



**ADA TOWNSHIP PLANNING COMMISSION MEETING
THURSDAY, JUNE 12, 2025, 5:30 P.M.
ADA TOWNSHIP OFFICE, ASSEMBLY HALL
7330 THORNAPPLE RIVER DR SE, ADA, MI**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES OF MAY 15, 2025, REGULAR MEETING

V. PUBLIC HEARING

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. Request for Site Plan Review to allow for an accessory building in the front yard; RP-2 zoning district, applicant & property owner Andrea Arnold, 2474 Grand River Drive NE, Parcel No. 41-15-07-100-041
2. Request for Final PUD (Planned Unit Development) approval for a commercial warehouse/storage facility; I Industrial zoning district, The Caves LLC, Tom Reed, 4900 and 4920 Fulton Street East, Parcel Nos. 41-15-30-300-019 and 41-15-30-300-020
3. PVM District Development Plan Amendment with Departures (request to change a previous condition of approval); C1/PVM zoning district, applicant Outdoor Lighting Perspectives, property owner Salhadar Holdings LLC, 7210 Headley Street SE, Parcel No. 41-15-34-101-042

VIII. COMMISSION MEMBER / STAFF REPORTS

IX. PUBLIC COMMENT

X. ADJOURNMENT



**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MEETING MAY 15, 2025, REGULAR MEETING**

DRAFT

A regular meeting of the Ada Township Planning Commission was held on Thursday, May 15, 2025, at 5:30 p.m., at the Ada Township Hall, 7330 Thornapple River Drive, Ada, Michigan.

I. CALL TO ORDER

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

II. ROLL CALL

Members Present: Butterfield, Carter, Cooper-Surma, Ellixson-Andrews, Kluting, Moyer, VanderVennen

Members Absent: none

Staff Present: Bajdek, Said

Others Present: 0

III. APPROVAL OF AGENDA

Moved by Carter, supported by Kluting, to approve the agenda as presented. Motion carried.

IV. APPROVAL OF MINUTES OF APRIL 17, 2025, REGULAR MEETING

Moved by Carter, supported by Cooper-Surma, to approve the April 17, 2025, Regular Meeting minutes. Motion carried.

V. PUBLIC HEARING - none

VI. UNFINISHED BUSINESS - none

VII. NEW BUSINESS

1. Review of Draft RFP (Request for Proposals) for Zoning Ordinance Update

Said referred to the copy of Request for Proposals (RFP) for the Township's Zoning Ordinance Update for Planning Commission's review and comment. Staff is seeking Commission support to send out the RFP. He noted that, as has been discussed with the Commission numerous times, the Ordinance update consists primarily of a reorganization of existing requirements, with the proposed implementation of key components of the 2023 Master Plan and changes reflecting court decisions (on matters such as sign content). The reorganization of the Ordinance will provide for a much more user-friendly, transparent set of regulations for all.

Said noted our goal in this reorganization effort is to utilize charts, graphs/tables, and illustrations. Said went over examples of the reorganization of existing requirements with information on allowed uses (permitted use or special use) in various zoning districts, placement requirements, lot requirements, setback requirements, and related development standards, via new charts and graphs vs. old text versions.

Said informed that the selected consultant will be asked to focus on the more technical aspects of the Ordinance, such as the PVM (Planned Village Mixed-Use) Overlay District, Master Plan recommendations, signage information, as well as preparation of graphics to effectively illustrate requirements.

Said mentioned the network communications to be used for the RFP distribution. Said identified that with the goal of providing a recommended consultant to the Township Board, he will plan to have the Planning Commission review response proposals received, likely at a special meeting to be scheduled for a date in late June.

Following review of the RFP proposals, there was an extended Commissioner & Planning Staff discussion. There were some questions on the overall RFP process and Commissioners brainstormed their thoughts. They discussed whether to have a budgeted amount for a RFP and conversed about the Grant provided by the MSHDA. Cooper-Surma inquired with questions on the time frame of the process, implementation dates/deadlines, contract type (fixed price vs. additional services), and contract change control. Butterfield inquired about the staff qualifications of the consulting firm's staff and suggested that the chosen firm provide source of artwork files that become property of the Township. Kluting inquired about whether the Planning Commission need to be added as additional insured.

Moved by Carter, supported by Ellixson-Andrews, to approve going forward with the proposal as written, with the suggestions that were verbally made during the May 15th Planning Commission meeting. Said noted the suggestions:

identifying the potential start date
identifying the deliverables that the source artwork files become property of the Township
emphasizing legibility and readability of graphics
adding the Planning Commission as additional insured
obtain bios of the team assigned the project

Motion carried.

VIII. COMMISSION MEMBER / STAFF REPORTS

VanderVennen shared a summary of his attendance (virtual) at the Michigan Association of Planning Training. He said it was extremely valuable. MAP went over PUD's and how they work, what they do, who has authority Planning Commission vs. Zoning Board of Appeals vs. Parks & Recreation, Special Land Uses, State Laws, and much more.

Said updated that a Parking Proposal RFP was received from Fishbeck and will be presented to the DDA Board (Downtown Development Association) on May 19 and the Township Board on May 27 for their review and anticipated approval for the project to take place within the next six months.

IX. PUBLIC COMMENT - none

X. ADJOURNMENT

Moved by Kluting, supported by Carter, to adjourn the meeting at 6:14 p.m. Motion carried.

Respectfully submitted,

Jo DeMarco, Ada Township Clerk

rs:eb



MEMORANDUM

Date: 06.05.25

TO: Ada Township Planning Commission
FROM: Department of Planning
RE: **June 12, 2025 – Site Plan Review – Proposed Front Yard Accessory Building – 2474 Grand River Dr. NE (Arnold)**

Request Overview

The applicant seeks approval for an accessory building in the front yard (northwestern corner) of the subject property located at 2474 Grand River Dr. NE. The accessory structure contains 200 square feet on the subject 6.6-acre parcel and is located forward of the existing home. Sec. 78-20 of the Zoning Ordinance specifies that site plan review and approval from the Planning Commission is required for accessory buildings in the front yard.

The accessory building's dimensions are 10' x 20'. The onsite placement of the structure at approximately 29 feet from the front (west) property line and approximately 32 feet from side (north) property line do not satisfy the required 50-foot front and side yard setback requirements; a request for variances has been submitted to the Zoning Board of Appeals (ZBA) from the subject setbacks and is scheduled to be heard at their July 01, 2025 meeting. The building meets all other dimensional requirements of the Zoning Ordinance.

The building's appearance matches the existing home on the property, with an overhead door facing south.

(Please note the subject accessory building was constructed without Township approval for zoning; a building permit is not required due to its size.)

Analysis

The existing tree coverage, combined with the accessory building's consistent appearance (with the home) aids in reducing visual impacts of the accessory building.

Section 78-525 of the Zoning Ordinance identifies the following standards applicable to Planning Commission site plan review:

- (1) Ingress and egress to property and proposed structures thereon with particular reference to motor vehicle and pedestrian safety and convenience, traffic flow and control and access in cases of fire or emergency.*
- (2) Off-street parking and loading areas with particular attention to noise, glare and odor effects of each use in the plan on adjoining properties and properties in the proposed development.*
- (3) Sewer, water, and storm drainage.*
- (4) Screening and buffering with reference to type, dimensions and character.*
- (5) Signs, if any, and their proposed lighting relative to glare, traffic safety, economic effect, and compatibility and harmony with adjoining properties.*
- (6) Required yards.*
- (7) General compatibility with adjacent properties.*
- (8) The general purposes and spirit of this chapter and the comprehensive plan of the township.*

Staff believes that the proposed use complies with these standards.

Conclusion & Recommendation

Given the applicable standards for site plan review, Staff has no objections to approval of the proposed accessory building, based on the findings of fact that the request meets the applicable site plan review standards, and subject to the required front and side yard setback variances being granted by the Zoning Board of Appeals (ZBA).



TOWNSHIP

SITE PLAN REVIEW APPLICATION

Applicant: ANDREA ARNOLD

Telephone No: 616-490-6300

Contact Name: ANDREA ARNOLD

Email: aaainmich@yahoo.com

Mailing Address: 2474 GRAND RIVER DRIVE NE; GRAND RAPIDS, MI 49525

Property Owner:
(If different than applicant)

Telephone No:

Mailing Address:

Permanent Parcel No.(s) of subject property:

Zoning District: RP2

41 15 - 07 - 100 - 041, 41 _____ - _____ - _____ - _____

41 _____ - _____ - _____ - _____, 41 _____ - _____ - _____ - _____

Address of subject property: 2474 GRAND RIVER DRIVE NE; GRAND RAPIDS, MI 49525

Name of Project: DAD'S BOAT SHED

Type of Project:

- ☐ PVM District Development Plan
- ☐ Retail, Office, Industrial or other Non-Residential Development
- ☐ Open Space Preservation Development, Preliminary Plan
- ☐ Parking Area, 10 or fewer spaces (*Administrative/Staff review)
- ☒ Accessory Building in Front Yard

- ☐ Site Condominium (fee \$25 per unit +site plan fee)
- ☐ Open Space Preservation Devel. Final Plan
- ☐ Parking area, 11 or more spaces (*Planning Commission Review)
- ☐ Other

Summary project description Free standing, 20'x10' wooden frame log cabin shed that matches log cabin design of home on lot for boat and garage over flow storage.

This application must be accompanied by the following:

- (1) All items called for by Article XXII of the Zoning Regulations or, for PVM District plan, all items required by Article XX-A.

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: Andrea Arnold

Date: 05/08/2025

Signature of Owner, if different than applicant: _____
or attach letter of consent, signed by owner.

Date: _____

***APPLICATION FEE: Planning Commission Review \$500.00 - Administrative/Staff Review \$250.00**

Note: Electronic file/pdf is required on all applications (submit via email).

TO BE COMPLETED BY ADA TOWNSHIP PLANNING DEPARTMENT

Application received: 4-30-2025 by: eb Andrea Arnold
mm/dd/yy

*Application fee of \$ 500.00 received 5/9/25 by [Signature] Check # 1121 Receipt # 385600
mm/dd/yy

Escrow deposit of \$ _____ received _____ by _____ Check # _____ Receipt # _____
mm/dd/yy

ADA TOWNSHIP REQUIRED SITE PLAN CONTENTS FOR VARIOUS PLAN SUBMITTAL TYPES

Required Site Plan Contents	Type of Plan				
	Non-Residential and Multiple- Family Residential Development	Land Division, creating 2 or fewer lots	Land Division, creating 3 or more lots	Site Condominium	Open Space Preservation Development
Legal description of the subject site	X	X	X	X	X
Legal description of proposed lots		X	X		
A vicinity map, of sufficient size, scale and detail to locate the site in relation to the surrounding area.	X		X	X	X
Title block with project name, north arrow, scale indicator, date of initial preparation and subsequent revisions, and name and address of preparer.	X		X	X	X
Gross acreage of the subject property and net acreage, net of existing rights-of-way.	X	X	X	X	X
Minimum sheet size of 24" by 36", at the following scale, based on site acreage: 160 acres or more: 1" = 200' 5 acres to 159.9 acres: 1" = 100' 2 acres to 4.99 acres: 1" = 50' 1 acre to 1.99 acres: 1" = 30' less than 1 acre: 1" = 20'	X	X	X	X	X
Existing property boundaries and dimensions, including right-of-way width	X	X	X	X	X
Existing and proposed access and utility easements	X	X	X	X	X
Existing site improvements, including building footprints, driveways, parking areas, walks and other paved areas, above and below ground utilities.	X	X	X		X
Existing topographic contours, at a maximum contour interval as indicated in this table.	2 feet	10 feet	2 feet	2 feet	2 feet
Proposed topographic contours, at no greater than two-foot contour intervals.	X		X	X	X (Final Plan only)
Existing water features of the subject property, including river and stream banks, pond edges, and edges of other submerged lands.	X	X	X	X	X
Boundaries of any areas of the site within the 100-year floodplain or a regulatory floodway.	X	X	X	X	X
Wetland areas, including limits of state-regulated wetlands, limits of non-regulated wetlands, and areas of hydric soil types, based on the Kent County Soil Survey	X	X	X	X	X

Required Site Plan Contents	Type of Plan				
	Non-Residential and Multiple-Family Residential Development	Land Division, creating 2 or fewer lots	Land Division, creating 3 or more lots	Site Condominium	Open Space Preservation Development
Existing vegetation on the site, including edge of woodland tree canopy, and individual deciduous trees of 6" caliper or larger and individual evergreen trees of 8' height or larger, when not included within an area of solid woodland cover.	X		X	X	X
Identification of the limits of any required "natural vegetation zone" and/or "transition zone" adjacent to a riparian feature, as established by the riparian area protection standards contained in Sec. 78-25, and as required by Secs. 78-544 and 545.	X	X	X	X	X
Native vegetation planting plan, if required by Secs. 78-544 or 545.	X	X	X	X	X
Proposed buildings, including building footprints, dimensions and setbacks.	X				
Floor plans of proposed buildings	X				
Elevation drawings of proposed buildings, drawn to an architectural scale, illustrating the proposed shape, materials, height and appearance of the proposed buildings, from all sides visible from a street or from a residential district.	X				
Calculations of area and percentage of the site area covered by building footprint and paved areas.	X				
Proposed lot layout, including lot dimensions, identification of minimum building setback lines or proposed building envelopes; for site condominiums, identify the boundaries, dimensions, area and intended use of general common elements.		X	X	X	X
Area and percentage of site proposed to be designated open space.					X
The total number of proposed lots, area of each lot, dimensioned width of each lot, minimum lot area and average lot area.		X	X	X	X
Legal description of all proposed lots.		X	X		
For multiple-family development, a breakdown of number of units by type, size and number of bedrooms.	X				
If multi-phased development is proposed, identification of the land area and site improvements included in each phase.	X			X	X
For non-residential uses, the total proposed floor area, and breakdown of floor area by type of use.	X				

Required Site Plan Contents	Type of Plan				
	Non-Residential and Multiple-Family Residential Development	Land Division, creating 2 or fewer lots	Land Division, creating 3 or more lots	Site Condominium	Open Space Preservation Development
Layout and dimensions of proposed public and private streets, including rights-of-way, pavement edges, grades, lane configuration, accell/decell tapers, bypass lanes; extent and type of curbing; typical cross-section showing surface and subbase materials and dimensions.	X		X	X	X
Location, width, surfacing and typical cross-section of sidewalks or other proposed non-motorized facilities.	X			X	X (Final Plan only)
Existing and proposed public water, sewer and storm drainage facilities, including pipe routing, manholes, catch basins, valves, fire hydrants; existing and proposed service lines and laterals; existing and proposed utility easements; storm water retention/detention areas.	X		X	X	X (Final Plan only)
Storm water management facilities, designed in accordance with standards contained in the "Model Storm Water Ordinance" prepared by the Kent County Drain Commissioner's Storm Water Management Task Force.	X		X	X	X (Final Plan only)
Landscape plan, in conformance with Article XXV of this Chapter.	X			X	X (Final Plan only)
Parking area layout, including location and width of driveway accesses, dimensions of a typical parking space; dimensions of driving aisles, delineation of barrier-free spaces, and identification of total spaces provided compared to calculations showing ordinance requirements.	X				
Exterior lighting details, including location of all building mounted or pole-mounted light fixtures, mounting height, type of lamp, wattage of lamp, and manufacturer's fixture specification.	X			X	X (Final Plan only)
Location, height, size and method of illumination of proposed signage.	X			X	X (Final Plan only)

April 30, 2025

Re: Narrative Statement for 2474 Grand River Drive NE variance request.

To the members of the Zoning Board of Appeals:

Please allow me to start by saying I was fully unaware of any wrong doing when I had a storage shed put on my property in April. I was unaware of any variance that would challenge this location and will do whatever necessary to maintain compliance. I am writing to you to request a variance that will allow me to have a 10' x 20' storage shed on my property at 2474 Grand River Drive NE (49525) that is to the northwest of my residential structure. This would place my storage shed in front of my house with 31.7' between it and my north property line and 62.2' from Grand River Drive.

I am requesting this variance pursuant to conditions that make my parcel extremely challenging for any sort of structure to be built behind my home. The flood zone lines were re-mapped two years ago and I spent a great amount of time and money to have permits granted, fill brought in, and survey companies that assisted me with EGLE and a reclassification that has since rendered me back out of the flood zone. The four eastern most posts on my deck only were captured in the new flood zone boundaries thereby driving up both my escrow/mortgage payment and requiring additional insurance. My options were to chop the deck off my house, agree to pay this exorbitant new amount of additional escrow and insurance, or pursue option three which was what I chose.

Incidentally – the photo from the Kent County Map Viewer (included) was taken at a time when the river was high which will show you where the water creeps and why it is impossible for me to ever build anything in the back of my house for storage purposes.

In addition to the logistical challenges I face, I think it is fair to say as a home owner one accumulates items seasonally that can significantly pack a garage. The reason for this storage shed, “dad’s boat shed,” is because I was fortunate enough to just recently be given back my father’s 1969 13’ Boston Whaler – his beloved fishing boat – and I need a place to keep it safe. While I have neighbors who believe it is acceptable to have boats, extra automobiles, lumber, trailers, machinery, et.al

scattered about their property (you can see that as well on the Kent County Map attached – neighbor to my north), I have more respect for mine and for those who live around me. I am also concerned about theft as I was a victim of this in early December this past year which was quite unsettling. To keep my dad's Whaler in the driveway or backed into a corner of my lawn would be an eye soar and put it at risk of theft.

This structure is a free standing ,10' x 20', wooden frame structure that matches my log cabin home identically with green trim, a green shingled roof, and cedar log siding. The shed is nestled in a corner of my property that is surrounded by vegetation and trees. It sits 31.7' to the south of the property line with my neighbor to the north, and 62.2' east from Grand River Drive. I intend to add more trees to the front of my property along Grand River Drive for more privacy, and to replace the tree that someone with no heart cut down in the middle of the night this last December undoubtedly to use as a Christmas tree. I will also be adding more trees and vegetation along the north property boundary.

I hope that my narrative statement explains why I would like to have my storage building where it is and why it would be nearly impossible to place it anywhere else without spending thousands of dollars on more fill and more modification to the existing landscape slope.

Thank you very much for your consideration.

Kind Regards,

Andrea Arnold

Andrea Arnold
2474 Grand River Drive NE
Grand Rapids, MI 49525
616.490.6300
aainmich@yahoo.com



1/4 CORNER,
SECTION 7,
R10W

21°E
C/L GRAND RIVER DR

N11°43'11"E
307.00'

N07°26'06"E
154.40'

108.00'
S90°00'W

67.00'
N11°43'11"E

BOAT SHED

DEER STAND
IS 0.7' S OF
PROP LINE

N90°00'E 131

S90°00'W

N
S
E

PROPERTY LINE

CORNER,
N 7,
10W

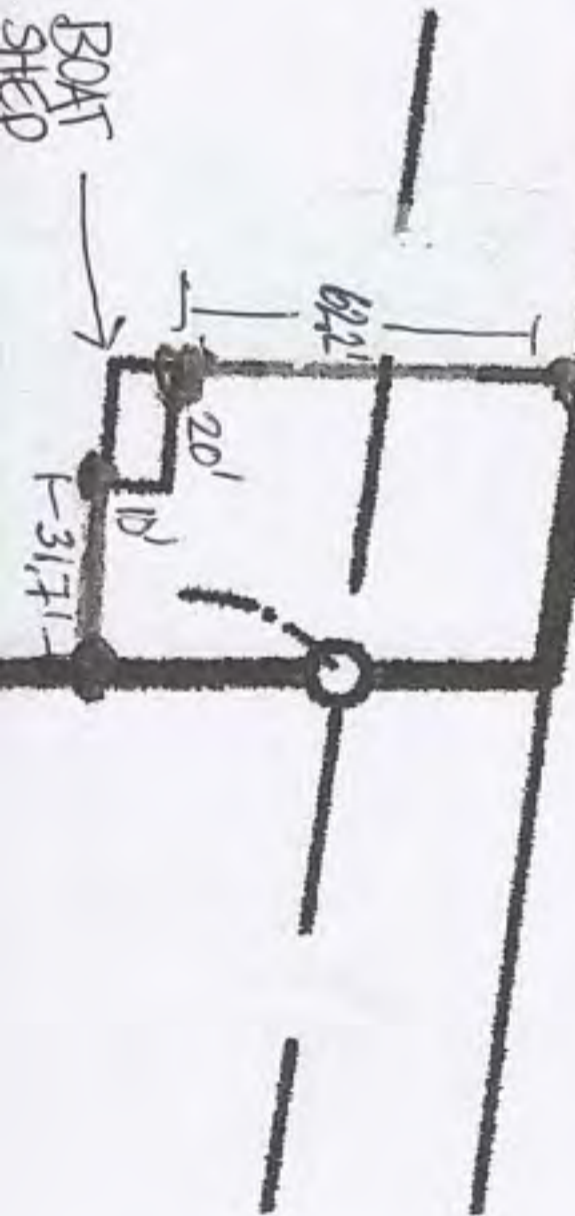
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C/L GRAND RIVER DR

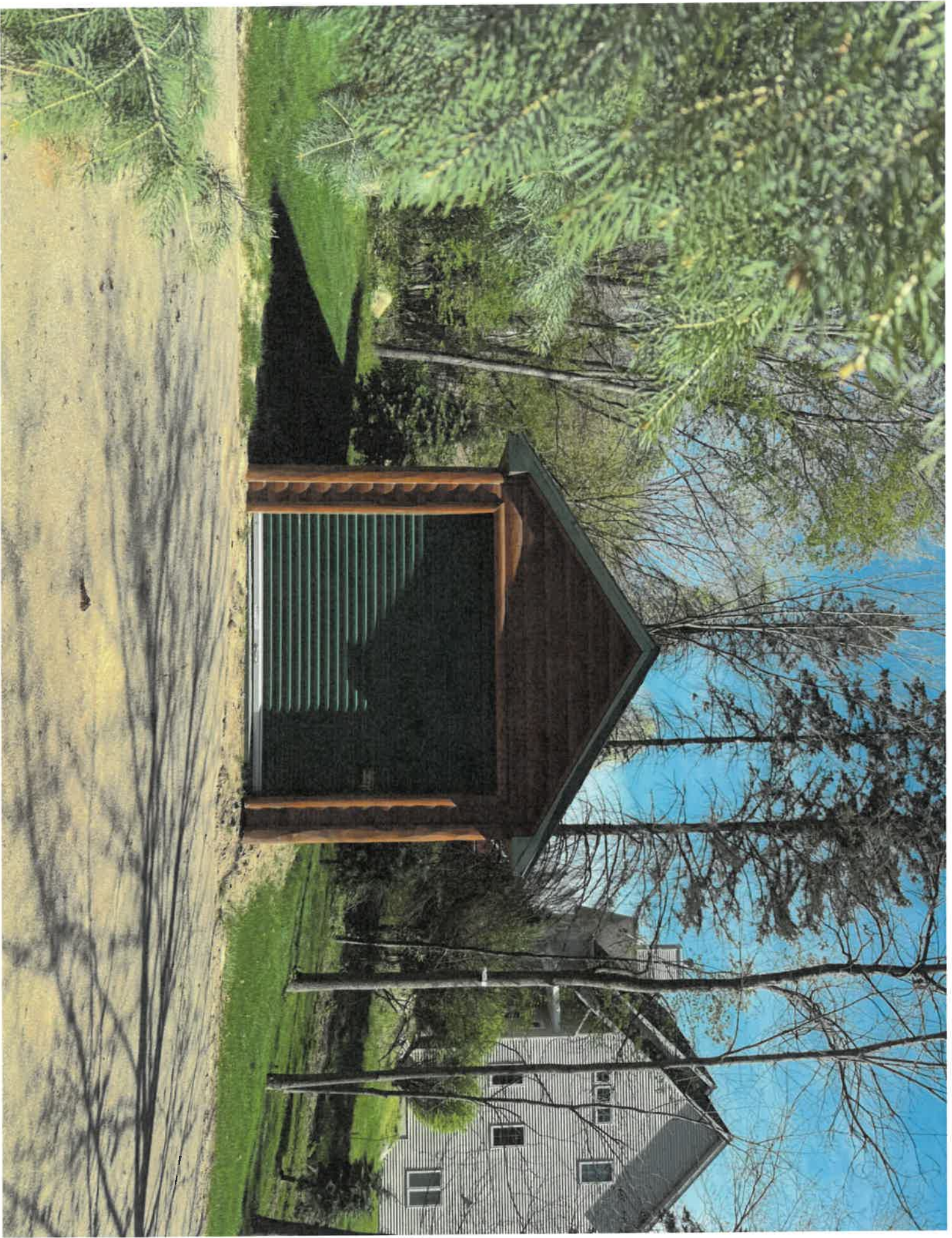
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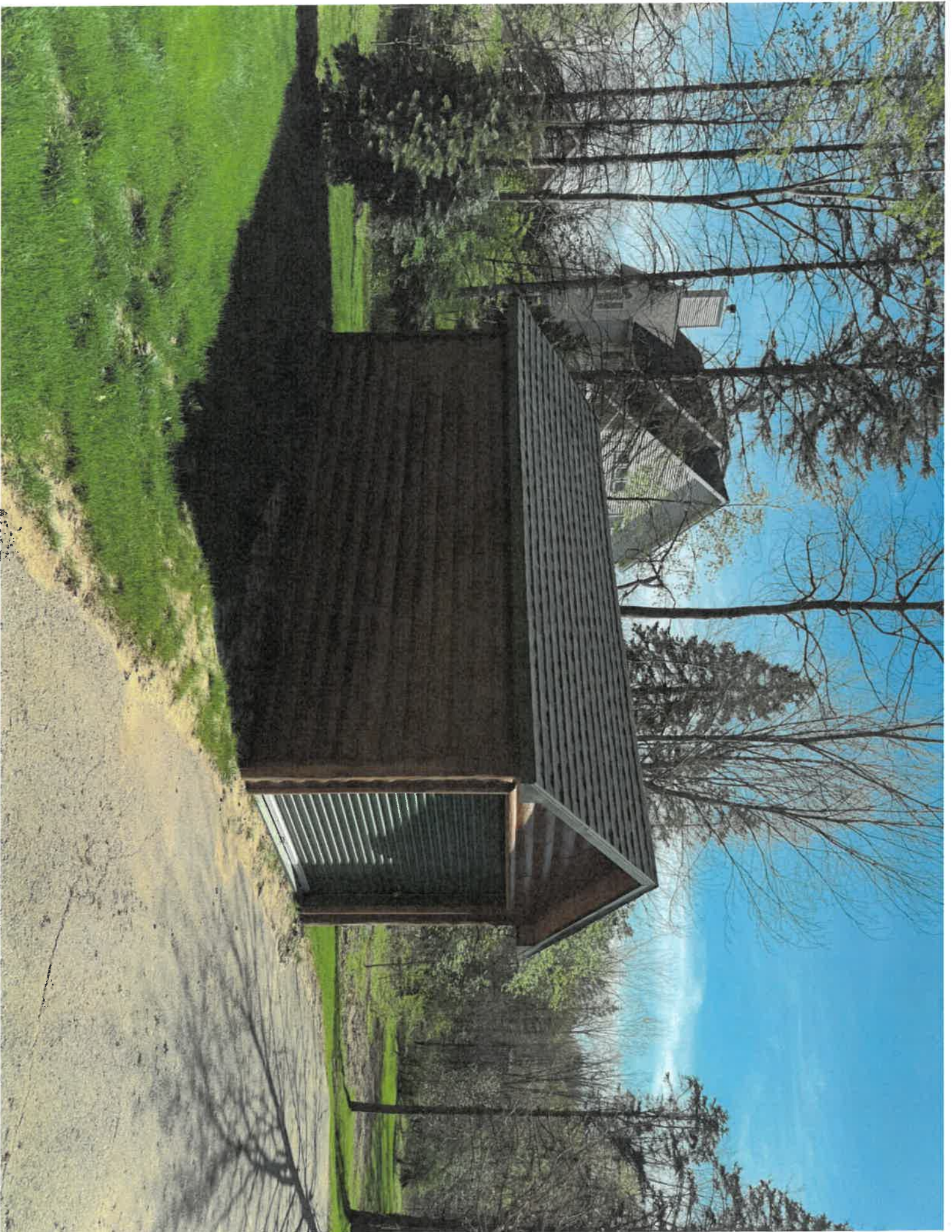
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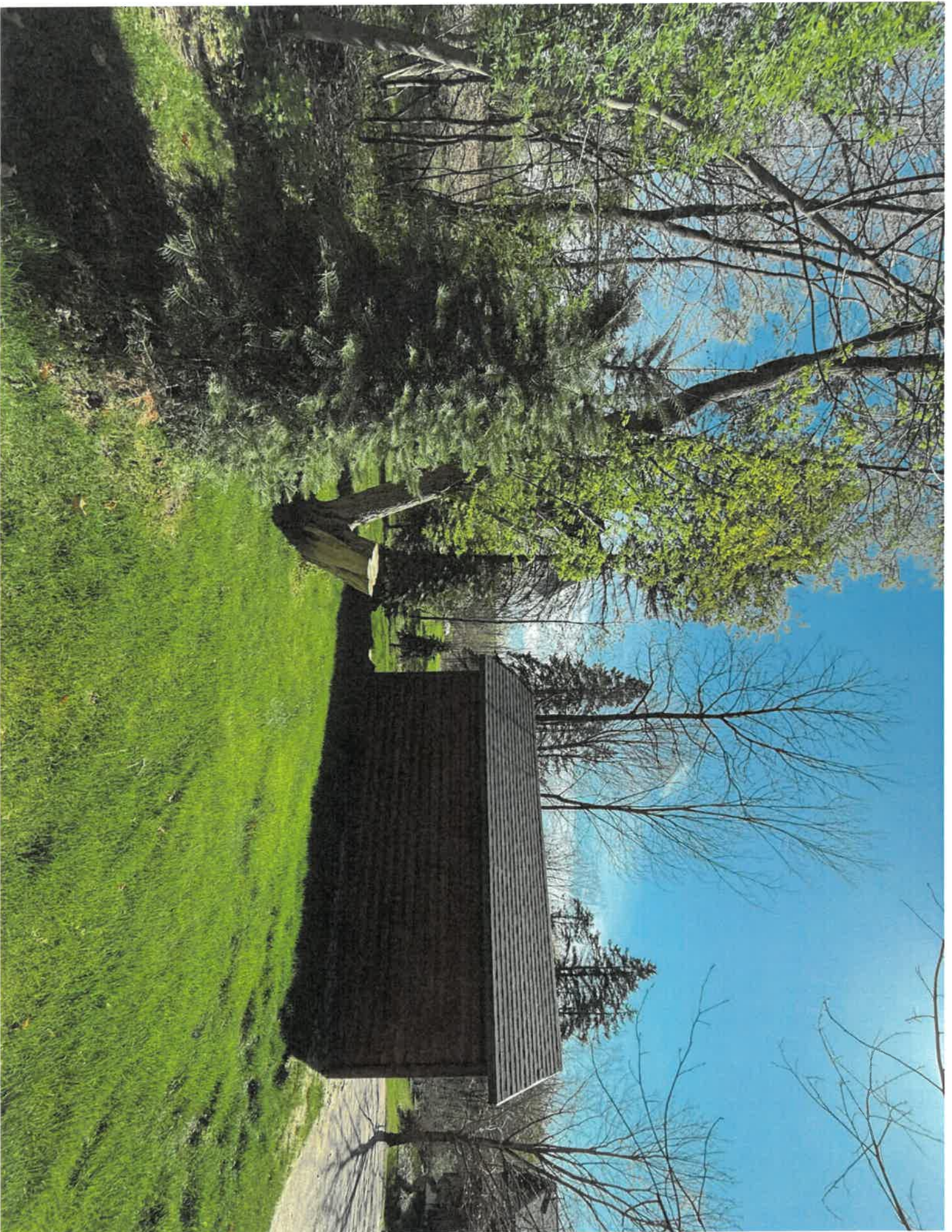
108.00'
S90°00'W

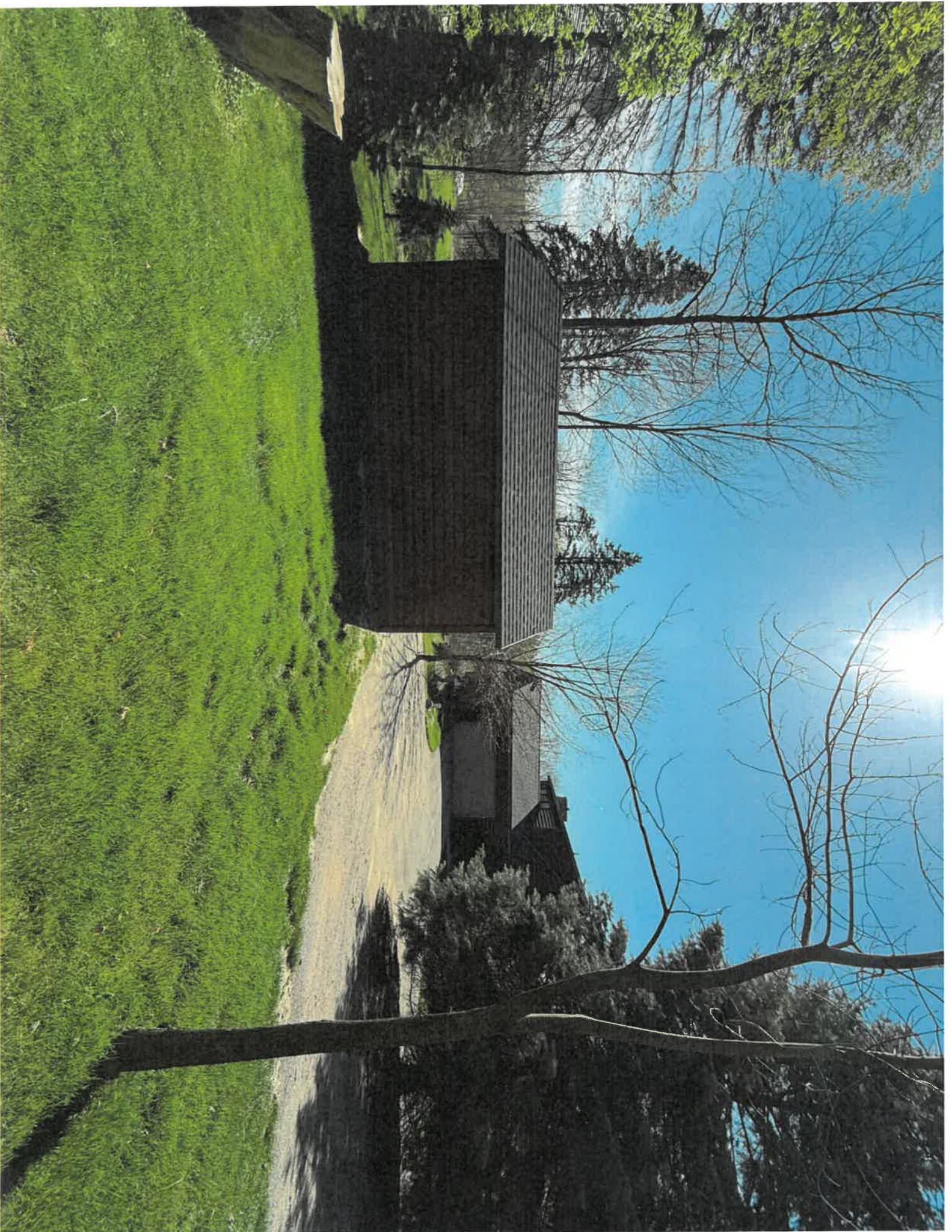




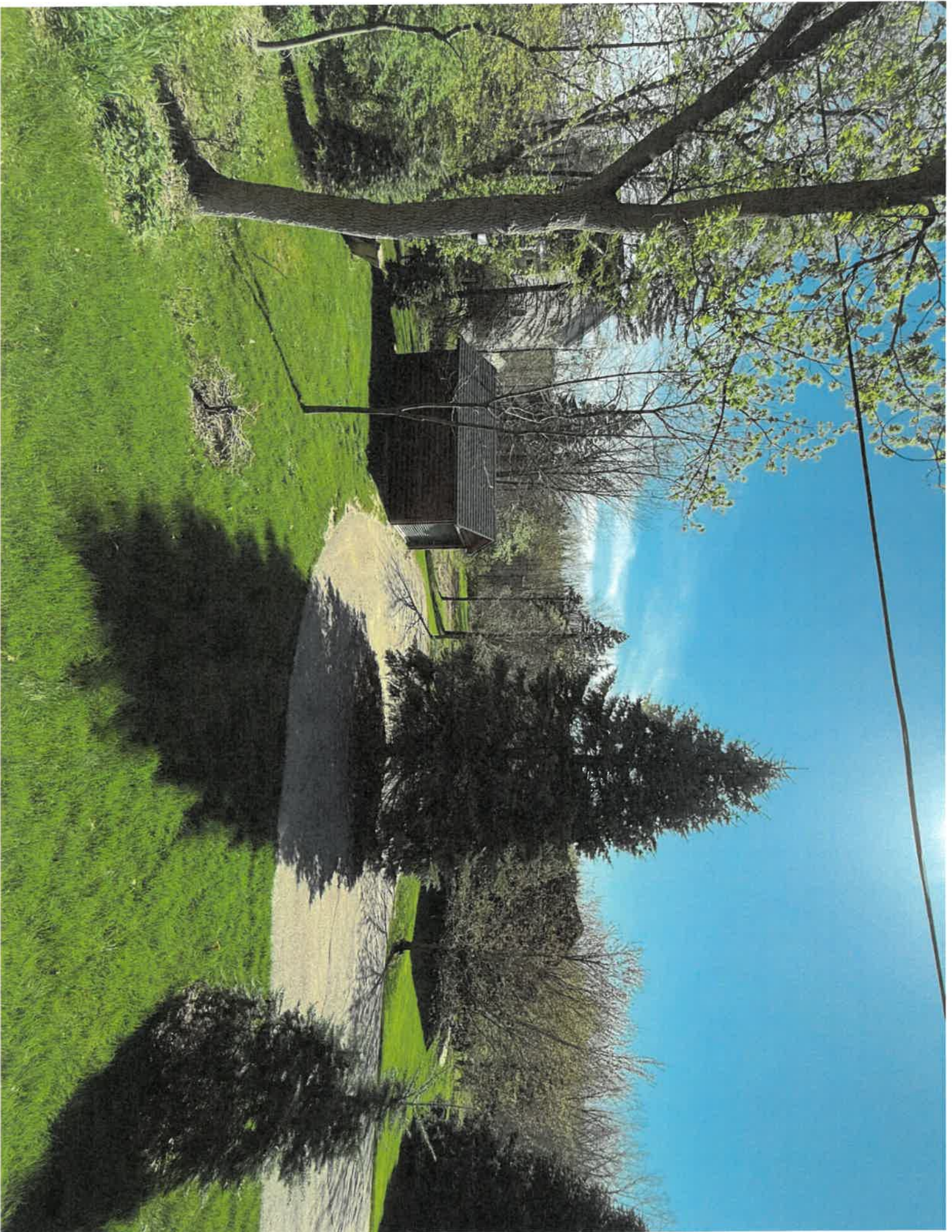










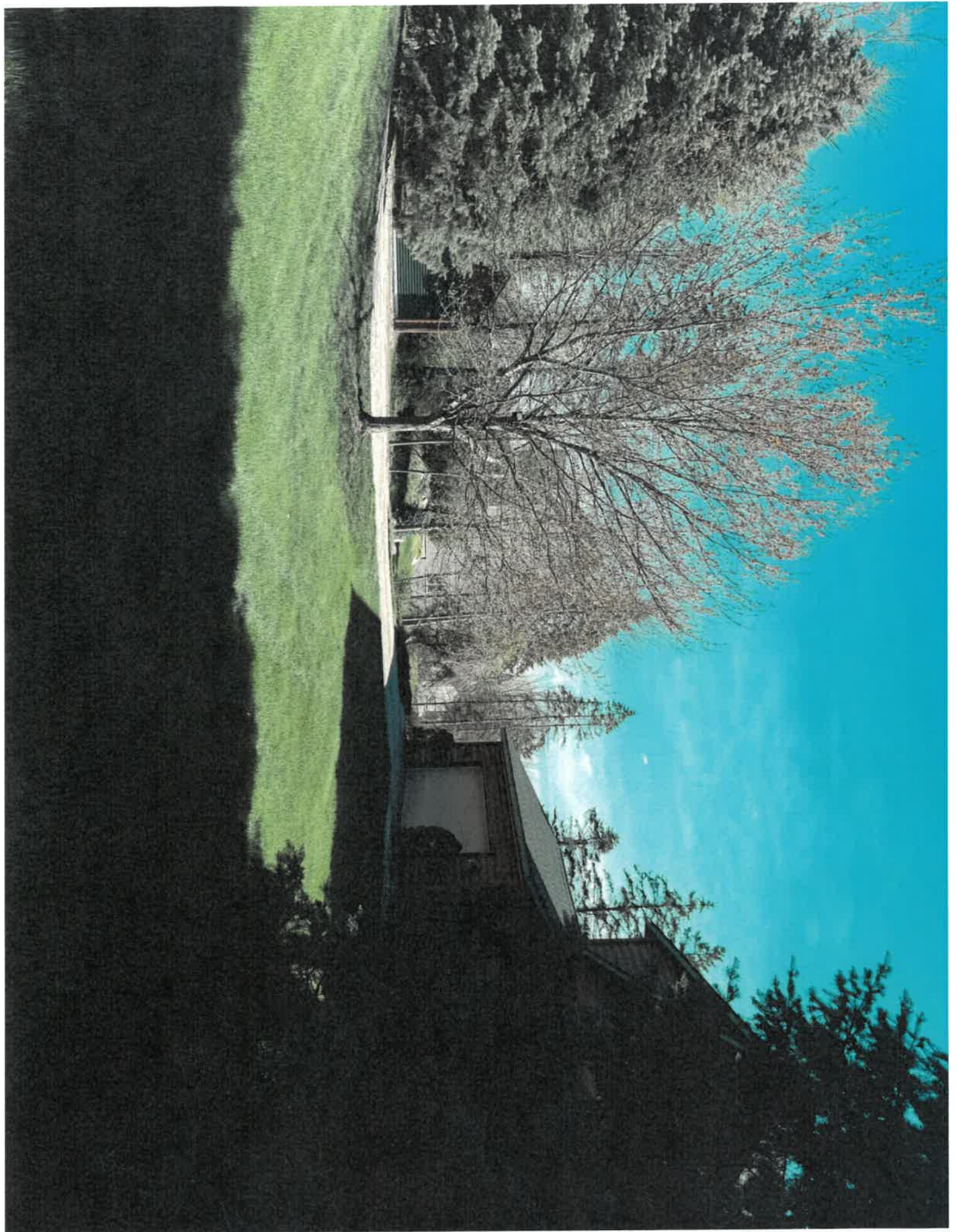
















MEMORANDUM

Date: 04.10.25

TO: Ada Township Planning Commission
FROM: Department of Planning
RE: **April 17, 2025 – Planned Unit Development (PUD) Amendments – 4900 and 4920 Fulton Street SE – The Caves – (Parcel #s: 41-15-30-300-019 and -020)**

Request Overview

The applicant proposes to amend the existing Planned Unit Development (PUD) approval for this site ("The Caves") with an expansion to include new buildings, revisions to previously-approved (but not constructed) buildings, and related site changes. The applicant also proposed to unify the adjacent parcel at 4900 Fulton (former Anderson site) with the preexisting subject property (4920 Fulton) to a unified development area. The parcel at 4900 contains about 2.27 acres, while the 4920 site has about 4.48 acres, for a combined land area of approximately 6.75 acres. The applicant's request is similar to the previous 2024 application, with some changes to the proposal for site layout and proposed usage allowances.

Specifically, the applicant proposes five new buildings for the site, and use of the former Anderson building (+/- 6,500 square feet), for the existing storage/warehouse spaces with ancillary offices. The proposed site changes include the following:

- Building 12; 3,600 square feet (SF) (60' x 60').
- Building 24; 5,180 SF (70' x 74').
- Building 25; 3,600 SF (40' x 90').
- Building 26-27(north)-27(south); 5,100 SF (#26 and #27(north): 30' x 60' each, and #27(south): 30' x 50').
- Building 28 (*referred to as Building 29 in some plans): 1,500 SF (30' x 50').
- Driveways accessing the new buildings.
- Proposed outdoor trailer storage adjacent to Buildings 25, 26-27-28, 4 and 5, 6, and 7. All outdoor trailer storage areas will be screened, fully or at least partially, by existing/proposed buildings, except for the one adjacent to Building 7 in the southwest part of the site, although the adjacent site is an existing industrially-used I site, zoned I Industrial.
- Landscape plantings adjacent to the proposed frontage driveway.

Based on Zoning Ordinance requirements [Sec. 78-459(c)(2)b.2.], this proposal requires both Township Planning Commission review and Township Board final action; in effect, this is a request for both preliminary and final PUD approval. Language in this Ordinance section specifies that any increase in the number of buildings requires review of a preliminary plan by the Planning Commission and Township Board.

The site is accessed via a driveway intersecting Fulton Street. The previously-existing Caves property had an access easement through the Anderson site, which also provides access to two other industrial buildings adjacent the subject property (4850 and 4870 Fulton). The property that the common driveway is located on is part of 4900 Fulton, now owned by the applicant.

Analysis

Project History

The PUD for this location was originally approved in 2017, with approval of 11 buildings on the original 4920 site. The applicant then returned to the Planning Commission in October 2022 for a PUD pre-application conference, then again in February 2023 with another pre-application conference. During the previous preapplication conferences, the Planning Commission and Staff identified a number of topics for the applicant to address. The applicant then submitted an application for a PUD amendment later in 2023, but opted to withdraw the request in September, 2023, before it was scheduled for Planning Commission review. The applicant again came to the Planning Commission in 2024, with project review/discussion taking place at the March, April, and May meetings. The application was ultimately withdrawn prior to Township Board review.

At the time of pre-application review, the Commission and Staff discussed a number of items with the applicant, including the proximity of proposed buildings to the front and side lot lines, outside storage, and proposed allowed uses. The applicant has adjusted plans to increase setbacks (as was done in 2024), as well as to place outside trailer storage in areas that have minimal visibility from adjacent properties. As well, the applicant worked with Township Staff to develop an allowed uses list that both parties find acceptable.

Zoning Ordinance Requirements

The proposal does not meet the following Zoning Ordinance requirements:

- Front yard setback; Building 24 and Building 25; 50 feet required; 34.7' setback proposed for #24, and 47.0' setback proposed for #25.
- Side yard setbacks for Buildings 24 and 12; 50 feet required; 35.0' feet proposed for #24, and 47' proposed for #12.
- Rear yard setback for Building 12; 50 feet required; 47.5' feet proposed.

Buildings

The proposed buildings will match the existing Caves structures, and as proposed all meet applicable height requirements. It should also be noted that the applicant renovated the exterior appearance of the Anderson Building so that it matches the other buildings within the Caves development.

The applicant will need to combine the two existing lots, as two of the proposed buildings straddle the existing lot line between the two subject sites. A condition of approval is included regarding this item.

To address the matter of a phasing plan, the applicant has indicated that the buildings will be constructed one at a time in response to tenant demand; the Planning Commission will need to confirm if this is acceptable for phase plan purposes. Staff has no objections to this approach.

Utilities

The applicant proposes to install stormwater drainage improvements to accommodate the new development to accommodate the additional impervious area proposed beyond the originally-approved site plan. The applicant's project engineer has provided documentation to the Township's consulting engineer to verify that the stormwater drainage calculations and detention pond size will accommodate this additional area. A condition of approval is included to address this matter.

Based on previous communications with the Township utilities consultant and Kent County, Staff

has no objection to omitting any restroom count restrictions for this PUD. Well and septic volumes are overseen by the Kent County Health Department, which typically involves overall volume/usage, in lieu of specific bathroom numbers. However, the pre-existing limitations on bathroom and business usage, including no public visits and other restrictions, need to remain a part of this request so as to limit water usage and ensure safe well and septic usage.

It is also important to note that at such time that municipal water and sewer service is provided to the adjacent property to the east (155 Spaulding), the applicant shall be required to connect the subject site to these services. A condition of approval is included to address this topic.

Proposed Uses - zoning

Some of the previous (2024) project conversations focused on potential on-site uses at the Caves, especially around fabrication. Since then a workable conclusion to this matter was developed between Staff and the applicant. This involved drafting a hybrid list of allowed uses providing some flexibility for the applicant while retaining regulatory power for the Township. To summarize, the list includes the following:

- Limited on-site worker presence regardless of type of business (except for the 4900 building).
- Light assembly/fabrication.
- Indoor storage and self-storage.
- Contractor offices/workshops
- Research and testing.
- Wholesale and distribution type businesses.

The following prohibitions/limitations would apply as well:

- Food-related activities of any kind.
- Engine/automotive/vehicular repair or service of any kind.
- Manufacturing beyond light/small-scale assembly-fabrication.
- Retail sales.
- Outdoor storage of any materials, etc., other than trailers within the allowed areas specified on an approved site plan.

Finally, the applicant has agreed with the Staff proposal that any proposed uses not specifically listed in the allowed uses categories would be subject to Staff review and approval, and that the owner or Staff would have the right to pursue Planning Commission review, to determine consistency with the approved Planned Unit Development, and approval.

The full use list is identified in the Conditions of Approval for this request.

Parking

In communications with the applicant, Staff inquired about proposed parking for individual tenant spaces, and the possibility of providing designated parking spaces for individual vehicles. The applicant indicates that with the relatively limited number of people at the facility (due to the use types), and the relatively wide driveways of 40 – 60 feet, individual parking space designations are not needed. The development, as it has already been partially developed, does have operational history which can be observed, and no existing operational parking issues have been identified at this location. Based on these circumstances, and the applicable controls to this PUD project, Staff has no objections to this.

Staff Commentary

The following concerns are identified for Planning Commission review:

- The Planning Commission should confirm whether the outdoor trailer parking/storage areas should be paved, in lieu of the proposed gravel (crushed asphalt) surface. This will allow for better overall maintenance and snow removal. Sec. 78-786 of the Zoning Ordinance specifies that parking facilities are to be paved with asphalt or concrete.
- The Planning Commission should determine whether additional landscaping should be provided along the east property line adjacent to Building 24; the Zoning Ordinance does not require landscape buffers between adjacent parcels zoned LI (Light Industrial) and I (Industrial).
- While Staff had noted a previous concern regarding the layout and landscaping along the front edge of the site, it appears that there is enough space for the proposed frontage buffer plantings to be planted and grow in this area.

PUD/Zoning

The following PUD Standards (Sec. 78-446) are provided to assist the Planning Commission with the applicable criteria for review of such requests. If the Township Planning Commission and Township Board eventually confirm that that this project is approved, the applicant has specific responsibilities for completing the development as detailed in the approved plans.

The PUD Standards of Sec. 78-446 are as follows:

(c) The PUD regulations provided by this article are intended to:

- (1) Provide a more desirable environment by preserving open fields, woodlands, wetlands, areas of steep topography, creeks, ponds and similar natural assets;*
- (2) Encourage a creative approach to development design in the township;*
- (3) Encourage an efficient, aesthetic and desirable use of open areas and a reduction in development costs by allowing the developer to avoid and preserve natural obstacles on the site;*
- (4) Encourage preservation of land meeting certain characteristics as permanent open space, by providing a residential density incentive for residential developments in specified zoning districts that are designed to set aside a minimum of 40 percent of the land area in the development as permanent open space;*
- (5) Promote the goals of the township's master plan to maintain the township's rural character, maintain an attractive landscaped corridor along the township's major roadway frontages, maintain the traffic carrying capacity of the township's major roadways, and protect environmentally-sensitive areas; and*
- (6) Provide the township with a higher degree of control over the types of uses and design details of development in locations where application of traditional zoning requirements may not be appropriate.*

(d) The provisions of this article are not intended to be used solely to avoid the otherwise applicable requirements of this chapter, including the provisions of any other zoning districts established by this chapter. For residential PUDs, it is not the intent of this article to permit higher density in a PUD than is reasonably and realistically achievable in conformance with the conventional zoning district standards of this chapter, as demonstrated by the alternative plan submittal required by this article, unless the PUD plan more effectively achieves the purposes and intent of the PUD regulations, as stated herein.

Conclusion & Recommendation

Staff has no objections to the approval of this request based on the applicable standards. Staff recommends that if the Planning Commission moves to recommend approval of this PUD, it be based on findings of fact that the request is consistent with the applicable PUD Standards, and based on the following conditions of approval:

1. The approved PUD Plan shall be carried out in substantial conformance with the plans prepared by Callen Engineering, Inc., as follows:
 - Existing Conditions Plan; Site Plan; Grading, Drainage, and SESC Plan, all dated 03-13-25, by Bruce A. Callen/Callen Engineering, Inc.
 - Cross Sections, Notes, and Details Plan; dated 03-13-25, by Bruce A. Callen/Callen Engineering, Inc.
 - Landscape Plan, dated 3-13-25, by Bruce A. Callen/Callen Engineering, Inc.
 - to be revised and approved by Staff prior to Township Board consideration.
 - Phasing Plan (date to be determined), to be reviewed and approved by Staff prior to Township Board consideration.
2. That the uses permitted in the PUD shall be limited to uses permitted by right in the Industrial (I) district, with the following additional restrictions/limitations:
 - Light assembly, Light or small-scale fabrication with on-site staff/worker presence of no more than 3 people per unit. Light fabrication to be assembly/conversion/manufacture of already processed raw materials into products, where the operation aspects of these processes and the materials to be used will not cause impacts on surrounding areas or the community overall. Examples include, but not be limited to artisan/craft products, clothing and fabrics, furniture and fixtures, cabinetry, media production, printing/publishing and the like. This limitation shall not apply to the building at 4900 Fulton.
 - Contractor offices/workshops, with on-site staff/worker presence of no more than 3 people per unit. This limitation shall not apply to the building at 4900 Fulton.
 - Indoor storage and self-storage.
 - Outdoor trailer storage in designated areas only as shown on approved site plan.
 - Research and testing.
 - Wholesale/Distribution type business with no retail

The following uses are specifically prohibited in this PUD:

- Production, sales, storage, or distribution of any food or beverage products.
- Engine/automotive/vehicular service, repair, of any kind.
- Manufacturing or anything beyond light or small-scale Fabrication, of any kind.
- Uses that require water usage as part of assembly activities.

- On-site retail sales of any kind.
- Outdoor storage of any materials, etc.
- Vehicle fleet storage, maintenance and fueling facilities.
- Churches.
- Day care centers.
- Public and private use heliports.
- Antenna towers and masts for cellular phone and other personal communications services.

The Township, through its Zoning Administrator, reserves the right to review and any proposed uses not specifically identified in the I District or in the categories noted herein, and either approve or deny such uses based on consistency with the PUD. The applicant, and/or the Zoning Administrator, may refer such proposals to the Planning Commission to approve or deny the request based on consistency with the PUD.

3. Prior to the issuance of any permit, the applicant shall obtain a stormwater permit from the Township, and shall obtain Township Engineer approval of the proposed stormwater plan.
4. Permits for on-site potable well and on-site waste disposal system shall be issued by the Kent County Health Department, prior to issuance of any building permits.
5. Building wall-mounted exterior lighting shall be limited to one fixture per unit service entry door, plus one additional fixture per building at a location determined by the applicant, with the exception that no fixtures shall be installed along the east wall of buildings along the east edge of the property. All fixtures, whether wall-mounted on buildings or freestanding, shall be full horizontal cutoff fixtures mounted in a vertical downward position. No light shall spill over onto adjacent properties.
6. Prior to the issuance of any permits, the applicant shall complete a lot combination request to merge 4900 and 4920 Fulton.
7. At such time that municipal water and sewer service is provided to the adjacent property to the east (155 Spaulding), the applicant shall be required to connect the subject site to these services within one year.
8. No signs are approved with this request.



PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

RECEIVED

MAY - 8 2025

PLANNING & ZONING
ADA TOWNSHIP

An application fee and escrow deposit must accompany this form.

Applicant Information:

Name: THE CAVES

Address: 2946 WOODCLIFF CIR.

Phone Number: 616-644-7514 Email: REGD@ADA.COMCAST.NET

Property Owner Name and Address (if different than above): SAME

Property Information:

Property Address: 4900/4920 FULTON E.

Parcel Number: 41 - 15-30-300-020 & 019

Current Zone District Classification: I & PUD

Name of Project: THE CAVES

Summary Description of Project: STORAGE & SMALL BUSINESS
DEVELOPMENT

Type of Application: ☐ Pre-Application Conference - (application fee \$50.00)
☐ Preliminary PUD or Revised Preliminary PUD - (application fee \$500.00)
☒ Final PUD - (application fee \$250.00)
☐ Revised Final PUD - (application fee \$250.00)

Note: Electronic file/pdf is required on all applications (submit via email).

I (we), the undersigned, do hereby make application and petition the Township to amend the Ada Township Zoning Ordinance and associated zoning map 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.

Applicant's Signature(s): [Signature] Date: 5-8-25

Property Owner's Signature(s): _____ Date: _____
(If different than above)

TO BE COMPLETED BY ADA TOWNSHIP PLANNING DEPARTMENT

Application Received: 5-8-2025 Initial: eb
mm / dd / yy
Application Fee of \$ 250.00 Received: 5/8/25 Initial: eb Check # CC Receipt # 385598
mm / dd / yy
Escrow Deposit of \$ _____ Received: _____ Initial: _____ Check # _____ Receipt # _____
mm / dd / yy

Updated 12/21/2023

(f:/users/planzone/app&forms/app templates)

THE Caves

With the purchase of the Blue Anderson building and property The Caves will be expanding.

“The Caves” will provide space for Storage, Small Business, Man-cave, the Hobbyist, or whatever you may need it for.

This is something we have been working on for years and now we were able to purchase the Anderson property. This was a great fit for our site being that it is contiguous with our current property.

Spaces will range from 1500sf to 5600sf. These spaces will be available for Lease/Rent. We are planning up to an additional 9 units bringing our total number of units 31. The unique design of our development is more attractive verses one large building divided into smaller spaces. This creates a pride of community and a large cross section of users/businesses. The spacing provides more green space and attractive development that will be well manicured and kept in an orderly manner. Several users will end up taking more than one unit thus the duplex design.

Our development will be built in phases and “Built on Demand”. Each buildings floor will be an open space and will be designed when we apply for the building permit. The floor plan will be determined based on the tenants’ requirements. More details on our building process are included later in this document under the “Development Plan Section”.

Below please find a rough site sketch.

Other Features:

Custom configured and designed suites.

Convenient location for Ada, EGR, Forest Hills & Cascade.

Storage, Hobbyist, Small Business, Warehouse or The Man-cave you have always wanted.

Gas, Water, Sewer, Electric and Cable; 16 foot Ceiling, 12 to 14 foot overhead Doors.

Tom Reed

The Caves

616-644-7514

(18)

[illegible]

THE Caves



THE Caves



THE Caves

Legal Parcel Description: (1&2&5)

Parcel B:

Part of the Southwest fractional one-quarter of Section 30, Town 07 North, Range 10 West, Ada Township, Kent County, Michigan, described as follows: COMMENCING at the West one-quarter corner of said section 30; thence N 87°20'26" E 660.00 feet along the East-West one-quarter line of said section; thence S 00°06'05" E 416.37 feet along the East line of the West 660 feet of the Southwest fractional one-quarter of said section, to the TRUE PLACE OF BEGINNING; thence N 89°53'55" E 135.00 feet; thence N 00°06'05" W 50.00 feet; thence N 89°53'55" E 60.02 feet; thence N 00°06'05" W 250.97 feet; thence Easterly 207.40 feet along said South right-of-way line, on a 3905.20 foot radius curve to the left, the chord of which bears S 81°53'22" E 207.38 feet; thence S 00°06'05" E 650.97 feet; thence N 77°04'20" W 410.85 feet along the Northerly line of the Central Michigan Railroad right-of-way (100.00 feet wide); thence N 00°06'05" W 287.00 feet to the place of beginning. Parcel contains 4.476 acres.

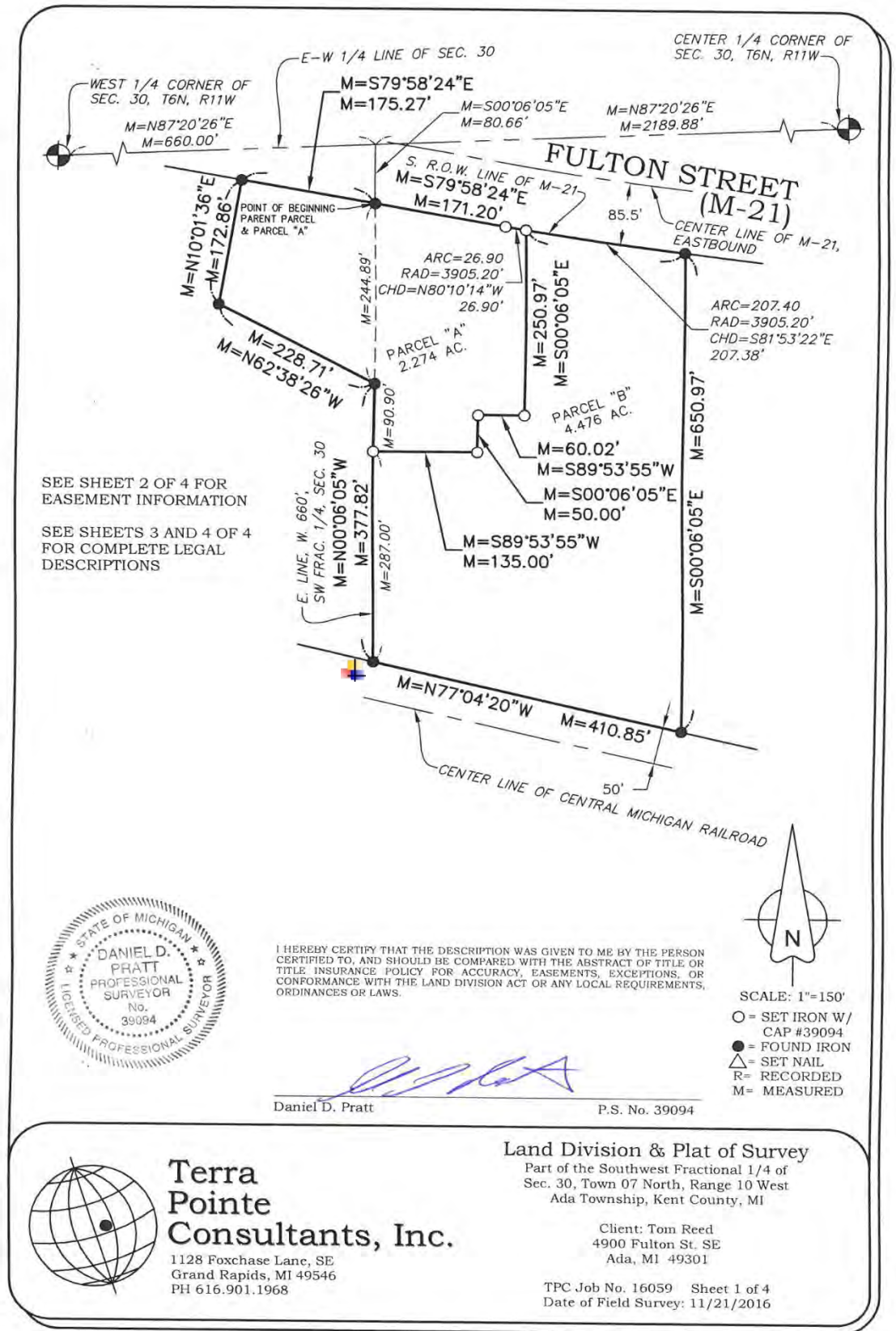
PART OF SWFRL 1/4 COM 660.0 FT N 87D 20M 26S E ALONG E&W 1/4 LINE & 80.66 FT S 0D 06M 05S E TO S LINE OF HWY M-21 FROM W 1/4 COR TH S 79D 58M 24S E ALONG SD S LINE 171.20 FT TH ELY 26.90 FT ALONG A 3905.20 FT RAD CURVE TO LT /LONG CHORD BEARS S 80D 10M 14S E 26.90 FT/ TH S 0D 06M 05S E 250.97 FT TH S 89D 53M 55S W 60.02 FT TH S 0D 06M 05S E 50.0 FT TH S 89D 53M 55S W 135.0 FT TH N 0D 06M 05S W 90.82 FT TH N 62D 38M 26S W 228.71 FT TH N 10D 01M 36S E 172.86 FT TO S LINE OF HWY M-21 TH S 79D 58M 24S E ALONG SD S LINE 175.27 FT TO BEG * SEC 30 T7N R10W 2.27 A. SPLIT ON 07/31/2007 FROM 41-15-30-300-011, 41-15-30-300-015; SPLIT/COMBINED ON 10/13/2016 FROM 41-15-30-300-017; Roughly 6.75 Acres

Vicinity Map (3)



THE Caves

(7)

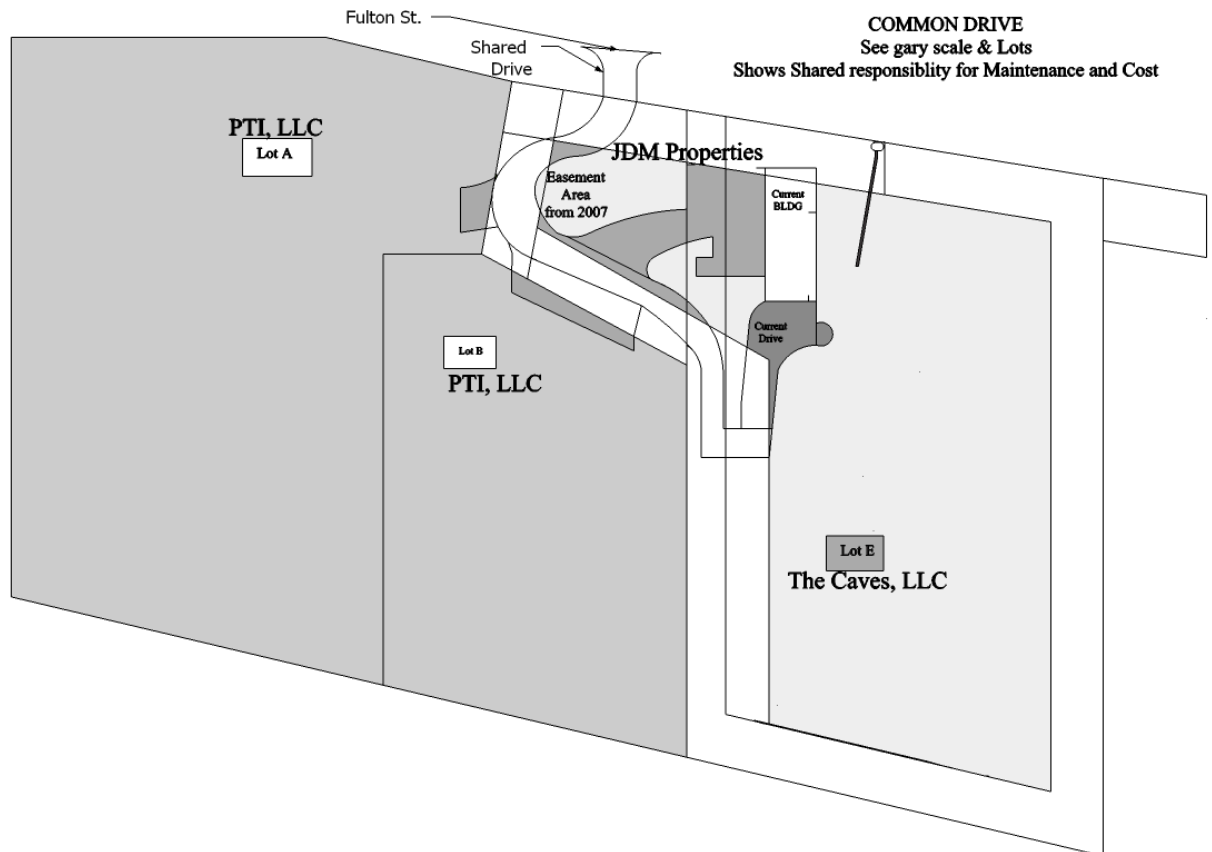


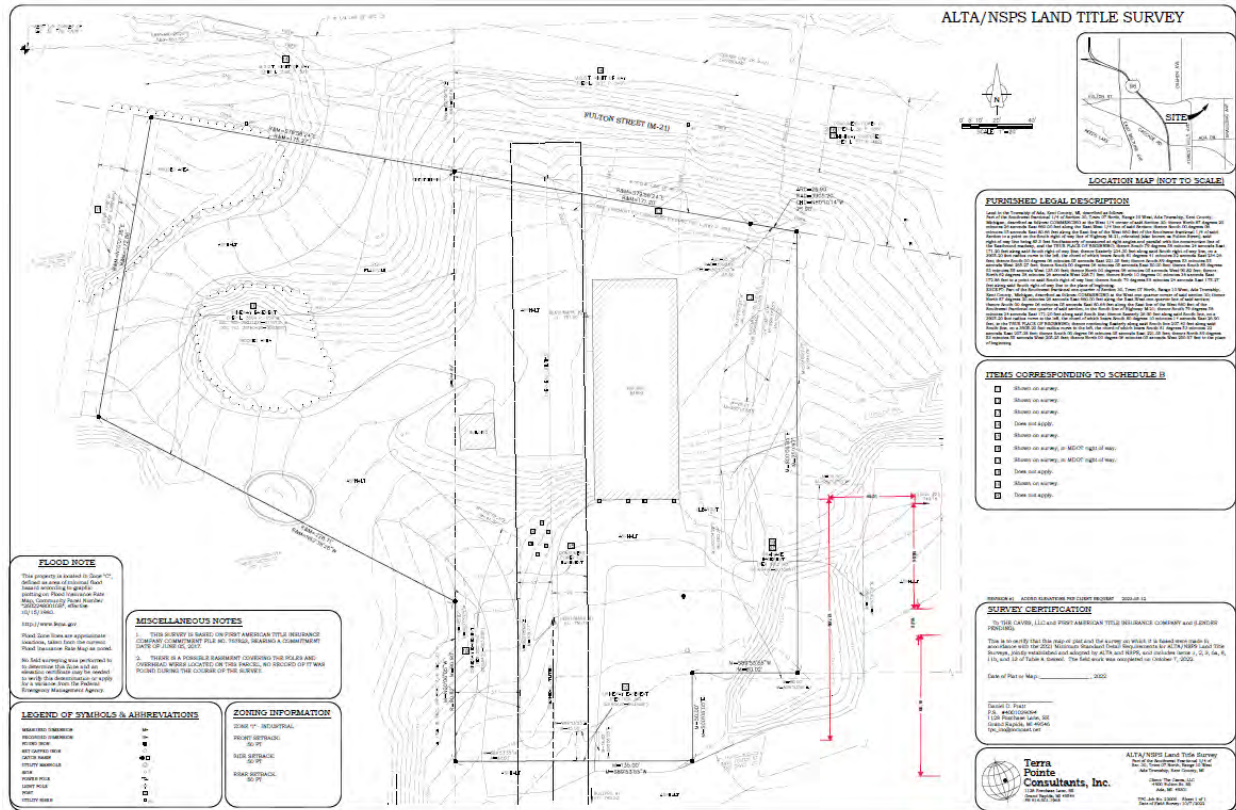
THE Caves

Shared Common Drive Easement:

Utility Easement: (8&9--None)

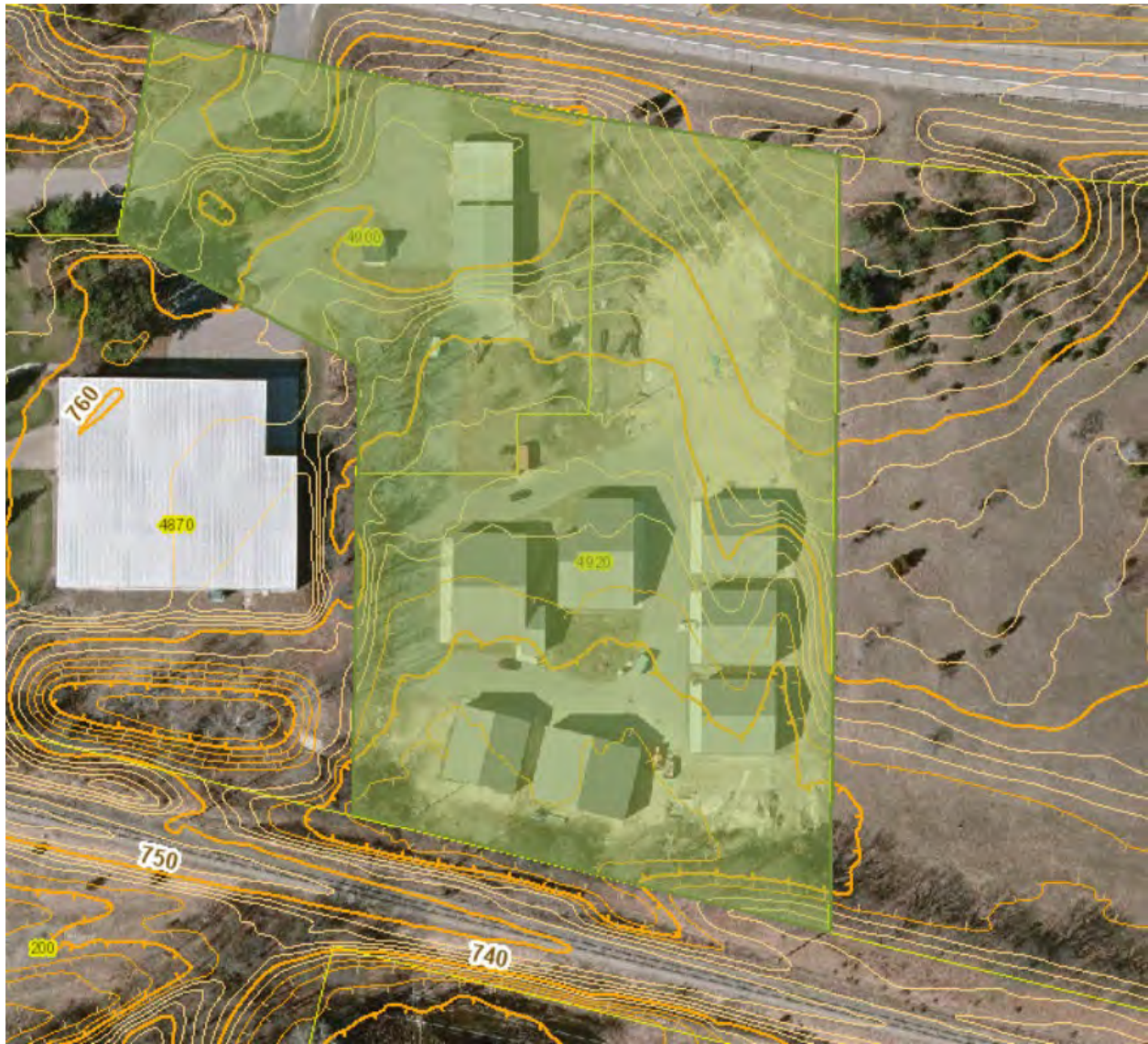
By sharing the Drive we have eliminated another curb cut on M-21/Fulton.





THE Caves

Contours for “The Caves” Site: ⁽¹¹⁾

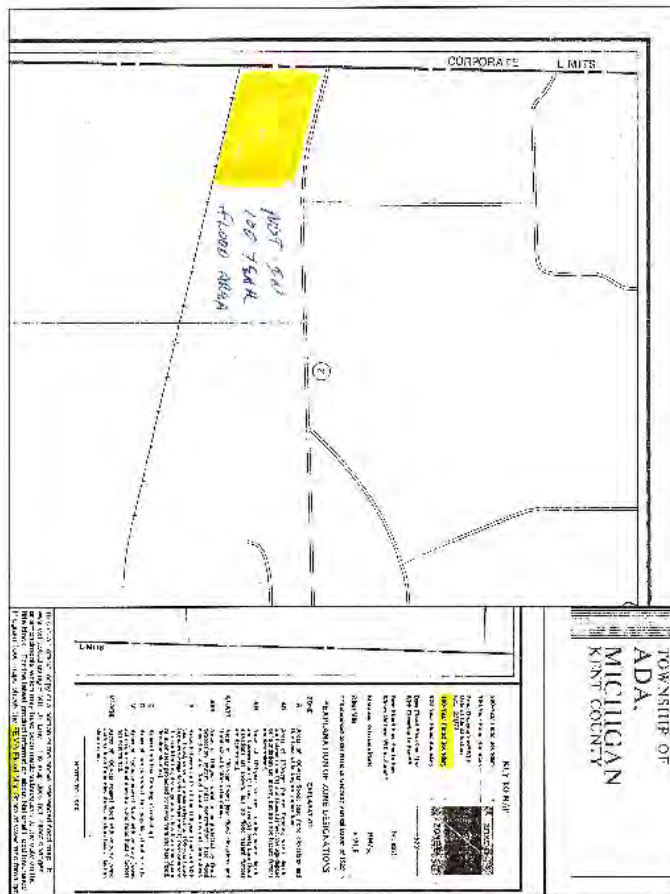


THE Caves

100 Year Old Floodplain:

Our site Is not within the 100 year Floodplain (13)

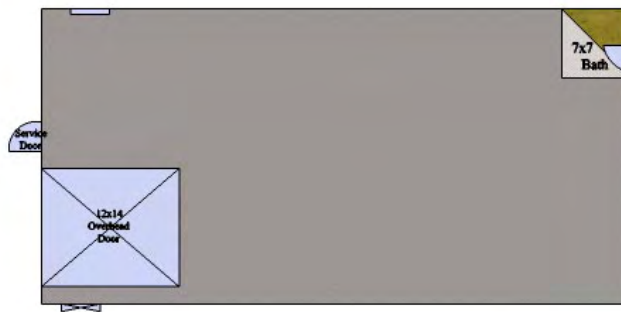
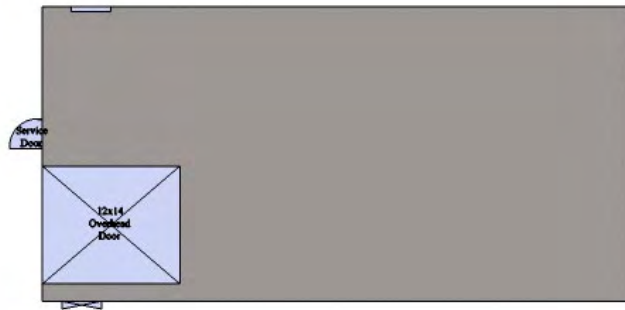
Site storm water runoff shall be captured via storm sewer and directed to a subsurface detention system with a controlled rate outlet structure. The Water Quality standard is met via infiltration and detention of the first 0.5 inch of runoff for 24 hours. Flood control storage, meeting the requirements of a 25-yr rainfall event per the Ada Township Stormwater Management Ordinance, is provided within the previously constructed subsurface detention system. Stormwater is then discharged to the natural drainage course on the south side of the property at the pre-development runoff rate of 0.13 cfs/acre.



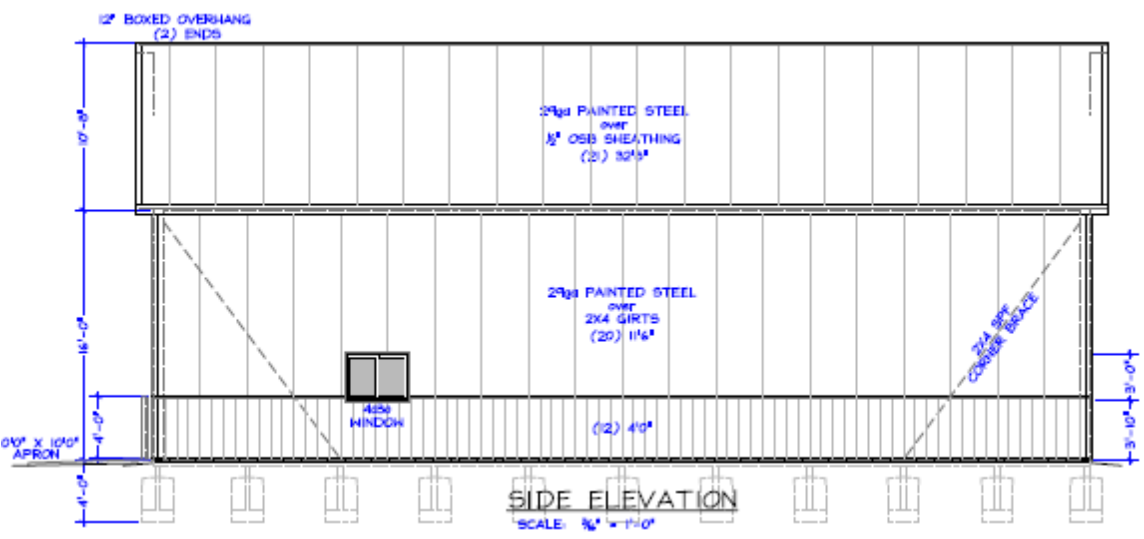
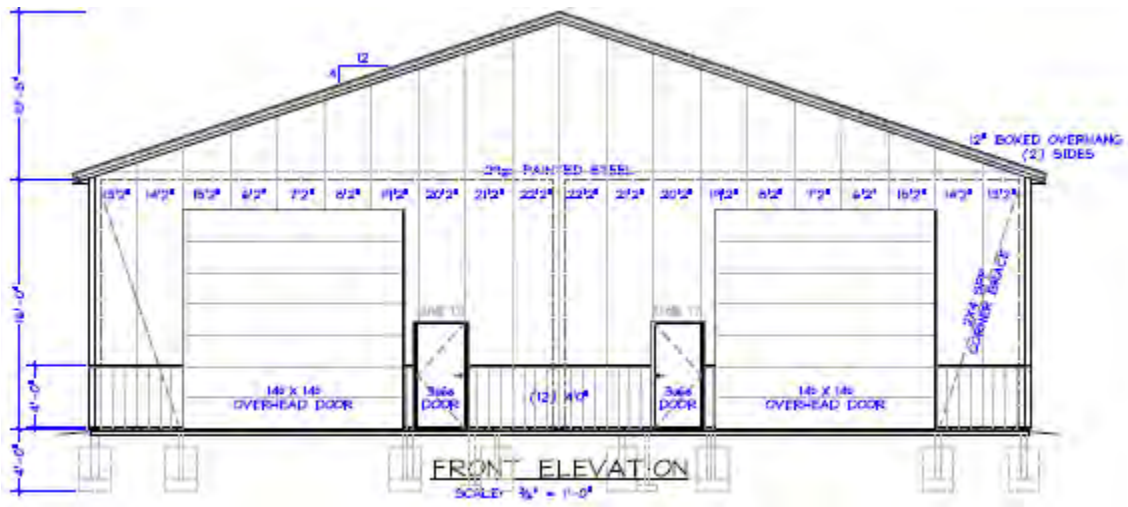
THE Caves

Floor Plans: (19)

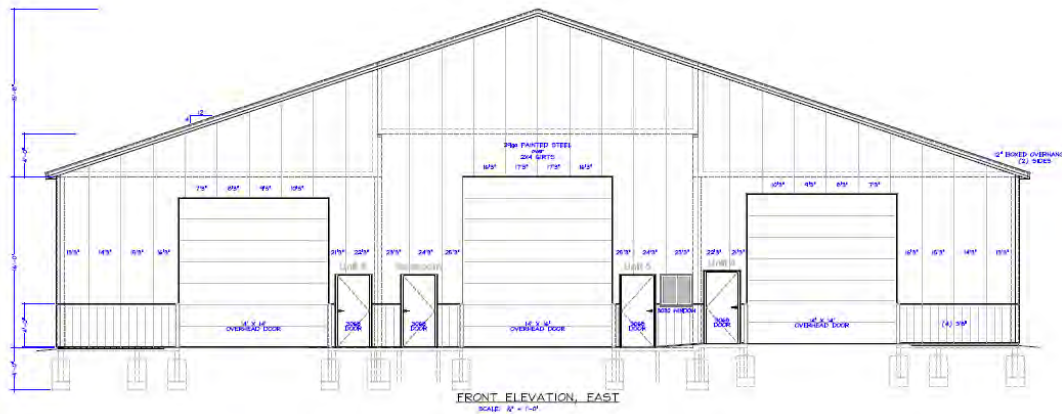
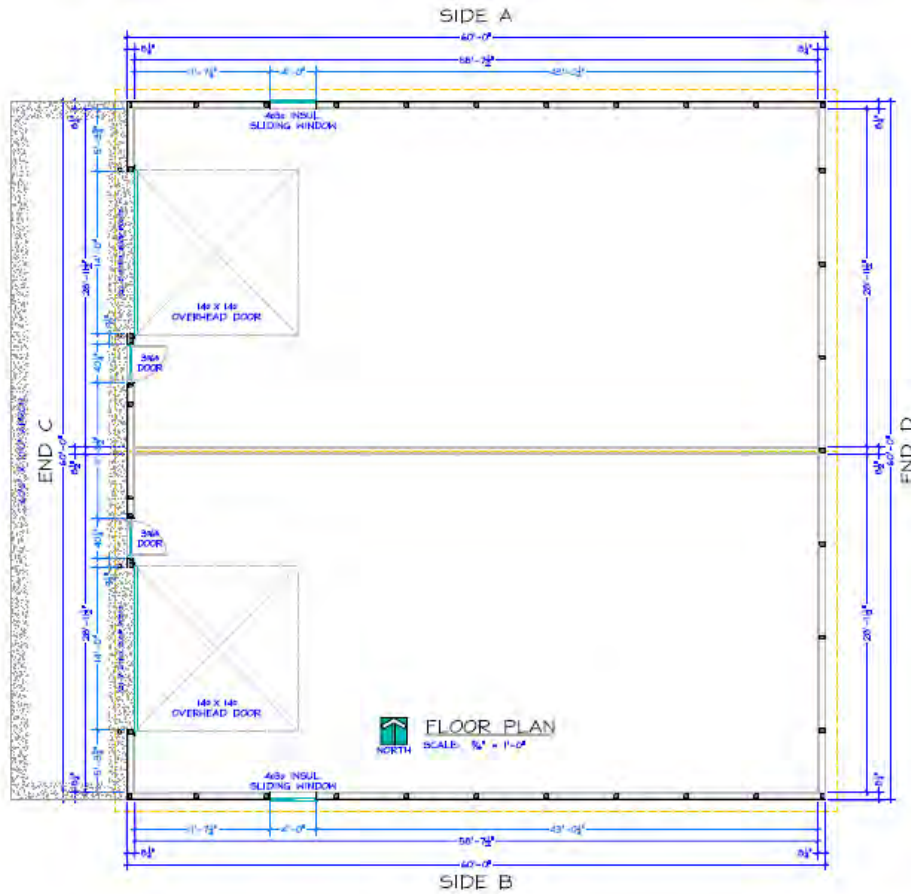
Floor plans will vary per suite depending on Tenants request, but these are the most common floor plans. A more detailed plan will be filed when we apply for building permit. Some of these new buildings will have loft offices as well.



THE Caves



THE Caves

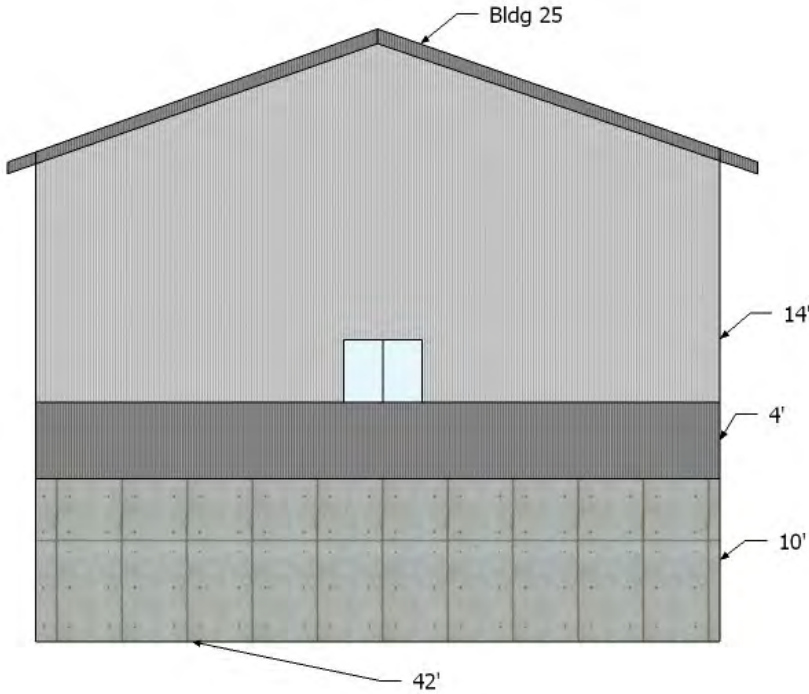
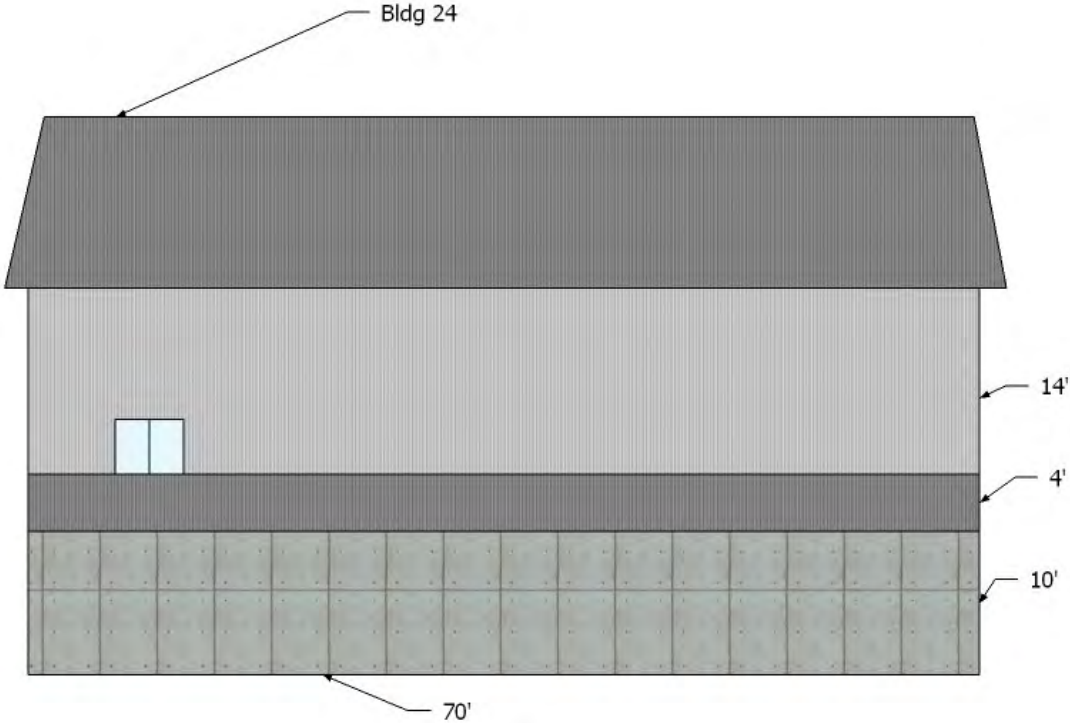


Sample look of Buildings and the layout: (18)

THE Caves

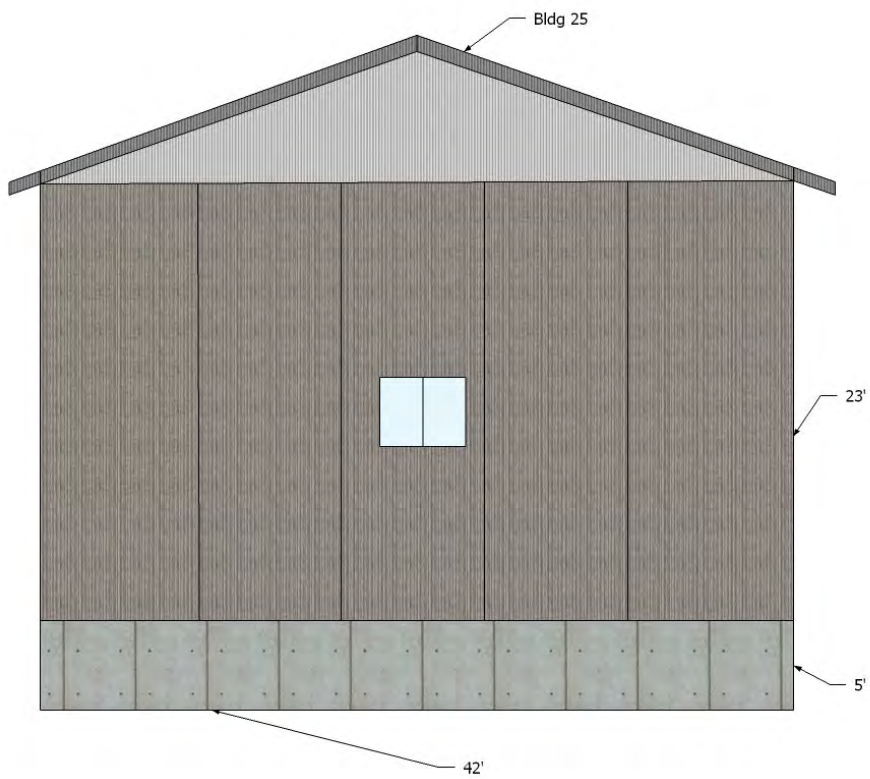
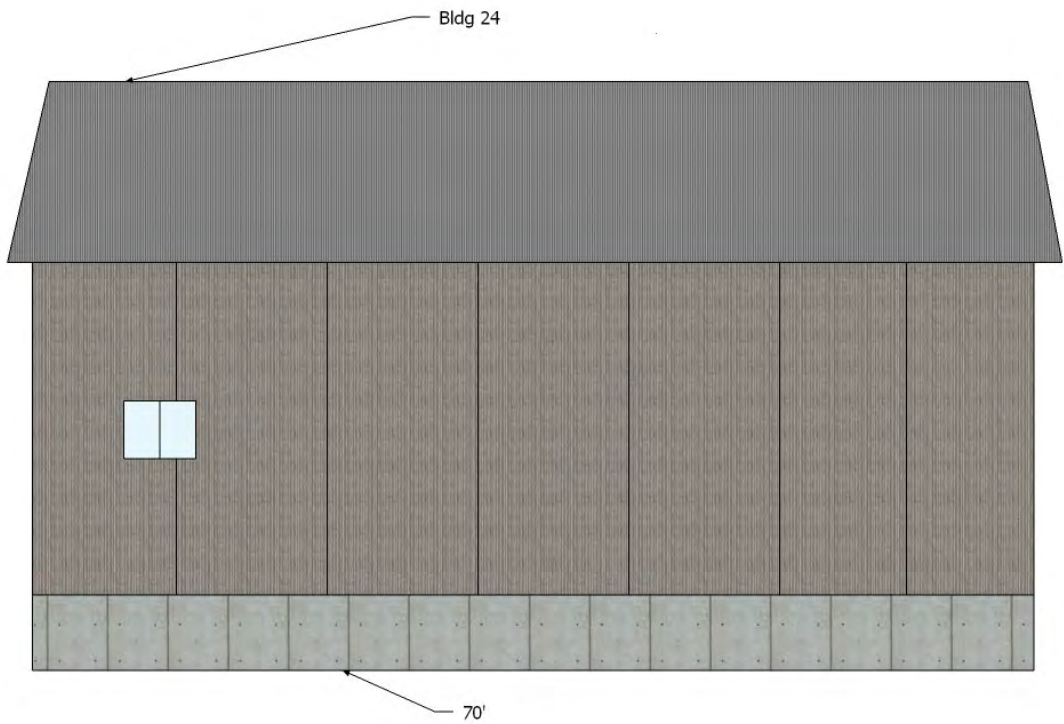


THE Caves



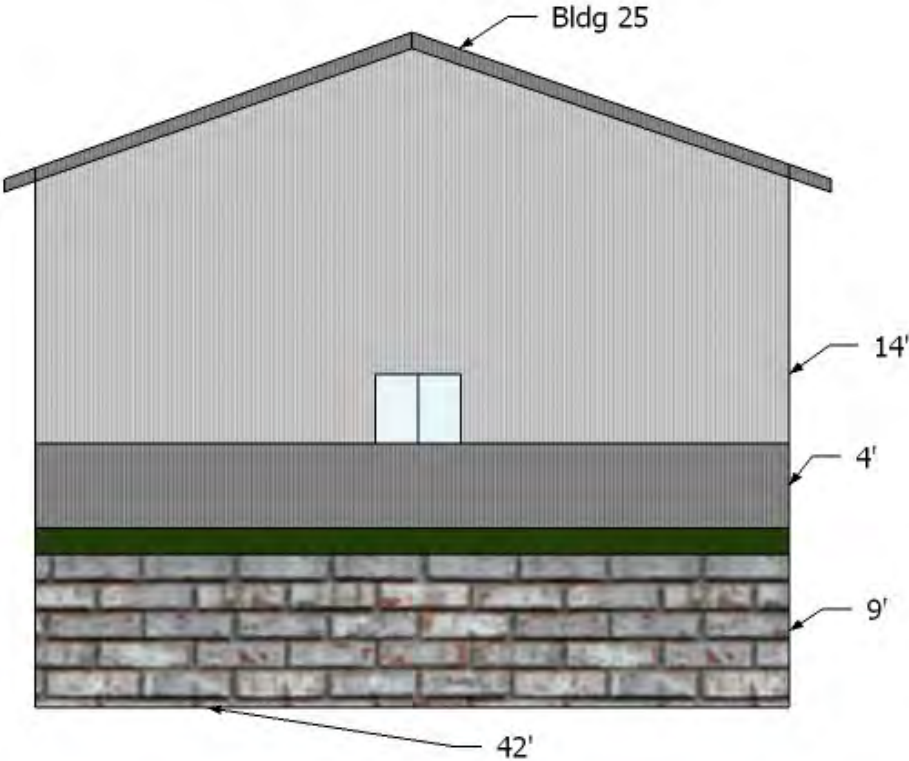
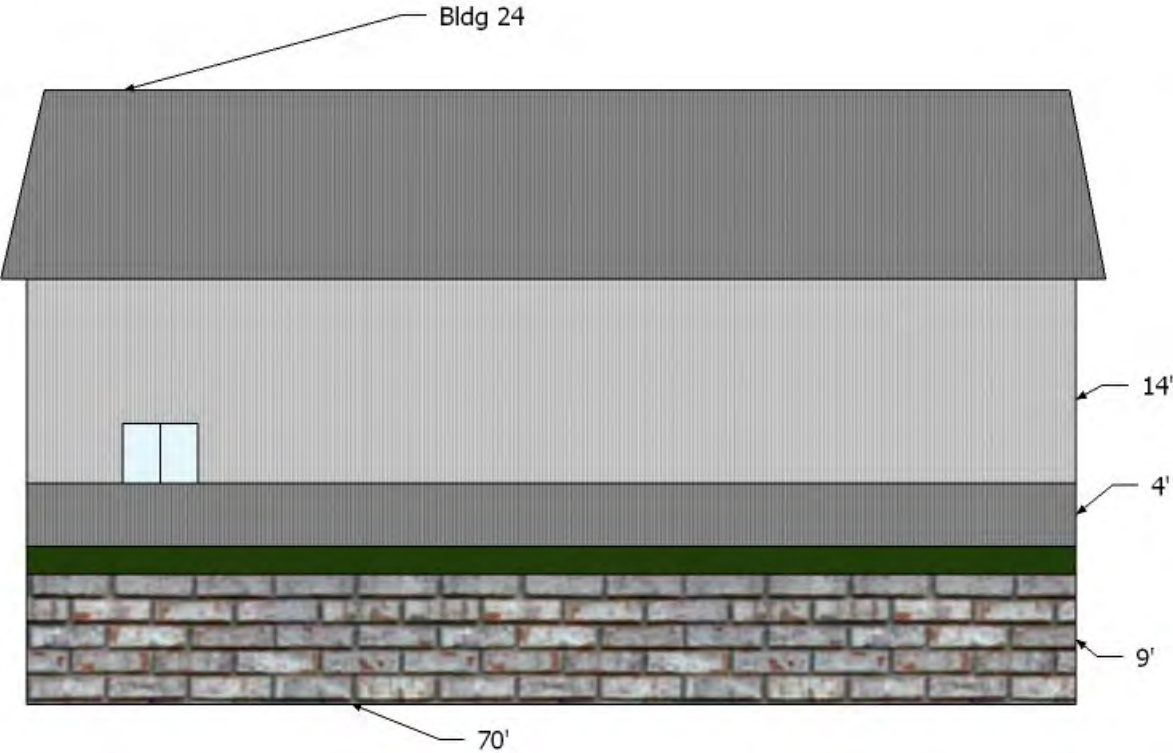
OR

THE Caves



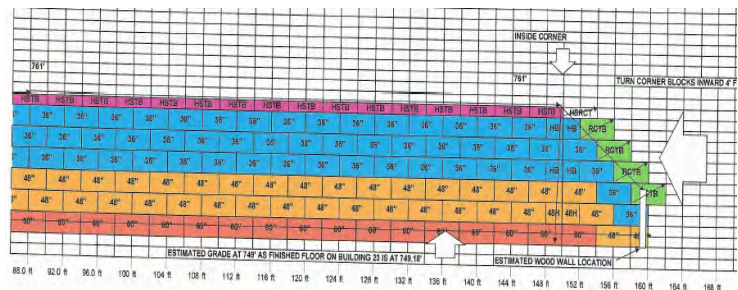
OR

THE Caves

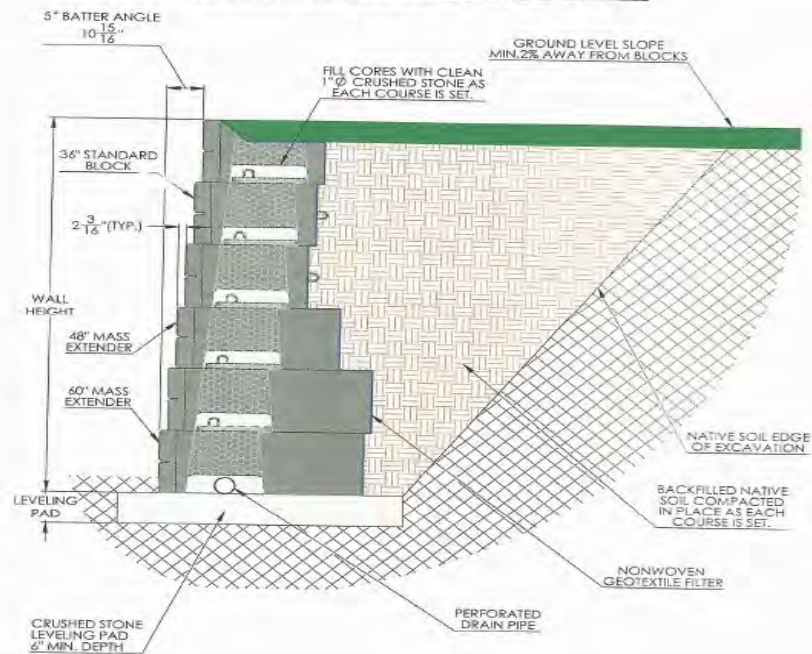


THE Caves

Retaining Between Buildings



TYPICAL GRAVITY WALL WITH VERTI-BLOCK MASS EXTENDERS



THE Caves

ANDERSON Building

BEFORE



AFTER



The Building has been cleaned up and refreshed. You can see the exterior changes, basically painted. Floor plan has not changed in any significant manner. Things have been refreshed inside as well. The use is much like the other buildings, warehouse with small office.

THE Caves

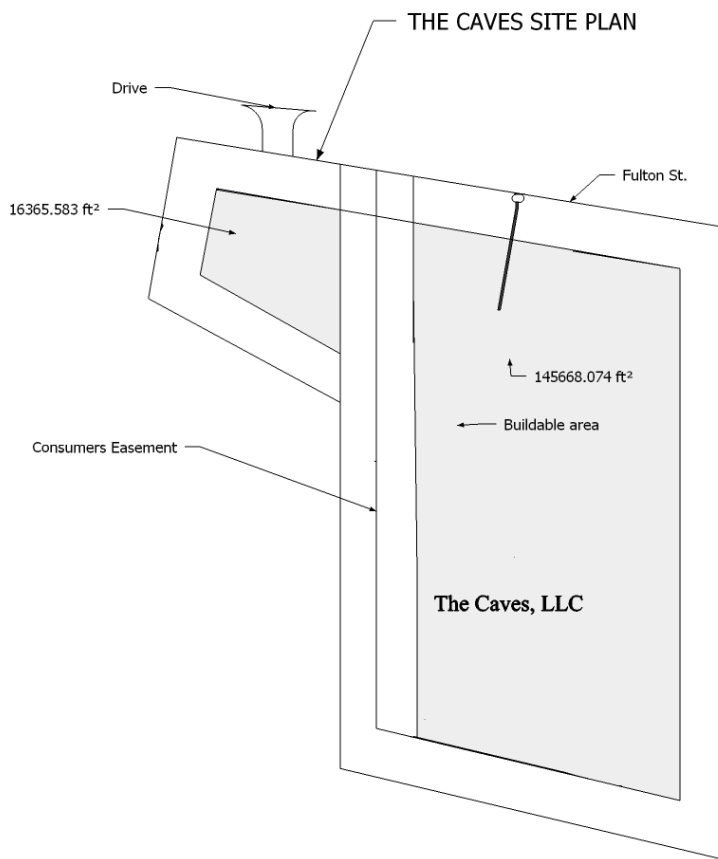


THE Caves



THE Caves

Building Envelope: (22)



Other Facts: (21&23)

Total Square footage of Parcel = 294,030 SF or 6.75 Acres

Open Space = 49.3% or 149,000 Square feet;

Buildable Area Square footage = 162,033 SF or 44.90% of coverage;

Drive = 80,680 SF or 27.45% of coverage;

Building coverage 70,000 or 23.8% of coverage

Building Colors will match the existing buildings.

Building height 27.6 ft (Lowest) to 42.6 (Highest)

THE Caves

Development Plan/ Phase Plan: (27)

We build on demand until the project is completed. Once we have a committed Tenant for each remaining building.

Because of the extensive excavation required on the site we will complete excavation for each building as we build each building.

Again, when the suites are Leased, we will begin the process for the next building. Using the same process of completing each building one at a time. After the building is filled with a Tenant(s) we build the next building and we repeat this process until all buildings are built.

Final Landscaping will be installed after each building is completed as long it will be out of the way of future construction traffic and excavation.

In today's finance world, building on demand allows us to better manage of dollars. Using this Construction method it could take several years to complete (it will most likely be about one building a year), it all depends on demand. It could be sooner if the spaces are popular. This will still yield an attractive site in the end.

THE Caves

SITE PLAN:

This shows layout of Drives, Water, sewer, Storm water, Utilities and More detail will be in larger drawings submitted separate. (24, 25, 26, 27, 28 & 29). We will be adding roughly 20,000 SF with these added buildings. Total building Square Footage will be about 85,500 SF



THE Caves

Landscaping Plan: (32)

Landscaping is intended to meet the requirements of Article XXV of the zoning ordinance. A landscape buffer zone is proposed along the M-21 road frontage to screen the proposed buildings. Proposed plantings meet MDOT guidelines for plantings within MDOT right-of-way.

We have an invasive plant (Japanese Knotweed) we will need to eradicate these plants before we can plant many of our landscape trees.

Our Landscaping plan will have challenges meeting the Ada requirements. We feel we have an equivalent plan that uses many of the native trees thus keeping the contiguous flow with the neighboring properties. On our site and adjacent sites there many young native Scotch pine (which are impossible to find at local nurseries) and Juniper trees and we plan to replant as many of these trees as possible. The main issue is that many of these trees may not meet the minimum height requirement but will provide excellent screening and the deer herd will not eat them. Ada calls for, most of these trees are shorter (2' to 5') than required but are of the same exact species which is what we are trying to maintain.

We are big Pine tree fans and plan to create a piney feel that will complement the Entry Drive from Fulton and the other neighboring properties.

Our landscaping plan is perimeter pine tree plants along the north and east of the site and just a nice lawn. This along with our open/green space in the center of the of the development is our park like setting.

The massive drainage limits of our landscaping options and planting options. Along with our network of underground utilities makes it very hard for plantings.

THE Caves

Site Lighting: (34)

Above each Service Entry Door we will mount an 18 Watt LED Wall pack with a dawn and dusk photo eye. We will also have one light at each the south and north end in the middle of the circle drive providing light as you travel around the circle drive, this is a dark area. There will be 21 of these lights mounted at about 10 feet high, they provide a very nice level of lighting and all will be pointed downward yielding virtually no upward lighting.



FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free general illumination for outdoor use in commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable safety and security.

CONSTRUCTION

Sturdy weather-resistant aluminum housing with a bronze finish, standard unless otherwise noted. A clear polycarbonate lens protects the optics from moisture, dirt and other contaminants.

OPTICS

8 high performance LEDs are powered by a multi-volt (120V-277V) LED driver that uses 18 input watts and provides 1,490 delivered lumens. 100,000 hour LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.

ELECTRICAL

Rated for outdoor installations, -40°C minimum ambient.

Adjustable Dusk-to-dawn, multi-volt photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

6KV

Surface or recessed mount. A universal junction box is included standard.

All mounting hardware included.

LISTINGS

UL Certified to US and Canadian safety standards. Wet location listed for mounting higher than 4 feet off the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

5-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

OLW14

Series Color temperature (CCT): Voltage Control Finish

OLW14 1400 lumen LED wall pack **(blank)** 5000K:

(blank) MVOLT (120V-277V) **(blank)** MVOLT photocell included **(blank)** Bronze

WH White

Accessories: *Order as separate catalog number.*

FCOS M24 Full cutoff shield

FCOS WH M24 Full cutoff shield, white **Notes**

1 Correlated Color Temperature (CCT) shown is nominal per ANSI C78,377-2008.

7-7/8 (20.1)D

9-5/8 (24.4)D

2 (5.1) T

11-1/8 (28.3) W

THE Caves

4-1/2(11.5)Base W

All dimensions are inches (centimeters) unless otherwise indicated.

Outdoor General Purpose

OLW14

LED WALL PACK

OUTDOOR OLW14

OLW14

OUTDOOR: One Lithonia Way, Conyers, GA 30012 Phone: 800-279-8041 Fax: 770-860-3903 www.lithonia.com © 2011-2013 Acuity Brands Lighting, Inc. All rights reserved. Rev. 12/19/13

OLW14 LED Wall Pack

PHOTOMETRIC DIAGRAMS

Full photometric data report available within 2 weeks from request. Consult factory. Tested in accordance with IESNA LM-79 and LM-80 standards.

Lithonia Lighting – a LED Surface mounted Bronze OLW14 –Light

THE Caves

Signage: (35)

We will be reusing the current Anderson Sign: Making spaces for upto 6 to 8 tenants

Also, on the buildings within the site, signs will be allowed on the door (like a decal)



THE Caves

Parking: (33)

With 30' wide suites each tenant will be allowed to park in front of their suite and shall not infringe on other tenants space, thus yielding a maximum of three spaces per suite. These spaces are not designed for any user requiring more than three parking spaces per suite. No parking lines are planned due to their unsightly nature and the uniqueness of vehicles using the site.

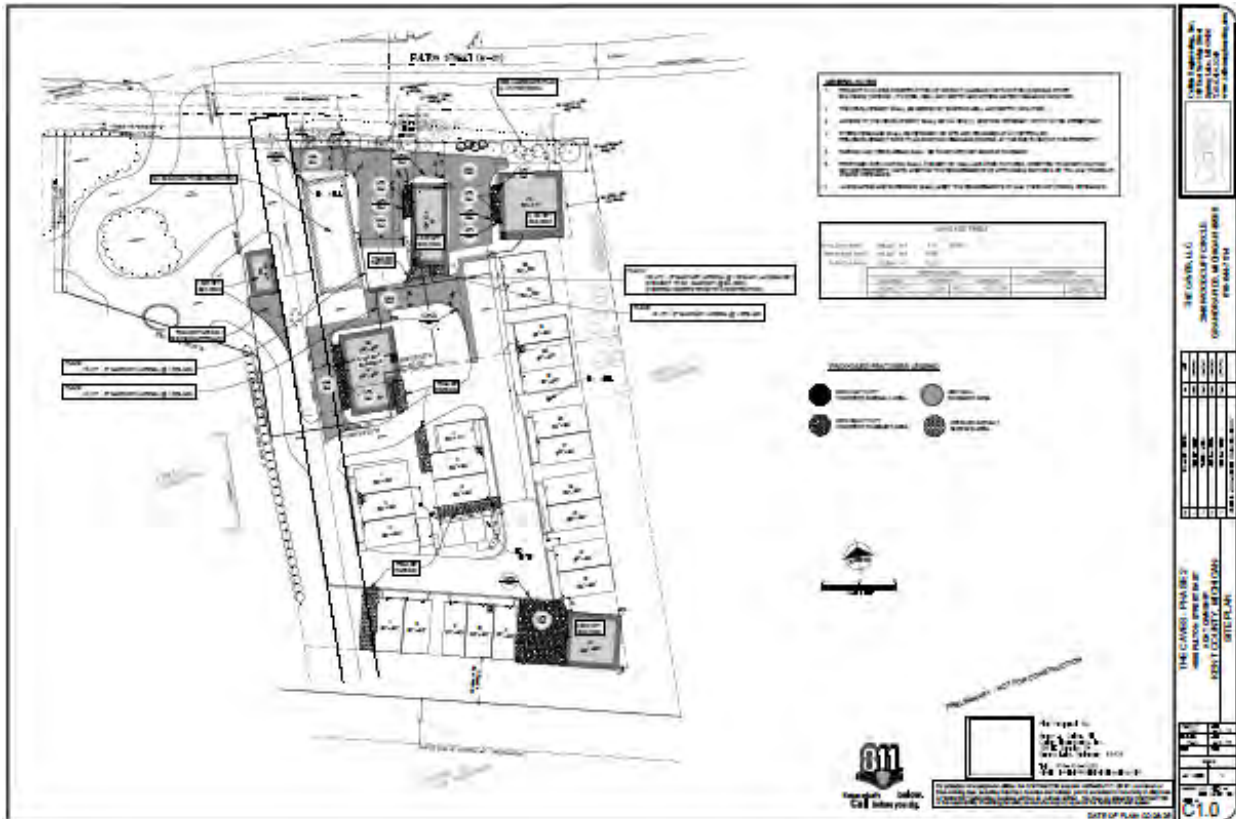
The site is like a village street 60' wide with parking on both sides in front each building front with room for two-way traffic flow.

THE Caves

Circle Drive allows for larger vehicles to maneuver the site and the entire site is Barrier-free.

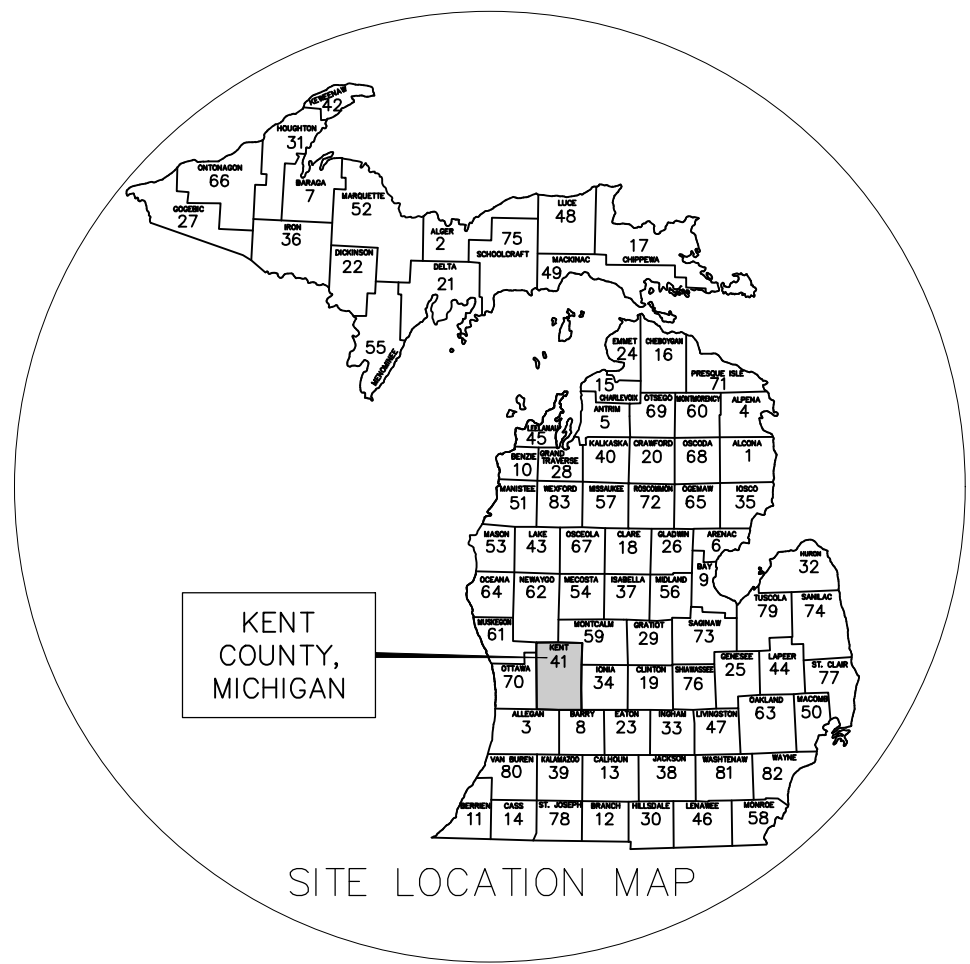


THE Caves



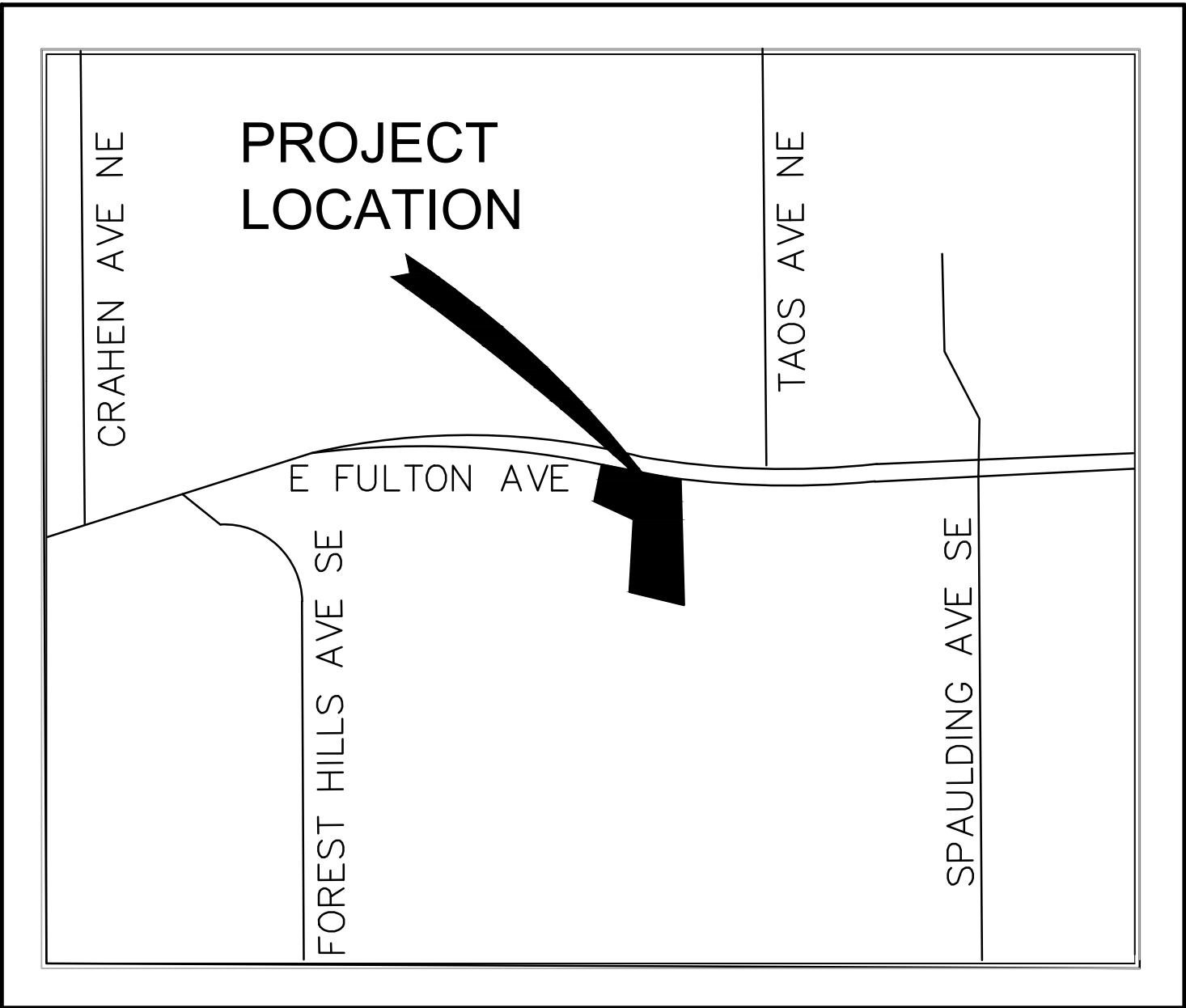
Original Approved site plan





**THE CAVES - PHASE 2
GARAGE UNITS
4900 - 4920 FULTON STREET EAST
ADA, MICHIGAN 49301**

INDEX OF SHEETS	
CS	TITLE SHEET
C0.1	EXISTING CONDITIONS-REMOVALS PLAN
C1.0	SITE PLAN
C2.0	GRADING AND DRAINAGE PLAN
C3.0	X-SECTIONS, NOTES AND DETAILS
L1.0	LANDSCAPE PLAN



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

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

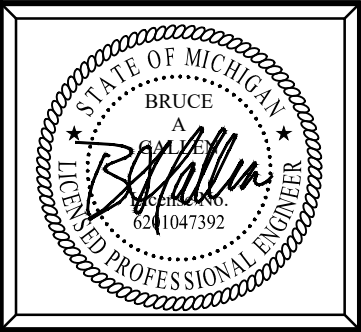


- BENCH MARKS:**
- BM1 SPIKE IN SOUTH SIDE OF POWER POLE, SW OF BUILDING
#4900, FULTON ST.
ELEV. 750.87'
- BM2 NORTHWEST CORNER OF 4' WIDE CONCRETE PAD, ON WEST
SIDE, AT MAIN ENTRANCE TO BUILDING #4900 FULTON ST.
ELEV. 762.61'

PROJECT LOCATION
SECTION 30, T7N, R10W,
ADA TOWNSHIP,
KENT COUNTY, MICHIGAN

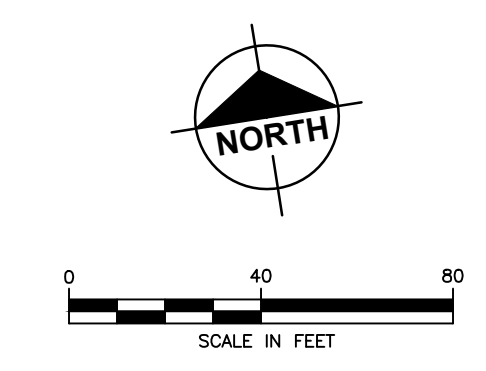
OWNER
THE CAVES, LLC
2946 WOODCLIFF CIRCLE
GRAND RAPIDS, MICHIGAN 49506
PHONE: 616-644-7514





PRELIMINARY - NOT FOR CONSTRUCTION



Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com
DATE OF PLAN: 05-06-25

ISSUANCES	
SITE PLAN REVIEW	03-13-25
SITE PLAN REVIEW RESPONSE	05-06-25
REVISIONS	
DESIGNED BY:	
Callen Engineering, Inc. 108 East Savidge Street Spring Lake, MI 49456 T.616.414.5260 www.callenengineering.com	
Drawn by Engineer	J.W.C. B.A.C. Check A.J.B.
Callen Engineering Project No.	
023 - REED - THE CAVES PHASE 2	Sheet No. CS

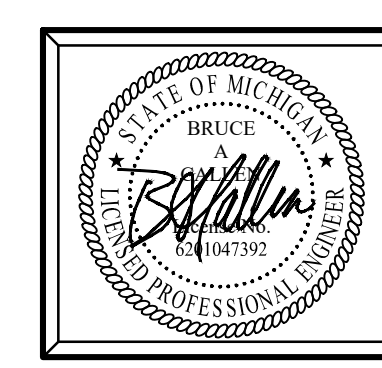


-
-  PROPOSED BUILDING FOOTPRINT
 PAVEMENT REMOVAL AREA
 CONCRETE REMOVAL AREA
 REMOVAL ITEM

PRELIMINARY - NOT FOR CONSTRUCTION



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

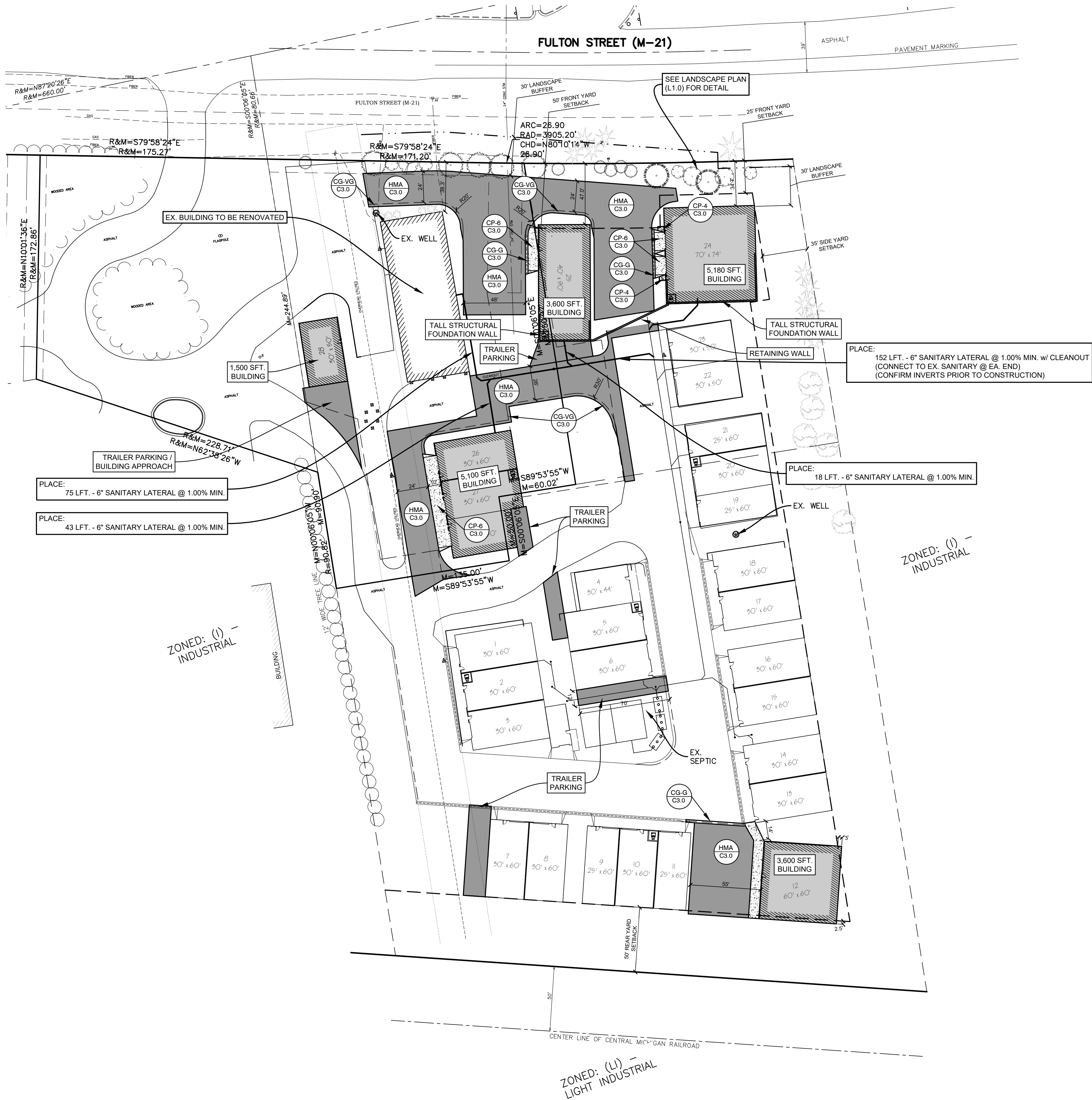


Plan Prepared By:
Bruce A. Callen, PE
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108 E. Savidge St.
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email: bcallen@callenengineering.com

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DATE OF PLAN: 03-13-25

DRAWN BY J.W.C.		DATE AUG '23	
ENGINEER B.A.C.		DATE AUG '23	
EDIT		DATE	
SCALE			
DRAWING		PLOT SCALE	
AS NOTED		1:1	
PROJECT 023 REED - THE CAVES PH2			
SHEET NO.			
C0.1			

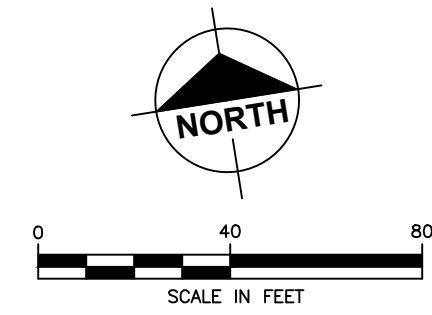


- GENERAL NOTES**
- PROJECT INCLUDES CONSTRUCTION OF SEVEN (7) GARAGE UNITS IN FIVE (5) SINGLE-STORY BUILDINGS, PARKING, UTILITIES, WELL AND SEPTIC AND STORM WATER DRAINAGE FACILITIES.
 - THE DEVELOPMENT SHALL BE SERVED BY EXISTING WELL AND SEPTIC FACILITIES.
 - ACCESS TO THE DEVELOPMENT SHALL BE VIA ONE (1) EXISTING DRIVEWAY ONTO FULTON STREET EAST.
 - STORM DRAINAGE SHALL BE DETAINED ON SITE AND RELEASED AT A CONTROLLED, PRE-DEVELOPMENT RATE TO AN EXISTING DRAINAGE COURSE AT THE SOUTH END OF THE PROPERTY.
 - PARKING AND DRIVE AREAS SHALL BE PAVED WITH BITUMINOUS PAVEMENT.
 - PROPOSED SITE LIGHTING SHALL CONSIST OF WALL-MOUNTED FIXTURES, DIRECTED TO INHIBIT LIGHTING BEYOND PROPERTY LIMITS, MEETING THE REQUIREMENTS OF APPLICABLE SECTIONS OF THE ADA TOWNSHIP ZONING ORDINANCE.
 - LANDSCAPING AND SCREENING SHALL MEET THE REQUIREMENTS OF ADA TOWNSHIP ZONING ORDINANCE.

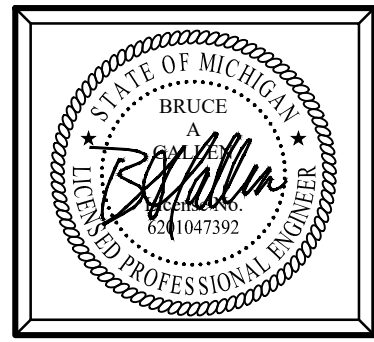
LAND USE TABLE					
TOTAL LAND AREA:	294,026	SFT	6.75	ACRES	
IMPERVIOUS AREA	161,202	SFT	54.8%		
PERVIOUS AREA	132,824	SFT	45.2%		
	IMPERVIOUS AREA			PERVIOUS AREA	
	BUILDINGS	PAVEMENTS	SIDEWALKS	LANDSCAPED AND LAWN AREA	
	65,440	87,045	8,717	132,824	SFT
	22.3	%	29.6	%	45.2

PROPOSED FEATURES LEGEND

- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
- NEW HMA PAVEMENT AREA
- NEW HEAVY DUTY CONCRETE PAVEMENT AREA
- CRUSHED ASPHALT SURFACE AREA



PRELIMINARY - NOT FOR CONSTRUCTION



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DATE OF PLAN: 05-06-25

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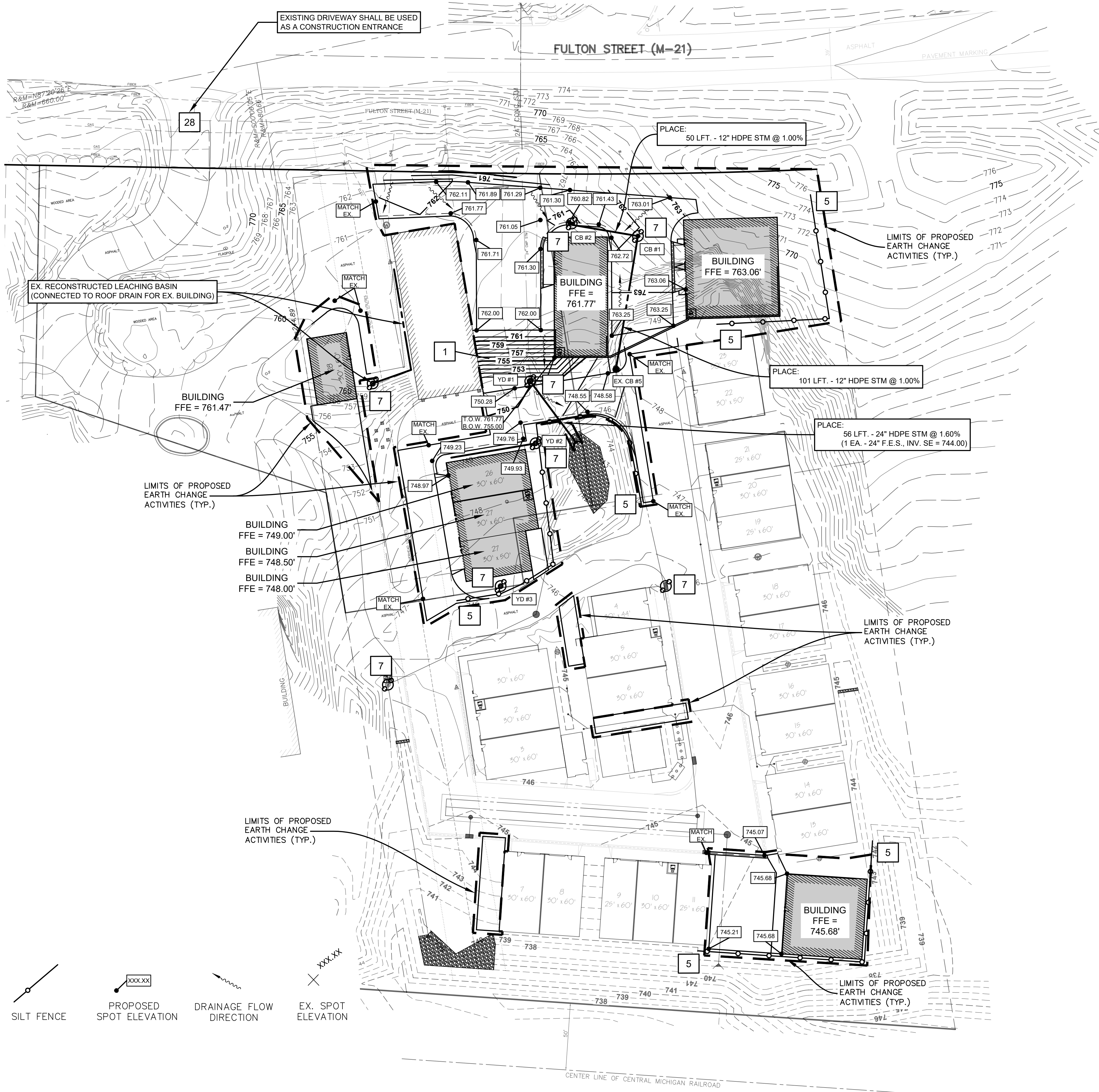


THE CAVES, LLC.
2946 WOODCLIFF CIRCLE
GRAND RAPIDS, MICHIGAN 49506
616-644-7514

NO.	ISSUANCE / REVISION	BY	DATE
1.	SITE PLAN REVIEW	B.A.C.	05-12-25
2.	SITE PLAN REVIEW RESPONSE	B.A.C.	05-06-25

THE CAVES - PHASE 2
4900 FULTON STREET EAST
ADA TOWNSHIP
KENT COUNTY, MICHIGAN
SITE PLAN

DRAWN BY	DATE
J.W.C.	AUG '23
ENGINEER	DATE
B.A.C.	AUG '23
EDIT	DATE
SCALE	
DRAWING	PLOT SCALE
AS NOTED	1:1
PROJECT	023 REED - THE CAVES PH2
SHEET NO.	C1.0



- SILT FENCE
PROPOSED SPOT ELEVATION
DRAINAGE FLOW DIRECTION
EX. SPOT ELEVATION

SUBSURFACE CONDITIONS

Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by Soils & Structures dated Jun. 29, 2016.
Soils & Structures Project No. 2016.0604

EROSION CONTROL MEASURES			
KEY	SESC MEASURE	SYMBOL	WHERE USED
1	Seeding		When bare soil is exposed, temporarily or permanently, to erosive forces from wind and/or water on flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
2	Mulch		On flat areas, slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles when areas are subject to raindrop impact, and erosive forces from wind or water.
4	Trees, Shrubs, Vines and Ground Cover		When bare soil or recently vegetated slopes are exposed to erosive forces from wind and/or water.
5	Perimeter Sediment Control Measures (Silt Fence, Straw Wattles, etc.)		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets.
7	Storm Drain Inlet Protection		Around the entrance to a catch basin or an inlet that will capture runoff from an earth change activity.
28	Stone Construction Access		At locations where construction equipment will enter and exit the drain easement and tracking of soil is anticipated.

*SESC MEASURES SHALL COMPLY WITH MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SESC MANUAL SPECIFICATIONS

STORM STRUCTURE NOTES

STORM SEWER LENGTHS PROVIDED ARE MEASURED FROM CENTER OF STRUCTURE. RIM ELEVATIONS ARE MEASURED AT EDGE OF METAL.

STORM SEWER SHALL BE WATER-TIGHT, SOLID-WALL HDPE OR APPROVED EQUAL, UNLESS INDICATED ON THE PLANS.

MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS. CATCH BASINS SHALL INCLUDE 2-FT SUMP.

CONNECTIONS TO MANHOLES SHALL BE MADE WITH A RESILIENT CONNECTOR FOR PIPE DIAMETERS 24 INCHES OR LESS.

MANHOLE RIM ELEVATIONS SHALL BE SET 1/4" BELOW PLAN GRADE.

CATCH BASIN RIM ELEVATIONS SHALL BE SET 1 3/8" BELOW PLAN GRADE.

ALL CURB DIMENSIONS ARE MEASURED FROM EDGE OF METAL.

THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONFLICTS IN GRADES SHALL BE REPORTED TO ENGINEER AND ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.

SESC NOTES

TOTAL DISTURBED AREA: 79,166 SFT (1.82 ACRES)

ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THE SITE PLAN MAY BE NECESSARY AS SITE WORK PROGRESSES. PERMITTEE IS RESPONSIBLE FOR ALL MEASURES NECESSARY TO PREVENT OFFSITE SEDIMENTATION.

GEOTEXTILE SILT FENCE AND ALL CATCH BASIN PROTECTION MEASURES SHALL BE PROPERLY PLACED AS SHOWN ON PLANS AND AS NEEDED TO RETAIN SOILS ONSITE. PERIODIC MAINTENANCE AND INSPECTION OF SESC MEASURES IS REQUIRED FOR PROPER EFFECTIVENESS.

STABILIZE SITE AS SOON AS POSSIBLE.

STORM STRUCTURE SCHEDULE (THIS SHEET)

CB#1 (4' DIA) RIM = 760.82 FT
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)
12" INV. (NW) = 756.82 FT (SOLID WALL HDPE @ 1.00%)
12" INV. (SW) = 744.61 FT (SOLID WALL HDPE @ 1.00%)

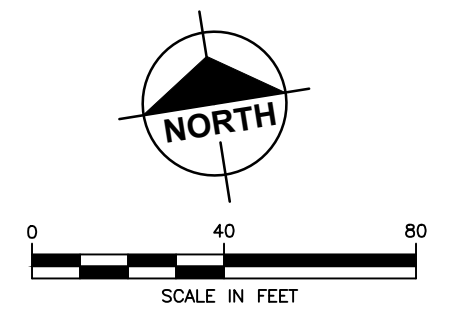
CB#2 (2' DIA) RIM = 760.82 FT
(COVER: EJIW MDOT R-15 W/ TYPE K COVER OR A.E.)
12" INV. (SE) = 757.32 FT (SOLID WALL HDPE @ 1.00%)

EX. CB#5
REPLACE CASTING W/ EJIW 1045 W/ SOLID COVER OR A.E.
12" INV. (NE) = 743.80 FT (SOLID WALL HDPE @ 1.00%)
EX. 15" INV. (S) = 743.50 FT
(CONFIRM INVERTS PRIOR TO CONSTRUCTION)

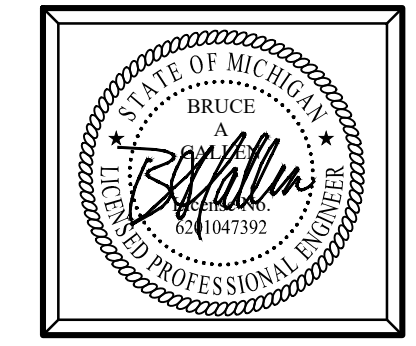
YD#1 (4' DIA) RIM = 749.80 FT
(EJIW 1045Z W/ O2 GRATE (BEEHIVE) OR A.E.)
24" INV. (SE) = 744.90 FT (SOLID WALL HDPE @ 1.60%)

YD#2 (4' DIA) RIM = 748.80 FT
(EJIW 1045Z W/ O2 GRATE (BEEHIVE) OR A.E.)
MINIMUM BOTTOM = 742.80'

YD#3 (4' DIA) RIM = 746.00 FT
(EJIW 1045Z W/ O2 GRATE (BEEHIVE) OR A.E.)
MINIMUM BOTTOM = 740.00'



PRELIMINARY - NOT FOR CONSTRUCTION



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DATE OF PLAN: 05-06-25

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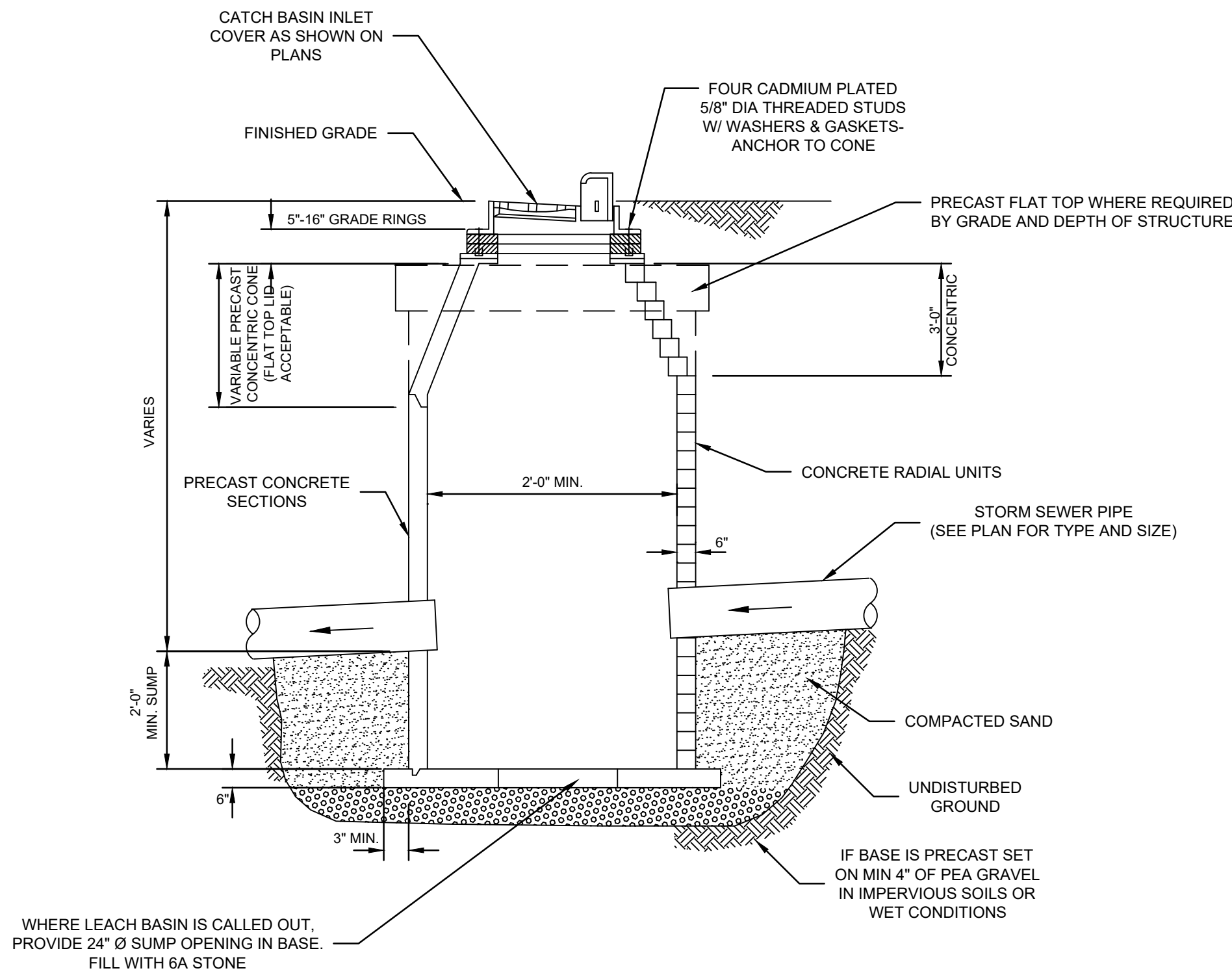


THE CAVES, LLC.
2946 WOODCLIFF CIRCLE
GRAND RAPIDS, MICHIGAN 49506
616-644-7514

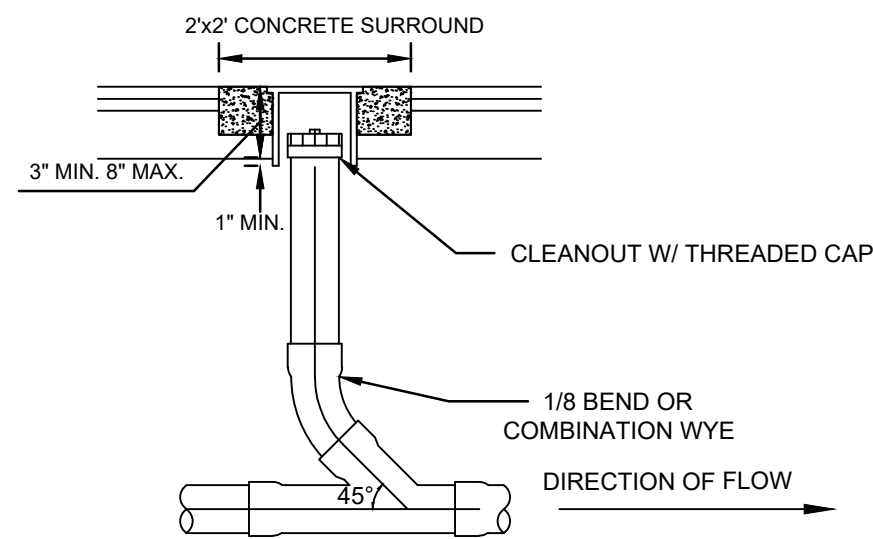
NO.	DATE	BY	ISSUANCE / REVISION
1	05-13-25	B.A.C.	SITE PLAN REVIEW
2	05-06-25	B.A.C.	SITE PLAN REVIEW RESPONSE

THE CAVES - PHASE 2
4900 FULTON STREET EAST
ADA TOWNSHIP
KENT COUNTY, MICHIGAN
GRADING, DRAINAGE AND SESC PLAN

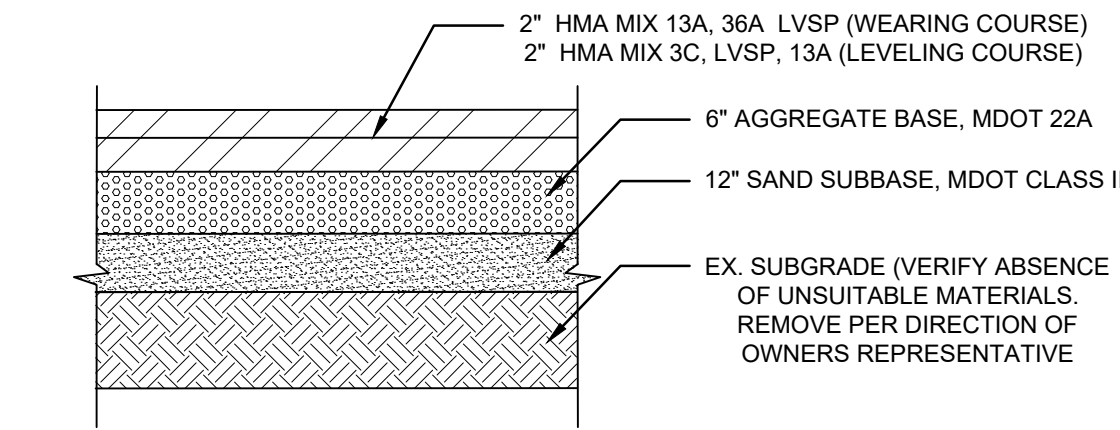
DRAWN BY J.W.C.	DATE AUG '23
ENGINEER A.J.B.	DATE AUG '23
EDIT J.W.C.	DATE MAR '25
SCALE DRAWING AS NOTED	SCALE PLOT SCALE 1:1
PROJECT 023 REED - THE CAVES PH2	SHEET NO. C2.0



CATCH BASIN DETAIL
NO SCALE

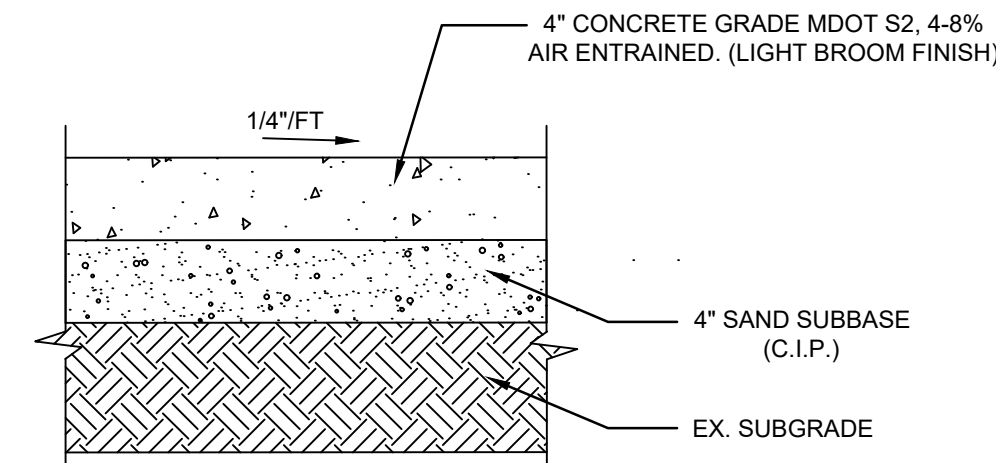


SANITARY LATERAL CLEAN-OUT
NO SCALE



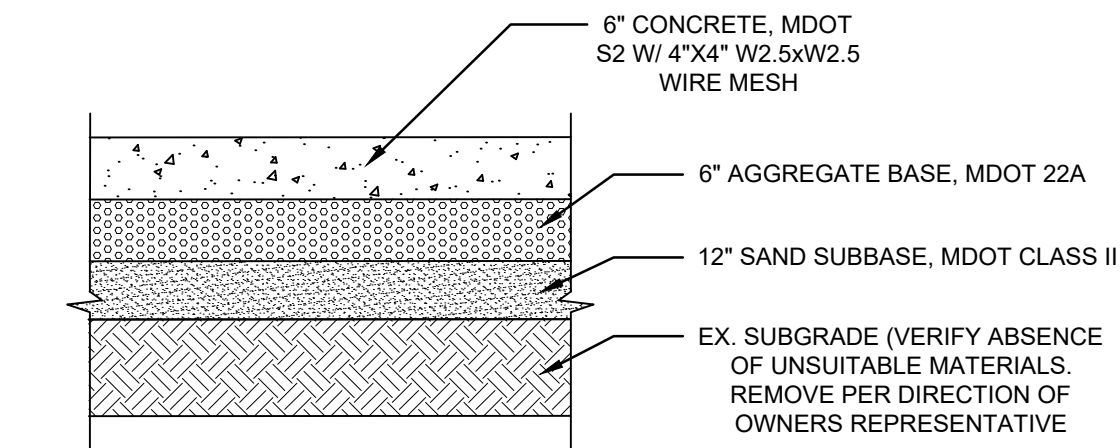
NOTE: CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION AND FINDINGS PRESENTED IN THE GEOTECHNICAL EVALUATION REPORT PREPARED BY _____ DATED _____ PROJECT NO. _____

HMA PAVEMENT SECTION HMA
NO SCALE



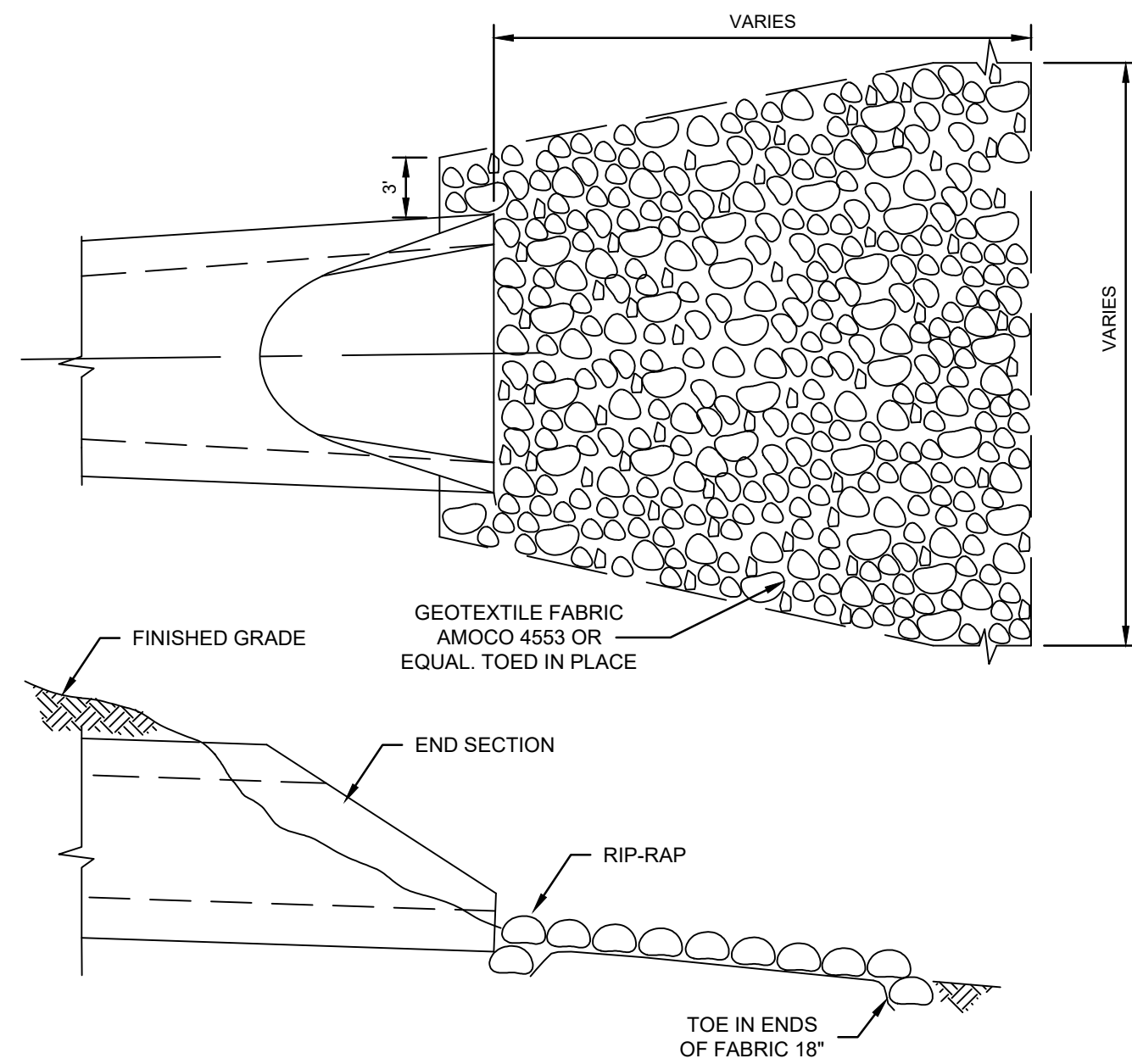
NOTE: 1) PROVIDE CONTROL JOINTS AT 5' O/C

CONCRETE SIDEWALK SECTION CP-4
NO SCALE

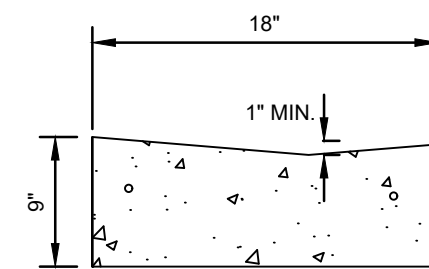


NOTE: CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION AND FINDINGS PRESENTED IN THE GEOTECHNICAL EVALUATION REPORT PREPARED BY _____ DATED _____ PROJECT NO. _____

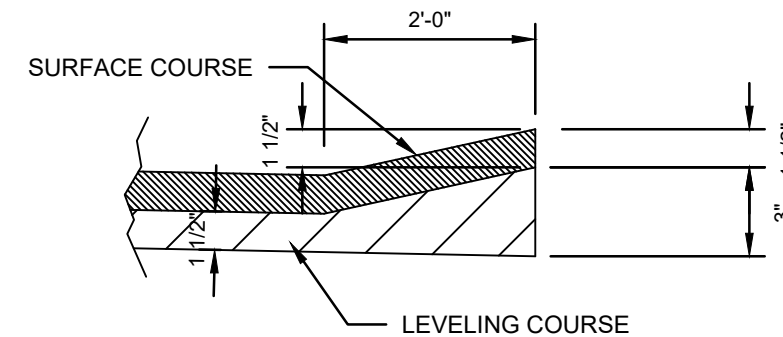
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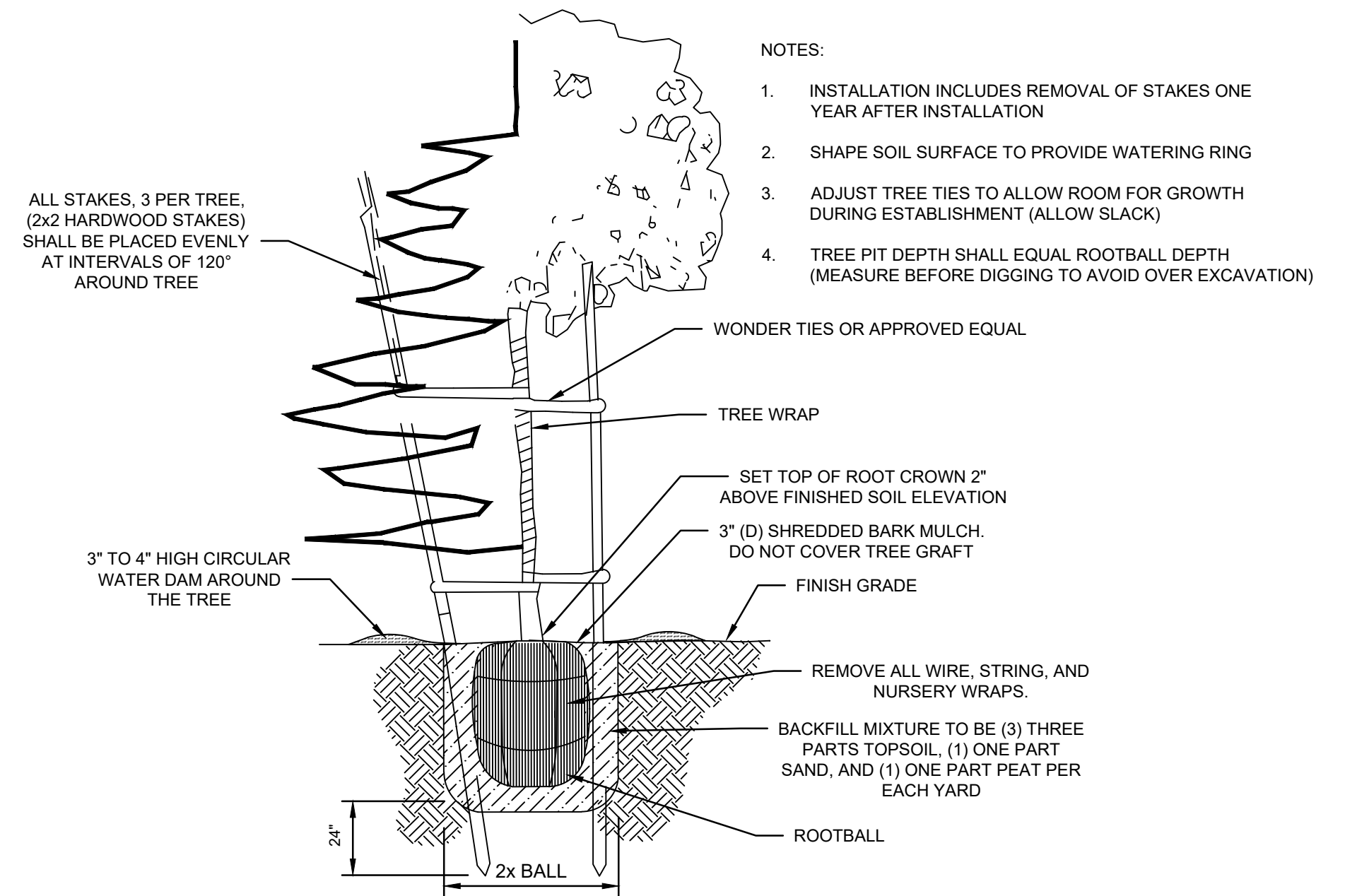
FLARED END SECTION DETAIL
NO SCALE



GUTTER DETAIL CG-G
NO SCALE

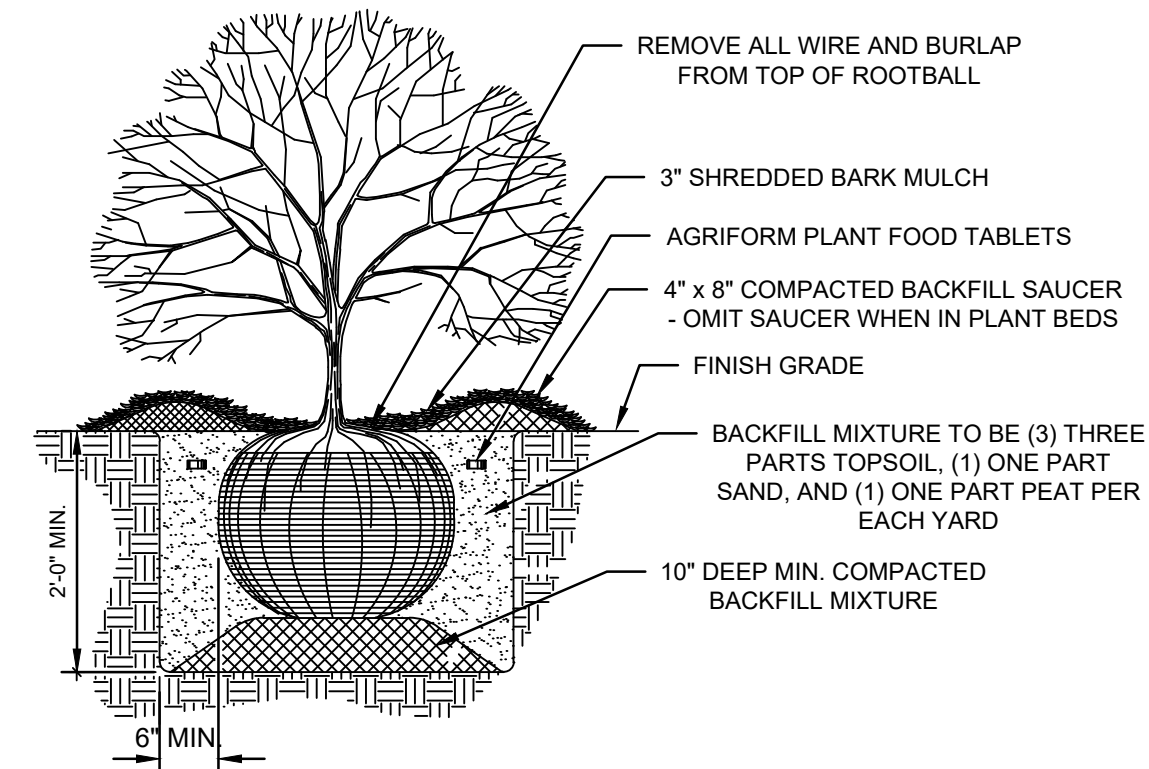


VALLEY GUTTER, HMA DETAIL CG-VG
NO SCALE



21 GRAM "AGRIFORM" PLANTING TABLETS AS FOLLOWS:
2 TABLETS PER 1 GAL. PLANT
3 TABLETS PER 5 GAL. PLANT
4 TABLETS PER 15 GAL. PLANT
LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER

TYPICAL - TREE STAKING
NO SCALE

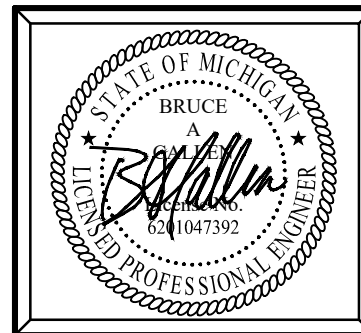


SHRUB INSTALLATION
NO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.



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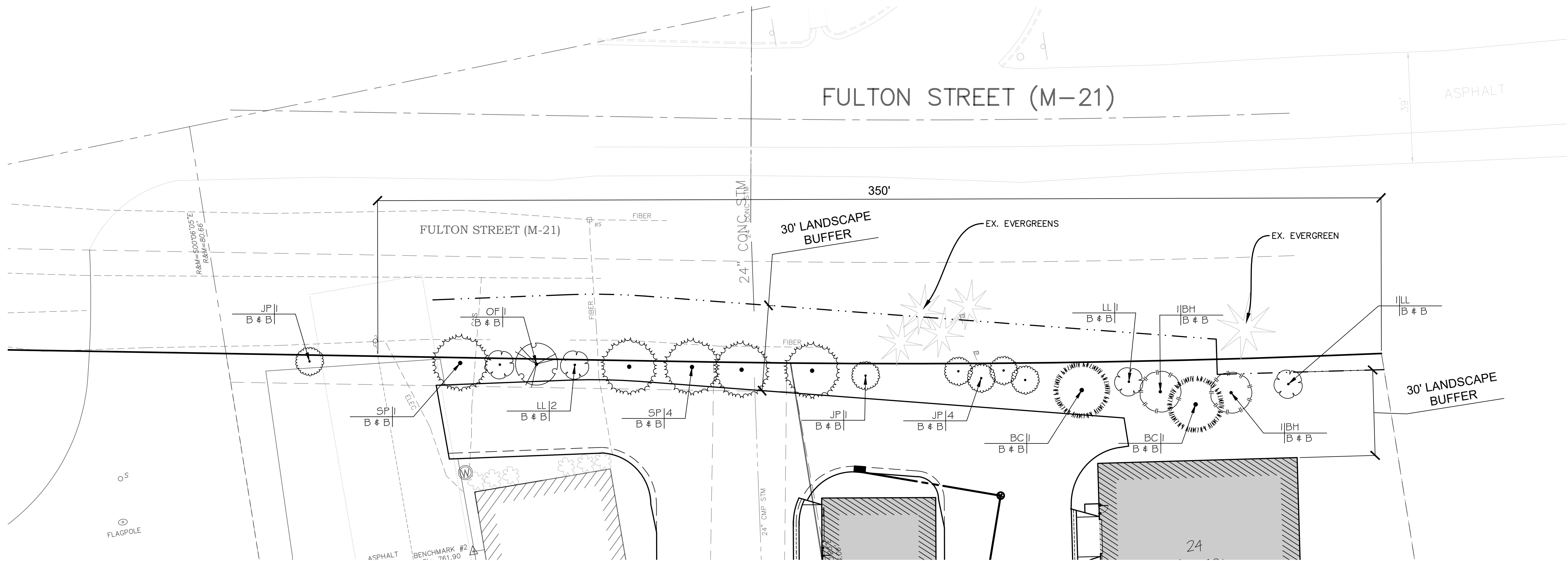


THE CAVES, LLC.
2946 WOODCLIFF CIRCLE
GRAND RAPIDS, MICHIGAN 49506
616-644-7514

NO.	ISSUANCE / REVISION	BY	DATE
1	SITE PLAN REVIEW	B.A.C.	03-13-25

THE CAVES - PHASE 2
4900 FULTON STREET EAST
ADA TOWNSHIP
KENT COUNTY, MICHIGAN
X-SECTIONS, NOTES AND DETAILS

DRAWN BY J.W.C.	DATE AUG '23
ENGINEER B.A.C.	DATE AUG '23
EDIT	DATE
SCALE DRAWING AS NOTED	SCALE PLOT SCALE 1:1
PROJECT 023 REED - THE CAVES PH2	SHEET NO. C3.0



PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	BH	Black Hills Spruce	B & B		Min 7' Ht	2
	BC	Blue Conifer	B & B	2" Cal		2
	JP	Juniper	B & B	2" Cal		6
	LL	Leather Leaf Viberum	B & B	2" Cal		4
	OF	Ornamental Flower Tree	B & B	2" Cal		1
	SP	Scotch Pines	B & B	2" Cal		5

LANDSCAPE NOTES

- ALL PLANTING BEDS SHALL RECEIVE 4" OF EVENLY SPREAD SHREDDED HARDWOOD BARK MULCH OVER 4" OF TOPSOIL. MULCH BLANKET SHALL BE PLACED AT ALL LOCATIONS WITH SLOPES 1:3 OR STEEPER. NO MULCH SHALL BE PLACED IN DETENTION / RETENTION BASIN BOTTOM AREA.
- CONTRACTOR SHALL NOTIFY "MISS DIG" TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUNDCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI 280.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE CERTIFIED TO BE HARDY TO KENT COUNTY, FREE OF DISEASE AND INSECTS AND BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE, FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
- ALL LANDSCAPE BEDS AND MULCH BORDERS ADJACENT TO LAWN AREAS SHALL HAVE A METAL EDGE UNLESS SPECIFIED OTHERWISE.
- SEED SHALL BE PLACED OVER 4" OF TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION WITH SLOPES LESS THAN 1:3.
SEED MIXES SHALL BE AS FOLLOWS:

10% TALL FESCUE
20% PERENNIAL RYE GRASS
30% CREEPING RED FESCUE
40% KENTUCKY BLUEGRASS
@ 6 LBS PER 1000 SFT

SEED MIXES SHALL BE DROUGHT TOLERANT @ 6 LBS PER 1,000 SFT.
- ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH LOCAL ZONING REQUIREMENTS.

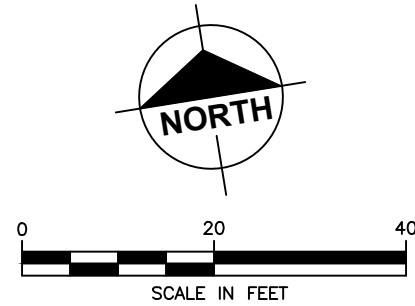
LANDSCAPE DATA

GREENBELT LANDSCAPE

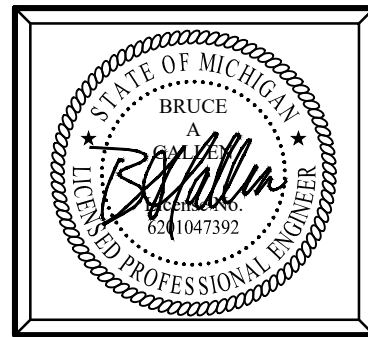
CANOPY TREES
TOTAL FRONTAGE: 350 LFT.
TREES REQ. (2 TREES / 100 LFT. FRONTAGE): = 7 TREES
TREES PROVIDED: 7 TREES

UNDERSTORY TREES
TOTAL FRONTAGE: 350 LFT.
TREES REQ. (2 TREES / 100 LFT. FRONTAGE): = 7 TREES
TREES PROVIDED: 7 TREES

EVERGREEN TREES
TOTAL FRONTAGE: 350 LFT.
TREES REQ. (2 TREES / 100 LFT. FRONTAGE): = 7 TREES
TREES PROVIDED: 7 TREES



PRELIMINARY - NOT FOR CONSTRUCTION



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THE CAVES, LLC.
2946 WOODCLIFF CIRCLE
GRAND RAPIDS, MICHIGAN 49506
616-644-7514

NO.	ISSUANCE / REVISION	BY	DATE
1	SITE PLAN REVIEW	B.A.C.	05-15-25
2	SITE PLAN REVIEW RESPONSE	B.A.C.	05-06-25
	REVISION IN ACCORDANCE WITH CONSTRUCTION RECORDS		

THE CAVES - PHASE 2
4900 FULTON STREET EAST
ADA TOWNSHIP
KENT COUNTY, MICHIGAN
LANDSCAPE PLAN

DRAWN BY	DATE
J.W.C.	AUG '23
ENGINEER	DATE
B.A.C.	AUG '23
EDIT	DATE
J.W.C.	MAY '25
SCALE	
DRAWING	PLOT SCALE
AS NOTED	1:1
PROJECT	023 REED -
SHEET NO.	THE CAVES PH2

L1.0



MEMORANDUM

Date: 06.05.25

TO: Ada Township Planning Commission
FROM: Department of Planning
RE: **June 12, 2025 - PVM District Development Plan Request for Departure and Alteration (regarding Outdoor Lighting) for New Office Building – 7210 Headley Street SE – Outdoor Lighting Perspectives o/b/o Dr. Samy Salhadar DDS (owner)**

Request Overview

The applicant requests a change to a previous condition of approval for this project, along with a departure from the Planned Village Mixed-Use (PVM) Overlay District requirements for lighting. The condition of approval, regarding lighting, was included with the previously approved PVM Development Plan for the subject site.

The applicant's project consists of a new +/- 11,740 sq. ft. 2-story office building at 7210 Headley Street SE. The new building will replace the existing dental office on the subject site. The site, which contains approximately 0.46 acres, is within the Village Center Transect Zone in the Planned Village Mixed-Use (PVM) Overlay District (C-1 Village Business underlying zoning district). The project received PVM Development Plan approval in August, 2024. The applicant requests that condition of approval 2.e., which reads as follows, be omitted from the approval:

The applicant shall provide lighting plans consistent with applicable requirements and shall obtain Township Staff approval prior to the issuance of any building permit. All exterior light fixtures, both building-mounted and pole-mounted, shall be full-cutoff to control light emission, and subject to approval by Township Staff prior to issuance of a building permit.

This request also necessitates a request for a departure from the applicable PVM Standards of Sec. 78-479 (f) (2), which states the following:

- *Floodlighting shall not be used to illuminate building walls (i.e., no up-lighting).*

Analysis

Uplighting Request

The applicant's narrative indicates that the uplighting is being requested to focus attention on the architecture and signage of the building. The applicant also notes that the lighting range will be limited due to the metal canopy overhang that is part of the structure. The applicant has confirmed that the lighting will not be flashing, etc., and as such will otherwise meet PVM District lighting requirements.

Departure Requests

Sec. 78-481 of the Zoning Ordinance allows for departure requests from various PVM Standards, including architectural standards (including lighting). The applicable criteria for approval of departures are 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.*

In Staff's view, these requests are not consistent with the overall spirit and intent of the PVM Overlay District requirements. Per the applicant's request, the uplighting is being requested to highlight the building's appearance and to emphasize the business sign, yet no other building in the PVM Overlay District has a similar arrangement. As such, Staff believes that approval of this application could set a poor precedent for future such requests.

Recommendation

While this request is a relative minor one, Staff does not believe that the requests are consistent with the intent of the PVM District, and as such are not consistent with the overall spirit and intent of the PVM Overlay District. In conclusion, Staff does not support the request, and if the Planning Commission concurs with the Staff recommendation, it be based on the findings of fact that the request is not consistent with the applicable criteria. Regardless of whether the Commission approves or denies the request, the conditions of approval from the PVM Development Plan remain applicable for this project (absent the lighting condition if the Commission approves the requests).



TOWNSHIP
SITE PLAN REVIEW APPLICATION

RECEIVED

MAY - 8 2025

PLANNING & ZONING
ADA TOWNSHIP

Applicant: <u>Outdoor Lighting Perspectives</u>	Telephone No: <u>(616) 204-3132</u>
Contact Name: <u>Robert J. Clark</u>	Email: <u>rclark@outdoorlights.com</u>
Mailing Address: <u>5241 Plainfield Ave NE, Ste IB, Grand Rapids, MI 49525</u>	
Property Owner: <u>Dr. Samy Salhadar DDS</u> (If different than applicant)	Telephone No: <u>(616) 780-0538</u>
Mailing Address: <u>7210 Headley Street SE, Ada, MI 49301</u>	
Permanent Parcel No.(s) of subject property: 41 <u>15</u> - <u>34</u> - <u>101</u> - <u>042</u> , 41 _____ 41 _____, 41 _____	Zoning District: _____
Address of subject property: <u>7210 Headley Street SE, Ada, MI 49301</u>	
Name of Project: <u>Ada Family Dentistry</u>	
Type of Project:	
<input type="checkbox"/> PVM District Development Plan	<input type="checkbox"/> Site Condominium (fee \$25 per unit +site plan fee)
<input checked="" type="checkbox"/> Retail, Office, Industrial or other Non-Residential Development	<input type="checkbox"/> Open Space Preservation Devel. Final Plan
<input type="checkbox"/> Open Space Preservation Development, Preliminary Plan	<input type="checkbox"/> Parking area, 11 or more spaces
<input type="checkbox"/> Parking Area, 10 or fewer spaces (*Administrative/Staff review)	<input type="checkbox"/> (*Planning Commission Review)
<input type="checkbox"/> Accessory Building in Front Yard	<input type="checkbox"/> Other
Summary project description: <u>Changing a previous condition of approval for this location and requesting a departure from the PVM (Planned Village Mixed-Use) Overlay District for lighting.</u>	

This application must be accompanied by the following:
(1) All items called for by Article XXII of the Zoning Regulations or,
for PVM District plan, all items required by Article XX-A.

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: <u>Robert J. Clark</u>	Date: <u>03/24/2025</u>
Signature of Owner, if different than applicant: <u>[Signature]</u>	Date: <u>5/7/2025</u>
or attach letter of consent, signed by owner.	

***APPLICATION FEE: Planning Commission Review \$500.00 - Administrative/Staff Review \$250.00**

Note: Electronic file/pdf is required on all applications (submit via email).

TO BE COMPLETED BY ADA TOWNSHIP PLANNING DEPARTMENT

Application received: <u>5-8-2025</u> by: <u>eb</u>	<u>Architectural lightscapes LLC</u>
mm/dd/yy	
*Application fee of \$ <u>500.00</u> received <u>5/9/25</u> by <u>[Signature]</u>	Check # <u>1008</u> Receipt # <u>3856001</u>
mm/dd/yy	
Escrow deposit of \$ _____ received _____ by _____	Check # _____ Receipt # _____
mm/dd/yy	

Updated 12/21/2023 (f:/users/planzone/app&forms/app templates)

7330 Thornapple River Drive, P.O. Box 370, Ada, MI 49301 | 616.676.9191 | adatownshipmi.com

ADA TOWNSHIP REQUIRED SITE PLAN CONTENTS FOR VARIOUS PLAN SUBMITTAL TYPES

Required Site Plan Contents	Type of Plan				
	Non-Residential and Multiple- Family Residential Development	Land Division, creating 2 or fewer lots	Land Division, creating 3 or more lots	Site Condominium	Open Space Preservation Development
Legal description of the subject site	X	X	X	X	X
Legal description of proposed lots		X	X		
A vicinity map, of sufficient size, scale and detail to locate the site in relation to the surrounding area.	X		X	X	X
Title block with project name, north arrow, scale indicator, date of initial preparation and subsequent revisions, and name and address of preparer.	X		X	X	X
Gross acreage of the subject property and net acreage, net of existing rights-of-way.	X	X	X	X	X
Minimum sheet size of 24" by 36", at the following scale, based on site acreage: 160 acres or more: 1" = 200' 5 acres to 159.9 acres: 1" = 100' 2 acres to 4.99 acres: 1" = 50' 1 acre to 1.99 acres: 1" = 30' less than 1 acre: 1" = 20'	X	X	X	X	X
Existing property boundaries and dimensions, including right-of-way width	X	X	X	X	X
Existing and proposed access and utility easements	X	X	X	X	X
Existing site improvements, including building footprints, driveways, parking areas, walks and other paved areas, above and below ground utilities.	X	X	X		X
Existing topographic contours, at a maximum contour interval as indicated in this table.	2 feet	10 feet	2 feet	2 feet	2 feet
Proposed topographic contours, at no greater than two-foot contour intervals.	X		X	X	X (Final Plan only)
Existing water features of the subject property, including river and stream banks, pond edges, and edges of other submerged lands.	X	X	X	X	X
Boundaries of any areas of the site within the 100-year floodplain or a regulatory floodway.	X	X	X	X	X
Wetland areas, including limits of state-regulated wetlands, limits of non-regulated wetlands, and areas of hydric soil types, based on the Kent County Soil Survey	X	X	X	X	X

Required Site Plan Contents	Type of Plan				
	Non-Residential and Multiple-Family Residential Development	Land Division, creating 2 or fewer lots	Land Division, creating 3 or more lots	Site Condominium	Open Space Preservation Development
Existing vegetation on the site, including edge of woodland tree canopy, and individual deciduous trees of 6" caliper or larger and individual evergreen trees of 8' height or larger, when not included within an area of solid woodland cover.	X		X	X	X
Identification of the limits of any required "natural vegetation zone" and/or "transition zone" adjacent to a riparian feature, as established by the riparian area protection standards contained in Sec. 78-25, and as required by Secs. 78-544 and 545.	X	X	X	X	X
Native vegetation planting plan, if required by Secs. 78-544 or 545.	X	X	X	X	X
Proposed buildings, including building footprints, dimensions and setbacks.	X				
Floor plans of proposed buildings	X				
Elevation drawings of proposed buildings, drawn to an architectural scale, illustrating the proposed shape, materials, height and appearance of the proposed buildings, from all sides visible from a street or from a residential district.	X				
Calculations of area and percentage of the site area covered by building footprint and paved areas.	X				
Proposed lot layout, including lot dimensions, identification of minimum building setback lines or proposed building envelopes; for site condominiums, identify the boundaries, dimensions, area and intended use of general common elements.		X	X	X	X
Area and percentage of site proposed to be designated open space.					X
The total number of proposed lots, area of each lot, dimensioned width of each lot, minimum lot area and average lot area.		X	X	X	X
Legal description of all proposed lots.		X	X		
For multiple-family development, a breakdown of number of units by type, size and number of bedrooms.	X				
If multi-phased development is proposed, identification of the land area and site improvements included in each phase.	X			X	X
For non-residential uses, the total proposed floor area, and breakdown of floor area by type of use.	X				

Required Site Plan Contents	Type of Plan				
	Non-Residential and Multiple-Family Residential Development	Land Division, creating 2 or fewer lots	Land Division, creating 3 or more lots	Site Condominium	Open Space Preservation Development
Layout and dimensions of proposed public and private streets, including rights-of-way, pavement edges, grades, lane configuration, access/decell tapers, bypass lanes; extent and type of curbing; typical cross-section showing surface and subbase materials and dimensions.	X		X	X	X
Location, width, surfacing and typical cross-section of sidewalks or other proposed non-motorized facilities.	X			X	X (Final Plan only)
Existing and proposed public water, sewer and storm drainage facilities, including pipe routing, manholes, catch basins, valves, fire hydrants; existing and proposed service lines and laterals; existing and proposed utility easements; storm water retention/detention areas.	X		X	X	X (Final Plan only)
Storm water management facilities, designed in accordance with standards contained in the "Model Storm Water Ordinance" prepared by the Kent County Drain Commissioner's Storm Water Management Task Force.	X		X	X	X (Final Plan only)
Landscape plan, in conformance with Article XXV of this Chapter.	X			X	X (Final Plan only)
Parking area layout, including location and width of driveway accesses, dimensions of a typical parking space; dimensions of driving aisles, delineation of barrier-free spaces, and identification of total spaces provided compared to calculations showing ordinance requirements.	X				
Exterior lighting details, including location of all building mounted or pole-mounted light fixtures, mounting height, type of lamp, wattage of lamp, and manufacturer's fixture specification.	X			X	X (Final Plan only)
Location, height, size and method of illumination of proposed signage.	X			X	X (Final Plan only)



OUTDOORLIGHTING
P E R S P E C T I V E S ®

Robert Clark
President
616.369.4524
rclark@outdoorlights.com

4/1/2025

John D Said, AICP
Director of Planning, Ada Township
7330 Thornapple River Dr., PO Box 370
Ada, MI 49301
616.920.7313
jsaid@adatownshipmi.com

Regarding *Lighting and mechanical equipment* at:

Ada Family Dentistry
Attn: Dr Samy Salhadar DDS
7210 Headley Street SE
Ada, MI 49301
616.780.0538
ssalhadar@gmail.com

(1) *Ada Township Lighting Intent.* Materials and equipment chosen for lighting fixtures should be durable, energy efficient and weather well. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.

(2) *Ada Township Lighting Standards,*

- In order to minimize light pollution, light should be directed downward to the immediate area being lighted and away from any living quarters.
- Street lighting: lights shall be located 16 feet above grade with a maximum average spacing (per block face) of 60 feet on center located on the street tree alignment line or within the furniture zone on each side of the street and travel lanes.
- At the front of the building, exterior lights shall be mounted between six feet and 14 feet above adjacent grade
- All lots with alleys shall have lighting fixtures within five feet of the alley right-of-way.
- This fixture shall illuminate the alley, shall be between nine and 14 feet in height, and shall be shielded or aimed in such a way that they do not shine into other lots, the street, or direct light out of the PVM district.
- Floodlighting shall not be used to illuminate building walls (i.e. no up-lighting).
- Site lighting shall be of a design and height and shall be located so as to illuminate only the lot. An exterior lighting plan must be approved as consistent with these standards by the township staff.
- No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or longterm duration.



OUTDOORLIGHTING PERSPECTIVES®

- Lighting for parking garages shall satisfy crime prevention through environmental design (CPTED) principles and guidelines, as established by the International CPTED Association.

(3) *About Us*

- At Outdoor Lighting Perspectives, outdoor lighting is all we do and we are therefore very sensitive about light pollution.
- Our light fixtures are focused on the objects we are wanting to highlight, unlike many common light fixtures that waste light in every direction.
- We do our best to follow the model ordinances laid out by the International Dark Sky Association. These ordinances state that low-voltage landscape lighting fixtures, like those that we use, should not exceed 525 lumens each.
- Our overall lighting goal with any project is that you see the effect, not the fixture. We want to highlight the unique architectural and landscape features of any property.

(4) *Reasons for Deviation*

- Ordinance (Sec. 78-479) prohibits uplighting, which would necessitate a departure request from the Planning Commission.
- The specific condition of approval that required this site to have full cutoff fixtures (i.e. facing downward)
- Identify unique characteristics associated with this matter that would not apply to the entire district – nor even throughout the Township – so as to avoid setting a precedent
- Specified Fixtures Information and Reason for Deviation
 - The Almond Flex Fixtures: This fixture and its intended placement and use follows Ada Township Lighting Standards
 - Fixtures Specifics
 - Lumen Output: 330
 - Fixture Optics: 60deg Beam Spread
 - Color Temperature: 3000K
 - Location: Soffit Mounted shining down on Metal Canopy and Business Signage
 - The Aspen Accent Fixture: This fixture and its intended placement is seeking deviation from the uplighting prohibition set forth in the Ada Township Lighting Standards.
 - Fixture Specifics
 - Lumen Output: 325 Lumens
 - (5) output settings : 1-150; 2-225; 3-325; 4-400; 5-475; 6-550
 - This adjustment can only be made by an OLP Technician
 - These will be programmed at setting (3), 325 Lumens
 - Fixture Optics: 38deg Beam Spread
 - Color Temperature: 3000K
 - Location: In Ground on either side of entry doors and front windows, Approx 15" from façade wall
 - Reason for Deviation: Safety



OUTDOORLIGHTING PERSPECTIVES®

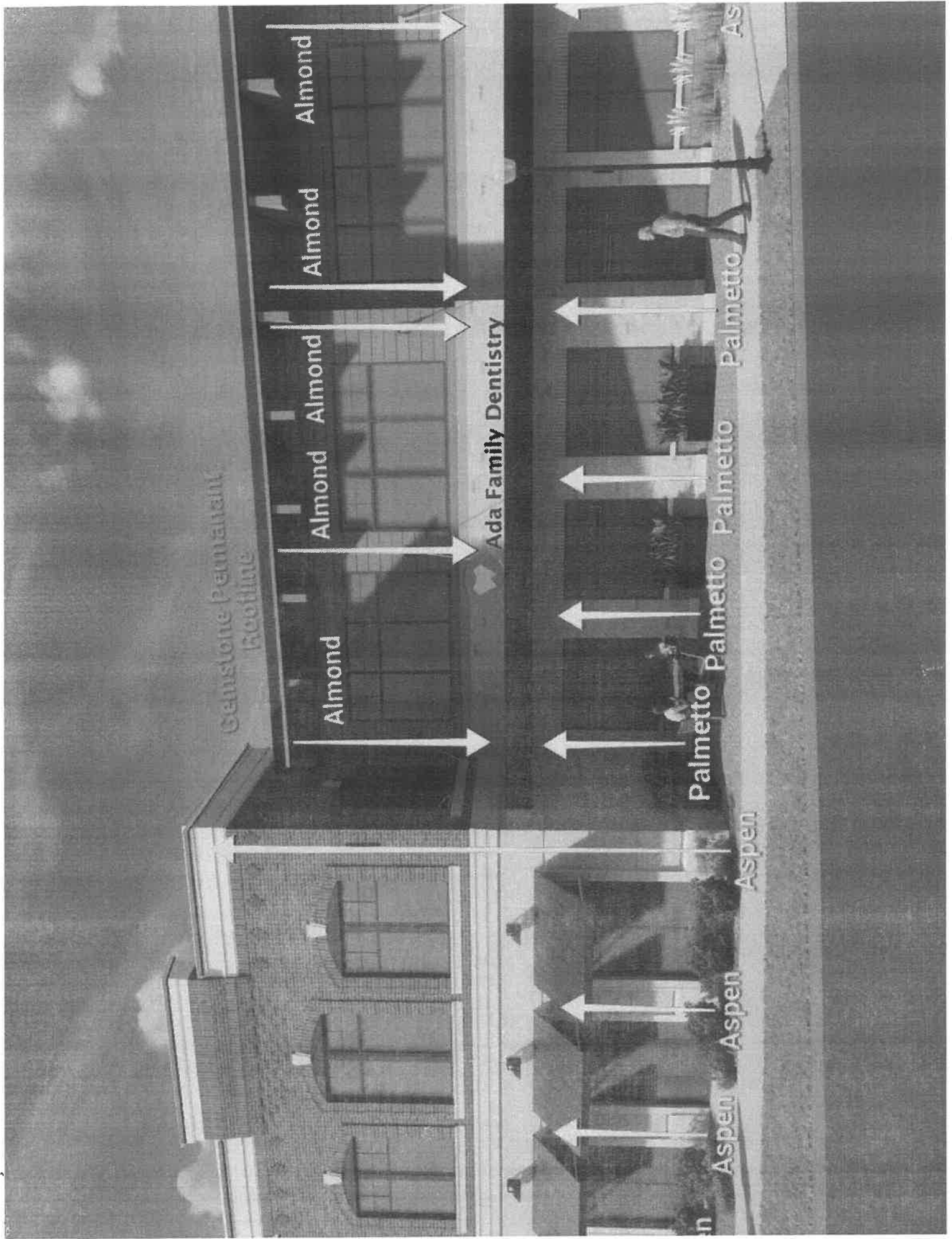
- Fixtures placed above the awnings restrict light from reaching the ground making nighttime navigation difficult and causing dark spots that would be a safety concern
 - These fixtures will be installed and much of the light they provide will be under the Entryway Awnings. The goal is to illuminate this faux ceiling and reflect that light down towards the entry.
 - Additionally, the architecture will be highlighted while the fixture remains hidden causing any passersby to take notice of the building and not the fixture (source of the light).
- The Palmetto Well Fixture: This fixture and its intended placement is seeking deviation from the uplighting prohibition set forth in the Ada Township Lighting Standards.
 - Fixture Specifics
 - Lumen output: 325 Lumens
 - Uses the same adjustable driver and specialized Citizen LED as the Aspen Accent Fixture.
 - These will be programmed at setting (3), 325 Lumens
 - Fixture Optics: 38deg Beam Spread
 - Color Temperature: 3000K
 - Location: In landscape pavers below the metal canopy and associated business signage, approx. 12" from façade wall
 - Reason for Deviation: Signage
 - Soffit lights tends to draw your attention to the light source while uplighting allow you to focus on the Architecture. Since this is the main signage of the business, we want their attention to be drawn to the building and signage without causing lighting distraction
 - These fixtures will be installed and the light they provide will be under the Metal Canopy. The goal is to illuminate this faux ceiling and reflect that light down towards the entry.
 - If lights were installed on the underside (ceiling) of the Metal Canopy, the attention of any passersby would be drawn to that light source. We want those passerby to take notice of the architecture and the building signage and not the fixture (source of the light).
 - Gemstone Permanent Roofline Lighting: Per my understanding this fixture and its intended placement and use follows Ada Township Lighting Standards.
 - Fixtures Specifics
 - Lumen Output: 60-100/Ft
 - Fixture Optics: 140deg Beam Spread
 - Color Temperature: Adjustable 2800K – 7000K
 - Location: Soffit Mounted shining down on Metal Canopy and Business Signage
 - Reason for Fixture
 - A permanent fixture intended for as seasonal holiday lighting
 - Avoid the safety concern of having to temporarily install and remove roofline holiday lights when conditions are less than ideal. These are

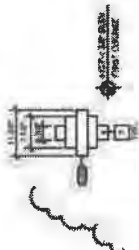


OUTDOORLIGHTING PERSPECTIVES®

also mounted under the soffit in color-matched aluminum tracks to prevent visible wires capable of falling down.

- While the fixture is capable of providing flashing, traveling, animated, and intermittent lighting that would be visible on the exterior of the building, the intent for this installation is to remain static and not flash, travel, animate or provide intermittent lighting.



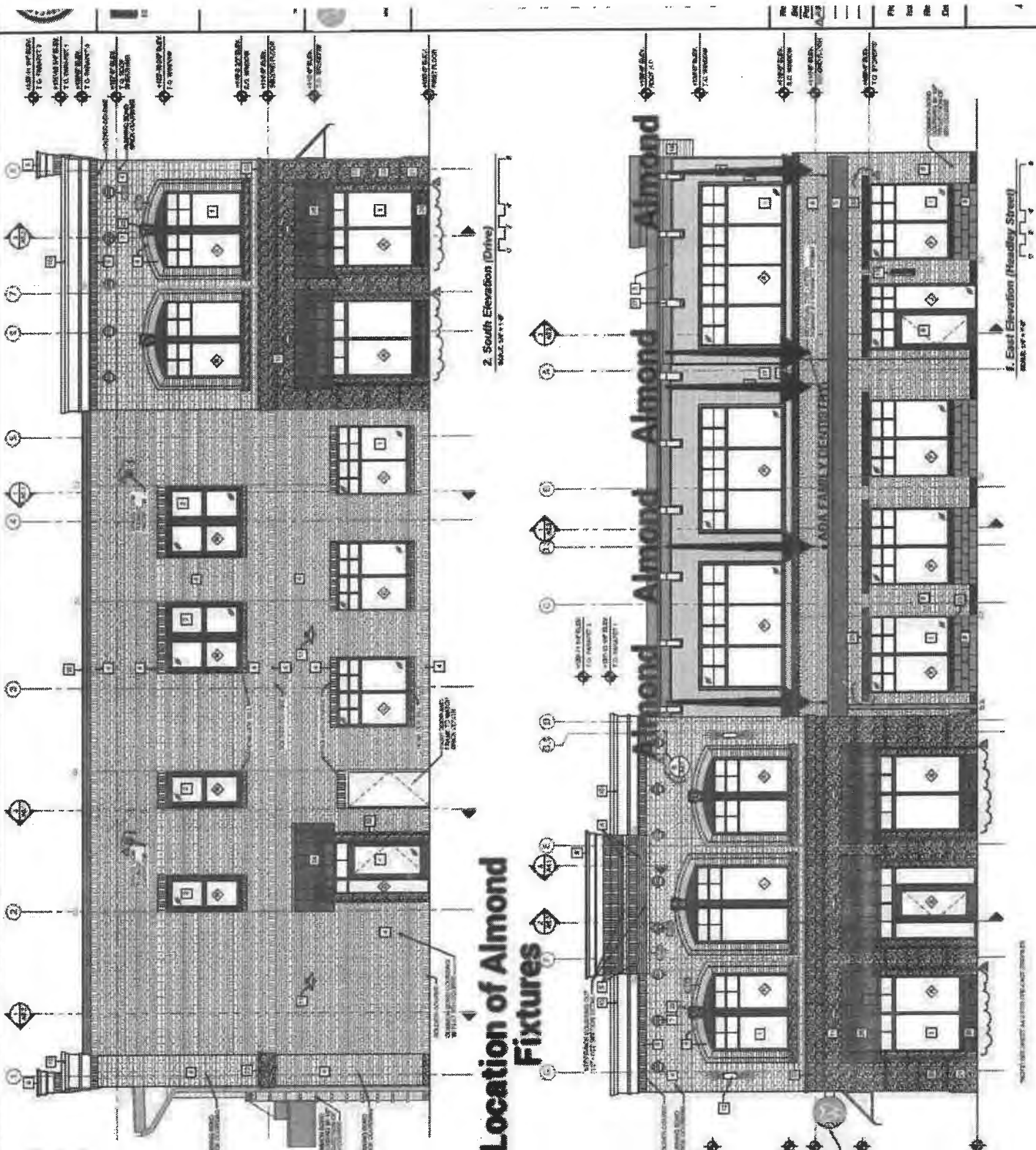


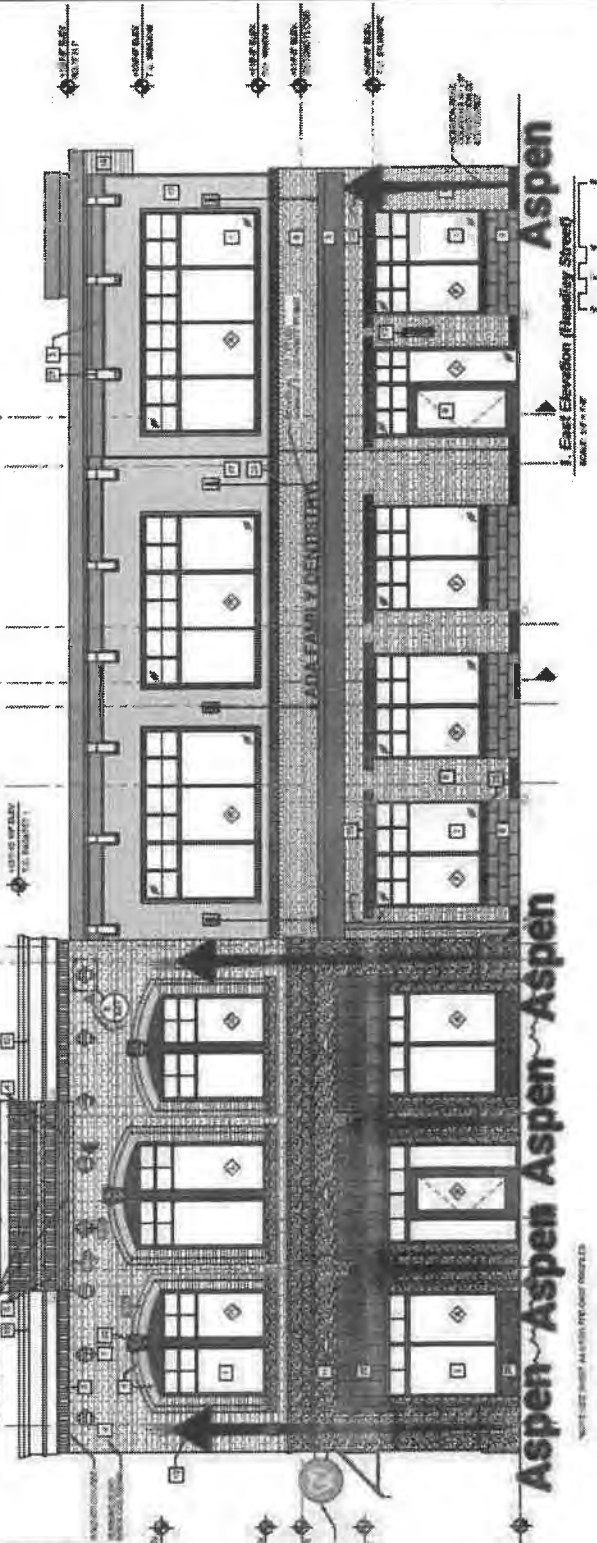
1. Brick Accent Detail
SCALE: 1/4" = 1'-0"

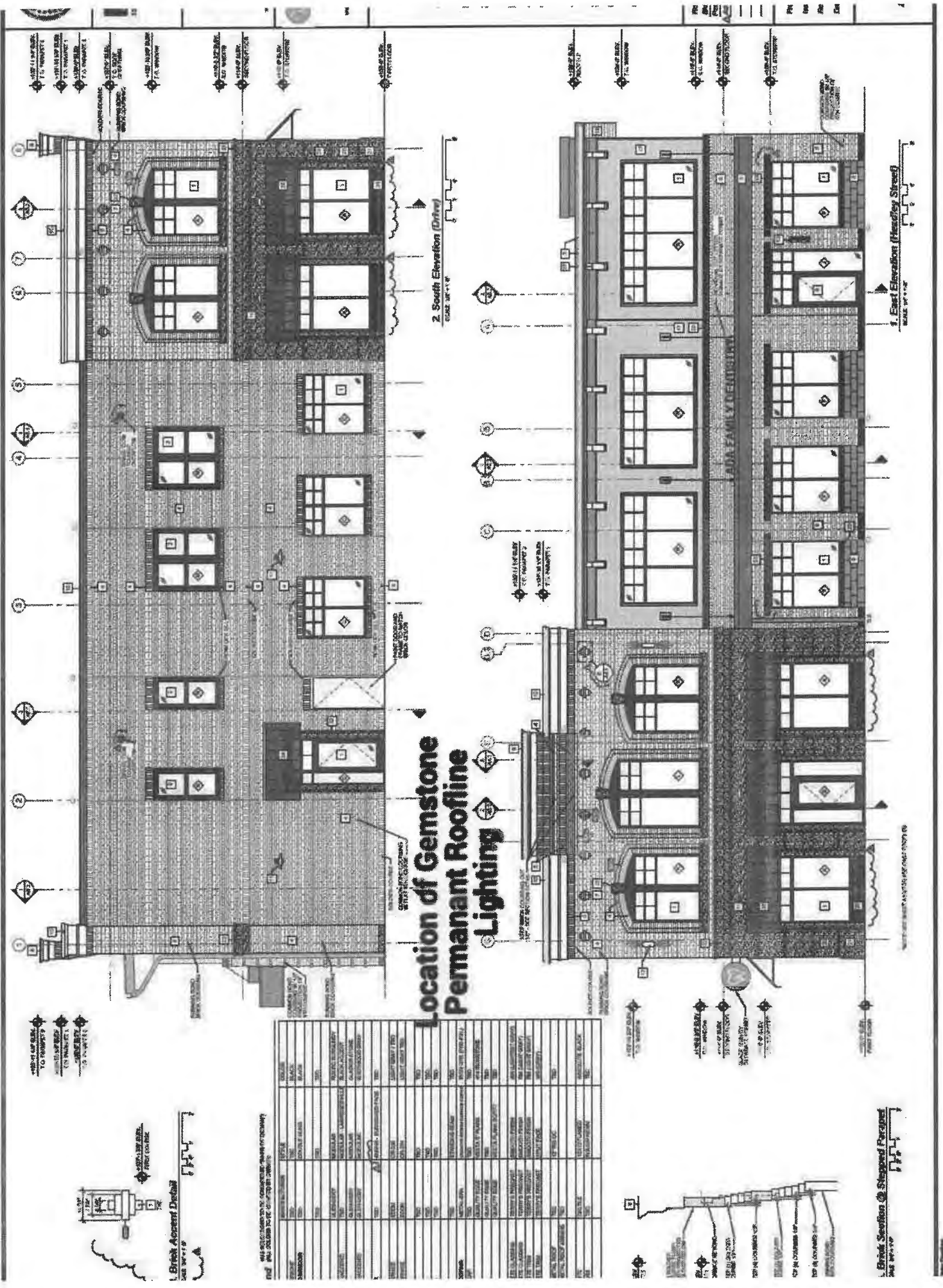
NOTES: SEE SECTIONS FOR DIMENSIONS AND MATERIALS
ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	BRICK, COMMON, 2 1/2" x 8" x 4"	1000	SQ. YD.	1.50	1500.00
2	BRICK, FACE, 2 1/2" x 8" x 4"	1000	SQ. YD.	2.50	2500.00
3	MORTAR, TYPE S	100	CY	1.00	100.00
4	CEMENT, PORTLAND, TYPE 1	100	SACKS	1.00	100.00
5	WATER, GAL.	100	GA.	0.01	1.00
6	LABOR, BRICKLAYER	100	HRS.	15.00	1500.00
7	LABOR, MASON	100	HRS.	15.00	1500.00
8	LABOR, CARPENTER	100	HRS.	15.00	1500.00
9	LABOR, ELECTRICIAN	100	HRS.	15.00	1500.00
10	LABOR, PLUMBER	100	HRS.	15.00	1500.00
11	LABOR, PAINTER	100	HRS.	15.00	1500.00
12	LABOR, ROOFER	100	HRS.	15.00	1500.00
13	LABOR, SIDER	100	HRS.	15.00	1500.00
14	LABOR, TENDER	100	HRS.	15.00	1500.00
15	LABOR, WELDER	100	HRS.	15.00	1500.00
16	LABOR, OTHER	100	HRS.	15.00	1500.00
17	LABOR, TOTAL	1000	HRS.	15.00	15000.00
18	MATERIAL, TOTAL	1000	UNIT	1.50	1500.00
19	LABOR & MATERIAL, TOTAL	1000	UNIT	16.50	16500.00

Location of Almond Fixtures



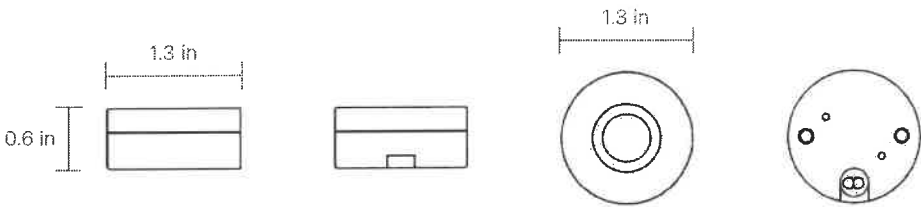
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Location of Gemstone Permanent Roofline Lighting

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	BRICK ACCENT DETAIL	1	EA	100.00
2	BRICK ACCENT DETAIL	1	EA	100.00
3	BRICK ACCENT DETAIL	1	EA	100.00
4	BRICK ACCENT DETAIL	1	EA	100.00
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7	BRICK ACCENT DETAIL	1	EA	100.00
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98	BRICK ACCENT DETAIL	1	EA	100.00
99	BRICK ACCENT DETAIL	1	EA	100.00
100	BRICK ACCENT DETAIL	1	EA	100.00

Brick Section & Stopped Parapet



HOUSING

Housing	Non-recycled brass
Ingress protection	IP67

LED

Color temperature	2700K or 3000K.
Dimmable	Yes, via voltage based dimmer (not included)
CRI	80+
Lumens	2W 130lm 5W 330lm

OPTICS

Beam angle	38° or 120°
External optic	Polycarbonate

POWER

Working voltage	9V to 15V
Watts	2W or 5W
Lead wire	5 ft. 18 AWG-SPT-1
Operating temperature	-40° to 219°F (-40° to 104°C)

SIZE & WEIGHT

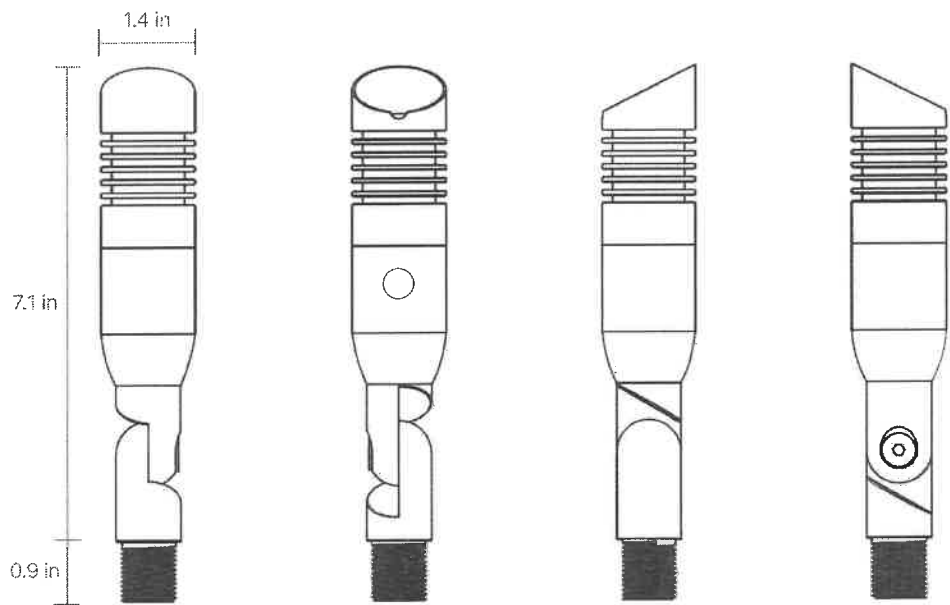
Housing diameter	1.3 in. (3.3 cm)
Height	0.6 in. (1.5 cm)
Weight	0.28 lbs (0.13 kg)
Carton qty	50 pcs

STANDARDS

USA	UL-1838
Canada	CAN/CSA-C22.2 No. 250.7



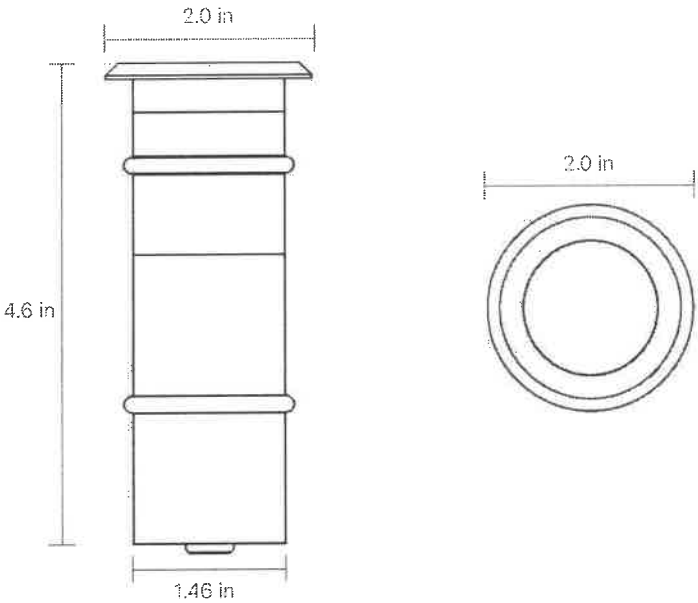
Aspen accent IR



HOUSING	Housing	Non-recycled brass
	Ingress protection	IP65
	Hex bolt size	5/32" or 4mm hex wrench
LED	Color temperature	2700K or 3000K
	Dimmable	6 settings using the remote
	CRI	85
	Lumens	150-550 1-150, 2-225, 3-325, 4-400, 5-475, 6-550
OPTICS	Beam angle	38° or 60°
	External lens	Flat borosilicate glass
	Internal optic	Polycarbonate
POWER	Working voltage	12V to 15V
	Watts	10W
	Lead wire	5 ft. 18 AWG-SPT-1
	Operating temperature	-40° to 219°F (-40° to 104°C)
SIZE & WEIGHT	Housing diameter	1.4 in. (3.6 cm)
	Height	7.1 in. (18.0 cm)
	Weight	1.2 lbs (0.56 kg)
	Carton qty	35 pcs
STANDARDS	USA	UL-1838
	Canada	CAN/CSA-C22.2 No. 250.7



Palmetto well



HOUSING

Top material	316 stainless
Housing material	6063 and A383 aluminum
Ingress protection	IP66

LED

Color temperature	2700K or 3000K
Dimmable	Yes, using the dial adjustment. Does not support voltage dimming.
CRI	85
Lumens	200-625

OPTICS

Beam angle	38° or 60°
External lens	Flat borosilicate glass
Internal optic	Polycarbonite

POWER

Working voltage	12V to 15V
Watts	10W
Lead wire	5 ft. 18 AWG-SPT-1
Operating temperature	-40° to 219°F (-40° to 104°C)

SIZE & WEIGHT

Top diameter	1.98 in. (5.0 cm)
Housing diameter	1.46 in. (3.7 cm)
Height	4.6 in. (11.7 cm)
Weight	0.78 lbs (0.35 kg)
Carton qty	35 pcs

STANDARDS

USA	UL-1838
Canada	CAN/CSA-C22.2 No. 250.7



TRANSFORMERS



DESCRIPTION

The Brilliance Transformer features a high-quality, stainless steel case and includes multi taps to accommodate voltage drop. Available in 75, 150, 300, and 600 watts, these transformers are sure to support any size of project.

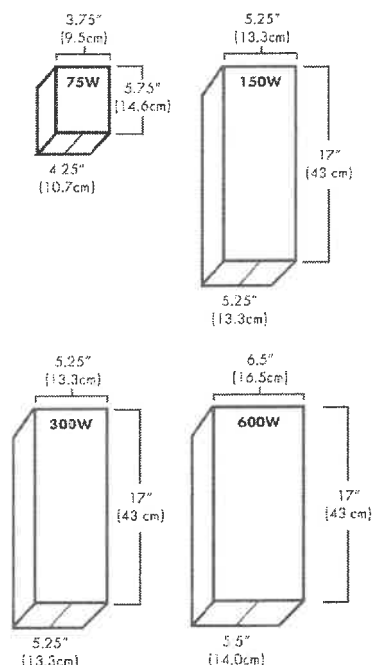
Pair with the Smart Socket 3.0 (sold separately) for astronomical timing via the Brilliance Smart app.

Pair with a Photocell (sold separately) for technology-free astronomical timing.

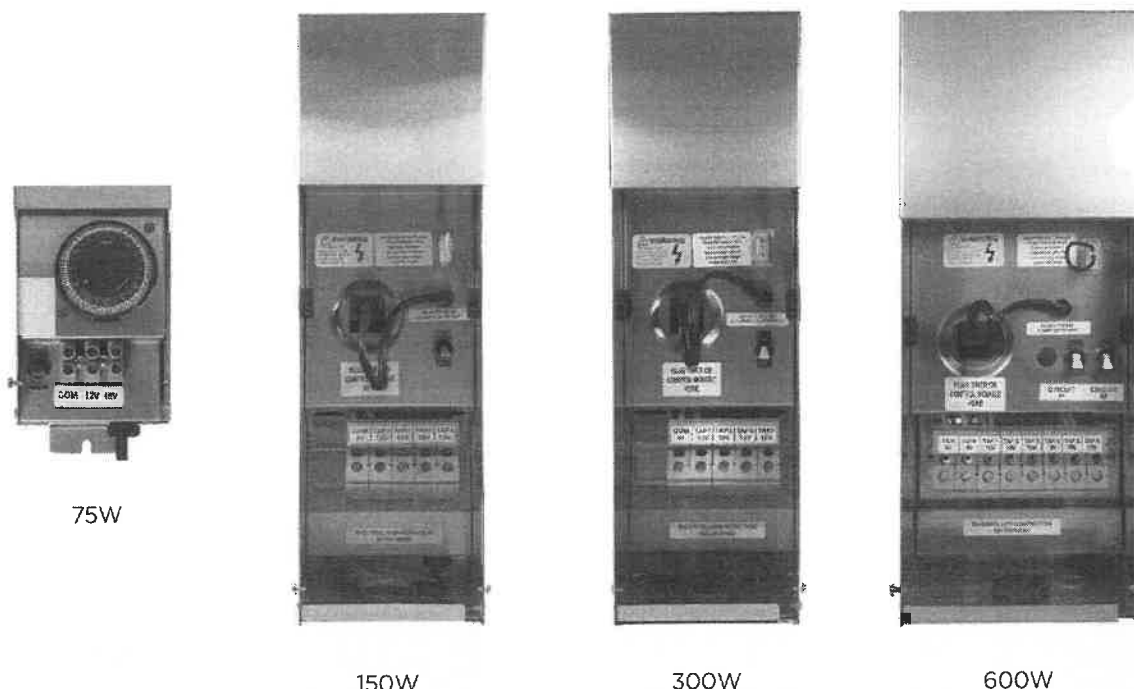
Create up to four zones on a single transformer with up to 200 Watts per sector with the award-winning Sector Selector (sold separately).

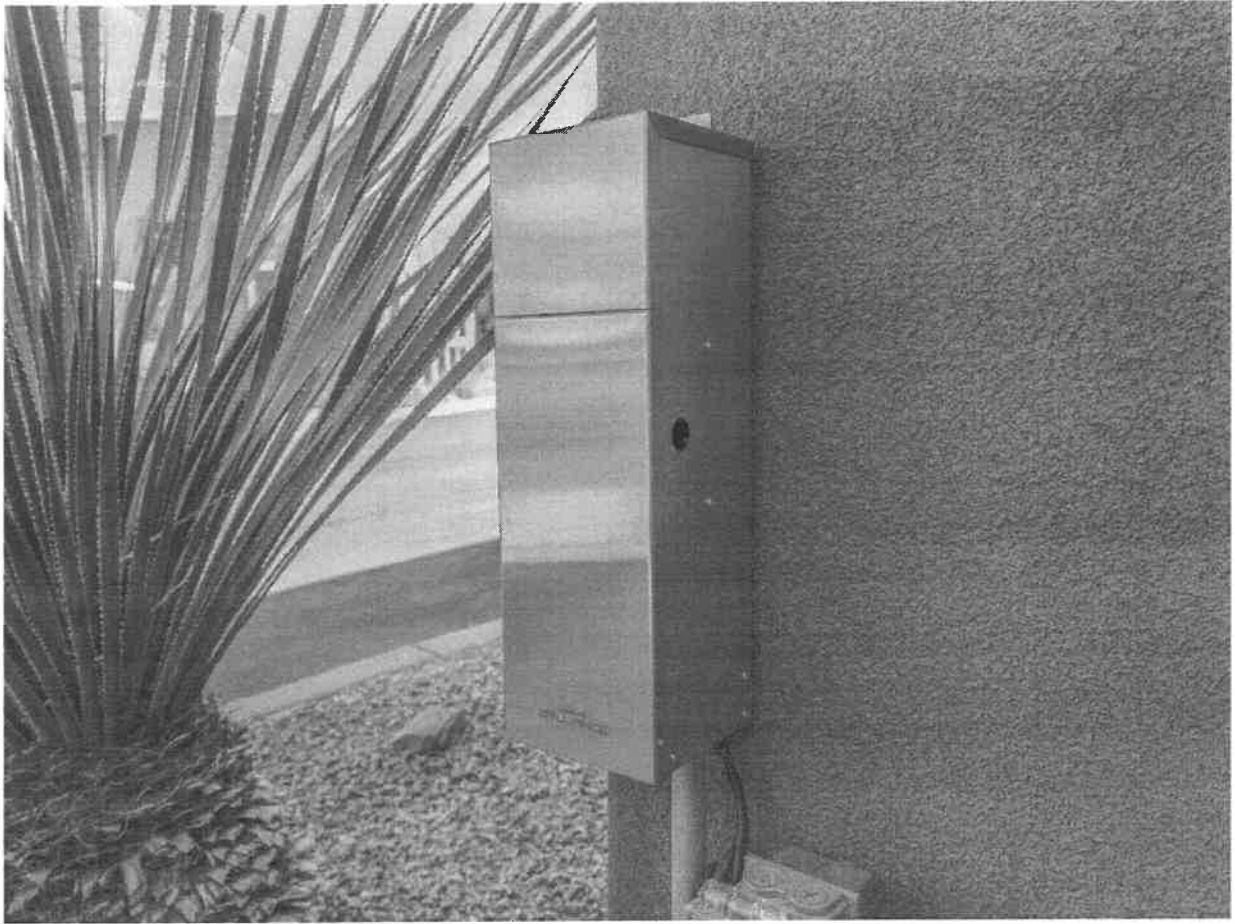
TRANSFORMER FEATURES

- UL 1838 Certified
- Secondary circuit breaker
- Two knockout sizes for conduit
- Removable bottom & 4ft Grounded plug
- Canted terminal block for easy access



Part Number:
BRI-XFORMER-XXX
 |
 Wattage





BRI-XFORMER-300

TRANSFORMER SPECS

Wattage	75	150	300	600
Finish	Stainless Steel	Stainless Steel	Stainless Steel	Stainless Steel
Timer	Included	Compatible	Compatible	Compatible
Secondary Circuit Breaker	Red	Orange	White	Circuit #1 & Circuit #2, White
Multi Tap	12V, 15V	12V, 13V, 14V, 15V	12V, 13V, 14V, 15V	12V, 14V, 16V, 18V, 20V, 22V
Dimensions (in.)	3.75 x 5.75 x 4.25	5.25 x 17 x 5.25	5.25 x 17 x 5.25	6.5 x 17 x 5.5
Dimmable	On Primary Side	On Primary Side	On Primary Side	On Primary Side
Warranty	Lifetime	Lifetime	Lifetime	Lifetime

TECHNICAL REQUIREMENTS: Design and plan lighting systems with volt amps in mind. Use the Brilliance Volt Amps chart to estimate the total draw on the system and choose the appropriate size of transformer accordingly.

Hub2 Controller

Description

Enhance your lighting experience with the Hub2 Controller from Gemstone Lights. Designed for unparalleled quality and flexibility, it connects easily through WiFi or Ethernet. Download the free Gemstone Lights app from the App Store for iOS devices or Google Play Store for Android devices to get started.



Specifications

Connectivity	WiFi & Ethernet
Working Voltage	12/24VDC
Working Temp	-30°C ~ 50°C
WiFi Signal	2.4/5GHz

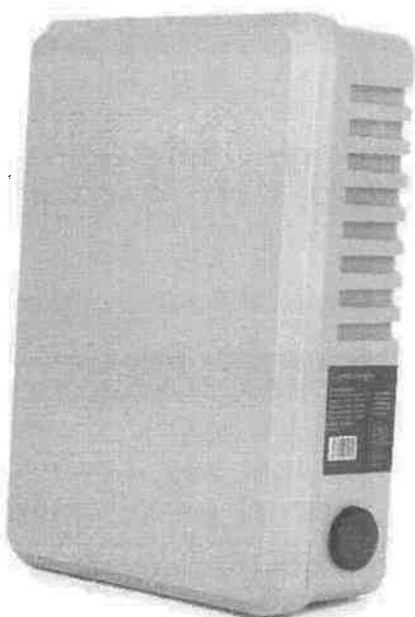
Output Ports	4
Maximum Current	Max. 4A
Maximum Power	96W
Work Environment	Dry Location

Certifications



Gemstone Lights® Hub2 Controllers are ETL certified and approved for sale in the USA and Canada.

Class 2 400W 12V Power Kit



Description

The Gemstone Lights Class 2 400W 12V is a step up in wattage allowing this Power Kit to be perfect for medium to large Track Light systems with larger power requirements. All Power kits are in a UV and Weather rated case and are tested to handle the harshest of North America's climates. **The 12V Power Kits are designed to be used for our 12V Product lines such as the Track Lights and cannot be used with the Flood Lights. Gemstone Hub Controller Sold Separately.**

Specifications

Input Power	110-135VAC
Voltage	12VDC
Output Wattage	400W
Amps	5A
Dimensions LxWxH	11 x 5 x 12 (in)

Working Temp	-30°C ~ 50°C
Max LF	225 LF
Max Lights	300 Lights
Max LF One Terminal	75 LF
Max Lights One Terminal	100 Lights

Certifications



Gemstone Lights® Power Kits are ETL certified and approved for sale in the USA and Canada.

Track Lights



Description

The Gemstone Lights Track Lights is an LED RGBW bulb that is specifically designed to be used in our many different types of track. The bulbs require a Gemstone Hub and Power Kit to provide full control using the Gemstone Lights Hub app and are rated for both indoor and outdoor use cases.

Specifications

Beam Angle	140°
Working Voltage	12VDC
Working Temp	-30°C ~ 50°C
Lumens	60 - 100/ Foot
CCT Color Range	2800K - 7000K

Bulb Life Est	50,000+ Hours
Maximum Power Draw	0.96 W/ Light
Work Environment	Dry & Wet Locations
IP Rating	IP67
Diameter	30mm

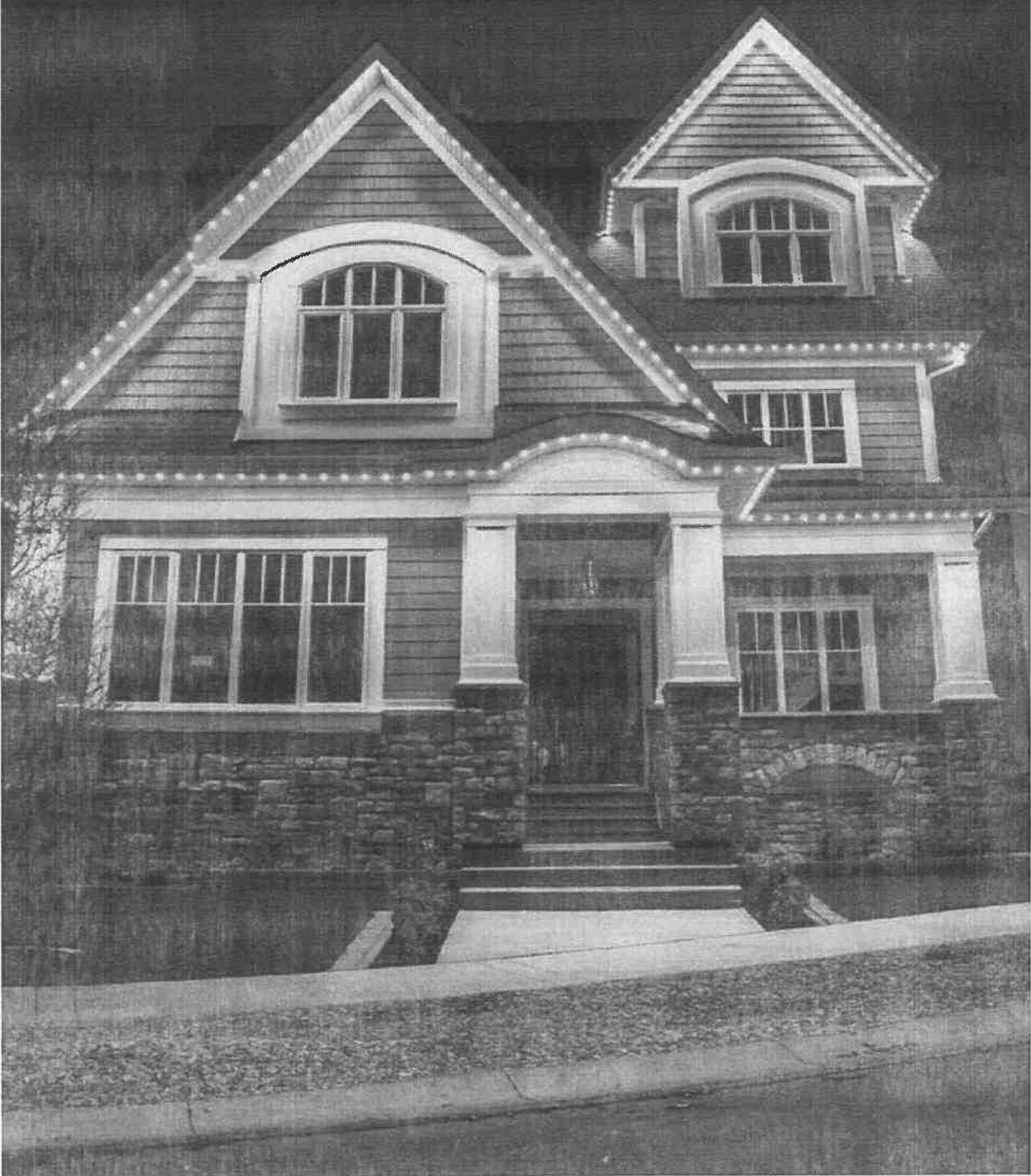
Certifications



Gemstone Lights® Track Lights are ETL certified and approved for sale in the USA and Canada.



Track Playbook

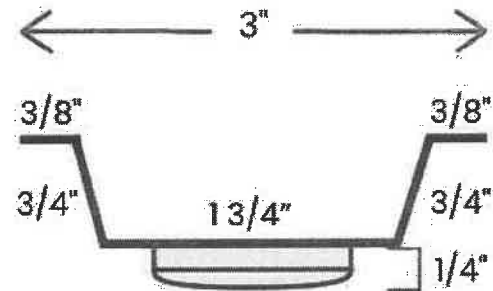


3/4" Hat Track

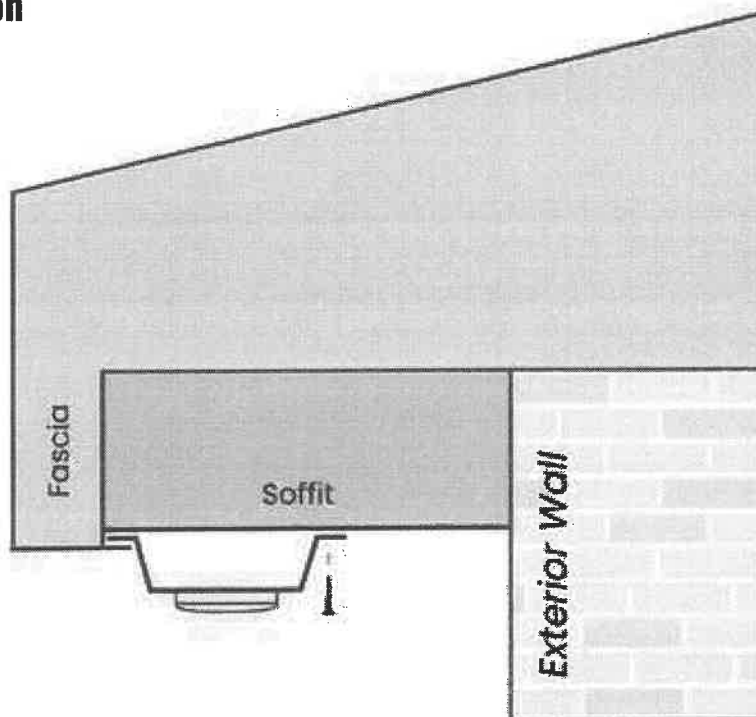
Image



Dimensions

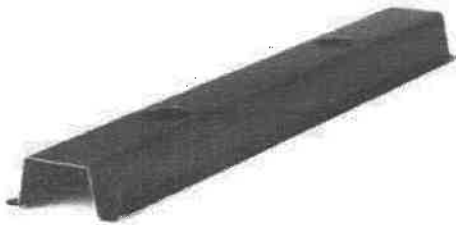


Installation

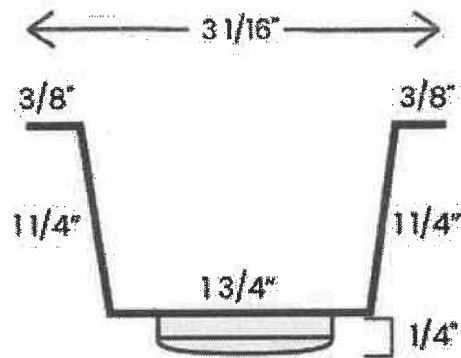


1 1/4" Hat Track

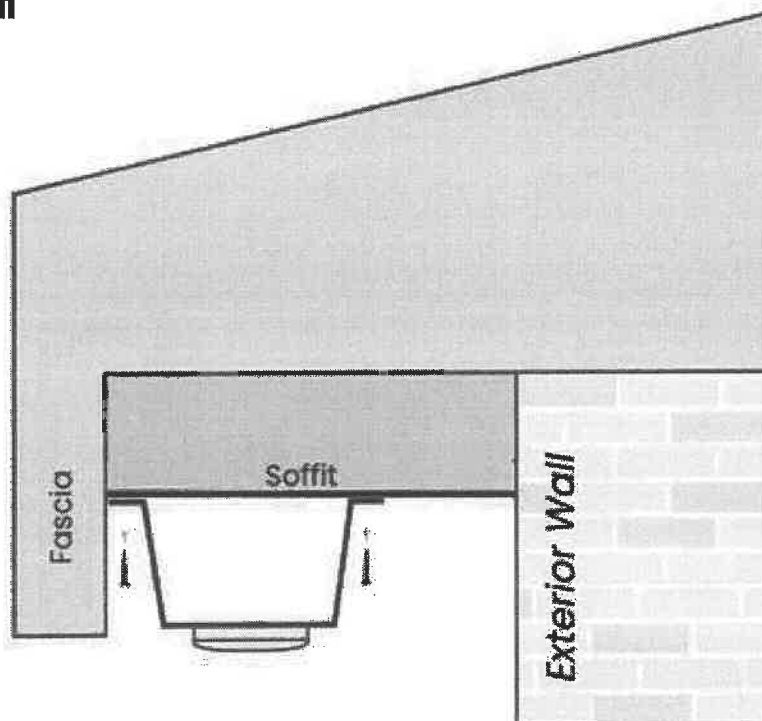
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Dimensions

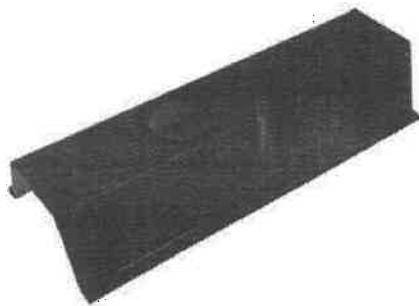


Installation

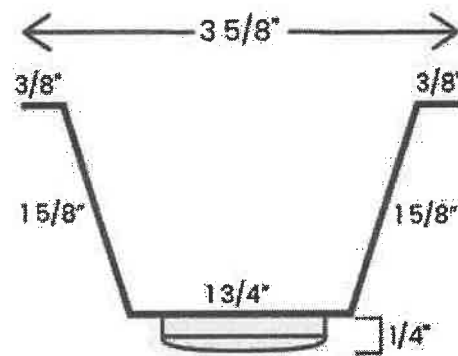


1 5/8" Hat Track

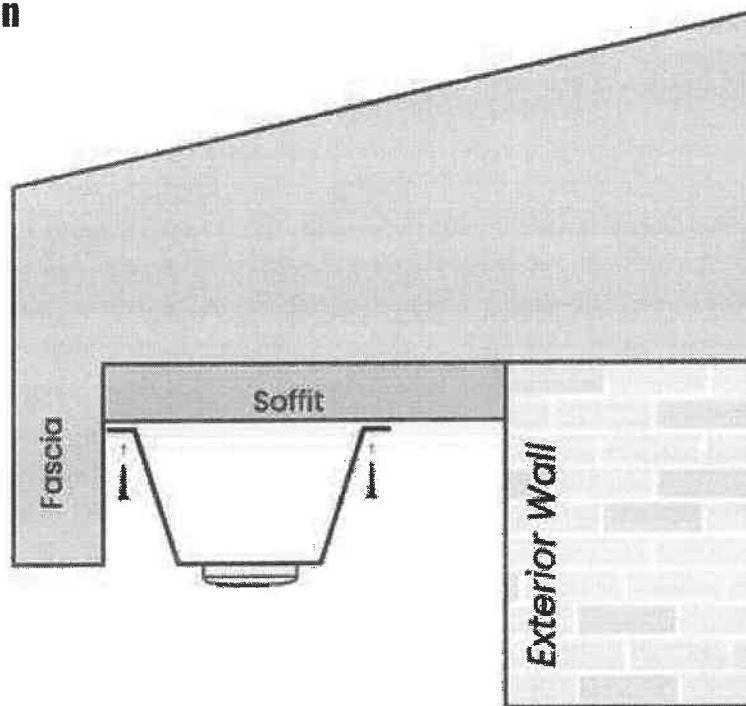
Image



Dimensions



Installation

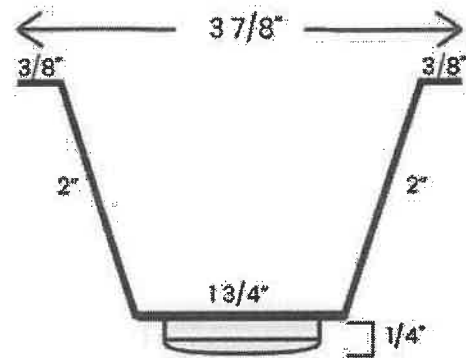


2" Hat Track

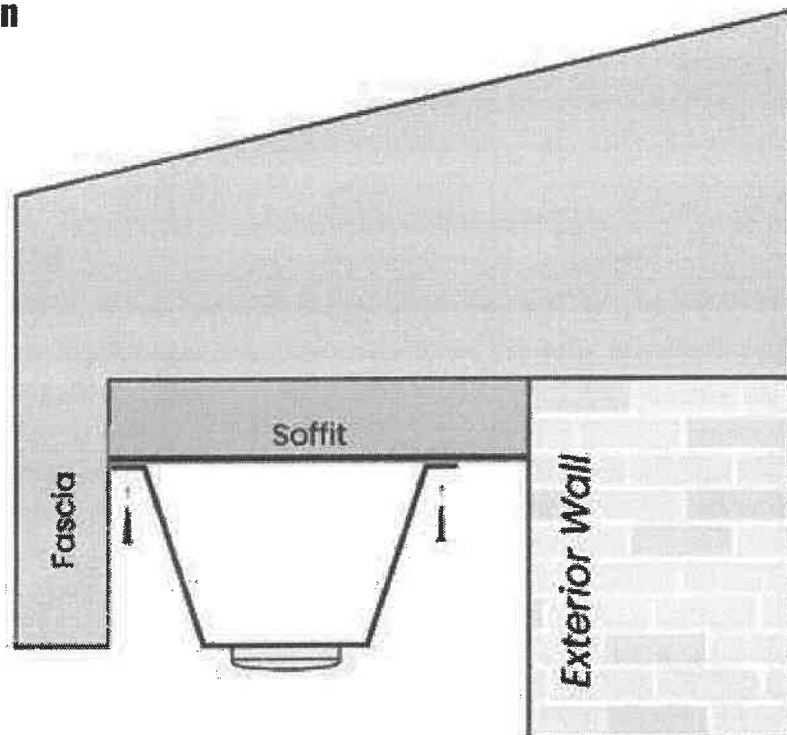
Image



Dimensions

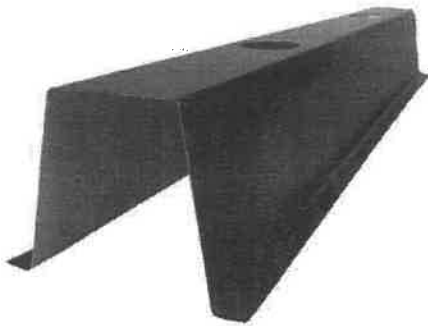


Installation

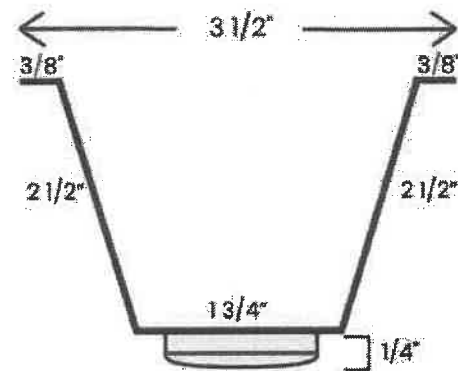


2 1/2" Hat Track

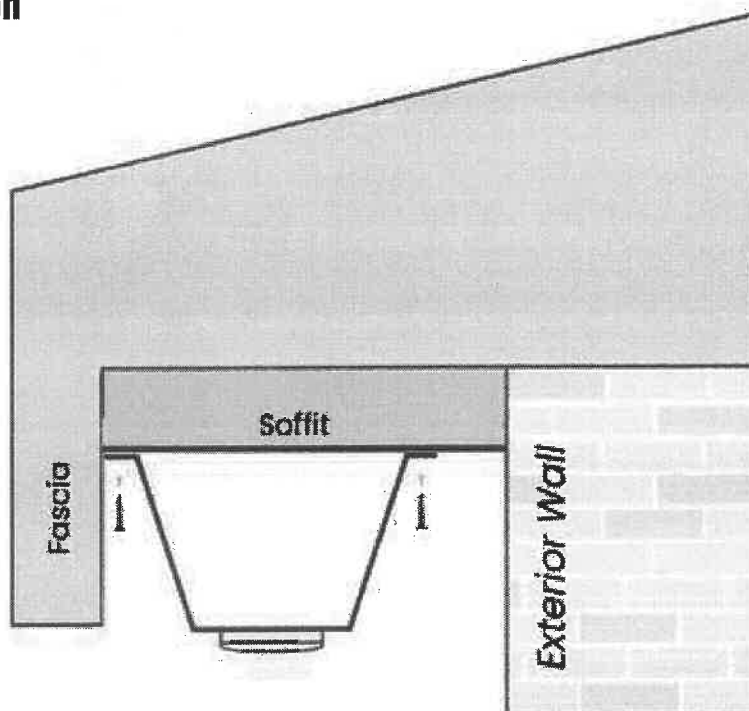
Image



Dimensions



Installation



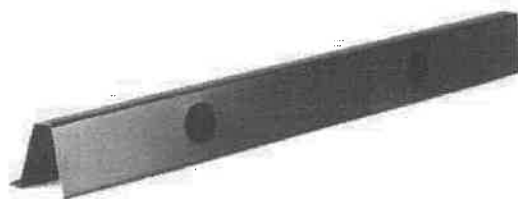


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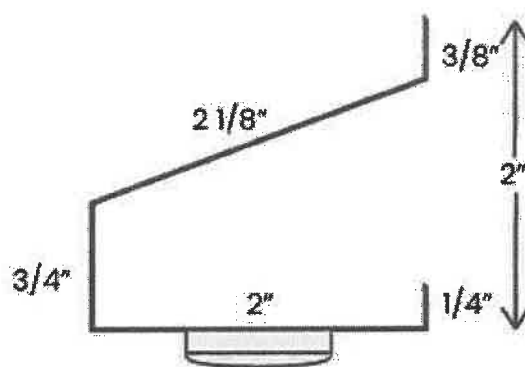
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Back Track

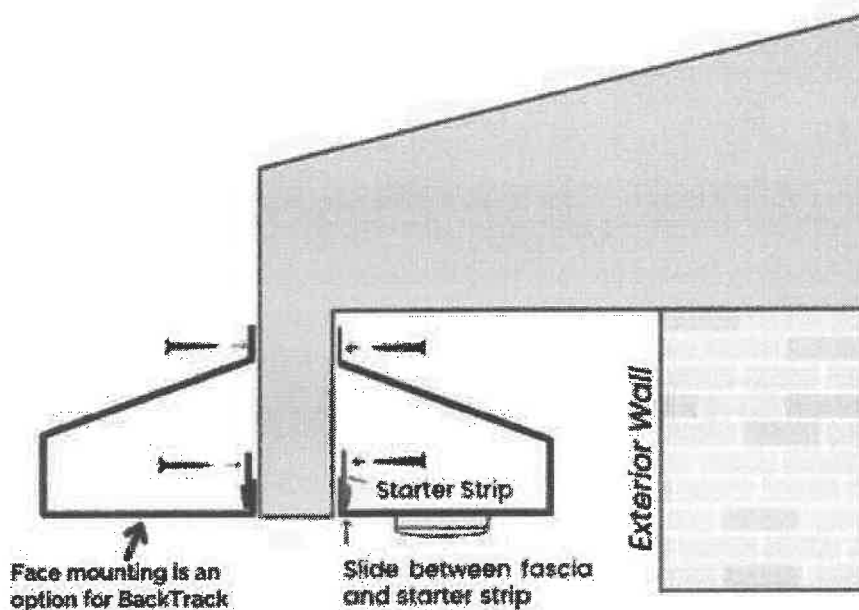
Image



Dimensions



Installation



gemstonelights.com

*Not recommended for stucco, concrete, and brick



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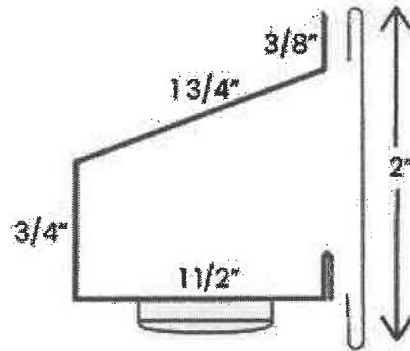
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Compression Back Track

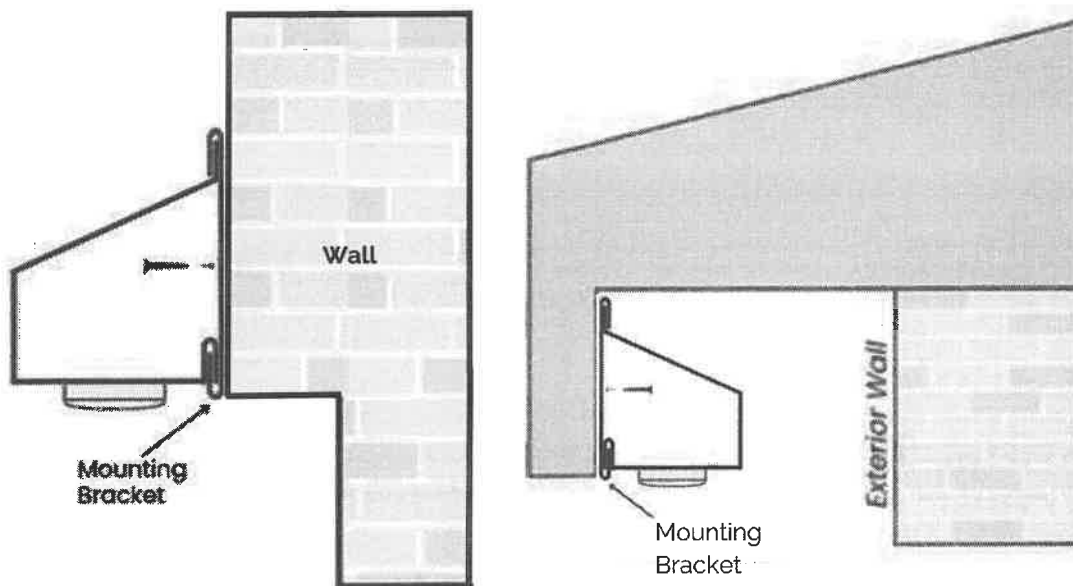
Image



Dimensions



Installation



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*Recommended for stucco, concrete, and brick



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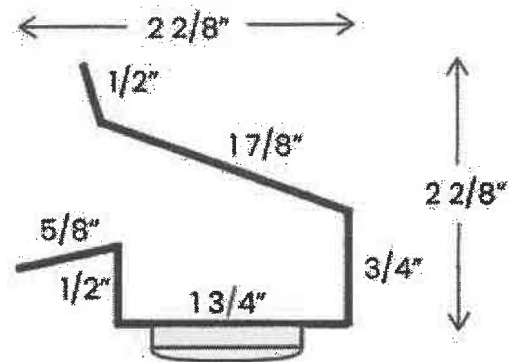
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Angled Back Track

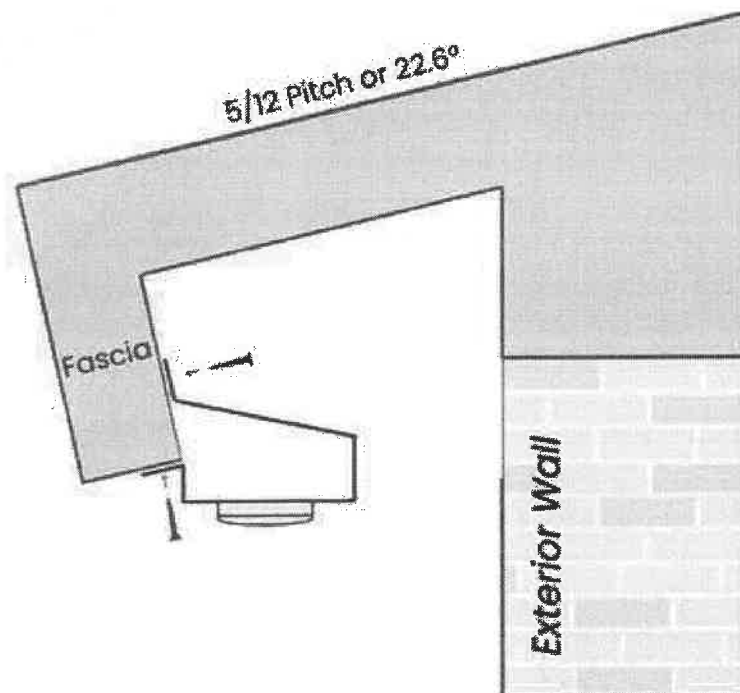
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Dimensions



Installation

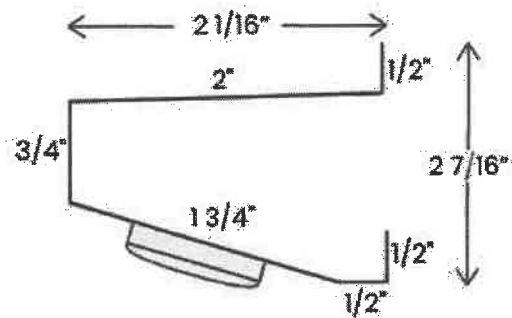


Angled Commercial Track

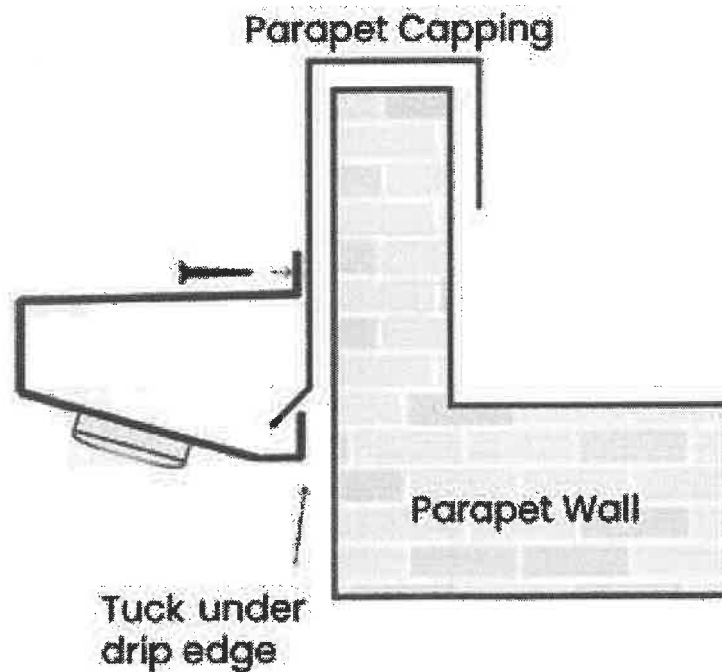
Image



Dimensions



Installation



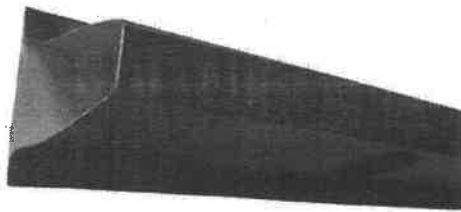


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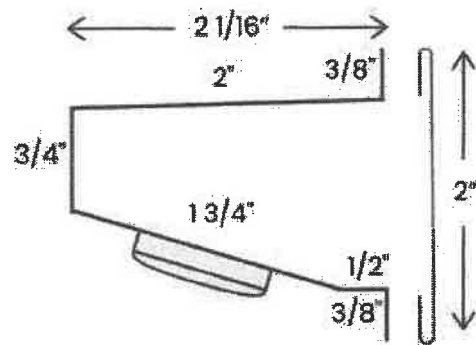
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Compression Angled Commercial Track

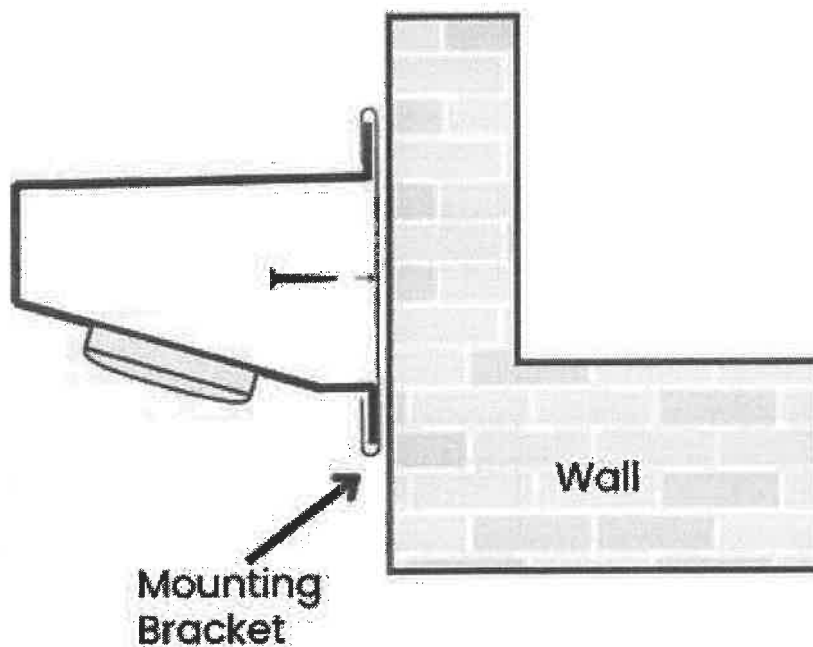
Image



Dimensions



Installation



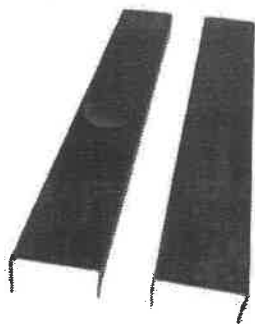


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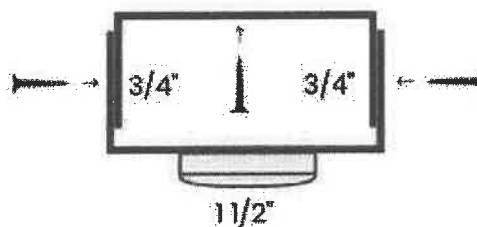
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U-Channel Track

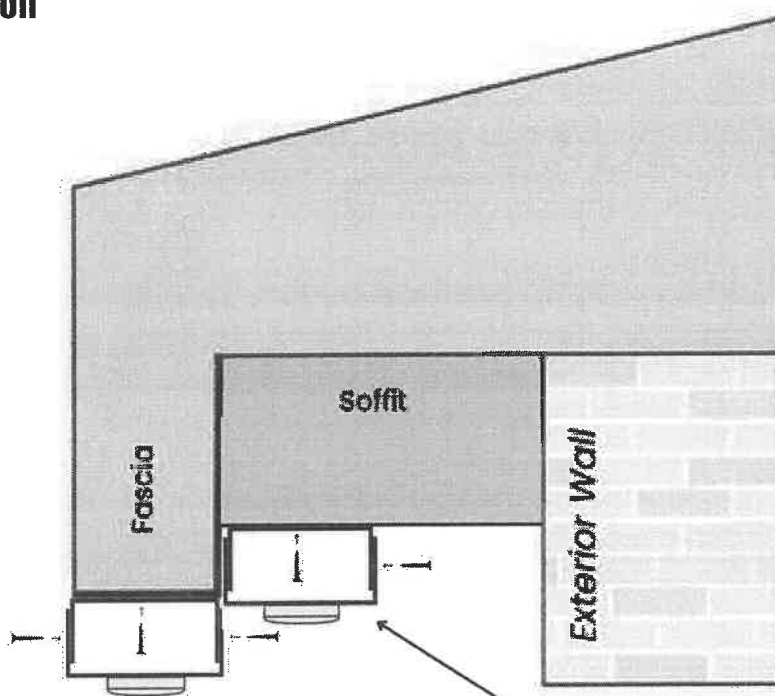
Image



Dimensions



Installation



Can also be installed in place
of 3/4" Track for a flush look

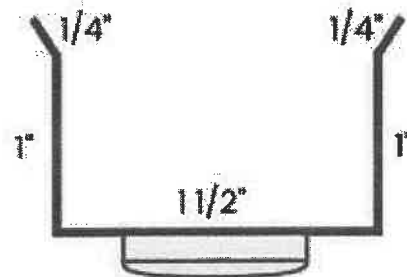
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Lanai Track

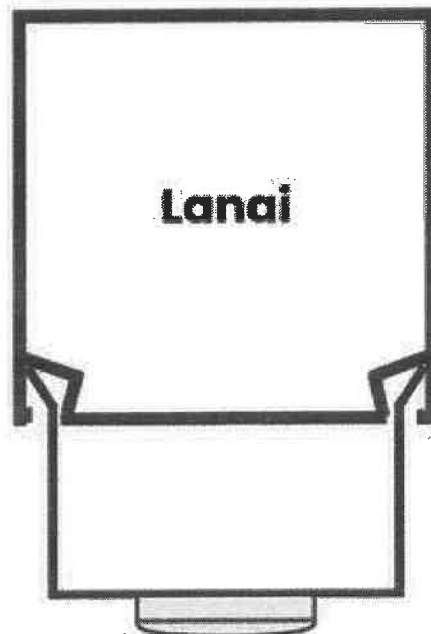
Image



Dimensions



Installation





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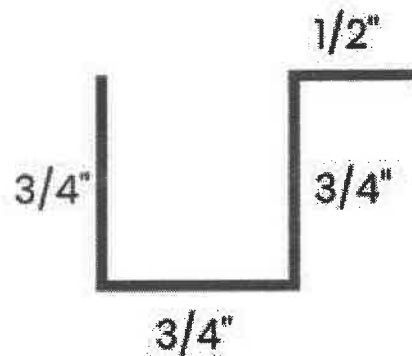
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Loom Track

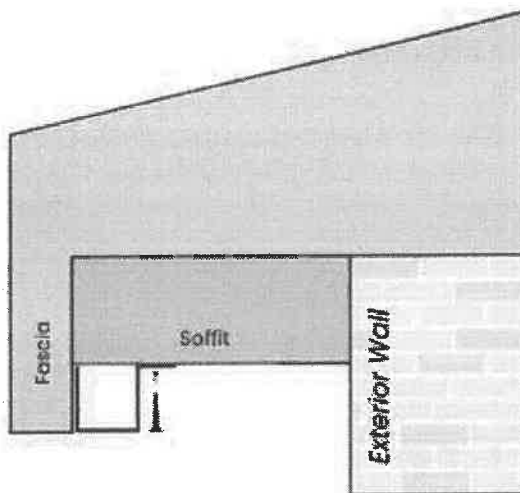
Image



Dimensions



Installation



Red lines indicate potential
Loom Track mounting applications

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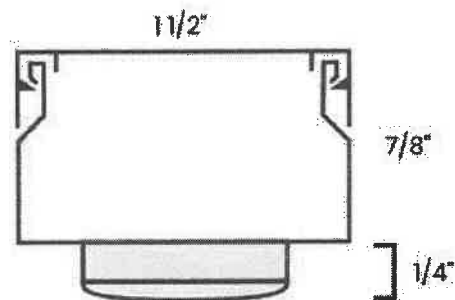
*Designed for hiding wires

Double Sided Track (Indoor Only)

Image



Dimensions

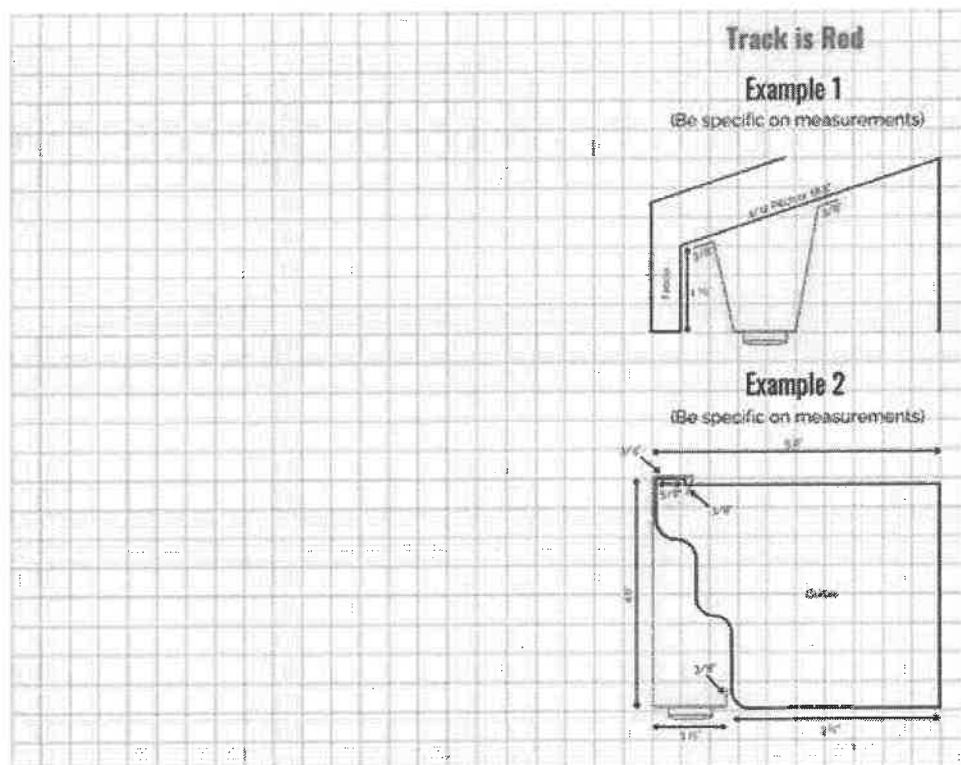


Description

The Double Sided Track is designed for **indoor** applications only. If you require a similar track for outdoor use, please refer to the U Channel Track.

Custom Track

Custom Work Sheet Example



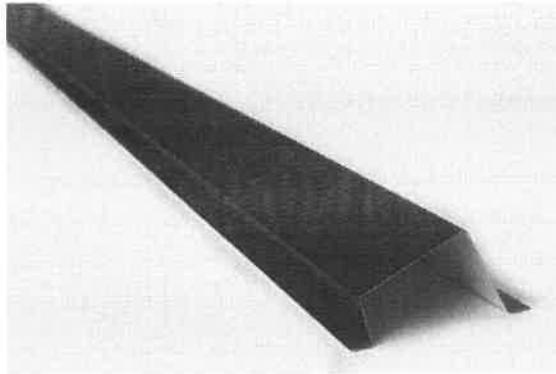
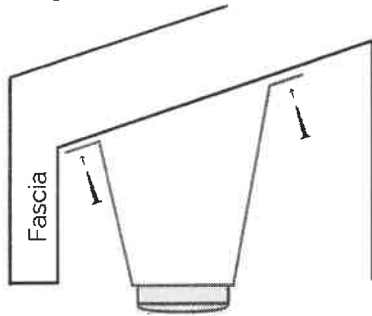
Restrictions

We can make any track within these restrictions. Let your imagination run.

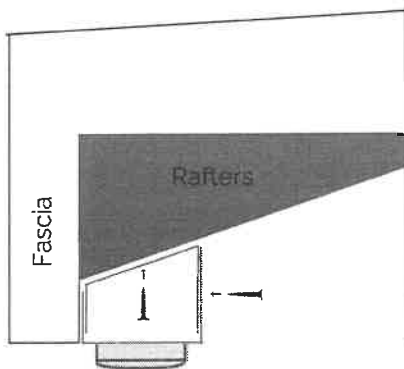
- The Custom Track must have one side not exceeding 3 1/4 inches due to the required hole punch.
- The face where the light hole is punched must be 1 1/2 inches or greater.
- Include all necessary lengths and angles in the drawing to ensure accurate fabrication.
- Additionally, please include any required flanges for mounting purposes.

Custom Track Examples

#1: Sloped Hat Track



#2: Sloped U Channel



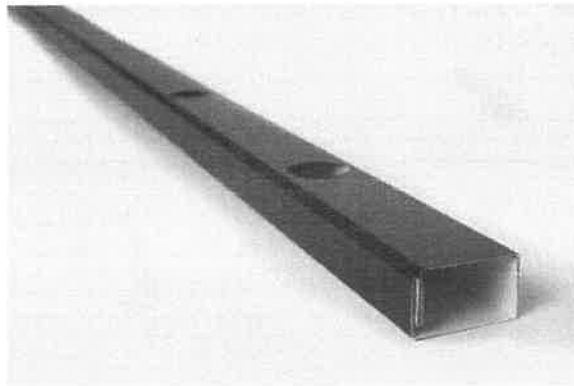
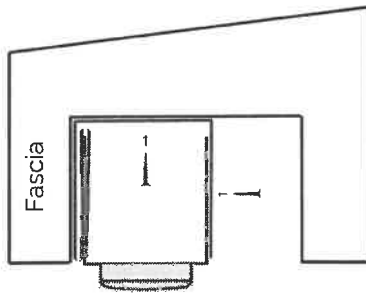


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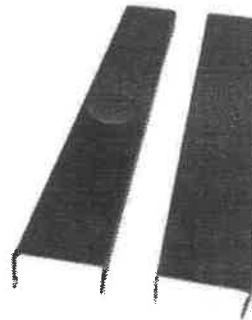
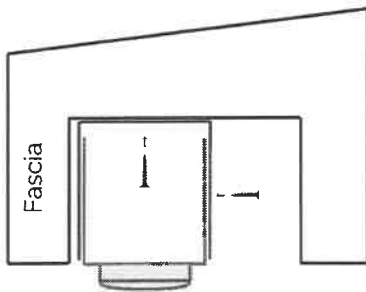
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Custom Track Examples Cont.

#3: S Lock U Channel

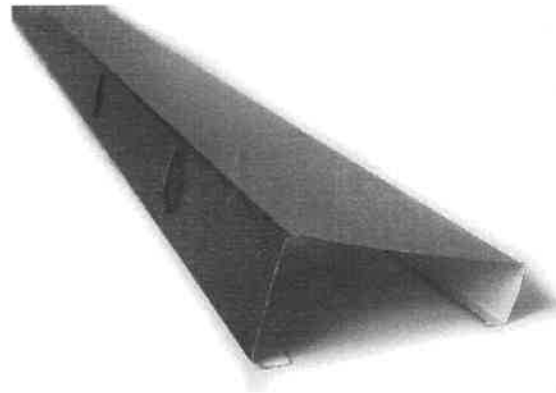
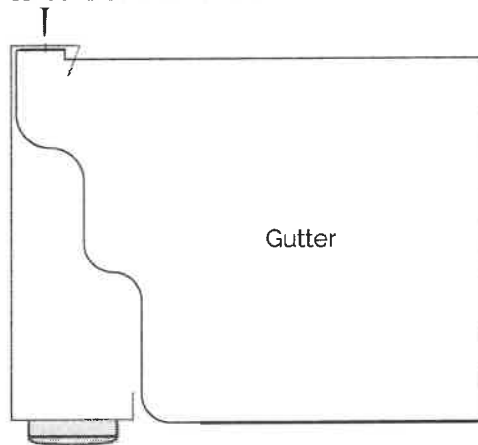


#4: Deep U Channel



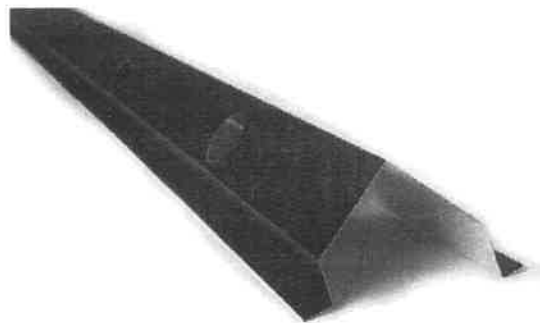
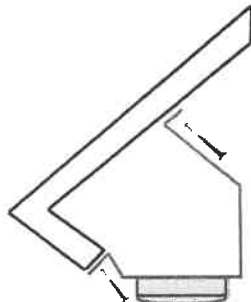
Custom Track Examples Cont.

#5: Gutter Track



*Use when no fascia or soffit is present

#6: Special Angled Track





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Custom Track Examples Cont.

#7: One Flange Hat Track

