



**ADA TOWNSHIP PLANNING COMMISSION
THURSDAY, JANUARY 19, 2023 MEETING, 5:30 P.M.
ADA TOWNSHIP OFFICE, ASSEMBLY ROOM
7330 THORNAPPLE RIVER DR SE, ADA, MI**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES OF DECEMBER 15, 2022 REGULAR MEETING

V. PUBLIC HEARING

1. Special Use Permit to expand the existing Preschool thru Fifth Grade Private Elementary School Facilities to include Sixth thru Eighth Grades, St. Robert of Newminster Catholic School, 6477 Ada Drive SE, Parcel No. 41-15-33-101-027

VI. UNFINISHED BUSINESS

1. Proposed Text Amendments to the Planned Village Mixed-Use (PVM) Overlay District regarding allowed Lot Types and Departures from District Standards

VII. NEW BUSINESS

1. PVM District Development Plan, with departures, for proposed apartment house lot type with 13 total dwelling units including five ground floor live-work units, Let Us Development, LLC, 7247, 7257, and 7267 Bronson Street SE, Parcel Nos. 41-15-34-103-011, 41-15-34-103-012, and 41-15-34-103-013

VIII. COMMISSION MEMBER / STAFF REPORTS

1. Planning Commission Schedule

IX. PUBLIC COMMENT

X. ADJOURNMENT



**ADA TOWNSHIP PLANNING COMMISSION MEETING
MINUTES OF THE DECEMBER 15, 2022 REGULAR MEETING**

Draft

A regular meeting of the Ada Township Planning Commission was held on Thursday, December 15, 2022 at 5:30 p.m., at the Ada Township Hall Assembly Room, 7330 Thornapple River Dr., Ada Michigan.

I. CALL TO ORDER

Chair Korth called the meeting to order at 5:30 p.m.

II. ROLL CALL

Members Present: Burton, Butterfield, Jacobs, Korth, Moyer

Members Absent: Easter, Heglund

Staff Present: Buckley, Said

Others Present: 10

III. APPROVAL OF AGENDA

Moved by Moyer, supported by Burton, to approve the agenda as presented. Motion carried.

IV. APPROVAL OF MINUTES OF THE NOVEMBER 17, 2022, REGULAR MEETING

Moved by Burton, supported by Jacobs, to approve the November 17, 2022, minutes as presented. Motion carried.

V. PUBLIC HEARING

1. Proposed Text Amendments to amend the Industrial (I) Zoning District to allow for sales, service, and repair of vehicles as a special use

Planning Director Said, summarized the staff memo that provides an explanation of the request and the general locations of the C-2 (General Business) Zoning District and the I (Industrial) Zoning District. Said stated that the Industrial District runs primarily along the south side of Fulton Steet and this particular request would take what is currently allowed as a Special Use in the C-2 District and would add it to the Industrial District. He added that the staff memo includes other factors that the Planning Commission may consider as part of their review.

Applicant Bruce Heys, 5990 East Fulton Street, said his belief was that when the Master Plan was developed for that area, the service industry was not in existence yet. He said being that this request would be set up as a Special Use, the Planning Commission would still have the authority to review each case as proposed. Mr. Heys said they plan to do all service work inside the building and nothing done outside, so there would not be a concern for any offended neighbor.

Said stated for clarification, while the applicant was speaking about a particular property and their interest in planned operations at a particular property, we have to look at this request on the basis of the entire district. Said noted that if the text amendment is approved, any requests for

a particular property would need to return for approval of a Special Use.

There was brief Commissioner discussion regarding clarification of the request and review of the specific rules of a Special Use request; the Special Use start date and expiration date.

Korth opened the public hearing at 5:45 p.m. There was no public comment and the public hearing was closed.

There was Commissioner discussion regarding the notices for a public hearing and how they are distributed, concern of sight barriers from Fulton Street and on-site storage, and the need to maintain the sensitivity of the Fulton Street corridor and the Zoning Ordinance.

Moved by Moyer, supported by Burton, to recommend to the Township Board, approval of the Text Amendments to Section 78-382 to allow for the sales, service, and repair of automobiles, boats, campers, farm equipment, motorcycles, recreational vehicles, tractors, trailers, and trucks, when authorized as a Special Use in the I (Industrial) Zoning District. Motion carried.

2. Proposed Text Amendments to the Planned Village Mixed-Use (PVM) Overlay District regarding allowed Departures from District Standards and live-work unit uses

Said explained that the request for text amendments was initiated by the Township regarding various sections of the PVM Overlay District regarding lot types, uses, and allowed departures. Said stated that overall the amendments would allow greater consistency among permitted lot types by transect zone and allowed uses in various lot types.

Said summarized the staff memo and noted that the changes would allow rowhouse and duplex lot types within the Village Proper 2 Transect Zone and allow live-work units in duplex, rowhouse, and apartment house lot types; ground floor only for apartment house.

There was Commissioner discussion regarding clarification of the request and review of the chart and zoning map of the zones-lot types-uses, review of an example of possible two live-work areas within one living unit and what type of departures may be necessary, and specific language for the departures.

Korth opened the public hearing at 6:05 p.m.

Bernie Veldkamp, 5580 Hall Street, shared his concern that he felt we would lose the feel and charm of the village if we allowed other than single-family housing in the area that is currently single-family housing. He said we need to be very careful about what we do and allow.

Joel Harner, 7187 Bronson Street, said he felt that all of the development and changes that we have seen are attracting people to Ada and he was in support of the proposal requested.

Said went over the zoning map to show location of current PVM Overlay area vs. requested amendment.

There were no other public comment and the public hearing was closed at 6:13 p.m.

Korth shared history on how the PVM was developed; Village Proper 1 and Village Proper 2.

There was extended Commission discussion regarding possibly postponing decision to review/revisit what the text change will affect, revisit the definitions of rowhouse and duplex, possibly separating the request for lot types vs allowed uses, and creating a sub-committee (Burton, Korth and Moyer) for further discussion.

Moved by Jacobs, supported by Burton, to recommend to the Township Board, to amend the PVM Overlay District to allow for live-work units in rowhouse, apartment, and duplex lot types, with apartment houses being ground floor only. Motion carried.

Moved by Moyer, supported by Burton, to table decision on lot types by Transect Zone allowing a sub-committee to discuss further and present findings to the Planning Commission at the next meeting. Motion carried.

VI. UNFINISHED BUSINESS - none

VII. NEW BUSINESS

1. Land Division creating 4 parcels in the RR Zoning District, 8761 Bailey Drive NE, Parcel No. 41-15-26-227-016, Epique Homes

Troy Schrock, with Epique Homes, 6440 Grace Meadow Ct., went over details on the maps included in the packet and explained that the land division would result in a total of four lots with each of the proposed lots to exceed the 2-acre minimum, except for the lot fronting on Bailey Drive (approximately 1.4 acres for that parcel).

Mr. Schrock said that he has met with the Planning Staff to go over lot size layouts and discussed how to make 2-acre lots, except for the one lot. He explained the different options with the lot sizes, driveway accesses, and some of the confusion with the surveyor drawing errors from his original request.

Said referred to the maps in the packet and proceeded to clarify the process that Mr. Schrock was going through and explained that parcel 1 started off as a smaller lot at 1.25 acres and because of the purchase of land around it, he ended up combining parcel 1 with the remainder of the property on the site. Said stated that he and Mr. Schrock were working together to try and reconcile that lot and Said continued explanation on the process with attorney's to help meet conformity of the lots.

There was discussion amongst the applicant, the Commissioners and Planning Staff regarding the land division and they reviewed the maps with Mr. Schrock for further clarification, discussed the combination of the lots and lot line adjustments and whether a variance request would be necessary or other direction from Township attorney to meet conformity.

Moved by Jacobs, supported by Burton, to approve the land division creating 4 parcels, subject to Township attorney approval or obtaining approval from the Zoning Board of Appeals for the parcel 1 lot size. Motion carried.

2. Site Plan Review, Building 55/56-2 Renovation, 7575 Fulton Street SE, Parcel No. 41-15-28-401-018, Amway Corporation

Ken Bransen, Project Manager with Progressive AE, on behalf of Amway Corporation, presented

his request and explained that recently they went over a master plan for the Amway campus and they identified 3 key drivers; celebrate Amway's commitment to health, wellness and beauty; enable flexibility and mobility for responding to organizational needs and changes; enable employee contributions to success to the organization. He said that building 55 was established to be the focal point for the campus allowing them to refocus and push their organization towards a culture of more meaningful connections.

Mr. Bransen referred to the narrative that explained several elements of the project and he went over a few details: a new leadership suite, collaborative area for the global leadership team, relocating the cafeteria, and the hardscape and landscape features along Fulton.

Steve Teitsma, Civil Engineer with Progressive AE, went over the site details and described the front entrance/executive entrance, the additional glass usage on the building and interjection of new materials, updated landscaping with more curb appeal on the Fulton Street side, and he went over the stormwater details that were reviewed/approved by the Township Engineer.

There was brief Commissioner discussion regarding landscaping and tree buffers. Said verified that requirements have been met.

Moved by Burton, supported by Moyer, to approve the site plan review for Building 55/56-2 Renovation. Motion carried.

VIII. COMMISSION MEMBER / STAFF REPORTS

Said shared an update on the Master Plan process and stated that Progressive AE was beginning to proceed with drafting of the text for the Master Plan. He said he sent an email to the Master Plan Steering Committee to target some dates to meet with Progressive.

Said noted that Progressive AE has offered to present a review of the Master Plan to the Planning Commission at the February 16th meeting, provided the agenda would allow, or a potential Special Planning Commission meeting may be necessary (possibly February 23rd).

IX. PUBLIC COMMENT

Bernie Veldkamp, 5580 Hall Street, shared a concern in relation to communication/notification (email list) that used to be sent out from the Township to the public informing of upcoming meetings and their agendas. He said he was disappointed that that communication has stopped.

X. ADJOURNMENT

Moved by Jacobs, supported by Moyer, to adjourn the meeting at 7:12 p.m. Motion carried.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs:eb



MEMORANDUM

Date: 01.12.23

TO: Ada Township Planning Commission
FROM: Department of Planning
RE: **January 19, 2023 – Special Use Request – Private School Expansion to add Grades 6-8 – 6477 Ada Dr. SE – St. Robert of Newminster/Roman Catholic Diocese of Grand Rapids**

Request Overview

The applicant proposes to expand the existing school's operations to add Grades 6 through 8, at the current location of the school at 6477 Ada Drive. St. Robert's School, for Pre-Kindergarten through Grade 5, was previously approved by the Township for this location in 2018. The applicant plans to complete changes to the building for these grades to be served beginning with the 2023-2024 academic school year.

Per the applicant's narrative, the existing school portion of the church building will be utilized without expanding the overall building footprint. The interior rooms/space will be adjusted to accommodate the additional grade levels, including the school, with the eventual conversion of a parish meeting room on the upper level to classroom space. The applicant's submittal includes floor plans with existing and proposed room usage.

The St. Robert's Parish and School building totals +/- 83,800 square feet, along with a 6,745 square foot rectory and a 1,350 square foot maintenance building. The subject property contains approximately 16.64 acres and is zoned R-3 Medium Density Single-Family Residential.

Analysis

Site and Parking

The existing site contains ample space for any outdoor activities of students, with a playground area in the north portion of the property. The site also contains about 465 parking spaces, and a pickup and drop-off area immediately west of the school wing. Given student capacity, student busing, and the offset times of parking usage between school and church activities, no parking expansion would appear to be needed.

School Capacity

St. Robert's written narrative estimates a maximum student capacity of 198, whereas 2018 estimates were approximately 116; these numbers include full-time students and children in daycare. The Planning Commission can determine whether a maximum student count should be established prior to further review, although given the site's capacity and previous roadway improvements (discussed below), Staff would recommend some latitude in this regard, perhaps with a maximum number of 225 students (including both school and daycare).

Traffic

A detailed traffic analysis and series of recommendations arose from the 2018 review and approval for St. Robert's. This included requirements that the church provide a center left turn lane for the eastern campus driveway, and a widened western access driveway; the school completed both improvements. As such, Staff has no further recommendations regarding roadway improvements.

Standards for Special Use

The Zoning Ordinance allows schools as Special Uses in the R-3 zoning district. While there are no Special Use standards specific to schools, the general Special Use standards (Sec. 78-493 of the Zoning Ordinance) apply for review of this proposal; these are addressed below.

The applicable general Special Use standards are noted below along with Staff responses:

(1) The special use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area.

Because the school expansion will have minimal physical impact, no impact on neighborhood character is anticipated.

(2) The special use shall not change the essential character of the surrounding area.

The area is residential in nature with several schools nearby. As such the proposed use is not expected to change the essential character in the surround area.

(3) The special use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare.

The school expansion may result in a relatively minor increase in traffic, although due to the previous improvements there should be minimal impact on traffic, noise, etc.

(4) The special use shall not place demands on public services and facilities in excess of capacity.

The school expansion should have minimal impact on public services and facilities.

Conclusion & Recommendation

Staff has no objections to the approval of this request subject to the following conditions:

1. This Special Use approval is for the existing building only, specifically for expansion of the school to include Grades 6 through 8, and for a student population not to exceed (an amount to be determined by the Planning Commission such as 225 students). Any expansion of the school building or to the student population beyond this number shall require an amended Special Use review.
2. Any other significant traffic-generating activities at the campus shall be scheduled with at least 30 minutes of separation time from the beginning and end of student drop-off and pickup times.



RECEIVED

DEC 20 2022

PLANNING & ZONING
ADA TOWNSHIP

APPLICATION FOR APPROVAL OF SPECIAL USE

An application for a special use must be heard before the Ada Township Planning Commission. **Regular meetings of the Planning Commission are held on the third Thursday of each month at 5:30 p.m. at Ada Township Hall.** After receipt of the application and payment of the fee, your request will be placed on the next Planning Commission meeting agenda for the purpose of scheduling a public hearing. The hearing will be scheduled for the next month's Planning Commission meeting for consideration, with all legal notifications being met.

A non-refundable filing fee made payable to Ada Township must accompany this application:

For a residential accessory building or Type 2 home occupation permit: \$200.00

For all other special use applications: \$300.00

Please note that a \$1,000 escrow deposit may be required, at the discretion of Township officials and staff.

Applicant Information:

Name: Roman Catholic Diocese of Grand Rapids, Michigan

Address: 360 Division Avenue South

Phone Number: (616) 475-1247 Email: mlown@grdiocese.org

Property Owner Name and Address (if different than above): N/A

Property Information:

Property Address: 6477 Ada Drive SE

Parcel Number: 41- 1 5 - 3 3 - 1 0 1 - 0 2 7

Zone District Classification: R3

Proposed Use and/or Changes to the Property: See attached Exhibit A

In support of this application, the following items are required:

- (a) A complete to-scale site plan that complies with Sec. 78-492 (2)(b) and Sec. 78-524 of the Zoning Ordinance.
- (b) A written statement addressing the extent to which the proposed use complies with the standards set forth in Sec. 78-493 of the Zoning Ordinance.

I (we), the undersigned, do hereby make application to the Ada Township Planning Commission for a Special Land Use and also hereby grant permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Roman Catholic Diocese of Grand Rapids, Michigan

Applicant's Signature(s): By: *Mike Lown* Date: 12-20-2022
Mike Lown, Chancellor and CFO

Signature of Property Owner(s): N/A Date: _____
(If different than above)

TO BE COMPLETED BY ADA TOWNSHIP

Application Received: <u>12-20-2022</u> Initial: <u>eb</u> mm / dd / yy
App. Fee of \$ <u>3000</u> Received: <u>12/21/22</u> Initial: <u><i>W</i></u> Check # <u>594626</u> Receipt # <u>341704</u> mm / dd / yy <u>Warne, Norcross + Jude</u>
Escrow Deposit of \$ _____ Received: _____ Initial: _____ Check # _____ mm / dd / yy

Updated 03/25/22

27708218

EXHIBIT A

Description of Proposed Special Use

Applicant requests approval for the expansion of the current approved special use for the subject property (currently for church, child-care, related parish uses, school and related uses for pre-school through fifth grade) to also include school and related uses for sixth grade through eighth grade, subject to the specific limitations set forth in this Application. As part of the approval for the original special use granted for Applicant's school (Pre School through 5th Grade), Applicant was required to: (i) add a center turn lane on Ada Drive (at the Eastern Campus Drive entry); (ii) widen the Western Campus Drive entry; (iii) add directional signage; and (iv) maintain a 10' separation between the Township's non-motorized trail and the Ada Drive pavement.

Neither the interior nor the exterior of the existing buildings situated on the subject property would be modified to accommodate the new grades. Applicant intends to utilize the existing school space in the manner depicted on the "Building Usage" plans (11/23/22) attached to this Application.

Applicant would limit overall enrollment at the school (all child care, pre-school and all grades) to 198 or fewer students. Such limitation would keep the use of the site and related traffic consistent with the aggregate numbers contemplated as part of Applicant's original application for special use (previously approved) (see attached St. Robert of Newminster Church and Catholic School Use Estimate (2018)(Y4)) and Grand Valley Metro Counsel Traffic Counts. As described in such original Application, the proposed maximum enrollment and related traffic meet the standards for approval of a special use permit.

Applicant has attached a Growth Model describing Applicant's expected growth through the 2025-2026 school year. As discussed with Township Staff, Applicant is conducting a feasibility study for a capital campaign. Applicant anticipates that it will return to the Planning Commission before the end of the 2025-2026 school year to seek approval for material modifications to the site and increased enrollment made possible by such capital campaign.

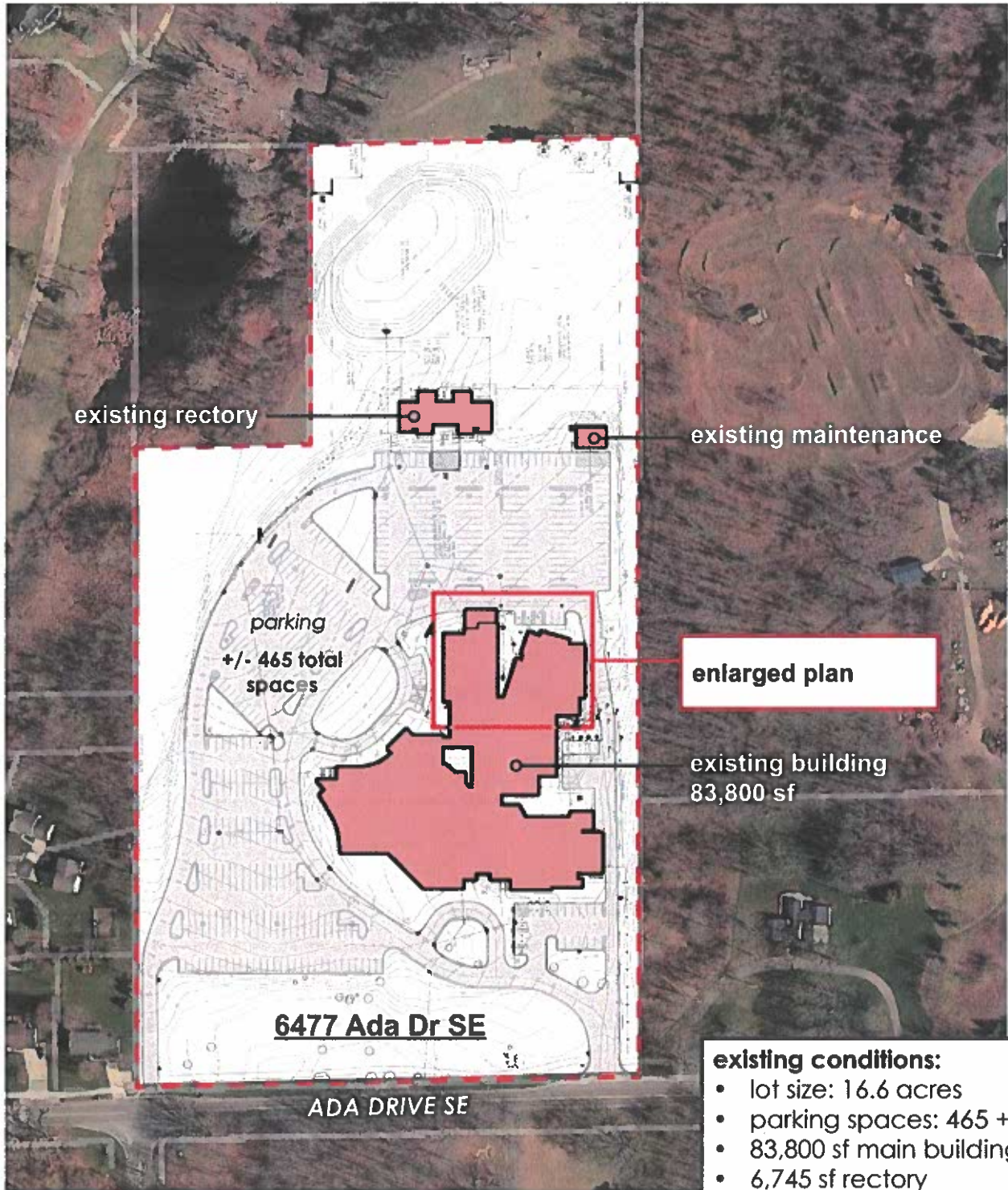
SEC. 78-493. - BASIS OF DETERMINATION (SPECIAL USE).

Prior to approval of a special use, the planning commission shall review the particular circumstances of the special use under consideration and shall approve a special use only upon a finding of compliance with each of the following standards, as well as applicable standards established elsewhere in this chapter:

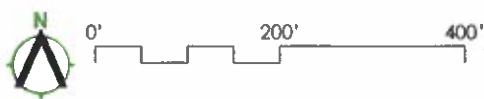
- (1) The special use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area. The existing use and planned expanded use (school and related uses for sixth grade through eighth grade) are consistent with the use of nearby properties along the Ada Drive corridor. This stretch of Ada Drive is the home of three other primary schools: (i) Forest Hills Central Middle School (7th and 8th Grade--5810 Ada Drive), (ii) Ada Christian School (Pre School through 8th Grade--6206 Ada Drive), and Ada Elementary (Pre School through 4th Grade--731 Ada Drive). The existing use of the subject property for religious,**

educational and related purposes has proven to be harmonious and appropriate with the existing and intended character of the general vicinity. The current school on the subject property has operated harmoniously with the surrounding properties since its opening. The planned expanded use (school and related uses for sixth grade through eighth grade) will not adversely affect the subject property's relationship with neighboring properties.

- (2) The special use shall not change the essential character of the surrounding area. See response to (1) above.
- (3) The special use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare. **The existing use and the planned expanded use (school and related uses for sixth grade through eighth grade) will not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors**
- (4) The special use shall not place demands on public services and facilities in excess of capacity. **The existing use and the planned expanded use (school and related uses for sixth grade through eighth grade) will not create excessive additional requirements at public cost for public facilities and services. Attached to this application is the chart that described the anticipated parish and school use of the subject property (and specifically the anticipated number of people on site at various times--Monday through Friday (6:00 A.M. to 6:30 P.M.)). This chart was submitted with Applicant's original application for special use associated with the school. Please note that the numbers included in the chart represent persons and not vehicles which we anticipate would be much less given anticipated carpooling and busing. The proposed expanded use (6th grade through 8th grade) would not increase the number of students anticipated above that anticipated in Applicant's original application for special use. In the event Applicant wishes to expand enrollment beyond the limit described in this Application, Applicant would submit an additional application to further amend the special use permit. The maximum number of additional vehicle trips (assuming every new user requires a vehicle trip to arrive and depart compared to the site with No school) remains fifty (50). As stated above, as a result of anticipated carpooling and busing, we believe the actual number of added vehicle trips has been and will continue to be materially lower. According to data published by the Grand Valley Metro Council, 24 hour two way volume traffic on the stretch of Ada Drive adjacent to St. Roberts is 7,067 vehicle trips. Thus, we do not believe that the school use or its expansion as set forth in this Application would materially increase traffic along Ada Drive. In addition, given: (i) the large parcel size; (ii) the ample stacking ability associated with the lengthy access drive located within the parcel; (iii) the site improvements (described above) made by Applicant as required by the Township associated with Applicant's original application for special use associated with the school; and (iv) that (notwithstanding anticipated morning drop off and afternoon pick up) many additional users will arrive and depart at different times, the proposed expansion would not create any traffic "back-up" or other issues along Ada Drive.**

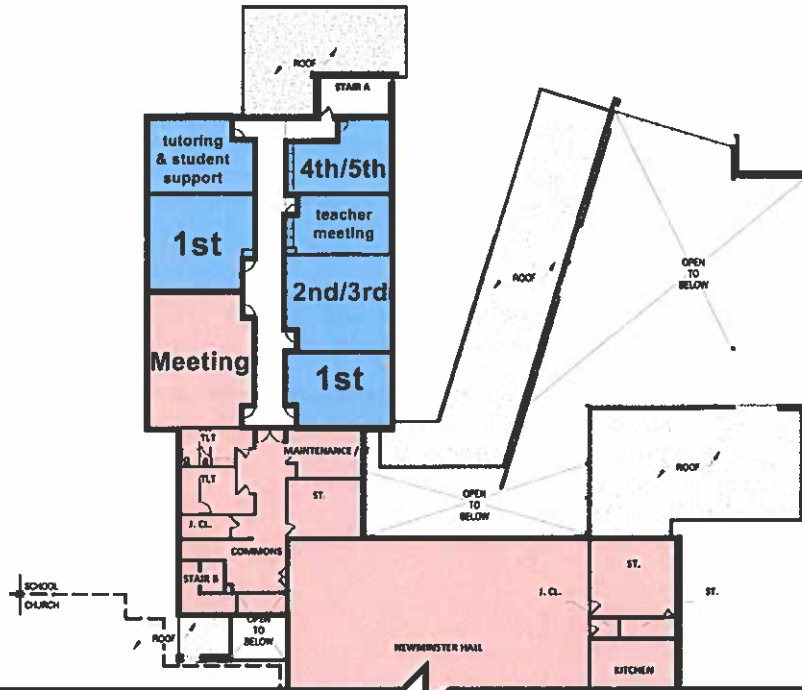


- existing conditions:**
- lot size: 16.6 acres
 - parking spaces: 465 +/-
 - 83,800 sf main building
 - 6,745 sf rectory
 - 1,350 sf maint. bldg.

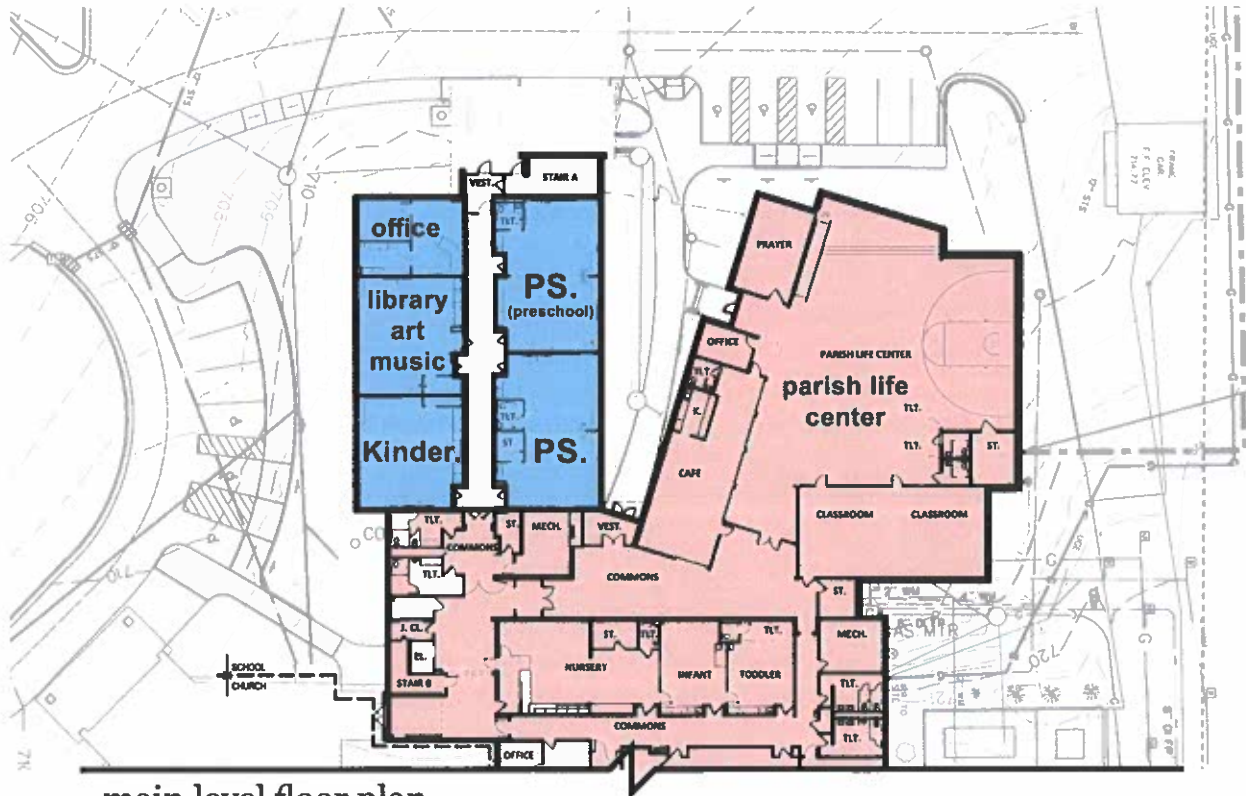


Building Usage

- School
- Parish



upper level floor plan



main level floor plan



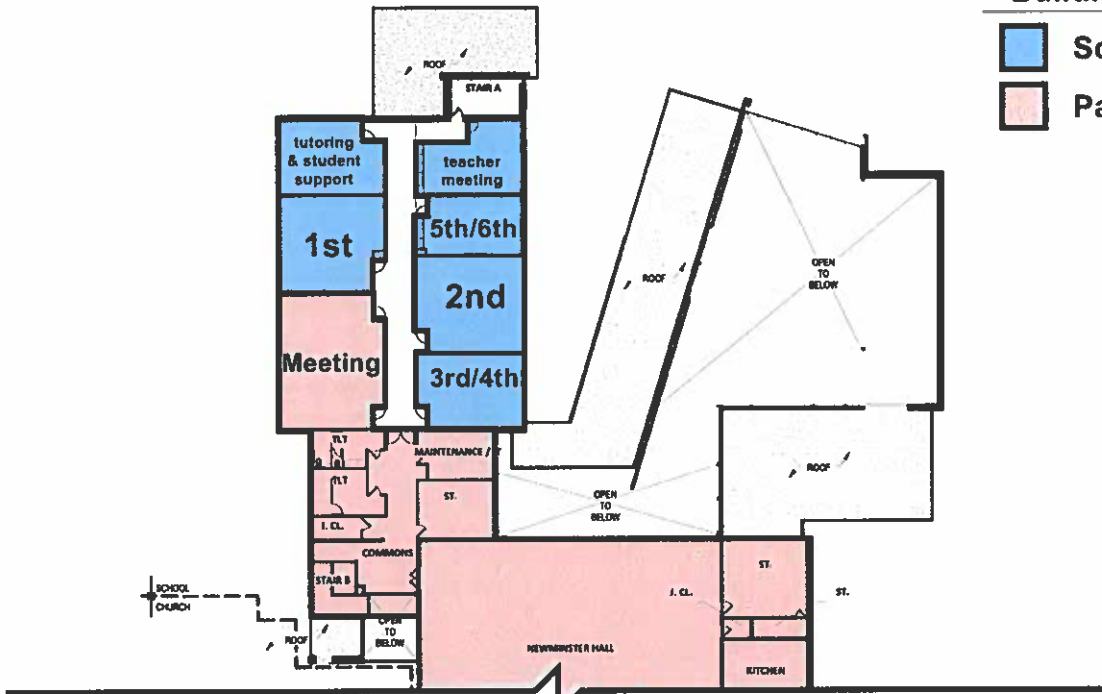
0' 50' 100'

existing | **fall 2022/winter 2023**

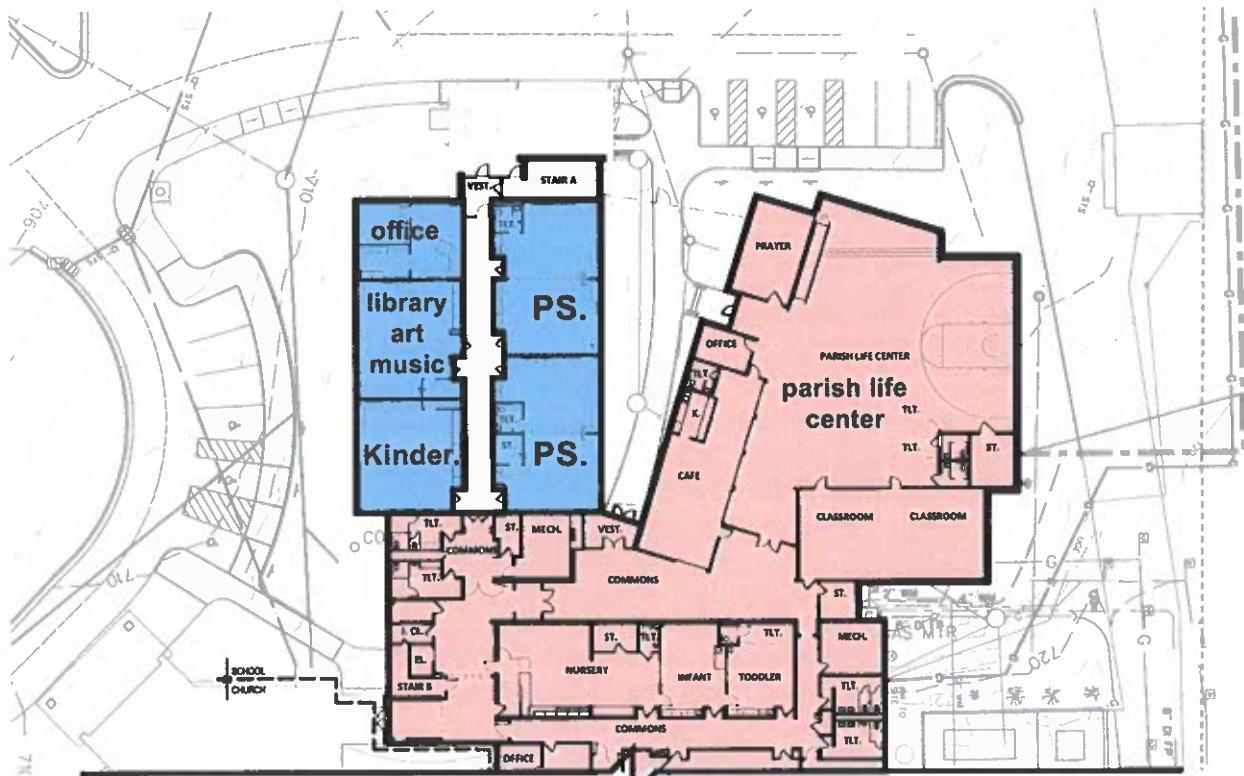
november 23, 2022

Building Usage

- School
- Parish



upper level floor plan



main level floor plan



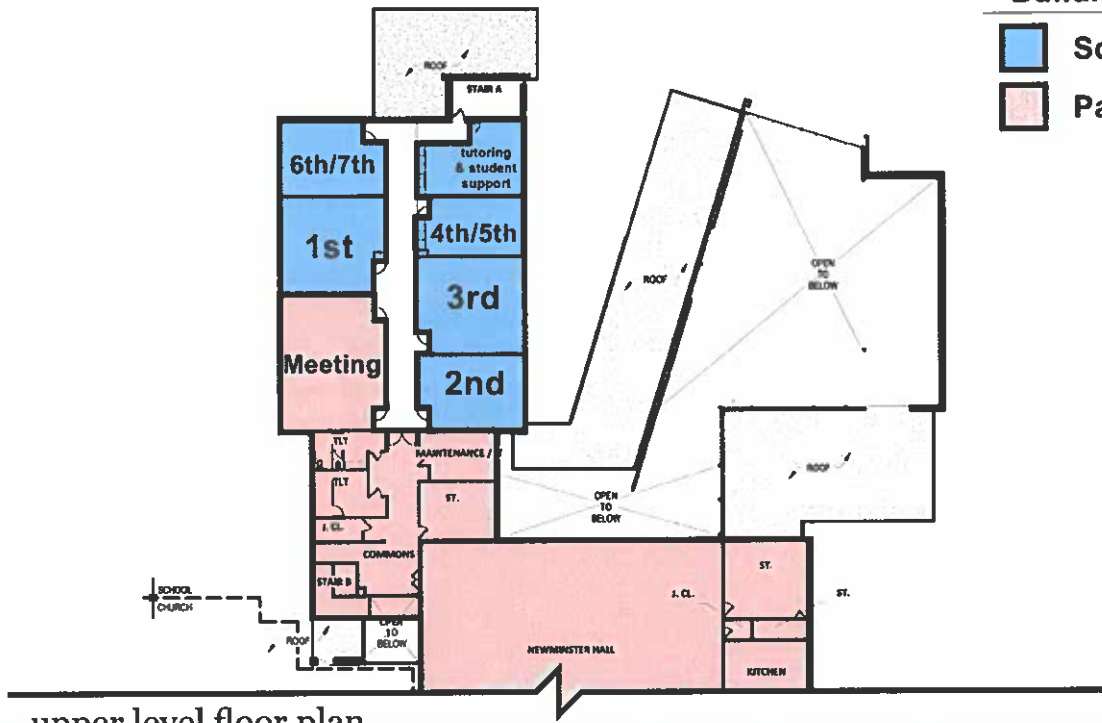
0' 50' 100'

proposed | fall 2023/winter 2024

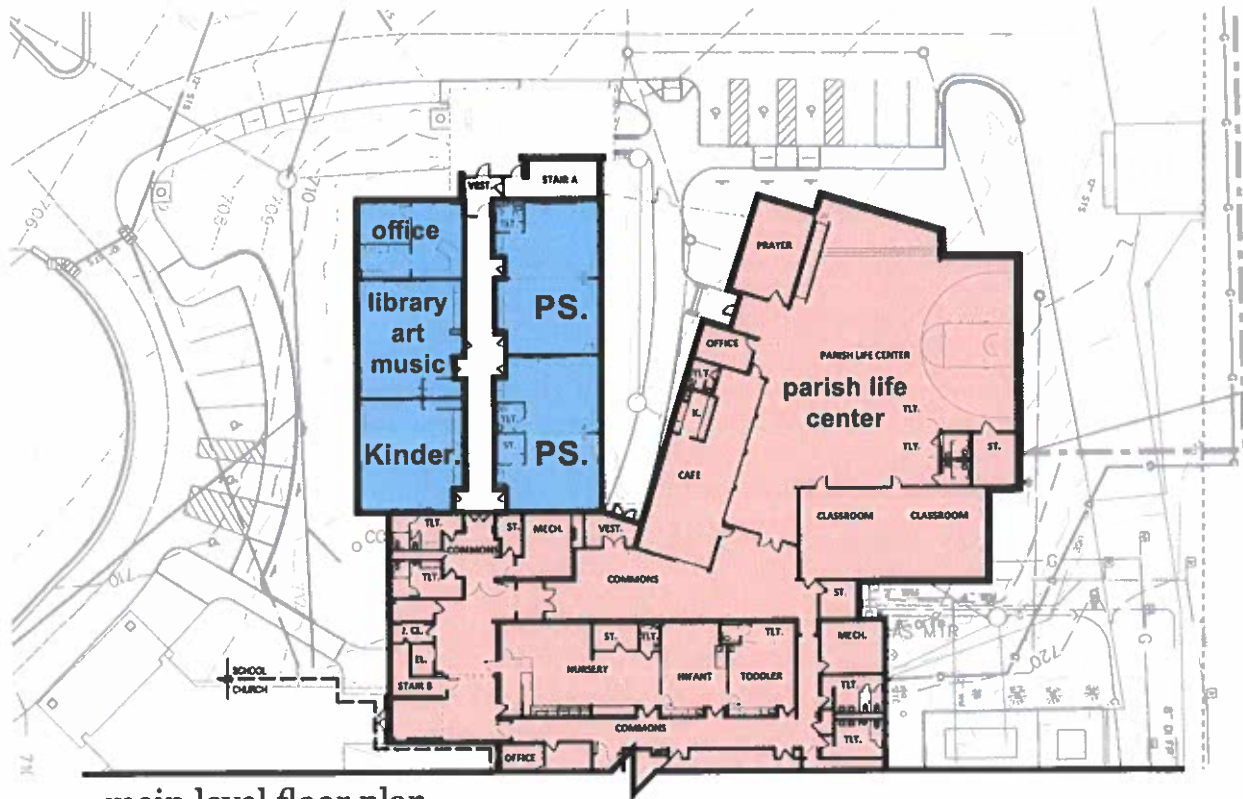
november 23, 2022

Building Usage

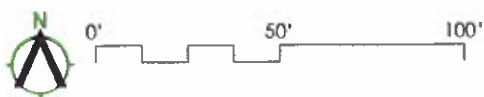
- School
- Parish



upper level floor plan



main level floor plan

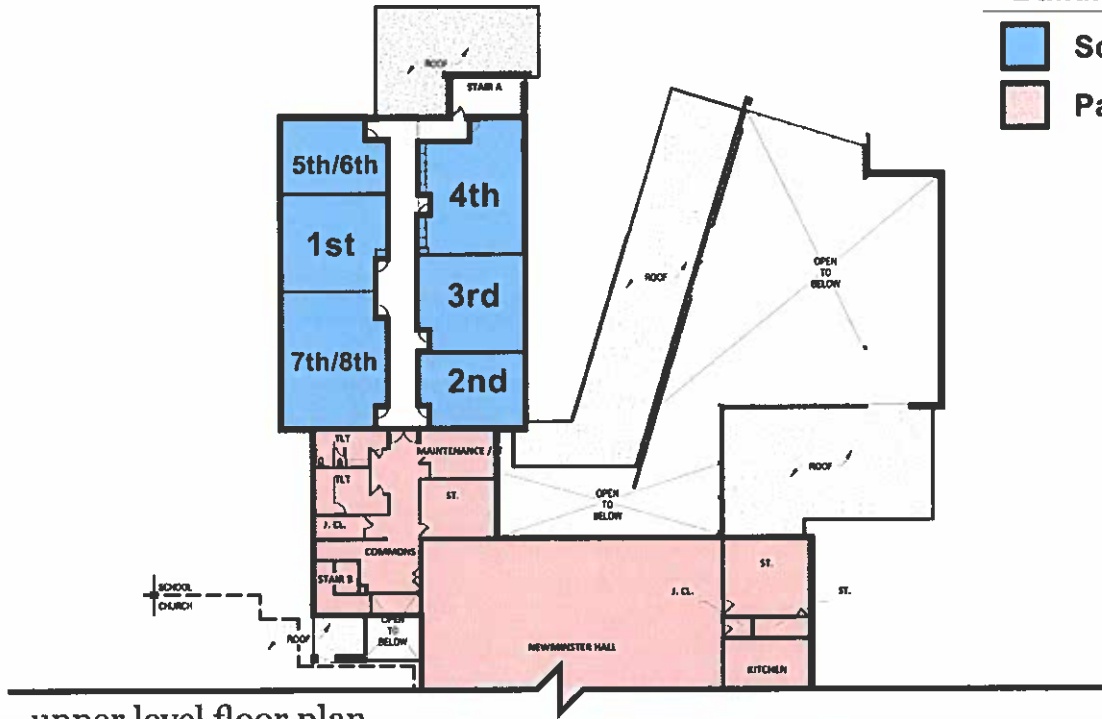


proposed | **fall 2024/winter 2025**

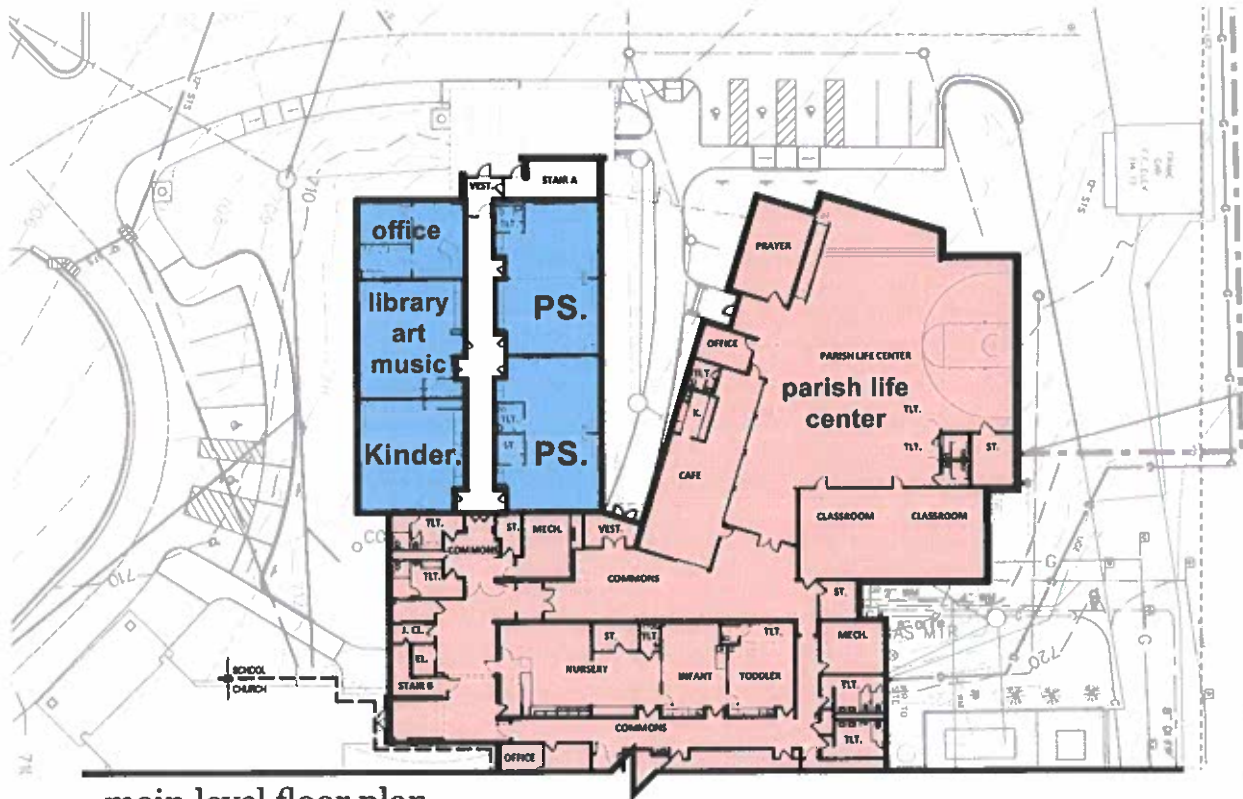
november 23, 2022

Building Usage

- School
- Parish



upper level floor plan



main level floor plan



0' 50' 100'

proposed | **fall 2025/winter 2026**

november 23, 2022

St. Robert of Newminster Church and Catholic School Site Use Estimate 2021 (Y4)

Parish and school attendance estimates used. Given anticipated carpooling and busing, we anticipate that the daily number of vehicles on site to be much less than the occupant numbers shown below

	Monday					Tuesday					Wednesday					Thursday					Friday				
	Parish		School		Total	Parish		School		Total	Parish		School		Total	Parish		School		Total	Parish		School		Total
	In	Out	In	Out		In	Out	In	Out		In	Out	In	Out		In	Out	In	Out		In	Out			
6:00 AM			3		3			3		3			3		3	40		3		43					
6:30 AM			12		12			12		12			12		12			12		12					
7:00 AM	34		7		41	34		7		41	34		7		41	34		7		41					
7:30 AM			15		15			15		15			15		15			15		15		40			55
8:00 AM			126		126			126		126			126		126			126		126					126
8:30 AM			7		7			7		7			7		7			7		7					7
9:00 AM	60				60	60				60	60				60	60				60	60				60
9:30 AM		60			60	25	60			85	115	60			175		60			60	75	60			135
10:00 AM					0					0					0					0					0
10:30 AM					0					0					0					0					0
11:00 AM				24	24				20	20		115		24	139				20	20			24		24
11:30 AM					0		25		20	25					0			75		0				24	75
12:00 PM			24		24			20		20			24		24	10		20		30			24		24
12:30 PM					0					0					0					0					0
1:00 PM					0					0					0		10			10					0
1:30 PM					0					0					0					0					0
2:00 PM					0					0					0					0					0
2:30 PM					0					0					0	10				10					0
3:00 PM				114	114				114	114				114	114				114	114				114	114
3:30 PM				15	15				15	15				15	15		10		15	25				15	15
4:00 PM	15	34		7	56		34		7	41		34		41		34		7	41		34		7	41	
4:30 PM	133	15		12	160	64		12		76	34		12		46			12	12				12		12
5:00 PM				7	7				7	7				7	7				7	7				7	7
5:30 PM				12	12				12	12				12	12				12	12				12	12
6:00 PM	40			3	43		64		3	67		34		37				3	3				3		3
6:30 PM	123	133			256					0	20			20					0	0					0
Total	405	242	194	194	1035	183	183	190	190	746	263	243	194	194	894	114	114	190	190	608	209	209	194	194	806

Parish Assumptions

Estimates based on actual program enrollment and can vary

Program enrollment and staff(18) held constant from year 1

School Assumptions

170 FTE students, +28 childcare attendees

44PK FTE

20 FTE PK3-T, TH: 8-11AM, 12-3PM

24 FTE PK4-M,W,F: 8-11AM, 12-3PM

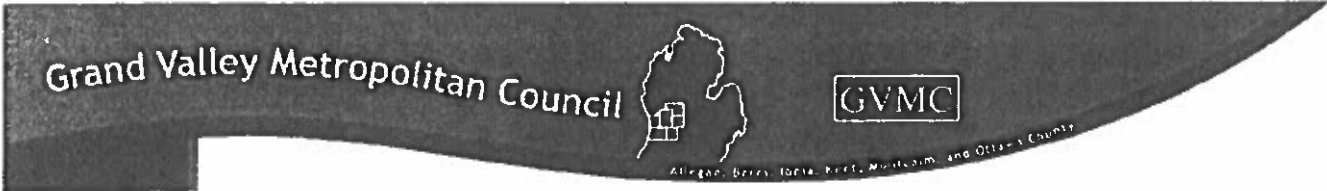
126 K-5th FTE

School traffic flow based on St. Thomas the Apostle historical "typicals"

School Staff-16 7am-4pm

Occasional Events

Funerals (Usual time (11am-1:15 includes lunch) 2 times/ month, average attendance 100 ppl)

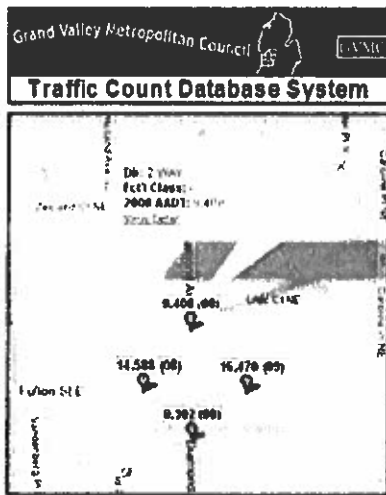


Traffic Counts

This traffic count data base contains raw traffic count information collected from local jurisdictions and the Michigan Department of Transportation annually. The counts represent 24 hour two-way volumes unless otherwise noted. The data is not adjusted to account for any traffic flow changes that may result from seasonal fluctuations. All attempts are currently made to obtain counts during mid-week average flow conditions.

The user of this data should use all appropriate precautions and good judgment when referencing data contained within the following resources. GVMC staff does attempt to verify that the count data is reasonable, but due to the volume of data received each year some counts may appear to be higher or lower than expected. If you find a count location with a volume that does not seem reasonable please contact GVMC staff for verification.

Available Traffic Count Resources:



[Click to Launch TCDS Application](#)

This feature allows the user to interactively view and search traffic count data through a Google Maps interface. Current and historic count records are available for query. To view introductory material on how to get started please click on the document link below "Search the Map - Tutorial".

[Search the Map - Tutorial pdf](#)

- [Click here to view Historic Traffic Counts in PDF](#)
- [Click here to view Historic Traffic Counts Data Table](#)
- [Click here for MDOT Average Daily Traffic Data](#)

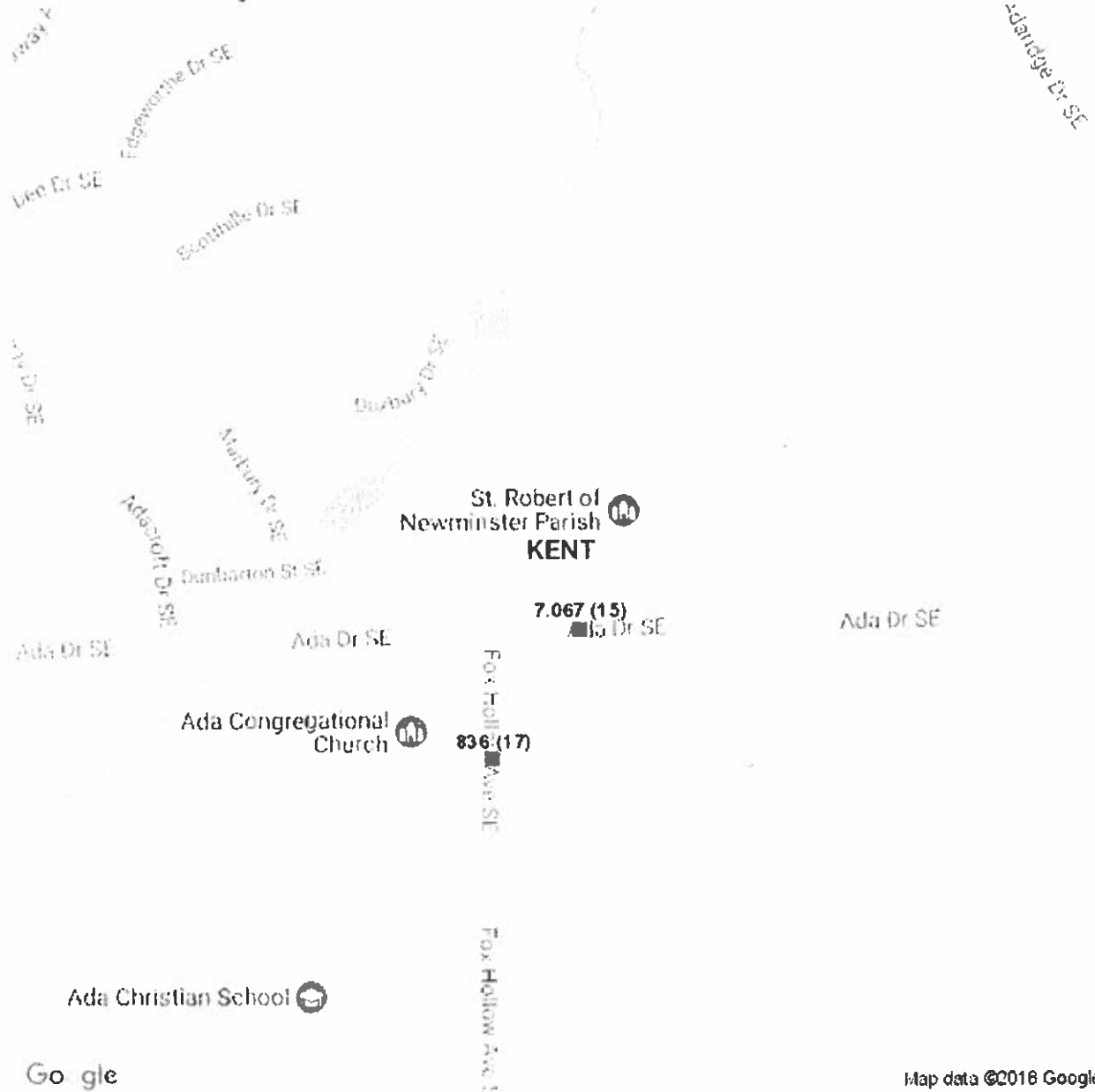
West Michigan Regional Prosperity Alliance



EMS Partnership of Kent County







Firework Ordinances

Quarterly Luncheon



Go gle

Map data ©2016 Google

- TCDS Locations**
-  Short
 -  Continuous
 -  WIM
 -  Located Short
 -  Located Continuous
 -  Located WIM



Growth Model – St. Robert Catholic School			
Grade	2023-24	2024-25	2025-26
Child Care	0	0	0
P3	16	18	18
P4	16	18	24
Y5	18	18	18
K	18	18	18
1	15	18	18
2	25	16	18
3	15	25	16
4	4	15	25
5	6	4	15
6	2	6	4
7		2	6
8			2
Total	135	158	185



MEMORANDUM

Date: 01.12.23

TO: Ada Township Planning Commission
FROM: Department of Planning
RE: **January 19, 2023 - PVM District Development Plan with Departures – Apartment building with live-work units – 7241-7257-7267 Bronson SE – Let Us Development/Joel Harner**

Request Overview

The applicant proposes construction of two three-story 'apartment house' structures, consisting of a 6,780 square foot building and a 2,800 square foot building (9,580 square feet total).

The subject property, consisting of three parcels (7247, 7257, and 7267 Bronson) contains a total of +/- 30,587 square feet, although the proposed development area includes a total of 24,840 square feet, which will include all of 7257 and 7267 Bronson, and the rear portion of 7247 Bronson. The existing single-family home at 7247 Bronson will remain on a smaller lot (+/- 5,747 square feet), with a new attached garage; it appears that applicable lot size and building placement requirements for the Planned Village Mixed-Use (PVM) Overlay District will be met for the smaller 7247 lot.

The development site is within the Village Proper 2 (VP2) Transect Zone in the PVM Overlay District. The lot at 7257 Bronson is currently vacant, while the existing house at 7267 Bronson would be demolished. The two buildings will be sited with one (Building 1) facing Bronson, and the other (Building 2) in the rear of the property behind the home at 7247 Bronson.

A total of 13 dwelling units are proposed, including five ground floor live-work units. Overall, there will be 1 one-bedroom unit, and 12 two-bedroom units. Covered patios and balconies will be provided for the second and third floor units in Building 1, and roof decks are proposed for both Building 1 and 2.

Outside parking for 16 spaces will be provided, with interior parking for 9 vehicles for the six ground-floor units (one accessible unit and five live-work units), for a total of 25 spaces. More information concerning parking is noted in the Analysis below.

The building's exterior will be primarily lap siding, with red, gray, and green colors. Brick veneer and other materials are proposed for the trim for these units. Roofing would consist of asphalt shingles.

Analysis

PVM Overlay District Departure Requests

Per Sec. 78-481 of the Zoning Ordinance, the applicant requests the following departures to applicable requirements:

- Lot type to allow for Apartment Houses.
- Lot area of 24,840 square feet, in lieu of the allowed maximum 18,000 square feet.
- Lot width of 130 feet, in lieu of the allowed maximum of 128 feet.
- Rear yard setback of 10 feet, in lieu of the minimum required 15 feet.

Parking

For multiple-family dwellings, the Zoning Ordinance specifies 1.5 parking stalls for one-bedroom units, and 2.2 stalls for two-bedroom or greater, along with a 0.70 reduction for the VP2 Transect Zone. (No parking requirements are specified, nor have been previously applied, for live-work units beyond the multiple-family specifications noted above.) Overall, this translates to a total requirement of 19.53 (rounded up to 20) parking spaces, while a total of 25 spaces are proposed. The following additional notes are provided for Planning Commission consideration:

- The applicant should clarify usage and arrangement of the tandem parking between garage spaces and the exterior spaces immediately adjacent to (and blocking vehicle access to) the garage spaces.
- The applicant should also clarify garage space parking numbers; plans appear to indicate a total of 9 garage spaces, while the applicant's narrative and calculations indicate a few different numbers; 10 garage spaces (plans) or 12 garage spaces (narrative).
- Bronson Street includes significant on-street (parallel and 90-degree) parking along the entire stretch adjacent to the subject properties and extending west. Capacities for on-street parking exceeds 60 spaces.

Development and Site Context

Given recent Planning Commission discussion regarding the PVM District, transect zones, and housing types, the following information is provided for consideration:

- Conversations by attendees at the Township's Master Plan workshops has indicated support for enhancing density in the community, especially in locations where existing utilities are present.
- The density of the proposed development would add residents, which would contribute to the economy of the Township overall, and the downtown area specifically.
- The subject location is immediately adjacent to the commercially oriented Village Core Transect Zone of the PVM, similar to the Village Center area, where apartment lot types are permitted.
- Existing structures immediately adjacent to the subject property consist of one- and two-story residential structures (including an insurance office housed in a residentially appearing structure), while the proposed development will have 3-story structures.
- Previous lot type departures consisted of one approval for a civic building extending from the Village Center Transect Zone into the Village Edge Transect Zone. This was in 2016 for expansion of the 660 Ada Drive building, adjacent to the River Pointe development. One other lot type departure, for the lot at 7369 Thornapple River Dr. (retail and office in Village Proper 1 Transect Zone; applicants were E. Turan and K. Dixon) was withdrawn.

Planned Village Mixed-Use Overlay District Departure Specifications and Standards

The Zoning Ordinance allows departures for lot types, dimensional requirements, and architectural standards, without public hearing or corresponding notification requirements, subject to the applicable standards, which are noted as follows:

- *The proposed alternative is consistent with the purpose and intent of the PVM District.*

- *The proposed alternative, in comparison to conformance with the PVM district standards, will not have a detrimental impact on adjacent property or the surrounding neighborhood.*
- *The proposed alternative is necessary and appropriate to accommodate a superior design of the proposed development.*
- *The proposed departure from PVM district standards is clearly identified as a part of the development plan approval application.*

Generally, Staff supports the concept of this plan with its transition between the commercial uses in the Village Core and the single-family uses in the Village Proper 2 area. However, the Planning Commission's determination will be needed as to the appropriateness of this request based on the applicable Standards and overall vision of the PVM Overlay District. The recently approved project at 7369 Thornapple River Drive (6 apartment units with live-work space; applicants were E. Turan and K. Dixon) involved a similar concept at a similar scale, although there is an intervening street between the proposed development and single-family residential.

Public Utilities

Water and sewer lines are available adjacent to the subject site along Bronson Street.

The applicant will need to address necessary stormwater drainage and capacity resulting from development on this site. This will be especially critical to minimize drainage onto adjacent properties, especially due to the transition of this site from conventional single-family home sites with open yard areas to a site that consists almost entirely of impervious surfaces.

Lighting

Application information specifies that site lighting will consist of wall-mounted fixtures only, with no pole mounted lights. The fixtures appear to be intended to shine light onto the face of the building and adjacent walks, although do not appear to be downward directing fixtures. A condition of approval is included to address site lighting.

Landscaping

The landscape plan indicates trees and shrubs to be planted primarily along the east and north property lines. Proposed materials include shade and ornamental trees, as well as upright evergreen and lower shrubs. Staff has informed the applicant that additional landscaping should be provided, especially in the western portion of the property adjacent to existing residential homes at 7247 and 7213 Bronson, consistent with Zoning Ordinance requirements. Front yard plantings should also be provided to visually enhance the streetscape. A condition of approval is included to reflect this.

Plans

Staff has identified the following items that should be addressed:

- Fencing/enclosure elevations: The applicant should provide elevation details, including height(s), color(s), and material(s) for the proposed trash/recycling enclosure area.
- The applicant should indicate any proposed exterior HVAC equipment.

A recommended condition of approval are included in this Report to address these items.

Summation and Recommendation

If the incomplete items noted above can be appropriately addressed by the applicant, and if the Planning Commission finds that the applicable Standards for Departures are met, then Staff recommends that approval of the request be subject to the following findings and conditions:

1. The Planning Commission hereby makes the following findings:
 - a. The proposed development plan, as modified by the conditions of approval listed below, requires the following "departures" from the standards of the PVM District, which are hereby approved:
 - o Lot type to allow for Apartment Houses in the Village Proper 2 Transect Zone.
 - o Lot area of 24,840 square feet, in lieu of the allowed maximum 18,000 square feet.
 - o Lot width of 130 feet, in lieu of the allowed maximum of 128 feet.
 - o Rear yard setback of 10 feet, in lieu of the minimum required 15 feet.
 - b. The above departures result in a plan that complies with the spirit and intent of the PVM District to a greater degree than would be possible without approval of the departures.
 - c. The proposed development with departures is consistent with the purpose and intent of the PVM District.
 - d. The proposed development with departures, in comparison to conformance with PVM District standards, will not have a detrimental impact on adjacent property or the surrounding neighborhood.
 - e. The proposed development with departures is necessary and appropriate to accommodate a superior design of the proposed development.
2. The proposed development plan for a new 'apartment house' development, consisting of a 6,780 square foot building and a 2,800 square foot building (9,580 square feet total) is hereby approved, subject to the following conditions:
 - a. The applicant shall provide the following, and shall obtain Township Staff approval, prior to the issuance of any building permit:
 - o A lighting plan indicating full horizontal cutoff fixtures of a low-intensity non-glare style. There shall be no pole-mounted fixtures on this site.
 - o A revised landscape plan showing additional plantings adjacent to residential lots at 7647 and 7213 Bronson, and along the building frontage.
 - o Elevations for the proposed fencing around the trash/recycling enclosure area, including height, type, and color.
 - o Any proposed exterior HVAC units.
 - b. There shall be no food service, storage, retail sales, or distribution within the live-work units, nor shall any business operation within the live-work units be owned/operated/leased by any party other than the tenant of the corresponding dwelling unit.
 - c. Except as modified in accordance with these conditions of approval, the building and site improvements shall be completed substantially as shown on the plan set titled "Bronson

Street Mixed-Use”, as follows (showing latest revision dates):

- 1) C-201 Existing Site Conditions Plan, dated 11/17/2022.
- 2) C-205 Site Layout Plan, dated 11/17/2022.
- 3) C-300 Grading & Soil Erosion Control Plan, dated 11/17/2022.
- 4) C-400 Preliminary Utility Plan, dated 11/17/2022.
- 5) L-100 Landscape Plan, dated 11/17/2022.
- 6) A2.1 South Building – Conceptual Plans, dated 11/17/2022.
- 7) A2.2 North Building – Conceptual Plans, dated 11/17/2022.
- 8) A4.1 and A4.2 Exterior Elevations – South Building, dated 11/17/2022.
- 9) A4.3 Exterior Elevations – North Building, dated 11/17/2022.
- 10) A4.4 Conceptual 3D Renders, dated 11/17/22.



TOWNSHIP

SITE PLAN REVIEW APPLICATION

RECEIVED

NOV 21 2022

PLANNING & ZONING
ADA TOWNSHIP

Applicant: Let Us Development, LLC Telephone No: 616.893.2341

Contact Name: Joel Harner Email: joel@letusserveyou.com

Mailing Address:
PO Box 992, Ada Michigan 49301

Property Owner: Telephone No:
(If different than applicant) same as applicant same as applicant

Mailing Address:
same as applicant

Permanent Parcel No.(s) of subject property: Zoning District:
41 15 - 34 - 103 - 011, 41 15 - 34 - 103 - 013
41 15 - 34 - 103 - 012, 41 - - - - -
 VR-Village Residential & PVM Overlay / VP-2 Transect

Address of subject property:
7267, 7257, 7241 Bronson Street SE, Ada, Michigan 49301

Name of Project:
Bronson Mixed-Use

Type of Project: None apply; see project summary description

Retail, Office, Industrial or other Non-Residential Development Site Condominium
 Open Space Preservation Development, Preliminary Plan Open Space Preservation Devel. Final Plan
 Parking area, 10 or fewer spaces (Staff Review) Parking area, 11 or more spaces
 (Planning Commission Review)

Summary project description: Mixed-Use residential multifamily development with live/work classifications

This application must be accompanied by the following:

- (1) All items called for by Article XXII of the Zoning Regulations.
- (2) If the Applicant is not the record property owner, attach written documentation of the owner's consent to this application.

The undersigned hereby grants permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Signature of Applicant:

Date: 11-18-22

TO BE COMPLETED BY ADA TOWNSHIP

Application received: 11-31-2022 by: eb
mm/dd/yy

Application fee of \$ 4000⁰⁰ received 11/22/22 by Check # 1486 Receipt # 340027
mm/dd/yy

Escrow deposit of \$ 1000⁰⁰ received 11/22/22 by Check # 1491 Receipt # 340026
mm/dd/yy LetUSInc
LetUSInc



523 ada drive se, suite 200 po box 404 ada, mi 49301
p. (616) 682-4570 www.dixonarch.com

December 16, 2022

Mr. John Said, Planning Director
Ada Township
7330 Thornapple River Drive SE
Ada, Michigan 49301

Re: Bronson Live/Work Development
7247, 7257, 7267 Bronson Street SE
Ada, Michigan

Dear Mr. Said:

**** Note:** This narrative is an amended version of the original dated November 17, 2022 in response to notes from our PVM review meeting on December 09. Amended text has been underlined. - C.Clark **

Enclosed you will find four (4) sets of civil, architectural and landscape drawings to share with the Development Committee members for a proposed **Live-Work Apartment House Project** at 7247, 7257, and 7267 Bronson Street SE in the Village.

Based on the strong interest recently vocalized by Planning Commission members in seeing a more diversified offering of housing typologies within the village, and the recent overwhelming support for and passing of the Oxbow development project which included a live/work apartment typology, the Owner intends to combine portions of three existing parcels to develop a live/work multi-family residential project adjacent to the Village Core district. The proposed 6,780 sq ft and 2,800 sq ft three-story buildings accommodate a total of thirteen dwelling units, six roof-top decks, and five ground-floor work units, designed to facilitate a Live-Work opportunity that is currently non-existent within the village.

The development's entrance is proposed from Bronson Street with provided on-site parking in the rear. The project properties are located in the PVM District and currently classified under the "Village Proper 2 Transect Zone". Upon review of the current ordinance standards, zoning map and transect zones, and a recent proposal to amend the ordinance supporting diversified housing types, we ask for a departure to develop the properties as an "Apartment House" lot type allowing ground floor work spaces similar to the recently approved 'Rowhouse 1 Live/Work Units 1-4, 5' in the Oxbow development. In keeping with the approved terms of the work spaces in the Oxbow planning commission notes, there shall be no food service, storage, sales, or

distribution within the development, specifically including the commercial spaces designated on the plan.

Lot Type: <i>Apartment House</i>	Regulation	Proposed
Lot area (min/max):	4,800 / 18,000 sqft	24,840 sqft (departure)
Lot width (min/max):	48 / 128 ft	130 ft (departure)
Frontage % (min/max):	70% / 90%	80%
Lot coverage (max):	80%	79%
Building height (max):	2 / 3 stories	3 stories
Front yard (Street) setback (min/max):	10 / 25 feet	10 foot
Side yard setback (min):	5 feet	5 feet
Rear yard setback (min):	15 feet	10 feet (departure)

The three minor departures are explained in more detail below:

1- Lot Area:

The proposed development involves the combining of existing lots at 7257 and 7267 Bronson Street, and a reduction of lot 7247 with redistribution of area to the new proposed development. We are requesting a departure to allow for a larger irregular lot size which supports two separate buildings sharing common on-site parking, drive aisle, and utility tie-ins.

2- Lot Width:

The proposed development involves the combining of existing lots at 7257 and 7267 Bronson Street, and a reduction of 7247 with redistribution of area to the new proposed development. The proposed development frontage along Bronson is 130.0 feet. We are requesting a departure of 2 additional feet.

3 - Rear Yard Setback:

The proposed development requests a departure of 10 feet for a rear setback, preserving the minimum distance required by the building code for non-rated exterior wall construction.

In addition to the dimensional departures noted above, the owner is requesting a departure for “Apartment House” use type supporting a Live/Work condition with two floors of apartment dwelling units above small ground floor commercial spaces. This proposal is modeled upon the live/work apartment design of the ‘Rowhouse I’ type in the recently approved Oxbow development. As depicted in the floor plans, the first floor is for small commercial use. Live/Work Units (LWUs) are increasing in popularity with the recent turn toward reducing carbon emissions and a desire for greater work flexibility from home. We are requesting a departure for “Apartment House” use in this project zoned VP-2 and adjacent to Village Core, enhancing the types of dwelling opportunities within the village and at a location appropriate for supporting a transitional density between Village Core buildings and single-family detached homes.

Additional Information for Site Plan Review

- **Architectural Character**

The building is intended to identify with the shape and style of many existing and recently constructed townhomes in the Village. Conventional gable roof facades, dormers and covered entries match the general Village form and nod to the historical context. Conventional lap siding, board-n-batten siding, casement windows, asphalt shingle, and a mix of balcony/deck conditions align with the Village material palette. Six (6) roof deck areas are proposed, providing generous “pocket-garden” spaces within the footprint of the buildings. Furthermore, the project presents a street elevation scaled to the pedestrian experience keeping the “front-porch” feel of the village.

- **Site Lighting**

The building elevations identify wall mounted light fixtures directing light onto the face of the building and onto the immediate sidewalks. Due to the sensitivity of the adjacent residential homes, we are not proposing any pole mount lights in the parking lot. Our goal is to light the parking with appropriate non-glare wall pack fixtures from the buildings which shall not impact the surrounding neighbors.

- **Landscaping**

The landscaping will provide deciduous trees (red maple) and shrubs (boxwoods), ornamental grasses (silver spike grass), and perennials (spirea) which encompass the building and parking lot. Dense evergreen trees/shrubs along the east and north property lines will provide privacy screening. A landscape plan (L-100) is provided in this package.

- **Utility and Mechanical Equipment**

Utility meters and A/C mechanical equipment will be placed on the ground along the short dimensions of the buildings and screened from adjacent sidewalks using landscape materials. Where possible, mechanical equipment will be located on the roof deck areas, completely screened.

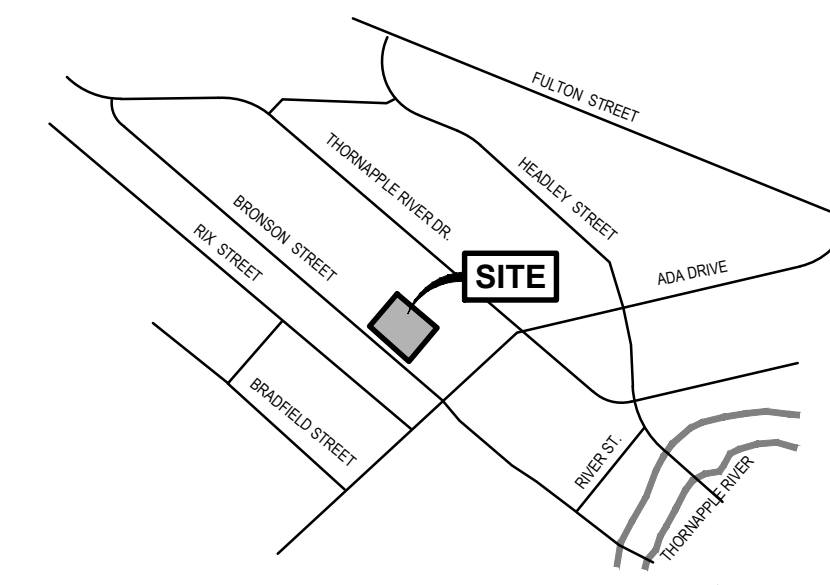
- **Parking**

After application of the VP1 0.60 parking factor to both commercial and residential parking requirements for the development, 27 parking stalls are required. There are twenty-eight on-site parking stalls provided to serve the development. Twelve spaces are provided by two-stall private garages. Sixteen additional stalls are available for residents and guests. Additionally, twelve public parking stalls are directly across from the development along Bronson Street.

Thank you for your time with this matter. We plan to present this project to the Planning Commission on Thursday, January 19, 2022.

Sincerely,
Chip Clark, Architect
Dixon Architecture

Cc: Joel Harner, Let Us Inc.



LOCATION MAP
NOT TO SCALE



0' 5' 10' 20'
SCALE: 1" = 10'

811 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

- BENCHMARK #102** ELEV. = 647.40 (UNKNOWN DATUM)
Gin spindle in E. side of power pole located 24'± S. of C/L Bronson St. & 36' W. of House #7177. (370'± NW of SW corner of subject parcel)
- BENCHMARK #107** ELEV. = 641.62 (UNKNOWN DATUM)
Top of NE flange bolt on hydrant (under "East") located 29'± NE. of C/L Bronson St. & 0'± E. of E. side of House #7247 (1' above grade).

PROPERTY DESCRIPTION

- Parcel 1: Lot 23 and the West 30 feet of Lot 24, Block 2 of Citizens' Plat of the Village of Ada, according to the plat thereof as recorded in Liber 2 of Plats, Page 29, Kent County Records, including the South 1/2 of the vacated alley adjoining said property on the North.
- Parcel 2: Lot 24, EXCEPT the West 30 feet off the West end of said Lot, Block 2, Citizens' Plat of the Village of Ada, according to the recorded plat thereof as recorded in Liber 2 of Plats, Page 29, Kent County Records. Also, the Southerly 1/2 of that part of the vacated alley adjacent thereto on the North.
- Parcel 3: Lot 25, Block 2, Citizens' Plat of the Village (now Township) of Ada, according to the recorded plat thereof in Liber 2 of Plats on Page 69, and the Southerly 1/2 of the part of vacated alley adjacent thereto on the North.

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS

PREPARED FOR:
Let Us, Inc.
Attn: Joel Harner
1455 Spaulding Avenue
PO Box 992
Ada, MI 49301
Phone: 616.838.2341

REVISIONS:

Title: SLU Submittal	Drawn: DC/SW	Checked: JD	Date: 2022.11.17

BRONSON STREET MIXED-USE

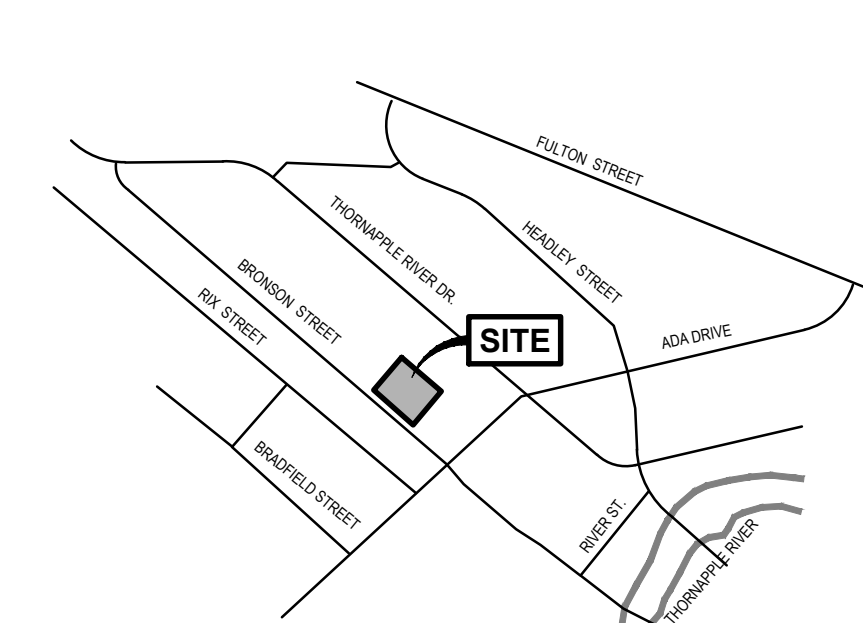
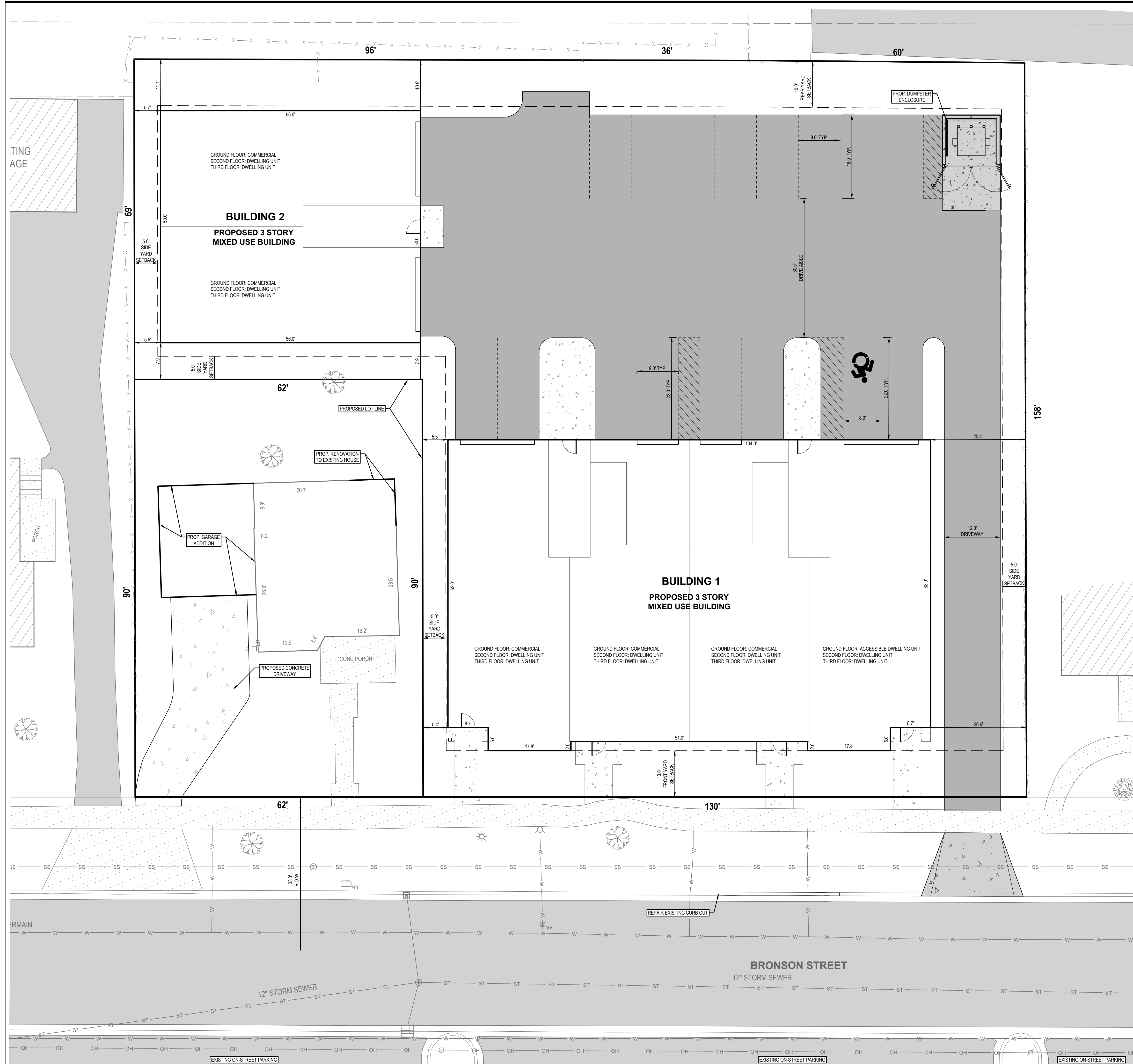
Existing Site Conditions Plan

7247, 7257, & 7267 Bronson Street
PART OF THE NORTHWEST 1/4 OF SECTION 34, T1N, R10W,
ADA TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:
22401183

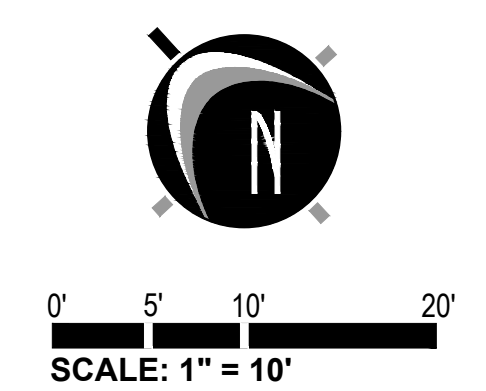
SHEET NO:
C-201



LOCATION MAP
NOT TO SCALE

LEGEND

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



GENERAL NOTES

- 1) ZONING OF PROPERTY: VR (VILLAGE RESIDENTIAL); PVM (PLANNED VILLAGE MIXED-USE OVERLAY DISTRICT)
- 2) EXISTING TRANSECT ZONE: VILLAGE PROPER 2
- 3) PROPOSED TRANSECT ZONE: VILLAGE PROPER 1
- 4) PROPOSED LOT TYPE: APARTMENT HOUSE
APARTMENT HOUSE DIMENSIONAL STANDARDS
 - A) LOT AREA (MIN./MAX.) = 4,800 SQ. FT. / 18,000 SQ. FT. (DEPARTURE REQUESTED: 6,882 SQ. FT.)
 - B) LOT WIDTH (MIN./MAX.) = 48 FT. / 128 FT. (DEPARTURE REQUESTED: 130 FT.)
 - C) FRONTAGE PERCENTAGE (MIN./MAX.) = 70% / 90%
 - D) MAXIMUM LOT COVERAGE = 80%
 - E) MAXIMUM BUILDING HEIGHT (MIN./MAX.) = 2 STORIES / 3 STORIES
- 5) SUMMARY OF LAND USE:
 - A) FRONT YARD (MIN./MAX.) = 10 FT. / 25 FT.
 - B) SIDE YARD = 5 FT.
 - C) REAR YARD = 15 FT. (DEPARTURE REQUESTED: 10 FT.)
- 6) SUMMARY OF MIXED USE LAND USE:
 - A) OVERALL SITE AREA = 0.7 ACRES (30,482 SQ. FT.)
 - B) AREA OF ADJUST LOT (P# 41-15-34-103-011) = 0.13 ACRES (5,880 SQ. FT.)
 - C) MIXED USE PARCEL = 0.57 ACRES (24,882 SQ. FT.)
 - D) BUILDING HEIGHTS (BUILDINGS 1 & 2) = 3 STORIES
 - E) AREA OF PROPOSED BUILDING = 7,059 SQ. FT.
 - F) BUILDING 1 = 6,779 SQ. FT.
 - G) BUILDING 2 = 2,800 SQ. FT.
 - H) GROSS PAVEMENT AREA = APPROX. 12,365 SQ. FT.
 - I) LOT COVERAGE = 78.1%
 - J) ZONING OF PARCELS TO NORTHEAST, NORTHWEST, AND SOUTHWEST (PER VILLAGE REGULATING PLAN) = VILLAGE PROPER 2
 - K) ZONING OF PARCELS TO SOUTHWEST (PER VILLAGE REGULATING PLAN) = VILLAGE CORE
- 7) PARKING REQUIREMENTS (ARTICLE XXVII & SEC. 78-478):
 - A) NUMBER OF SPACES REQUIRED = 23 SPACES
 - (1) 13 RESIDENTIAL DWELLINGS (2 SPACES PER D.U.) = 17.2 SPACES (13 D.U. x 2.2 x 0.6)
 - (2) 1,775 SQ. FT. COMMERCIAL SPACE (1 SPACE PER 200 SQ. FT.) = 8.9 SPACES (1,775 SQ. FT. / 200 x 0.6)
 - B) NUMBER OF SPACES PROVIDED = 26 SPACES (16 SURFACE SPACES & 10 GARAGE SPACES)
 - C) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9x18' (26 AISLE)
 - D) TYPICAL PARKING SPACE PROVIDED = 9x18' (26 AISLE)
 - E) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11x18' WITH 5' AISLE
 - F) TYPICAL CAR ACCESSIBLE PARKING SPACE = 8x18' WITH 5' AISLE
- 8) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- 9) UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- 10) PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND SHALL COMPLY WITH ALL TOWNSHIP REQUIREMENTS.
- 11) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-15-34-103-011, 41-15-34-103-012, AND 41-15-34-103-013. THE ADDRESS OF THE PROPERTY IS 7247, 7257, & 7267 BRONSON STREET SE.

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS

PREPARED FOR:
Let Us, Inc.
Attn: Joel Harner
1455 Spaulding Avenue
PO Box 992
Ada, MI 49301
Phone: 616.838.2341

REVISIONS:
Title: SLU Submittal
Drawn: DCSW Checked: JD Date: 2022.11.17

BRONSON STREET MIXED-USE
Site Layout Plan
7247, 7257, & 7267 Bronson Street
PART OF THE NORTHWEST 1/4 OF SECTION 34, T1N, R10W,
ADA TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
STEVEN L. WITTE
ENGINEER
No. 6201046769

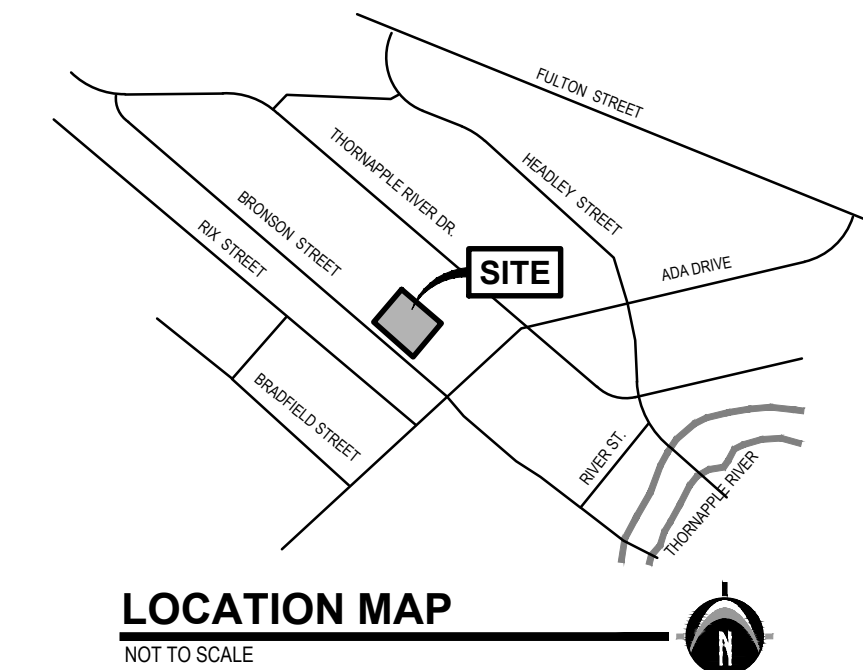
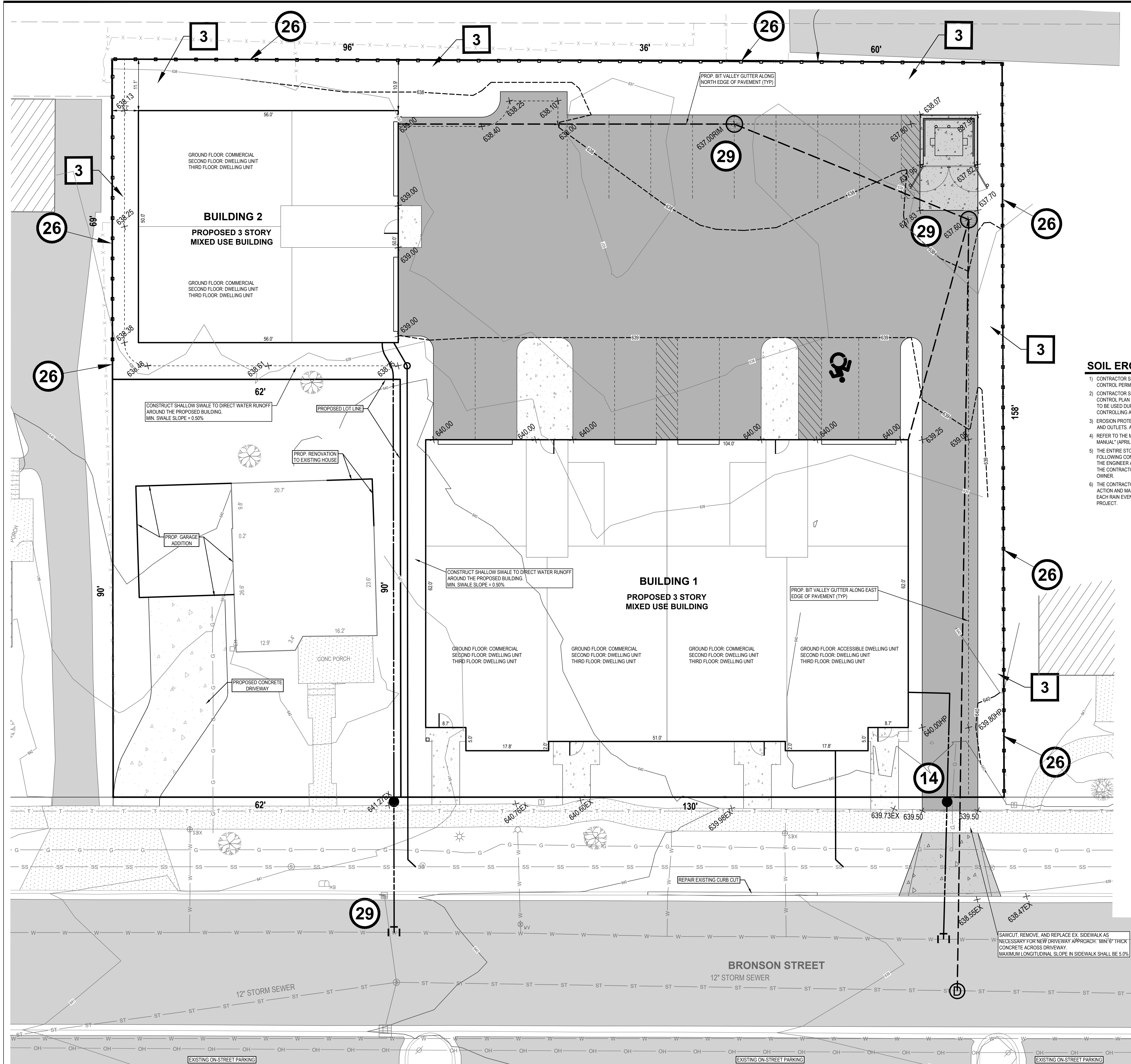
PROJECT NO:
22401183

SHEET NO:
C-205

811 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.

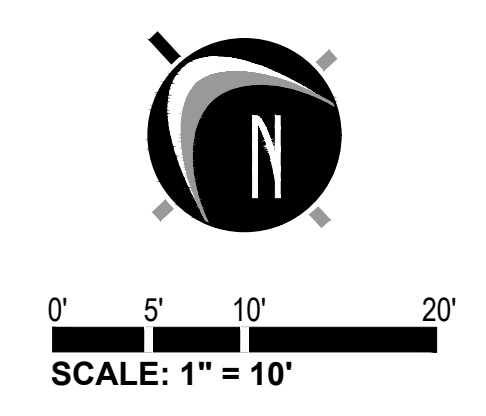
PREPARED FOR:
 Let Us, Inc.
 Attn: Joel Harner
 1455 Spaulding Avenue
 PO Box 992
 Ada, MI 49301
 Phone: 616.838.2341

REVISIONS:
 Title: SLU Submittal
 Drawn: DCS/W Checked: JD Date: 2022.11.17



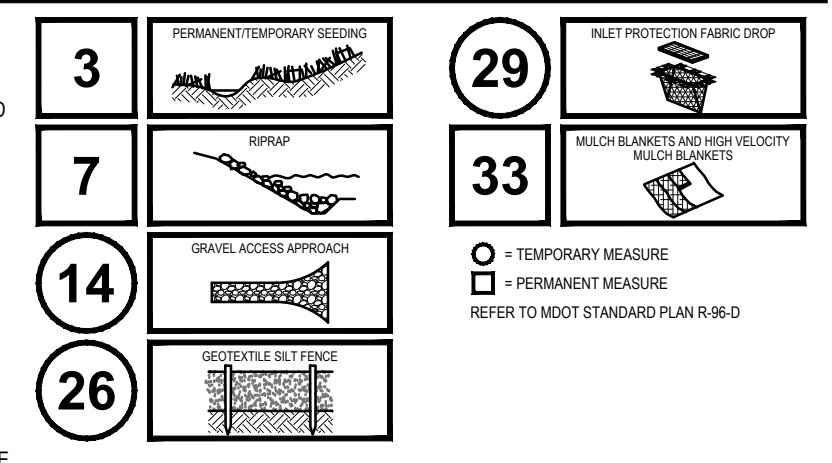
LEGEND

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



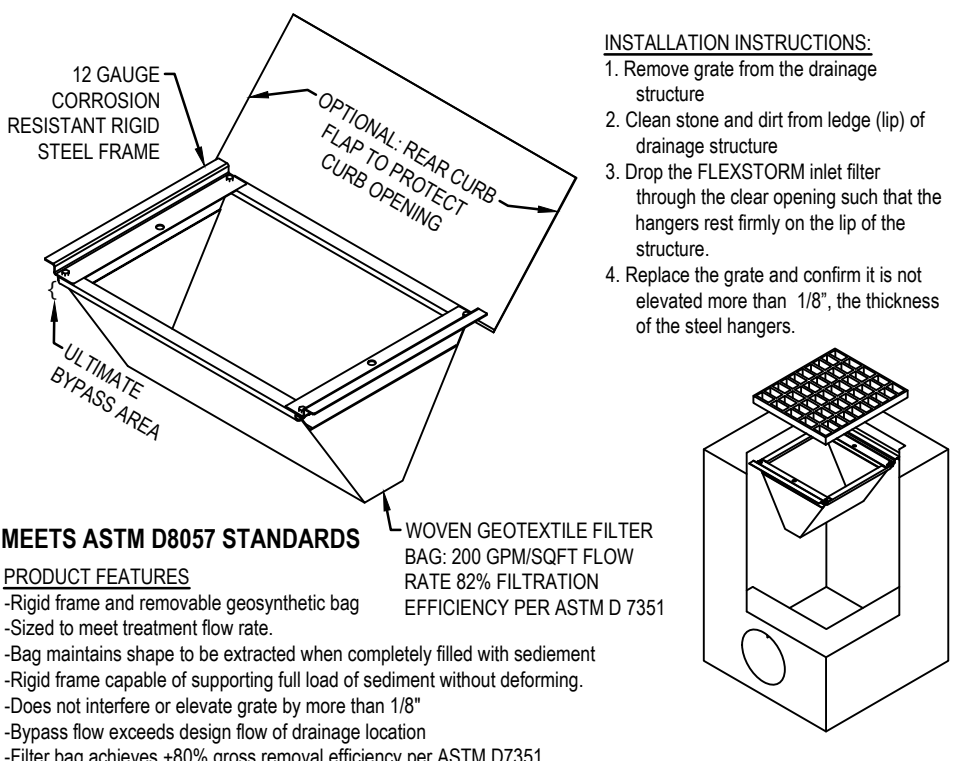
SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (APRIL 2006) FOR ADDITIONAL INFORMATION.
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

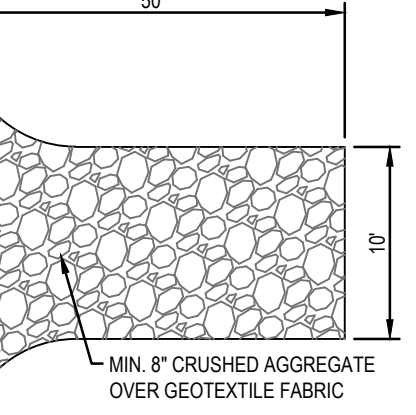


SOIL EROSION CONTROL SCHEDULE

	2023											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLACE SILT FENCE												
STRIP & STOCKPILE TOPSOIL												
CONSTRUCT CONNECTION TO STORM SEWER												
ROUGH GRADE SITE												
CONSTRUCT BUILDING FOUNDATION AND BUILDING												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
CONSTRUCT UTILITY LINES TO BUILDING												
FINISH GRADE SITE												
PAVE SITE												
RESPREAD TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												



FLEXSTORM INLET FILTER LITE DETAIL

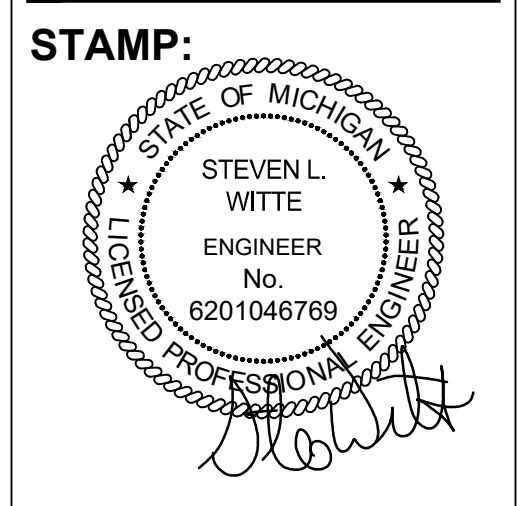


TEMPORARY CRUSHED ROCK TRACKING PAD



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 "PLANS" 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.

BRONSON STREET MIXED-USE
Grading & Soil Erosion Control Plan
 7247, 7257, & 7267 Bronson Street
 PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W,
 ADA TOWNSHIP, KENT COUNTY, MICHIGAN



PROJECT NO:
22401183
SHEET NO:
C-300

PREPARED FOR:

Let Us, Inc.
 Attn: Joel Harner
 1455 Spaulding Avenue
 PO Box 992
 Ada, MI 49301
 Phone: 616.838.2341

REVISIONS:

Title: SLU Submittal
 Drawn: DC/SW Checked: JD Date: 2022.11.17

BRONSON STREET MIXED-USE

Preliminary Utility Plan

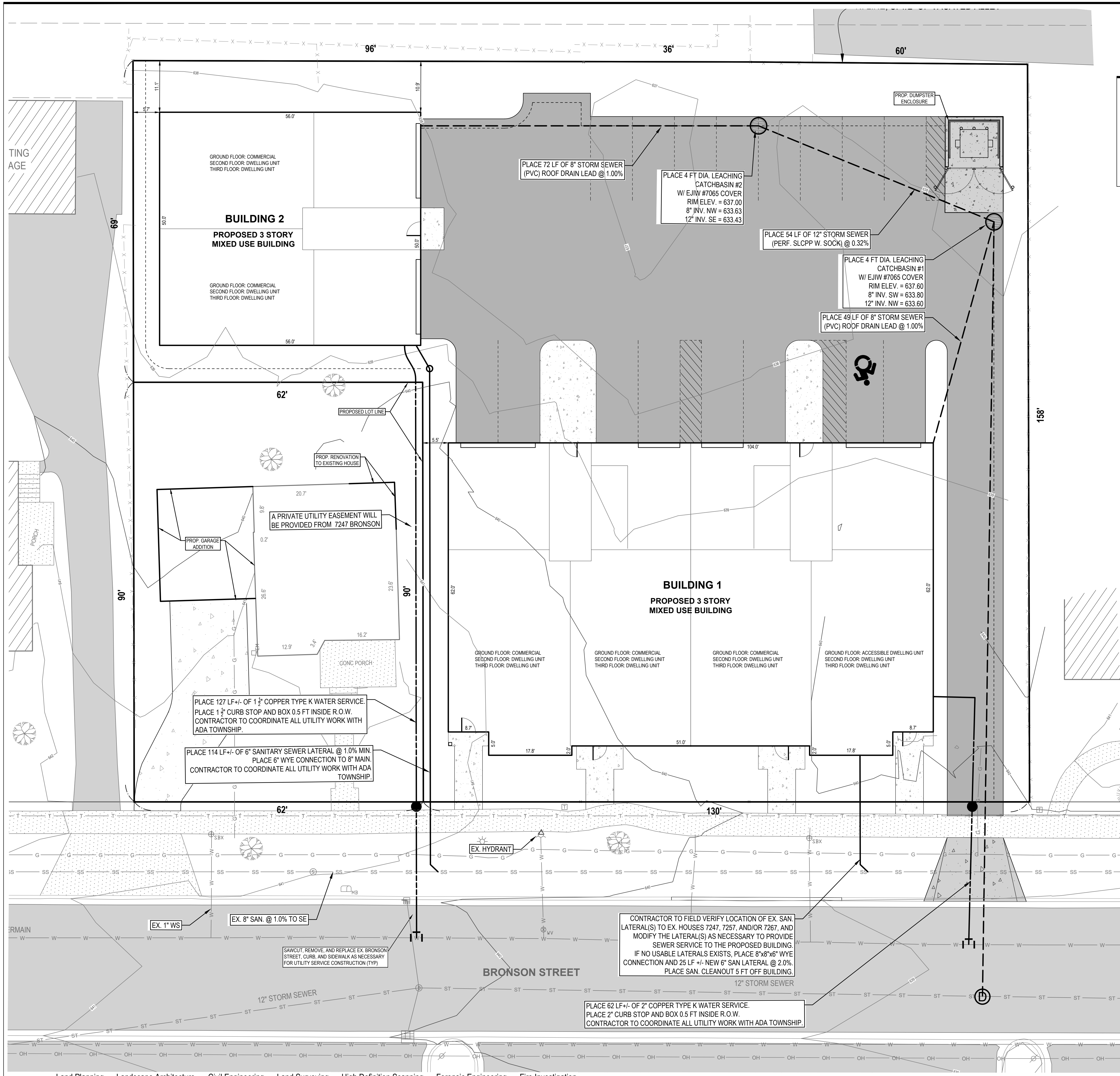
7247, 7257, & 7267 Bronson Street
 PART OF THE NORTHWEST 1/4 OF SECTION 34, T1N, R10W,
 ADA TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
 22401183

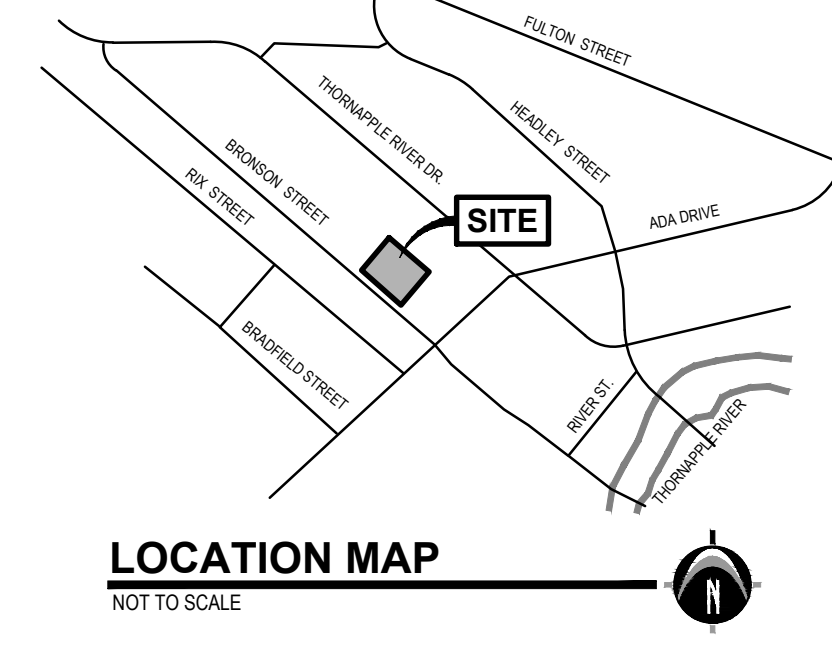
SHEET NO:
C-400



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

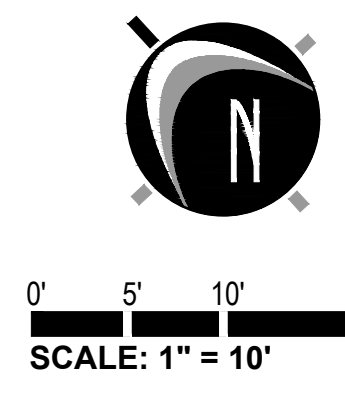
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "UNKNOWN" 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 ANY CONNECTIONS.



LEGEND

- [Symbol] EXISTING BITUMINOUS
- [Symbol] EXISTING CONCRETE
- [Symbol] PROPOSED BITUMINOUS (STANDARD DUTY)
- [Symbol] PROPOSED BITUMINOUS (HEAVY DUTY)
- [Symbol] PROPOSED CONCRETE (STANDARD DUTY)
- [Symbol] PROPOSED CONCRETE (HEAVY DUTY)



CONSTRUCTION NOTES

- 1) ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITIONS OF THE MICHIGAN CONSTRUCTION CODE AND THE ORDINANCES OF THE TOWNSHIP WHERE CONFLICTS OCCUR IN THE ABOVE, THE TOWNSHIP SHALL BE THE GOVERNING AUTHORITY.
- 2) SOIL BORINGS HAVE BEEN PERFORMED BY THE OWNER AND SHALL BE PROVIDED TO THE CONTRACTOR. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNSATISFACTORY SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWERAGE SYSTEM RESULTING FROM NON-COMFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
- 4) ALL WORK INCLUDING INSPECTIONS AND TESTING COST REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE VARIOUS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE TOWNSHIP AND COUNTY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
- 5) ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE TOWNSHIP OR OWNER WITHOUT ANY ADDITIONAL COST TO THE TOWNSHIP OR OWNER.
- 6) ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOIL WHERE NEEDED AND SHALL BE RESEEDDED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
- 7) ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
- 8) THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE KENT COUNTY ROAD COMMISSION BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET FRONT-OF-WAY.
- 9) THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES.
- 10) THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
- 11) THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL FURNISH, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVE SUCH TEMPORARY TRAFFIC CONTROL DEVICES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION AS ARE REQUIRED ON THOSE STREETS WHICH ARE USED AS DETOURS, INCLUDING "ROAD CLOSED" SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.
- 12) THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.
- 13) ALL WORK CONTAINED HEREIN SHALL AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF THE TOWNSHIP, OWNER AND THEIR REPRESENTATIVES. THE TOWNSHIP AND OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NON-COMFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
- 14) PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
- 15) CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROL SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE TOWNSHIP.
- 16) PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL OR DISTURBANCES OUTSIDE LIMITS. THE TOWNSHIP AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS IN THE FIELD.
- 17) ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE TOWNSHIP, COUNTY, AND THE OWNER.
- 18) NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEE'S VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
- 19) ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE TOWNSHIP, COUNTY, AND THE OWNER.
- 20) DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CURB OR CURB, WATER OR MOTORISED DUST STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE TOWNSHIP, COUNTY, MICHIGAN OR ANY OTHER GOVERNING AUTHORITY.
- 21) ALL SIGNS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE TOWNSHIP AND OWNER.
- 22) IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
- 23) ADJUST TO GRADE OR RECONSTRUCT TO GRADE WORK SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF ANY EXISTING CONCRETE BLOCKOUT PAVEMENT, DAMAGED PAVEMENT DOWELS OR OTHER SUCH LOAD TRANSFER DEVICES SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND THE ENGINEER.
- 24) ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACED.
- 25) COMPACTED PREMIUM BACKFILL (MIDOT CLASS II SAND) WILL BE REQUIRED AT ALL FILL AREAS OR ANY STREETS WHERE REMOVAL AND RECONSTRUCTION OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY DRIVEWAY OR PAVEMENT INCLUDING THE 45 DEGREE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB. COMPACTION TESTS SHALL BE REQUIRED EVERY 8 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.
- 26) NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
- 27) STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
- 28) ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- 29) CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS.
- 30) ALL TREES AND VEGETATION WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.
- 31) CONTRACTOR TO FIELD VERIFY AND SCOPE EXISTING SANITARY SEWER LATERAL TO CONFIRM ELEVATION, SLOPE, CONDITION AND PHYSICAL CONNECTION TO PUBLIC SANITARY SEWER MAIN PRIOR TO CONNECTION OF NEW LATERAL SERVICE.

STRUCTURE INFORMATION

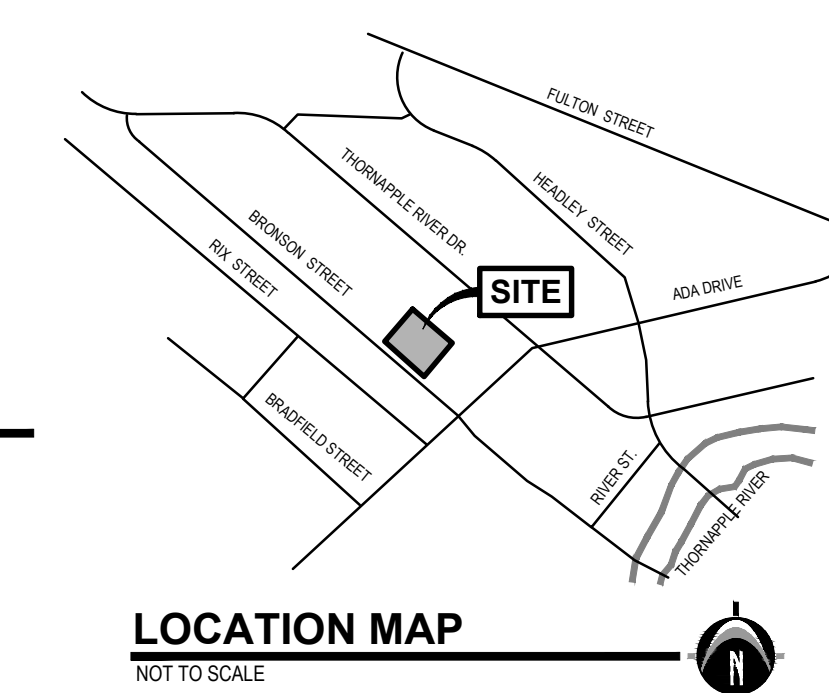
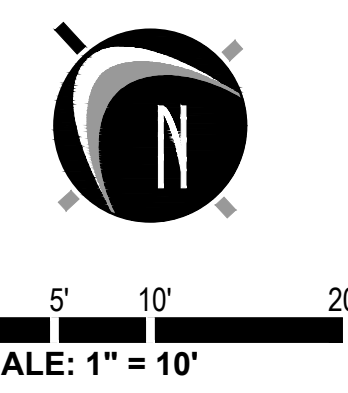
Sanitary MH #120 Rim Elev. = 641.09 8" Conc. (NW) Inv. = 633.20 8" Conc. (SE) Inv. = 633.19	Storm MH #233 Rim Elev. = 637.96 8" Conc. (W) Inv. = 634.13 12" Conc. (NE) Inv. = 633.85 12" Conc. (NW) Inv. = 633.89 12" Conc. (SE) Inv. = 633.75
Storm MH #194 Rim Elev. = 640.25 12" Conc. (W) Inv. = 636.08 12" Conc. (NE) Inv. = 636.35 12" Conc. (NW) Inv. = 635.58 12" Conc. (SE) Inv. = 635.39	Storm CB #327 Rim Elev. = 639.97 8" Conc. (SW) Inv. = 636.49

PREPARED FOR:

Let Us, Inc.
 Attn: Joel Harner
 1455 Spaulding Avenue
 PO Box 992
 Ada, MI 49301
 Phone: 616.838.2341

REVISIONS:

Title: SLU Submittal
 Drawn: DCS/W Checked: JD Date: 2022.11.17



LEGEND

- [Symbol] EXISTING BITUMINOUS
- [Symbol] EXISTING CONCRETE
- [Symbol] PROPOSED BITUMINOUS (STANDARD DUTY)
- [Symbol] PROPOSED BITUMINOUS (HEAVY DUTY)
- [Symbol] PROPOSED CONCRETE (STANDARD DUTY)
- [Symbol] PROPOSED CONCRETE (HEAVY DUTY)

LANDSCAPE NOTES

PLANTING NOTES:

- 1) ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
- 2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- 3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
- 5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
- 6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
- 7) FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
- 8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
- 9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND SEED NOTES:

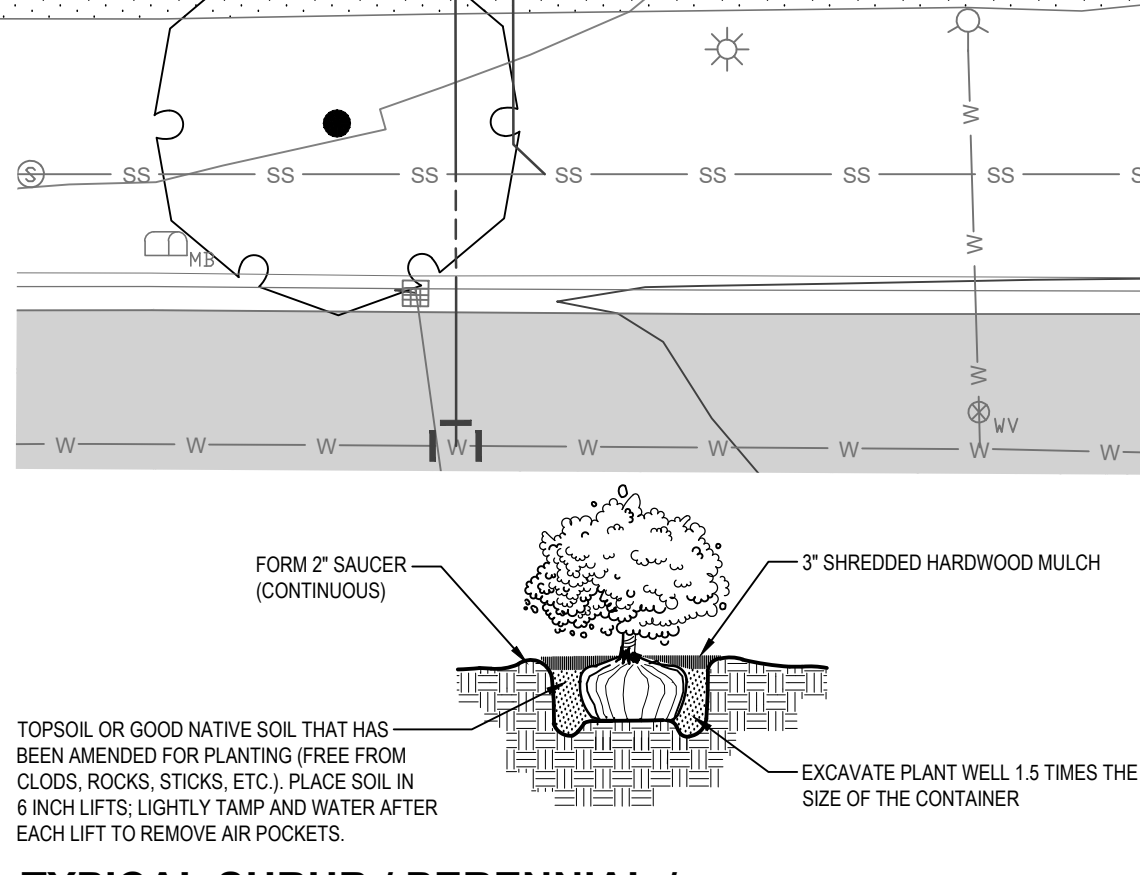
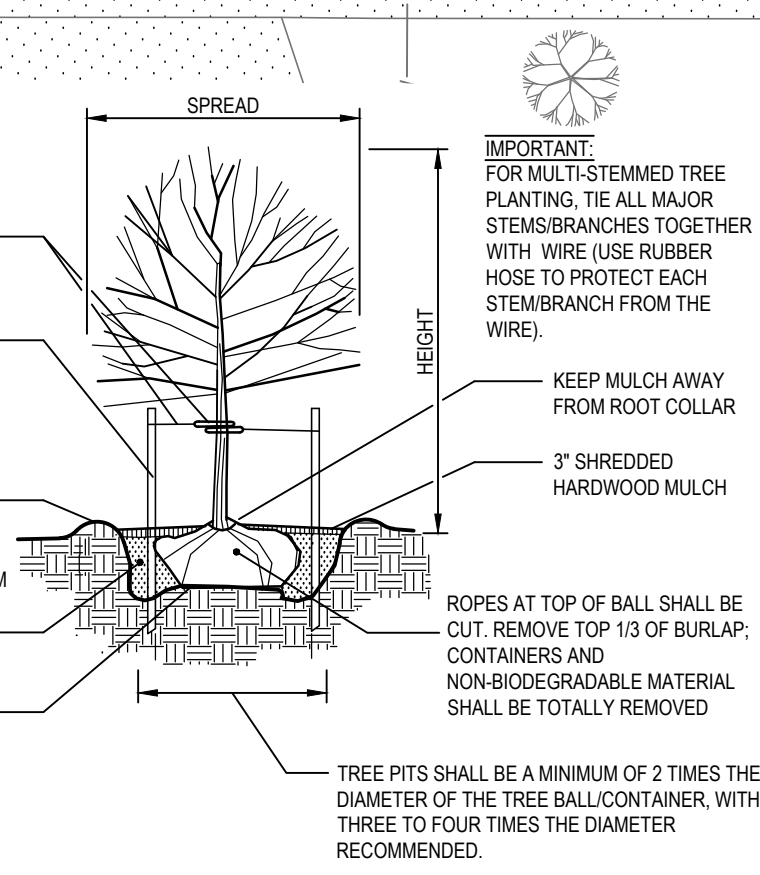
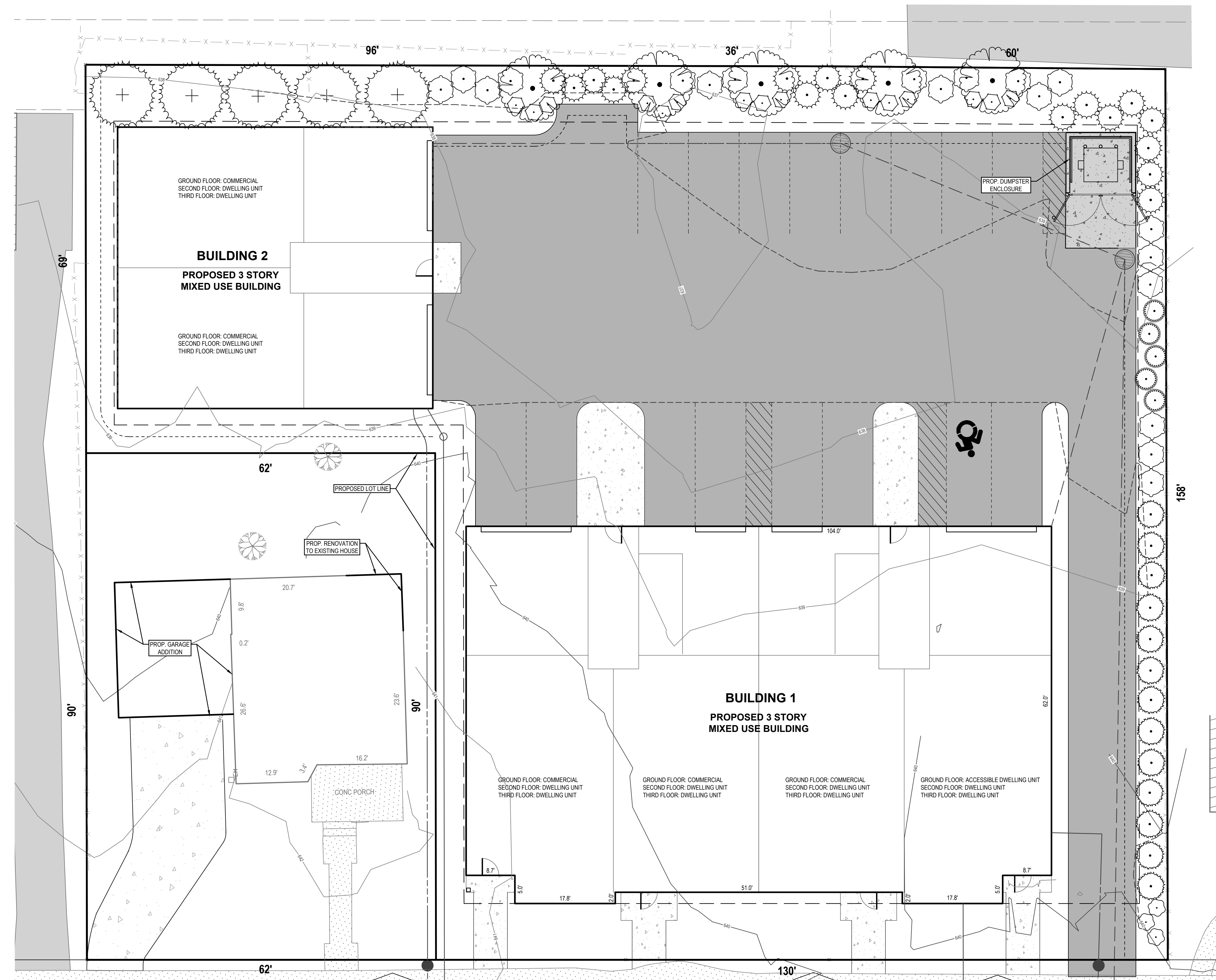
- 1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
- 2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
- 3) ALL LAWN AREAS SHALL BE HYDROSEED. SEED SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT SEED UNTIL ACCEPTANCE OF FINISH GRADE.
- 4) SEED SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEIOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/M.C. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
- 5) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

IRRIGATION NOTES:

- 1) ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

LANDSCAPE LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Ar	Amelanchier x grandiflora "Robin Hill" / Robin Hill Apple Serviceberry	2" cal. min.	5
	Tp	Thuja occidentalis "Hetz Wintergreen" / Hetz Wintergreen Arborvitae	7' hgt. min.	5
	Td	Thuja occidentalis "Degroot's Spire" / Degroot's Spire Arborvitae	7' hgt. min.	13
	Tb	Tilia americana Boulevard / Boulevard American Linden	2.5" cal. min.	3
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Hs	Hydrangea quercifolia "Sike's Dwarf" / Sike's Dwarf Oakleaf Hydrangea	3 gal.	3
	Jo	Juniperus virginiana "Grey Owl" / Grey Owl Eastern Redcedar	5 gal.	18
	Pi	Physocarpus opulifolius "Little Devil" / Little Devil Dwarf Ninebark	3 gal.	15
	Ti	Taxus x media "Tauntonii" / Tauntonii's Anglo-Japanese Yew	5 gal.	5
	Va	Viburnum dentatum Christoni / Blue Muffin Arrowwood Viburnum	5 gal.	19



811 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 "PLANT" 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.

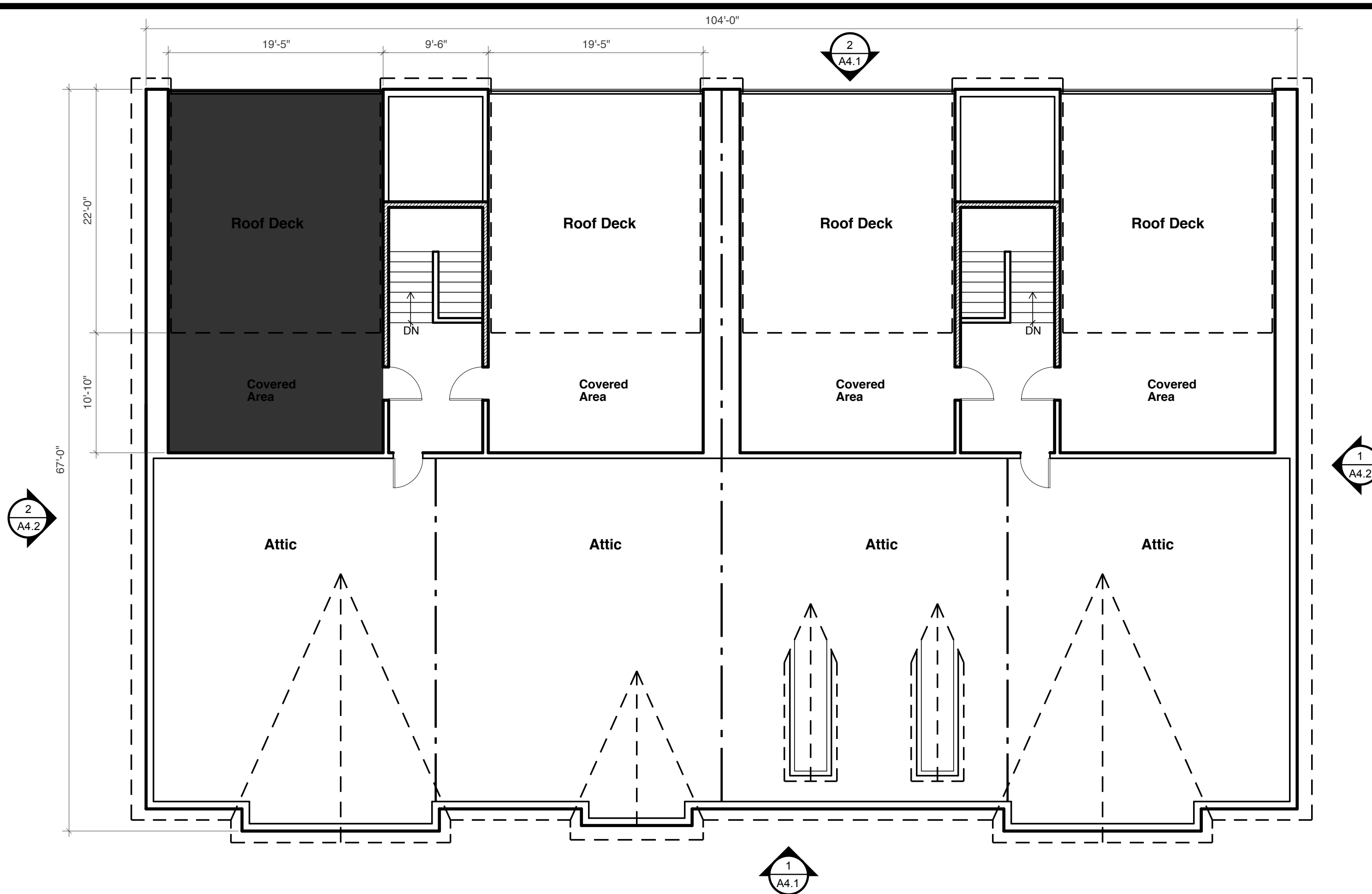
BRONSON STREET MIXED-USE
Landscape Plan
 7247, 7257, & 7267 Bronson Street
 PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W,
 ADA TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
 DUSTIN CORR
 LANDSCAPE ARCHITECT
 No. 3901001645
 REGISTERED LANDSCAPE ARCHITECT

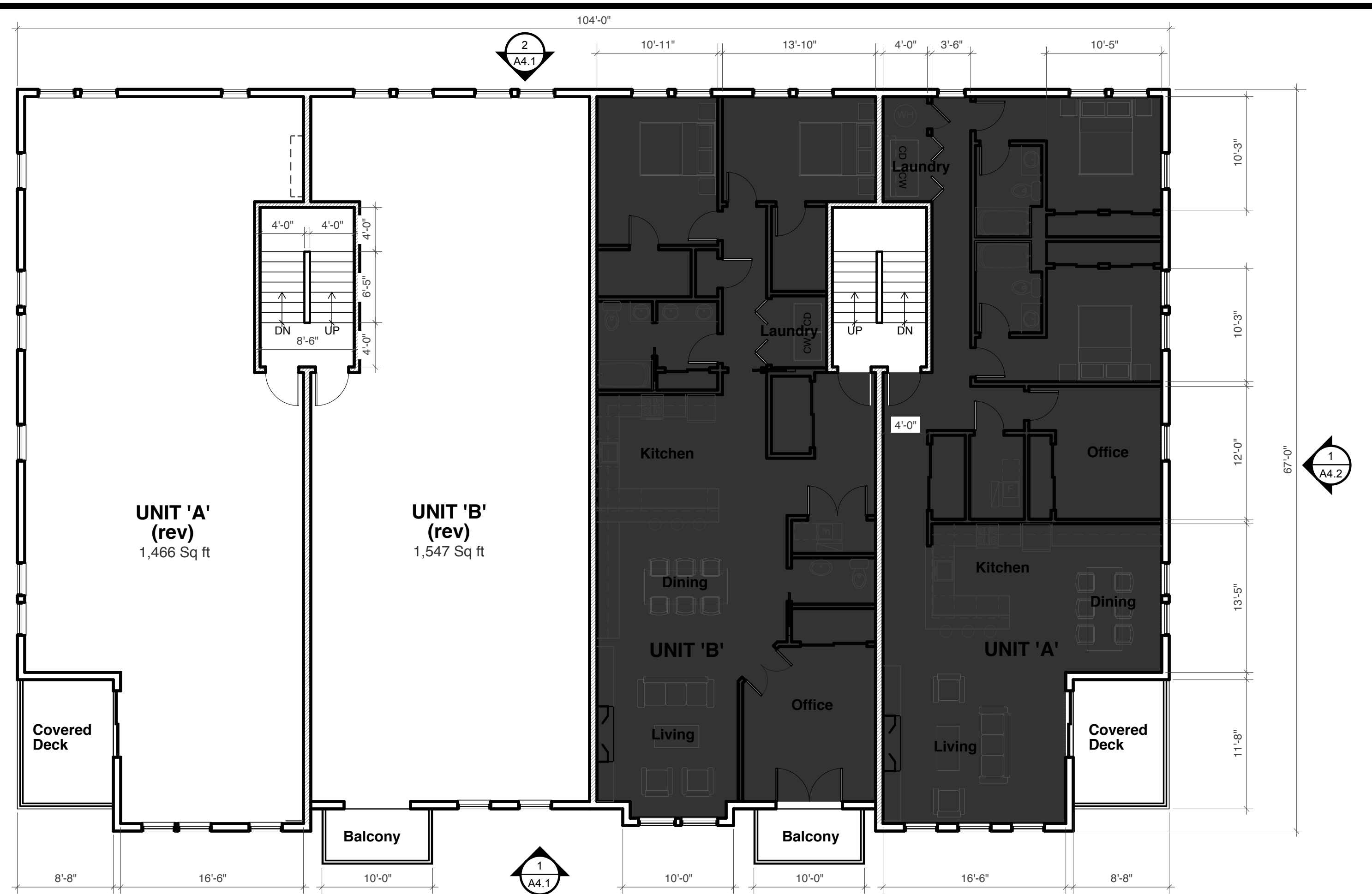
PROJECT NO:
 22401183

SHEET NO:
L-100



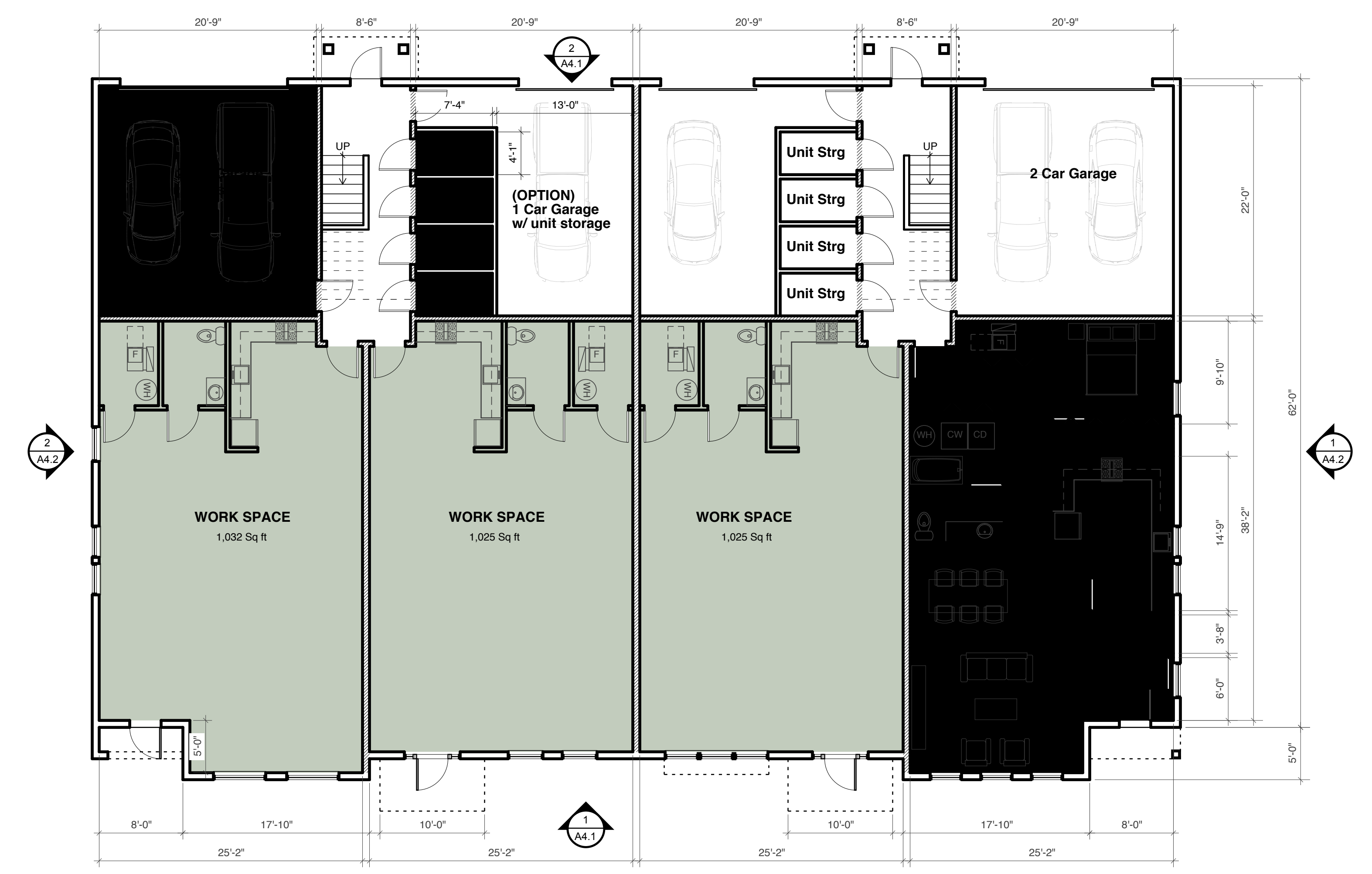
3. Conceptual Attic / Roof Deck Plan

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



2. Conceptual Second & Third Floor Plan

SCALE: 1/8" = 1'-0"
GROSS AREA: 6,780 SQFT



1. Conceptual First Floor Plan

SCALE: 1/8" = 1'-0"
GROSS AREA: 6,780 SQFT

dixon
ARCHITECTURE
523 Ada Drive SE, Suite 200
PO Box 404
Ada, MI 49301
p. (616) 682-4570
www.dixonarch.com

LET US DESIGN BUILD
1455 Spaulding Avenue
PO Box 992
Ada, MI 49301
p. (616) 838-2341
www.letussurveyyou.com

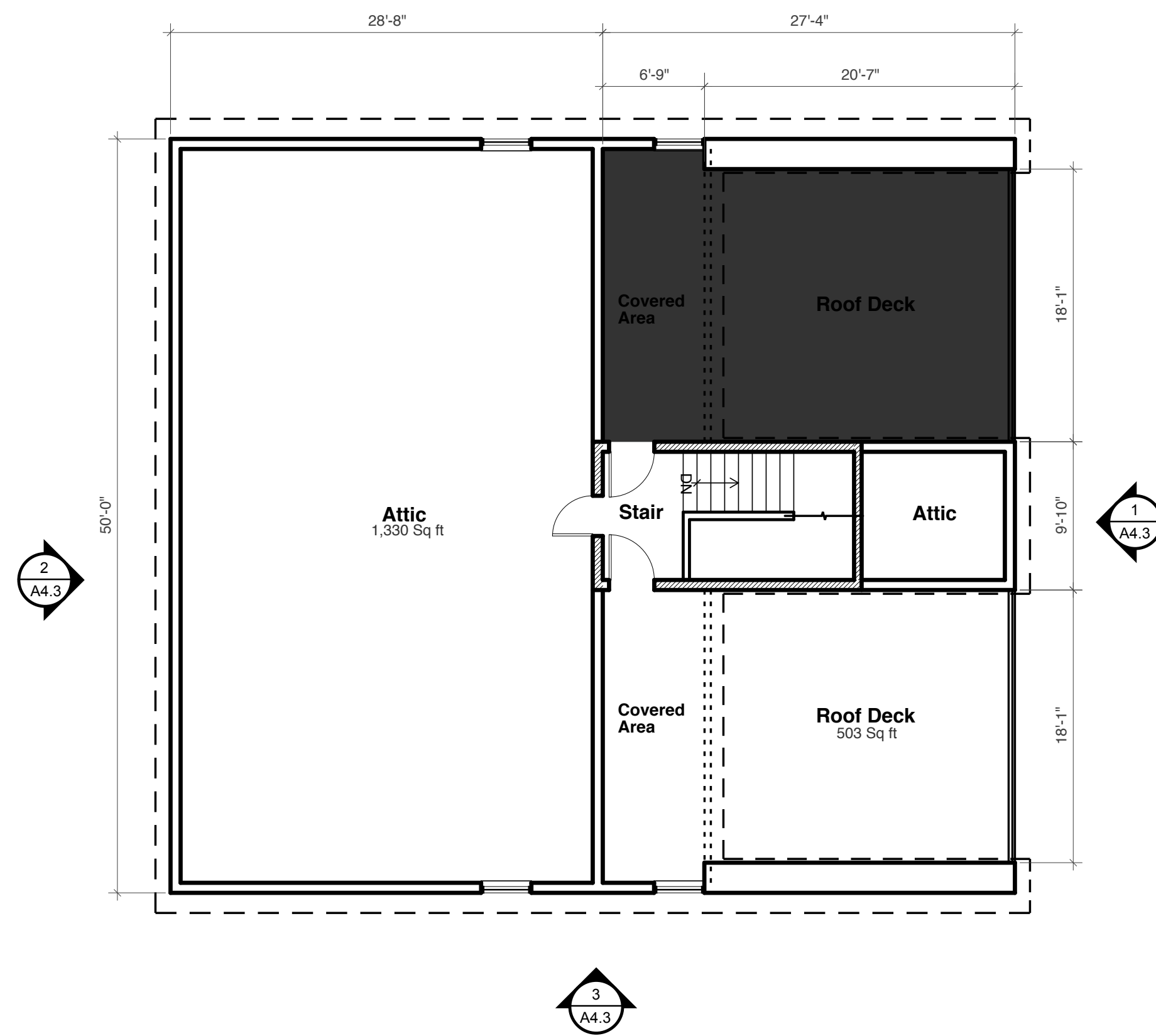
Bronson Street Mixed-Use
7247, 7257 & 7267 Bronson Street
Ada, Michigan
South Building - Conceptual Plans

Made in Michigan

Revisions:
SPR: 11/17/2022

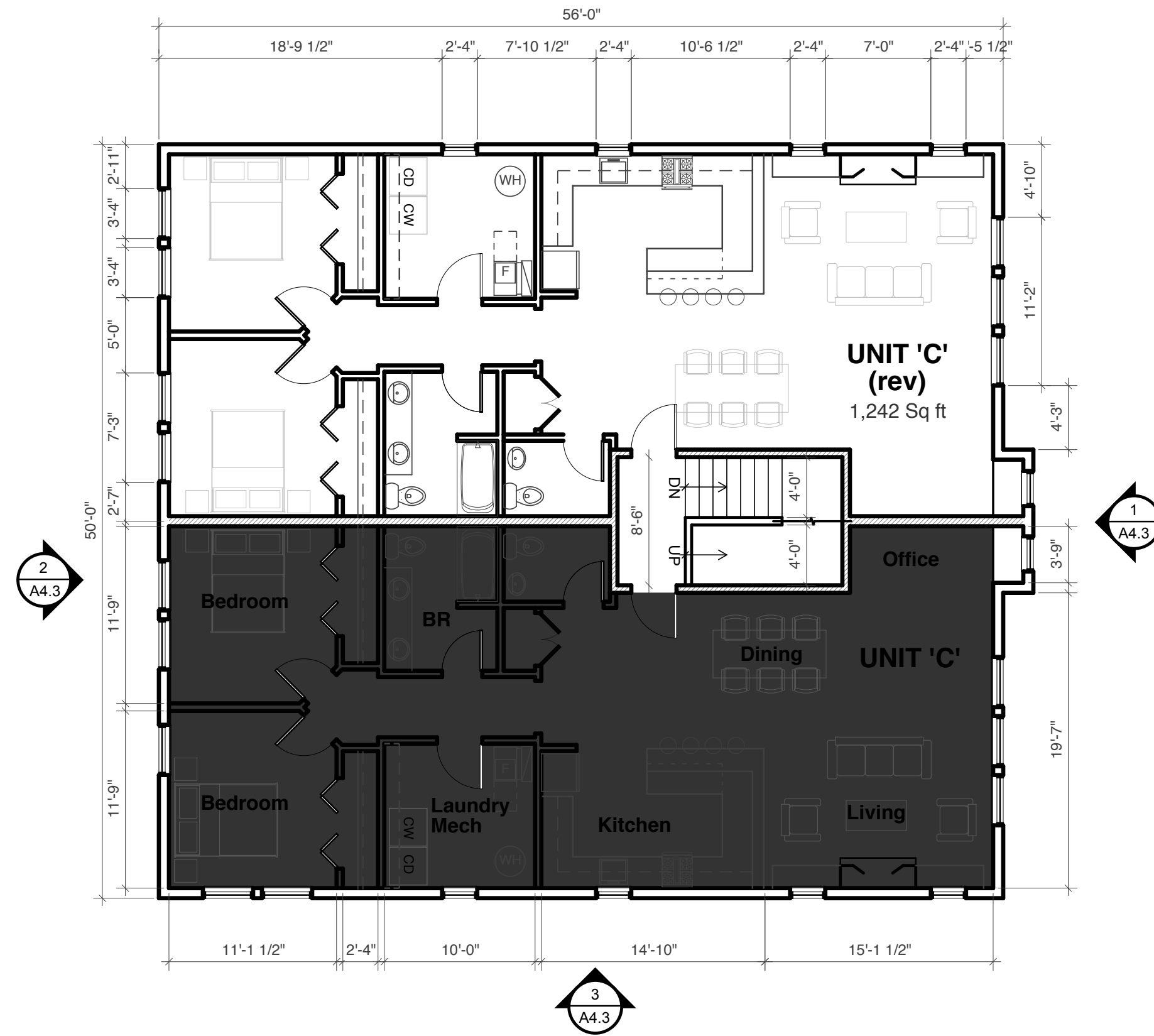
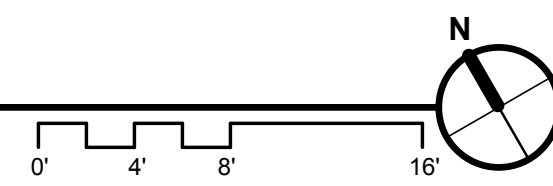
Project No: 222032
Issue Date: 11/17/22
Reviewer: KCD
Drawn By: DBC

A2.1



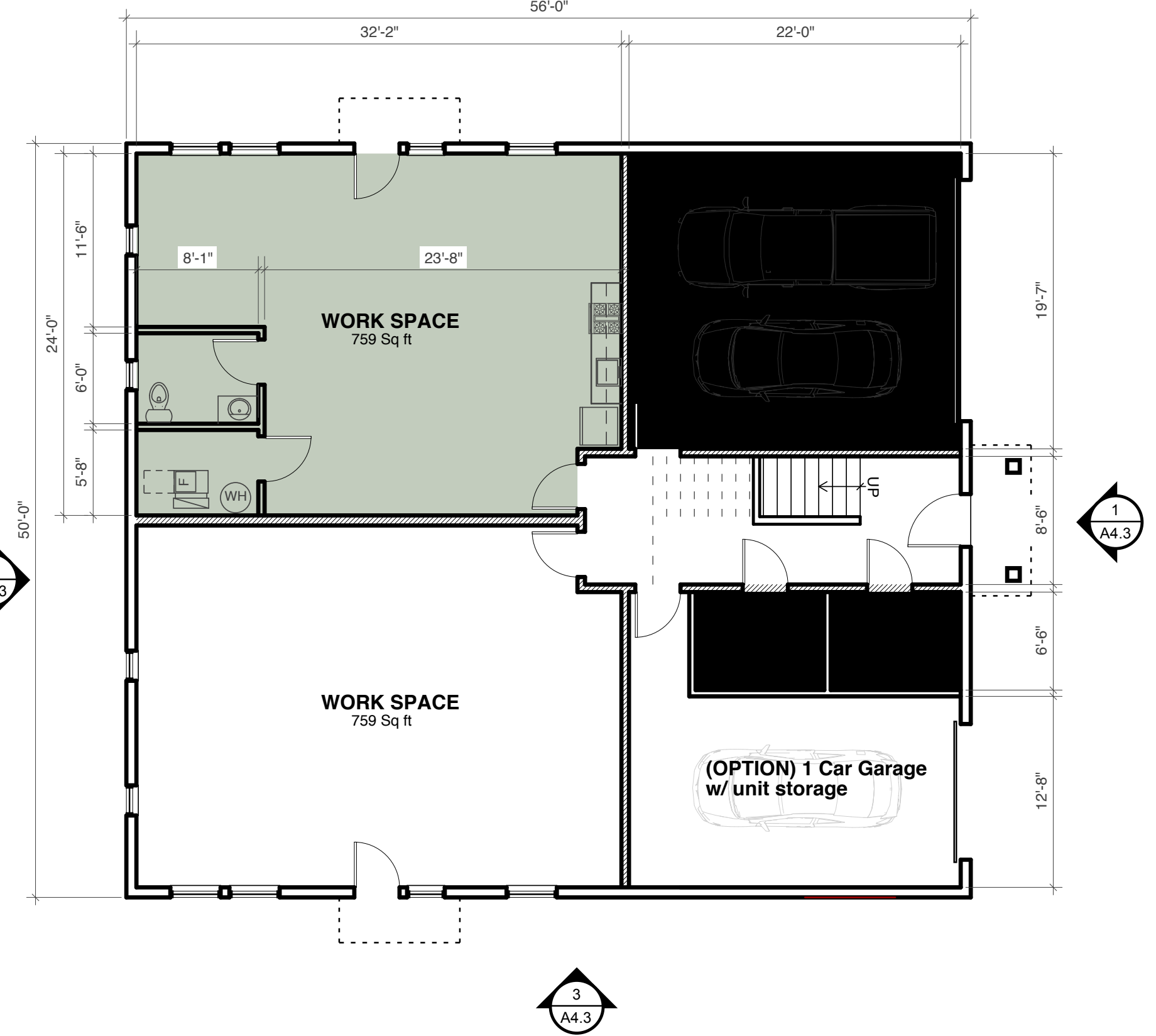
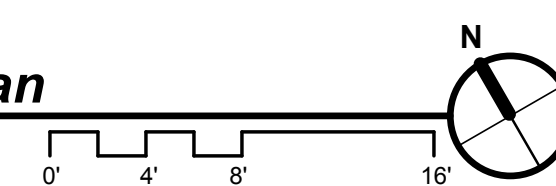
3. Conceptual Attic / Roof Deck Plan

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



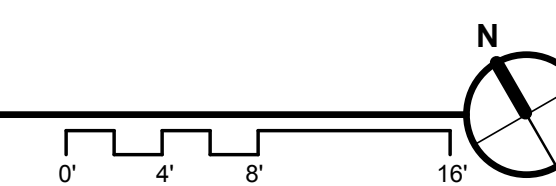
2. Conceptual Second & Third Floor Plan

SCALE: 1/8" = 1'-0"
GROSS AREA: 2,800 SQFT



1. Conceptual First Floor Plan

SCALE: 1/8" = 1'-0"
GROSS AREA: 2,800 SQFT





1. Front Exterior Elevation

SCALE: 3/16" = 1'-0"

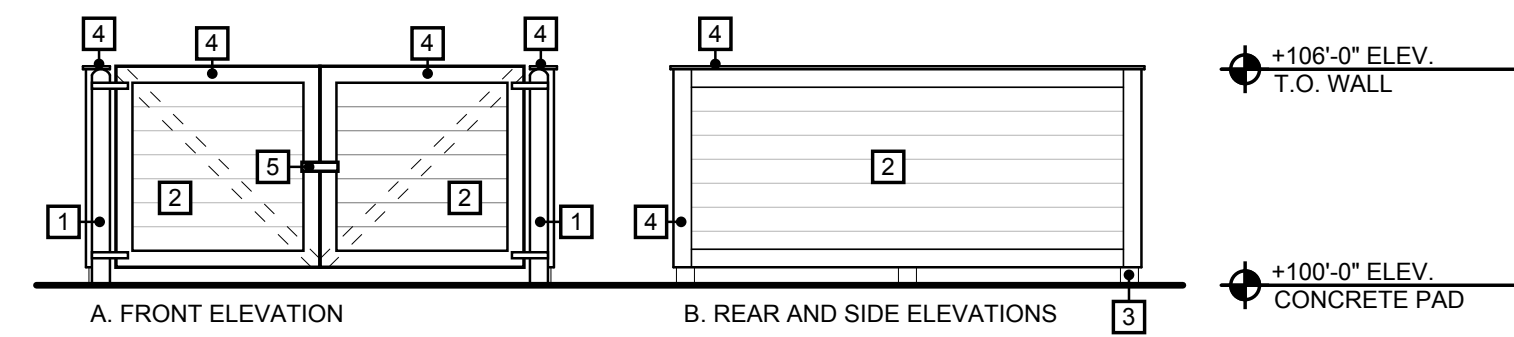


2. Rear Exterior Elevation

SCALE: 3/16" = 1'-0"

Exterior Materials Legend (ALL SELECTIONS TO BE CONSIDERED "BASIS OF DESIGN")

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	BRICK VENEER #1	TBD	TBD	TBD
2	BRICK VENEER #2	TBD	TBD	TBD
3	BRICK VENEER #3	TBD	TBD	TBD
4	FIBER CEMENT LAP SIDING	HARDIE OR EQ.	TBD	TBD - PAINTED
5	FIBER CEMENT BOARD AND BATTEN	HARDIE OR EQ.	TBD	TBD - PAINTED
6	FIBER CEMENT SHINGLE SIDING	HARDIE OR EQ.	TBD	TBD - PAINTED
7	FIBER CEMENT TRIM	HARDIE OR EQ.	TBD	TBD - PAINTED
8	TIMBER COLUMN AND TRIM	TBD	TBD	TBD - PAINTED
9	STANDING SEAM METAL ROOFING	TBD	N/A	TBD
10	ASPHALT SHINGLED ROOFING	TBD	N/A	TBD
11	METAL BALCONY	TBD	TBD	TBD - PAINTED
12	WOOD AND STEEL RAILING	TBD	TBD	TBD
13	OPERABLE WINDOW	TBD	TBD	TBD
14	STOREFRONT WINDOW SYSTEM	TBD	TBD	TBD
15	EXTERIOR DOOR	TBD	TBD	TBD
16	PREFINISHED METAL FASCIA	TBD	TBD	TBD
17	PRECAST CONCRETE PROFILE, VARIES	TBD	N/A	TBD
18	LIGHT FIXTURE #1	TBD	TBD	TBD
19	LIGHT FIXTURE #2	TBD	TBD	TBD



Dumpster Enclosure Materials Legend (ALL SELECTIONS TO BE CONSIDERED "BASIS OF DESIGN")

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	STEEL BOLLARD W/ HINGES	TBD	TBD	TBD
2	FIBER CEMENT LAP SIDING	HARDIE OR EQ.	TBD	TBD - PAINTED
3	WOOD FRAMING, TREATED	-	-	-
4	FIBER CEMENT TRIM	HARDIE OR EQ.	TBD	TBD - PAINTED
5	METAL DOOR LATCH	TBD	TBD	TBD

3. Dumpster Enclosure Elevations

SCALE: 3/16" = 1'-0"



1. East Exterior Elevation

SCALE: 3/16" = 1'-0"

Exterior Materials Legend (ALL SELECTIONS TO BE CONSIDERED "BASIS OF DESIGN")

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	BRICK VENEER #1	TBD	TBD	TBD
2	BRICK VENEER #2	TBD	TBD	TBD
3	BRICK VENEER #3	TBD	TBD	TBD
4	FIBER CEMENT LAP SIDING	HARDIE OR EQ.	TBD	TBD - PAINTED
5	FIBER CEMENT BOARD AND BATTEN	HARDIE OR EQ.	TBD	TBD - PAINTED
6	FIBER CEMENT SHINGLE SIDING	HARDIE OR EQ.	TBD	TBD - PAINTED
7	FIBER CEMENT TRIM	HARDIE OR EQ.	TBD	TBD - PAINTED
8	TIMBER COLUMN AND TRIM	TBD	TBD	TBD - PAINTED
9	STANDING SEAM METAL ROOFING	TBD	N/A	TBD
10	ASPHALT SHINGLED ROOFING	TBD	N/A	TBD
11	METAL BALCONY	TBD	TBD	TBD - PAINTED
12	WOOD AND STEEL RAILING	TBD	TBD	TBD
13	OPERABLE WINDOW	TBD	TBD	TBD
14	STOREFRONT WINDOW SYSTEM	TBD	TBD	TBD
15	EXTERIOR DOOR	TBD	TBD	TBD
16	PREFINISHED METAL FASCIA	TBD	TBD	TBD
17	PRECAST CONCRETE PROFILE, VARIES	TBD	N/A	TBD
18	LIGHT FIXTURE #1	TBD	TBD	TBD
19	LIGHT FIXTURE #2	TBD	TBD	TBD



2. West Exterior Elevation

SCALE: 3/16" = 1'-0"



3. South Exterior Elevation

SCALE: 3/16" = 1'-0"

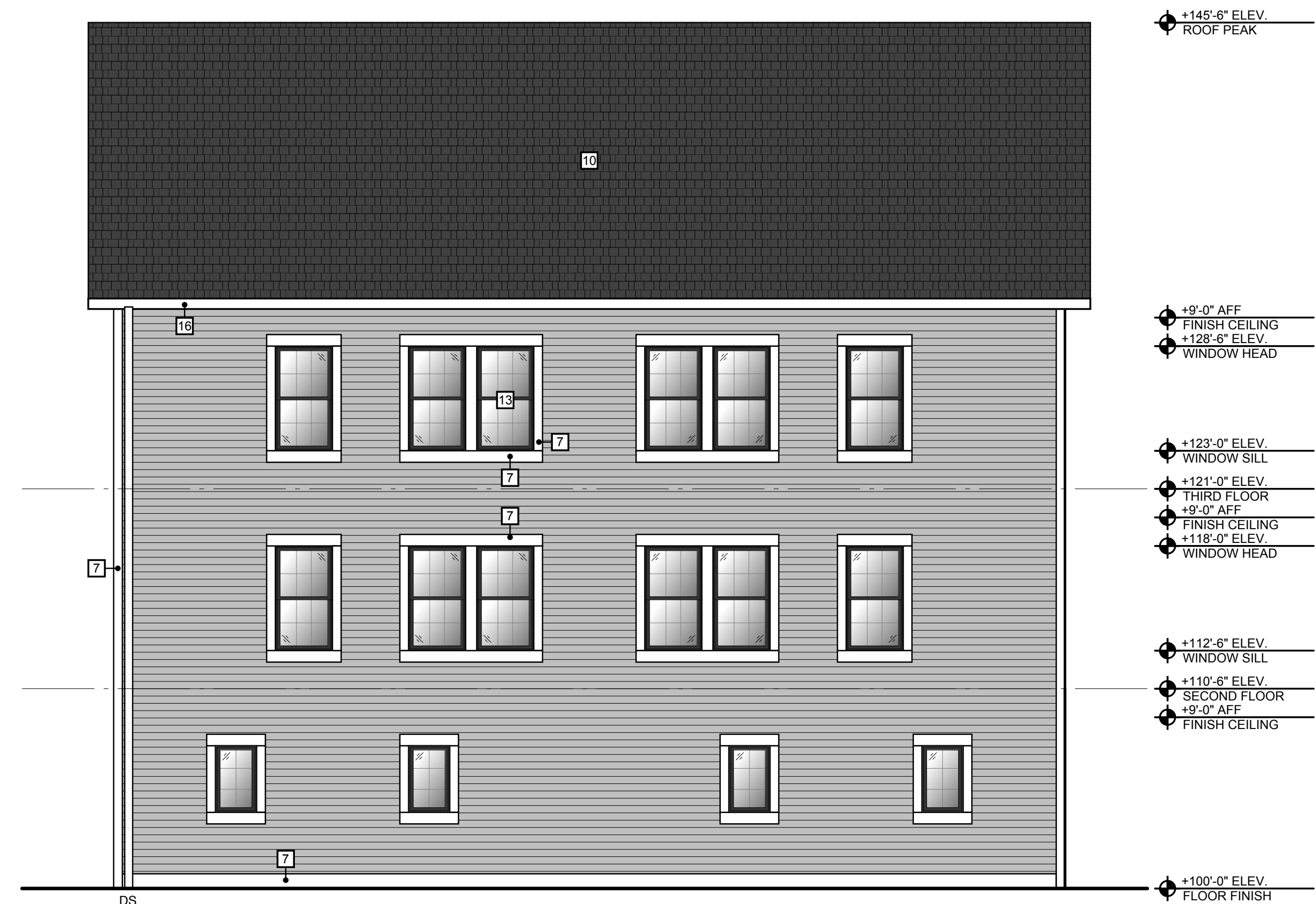


1. East Exterior Elevation

SCALE: 3/16" = 1'-0"

Exterior Materials Legend (ALL SELECTIONS TO BE CONSIDERED "BASIS OF DESIGN")

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	BRICK VENEER #1	TBD	TBD	TBD
2	BRICK VENEER #2	TBD	TBD	TBD
3	BRICK VENEER #3	TBD	TBD	TBD
4	FIBER CEMENT LAP SIDING	HARDIE OR EQ.	TBD	TBD - PAINTED
5	FIBER CEMENT BOARD AND BATTEN	HARDIE OR EQ.	TBD	TBD - PAINTED
6	FIBER CEMENT SHINGLE SIDING	HARDIE OR EQ.	TBD	TBD - PAINTED
7	FIBER CEMENT TRIM	HARDIE OR EQ.	TBD	TBD - PAINTED
8	TIMBER COLUMN AND TRIM	TBD	TBD	TBD - PAINTED
9	STANDING SEAM METAL ROOFING	TBD	N/A	TBD
10	ASPHALT SHINGLED ROOFING	TBD	N/A	TBD
11	METAL BALCONY	TBD	TBD	TBD - PAINTED
12	WOOD AND STEEL RAILING	TBD	TBD	TBD
13	OPERABLE WINDOW	TBD	TBD	TBD
14	STOREFRONT WINDOW SYSTEM	TBD	TBD	TBD
15	EXTERIOR DOOR	TBD	TBD	TBD
16	PREFINISHED METAL FASCIA	TBD	TBD	TBD
17	PRECAST CONCRETE PROFILE, VARIES	TBD	N/A	TBD
18	LIGHT FIXTURE #1	TBD	TBD	TBD
19	LIGHT FIXTURE #2	TBD	TBD	TBD



3. West Exterior Elevation

SCALE: 3/16" = 1'-0"



5. South Elevation along Bronson St.



4. North Elevation



1. View of West Corner along Bronson St.



3. View into Parking Area



2. View of East Corner along Bronson St.

dixon
ARCHITECTURE
523 Ada Drive SE, Suite 200
PO Box 404
Ada, MI 49301
p. (616) 682-4570
www.dixonarch.com

LET US DESIGN BUILD
1455 Spaulding Avenue
PO Box 992
Ada, MI 49301
p. (616) 838-2341
www.letusserveyou.com

Bronson Street Mixed-Use
7247, 7257 & 7267 Bronson Street
Ada, Michigan
Conceptual 3D Renders

Made in Michigan

Revisions:
SPR: 11/17/2022

Project No: 222032
Issue Date: 11/17/22
Reviewer: KCD
Drawn By: DBC

A4.4

©2022 Dixon Environmental Architecture, Inc.

PROPOSED

MEETING DATES FOR FISCAL YEAR 2023-2024

PLANNING COMMISSION - 5:30PM, 3RD Thursday of the Month

<u>Meeting Dates - 2023</u>	<u>Agenda Deadline</u>
April 20	March 23
May 18	April 20
June 15	May 18
July 20	June 22
August 17	July 20
September 21	August 24
October 19	September 21
November 16	October 19
December 21	November 22
<u>Meeting Dates – 2024</u>	
January 18	December 21
February 15	January 18
March 21	February 22