and the use will not be detrimental to the community.

B. Approval. If the Planning Commission finds that the standards in general have been met, in addition to confirming compliance with all other zoning requirements, the permit shall be issued.



SITE PLAN CHECKLIST

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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.
 - ☐ _____ Zoning District
 - ☐ Parcel Size Complies
 - ☐ Parcel Width Complies
 - ☐ Front Yard Setback Complies
 - ☐ Side Yard Setback 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.

Application Narrative

Parcel # 70-16-23-300-058

Site Address: 10861 Paw Paw Drive

1. Project Overview

Knee Deep In Ink, LLC owns the property & current business (Schreur Printing & Mailing) operating at 10861 Paw Paw Drive. In 2024 the owner constructed and completed an 8,745sf addition. 2,545sf of this addition was additional space needed for Schreur Printing & Mailing. The balance of the space was allocated as Future Tenant Space (Suite #20 & Suite #30).

The owner is now proposing to finish out the interior of the two tenant spaces. Suite #20 will be a 2,450sf space that Schreur Printing & Mailing will utilize for additional Storage/Warehouse space along with a Vehicle Repair (Decaling) space. Suite #30 will be a 3,750sf space that will be utilized by Paw Paw Golf Club. (See attached additional business narrative from Paw Paw Golf Club). Of this space, 300sf will be utilized for Office, 2,450sf will be utilized for (3) golf simulators, and 1,000sf will be utilized for storage/warehousing.

2. Site Zoning & Use

The site is zoned C-2 (Community Commercial District) and the proposed uses are consistent with the zoning ordinance and surrounding developments. The project meets all applicable zoning requirements including building height, setbacks, and lot coverage.

3. Parcel & Legal Description

Parcel Number: 70-16-23-300-058

4. Stormwater & Utility Services

Stormwater & utility services were installed & completed with the building addition in 2024.

5. Site Access & Circulation

Access to the site will remain as it exists, with a single driveway off Paw Paw Drive. There will be additional parking spaces provided/marked to accommodate the newly proposed tenant spaces.

6. Parking

With the proposed uses of Tenant Space #20, Tenant Space #30, & the existing use of Schreur Printing & Mailing. Required # of spaces = 23 spaces. # of parking spaces provided = 28 spaces. The parking layout complies with dimensional and landscaping requirements.



7. Landscaping

Landscaping has been installed and approved with the previous 2024 building addition.

8. Site Lighting

Site lighting photometric plan attached.

9. Refuse Area

A screened dumpster enclosure was installed with the previous 2024 building addition.

10. Construction Schedule

Construction is anticipated to begin mid-June.

11. Environmental Considerations

No environmental concerns with this project as no hazardous materials or chemicals will be used during construction as well as no soils to be disturbed for the interior build-out of these spaces.



Paw Paw Golf Club Supplemental Overview

I'm writing to introduce you to Paw Paw Golf Club, an exciting new indoor golf simulator and driving range business right here in Holland, Michigan. We offer a state-of-the-art golfing experience using technology that accurately replicates real course conditions, making golf accessible and enjoyable for everyone, regardless of their skill level.

Our goal at the Paw Paw Golf Club is to create an exceptional golfing environment through innovative technology, personalized instruction, and a welcoming atmosphere. We want to encourage individuals of all abilities to enjoy and improve their golf games.

We understand that local golfers often face challenges in finding suitable facilities for practice, lessons, and connecting with others. Especially when the weather isn't ideal. Furthermore, there's a need for more engaging golf-related activities that appeal to different skill levels and interests in our community.

Our primary business model includes both memberships and pay-per-use options, offering flexible pricing for regular visitors and those who just want to drop in occasionally. For ease of use, golfers will sign a waiver upon their first visit and can then reserve and pay for their practice bay online. A unique access code will be provided 15 minutes before their scheduled time, and the simulators will automatically start and end their session. Please note that we maintain a family-friendly environment and do not permit alcohol or tobacco on the premises.

The indoor golf simulator industry is currently thriving, driven by advancements in technology and a growing desire for year-round golf opportunities. With an increasing number of people looking for innovative ways to enjoy recreational activities, Paw Paw Golf Club is in a prime position to serve this expanding market.

Our marketing efforts will focus on connecting with the local community through social media, partnerships with local businesses, targeted advertising, and participation in community events. We'll also be promoting our unique offerings through referral programs and special deals to attract new customers and keep our current members engaged.

Please consider the following criteria for Paw Paw Golf Club's proposed use:

1. The use will be in harmony and appropriate with the existing or intended character and land uses in the general vicinity.
2. The use will be adequately served by public services and facilities, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.
3. The use will not involve operations, materials, or equipment that will be detrimental, hazardous, or disturbing to any persons, property, or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.

4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.
5. The use will ensure that the environment is preserved in its natural state as much as possible by minimizing tree and soil removal and topographic modifications, resulting in maximum harmony with adjacent areas.
6. The use will not result in traffic congestion, adversely impact roads, or cause hazards.
7. There is a need for the proposed use within the township, and the use will not be detrimental to the community.

We believe Paw Paw Golf Club will be a valuable addition to the Holland community, and we'd love for you to learn more. Please feel free to reach out if you have any questions.

Thank you for your time and consideration.

Best Regards,

Cameron Smith
Paw Paw Golf Club
805.459.3523



Know what's below.
CALL before you dig.

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.

BENCHMARKS

SITE BENCHMARK
NORTH-NORTHEAST BOLT ON HYDRANT FLANGE
ON HYDRANT WEST OF SOUTHWEST CORNER OF
10851 PAW PAW DRIVE.
ELEV. = 559.99' (NAVD 83)

6 FT SOLID SCREEN FENCE DETAIL FOR DUMPSTER ENCLOSURE

N.T.S.

8" MAX. POLE SPACING

4"x4" TREATED WOOD POST

1"x6" TREATED WOOD PICKET

2"x4" TREATED WOOD STRINGER

12" DIA. 4,000 PSI (28 DAYS) CONC. PIERS @ CORNER POSTS (TYP)

12" DIA. 4,000 PSI (28 DAYS) CONC. PIERS @ EACH POST (TYP)

1-2" SPACE

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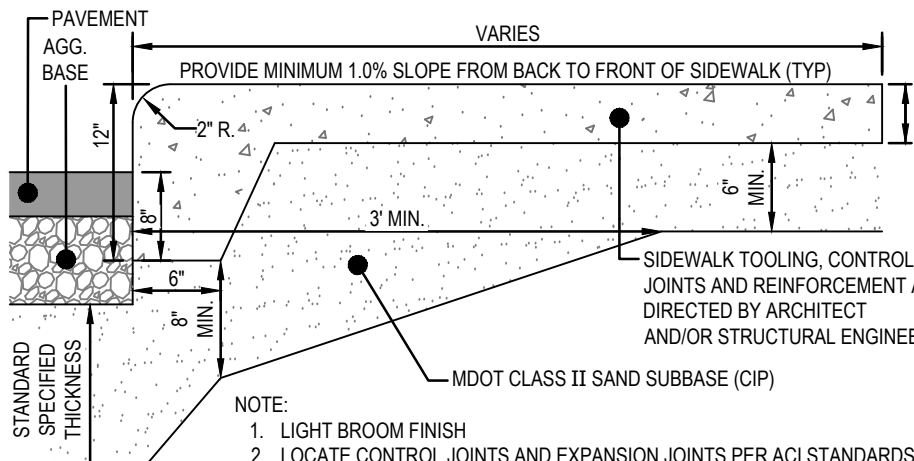
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3" MDOT BIT. PAVING (TWO COURSES, EACH 1 1/2" THICK)
8" MDOT CLASS 21AA GRAVEL BASE
12" MDOT CLASS II SAND SUBBASE

NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
2. HMA MIXTURE TO BE TIER I OR TIER II
3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

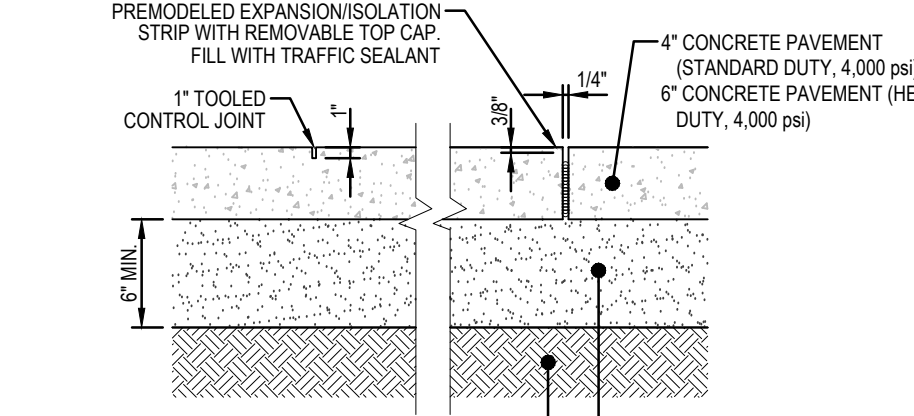
STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL

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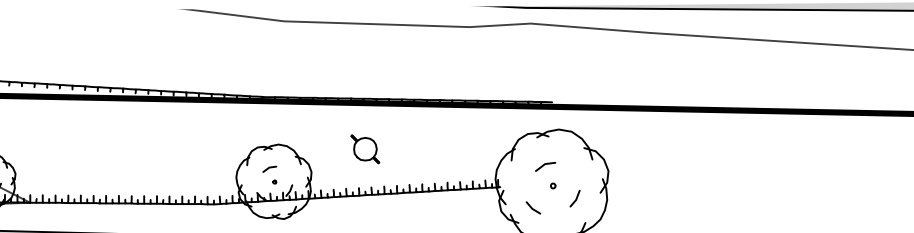
INTEGRAL CURB AND WALK DETAIL SOUTH SIDEWALK

N.T.S.



CONCRETE PAVEMENT DETAIL

N.T.S.



GENERAL NOTES

1) ZONING OF SITE: C-2, COMMUNITY COMMERCIAL

C-2 ZONING REQUIREMENTS

MINIMUM LOT AREA = 15,000 SF

MINIMUM LOT WIDTH = 90 FT

MAXIMUM BUILDING HEIGHT = 50 FT

MAXIMUM LOT COVERAGE = 25%

MINIMUM ALLOWED BUILDING SETBACKS:

FRONT YARD = 50 FT

SIDE YARD = 15 FT

REAR YARD = 25 FT

2) SUMMARY OF LAND USE:

A) TOTAL ACREAGE = 1.45 ACRES (63,066 SF) (EXCLUDING R.O.W.)

B) AREA OF EXISTING BUILDING = 4,642 SF +/-

C) AREA OF PROPOSED MAIN BUILDING ADDITION = 8,745 SF +/-

D) AREA OF PROPOSED NEW ENTRYWAY VESTIBULE = 113 SF +/-

E) TOTAL FINISHED AREA AFTER CONSTRUCTION = 14,258 SF +/-

F) AREA OF ON-SITE PAVEMENT/CONCRETE AFTER CONSTRUCTION = 24,325 SF +/-

G) LOT COVERAGE (BUILDING) = APPROXIMATELY 21.4% (13,500 SF +/-)

H) LOT COVERAGE (BUILDING AND PAVEMENT) = 60.0% +/- (37,825 SF +/-)

I) NET INCREASE IN HARD SURFACE AREA = 19,633 SF +/-

J) THE HEIGHT OF THE PROPOSED BUILDING WILL BE APPROXIMATELY 25 FT.

K) ZONING OF SURROUNDING PARCELS = C-2 TO NORTH, WEST, EAST

= CITY OF HOLLAND

L) THE LAND TO THE WEST IS A MULTI-TENANT BUILDING.

THE LAND TO THE NORTH AND EAST IS A SELF STORAGE FACILITY.

THE LAND TO THE SOUTH IS A PARK/CITY OF HOLLAND.

M) THE PROPOSED BUILDING ADDITION WILL BE USED BY SCHREUR PRINTING AS AN

EXPANSION TO THEIR EXISTING BUSINESS.

3) PARKING REQUIREMENTS:

A) MINIMUM PARKING SPACE SIZE = 9' x 18' REQUIRED (24' TWO-WAY AISLES)

B) TYPICAL BARRIER-FREE SPACE = 8' x 18' (W/ 8 FT AISLES FOR VAN ACCESSIBLE)

C) TOTAL NUMBER OF SPACES REQUIRED = 16 TOTAL

BASED ON 1 PER 300 SF OFFICE (2,950 SF +/-) = 10 SPACES

1 PER 2,000 SF STORAGE/WAREHOUSE (11,308 SF +/-) = 6 SPACES

D) NUMBER OF SPACES PROVIDED = 16 (WITH ROOM FOR MORE IN BACK IF REQUIRED)

E) MINIMUM ALLOWED PARKING SETBACK: FRONT YARD = 10 FT (TYPE C BUFFER)

SIDE AND REAR YARDS = 10 FT (TYPE C BUFFER)

4) NO NEW SIGNS ARE PROPOSED AT THIS TIME.

ANY/ALL FUTURE SIGNS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF

ARTICLE 18 OF THE HOLLAND TOWNSHIP ZONING ORDINANCE.

FREESTANDING SIGN (EITHER PYLON OR GROUND-MOUNTED):

IF PYLON SIGN:

MAXIMUM AREA = 80 SF

MAXIMUM HEIGHT = 25 FT

MINIMUM SETBACK = 10 FT

IF GROUND SIGN:

MAXIMUM AREA = 50 SF

MAXIMUM HEIGHT = 8 FT

MINIMUM SETBACK = 10 FT

WALL SIGN: MAXIMUM AREA = 10% OF THE WALL AREA.

5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SILT FENCING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING.

6) UTILITIES SHOWN APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

7) THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND

UTILITY LOCATIONS AND INVERTS AT START OF CONSTRUCTION.

8) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS, FITTED WITH SHOEBOX TYPE FIXTURES. THE ELECTRICAL CONTRACTOR WILL COMPLETE THE LIGHTING DESIGN FOR THE PROJECT AND WILL OBTAIN APPROVAL OF THE LIGHTING PLAN FROM HOLLAND TOWNSHIP IF REQUIRED. THE LIGHTING FOR THE SITE SHALL BE DIRECTED IN SUCH A WAY THAT NEIGHBORING PROPERTIES OR TRAFFIC ARE NOT ADVERSELY IMPACTED.

9) LANDSCAPING SHALL COMPLY WITH THE HOLLAND TOWNSHIP ZONING ORDINANCE.

10) THE PERMANENT PARCEL NUMBER OF THE PROPERTY IS 70-16-23-300-058.

THE ADDRESS OF THE PROPERTY IS 10861 PAW PAW DRIVE.

11) THE SITE SOIL IS PRIMARILY METAMORE SANDY LOAM, BASED ON THE USDA SOIL SURVEY MAPS.

12) THE PROJECT WILL BE COMPLETED IN ONE PHASE.

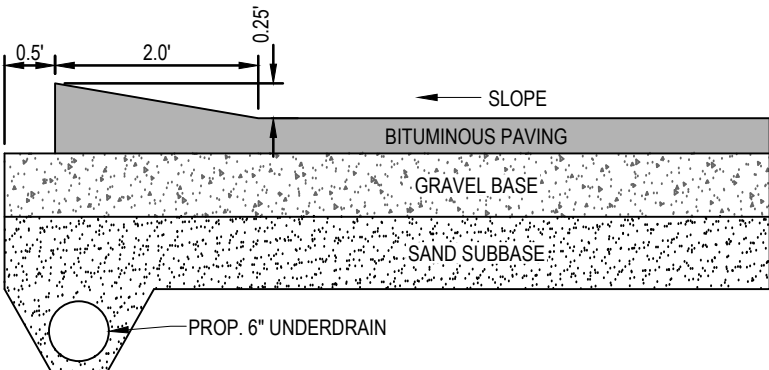
13) THIS PROJECT IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

14) THE PARKING AREA MUST BE FINISHED AND STRIPED PRIOR TO OCCUPANCY PERMIT.

15) ALL GROUND MOUNTED EQUIPMENT, INCLUDING GARBAGE CONTAINER ENCLOSURES, USED FOR PURPOSES SUCH AS HEATING, COOLING, COMPRESSED AIR, DUST COLLECTION, REFUSE COLLECTION, ETC. SHALL COMPLY WITH BUILDING SETBACKS IF OVER 30 INCHES IN HEIGHT.

16) THE STORM DRAINAGE DESIGN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE OTTAWA COUNTY WATER RESOURCE COMMISSION.

17) OUTDOOR STORAGE OF PARTS, EQUIPMENT, AND/OR SHIPPING MATERIALS IS PROHIBITED.



BITUMINOUS VALLEY GUTTER DETAIL

N.T.S.

POINT OF BEGINNING

10861 PAW PAW DRIVE

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Schreur Printing
Tenant Build-Out Site Plan Supplement


VIKING
CONSTRUCTION GROUP
Residential-Commercial-Design/Build
616.379.0075

No.	Revision/Issue	Date
1	HCT SLU Supplement	04/24/25

PROJECT:
Schreur Printing-Tenant Build-Out

DATE:
04/24/2025

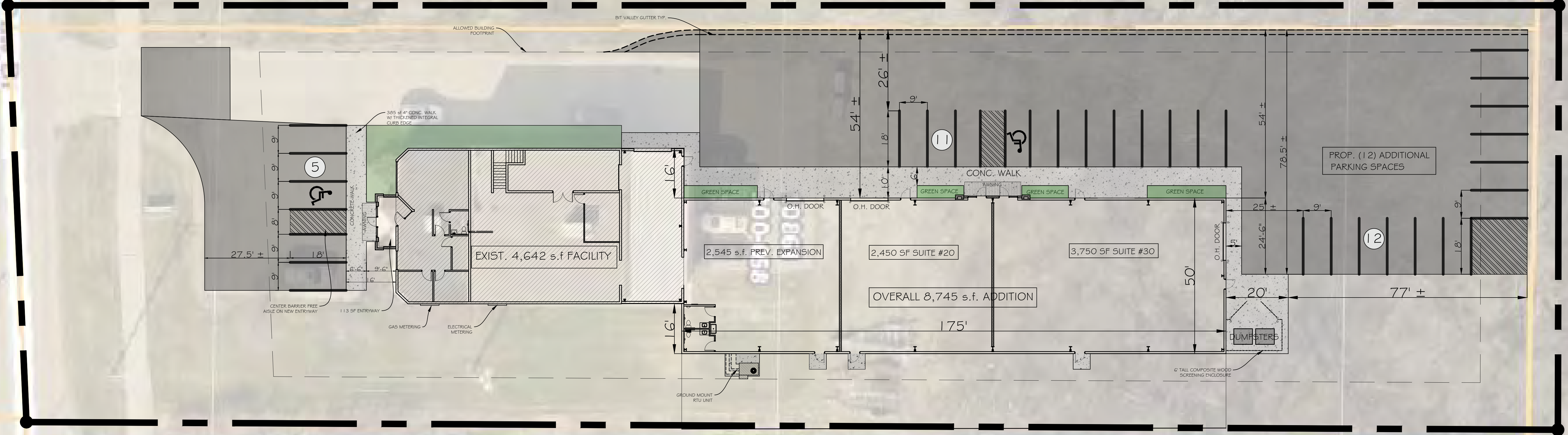
DRAWN BY:
Lucas Ulberg

Scale:
1/16" = 1'-0"

Sheet Name:
Parking Plan

SHEET:
C.01

- SPACE ALLOCATIONS FOR SITE DEVELOPMENT & PARKING REQUIREMENTS:
- SCHREUR PRINTING EXISTING SPACE:
 - OFFICE/SERVICE = 1,313 SF (REQUIRES 5 PARKING SPACES)
 - STORAGE/WAREHOUSING = 6,745 (REQUIRES 4 PARKING SPACES)
 - SUITE #20
 - SCHREUR PRINTING TO ABSORB THIS SPACE WITH SIMILAR SERVICES
 - VEHICLE REPAIR (DECALING) = 1,225 SF OR 2-STALLS (REQUIRES 2 PARKING SPACES)
 - STORAGE/WAREHOUSING = 1,225 SF (REQUIRES 1 PARKING SPACE)
 - SUITE #30
 - GOLF SIMULATOR SPACE
 - OFFICE/SERVICE = 300 SF (REQUIRES 1 PARKING SPACE)
 - (3) GOLF SIMULATORS = 2,450 SF (REQUIRES 9 PARKING SPACES)
 - STORAGE/WAREHOUSING = 1,000 SF (REQUIRES 1 PARKING SPACE)
 - TOTAL BUILDING SF = 14,258 SF
 - TOTAL # OF PARKING SPACES REQUIRED PER EXISTING & PROPOSED USES= 23 SPACES
 - CURRENT INSTALLED PARKING SPACES = 16 SPACES
 - PROPOSED ADDITIONAL SPACES REQUIRED = 14 SPACES
 - ADDITIONAL AMOUNT OF PARKING PROPOSED = 12 SPACES
 - TOTAL # OF PARKING SPACES TO BE PROVIDED = 28 SPACES



TENANT BUILD-OUT PARKING PLAN

SCALE: 1/16" = 1'-0" (30"X42" PAPER SIZE)

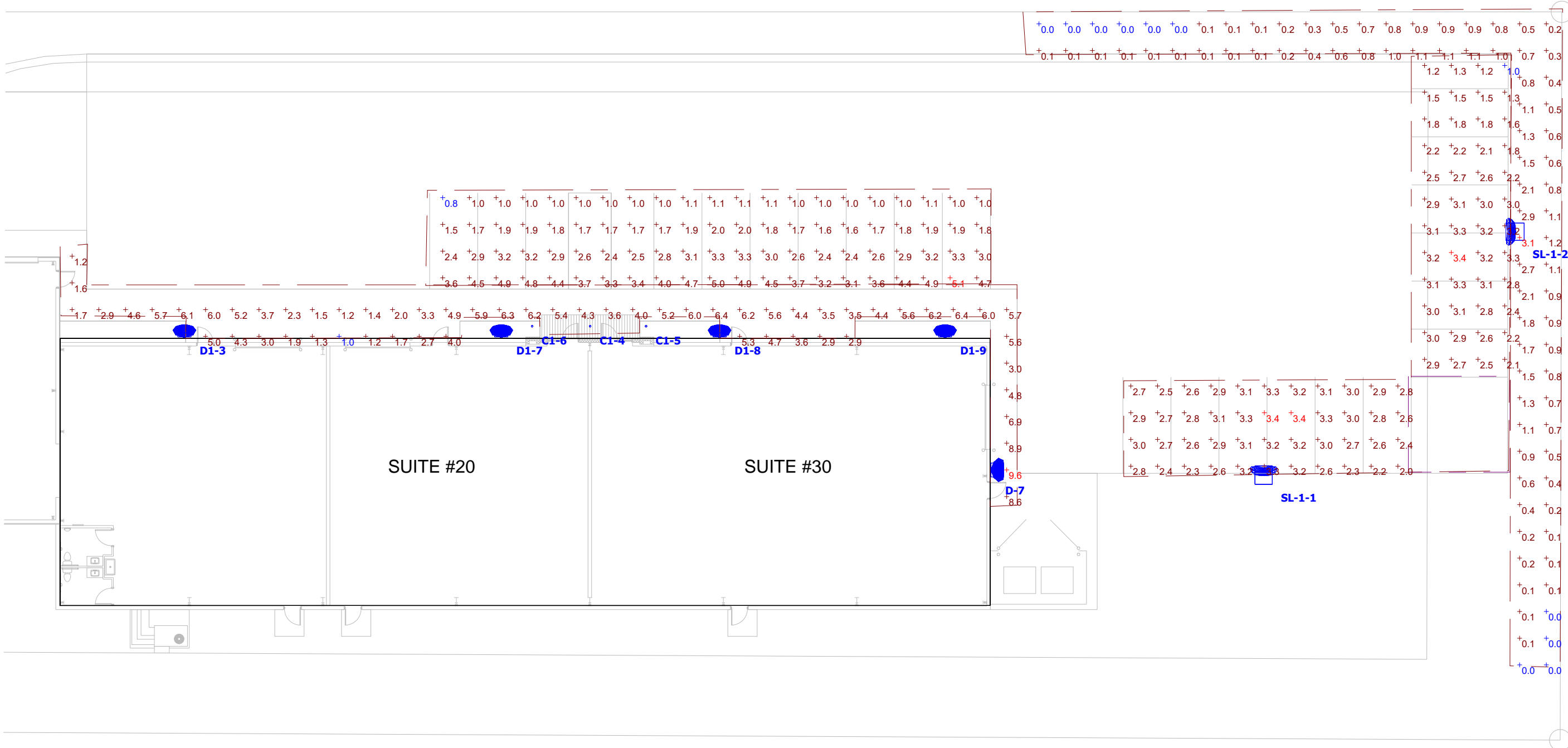


SCHREUR PRINTING
TENANT SPACE BUILD-OUT
10861 PAW PAW DRIVE
HOLLAND, MI 49424

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
New Addition North Parking	+	2.7 fc	3.4 fc	1.0 fc	3.4:1	2.7:1
New Addition Walkway	+	4.3 fc	9.6 fc	1.0 fc	9.6:1	4.3:1
New Addition West Parking	+	2.5 fc	5.1 fc	0.8 fc	6.4:1	3.1:1
Property Line Zone	+	0.7 fc	3.1 fc	0.0 fc	N/A	N/A

Luminaire Locations										
Location							Aim			
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
4	C1	310.79	74.18	9.00	9.00	0.00	0.00	310.79	74.18	0.00
5	C1	321.26	74.18	9.00	9.00	0.00	0.00	321.26	74.18	0.00
6	C1	299.93	74.18	9.00	9.00	0.00	0.00	299.93	74.18	0.00
7	D	386.36	47.29	16.00	16.00	90.00	0.00	386.36	47.29	0.00
3	D1	234.82	72.56	16.00	16.00	0.00	0.00	234.82	72.56	0.00
7	D1	294.16	72.56	16.00	16.00	0.00	0.00	294.16	72.56	0.00
8	D1	335.03	72.56	16.00	16.00	0.00	0.00	335.03	72.56	0.00
9	D1	377.25	72.56	16.00	16.00	0.00	0.00	377.25	72.56	0.00
1	SL-1	436.89	46.30	16.00	16.00	0.00	0.00	436.89	46.30	0.00
2	SL-1	483.97	91.87	16.00	16.00	270.00	0.00	483.97	91.87	0.00

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Intensity Multiplier	LLF	Total Output
	D		1	Lithonia Lighting	WPX3 LED 30K Mvolt	WPX3 LED wallpack 9000lm 3000K color temperature 120-277V	1	8984	1	1	8984
	D1		4	Lithonia Lighting	WPX2 LED 30K Mvolt	WPX2 LED wallpack 6000lm 3000K color temperature 120-277 Volt	1	5719	1	1	5719
	C1		0	Lithonia Lighting	LDN4 30/05 LW4AR LSS	4IN. LDN WALLWASH, 3000K, 500LM, CLEAR, SEMI-SPECULAR REFLECTOR, CR180	1	497	1	1	497
	SL-1		2	Lithonia Lighting	DSX1 LED P2 27K 80CRI T3M HS	D-Series Size 1 Area Luminaire P2 Performance Package 2700K CCT 80 CRI Type 3 Medium Houseside Shield	1	7181	1	1	7181

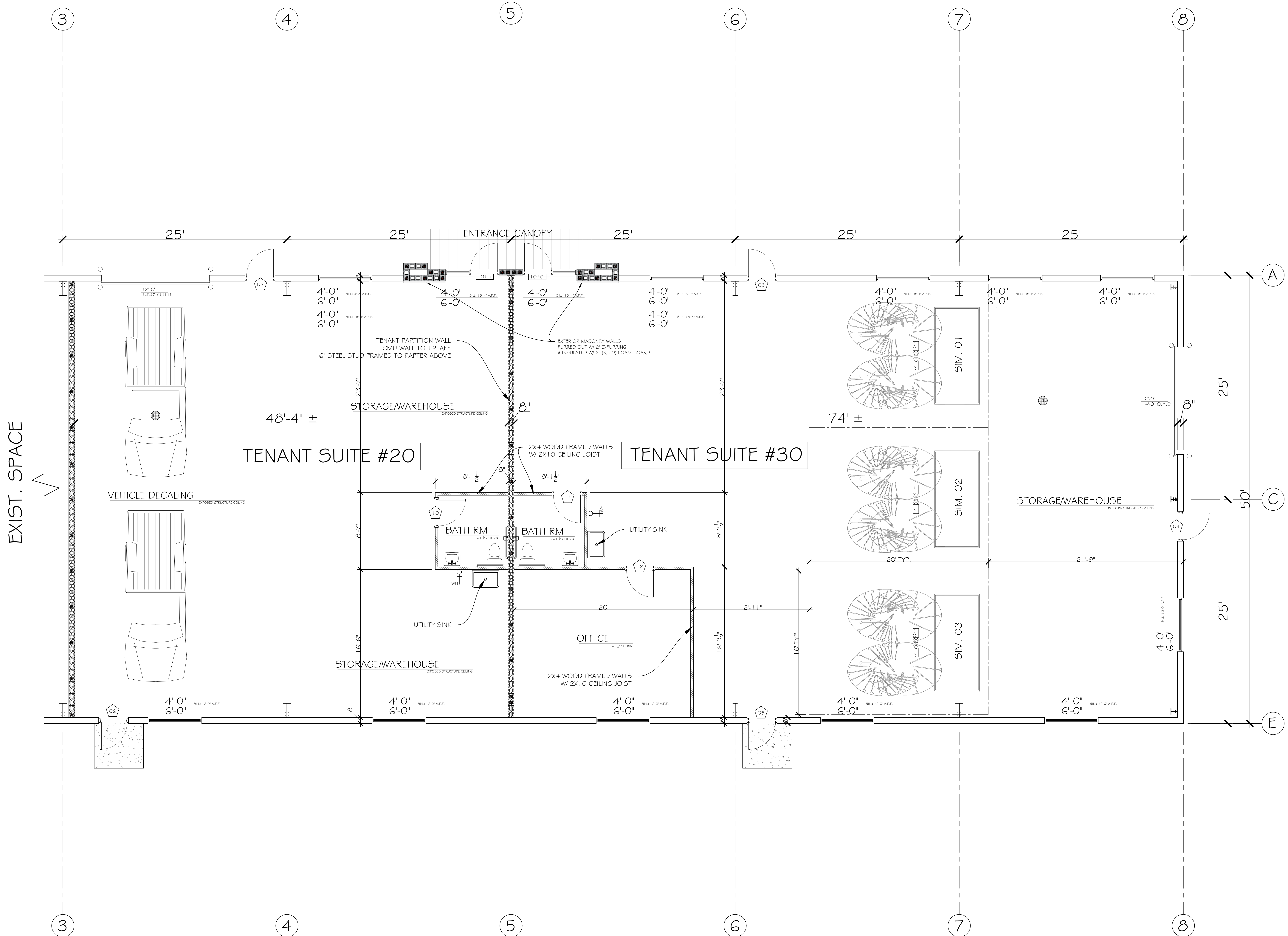


SITE LIGHTING PLAN

MORGAN M. LANDON, PE, LLC
2054 Brandon Drive NW
Grand Rapids, Michigan 49504
616-990-9321
morgan@mllandon.com



Designer
Date
05/05/2025
Scale
1" = 20' - 0"
Drawing No.
Summary

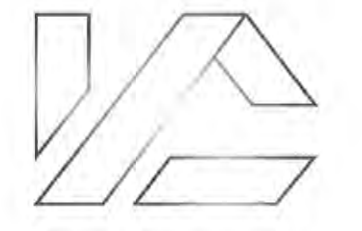


EXIST. SPACE

General Notes

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Schreur Printing Tenant Space Build-Out



VIKING
CONSTRUCTION GROUP

Residential-Commercial-Design/Build
616.379.0075

No.	Revision/Issue	Date
1	HCT SLU Supplement	04/24/25

PROJECT:
Schreur Printing-Tenant Build-Out

DATE:
12/12/2024

DRAWN BY:
Lucas Ulberg

Scale:
1/4" = 1'-0"

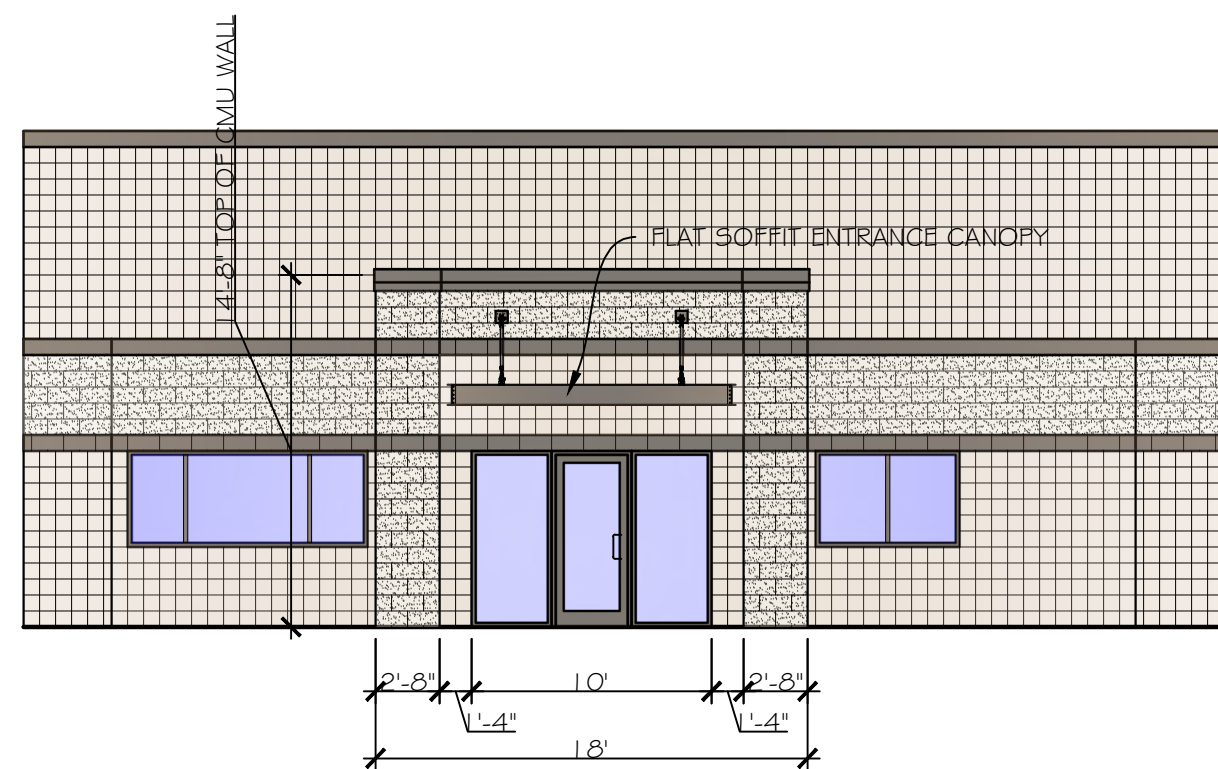
Sheet Name:
Floor Plan

SHEET:
A.1



WEST ELEVATION

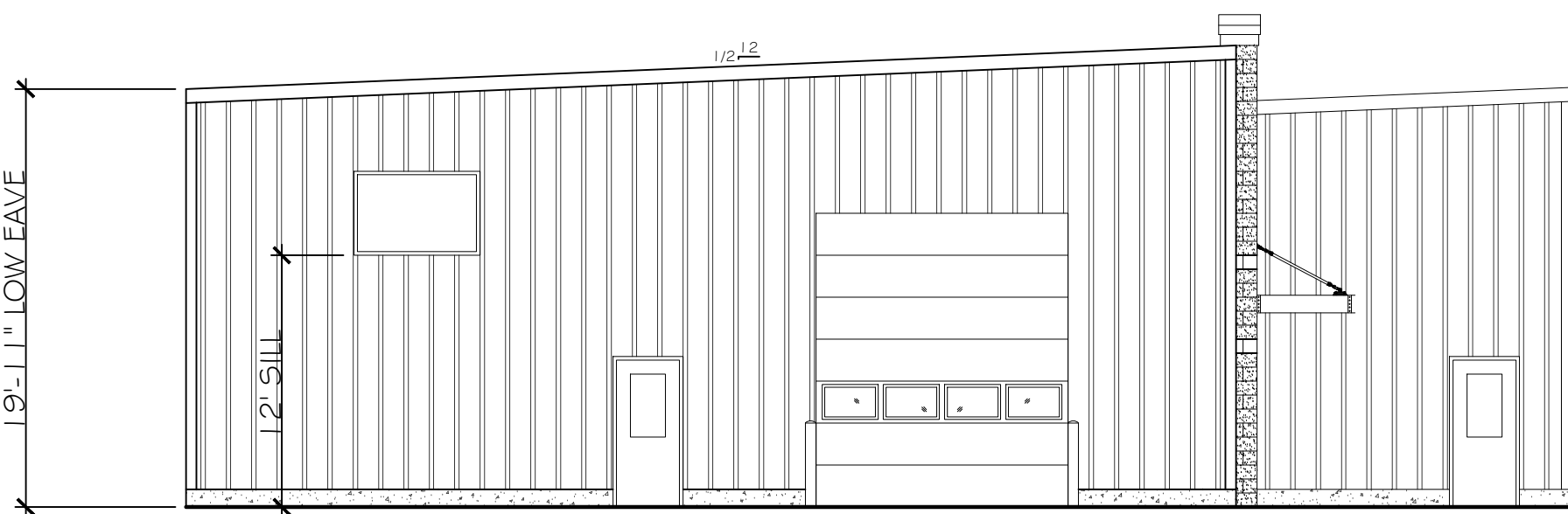
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SOUTH ELEVATION

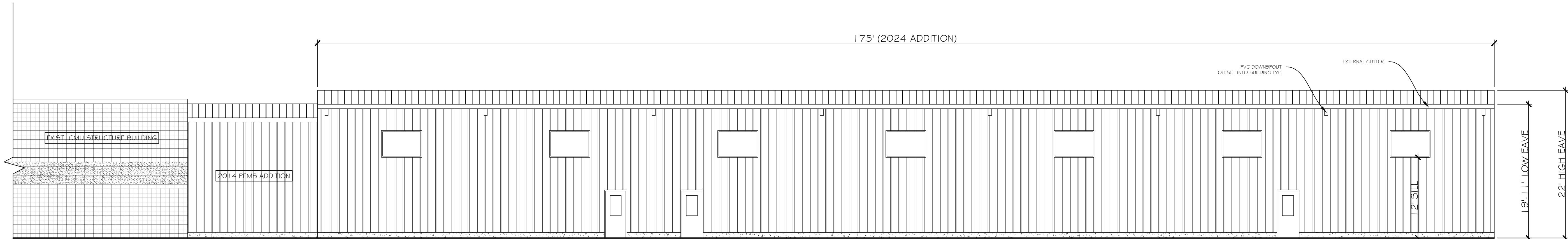
MAIN ENTRANCE

SCALE: 1/8"= 1'-0" (30"x42" PAPER SIZE)



NORTH ELEVATION

SCALE: 1/8"= 1'-0" (30"x42" PAPER SIZE)



EAST ELEVATION

SCALE: 1/8"= 1'-0" (30"x42" PAPER SIZE)

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Schreur Printing Tenant
Space Build-Out



No.	Revision/Issue	Date
1	HCT SLU Supplement	04/24/25

PROJECT:
Schreur Printing Building Expansion

DATE:
01/09/2023

DRAWN BY:
Lucas Ulberg

Scale:
1/8" = 1'-0"

Sheet Name:
Elevations

SHEET:
A.2

