



TOWNSHIP

**ADA TOWNSHIP PLANNING COMMISSION  
THURSDAY, AUGUST 20, 2020 MEETING, 7:00 PM**

**NOTICE REGARDING ELECTRONIC PARTICIPATION:**

**PURSUANT TO THE MICHIGAN GOVERNOR'S EXECUTIVE ORDER, IN ORDER TO PROTECT THE PUBLIC HEALTH, THIS MEETING WILL BE CONDUCTED VIA ELECTRONIC COMMUNICATIONS. ANY MEMBER OF THE PUBLIC WISHING TO LISTEN AND/OR WATCH THE PROCEEDINGS OR PROVIDE PUBLIC COMMENT MAY DO SO BY USING THE FOLLOWING INTERNET CONNECTION OR PHONE NUMBER AND MEETING ID NUMBER BELOW:**

**Click to join web videoconference:**

**<https://us02web.zoom.us/j/82969698176>**

**One tap mobile**

**+13126266799,,82969698176# or**

**+16468769923,,82969698176#**

**Dial-in phone audio:**

**1 312 626 6799 or**

**1 646 876 9923**

**Meeting ID: 829 6969 8176**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES OF JULY 16, 2020 MEETING**
- V. PUBLIC HEARINGS - None**
- VI. UNFINISHED BUSINESS**
- VII. NEW BUSINESS**
  - 1. PVM District Development Plan, Renovation and addition to current structure and parking, 555 Ada Drive SE., Parcel No. 41-15-34-101-045, Erhardt Construction, on behalf of Orchard Hills Properties, LLC
  - 2. Site Plan Review, Land Division Creating 13 Parcels on 100 acres and served by a private road in the RP-1 Rural Preservation 1 Zoning District, 3050 & 3046 Pettis Ave. NE, 41-15-05-300-028 & 029, Michael C. Bieker on behalf of Michael C. Bieker Trust & Stephen A. Bartz
- VIII. COMMISSION MEMBER / STAFF REPORTS**
- IX. PUBLIC COMMENT**
- X. ADJOURNMENT**

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE JULY 16, 2020 MEETING**

**Draft**

A meeting of the Ada Township Planning Commission was held on Thursday, July 16, 2020, at 7:00 p.m., via video/audio-conferencing, in conformance with the Michigan Governor's Executive Order authorizing electronic meetings.

**I. CALL TO ORDER**

**II. ROLL CALL**

Present: Burton, Butterfield (@7:03 p.m.), Carter (@7:10 pm), Easter, Heglund, Jacobs, Leisman

Absent: None

Staff Present: Ferro, Bajdek, Buckley

Public Present: Members

**III. APPROVAL OF AGENDA**

Moved by Jacobs, supported by Easter, to approve the agenda as written. Motion passed by unanimous roll call vote.

**IV. APPROVAL OF MINUTES OF MEETING OF THE JUNE 18, 2020 MEETING**

Leisman pointed out a typographical error on page 5 where it appears the term "app" should state "approval". All members agreed with stated error and proceeded with approval of minutes. Moved by Heglund, supported by Easter, to approve the minutes of the meeting as amended. Motion passed by unanimous roll call vote.

Butterfield arrived at 7:03 p.m.

**V. PUBLIC HEARINGS - None**

**VI. UNFINISHED BUSINESS - None**

**VII. NEW BUSINESS**

**1. Review of Revised PVM District Development Plans, to Include Approval of Proposed Sign Plans, 460, 496, & 472 Ada Dr. SE, Parcel Nos. 41-15-34-129-001, 007, & 008, Units 1, 7, & 8, River Street Commons Condominium, Dixon Architecture on behalf a River Street Partners, LLC & River Street Commons A7, LLC**

Leisman invited Ken Dixon to present his proposal. Dixon presented over the years of designing buildings together he has been questioned by property owners on signage allowance for each of the tenants. Dixon stated that the current signage in the redeveloped shopping center is not overwhelming or cluttered, but is lacking the standard streetscape which we see in so many other great small towns. Dixon stated that window displays, planters, and hanging flower baskets all contribute to a vibrant and interesting streetscape. Colors, shapes and interesting fonts on properly designed signs add richness to building facades. Dixon stated he had Jennifer Bonney in the meeting with CDV5 Property Management, who works with tenants and also shares concern of the lack of signage. Dixon would like the opportunity to expand the signage for these buildings. Dixon stated the buildings are two-sided buildings; there is need for signage in the front of the building and also the back of the building where you park. Dixon referred to renderings of proposed signage as presented in the packet.

Bajdek stated the sign regulations for the C-1 District, include standards for wall-mounted signs that limit the total area of all wall signs on a building, based on the floor area of the building. Bajdek stated that for buildings over 15,000 square feet in floor area, the regulations state that for a PVM District development

plan application, the Planning Commission may authorize maximum permitted area of all wall signs in excess of the normal 80 square foot limit. Bajdek stated there are two sign plans proposed. One plan is for the Unit 1/Unit 8 building. For signage purposes, Unit 1 (Building A1) and Unit 8 (Building A8) are being considered as one building. Bajdek said the second plan is for the building on Unit 7. The total aggregate wall sign area proposed for the A1/A8 building is 240 square feet as well as the A7 building. Bajdek concluded the plans proposed for size and the number of tenant wall signs are reasonable and appropriate, considering the number of building tenants and the arrangement of building entrances and parking.

Dan Carter arrived at 7:10 p.m.

Leisman asked for clarification of the conditions. Bajdek stated there will be up to 18 signs at 12 square feet each, 1 sign at 16 square feet sign, and 1 sign at 8 square feet. Heglund asked what the current wall sign maximum is. Bajdek stated that for buildings without any approval from the Planning Commission they are allowed up to 80 square feet. Bajdek noted that there was a similar sign plan adopted and approved by the Planning Commission in 2017 for the B2 building and the aggregate wall sign area approved was 242 square feet. Bajdek stated the current proposal is similar to what was approved on the B2 building, which is currently The Gravel Bottom Brewery.

Easter and Burton spoke positively of Dixon's proposal. Heglund asked if the building size of the proposed buildings are the same or bigger than the B2 building. Dixon stated they are about the same size.

Dixon stated the average sign is 12 square feet and the sign size varies from 4, 6, 8, and 16 square feet. Dixon said currently every tenant is allowed a maximum of 16 square feet for signage and may only have 2 signs. Dixon stated he is looking for more signage options on the buildings.

Ferro noted the need to specify for the other 18 potential signs an aggregate average 12 square feet per sign and a maximum 16 square feet.

Following discussion on current sign size and proposed sign size, Leisman recommended changing the language for condition number 1 and condition number 2 for clarification.

Leisman suggested re-wording as:

1. There shall be a maximum number of 20 wall signs on the A1/A8 building not exceeding 16 square feet per sign.
2. There shall be a maximum number of 20 wall signs on the A7 building not exceeding 16 square feet per sign.

It was moved by Jacobs, supported by Heglund, to approve the sign plan 460, 496, 472 Ada Dr. SE, Parcel Nos. 41-15-4-129-001, 007, & 008, Units 1, 7, & 8, River Street Commons Condominiums, subject to the following conditions:

1. There shall be a maximum number of 20 wall signs on the A1/A8 building not exceeding 16 square feet per sign.
2. There shall be a maximum number of 20 wall signs on the A7 building not exceeding 16 square feet per sign.
3. The aggregate area of all wall signs shall be no greater than 240 square feet for the A1/A8 building or the A7 building.
4. No tenant shall be permitted more than two (2) wall signs for the A1/A8 building or the A7 building.

Motion passed by unanimous roll call vote.

**2. Revised Final PUD Plan, to add a 896 square foot mezzanine, 6310 E. Fulton St., Unit #2, Fulton Woods Corporate Park, Parcel No. 41-15-29-444-002, Scott Gregory**

Ferro reported that when the Planning Commission approved the Final PUD for the warehouse/office building on Unit 2 in the Fulton Woods Office Park the site plan initially had 2 mezzanines in the ceiling. Ferro stated at the Planning Commission meeting the applicant indicated they were not going to install the mezzanines due to structural design issues. Ferro stated the applicant acknowledged that the square footage of the mezzanines was not included in the square footage of the building that was specified in the approval. Ferro stated that proposed Revised PUD Plan adds back a single mezzanine of 896 square feet which results in total building square footage of 8,816 square feet.

Applicant, Scott Gregory, reported the initial plan for mezzanines structurally posed some issues and later had a design which was feasible, not a lot of cost involved and would gain extra space. Gregory stated the future building is located behind where Jamie Ladd was and is now Ameriprize.

Heglund requested clarification on mezzanines. Mr. Gregory stated a mezzanine adds square footage on the main floor. Mr. Gregory added you often see a mezzanine above an office space and has potential of storing a lot of records.

Ferro stated the initial staff report in 2019 reflected 2 mezzanines totaling a larger square footage than what is proposed now. It was addressed in the original staff report but when it was prepared Bajdek didn't know of the decision to not to pursue the mezzanines.

It was moved by Heglund supported by Burton, to approve the Revised Final PUD plan to add an 896 square foot mezzanine. Motion passed by unanimous roll call vote.

**VIII. COMMISSION MEMBER / STAFF REPORTS**

**1. Proposed Change in Use from Residential to Office on 2<sup>nd</sup> Floor, and Change in Use from Residential Garages to Retail on First Floor, Unit B-6, Marketplace Square**

Ferro stated a potential change in previously reviewed plan for B6 building, Marketplace Square, was approved for retail space on the first floor and small residential units on second floor with attached garages on first floor that back out onto the street. Developer/owner is requesting approval to delete the residential units and use upper floor for office space so the first floor would be all retail and no garages. Ferro stated, if approved, the appearance now would become store front windows like the other buildings.

Dixon stated this project was presented in January, 2019, and things have changed since then. Dixon said the small residential suites don't work out financially any more.

Ferro stated there is a provision in the PVM district rules stating minor modifications may be approved by the zoning administrator with limitations. Ferro said the proposed change conforms with all the limitations. Ferro stated he would approve this proposed change at staff level, unless he hears objections from commission members.

Leisman stated he agrees this proposal may be approved the discretion of the zoning administrator as a minor change. He stated that he conferred with Ferro and suggested it be communicated to the commission. The Planning Commission Board all in agreement to accept this report.

**IX. PUBLIC COMMENT – None**

**X. ADJOURNMENT**

Moved by Jacobs, supported by Easter, to adjourn meeting at 7:46 p.m. Motion accepted unanimously.

Respectfully submitted,

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Jacqueline Smith, Ada Township Clerk  
rs:eb



## MEMORANDUM

Date: 08/19/20

**TO:** Ada Township Planning Commission  
**FROM:** Jim Ferro, Planning Director  
**RE:** PVM District Development Plan, Renovation and addition to existing office building and parking, 555 Ada Drive SE., Parcel No. 41-15-34-101-045, Erhardt Construction, on behalf of Orchard Hills Properties, LLC

### **Overview of Proposed Plan:**

The new owner of the property at 555 Ada Dr. (NW corner of Ada Dr. and Thornapple River Dr.) proposes to make minor changes to the existing office building and site by adding an attached, 2-stall garage, and removing and replacing the existing roof with new dormers to provide added floor area. Total proposed floor area is 7,338 square feet. The use of the building will be a private, personal office.

In addition, the existing parking area will be removed and replaced with a new parking area with significantly fewer parking spaces than currently exist. In addition, a former driveway access to the building from Ada Drive is proposed to be removed and replaced with an outdoor seating plaza enclosed by a garden wall. The existing access drive to Ada Drive is also proposed to be re-constructed. This will require issuance of a permit for work in the right-of-way by the Kent County Road Commission.

The proposed attached garage addition to the building is oriented toward the rear of the property, with little visibility from Thornapple River Dr.

The proposed building improvements include use of both standing seam metal roofing and natural slate tile in place of the current asphalt shingle roofing, and replacement of existing vinyl siding with fiber cement siding. In addition, a brick façade will be placed on the exposed foundation wall between the ground level and bottom of the lap siding.

Prior to its use as a business office for the past 20+ years, the site and building served as the Township Hall and Fire Station. Portions of the former Township Hall building were retained and added on to, resulting in the building that currently exists.

In view of the building's former Township Hall use, the application is requested to be reviewed as development on a "Civic Building Lot" under the PVM District regulations.

### **Application of PVM District Standards to the Site:**

#### **Lot Type and Permitted Uses:**

The Regulating Plan included in the PVM Overlay District designates the subject property in the "Village Core" zone. In this transect zone, allowable lot types include both "Village Blockfront Lot" and "Civic Building Lot." The subject could potentially be considered as either of these lot types. The applicant has proposed designation of the property as a Civic Building Lot.

A "Civic Building Lot" is defined in the code as "a lot located and designed to accommodate or which has accommodated a building which contains or has contained public or civic uses ..."

The subject property falls within this definition. Standards contained in the PVM district rules for Civic Building lots are minimal, and include the following:

Table XX-A.2, Dimensional Standards for Lot Types

| Lot Type  | Lot Area (Sq. Ft.) (Min./Max.) | Lot Width (Ft.) (Min./Max.) | Frontage % (Min./Max.) | Maximum Lot Coverage | Yards (Ft)                                |   |           |           | Height (Min./Max.) in Stories |                               | ADU (Max. Building Footprint Sq. Ft.) |
|---|--------------------------------|-----------------------------|------------------------|----------------------|---|---|-----------|-----------|-------------------------------|-------------------------------|---------------------------------------|
|   |                                |                             |                        |                      | Street                                    |   | Min. Side | Min. Rear | Village Core & Village Center | Village Proper & Village Edge |                                       |
|   |                                |                             |                        |                      | Village Core & Village Center (Min./Max.) | Village Proper & Village Edge (Min./Max.) |           |           |                               |                               |                                       |
| <b>Civic Building</b><br>(Village Core, Village Center and Village Proper 1 only) | None                           | None                        | None                   | 100%                 | None                                      | None                                      | 0         | 10        | 1/4                           | 1/4                           | 1,250                                 |

The existing building and proposed addition have the following setbacks from property lines:

Ada Drive frontage: 1.3 feet

Thornapple River Dr. frontage: 42.4 feet from nearest building corner, and approx.37 feet from the nearest corner of the re-constructed porch.

Northeast side lot line: existing setback varies from .4 feet to .9 feet, from the shared property line with the JH Real Estate property.

West side lot line: 66 feet from the shared lot line with the Blimpie/Hungry Howies property.

The existing building and proposed addition comply with all of the dimensional standards for a Civic Building lot. For reference purposes, the proposed changes to the site also conform with the setback and building height standards of the C-1 zoning district.

Conformance with Architectural Standards:

All of the exterior materials proposed to be used conform with the PVM district standards and are an upgrade from the current exterior materials. The outdoor seating area will be enclosed by a 4-foot high masonry wall, topped by 2-foot high pickets, in conformance with the 6-foot height standard contained in the regulations.

The addition of new dormers within the roof give the building more of a 2-story appearance and break up the mass of the roof, which dominates the existing building. Window styles, groupings and dimensions all conform with the PVM district standards.

Conformance with Building Form and Placement Standards:

Primary Entrance: The building will continue to have a primary entrance facing Ada Drive.

Parking:

The parking area will continue to be accessed from Thornapple River Dr. The setback of parking from the Thornapple River Dr. right-of-way will be increased from 13 feet currently to 20 feet.

The PVM district regulations (Sec. 78-478, Par. (2)) state that “to the maximum extent practicable, off-street parking must be located within buildings or behind buildings so that buildings can screen parking areas from sidewalks and streets.” “Parking lots in side yards may be permitted ... provided these lots are set back a minimum of 20 feet from lot lines adjoining rights-of-way.”

The above standard is met.

The total parking supply is 25 spaces, serving a total building size of 7338 square feet. Minimum parking required at a ratio of 1 space per 300 square feet is 24.46 spaces. The 7 parking spaces located closest to Ada Dr. are designated for visitor use, while the remaining 18 spaces are located behind an access gate and restricted to staff access only.

#### Landscaping:

There are several existing good-sized maple trees located within or near the parking lot that are identified on the existing conditions plan. Based on the proposed parking layout, it appears that 2 of the 4 existing maple trees will need to be removed. (The demolition plan does not identify trees to be removed). It appears that one of these trees, located just south of a large proposed island along the west edge of the parking area, could be retained if the location of the island is shifted slightly to the south. The possibility of making this adjustment should be evaluated.

A conceptual landscape plan has been submitted, which shows substantial quantities of ornamental trees, shrubs and flowering plants installed around most of the building perimeter and at property line perimeters.

A more detailed plan providing quantities, sizes and species of plantings should be submitted for review and approval by Township staff prior to initiation of landscape improvements.

#### Exterior Lighting:

A note on the site plan indicates “all lighting shall be shielded from all adjacent properties,” and that “proposed lighting shall consist of wall-mounted lights and light poles, both fitted with ‘shoebox’ type fixtures.”

A fixture specification should be submitted prior to building permit issuance.

#### Storm Water Management:

Re-configuration of the parking area will significantly reduce the impermeable area on the site, resulting in less storm water runoff. The Township’s storm water regulations do not require on-site storage and controlled release of storm water in this area of the Township. However, the Township’s library/community center site has an existing storm water detention basin that was installed as part of the Headley St. re-construction project. The basin was designed to accommodate runoff from private development sites adjoining the street.

The grading and drainage plan adds a short (1 foot high) retaining wall along the west edge of the parking area. This will correct the existing condition in which pavement runoff flows onto the adjoining property.

The existing conditions drawing identifies 4 existing catch basins on the site. Two will be permanently removed in connection with removal of pavement that will not be replaced. Of the remaining two, the yard drain in the lawn will be retained, and an existing catch basin in the parking lot is converted to a covered manhole. Three new catch basins are added, directing parking lot runoff to the storm sewer system to the north in Headley St. The yard drain will continue to discharge to the storm sewer in Ada Drive.

#### Conclusions and Recommendation:



The plan proposes incremental changes to an existing developed site that will bring the site and building closer to conformance with the intent of the PVM district than exists at present. By adding more substantial roof dormers to expand floor area on the 2<sup>nd</sup> story, the building will have more of a 2-story appearance, instead of appearing to be a 1-story building that is visually dominated by the roof.

Removal of the unused Ada Drive curb cut and driveway pavement, and enclosing this area as a walled courtyard will visually enhance the site. The building and site changes will give the site more of an “urban” character.

None of the proposed improvements are in conflict with PVM district standards.

Approval of the plan is recommended, subject to the following conditions:

1. The site shall be developed substantially in conformance with the plans titled “555 Ada Drive SE,” Plan Sheets C-201, C-203, C-205, C-300, C-400 and C-500, all dated 8/18/20, prepared by Nederveld, and plans titled “555 Ada Drive SE,” Plan Sheets A201, A202, A203, A500, all dated 7/23/2020 and L101, dated 8/5/20, prepared by Steven W. Spandle, except as modified below.
2. A right-of-way permit shall be issued by the Kent County Road Commission and provided to the Township, prior to initiation of driveway replacement work on Thornapple River Dr. and removal of the driveway access on Ada Dr.
3. Consideration shall be given to shifting the location of the large landscape island at the west edge of the proposed parking area to the south, in order to preserve an existing maple tree on the site.
4. The demolition plan shall be modified to identify trees to be removed.
5. The landscape plan shall be revised to identify quantities, sizes and species of plant materials, for review and approval by Township staff prior to initiation of landscape improvements.
6. Specifications and locations for exterior light fixtures and mounting height for pole-mounted fixtures shall be provided, prior to issuance of a building permit.



TOWNSHIP

**SITE PLAN REVIEW APPLICATION**

Applicant: Joe Kuhn

Telephone No: Office 616 676-1222 Cell 616 490-6087

Contact Name: Same as Applicant

Email: jkuhn@erhardtcc.com

Mailing Address: 6060 Fulton East Ada, MI 49301

Property Owner: Orchard Hills Properties, LLC  
(If different than applicant)

Telephone No:

Mailing Address: 3133 Orchard Vista Dr. SE Grand Rapids, MI 49546

Permanent Parcel No.(s) of subject property:

Zoning District: C-1/PVM District

41 15 - 34 - 101 - 045, 41 \_\_\_\_\_  
41 \_\_\_\_\_, 41 \_\_\_\_\_

Address of subject property: 555 Ada Drive SE Ada, MI 49301

Name of Project: 555 Ada Drive

Type of Project:

- |  |                          |   |
|--|--------------------------|---|
| <input checked="" type="checkbox"/> PVM District Development Plan                        | <input type="checkbox"/> | Site Condominium                          |
| <input 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 (Staff review)                 |                          | (Planning Commission Review)              |

Summary project description: Renovation and addition to current structure and parking

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: *Joe Kuhn*

Date: 7-26-2020

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

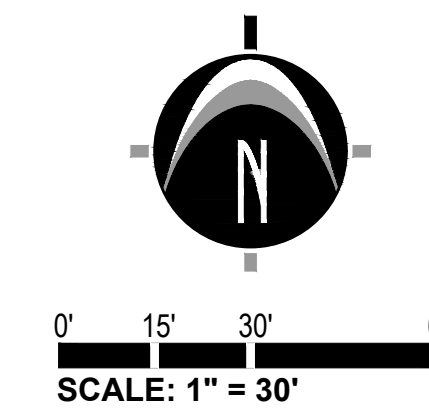
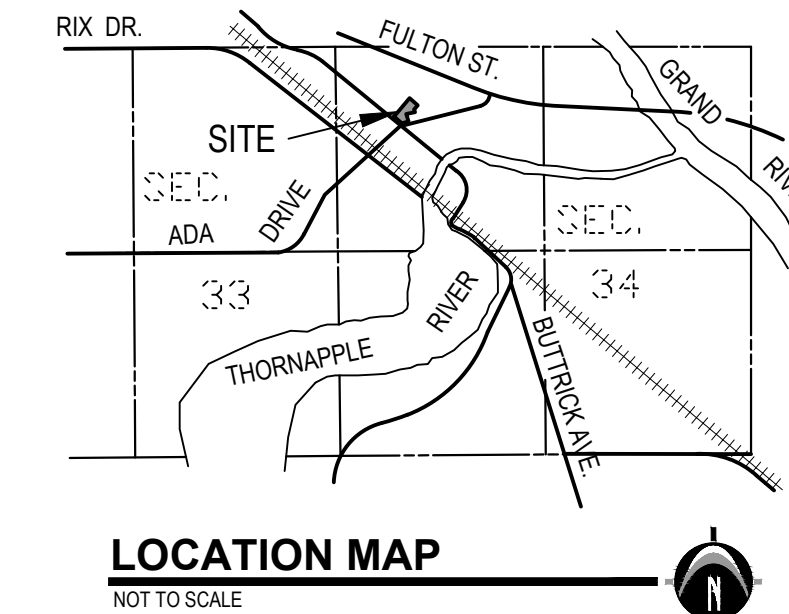
Date: 7-28-2020

**TO BE COMPLETED BY ADA TOWNSHIP**

Application received: \_\_\_\_\_ by: \_\_\_\_\_  
mm/dd/yy

Application fee of \$ \_\_\_\_\_ received \_\_\_\_\_ by \_\_\_\_\_ Check # \_\_\_\_\_ Receipt # \_\_\_\_\_  
mm/dd/yy

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



**LEGEND**

|  |                        |
|--|------------------------|
|  | Air Conditioner        |
|  | Catch Basin - Round    |
|  | Catch Basin - Square   |
|  | Cable Riser            |
|  | Electric Meter         |
|  | Electric Riser         |
|  | Flag                   |
|  | Gas Meter              |
|  | Guy Anchor             |
|  | Iron - Set             |
|  | Iron - Found           |
|  | Light Pole             |
|  | Manhole                |
|  | Phone Riser            |
|  | Sign                   |
|  | Sanitary Sewer Manhole |
|  | Set Wood Stake         |
|  | Stormwater Manhole     |
|  | Transformer            |
|  | Utility Pole           |
|  | Overhead Utility       |
|  | Fence                  |
|  | Asphalt                |
|  | Concrete               |
|  | Existing Building      |

**TITLE INFORMATION**

The Title Description and Schedule B items herein are from First American Title Insurance Company, Commitment No.: 5011426-869198, Pro Forma, effective date November 21, 2019

**TITLE DESCRIPTION**

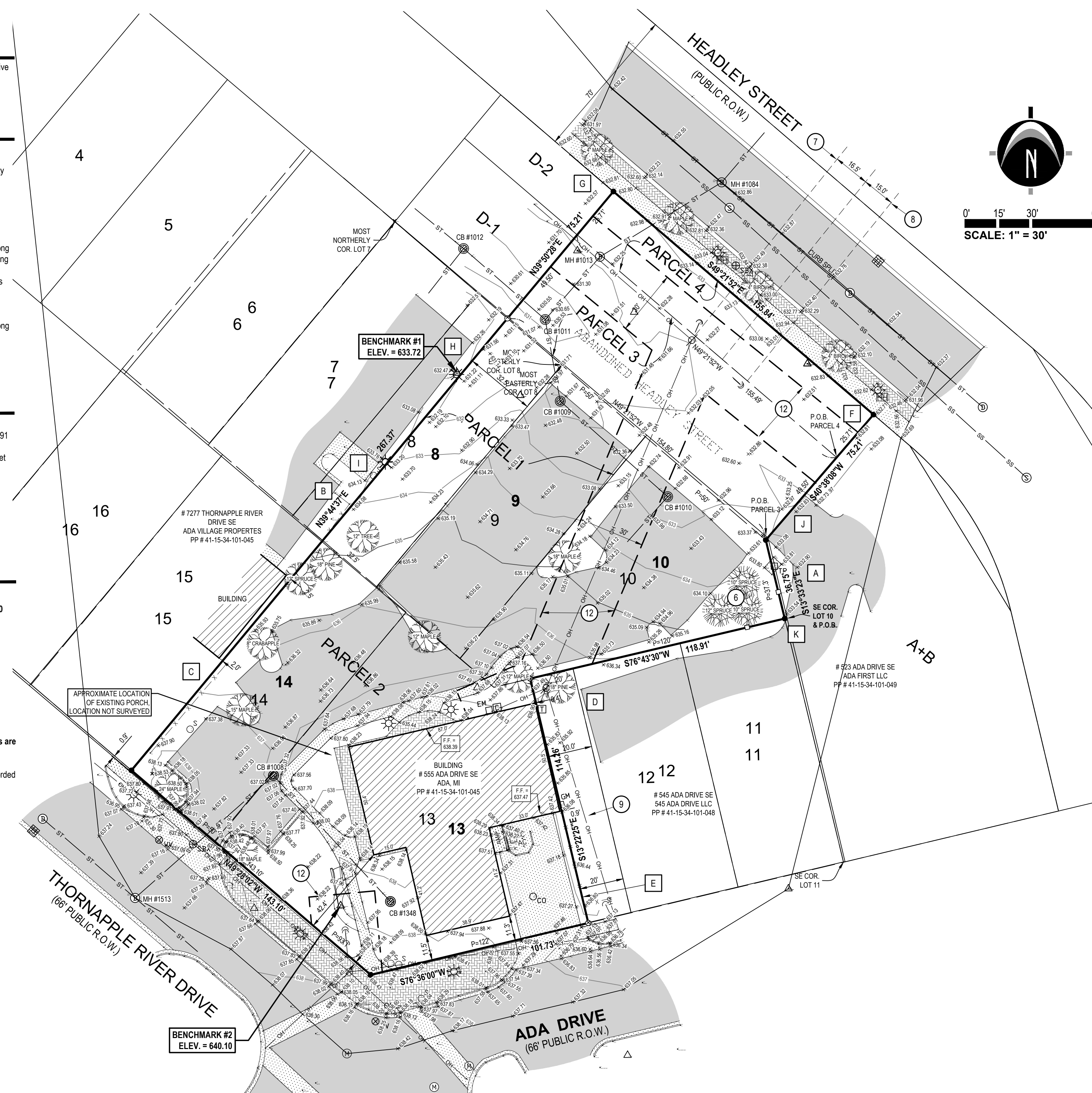
Land in the Township of Ada, Kent County, MI, described as follows:  
**PARCEL 1:**  
 Lot(s) 9 and the Southeastly 32.5 feet of Lot 8 of LAMPERT'S ADDITION according to the plat thereof recorded in Liber 24 of Plats, Page 24 of Kent County Records.  
**PARCEL 2:**  
 Lots 10, 13 and 14, EXCEPT the Easterly 20 feet of Lot 13, LAMPERT'S ADDITION to the Village of Ada, Kent County, Michigan, as recorded in Liber 24 of Plats, Page 24.  
**PARCEL 3:**  
 Part of the Northwest 1/4 of Section 34, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the Southeast corner of Lot 10, LAMPERT'S ADDITION (as recorded in Liber 24 of Plats on Page 24); thence North 13 degrees 33 minutes 23 seconds West 36.75 feet along the Northeastly line of said Lot 10 to the PLACE OF BEGINNING of this description; thence North 49 degrees 21 minutes 52 seconds West 154.80 feet along the Northeastly line of Lots 8, 9 and 10 of said LAMPERT'S ADDITION to a point which is 32.5 feet Northwest of the most Easterly corner of said Lot 8; thence North 39 degrees 50 minutes 28 seconds East 49.50 feet to the Northeastly line of abandoned Headley Street; thence South 49 degrees 21 minutes 52 seconds East 155.49 feet along said Northeastly line; thence South 40 degrees 38 minutes 08 seconds West 49.50 feet to the place of beginning.  
**PARCEL 4:**  
 Part of the Northwest 1/4 of Section 34, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the Southeast corner of Lot 10, LAMPERT'S ADDITION (as recorded in Liber 24 of Plats on Page 24); thence North 13 degrees 33 minutes 23 seconds West 36.75 feet along the Northeastly line of said Lot 10; thence North 40 degrees 38 minutes 08 seconds East 49.50 feet to the Northeastly line of abandoned Headley Street and the PLACE OF BEGINNING of this description; thence North 49 degrees 21 minutes 52 seconds West 155.49 feet along said Northeastly line; thence North 39 degrees 50 minutes 28 seconds East 25.71 feet to the Southwesterly line of Relocated Headley Street; thence South 49 degrees 21 minutes 52 seconds East 155.84 feet along said Southwesterly line; thence South 40 degrees 38 minutes 08 seconds West 25.71 feet to the place of beginning.

**AS SURVEYED DESCRIPTION**

Lots 9, 10 and 14, and part of Lots 8 and 13, Lampert's Addition, as recorded in Liber 24 of Plats, Page 24, and part of the Northwest 1/4 of Section 34, T7N, R10W, Ada Township, Kent County, Michigan, described as: Beginning at the Southeast corner of Lot 10, said Lampert's Addition; thence S76°43'30"W 118.91 feet along the South line of said Lot 10; thence S13°22'25"E 114.26 feet along the West line of the East 20 feet of said Lot 13; thence S76°36'00"W 101.73 feet along the South line of said Lot 13; thence N49°28'02"W 143.10 feet along the Southwesterly line of said Lots 13 and 14; thence N39°44'37"E 267.37 feet along the Northwesterly line of said Lot 14 and the Northwesterly line of the Southeastly 32.5 feet of said Lot 8; thence N39°50'28"E 75.21 feet to the Southwesterly line of relocated Headley Street; thence S49°21'52"E 155.84 feet along said Southwesterly line; thence S40°38'08"W 75.21 feet; thence S13°33'23"E 36.75 feet along the East line of said Lot 10 to the point of beginning.

**SCHEDULE B - SECTION II NOTES**

- Terms and Conditions contained in Warranty Deed as disclosed by instrument recorded in Liber 2015, page 954. **The easement described in this document gives right to lay sewer line over Lot 10, Lampert's Addition, to benefit adjacent property consisting of Lots 11, 12 and the East 20 feet of Lot 13, said Lampert's Add. (no location indicated).**
- Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1674, page 486. **is shown on this survey.**
- Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1674, page 485. **The easement described in this document is shown on this survey.**
- Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1608, page 74. **The easement described in this document is shown on this survey.**
- Terms and Conditions contained in Declaration of Restrictive Covenants as disclosed by instrument recorded in Liber 2829, page 27. **No easements are indicated in document.**
- Easement For Electric Facilities in favor of Consumers Energy Company and the Covenants, Conditions and Restrictions contained in instrument recorded in 202006050047052. **The easement described in this document is shown on this survey.**



**DRAWING NOTES**

- Transformer pad on property line
- NE fence corner is 1.2' NW of property line. SE fence corner is on property line.
- NE fence corner is 2.3' SE of property line. SW end of fence is 1.6' SE of property line.
- Light pole is 4.4' E & 4.7' S of property corner. Guy anchor is 2.5' e of property line.
- Fence is 0.2' E of property line.
- SW edge of conc. walk is on property corner.
- SW edge of conc. walk is 0.2' SW of property corner.
- Light pole is 1.5' NW of property line.
- Light pole is 1.0' NW of property line.
- NW edge of blacktop on property line.
- E edge of blacktop 0.6' E of property corner.

**SURVEYOR'S NOTES**

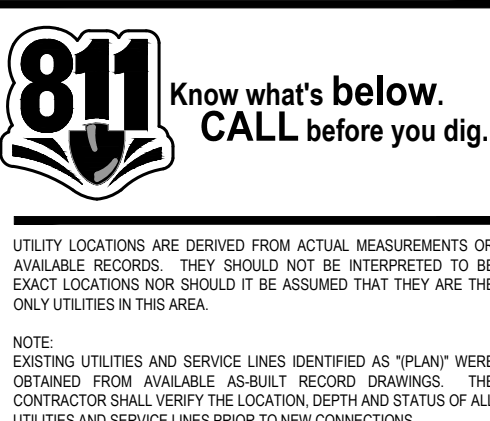
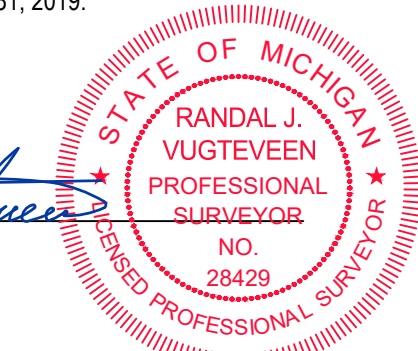
- ALTA TABLE "A" ITEM NO. 4 - Gross Land Area: 54,548 Square Feet / 1.25 Acres
- ALTA TABLE "A" ITEM NO. 9 - Parking Information  
**No parking spaces were evident at the time of survey.**
- Basis of Bearing: Ada Drive right-of-way = N76°36'00"E
- Note to the client, insurer, and lender - With regard to Table A, Item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.

**SURVEYOR'S CERTIFICATION**

To First American Title Insurance Company, Peninsular Oil and Gas Company, Peninsular Oil & Gas Company Michigan Basin Venture No. 2 Limited Partnership, a Michigan limited partnership; Peninsular Oil & Gas Company - Michigan Basin Venture #2 Limited Partnership, a Michigan limited partnership; Orchard Hill Properties, LLC, a Michigan limited liability company.  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7a, 8, 9 and 13 of Table A thereof. The fieldwork was completed on December 31, 2019.

Date of Plat or Map: June 25, 2020

*Randal J. Vugteveen*  
 Randal J. Vugteveen  
 Professional Surveyor No. 28429  
 Nederveld, Inc.  
 rvugteveen@nederveld.com



**555 Ada Drive SE**  
**Existing Site Conditions Plan**  
 PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W,  
 ADA TOWNSHIP, KENT COUNTY, MICHIGAN

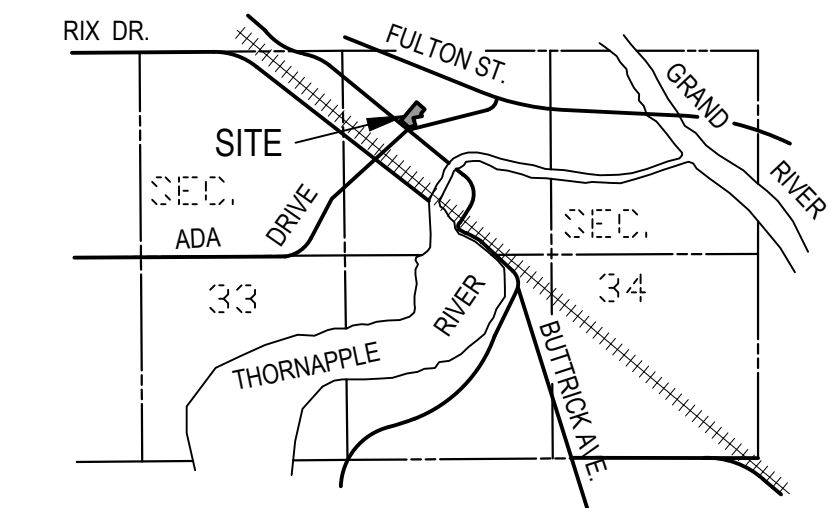
**STAMP:**

**PROJECT NO:**  
 20400610

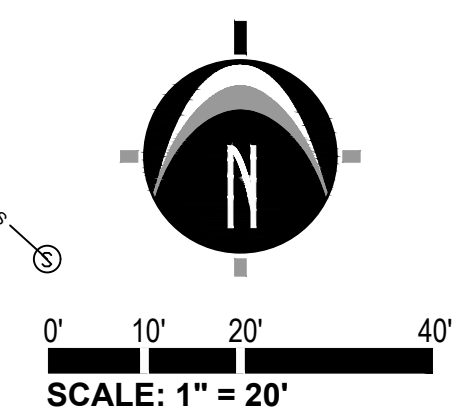
**SHEET NO:**  
**C-201**

**PREPARED FOR:**  
 Erhardt Construction Company  
 Ryan Formisma  
 6060 E. Fulton Street  
 Ada, MI 49301  
 Phone: 616.825.2908

**REVISIONS:**  
 Title: Preliminary Site Plan Submittal  
 Drawn: CM Checked: Date: 7/22/2020  
 Title: Preliminary Site Plan Submittal REVISION  
 Drawn: CM Checked: Date: 8/05/2020  
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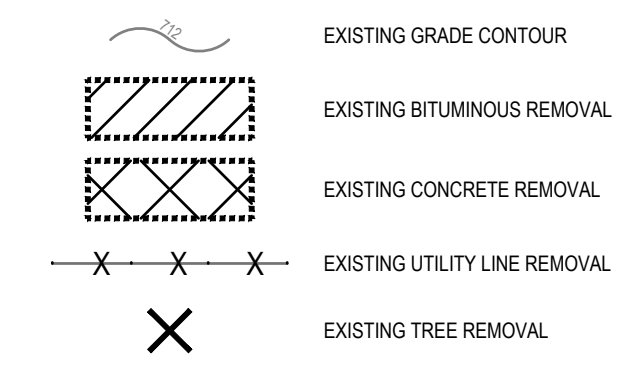
**LOCATION MAP**  
 NOT TO SCALE



**REMOVAL / DEMOLITION NOTES**

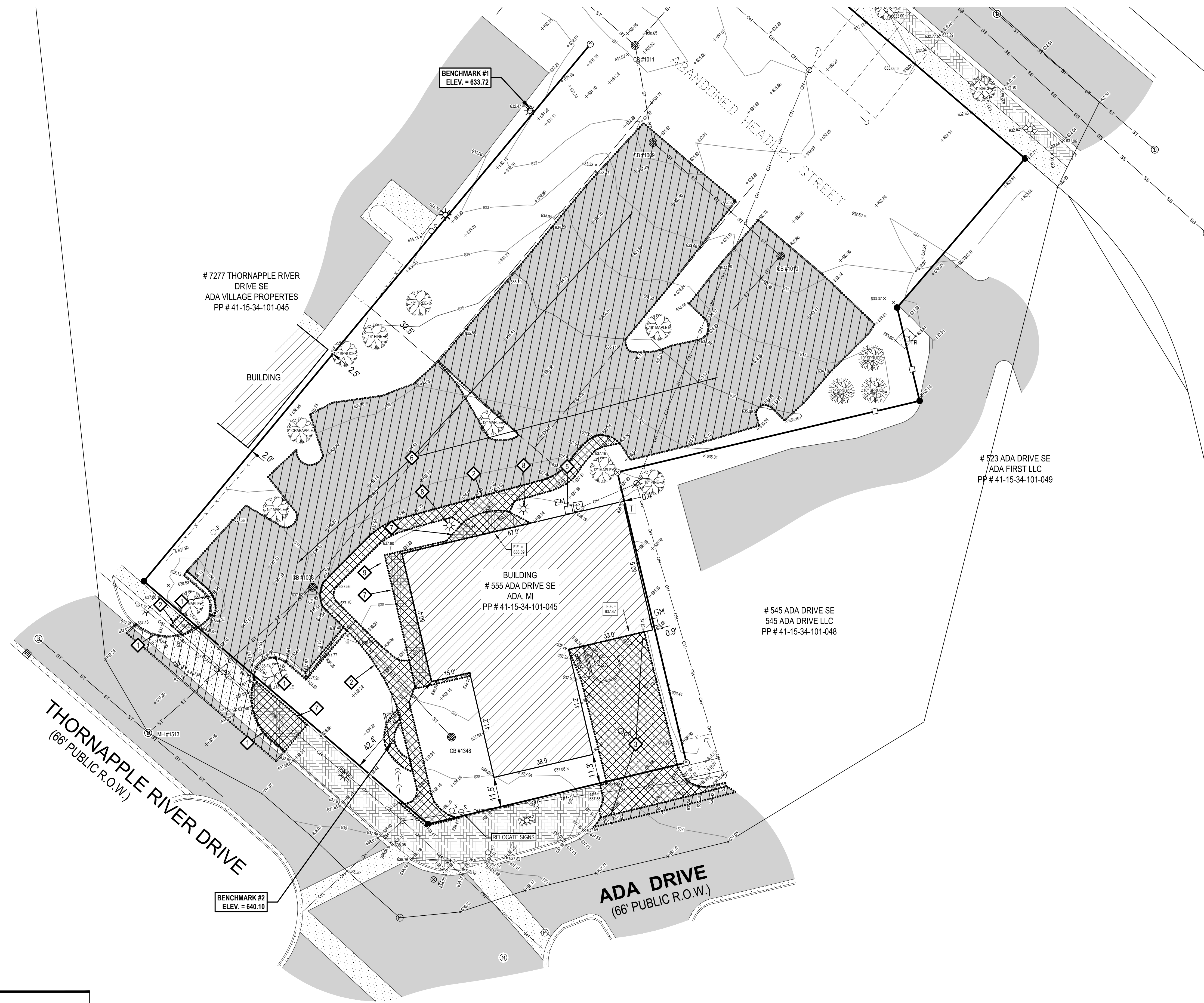
- |   |                                      |
|---|--------------------------------------|
| 1) REMOVE EXISTING CONCRETE CURB & GUTTER | 9) REMOVE EXISTING LIGHT             |
| 2) REMOVE EXISTING CONCRETE SIDEWALK      | 10) REMOVE EXISTING PORCH            |
| 3) REMOVE EXISTING CONCRETE DRIVEWAY      | 11) REMOVE EXISTING ASPHALT DRIVEWAY |
| 4) REMOVE EXISTING AIR CONDITIONING UNIT  | 12) REMOVE EXISTING BRICK PAVERS     |
| 5) REMOVE EXISTING ELECTRIC METER         |                                      |
| 6) REMOVE EXISTING ASPHALT DRIVEWAY       |                                      |
| 7) REMOVE EXISTING BRICK PAVERS           |                                      |

**LEGEND**



**REMOVAL / DEMOLITION NOTES**

- 1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
- 10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
- 11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER.
- 12) ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.



**555 Ada Drive SE**

**Demolition Plan**

PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W,  
 ADA TOWNSHIP, KENT COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
 20400610

**SHEET NO:**  
**C-203**

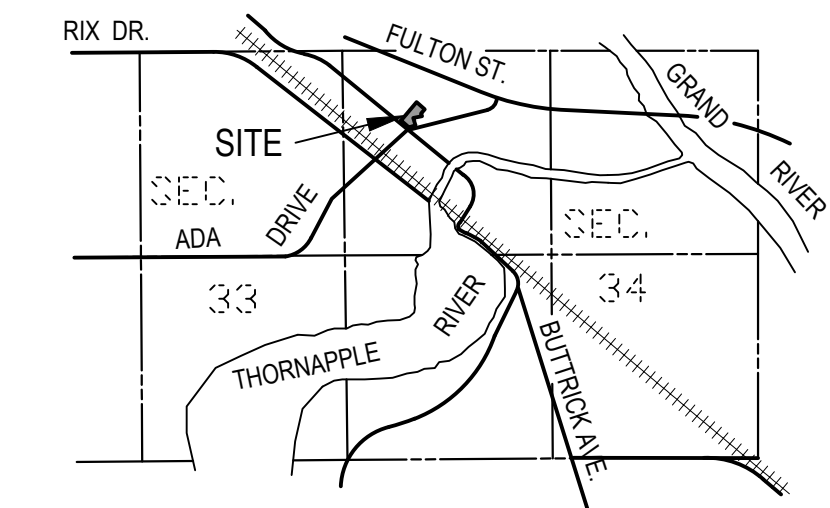
**811** Know what's below.  
**CALL before you dig.**

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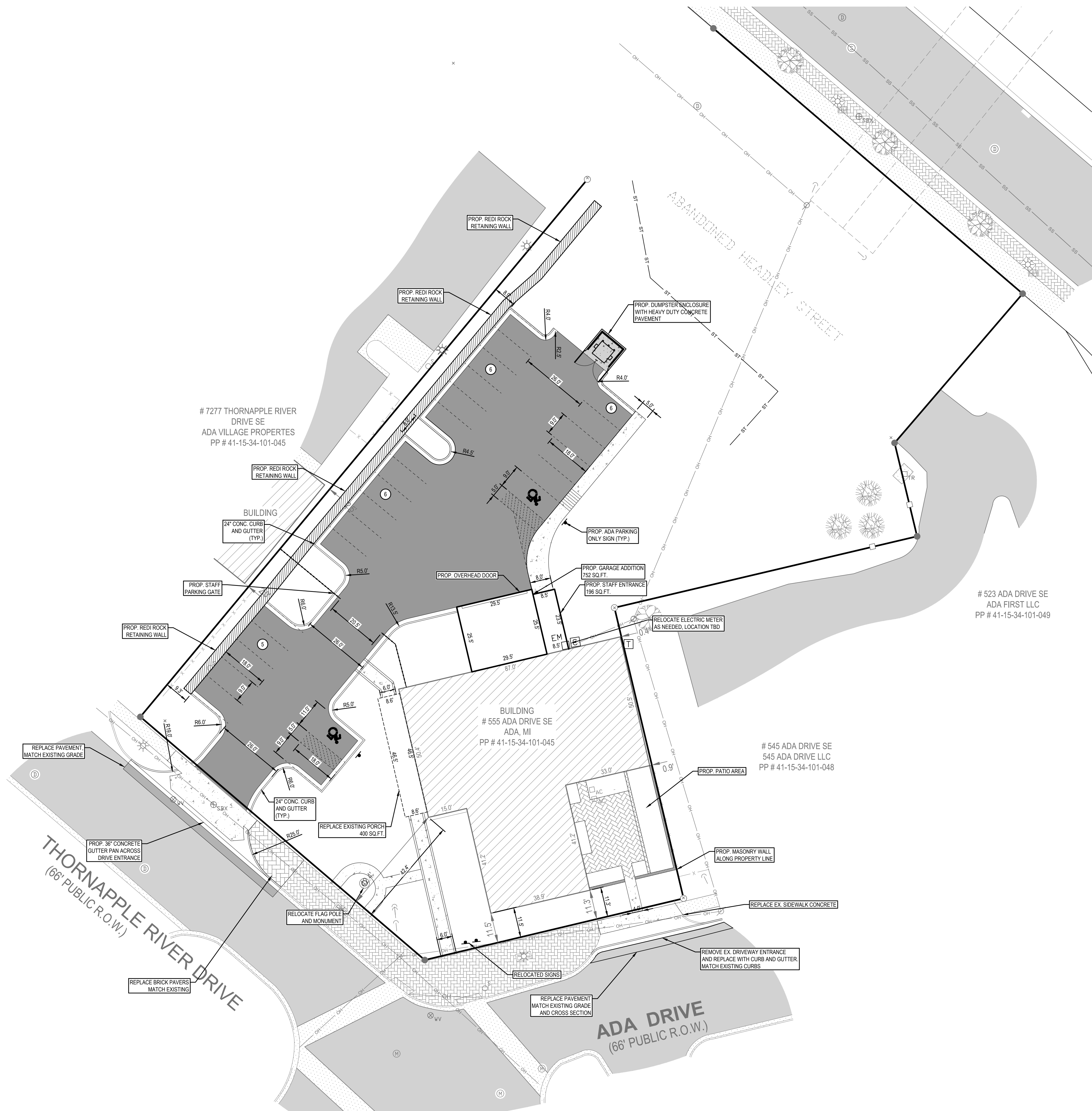
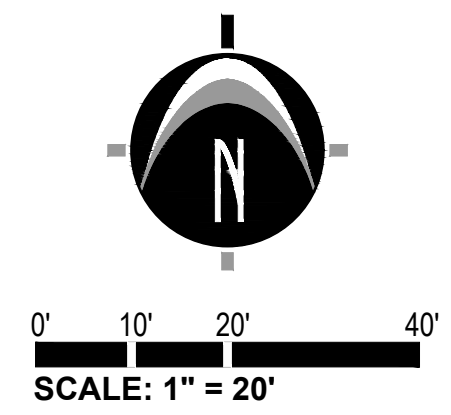
NOTE:  
 EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

**PREPARED FOR:**  
 Erhardt Construction Company  
 Ryan Formisma  
 6060 E. Fulton Street  
 Ada, MI 49301  
 Phone: 616.825.2908

**REVISIONS:**  
 Title: Preliminary Site Plan Submittal  
 Drawn: CM Checked: Date: 7/22/2020  
 Title: Preliminary Site Plan Submittal REVISION  
 Drawn: CM Checked: Date: 8/05/2020  
 Title: Site Plan Approval  
 Drawn: CM Checked: Date: 8/18/2020



**LOCATION MAP**  
 NOT TO SCALE



**LEGEND**

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

**GENERAL NOTES**

- 1) ZONING OF PROPERTY: C-1 PUD - VILLAGE BUSINESS PUD  
 C-1 ZONING REQUIREMENTS  
 A) MINIMUM LOT AREA = 15,000 SQ.FT.  
 B) MINIMUM LOT WIDTH = 100 FT.  
 C) MAXIMUM BUILDING HEIGHT = 35 FT.  
 D) MAXIMUM BUILDING FOOTPRINT = 8,000 SQ.FT.  
 SETBACKS  
 A) FRONT YARD = 40 FT.  
 B) SIDE YARD = NONE  
 C) REAR YARD = 10 FT.
- 2) SUMMARY OF LAND USE:  
 A) TOTAL ACREAGE = 1.25 ACRES (54,497 SQ.FT.) (EXCLUDING R.O.W.)  
 B) AREA OF PROPOSED BUILDING = 7,338 SQ.FT.  
 C) BUILDING HEIGHT = APPROX. 25 FT.  
 D) LOT COVERAGE = 13.5%  
 E) GROSS PAVEMENT AREA = APPROX. 11,360 SQ.FT.  
 F) GROSS CONCRETE AREA = APPROX. 2,410 SQ.FT.  
 G) ZONING OF PARCELS TO SOUTH AND WEST = C-1  
 ZONING OF PARCELS TO NORTH AND EAST = C-1
- 3) PARKING REQUIREMENTS:  
 A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9'x18' (26' AISLE)  
 B) TYPICAL PARKING SPACE PROVIDED = 9'x18' (26' AISLE)  
 C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11'x18' WITH 5' AISLE  
 D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 9'x18' WITH 5' AISLE  
 E) NUMBER OF SPACES REQUIRED = 25 (BASED ON TOWNSHIP REQUIREMENTS, INCLUDING 25% OVERAGE)  
 F) NUMBER OF SPACES PROVIDED = 25  
 G) NUMBER OF ADA SPACES PROVIDED = 2
- 4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- 5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- 6) UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- 7) CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- 8) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.
- 9) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-15-34-101-045.  
 THE ADDRESS OF THE PROPERTY IS 555 ADA DRIVE SE.
- 10) NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.

**555 Ada Drive SE**

**Site Layout Plan**

PART OF THE NORTHWEST 1/4 OF SECTION 34, T1N, R10W,  
 ADA TOWNSHIP, KENT COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
 20400610

**SHEET NO:**  
**C-205**

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

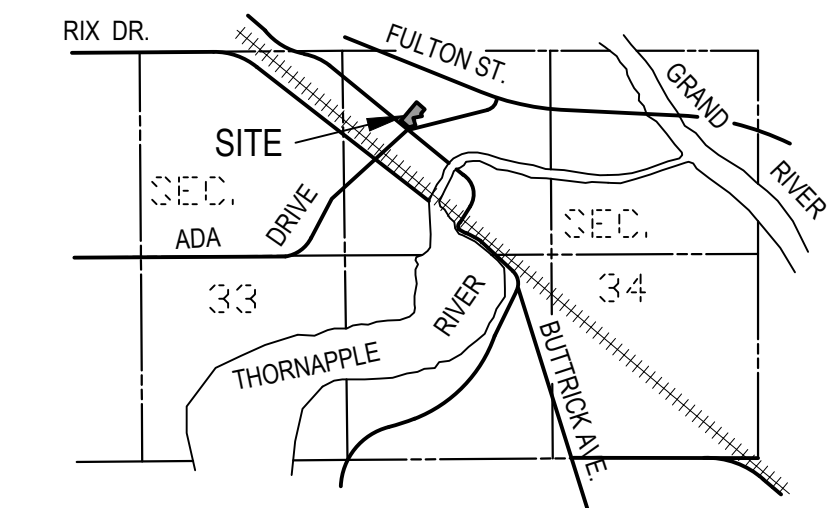
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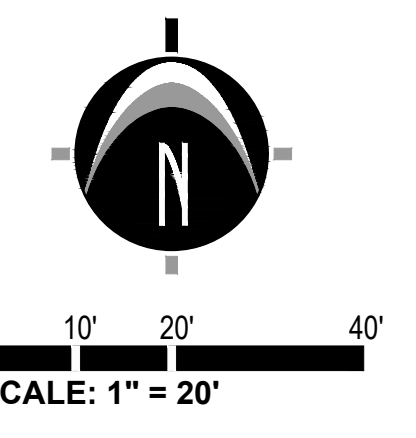
**PREPARED FOR:**  
 Erhardt Construction Company  
 Ryan Formisma  
 6060 E. Fulton Street  
 Ada, MI 49301  
 Phone: 616.825.2908

**REVISIONS:**

|   |          |                 |
|---|----------|-----------------|
| Title: Preliminary Site Plan Submittal          | Checked: | Date: 7/22/2020 |
| Drawn: CM                                       | Checked: | Date: 7/22/2020 |
| Title: Preliminary Site Plan Submittal REVISION | Checked: | Date: 9/05/2020 |
| Drawn: CM                                       | Checked: | Date: 9/05/2020 |
| Title: Site Plan Approval                       | Checked: | Date: 8/18/2020 |
| Drawn: CM                                       | Checked: | Date: 8/18/2020 |

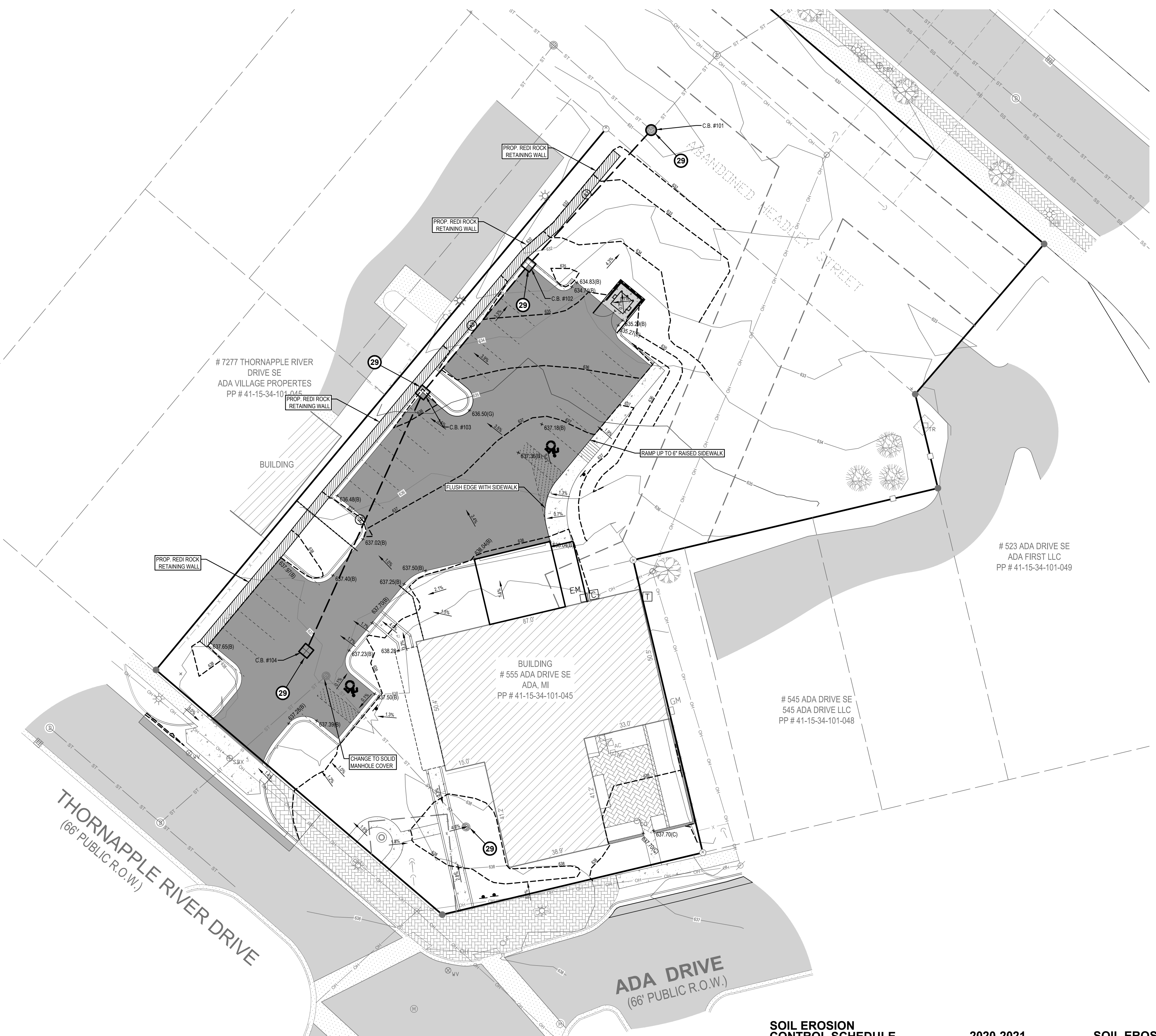


**LOCATION MAP**  
NOT TO SCALE



**LEGEND**

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (CONCRETE)
- PROP. GRADE ELEV. (GUTTER)
- PROP. GRADE ELEV. (EDGE OF METAL)
- PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- SPILL CURB
- FLOW DIRECTION
- EMERGENCY OVERTFLOW
- STORMWATER FLOW ROUTE
- PROP. LIMITS OF GRADING
- SILT FENCE

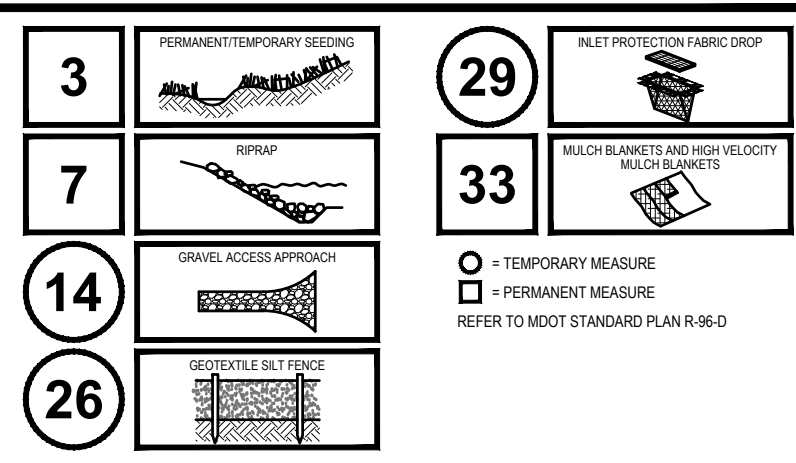


**SOIL EROSION CONTROL SCHEDULE 2020-2021**

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

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.O.D.T. 'SOIL EROSION AND SEDIMENTATION CONTROL MANUAL' (APRIL 2006) FOR ADDITIONAL INFORMATION.
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESS AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESS MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.



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**555 Ada Drive SE**  
**S.E.S.C. & Grading Plan**  
 PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W,  
 ADA TOWNSHIP, KENT COUNTY, MICHIGAN

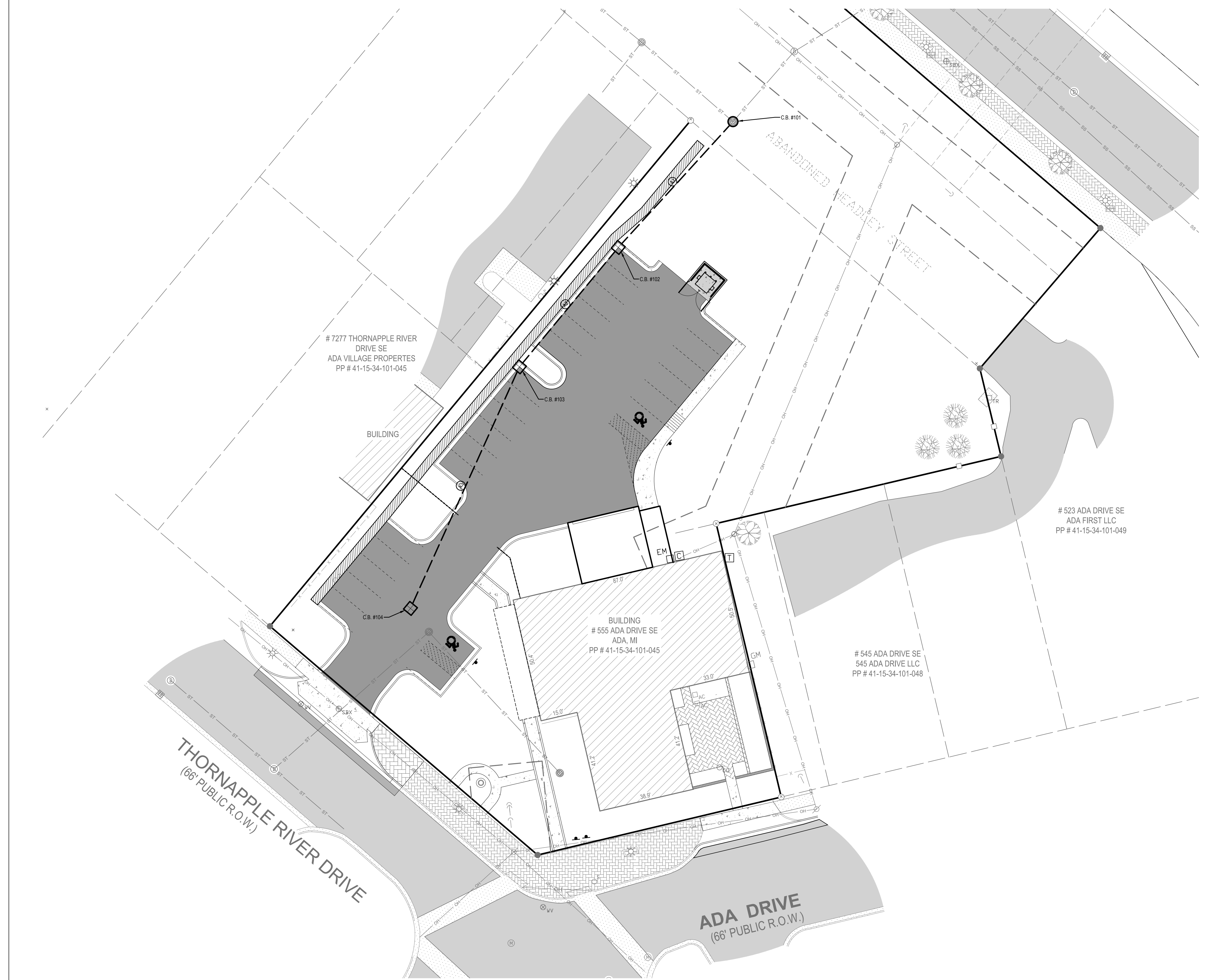
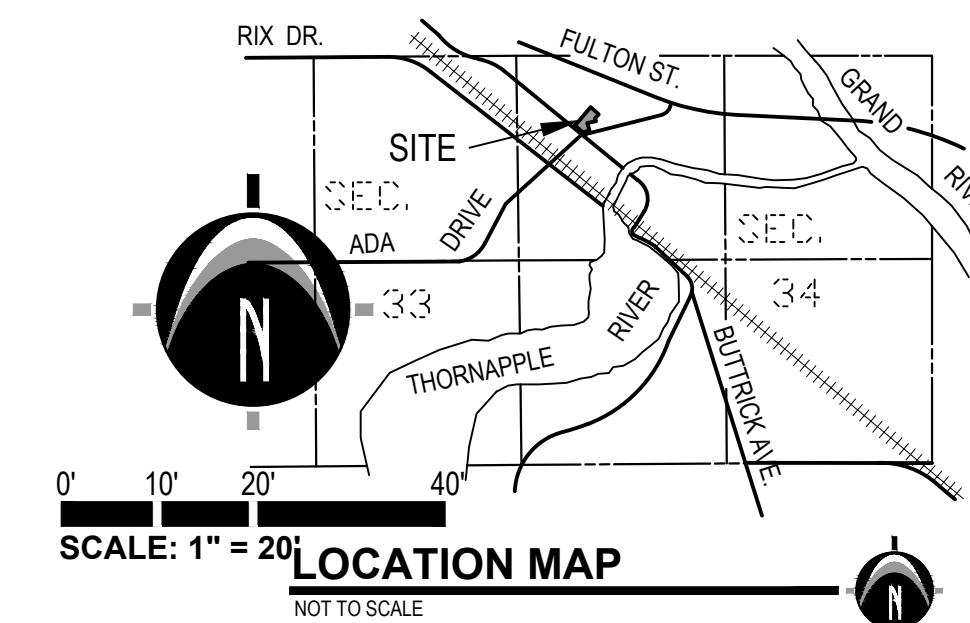
**STAMP:**

**PROJECT NO:**  
20400610

**SHEET NO:**  
**C-300**

**PREPARED FOR:**  
 Erhardt Construction Company  
 Ryan Formisma  
 6060 E. Fulton Street  
 Ada, MI 49301  
 Phone: 616.825.2908

**REVISIONS:**  
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**LEGEND**

- [Pattern] EX. BITUMINOUS
- [Pattern] EX. CONCRETE
- [Pattern] PROPOSED BITUMINOUS (STANDARD DUTY)
- [Pattern] PROPOSED BITUMINOUS (HEAVY DUTY)
- [Pattern] PROPOSED CONCRETE (STANDARD DUTY)
- [Pattern] PROPOSED CONCRETE (HEAVY DUTY)
- [Symbol] PROP. STORM SEWER
- [Symbol] SPILL CURB
- [Symbol] FLOW DIRECTION
- [Symbol] EMERGENCY OVERFLOW STORMWATER FLOW ROUTE
- [Symbol] PROP. LIMITS OF GRADING
- [Symbol] SILT FENCE

**STORM SEWER DRAINAGE STRUCTURES**

| PROP. | RIM    | INVERTS                                    | DIA. | TYPE       |
|-------|--------|--|------|------------|
| 101   | 630.48 | 12" SW. INV.=628.08<br>12" NE. INV.=628.08 | 5'   | EJ 6508    |
| 102   | 634.15 | 12" SW. INV.=628.29<br>12" NE. INV.=628.29 | 4'   | EJ 7045 M1 |
| 103   | 635.75 | 12" SW. INV.=628.48<br>12" NE. INV.=628.48 | 4'   | EJ 7045 M1 |
| 104   | 637.00 | 12" NE. INV.=628.80                        | 4'   | EJ 5105    |
| 1013  | 632.22 | 12" SW. INV.=627.62                        | 4'   | MANHOLE    |

**STORM SEWER DRAINAGE PIPES**

| #  | LENGTH | DIA. | SLOPE | MATERIAL |
|----|--------|------|-------|----------|
| A1 | 69'    | 12"  | 0.30% | SLCPP    |
| A2 | 63'    | 12"  | 0.30% | SLCPP    |
| A3 | 108'   | 12"  | 0.30% | SLCPP    |

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**555 Ada Drive SE**  
 Utility Plan  
 PART OF THE NORTHWEST 1/4 OF SECTION 34, T1N, R10W,  
 ADA TOWNSHIP, KENT COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
 20400610

**SHEET NO:**  
**C-400**



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**NEDERVELD**

www.nederveld.com  
800.222.1868

**GRAND RAPIDS**  
217 Grandville Ave., Suite 302  
Grand Rapids, MI 49503  
Phone: 616.575.5190

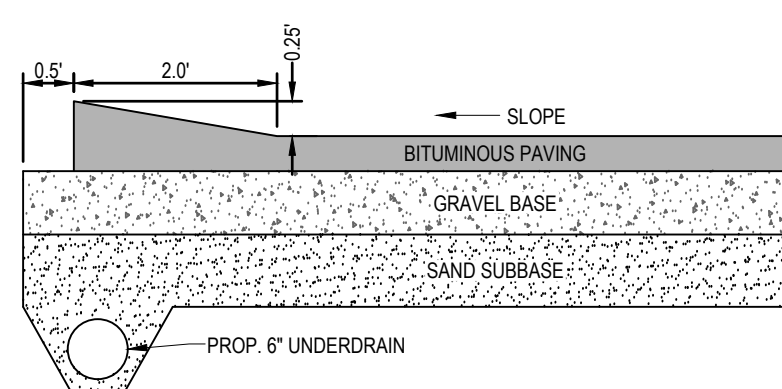
**ANN ARBOR**  
**CHICAGO**  
**COLUMBUS**  
**HOLLAND**  
**INDIANAPOLIS**  
**ST. LOUIS**

**PREPARED FOR:**  
Erhardt Construction Company  
Ryan Formisma

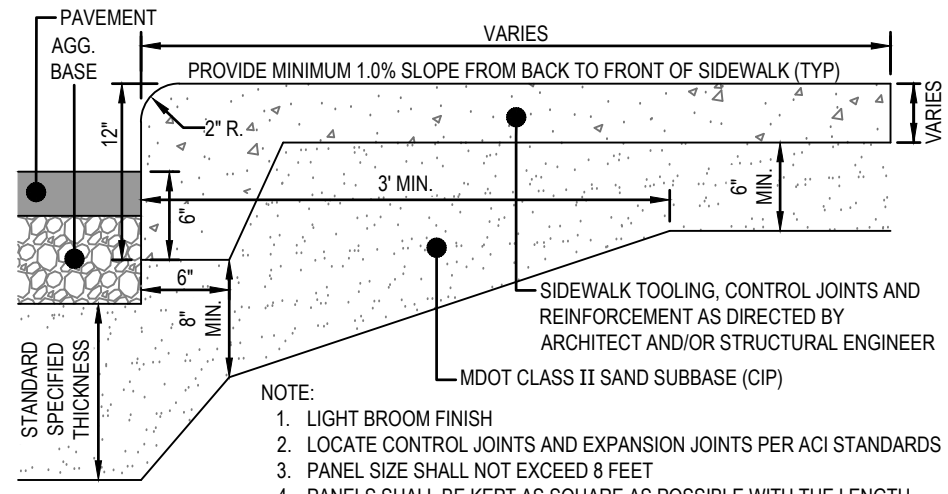
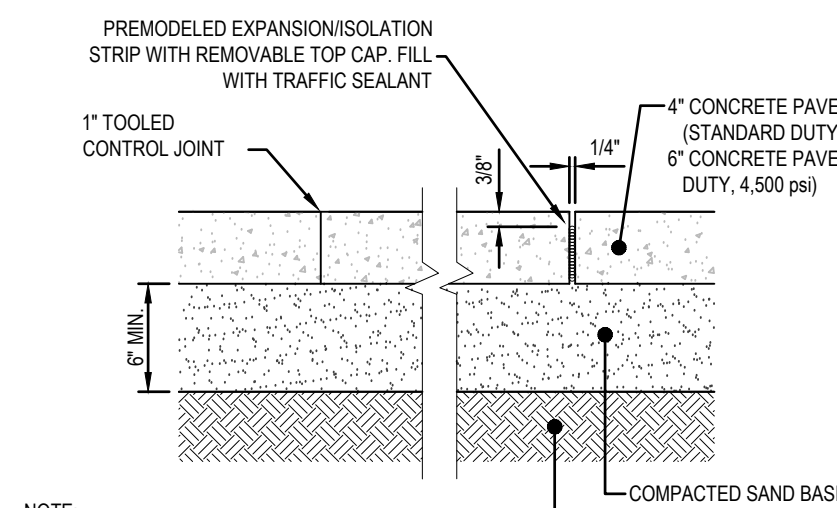
6060 E. Fulton Street  
Ada, MI 49301  
Phone: 616.825.2908

**REVISIONS:**

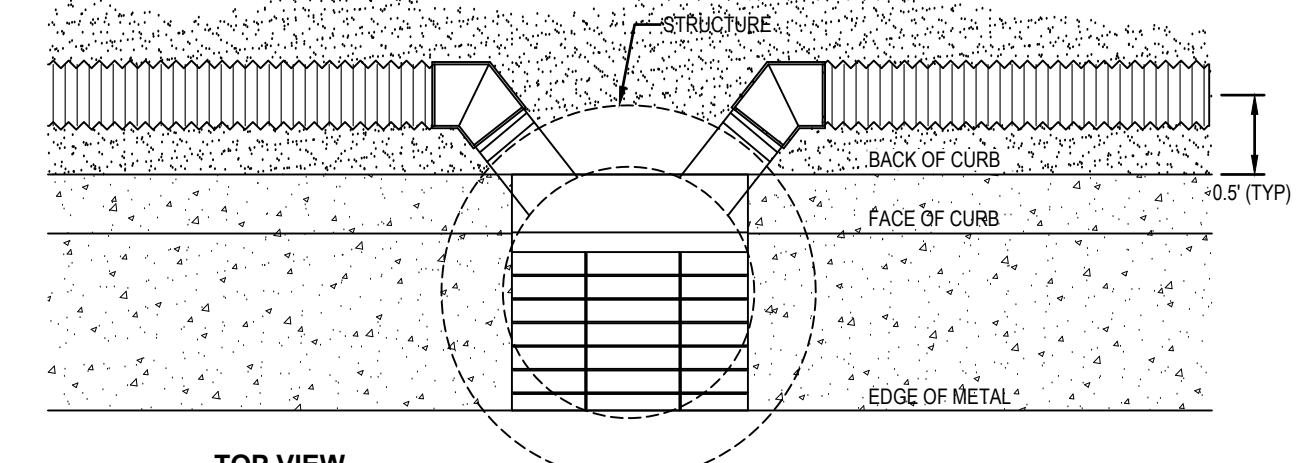
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| Title: Preliminary Site Plan Submittal          | Checked: | Date: 7/22/2020 |
| Title: Preliminary Site Plan Submittal REVISION | Checked: | Date: 9/05/2020 |
| Title: Site Plan Approval                       | Checked: | Date: 8/19/2020 |



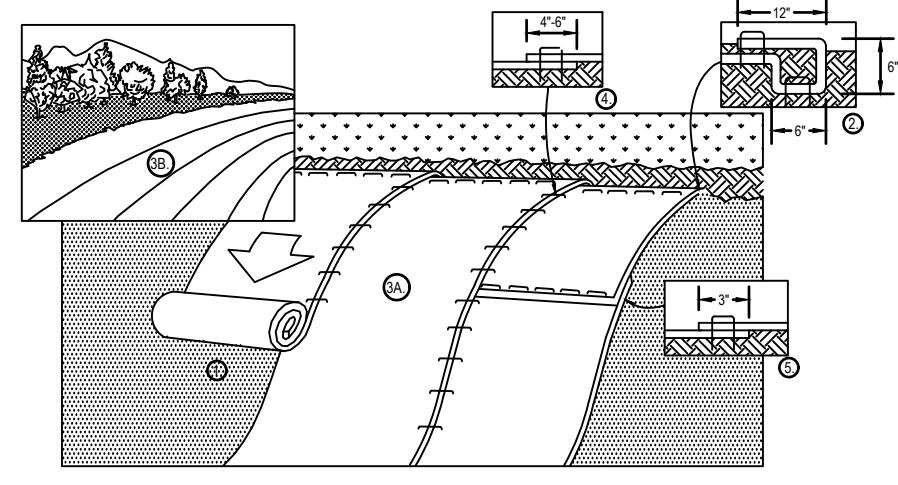
**PRIVATE ROAD & SITE BITUMINOUS VALLEY GUTTER DETAIL**  
N.T.S.



**EROSION CONTROL BLANKET DETAIL**  
N.T.S.

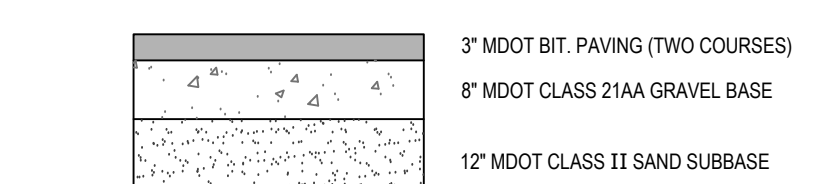


**TEMPORARY CRUSHED ROCK TRACKING PAD**  
N.T.S.

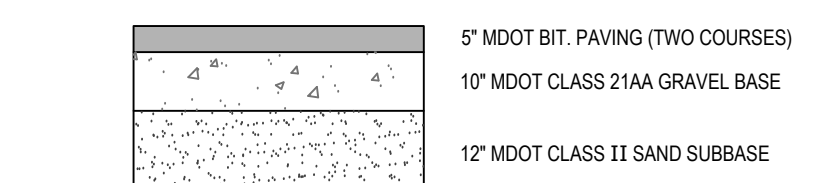


**UNDER DRAIN AT CURB DETAIL**  
N.T.S.

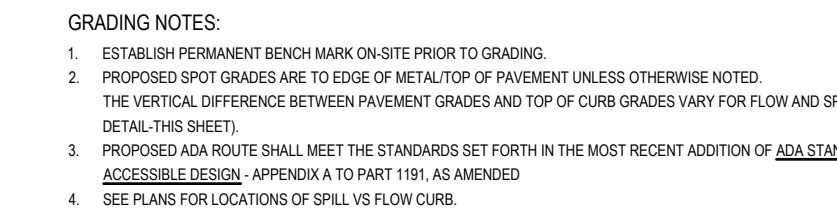
**CONCRETE PAVEMENT DETAIL**  
N.T.S.



**STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL**  
N.T.S.

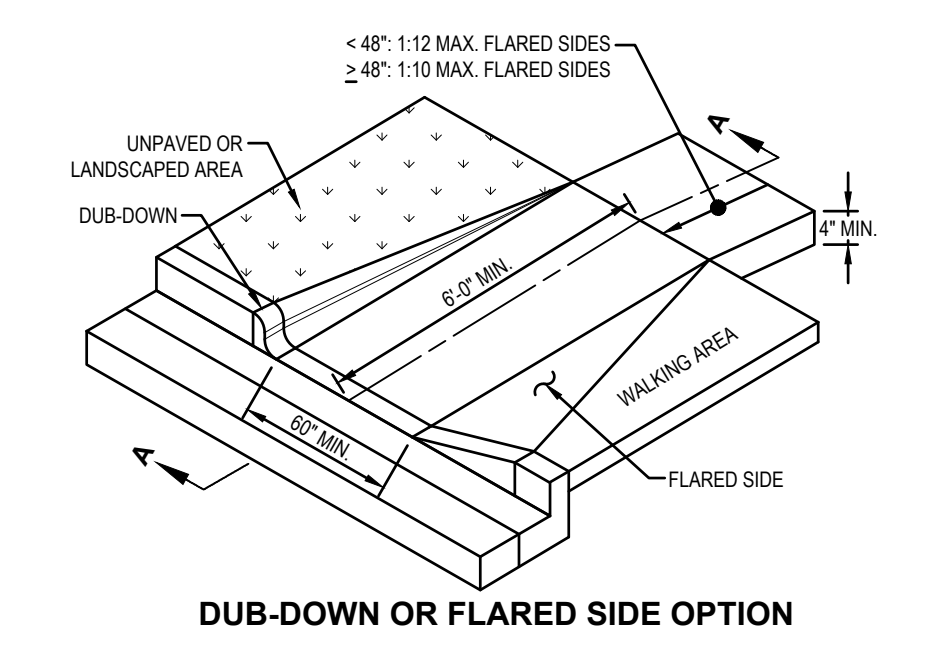


**HEAVY DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL**  
N.T.S.

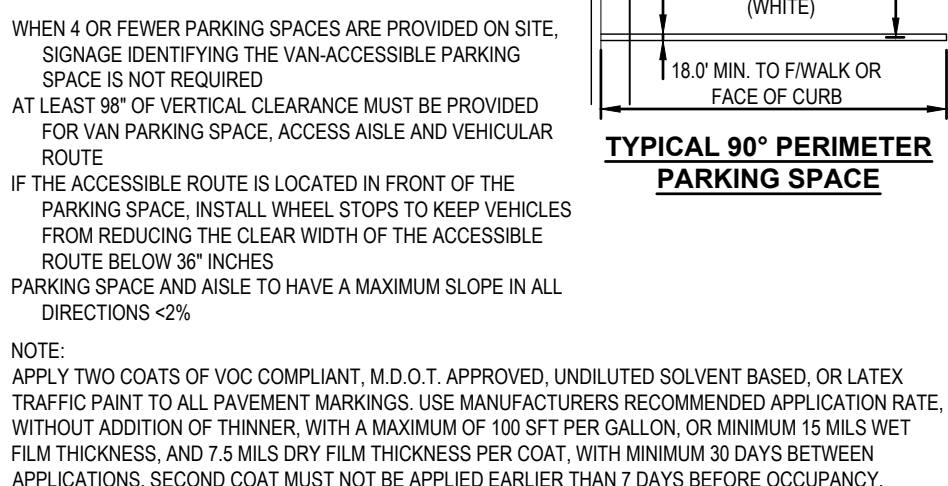
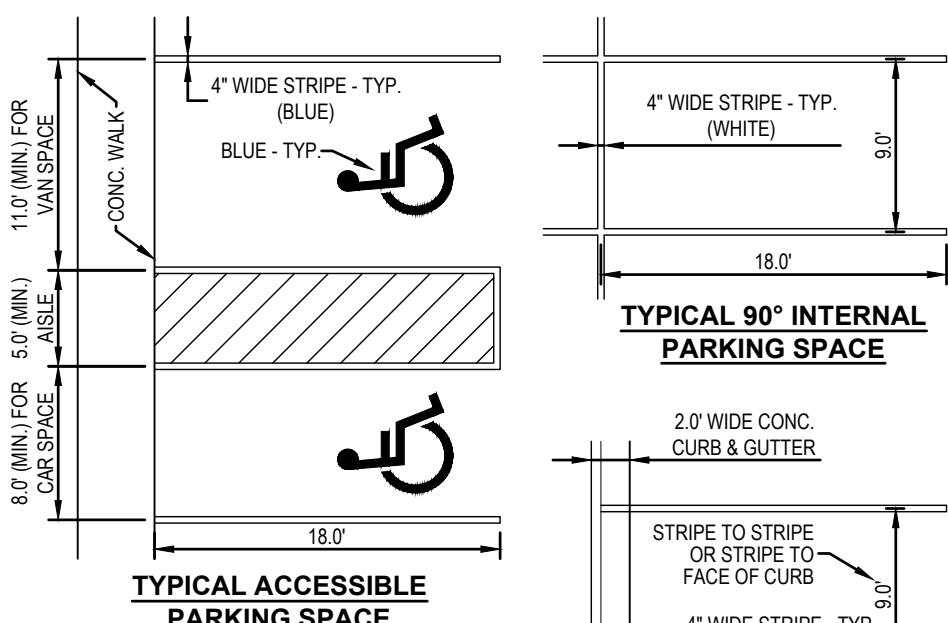


**24" CONCRETE CURB AND GUTTER DETAIL**  
N.T.S.

**INTEGRAL CURB AND WALK DETAIL**  
N.T.S.



**SIDEWALK CURB RAMP DETAIL**  
N.T.S.



**PAVEMENT MARKING DETAILS**  
N.T.S.

**GRADING NOTES:**

- ESTABLISH PERMANENT BENCH MARK ON SITE PRIOR TO GRADING.
- PROPOSED SPOT GRADES ARE TO EDGE OF METAL TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADES AND TOP OF CURB GRADES VARY FOR FLOW AND SPILL CURB (SEE DETAIL SHEETS).
- PROPOSED ADA ROUTE SHALL MEET THE STANDARDS SET FORTH IN THE MOST RECENT ADDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN - APPENDIX A TO PART 1191 AS AMENDED.
- SEE PLANS FOR LOCATIONS OF SPILL VS FLOW CURB.

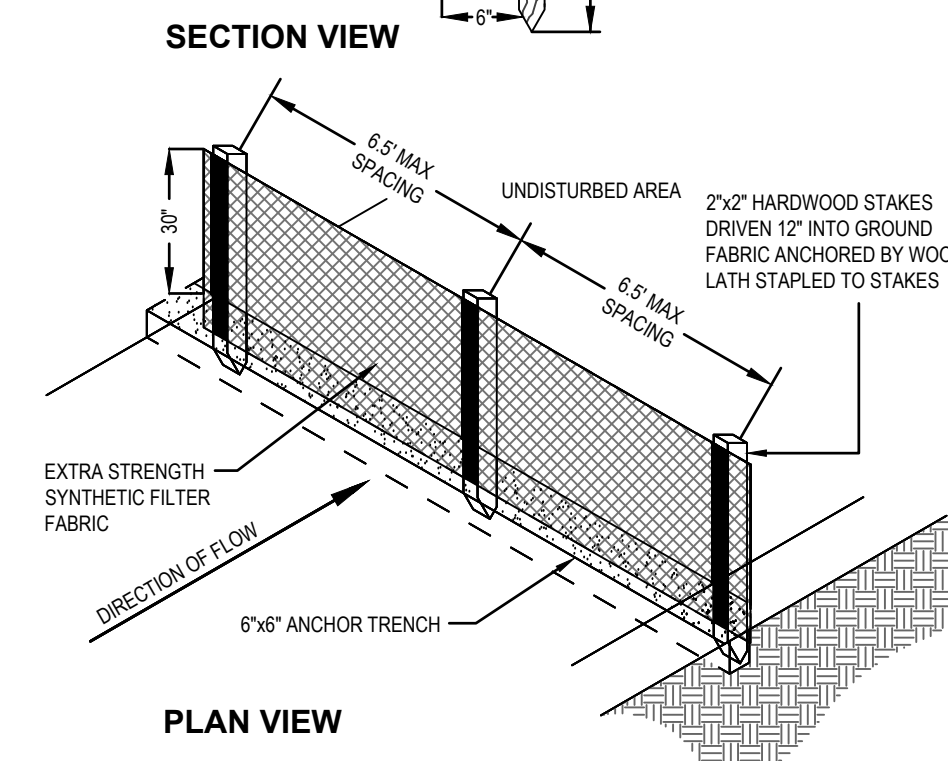
WHEN 4 OR FEWER PARKING SPACES ARE PROVIDED ON SITE, SIGNAGE IDENTIFYING THE VAN-ACCESSIBLE PARKING SPACE IS NOT REQUIRED. AT LEAST 90° OF VERTICAL CLEARANCE MUST BE PROVIDED FOR VAN PARKING SPACE, ACCESS AISLE AND VEHICULAR ROUTE. IF THE ACCESSIBLE ROUTE IS LOCATED IN FRONT OF THE PARKING SPACE, INSTALL WHEEL STOPS TO KEEP VEHICLES FROM REDUCING THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE.

IF THE ACCESSIBLE ROUTE IS LOCATED IN FRONT OF THE PARKING SPACE AND AISLE TO HAVE A MAXIMUM SLOPE IN ALL DIRECTIONS <math>2\%</math>

NOTE: APPLY TWO COATS OF VOC COMPLIANT, M.D.O. T. APPROVED, UNDILUTED SOLVENT BASED, OR LATEX TRAFFIC PAVEMENT TO ALL PAVEMENT MARKINGS. USE MANUFACTURERS RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF THINNER, WITH A MAXIMUM OF 100 SFT PER GALLON, OR MINIMUM 15 MILS WET FILM THICKNESS, AND 7.5 MILS DRY FILM THICKNESS PER COAT, WITH MINIMUM 30 DAYS BETWEEN APPLICATIONS. SECOND COAT MUST NOT BE APPLIED EARLIER THAN 7 DAYS BEFORE OCCUPANCY.

NOTES:

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 4" DEEP x 12" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLES ARE APPLIED TO COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4" OF OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM SECTION ON THE PREVIOUSLY INSTALLED BLANKET.
- CONDUITS/BLANKETS PLACED UNDER THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 10% OVERLAP STAPLE THROUGH OVERLAP AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
- PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.
- IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
- FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.



**SANITARY SEWER TRENCH AND BACKFILL DETAIL**  
N.T.S.

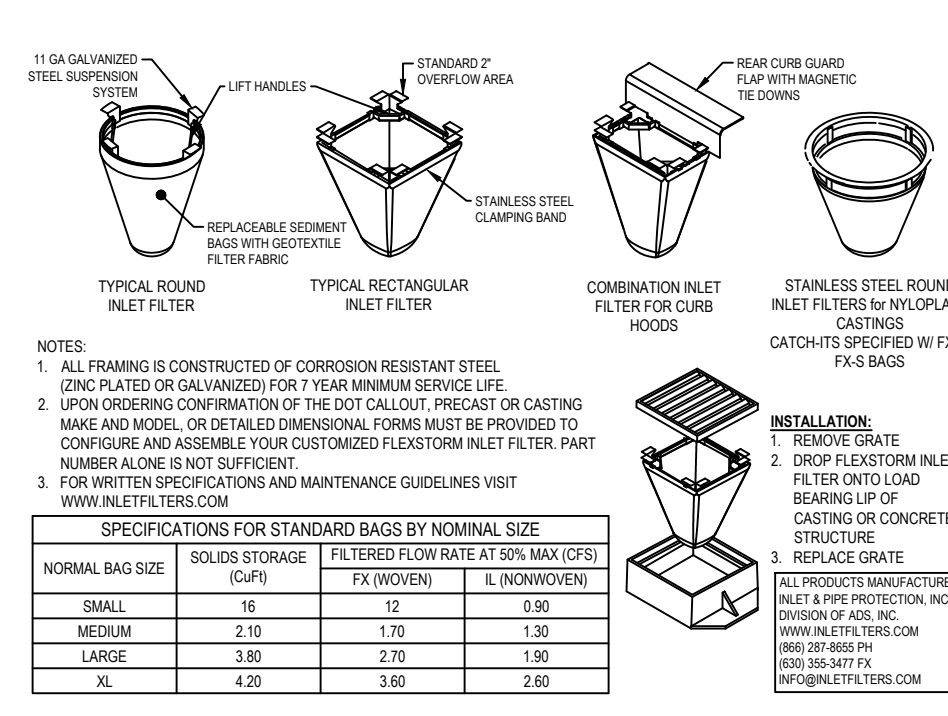
**STORM SEWER TRENCH AND BACKFILL DETAIL**  
N.T.S.

**WATER MAIN TRENCH AND BACKFILL DETAIL**  
N.T.S.

**CONSTRUCTION NOTES**

- STORM SEWER**
- ALL CATCH BASINS SHOULD BE PROVIDED WITH A MINIMUM 2' SUMP.
  - ALL STORM SEWER SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (SLOPP), WITH WATER TIGHT JOINTS MEETING THE REQUIREMENTS OF THE MICHIGAN PLUMBING CODE, AASHTO M252 AND M 294, ASTM F-2306, F-2688, D-3212, F-417, F-4247, D-3350 AND F-4117. INSTALLATION SHALL BE ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASTM D-2321 OR CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM C-761 UNLESS OTHERWISE NOTED.
  - UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOAK, MEETING THE REQUIREMENTS OF AASHTO M-282 AND THE GEOTEXTILE SHALL MEET AASHTO M-288 REQUIREMENTS.
  - ALL FLARED END SECTIONS SHALL BE CONCRETE.
  - ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-475 WITH BUTYL RUBBER GASKETED JOINTS WITH ROOT TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-923 FOR ALL PIPE CONNECTIONS 24" DIAMETER AND SMALLER.
  - ALL CATCH BASINS ARE DRAWN AND WILL BE STAKED AT CENTER OF CASTING.
- WATERMAIN AND SANITARY SEWER**
- ALL WATERMAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING POST CONSTRUCTION VIDEO INSPECTION OF THE SANITARY SEWER SYSTEM.
- GENERAL**
- ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MDOT CONSTRUCTION MATERIALS SPECIFICATIONS, LATEST EDITION, AND THE ORDINANCES OF THE CITY, WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY SHALL BE THE GOVERNING AUTHORITY.
  - SOIL BORINGS HAVE BEEN PERFORMED BY THE OWNER AND SHALL BE PROVIDED TO THE CONTRACTOR. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EXISTING QUANTITIES IF UNDESIRABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER MAIN AND SEWAGE SYSTEM RESULTING FROM NON-COMFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
  - ALL WORK, INCLUDING INSPECTIONS AND TESTING COST REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE VARIOUS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE CITY AND COUNTY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
  - ANY DEFECTS IN THE CONSTRUCTION MATERIALS OR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE CITY OR OWNER WITHOUT ANY ADDITIONAL COST TO THE CITY OR OWNER.
  - ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOIL WHERE NEEDED AND SHALL BE RESEEDDED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
  - ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
  - THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE CITY BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT OF WAY.
  - THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES. THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE PROHIBITED.
  - THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PROTECT THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER CONSTRUCTION IS INSIDE OR OUTSIDE THE WORK LIMITS. THE CONTRACTOR SHALL MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL TRAFFIC CONTROL DEVICES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF "CLOSED" SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.
  - THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.
  - ALL WORK CONSTRUCTION SHALL BE SUBJECT TO THE DIRECT INSPECTION OF THE CITY, OWNER AND THEIR REPRESENTATIVES. THE CITY AND OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NON-COMFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
  - PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE CITY.
  - PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING THE REMOVAL OR CONSTRUCTION OUTSIDE LIMITS. THE CITY AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS IN THE FIELD.
  - ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION ON ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE CITY AND THE OWNER.
  - NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEE'S VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
  - ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY AND THE OWNER.
  - DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE CITY, COUNTY, MDEQ OR ANY OTHER GOVERNING AUTHORITY.
  - ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE CITY AND OWNER.
  - IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
  - IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
  - ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED FOR CONSTRUCTION AND MARKED SUITABLE FOR LAGS AND REUSE OR REPLACED.
  - COMPACTED PREMIUM BACKFILL (MDOT CLASS II SAND) WILL BE REQUIRED AT ALL FULL AREAS OR ANY STREETS WHERE REMOVAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY PAVED AREA OR PAVED AREA INCLUDING THE 45 DEGREE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB. COMPACTION TESTS SHALL BE REQUIRED EVERY 50 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.
  - NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
  - STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
  - CONSTRUCTION UNDERGROUND DRAINAGE AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
  - CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS.
  - ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO VERIFY EXISTING SANITARY SEWER LATERAL TO CONFIRM ELEVATION, LOCATION AND PHYSICAL CONNECTION TO PUBLIC SANITARY SEWER MAIN PRIOR TO CONNECTION OF NEW LATERAL SERVICE.

**FLEXSTORM INLET FILTER DETAIL**  
N.T.S.



**555 Ada Drive SE**

**Details & Specifications**

PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W, ADA TOWNSHIP, KENT COUNTY, MICHIGAN









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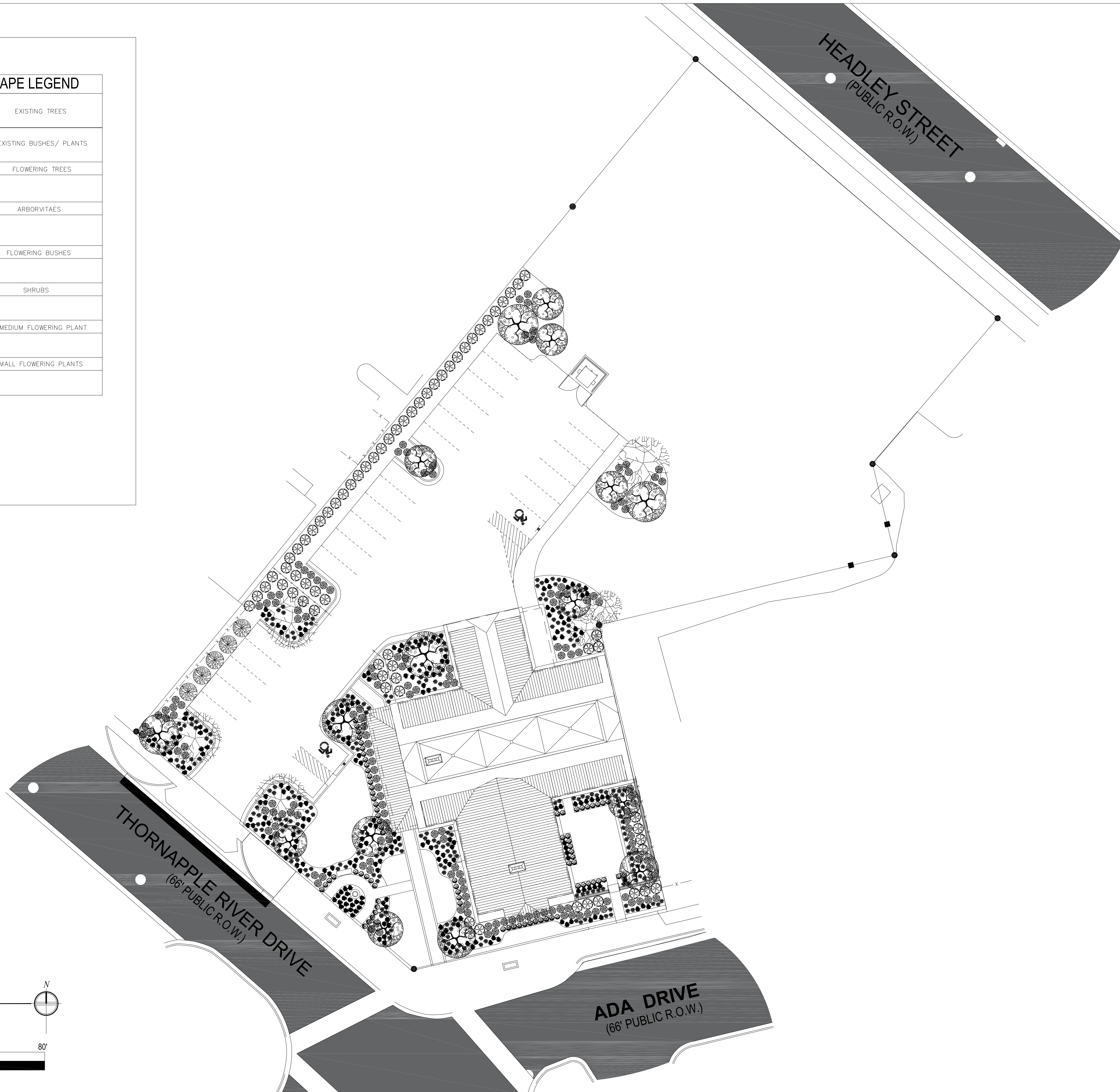
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20400610

**SHEET NO:**  
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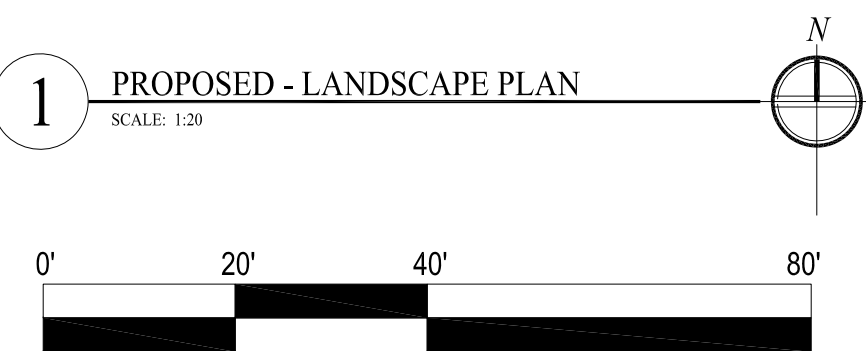


**LANDSCAPE LEGEND**

|   |                         |
|---|-------------------------|
|  | EXISTING TREES          |
|  | EXISTING BUSHES/ PLANTS |
|  | FLOWERING TREES         |
|  | ARBORVITAE              |
|  | FLOWERING BUSHES        |
|  | SHRUBS                  |
|  | MEDIUM FLOWERING PLANT  |
|  | SMALL FLOWERING PLANTS  |



1 PROPOSED - LANDSCAPE PLAN  
SCALE: 1/20"



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DESIGN PROFESSIONALS OF RECORD

DOB BSCAN

DOB STAMP

DATE:                  REGISTRATION No.

**STEVEN W. SPANDLE**  
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steven@swspandl.com  
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Project:  
555 ADA DRIVE SE  
ADA, MI 49301

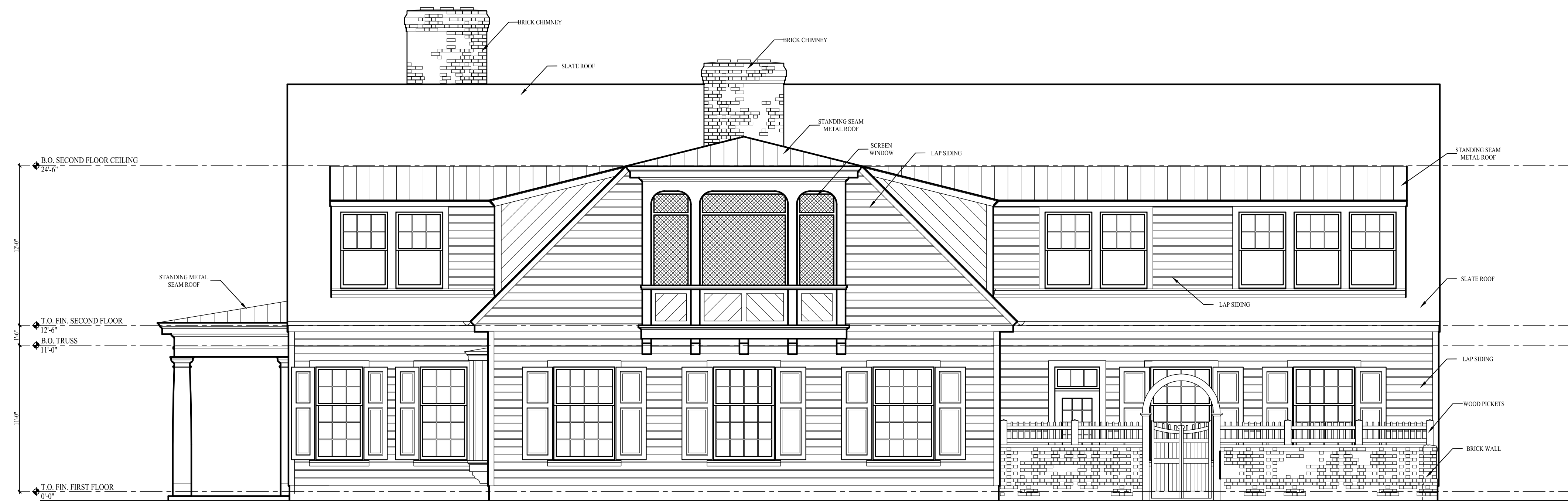
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**LANDSCAPE PLAN**

|                    |                       |
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| Date: 2020.08.05   | Sheet No. <b>L101</b> |
| Drawn By: SWS, VC  | Sheet No. XX OF XX    |
| Scale: 1" = 20'-0" |                       |

\*DETAILS SHOWN ARE CONCEPTUAL AND SOME OF THE COMPONENTS MAY VARY



1 PROPOSED ELEVATION - FACING THORNAPPLE DRIVE SE  
SCALE: 3/16" = 1'-0"



2 PROPOSED ELEVATION - FACING ADA DRIVE SE  
SCALE: 3/16" = 1'-0"

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DESIGN PROFESSIONALS OF RECORD

DOB BSCAN

DOB STAMP

DATE: \_\_\_\_\_ REGISTRATION No. \_\_\_\_\_

STEVEN W. SPANDLE  
ARCHITECT  
steven@spandles.com  
952.618.9426

Project:  
555 ADA DRIVE SE  
ADA, MI 49301

Sheet Title:  
**ELEVATION  
WEST & SOUTH**

|                      |                       |
|----------------------|-----------------------|
| Date: 2020.07.23     | Sheet No. <b>A201</b> |
| Drawn By: SWS, VC    | Sheet No. 01 OF 04    |
| Scale: 3/16" = 1'-0" | Sheet No. 01 OF 04    |

\*DETAILS SHOWN ARE CONCEPTUAL AND SOME OF THE COMPONENTS MAY VARY



1 PROPOSED SIDE ELEVATION  
SCALE: 3/8" = 1'-0"



2 PROPOSED REAR ELEVATION - FACING PARKING  
SCALE: 3/8" = 1'-0"

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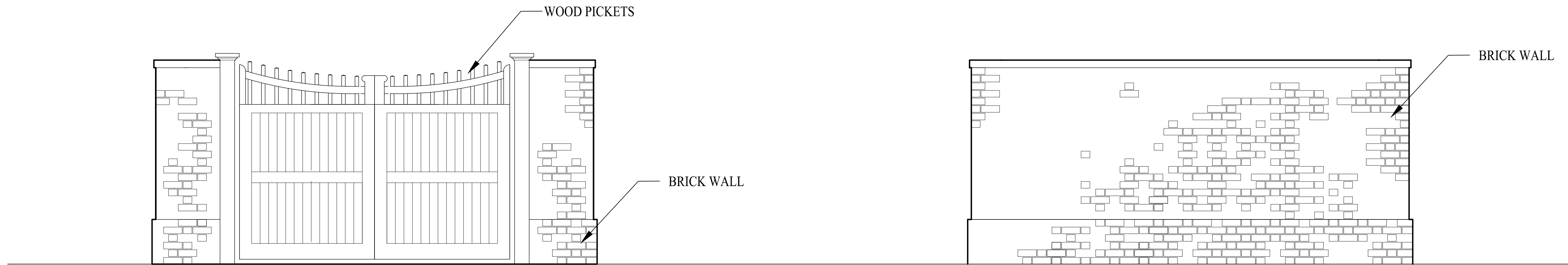
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STEVEN W. SPANDLE  
ARCHITECT  
steven@spandles.com  
952.618.9429  
Project:  
555 ADA DRIVE SE  
ADA, MI 49301  
Sheet Title:

ELEVATION  
EAST & NORTH

|                      |                    |
|----------------------|--------------------|
| Date: 2020. 07. 23   | Sheet No.          |
| Drawn By: SWS, VC    | A202               |
| Scale: 3/16" = 1'-0" | Sheet No. 02 OF 04 |

\*DETAILS SHOWN ARE CONCEPTUAL AND SOME OF THE COMPONENTS MAY VARY



**1** PROPOSED FRONT ELEVATION  
SCALE: 1/2" = 1'-0"

**2** PROPOSED SIDE ELEVATIONS  
SCALE: 1/2" = 1'-0"

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DESIGN PROFESSIONALS OF RECORD

DOB BSCAN

DOB STAMP

DATE: REGISTRATION No.

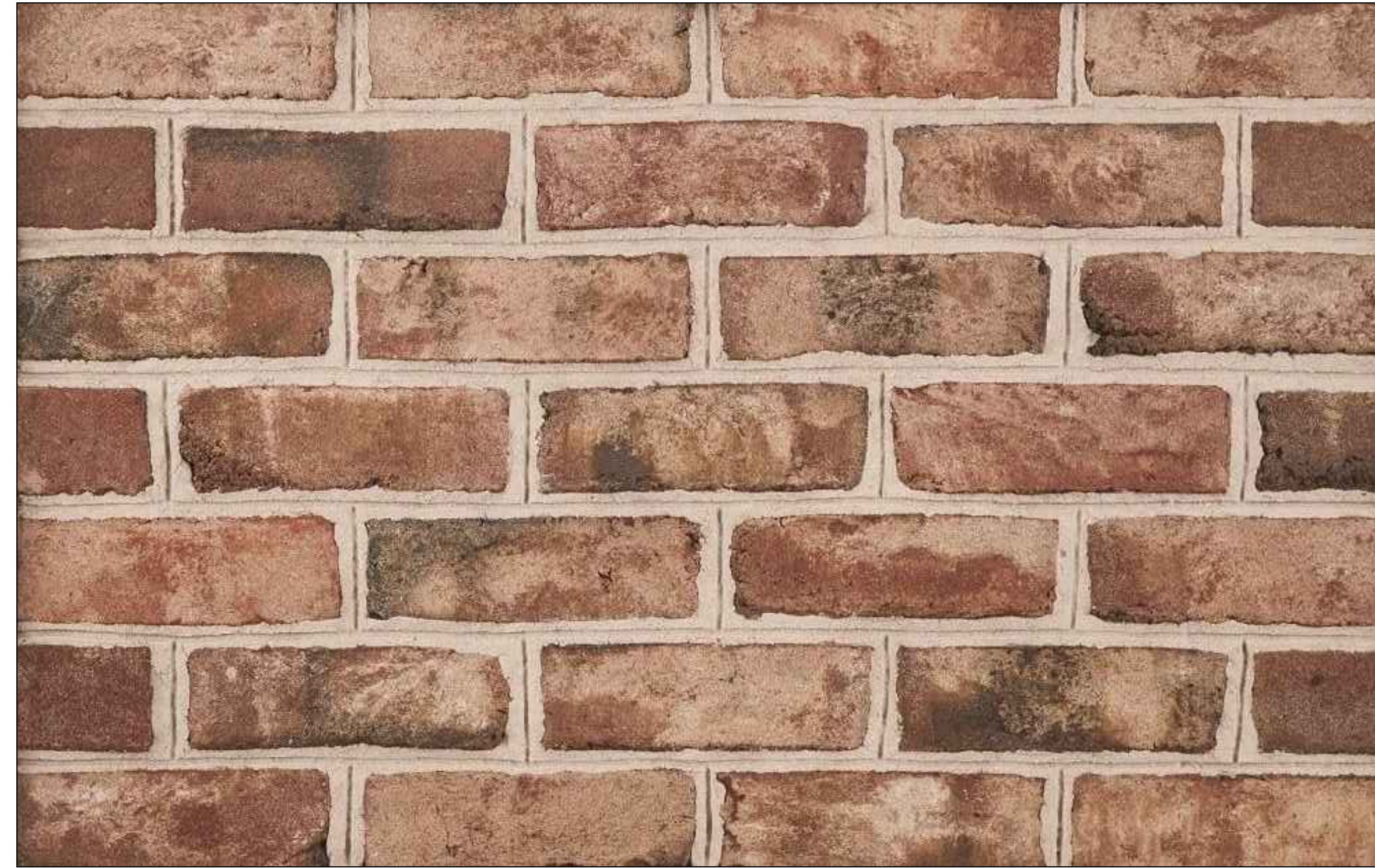
**STEVEN W. SPANDLE**  
ARCHITECT  
Project:  
555 ADA DRIVE SE  
ADA, MI 49301  
Sheet Title:  
**ELEVATIONS DUMPSTER  
ENCLOSURE**

|  |                                   |
|--|-----------------------------------|
| Date: 2020. 07. 23<br>Drawn By: SWS, VC<br>Scale: 1/2" = 1'-0" | Sheet No. <b>A203</b><br>03 OF 04 |
|--|-----------------------------------|

\*DETAILS SHOWN ARE CONCEPTUAL AND SOME OF THE COMPONENTS MAY VARY



1 PROPOSED LAP SIDING  
SCALE: NTS



2 PROPOSED BRICK  
SCALE: NTS



3 PROPOSED SLATE ROOFING  
SCALE: NTS



4 PROPOSED SHEET METAL ROOFING  
SCALE: NTS

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DESIGN PROFESSIONALS OF RECORD

DOB BSCAN

DOB STAMP

DATE: REGISTRATION No.

STEVEN W. SPANDLE  
ARCHITECT  
steven@spandle.com  
952.618.9429

Project:  
555 ADA DRIVE SE  
ADA, MI 49301

Sheet Title:  
**MATERIAL  
EXAMPLES**

|                   |                       |
|-------------------|-----------------------|
| Date: 2020.07.23  | Sheet No. <b>A500</b> |
| Drawn By: SWS, VC |                       |
| Scale: NTS        | Sheet No. 04 OF 04    |

\*DETAILS SHOWN ARE CONCEPTUAL AND SOME OF THE COMPONENTS MAY VARY



## MEMORANDUM

Date: 08-12-20

**TO:** Ada Township Planning Commission  
**FROM:** Brent M. Bajdek, Planner/Zoning Administrator  
**RE:** August 20, 2020 Agenda Item – 3046 & 3050 Pettis Ave. NE  
(*New Business – Item #2*)

**Site Plan Review, Land Division Creating 13 Parcels on 100 acres and served by a private road in the RP-1 Rural Preservation 1 Zoning District, 3050 & 3046 Pettis Ave. NE, 41-15-05-300-028 & 029, Michael C. Bieker on behalf of Michael C. Bieker Trust & Stephen A. Bartz**

Overview of Request:

The applicant is proposing to create 13 parcels from the subject properties (*3050 & 3046 Pettis Ave. NE*), zoned RP-1 Rural Preservation 1. The two (2) parcels that are included in the land division are a 95.2-acre parcel and a five (5) acre parcel; both parcels are occupied by existing homes and accessed by the existing shared private driveway on the property. The 95-acre parcel is also occupied by several accessory buildings, including one previously granted zoning approval as a private heliport, and a large 'red' barn. All of these existing improvements are shown as being retained on the proposed land division plan.

The property contains a mix of open, mowed meadows, as well as several woodlots; three (3) ponds (*1.77 acres, .78 acres, and .74 acres in size*) also exist onsite.

The 13 parcels will range in size from five (5) to 14.58 acres (*excluding public and private road right-of-way*). All parcels are planned to be accessed via a private road network, from Pettis Avenue. The existing private driveway is proposed to be upgraded to meet all private road standards of the Zoning Ordinance; and extension is also proposed that will meet all private road standards. The parcels will be serviced by individual onsite waste disposal systems and wells.

*Please note that the zoning approval for the private heliport on the current 95-acre parcel will become null and void with the approval of the subject land division request by the Planning Commission.*

Conformance with RP-1 Rural Preservation 1 Zoning District Standards:

All parcels created met or exceed the five (5) acre lot size and 270-foot lot width minimums for the RP-1 Rural Preservation 1 zoning district.

Setback requirements for the subject zoning district have been stated and shown on the attached site plan.

Two (2) accessory buildings (*the one previously granted zoning approval as a private heliport and large 'red' barn*) that are located on the current 95-acre parcel are desired to remain on proposed Parcel 'B' and Parcel 'J' by the applicant. The splitting of proposed Parcels 'B' and 'J,' with the existing accessory buildings remaining, shall only be permitted if a variance to permit this condition is granted by the Zoning Board of Appeals.

Conformance with Land Division Approval Standards:

The Township's land division regulations include the following standards that must be met by any land division:

- (1) Minimum lot dimension requirements, as discussed above, must be met.

*This standard is met.*

- (2) Shapes of all lots shall be rectangular, to the extent practicable, but may be irregularly shaped to respond to site natural features, such as topography, locations of woodlands, wetlands or other significant natural features.

*This standard is met.*

- (3) Maximum length-to-width ratio of 3-to-1 must be met.

*This standard is met.*

- (4) All lots shall have legal access to a public street and shall have the capability of being provided with safe vehicular access to a public road, including driveway sight distance sufficient to avoid public hazard.

*Subject to any Kent County Road Commission requirements being complied with, this standard is met.*

- (5) All lots shall have land area having natural features suitable for building construction for uses permitted in the zoning district in which the parcel is located, and be capable of being developed in compliance with applicable building setback requirements as specified in the township's zoning ordinance.

*This standard is met.*

- (6) The size, shape and arrangement of lots and building envelopes shall be such that the following objectives, to the maximum extent practical, are accomplished, in the judgment of the planning commission:
- a. Building envelopes are located such that they are least visible from the adjoining public road and adjoining properties.
  - b. Building envelopes are located such that excavation for buildings and access drives avoids wetlands, steeply sloped areas and other sensitive natural features, and such that natural vegetated buffers are maintained adjacent to wetlands and streams.
  - c. Building envelopes are located to avoid placement of buildings on prominent hilltops and ridgelines, in order to maintain scenic views and the natural visual qualities of the township.

*This standard is met.*

- (7) The land division complies with the provision of natural vegetation zones in conformance with section 78-32, riparian area protection standards.

*There are no regulated riparian features on the property, this standard is met.*

- (8) Each lot to be created by the proposed land division shall fully comply with all other requirements of the Township's Zoning Ordinance.

*This standard is met.*

Storm Water Management:

A boulder lined 'dry' creek cuts through the westerly portion of the property that receives the majority of the site's stormwater runoff. The creek drains to a natural low-lying location just east of Pettis Avenue, which serves as a retention/detention basin before being discharged to the roadside ditch. The Township's consulting engineer has requested that drainage/stormwater calculations be submitted for review and approval.

Conclusion/Recommendation:

The parcels and private road layout conform to all applicable zoning regulations. Approval of the land division plan is recommended, subject to the following conditions:

1. A Township Private Road Permit application, complying with Kent County Road Commission driveway access requirements, shall be submitted and issued, prior to recording of the land division.
2. Required private road and driveway access improvements shall be completed prior to issuance of building permits on all parcels, except for proposed Parcels 'E' and 'M.'
3. The splitting of proposed Parcels 'B' and 'J,' with the existing accessory buildings remaining, shall only be permitted if a variance to permit this condition is granted by the Zoning Board of Appeals.
4. Private driveway access for Parcels 'C' and 'G' shall be from the proposed 66' wide private road only.
5. A stormwater permit application shall be submitted and a permit issued by the Township, in compliance with the storm water ordinance, prior to the construction of any site improvements.
6. The zoning approval for the private heliport on the current 95-acre parcel being null and void with the approval of the subject land division by the Planning Commission.





**APPLICATION FOR APPROVAL OF LAND DIVISION  
(Creating 3 or more lots, exclusive of remainder parcel)**

**Applicant Information:**

Name: Michael Bieker of The Michael C. Bieker Trust, Manager/Trustee

Address: 3050 Pettis Ave Ada MI 49301

Phone Number: 616 813 6416

Email: Mike@BiekerCapital.com

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

Permanent Parcel No.(s): 41-15-05-300-028<sup>1025</sup> Property Address: 3050 Pettis + 3046

Parent Parcel Size: 100,213 with Lot M or 95,213 without. Zoning District: RP-1

This application must contain the following information, as required by PA 591 of 1996, and the Ada Township Zoning Ordinance, unless it is determined, in consultation with the Zoning Administrator, that the information is not applicable to the proposed division:

| A survey of the property must contain the following information:   | YES        | NO        | N/A        |
|--|------------|-----------|------------|
| Date of survey, north arrow and scale  | ✓          |           |            |
| Boundaries, including bearings and dimensions of existing & proposed parcels                                       | ✓          |           |            |
| Size of each proposed parcel, both inclusive of & <u>exclusive</u> of public and private road right-of-way         | ✓          |           |            |
| Existing and proposed access and utility easements   | ✓          |           |            |
| Zoning of the subject property and abutting properties   | ✓          |           |            |
| Setback lines and lot width measurements for all proposed lots, or boundaries of allowable building envelopes      | ✓          |           |            |
| Existing topographic contours, at 10-foot intervals or less  | ✓          |           |            |
| Woodland boundaries and other predominant vegetative cover on the subject Property                                 | ✓          |           |            |
| Wetland boundaries, regardless whether subject to State regulation   |            |           | ✓          |
| Planned location of future driveways, shared driveways and private roads that will provide access to proposed lots | ✓          |           |            |
| <b>Other Information that may be required for Land Division approval:</b>  | <b>YES</b> | <b>NO</b> | <b>N/A</b> |
| Accurate legal description for each parcel proposed to be created  |            |           |            |
| Proof that all due and payable taxes or installments of special assessments are paid in full                       |            |           |            |

Applicant Signature: [Signature]

Date: 7/30/20

Owner Signature(s): [Signature]

Date: 7/30/20

**REVIEW AND APPROVAL PROCEDURE:**

- If the proposed land division creates three (3) or more new parcels, not counting the remainder of the parent parcel, the review for compliance with the provisions of the Zoning Ordinance is carried out by the Planning Commission, rather than by the Zoning Administrator. Please contact the Planning department regarding the scheduled date of the Planning Commission meeting at which the application will be reviewed.
- A signed copy of the application form and a confirming cover letter will be sent to you following completion of the review process.

**APPLICATION FEE:**

An application fee in the amount of \$250.00 must accompany this application.

**TO BE COMPLETED BY ADA TOWNSHIP**

Application Received: 7-30-20 Initial: eb  
mm / dd / yy

App. Fee of \$ 250<sup>00</sup> Received: 7/30/20 Initial: [Signature] Check # 2268 Receipt # 295183  
mm/ dd / yy *Roger Faber*

Land Division Tax Payment Certification Form from the Kent County Treasurer's office received? Yes:  No:

**CERTIFICATION AS TO COMPLIANCE WITH THE LAND DIVISION ACT (ACT 288 OF 1967, AS AMENDED):**

Approved by Assessor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION AS TO COMPLIANCE WITH THE ADA TOWNSHIP ZONING ORDINANCE:**

Planning Commission review required? Yes:  No:

If yes, date of Planning Commission meeting: \_\_\_\_\_

Zoning Administrator's Signature: \_\_\_\_\_ Date: \_\_\_\_\_


Approval is denied by the  Assessor  Zoning Administrator  Planning Commission,  
for the following reasons: \_\_\_\_\_

Updated 11/19

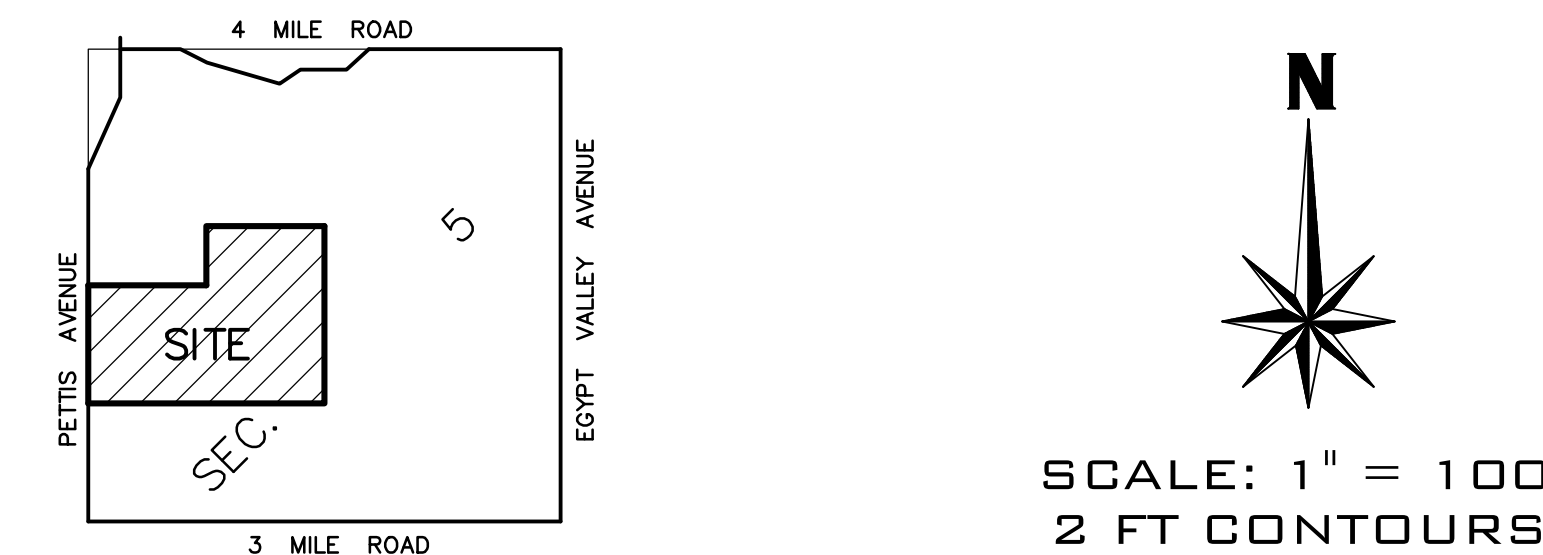
**SITE LAYOUT PLAN FOR BIEKER FARMS  
LAND DIVISION - PARCELS**

FOR: MR. MIKE BIEKER  
3050 PETTIS AVE NE  
ADA, MI 49301

IN: PART OF THE W 1/2, SECTION 5, T7N, R10W,  
ADA TOWNSHIP, KENT COUNTY, MICHIGAN

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|  <p><b>exxel engineering, inc.</b><br/>planners · engineers · surveyors<br/>5252 Clyde Park, S.W. • Grand Rapids, MI 49509<br/>Phone: (616) 531-3660 Fax: (616) 531-2121<br/>www.exxelengineering.com</p> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                         |
| <p>REVISIONS:</p> <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>  |  |  |  |  |  |  |  |  |  |  |  |  | <p>DRAWN BY: MK<br/>APPROVED BY: DJS<br/>FILE NO.: 072229E</p> | <p>PROJ. ENG.: DDG<br/>PROJ. SURV.:<br/>DATE: 05-28-20</p> | <p>SHEET<br/>1 of 1</p> |
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| <p>08/17/20 REV PER TOWNSHIP (JSD)</p>   | <p>08/14/20 REV PER TOWNSHIP (JSD)</p> |  |  |  |  |  |  |  |  |  |  |  |  |  |                         |

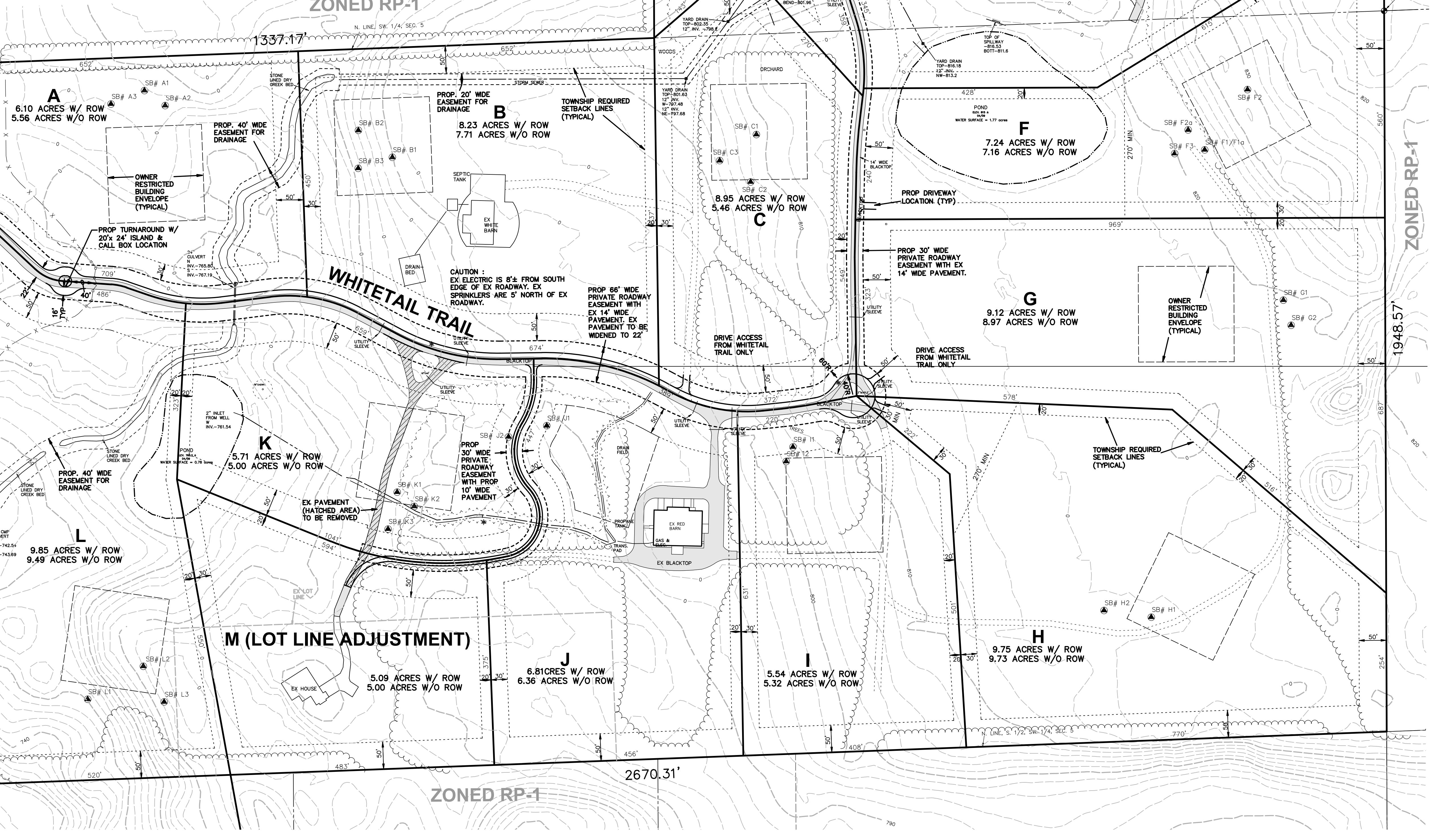
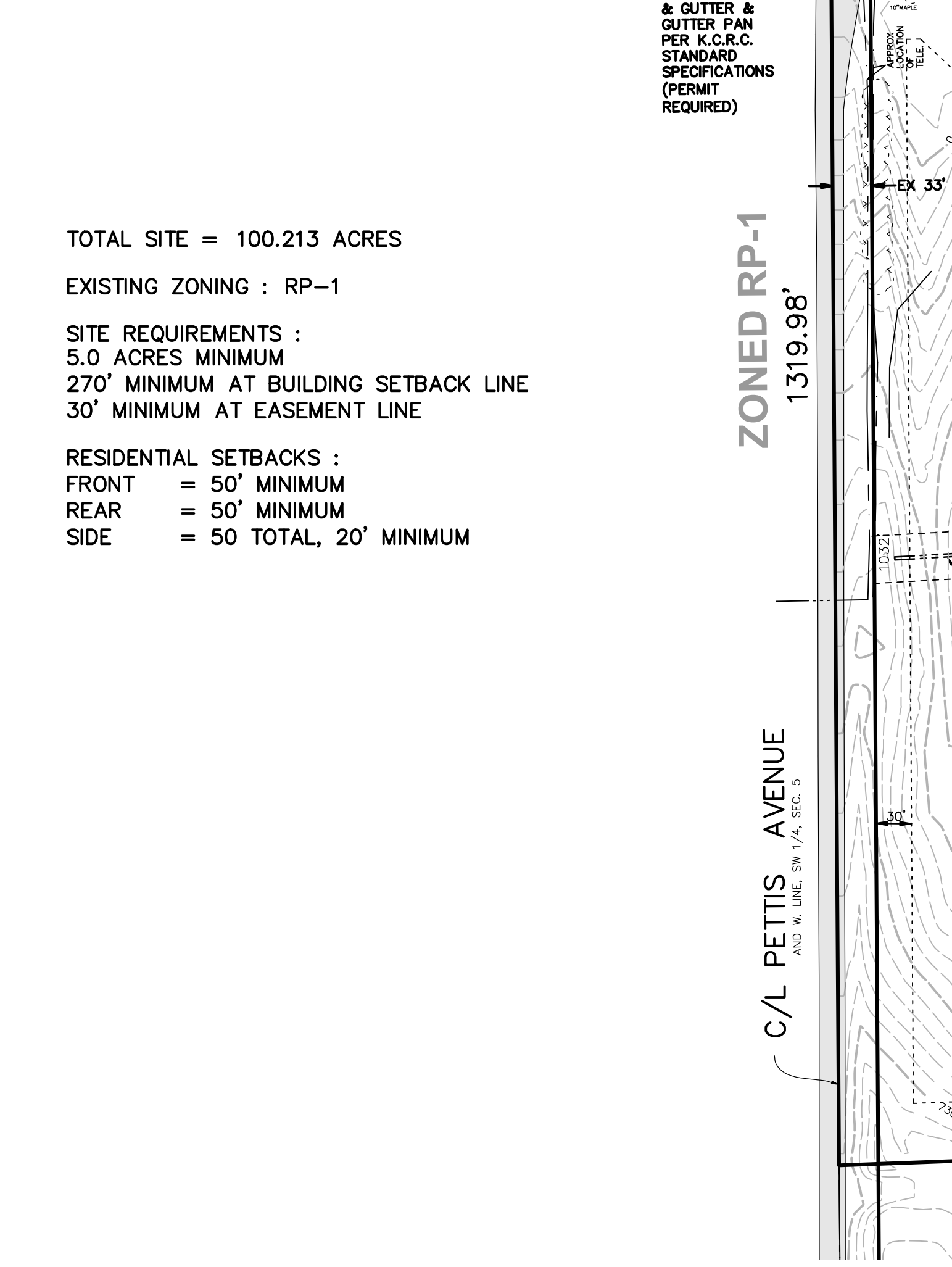
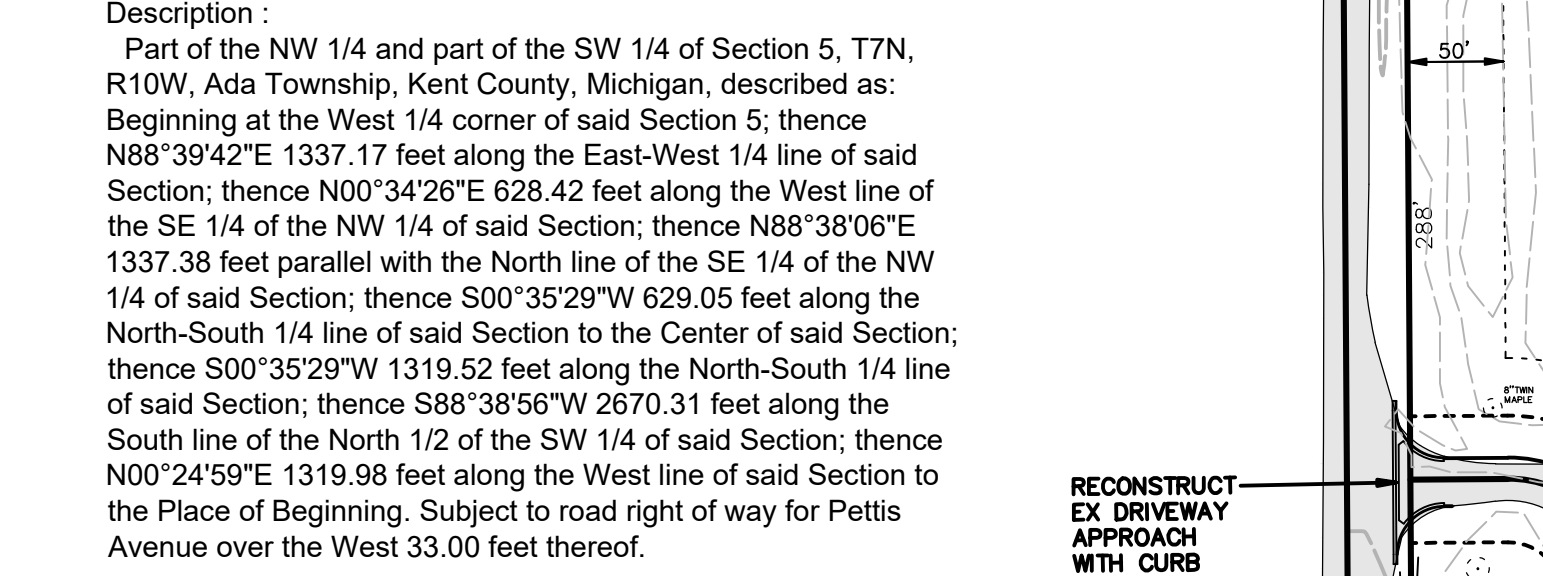
**LOCATION MAP**  
SCALE: 1" = 2000'



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| <p><b>TEST HOLE NO. A1 (GEO PROBE)</b><br/>0.0' - 0.8' SANDY TOPSOIL<br/>0.8' - 3.0' LOAMY SAND FINE, DAMP<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 7.0' SANDY CLAY LOAM, W/ GRAVEL<br/>7.0' - 9.0' SANDY CLAY LOAM, FINE<br/>9.0' - 14.0' SAND, W/ GRAVEL</p> | <p><b>TEST HOLE NO. A2 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A3 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A4 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A5 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A6 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A7 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A8 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A9 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A10 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A11 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A12 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A13 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A14 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A15 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A16 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A17 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A18 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A19 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> | <p><b>TEST HOLE NO. A20 (GEO PROBE)</b><br/>0.0' - 1.0' SANDY TOPSOIL<br/>1.0' - 3.0' SANDY LOAM, W/ GRAVEL<br/>3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL<br/>5.0' - 9.0' SAND, MED COARSE, TAN</p> |
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**DESCRIPTION :**  
Part of the NW 1/4 and part of the SW 1/4 of Section 5, T7N, R10W, Ada Township, Kent County, Michigan, described as: Beginning at the West 1/4 corner of said Section 5; thence N88°39'42"E 1337.17 feet along the East-West 1/4 line of said Section; thence N00°34'26"E 628.42 feet along the West line of the SE 1/4 of the NW 1/4 of said Section; thence N88°38'06"E 1337.38 feet parallel with the North line of the SE 1/4 of the NW 1/4 of said Section; thence S00°35'29"W 629.05 feet along the North-South 1/4 line of said Section to the Center of said Section; thence S00°35'29"W 1319.52 feet along the North-South 1/4 line of said Section; thence S88°38'56"W 2670.31 feet along the South line of the North 1/2 of the SW 1/4 of said Section; thence N00°24'59"E 1319.98 feet along the West line of said Section to the Place of Beginning. Subject to road right of way for Pettis Avenue over the West 33.00 feet thereof.

**TOTAL SITE = 100.213 ACRES**  
**EXISTING ZONING : RP-1**  
**SITE REQUIREMENTS :**  
5.0 ACRES MINIMUM  
270' MINIMUM AT BUILDING SETBACK LINE  
30' MINIMUM AT EASEMENT LINE  
**RESIDENTIAL SETBACKS :**  
FRONT = 50' MINIMUM  
REAR = 50' MINIMUM  
SIDE = 50' TOTAL, 20' MINIMUM



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