



**ADA TOWNSHIP PLANNING COMMISSION  
THURSDAY, JUNE 18, 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:**

Participate by videoconference: <https://us02web.zoom.us/j/82822191618>

One tap mobile  
+13017158592,,82822191618# US (Germantown)  
+13126266799,,82822191618# US (Chicago)

Phone dial-in by audio:  
1 301 715 8592 or  
1 312 626 6799  
Meeting ID: 828 2219 1618

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES OF MAY 21, 2020 MEETING**
- V. PUBLIC HEARINGS**
  1. Request for Special Use Permit to allow an accessory building with a sidewall height of 18 ½ feet, in excess of maximum permitted 14 feet, per Sec. 78-20(5) of the zoning regulations, 7587 Conservation St. NE, Parcel No. 41-15-22-270-001, G. Mark, Jr and Valerie B. McAleenan
- VI. UNFINISHED BUSINESS**
- VII. NEW BUSINESS**
  1. Final PUD, 92 Multifamily Residential Units on a 9.64-acre site in the (C-1) Village Business Zoning District, 7590 E. Fulton St., Parcel No. 41-15-34-127-003, Wheeler Development Group
  2. Review of PVM District Development Plan, Construction of a 37,610 sq. ft., three-story building to be used for a mixed-use hotel, restaurant, event space and lounge, Units A4 & A5, River Street Commons Condominium, 7415 & 7407 River St. SE, 41-15-34-129-004 & 005, Dixon Architecture on behalf of River Street Commons A4 & A5, LLC

3. PUD Pre-Application Conference, Proposal for a PUD site condo comprising of 19 residential sites on 100 acres and served by a private road in the RP-1, Rural Residential-1 Zoning District, 3046 and 3050 Pettis Ave. NE, 41-15-05-300-028 / 029, Michael C. Bieker on behalf of Michael C. Bieker Trust

**VIII. COMMISSION MEMBER / STAFF REPORTS**

**IX. PUBLIC COMMENT**

**X. ADJOURNMENT**

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE MAY 21, 2020 MEETING**

**Draft**

**A meeting of the Ada Township Planning Commission was held on Thursday, May 21, 2020, via video/audio-conferencing, in conformance with the Michigan Governor’s Executive Order 2020-48**

**I. CALL TO ORDER**

**II. ROLL CALL**

Present: Burton, Easter, Jacobs, Leisman  
Absent: Carter (arrived at 7:13 pm), Heglund, Butterfield  
Staff Present: Ferro  
Public Present: Approximately 8

**III. APPROVAL OF AGENDA**

Planning Director, Jim Ferro, stated that applicant, Nonna’s Trattoria, under New Business agenda item No. 2, has withdrawn their application.

Moved by Easter, supported by Jacobs, to approve the agenda as amended. Motion passed unanimously.

**IV. APPROVAL OF MINUTES OF APRIL 16, 2020 MEETING**

Moved by Jacobs, supported by Burton, to approve the minutes of the April 16, 2020 meeting as presented.

Roll Call:

Yes: Burton, Easter, Jacobs, Leisman  
No: None  
Absent: Butterfield, Carter, Heglund

Motion passed unanimously.

**V. PUBLIC HEARINGS**

**1. Special Use Permit for Type II Home Occupation – Licensed Firearms Dealer, 6749 Old Darby Trail NE, Parcel No. 41-15-16-151-018, Matthew Eilers, The Eilers Group, LLC**

Matthew Eilers, applicant, stated that he went through the process with the Bureau of Alcohol, Tobacco and Firearms 8 years ago to obtain his federal firearms license. At the time, he had the ambitions to open up a gun shop but didn’t end up going in that direction. Because he went through an extensive vetting process with the ATF and the FBI, he kept the license for personal use. Before moving to Ada, he was a licensed dealer at his two previous homes. Customers would reach out to him by appointment only; he would connect them with a gun manufacturer. The manufacturer would ship the gun to him. Mr. Eilers stated he conducts a legal background check with the FBI, verifies identity, and completes the appropriate paperwork for the ATF. Mr. Eilers stated that selling firearms is not his “living,” but is more of a hobby. He uses the license to help friends and family who are looking to purchase a firearm.

Easter inquired on the types of firearms Mr. Eilers is transferring. Mr. Eilers stated he transfers mainly shotguns for bird hunting and pistols for people who want to carry concealed. He has never sold an AR-15.

Planning Director, Ferro, explained the difference between Type I and Type II Home Occupations as defined in the zoning ordinance. Ferro stated the Federal firearms regulations require that transfer of a

firearm from a dealer to a customer take place in a face-to-face transaction, thereby resulting in client traffic to his home; therefore, a special use permit for a Type II Home Occupation is required. This requires a public hearing and written notice of the hearing to neighbors up to 300 feet from the applicant's property.

Easter asked the applicant what type of firearms he typically transacts. Eilers responded that his sales are mostly sporting rifles and small handguns.

*Carter arrived.*

Public Hearing opened at 7:14 pm.

Liz Novitsky, resident of Darby Farms, asked if there would be testing/firing of the guns and if so, where would that take place?

Kathy Sylvester, neighbor of Mr. Eilers, asked if the Township oversees the number of guns being sold. She expressed concerns for the potential of increased traffic.

Being that there were no other comments, the public hearing was closed at 7:18 pm.

Ferro responded to Ms. Sylvester's concern, stating that the Planning Commission can approve this Special Use with a condition limiting the number of transactions that can be conducted on the property and requesting documentation of the number of those transactions. There is not a way to measure for compliance but if neighbors complained about an increase in traffic, the Township would look into the matter. If it was found that Mr. Eilers was not adhering to the conditions of approval, his Special Use Permit could be revoked. Another course of action the township could take is to file a complaint with the federal firearms licensing agency.

Mr. Eilers stated there would be absolutely no discharge of firearms on the property. In addition, it is prohibited to discharge firearms in his neighborhood as stated in their association bylaws.

Mr. Eilers stated he would have no issue with a volume restriction and would be fine with providing proof of the number of transactions.

Eilers was also asked whether he plans to market his business through any means other than word-of-mouth. Mr. Eilers responded no.

Ferro presented an aerial map of the applicant's neighborhood and summarized his staff memo, noting that all of the general standards and special use standards which are required to approve a Type II Home Occupation have been met. Planning staff recommends approval with two conditions: limiting the number of customer visits or transactions, and requiring all firearms be stored in a gun safe.

Carter recommended adding a third condition prohibiting assault weapons, stating that, personally, he would be uncomfortable having a neighbor selling assault weapons.

Jacobs wondered which language would be better: limiting the number of transactions or the number of customer visits? Mr. Eilers stated he has only had 3 transactions in the last 24 months. The highest in any year was 6 transactions. It is usually only 1 visit per transaction.

Jacobs asked Mr. Eilers if he has ever had a customer fail their background check. Mr. Eilers stated no.

In response to Carter's concern about assault weapons, Mr. Eilers stated it would not make much sense to prohibit assault weapons because what constitutes a more dangerous weapon is very opinionated. In

some instances, a hunting rifle or a pistol can be more dangerous than an AR-15. Mr. Eilers stated that his license with the ATF does not allow him to sell automatic weapons or silencers. What he sells are weapons that can be purchased at a sporting goods store.

Ferro stated that as far as the zoning ordinance goes, selling Tupperware from home is no different than selling firearms. Both require a Type II Home Occupation permit. The type of firearms being sold does not have a bearing on conformance with the zoning standards.

Easter stated that she is biased against assault-type weapons but feels it is not the Planning Commission's job to dictate which weapons can or cannot be sold. Mr. Eilers appears to take this very seriously and is responsible. She has not heard anything from Mr. Eilers which would make her feel like his neighbors would be in jeopardy.

Carter asked, if this request is approved, is it transferrable to the next homeowner if Mr. Eilers decides to move? Ferro stated the zoning approval runs with the property but the federal firearms license does not. Mr. Eilers can sell his property but he cannot sell his firearms license.

Leisman suggested making a motion for approval subject to the two conditions outlined in the staff memo, however, adding that the number of transactions are limited to 5 per month, and adding that the applicant shall provide either a quarterly or yearly sales report if requested by the Township.

Commissioners discussed varying ways to word the approval language. Ferro stated that limiting the number of customer visits to 5 per month takes care of the number of transactions because transactions require one visit.

It was moved by Easter, supported by Burton, to approve the Special Use Permit for a "Type II Home Occupation at 6749 Old Darby Trail NE, consisting of a licensed firearms dealer, subject to the following conditions:

1. The number of customer visits and the number of firearms sold shall be limited to no more than five (5) per month.
2. All firearms associated with the home occupation shall be stored in a gun safe designed for secure storage of firearms.
3. The applicant shall provide either quarterly or yearly reports of transaction volume if requested by the Township.

Roll Call:

Yes: Burton, Carter, Easter, Jacobs, Leisman

No: None

Absent: Butterfield, Heglund

Motion passed unanimously.

**VI. UNFINISHED BUSINESS – None**

## **VII. NEW BUSINESS**

### **1. PVM District Development Plan, 5,220 Square Foot Office Building, Unit 7, Ada West Commercial Condominium, 7163 Headley St. SE, Parcel 41-15-28-479-007, Ken Dixon of Dixon Architecture on behalf of PDL Ventures, LLC**

Mr. Dixon stated that this is a replacement for the building that was previously approved in 2018 which was going to be occupied by a veterinarian and an office user. This time, the footprint will be kept identical. The size will be increased by about 100 square feet due to additional space being captured on the second floor. Mr. Dixon also introduced Jeremy Frost, property owner, and Steve Tietsma, civil engineer.

Mr. Dixon stated they are requesting one departure for lot coverage. They will be 3.6% over the maximum allowed. This is the same departure as requested previously. Mr. Dixon stated this will be a 5,220 sq. ft., 2-story building, similar in appearance to the surrounding buildings. The first floor will be for business office use and the second floor will be personal office space. This office building requires 7 parking spaces.

Mr. Dixon stated they meet all the standards for “Village Shop Lot” under the PVM district dimensional and architectural standards, except for maximum lot coverage, for which approval of a departure is requested. Mr. Dixon briefly summarized storm water management, parking, lighting, landscaping, and architectural materials and design.

Ferro stated the building footprint is very similar to the one previously approved. The Planning department recommends approval subject to several findings and conditions as outlined in his staff memo.

Carter moved, Jacobs supported, to approve the development plan, subject to the following findings and conditions:

1. The Planning Commission hereby makes the following findings:
  - a. The proposed development plan, as modified by the conditions of approval listed below, requires the following “departure” from the standards of the PVM district, which is hereby approved:
    - 1) Sec. 78-476(a) – Maximum lot coverage.
  - b. The above departure results in a plan that complies with the spirit and intent of the PVM District to a greater degree than would be the case without authorization of the departure.
  - c. The proposed alternative is consistent with the purpose and intent of the PVM District.
  - d. 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.
  - e. The proposed alternative is necessary and appropriate to accommodate a superior design of the proposed development.
2. The proposed development plan for a 5,220 sq. ft., two-story building is hereby approved, subject to the following conditions:
  - a. The building and site improvements shall be completed substantially as shown on the plan set titled “PDL, LLC Building,” (civil Sheets C101 and C201 dated 04/15/2020 and architectural Sheets A2.1, A4.1, A4.2, A4.3 and L1.1 dated 4/14/20, except as modified in accordance with these conditions of approval.
  - b. Any exterior building mounted light fixtures shall qualify as “full-cutoff” control of light emission or of a low light intensity non-glaring style, subject to approval of the Planning

Department. Fixture specifications shall be submitted for approval, prior to building permit issuance.

- c. The landscape plan shall be modified showing additional landscape plantings to screen the mechanical equipment pad, located on the west side of the building, from the view of Headley Street, subject to review and approval of the Planning Department, prior to issuance of any building permits.

There was no discussion of the motion. The Chairman requested a roll call vote:

Yes: Burton, Carter, Easter, Jacobs, Leisman

No: None

Absent: Butterfield, Heglund

Motion passed unanimously.

## **2. PUD Pre-Application Conference, 16 Single-Family Residential Home Sites on 4 Acres, 7699 Fase St, Parcel No. 41-15-34-402-008, TPR 7699 Fase Street, LLC**

Ferro gave a brief history, stating that the Planning Commission previously considered a request for rezoning of this 4-acre property at the end of Fase St., from the R-3- Single Family Residential District to the VR- Village Residential District. Following a public hearing on the rezoning request, the Planning Commission recommended denial of the rezoning. The Planning Commission felt the PUD zoning rules would be a more appropriate way to develop this particular property.

Ferro stated the zoning regulations state that a pre-application conference is required when applying for a PUD, and is for the purpose of preliminary discussion and review regarding the appropriateness, general content and design of the proposed PUD. No formal action shall be taken in this meeting; it is an opportunity for the Planning Commission to provide feedback to the applicant before they submit their preliminary PUD application.

Leisman stated there will not be a public hearing or public comments during this meeting. A public hearing will be scheduled when the applicant submits a preliminary PUD application which may be next month or the following.

Applicant, Chuck Hoyt, stated this plan is almost identical to what was presented in January. Mr. Hoyt stated he welcomes feedback tonight with the intent of a formal application being submitted most likely in July.

Ferro stated the concept plan presented tonight is very similar to what was presented in January with a few refinements. The main refinements are the road geometry, the radius of the curve, the width of the pavement and public road layout.

Ferro asked Mr. Hoyt if his intention is to make the road a public road or a private road with an access easement for the Road Commission. Mr. Hoyt stated their intention, based on discussions with the Road Commission staff, is that this road will be public. However, the median area will be owned by a homeowners association.

Ferro stated a concern he had back in January was the relationship between a potential home on Unit 8 at the northeastern corner of the site and the adjacent home in the Thornapple Club\Ada Moorings development.

Mr. Hoyt stated the architecture of the homes will be similar to the homes in their Riverpoint development. They will have front-loading garages but the garages will be pushed back a bit and the

front porches will be pulled forward in order to provide the neighborhood atmosphere they desire for this project. The scale of the homes will be almost identical to the homes in their Riverpoint development as well with home dimensions of around 40 feet wide.

Easter inquired about a sidewalk. Mr. Hoyt stated there will be a sidewalk. Easter stated she thought there was public opposition to this layout when it was previously presented because the density was too high causing an increase in traffic. Is that no longer an issue?

Ferro stated he recalls public comments involving existing problems on Fase St., in particular, the intersection at Fase St. and Thornapple River Dr. Ferro stated the township is currently working on a plan to increase safety at that intersection.

Easter stated there is a challenge to provide affordable housing in the Township and the higher density being proposed will allow these homes to be more affordable. She likes the architectural designs presented tonight.

Carter suggested having a traffic study and including two different scenarios; one assuming homes will be 4 bedrooms with 3 stall garages, and the other assuming the homes will be 2 bedrooms. Mr. Hoyt reminded the Planning Commission that a traffic analysis with these scenarios was submitted in January.

Easter inquired on landscaping for the median. Mr. Hoyt stated they will show their landscaping plan at the next meeting.

Leisman stated he would like to see Jim's concern around lot 8 addressed at the next meeting.

Burton stated she likes the look of the homes. It's a good transition between the Fase St. homes and the Ada Moorings homes.

Jacobs inquired about the current fencing on the property. Mr. Hoyt stated the fence along the emergency drive will go away. Other fencing may go down depending on how the Planning Commission or neighbors feel. Mr. Hoyt also addressed the setbacks for lot 8 and stated there is an opportunity to provide landscaping between lot 8 and the adjacent Ada Moorings home.

Ferro reviewed aerial photos showing the PUD setbacks of in relation to the neighboring homes in Ada Moorings. In regards to the awkwardly shaped lot 8, Ferro stated his concern is the visual and spatial relationship between the home on that lot and the neighboring Ada Moorings home. He suggests making one of the following changes to address this issue:

1. Deleting one lot from the north side of the site.
2. Increasing the minimum front setback for lot 8
3. Defining a more restricted allowable building envelope for the home on lot 8
4. Limiting the height of the home on Lot 8 to 1 story

Mr. Hoyt stated the house in Ada Moorings which abuts to lot 8 has been staring at trucks, piles of dirt, etc. for many years. He feels it is an improvement of their view to look at a house versus what they currently see. However, he feels that looking at changing the setbacks and adding landscaping is very reasonable.

## **VII. COMMISSION MEMBER / STAFF REPORTS – None**

## **VIII. PUBLIC COMMENT**

There were no public comments



**IX. ADJOURNMENT**

It was moved by Jacobs, seconded by Easter, to adjourn the meeting at 7:42 p.m.

Motion passed unanimously.

Respectfully submitted,

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Jacqueline Smith, Ada Township Clerk  
rs: aw



## MEMORANDUM

Date: 06-16-20

**TO:** Ada Township Planning Commission  
**FROM:** Brent M. Bajdek, Planner/Zoning Administrator  
**RE:** June 18, 2020 Agenda Item – 7587 Conservation St. NE (*Public Hearings – Item #1*)

**Request for Special Use Permit to allow an accessory building with a sidewall height of 18 ½ feet, in excess of maximum permitted 14 feet, per Sec. 78-20(5) of the zoning regulations, 7587 Conservation St. NE, Parcel No. 41-15-22-270-001, G. Mark, Jr and Valerie B. McAleenan**

### Overview of Request:

The subject 5-acre site (*approximately 4.5 acres, excluding r.o.w.*), zoned RR Rural Residential, is located on the north side of Conservation Street between Dogwood Avenue and Little Bee Lane. Access to the property is directly from Conservation Street.

A new 2-level accessory building with 18.5-foot sidewalls is proposed to be constructed near the southwest corner of the property; its proposed footprint is approximately 1350 sq. ft. A single-family dwelling along with three (3) accessory buildings currently exist onsite. The largest of the three (3) accessory buildings (*a 420 sq. ft. detached garage with a 260 sq. ft. carport*) is planned to be replaced by the proposed accessory building.

The new accessory building is intended to be used for personal vehicle and yard equipment storage (*first-level*) and recreational space (*second-level*). The building appearance is proposed to be consistent with the design character of the existing home, as well as compatible with the character of the surrounding area.

### Analysis of the Request:

Zoning regulations limit the sidewall wall height of accessory building to 14 feet for properties three (3) acres or greater in all residential and rural districts for such buildings that are accessory to a single-family residential use. The applicant is requesting a special use permit for an accessory building with a sidewall height of 18.5 feet rather than the permitted 14 feet in order to allow for a second-level covered porch (*located on the rear side of the building*). *It should be noted that all other dimensional standards will be satisfied.*

*Pursuant to 78.20(a)(7) of the Zoning Ordinance, the Planning Commission may authorize an increase in building floor areas and heights for accessory buildings greater than what is permitted by right, with approval of a special use permit, if the Commission determines that the size, height, placement, design, and appearance of the accessory building will be compatible with the character of the surrounding area.*

The essential character of the area will not be altered with the approval of a special use permit to allow the construction of the accessory building with a sidewall height of 18.5 feet rather than the allowable 14 feet. Similar massed structures exist in the surrounding area.

Additionally, there are no characteristics of the proposed use that would conflict with the general special use permit standards of the Zoning Ordinance, as listed below:

- 1) *The special use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.*
- 2) *The special use shall not change the essential character of the surrounding area.*

- 3) *The special use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare.*
- 4) *The special use shall not place demands on public services and facilities in excess of capacity.*

Recommendation:

Approval of the special use permit is recommended, based on a determination by the Planning Commission that the size, height, placement, design, and appearance of the accessory building will be compatible with the character of the surrounding area, subject to the following conditions:

- Any exterior lighting on the building be of a non-glaring style, subject to approval by the Planning Department.
- The building shall not be used as a dwelling unit.



## APPLICATION FOR APPROVAL OF SPECIAL USE

An application for a special use must be heard before the Ada Township Planning Commission. **Regular meetings of the Planning Commission are held on the third Thursday of each month at 7:00 p.m. at Ada Township Hall.** After receipt of the application and payment of the fee, your request will be placed on the next Planning Commission meeting agenda for the purpose of scheduling a public hearing. The hearing will be scheduled for the next month's Planning Commission meeting for consideration, with all legal notifications being met.

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

For a residential accessory building or Type 2 home occupation permit: \$200.00  
For all other special use applications: \$300.00

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

### Applicant Information:

Name: G. MARK McALEENAN, JR. & VALERIE B. McALEENAN

Address: 7587 CONSERVATION STREET, NE

Phone Number: 616/293-5365 Email: gmmcaleenan@me.com

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

### Property Information:

Property Address: 7587 CONSERVATION STREET, NE

Parcel Number: 41-15-22-270-001


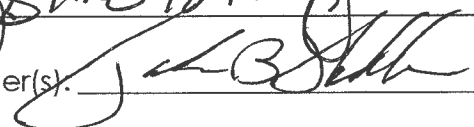
Zone District Classification: RURAL RESIDENTIAL

Proposed Use and/or Changes to the Property: INCREASE IN MAXIMUM HEIGHT OF ACCESSORY BUILDING PER SEC. 78-20 (5) RELATING TO PORCH ON REAR SIDE OF PROPOSED GARAGE STRUCTURE.

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

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

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

Applicant's Signature(s):  Date: May 27, 2020  
Signature of Property Owner(s):  Date: May 27, 2020  
(If different than above)

**TO BE COMPLETED BY ADA TOWNSHIP**

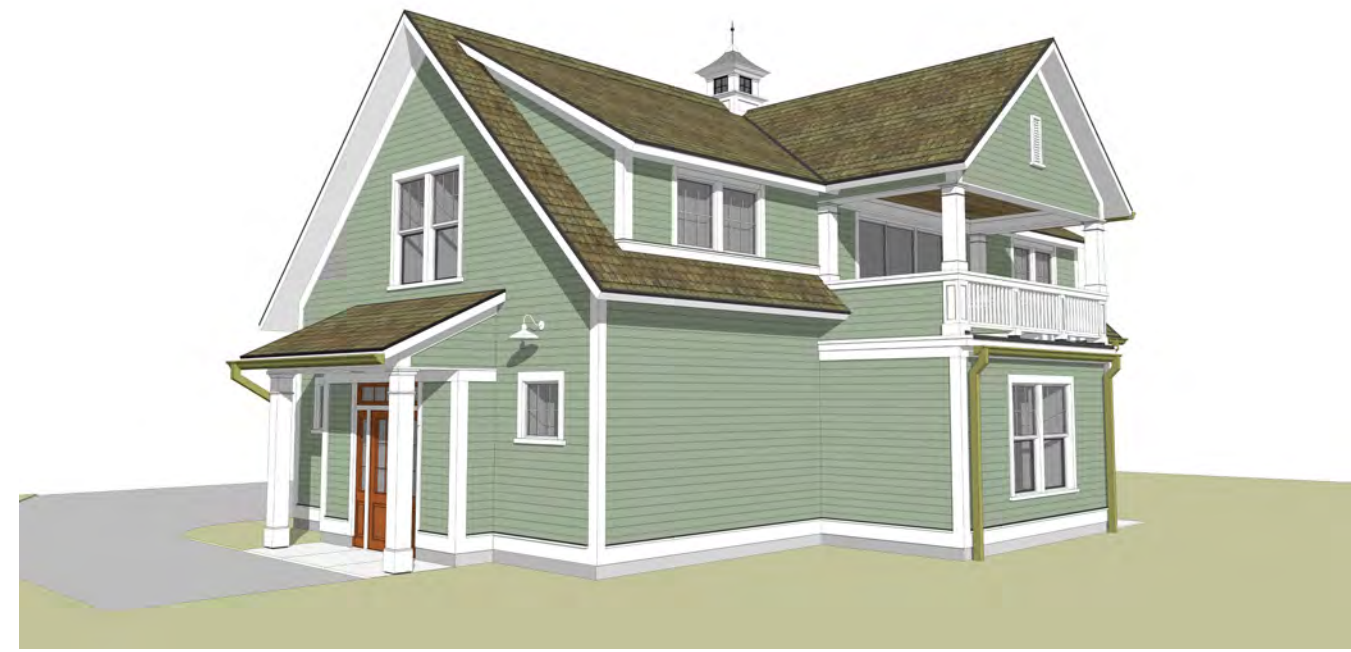
Application Received: _____ Initial: _____ mm / dd / yy
App. Fee of \$ _____ Received: _____ Initial: _____ Check # _____ Receipt # _____ mm / dd / yy
Escrow Deposit of \$ _____ Received: _____ Initial: _____ Check # _____ mm / dd / yy

Updated 04/22/19

Statement of Compliance with Sec. 78-493 of Ada Township Zoning Ordinance  
7587 Conservation Street, NE

This Special Use request for 7587 Conservation Street, NE relates to allowing a height greater than that provided by the applicable Ada Zoning Ordinance in Sec. 78-20(5) with respect to a second-floor porch on the rear side of a proposed garage structure. As can be seen from the submitted plans, the porch has been designed, and will be constructed, operated and maintained in a manner that is harmonious with the existing residence on the property. It will further be consistent with the large accessory building across the street from the property on which the garage will be built, as well as with the large accessory building that is located on the property directly behind 7587 Conservation Street. The proposed garage and porch with its height elevations will otherwise be compatible and harmonious with the scope and design of the existing houses and accessory buildings in the neighborhood.

Because of the design features of the proposed garage and porch, this Special Use will not change the essential character of the surrounding area but will instead be consistent and harmonious with it. By its nature, the greater height will not be hazardous to adjacent property, given that two properties immediately to the west are “flag pole” lots, with only gravel driveway improvements for at least the first 125 feet back from the street and given that the property across the street has an accessory building fronting on Conservation Street. Since this Special Use relates solely to a height issue for a porch that is on the rear side of the garage structure, away from the street, it will not be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare. Lastly, because the proposed garage structure will be served by private well and septic, it will not place any demands on public services and facilities in excess of capacity.



PERSPECTIVES

DRAWING DATES:  
 PRELIMS: DEC. 17, 2019  
 PERMIT SET: FEB. 18, 2020

FRIMODIG DESIGN INC.

DESIGN TEAM: MARK & MATT FRIMODIG  
 83355 BAILEY DR. ADA MI. 49301  
 PHONE : 676-1891

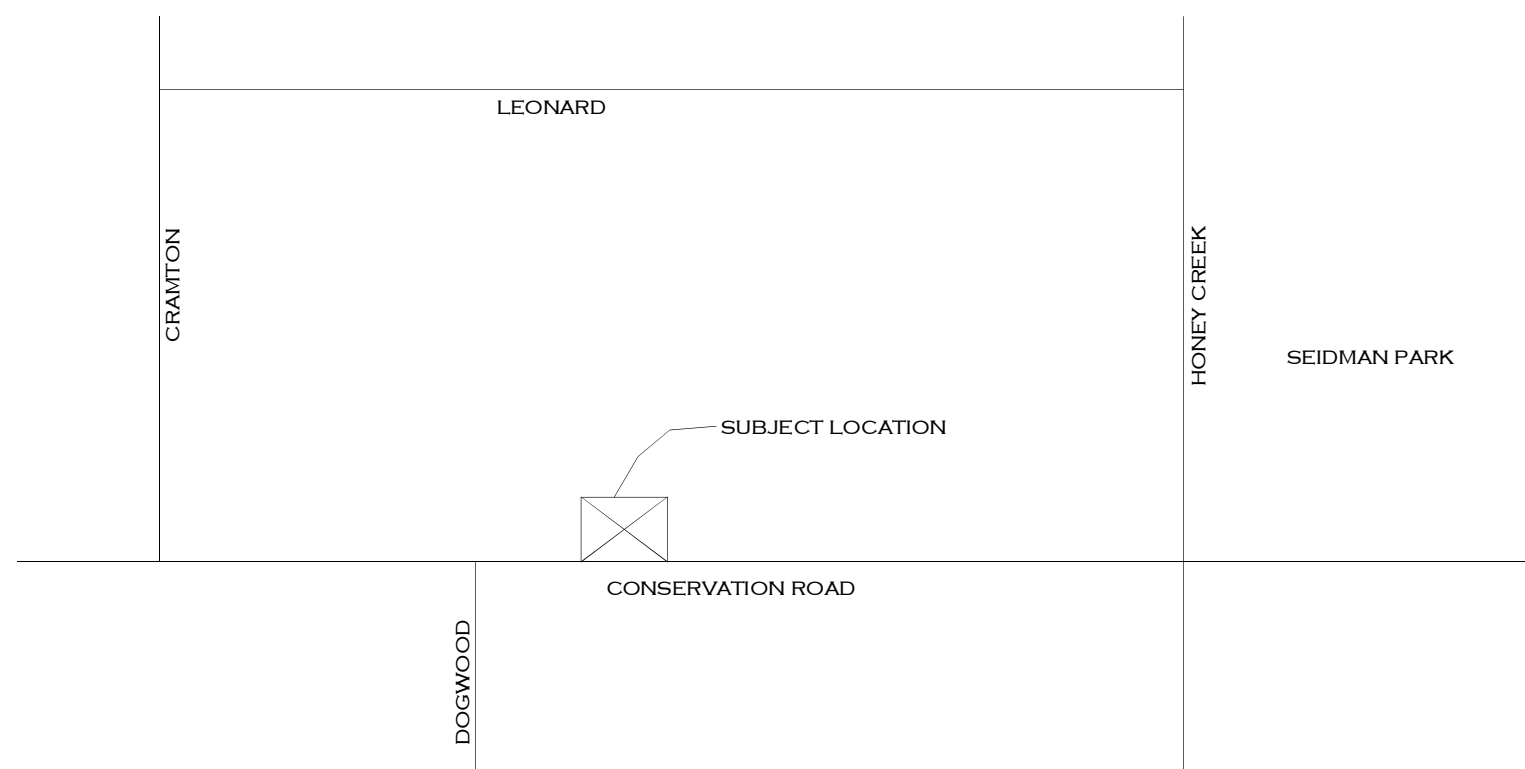


GARAGE PLANNING

MCALLEENAN RESIDENCE :  
 7587 CONSERVATION ROAD, ADA MICHIGAN VANDERVEEN BUILDERS: 450-1408

SHEET

0/9



**SITE DESCRIPTION:**

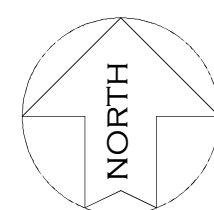
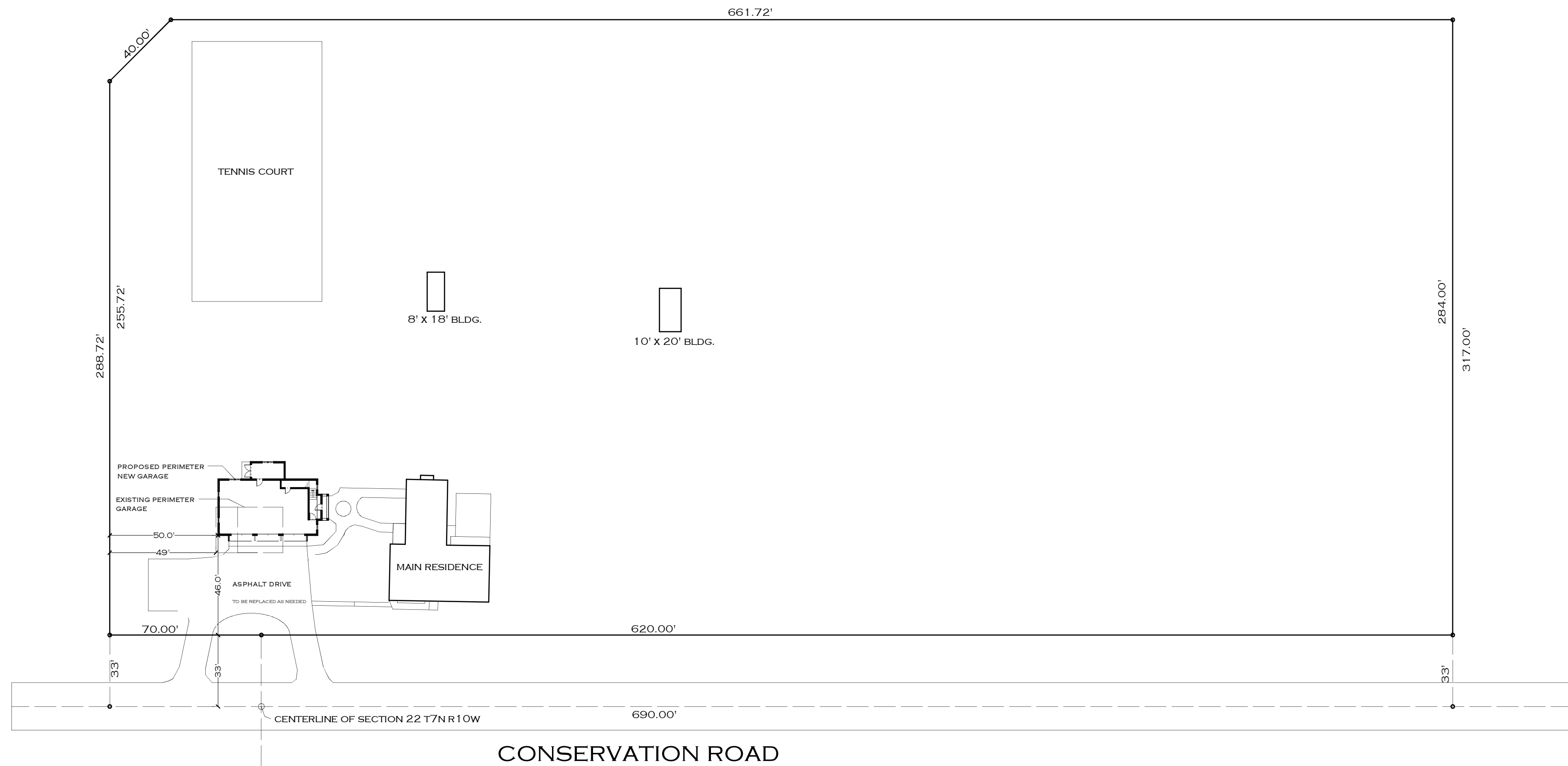
7587 CONSERVATION ROAD  
 ADA  
 KENT COUNTY  
 MICHIGAN  
 PPN: 41-15-22-270-001  
 APPROXIMATELY 4.5 ACRES

THIS SITE PLAN IS A REPRODUCTION OF A SURVEY BY MEDEMA VAN KOOTEN & ASSOCIATES.  
 DATED: 07.26.1989.  
 THE DESIGNER HAS BASED THE GARAGE WORK ON THE PARAMETERS GIVEN.  
 IT IS THE RESOPNSIBILITY OF THE GENERAL CONTRACTOR TO AFFIRM ITS ACCURACY.

THAT PART OF THE N. 1/2 OF SEC. 22, T7N, R10W, ADA TOWNSHIP, KENT COUNTY MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SEC. 22; THENCE N 90 DEG. 00 MIN. W 70.0 FEET; THENCE N 0 DEG. 00 MIN. W 288.72 FEET; THENCE N 45 DEG. 00 MIN. E 40.0 FEET; THENCE N 90 DEG. 00 MIN. E 661.72 FEET; THENCE S 0 DEG. 00 MIN. E 317.0 FEET TO THE EAST AND WEST 1/4 LINE; THENCE N 90 DEG 00 MIN. W 620.0 FEET ALONG SAID 1/4 LINE TO THE PLACE OF BEGINNING. SUBJECT TO A RIGHT OF WAY FOR HIGHWAY PURPOSES OVER THE SOUTH 33.0 FEET THEREOF.

**SITE LOCATION**

NO SCALE



**SITE PLAN WITH NEW GARAGE**

SCALE: 1" = 40'-0"

DRAWING DATES:  
 PRELIMS: DEC. 17, 2019  
 PERMIT SET: FEB. 18, 2020

**FRIMODIG DESIGN INC.**

DESIGN TEAM: MARK & MATT FRIMODIG  
 83955 BAILEY DR. ADA MI. 49301  
 PHONE: 676-189



**GARAGE PLANNING**

**MCALLEENAN RESIDENCE :**  
 7587 CONSERVATION ROAD, ADA MICHIGAN VANDERVEEN BUILDERS: 450-1408

**SHEET**

1 / 9





RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

DRAWING DATES:  
PRELIMS: DEC. 17, 2019  
PERMIT SET: FEB. 18, 2020

FRIMODIG DESIGN INC.

DESIGN TEAM: MARK & MATT FRIMODIG  
83955 BAILEY DR. ADA MI. 49301  
PHONE: 676-189

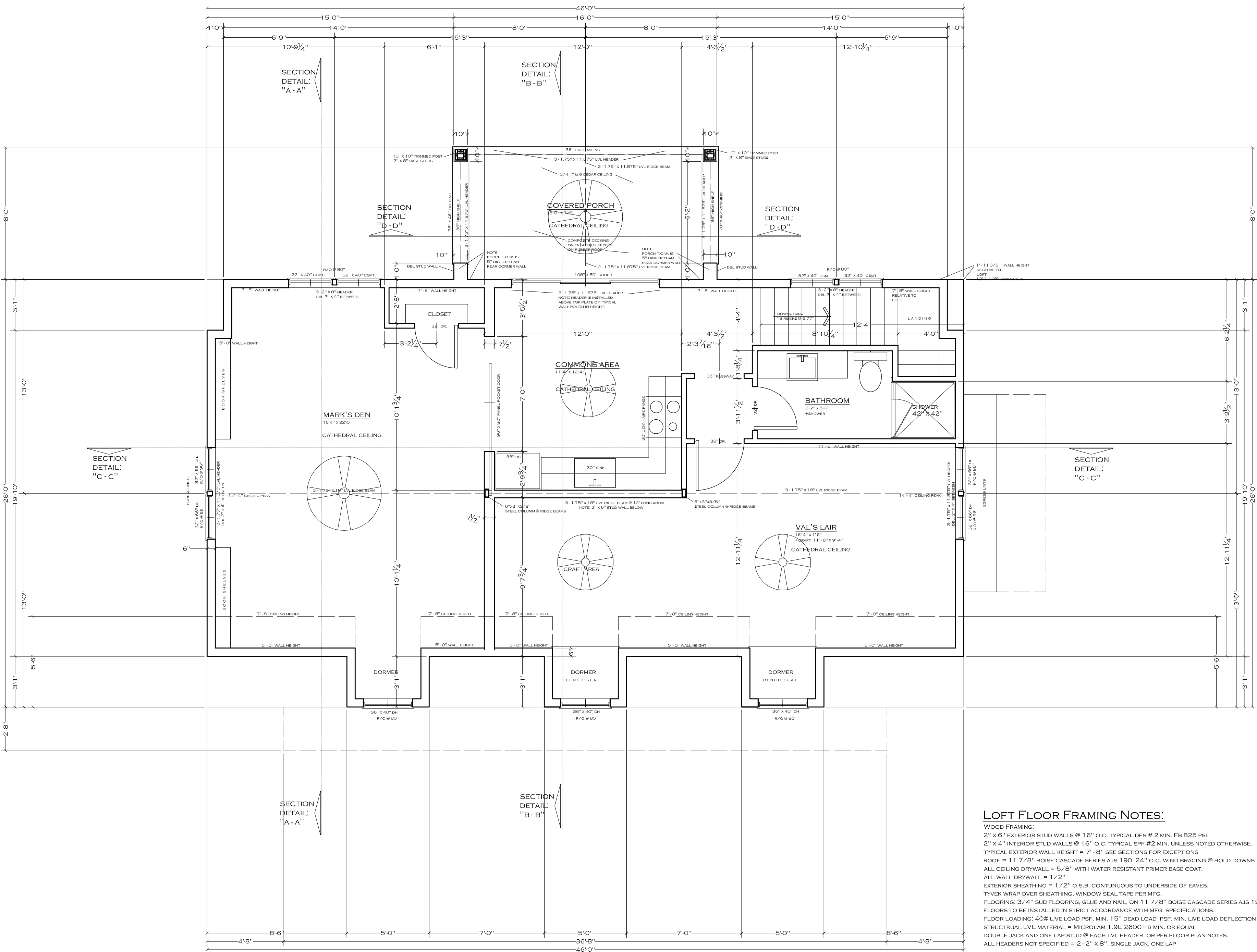


GARAGE PLANNING

MCALLEENAN RESIDENCE :  
7587 CONSERVATION ROAD, ADA MICHIGAN VANDERVEEN BUILDERS: 450-1408







# LOFT LEVEL FLOOR PLAN

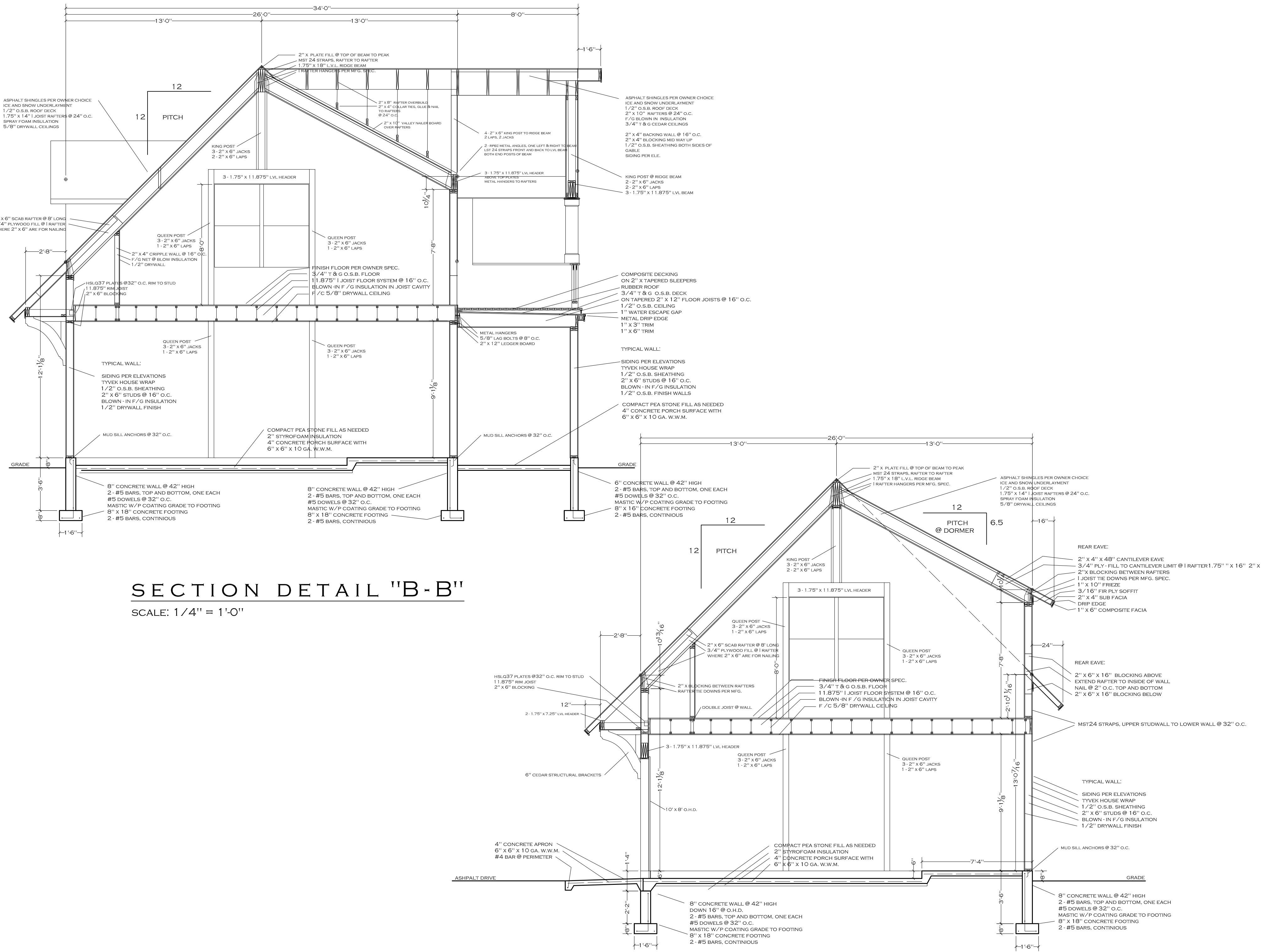
SCALE: 1/4" = 1'-0"

DRAWING DATES:  
 PRELIMS: MAY 4, 2020  
 PERMIT SET: FEB. 18, 2020

**FRIMODIG DESIGN INC.**  
 DESIGN TEAM: MARK & MATT FRIMODIG  
 83355 BAILEY DR. ADA MI. 49301  
 PHONE: 676-1891



**MCALLEENAN RESIDENCE :** GARAGE PLANNING  
 7587 CONSERVATION ROAD, ADA MICHIGAN VANDERVEEN BUILDERS: 450-1408



**SECTION DETAIL "B-B"**  
SCALE: 1/4" = 1'-0"

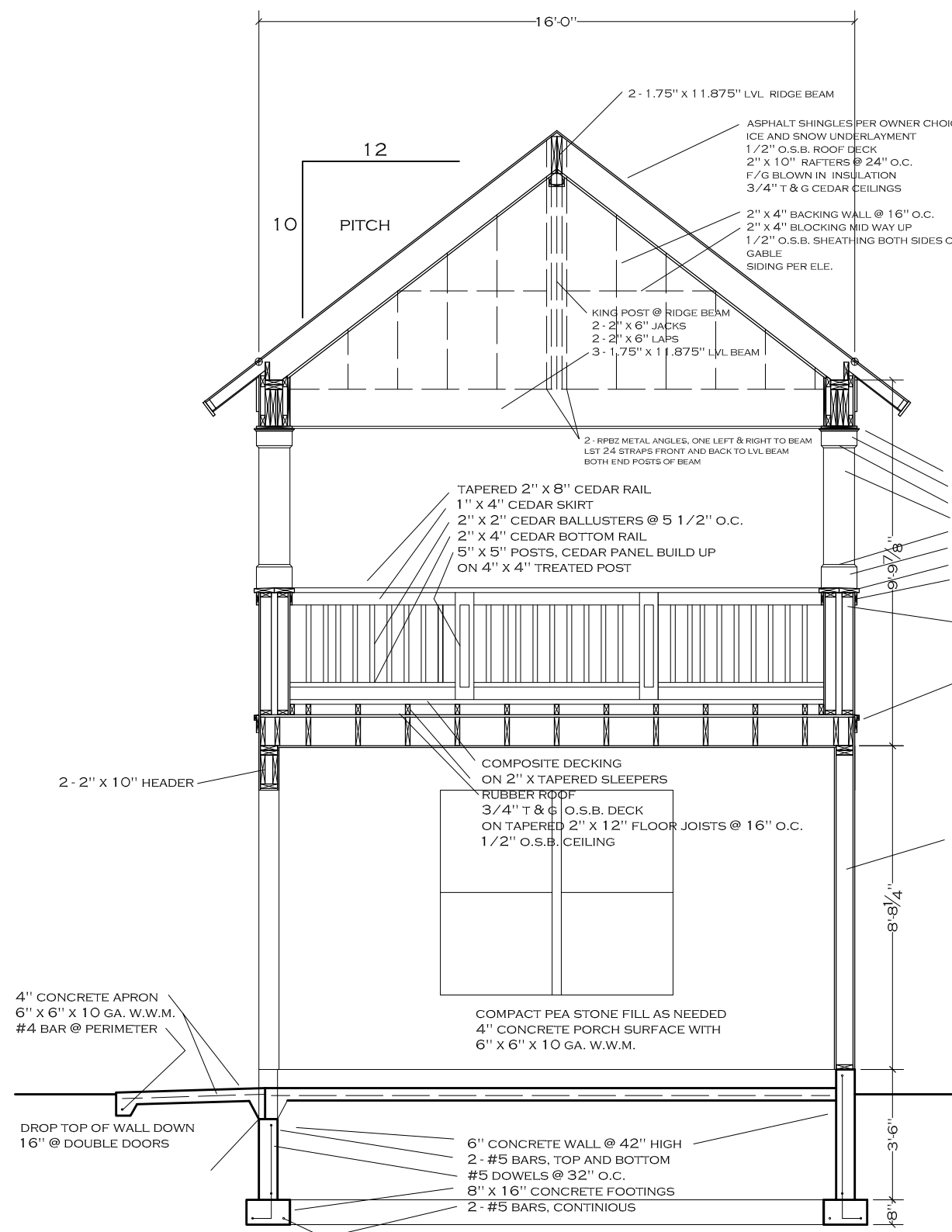
**SECTION DETAIL "A-A"**  
SCALE: 1/4" = 1'-0"

DRAWING DATES:  
PRELIMS: MAY 4, 2020  
PERMIT SET: FEB. 18, 2020

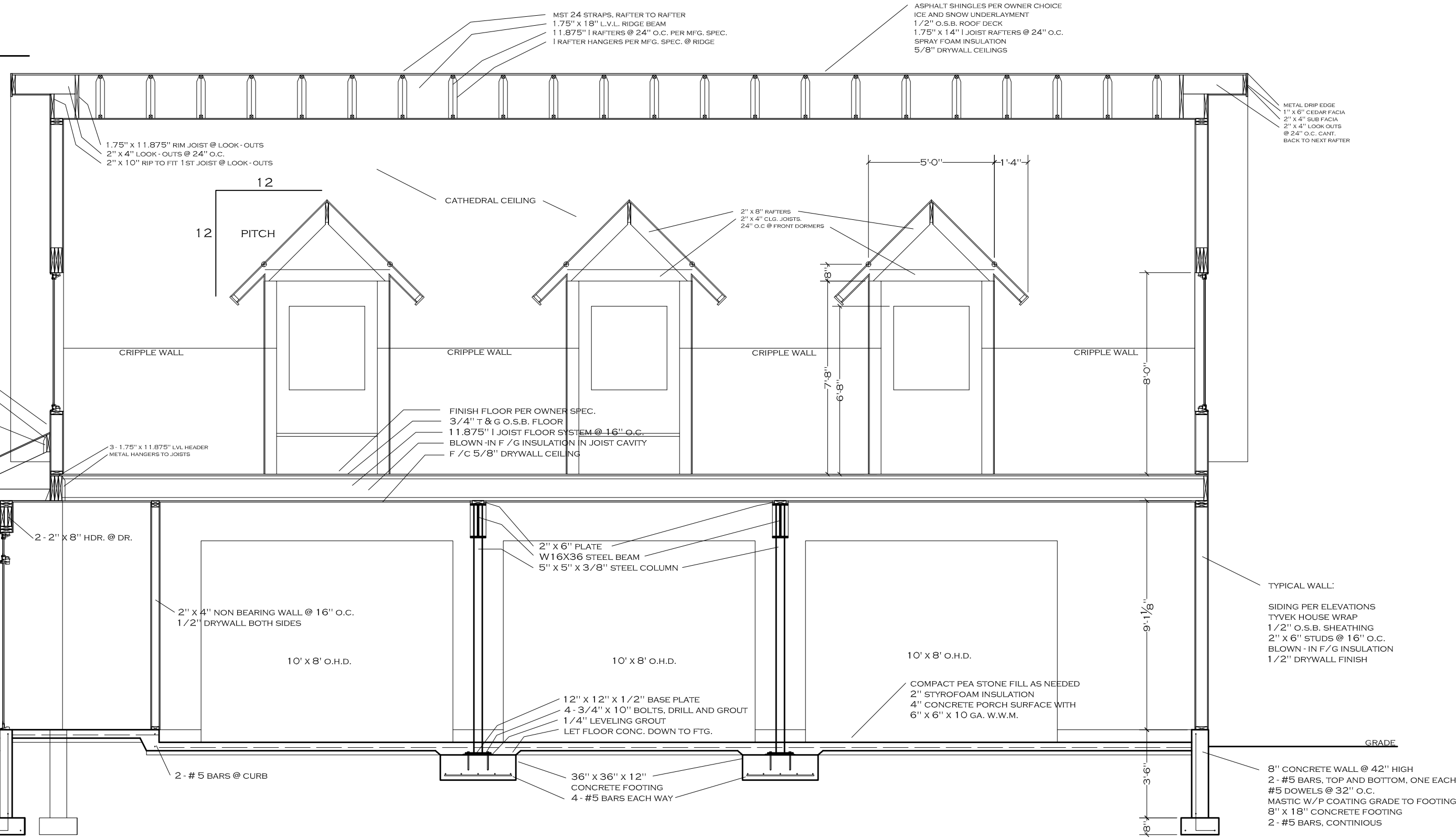
**FRIMODIG DESIGN INC.**  
DESIGN TEAM: MARK & MATT FRIMODIG  
8355 BAILEY DR. ADA MI. 49301  
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**MCALLEENAN RESIDENCE : GARAGE PLANNING**  
7587 CONSERVATION ROAD, ADA MICHIGAN VANDERVEEN BUILDERS: 450-1408

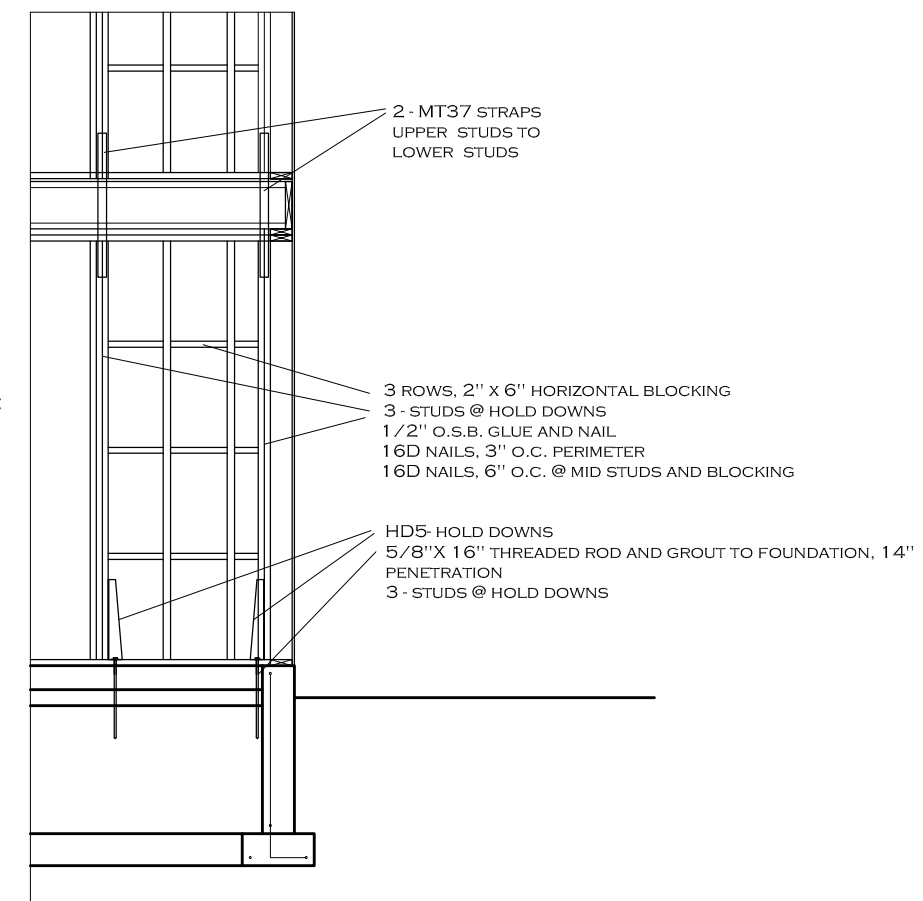


**SECTION DETAIL "D-D"**  
SCALE: 1/4" = 1'-0"



**SECTION DETAIL "C-C"**  
SCALE: 1/4" = 1'-0"

NOTE:  
EACH CORNER OF STRUCTURE TO HAVE THIS SHEAR WALL DETAIL INSTALLED



**SHEAR WALL DETAIL**  
SCALE: 1/4" = 1'-0"

DRAWING DATES:  
PRELIMS: MAY 4, 2020  
PERMIT SET: FEB. 18, 2020

**FRIMODIG DESIGN INC.**  
DESIGN TEAM: MARK & MATT FRIMODIG  
8355 BAILEY DR. ADA MI. 49301  
PHONE: 676-1891



**MCALLEENAN RESIDENCE :** GARAGE PLANNING  
7587 CONSERVATION ROAD, ADA MICHIGAN VANDERVEEN BUILDERS: 450-1408



# MEMORANDUM

Date: 06/16/20

**TO:** Ada Township Planning Commission  
**FROM:** Jim Ferro, Planning Director  
**RE:** Final PUD Plan, Village East Residential, 92 Multi-Family Residential Units on 9.64 Acres, 7590 East Fulton St., Parcel No 41-15-34-127-003

Overview of Request:

A multi-family residential development of 92 dwelling units in 4 buildings is proposed, along with associated access drives, parking and landscaping on 9.64 acres of vacant land on the south side of Fulton St., east of the Ada Fresh Market. Vehicular access is planned from the existing internal private drive network in the adjacent Marketplace Square commercial site condominium. The 4 buildings would include two 3-story buildings, and two buildings that step from 3 to 4 stories in height. Parking includes a mix of garages on ground floors of the buildings, detached garage parking and surface parking spaces.

The Preliminary PUD Plan was approved by the Planning Commission on April 16, and by the Township Board on May 11.

Summary of Plan Revisions:

Several revisions were either made to the Preliminary PUD Plan prior to review by the Township Board, to address conditions of the Planning Commission’s recommended approval, or were included in the Final PUD Plan. These changes included:

Identification of floodplain elevation on the plan.	Provided on the Final PUD Plan
Revised Sign Detail	Provided on the Preliminary and Final PUD Plan – 1 monument sign; 16 square feet; 5 feet high
Light fixture specifications	Provided on the Final PUD Plan – full-cutoff pole-mounted fixtures; low intensity LED decorative wall-mounted fixtures; 2 Village-style street lamps along west end of driveway entry; recessed can lights under entry canopies.
Elevation sketches of rear of garage buildings	Provided in the Final PUD Plans
Landscaping in northeast corner of site	Provided in Final PUD Plan
Revised detail for trail design south of buildings	8’ trail width provided on PUD Plan, with proper grading and access to internal pedestrian plaza
Future trail along Fulton St.	Included in Final PUD Plan, to be “constructed by others.”
Additional site improvements to enhance pedestrian connectivity to the Village and existing and planned pedestrian facilities.	Sidewalk connection between central courtyard sidewalk and future Fulton St. trail provided; on-site non-motorized trail connects to future Fulton St. trail, and to River St. sidewalk and future trail extension in Legacy Park (to be constructed by Township; pedestrian crossing striping added on-site within parking lot and off-site within Marketplace Square parking area.

In other respects, the Plan is identical to the Preliminary PUD Plan.

### Exterior Materials:

Exterior materials noted on the elevation sketches submitted are identical to the information provided on the Preliminary PUD Plan. They include:

- red/brown brick veneer
- beige brick veneer
- dark grey smooth cement/fiber board siding
- dark grey board and batten cement/fiber board siding
- cast stone window headers and sills
- garage doors having a wood grain appearance and windows (actual material used is not specified).
- brick accent pattern and brick reveals in selected areas
- built-up roof coping

The mix of materials, colors, forms and accents, combined with the articulation in the building facades, results in an attractive building appearance.

### Utility Plan:

The utility plan is unchanged from the previous submittal, with the exception that the plan now shows the proposed storm sewer system. Storm runoff from the site is all conveyed by storm sewers to a single outlet located at the east end of the site. The storm sewer discharge point is in proximity to nearby regulated wetlands.

All storm water manholes are labelled as leaching basins, which will allow some degree of infiltration of runoff into the ground.

The Township's storm water ordinance does not require storm water detention in this location in the Township.

### Landscape Plans:

The Final PUD landscape plan provides much more detail than the Preliminary PUD Plan regarding the type, quantity and size of plant materials proposed. Additional evergreen tree screening is provided along back side of the garage building that faces the Fulton St. frontage, using 3 different evergreen tree species.

At the north end of the internal courtyard, an arc of flowering cherry trees is proposed. Deciduous trees are planted within the courtyard adjacent to each of the 3-story buildings. Shrubs, perennials, and annual beds are proposed at the south end of the courtyard.

Evergreen screening is also concentrated at the northeast corner of the site, screening buildings from Fulton St. and traffic turning into the access drive off Fulton St. Further south around the curve in the entry drive, Patriot Elm trees line the entry drive.

Deciduous trees are placed in parking area islands.

Birch trees and flowering pear trees are placed in the internal planting beds at a corner of each of the buildings, along with perennials and spaces for annual planting.

At the west property boundary, an arborvitae hedge is proposed between the proposed parking and dumpster enclosure and the existing parking on the adjacent property.



Exterior Lighting:

The pole-mounted parking lot light fixture proposed is the same full-cutoff, LED fixture used in Marketplace Square and River St. Commons. In addition, there are two decorative street lamps matching the fixture used along public streets in the Village and at the store frontages in Marketplace Square and River St. Commons proposed, located at the entry driveway and at a point 170 feet east of the entry.

A wall-mounted light fixture on the residential buildings and on the detached garage buildings, with 1 fixture for each pair of adjacent garage doors. Approximately 40 of these fixtures are used in the development Literature concerning the proposed fixture is attached. The literature states that the fixtures are “for pedestrian scale wall mount applications.” Attached are a couple of photographs of this fixture in use, from the manufacturer’s literature.

This fixture appears to comply with the approval condition requiring use of a “low light intensity non-glaring style.”

Standards for Approval:

The PUD regulations state that a Final PUD Plan shall be approved if it is consistent in all significant respects with the preliminary development plan as approved by the township board, including any conditions imposed by the board on the preliminary PUD approval.

Recommendation:

Approval of the Final PUD Plan is recommended, subject to the following conditions:

1. The approved PUD Plan shall be carried out in substantial conformance with the following documents submitted by the applicant, except as modified by these conditions of approval: Plan sheets C-101, C-201, C-301, C-401, L-101 and L-102, all dated 5/21/20 and prepared by Progressive AE, and Plan sheet AE1-01, AE1-02, AE1-03 (undated), AE2-01, AE2-02, AE2-03 and AE2-04, all dated 1/23/20 and prepared by Ghafari.
2. The proposed development shall consist of a maximum of 92 residential dwelling units, with the following unit mix by number of bedrooms:  
  
1-bedroom units: 32  
2-bedroom units: 56  
3-bedroom units: 4
3. A storm water permit application and accompanying construction plans for the storm water management system shall be submitted, subject to review and approval of a permit by the Planning Department, prior to initiation of site improvements.
4. Construction plans for public water and sewer main extensions shall be subject to issuance of required State permits and approval by the Utilities Director, prior to initiation of site improvements, and prior to issuance of building permits.
5. Floodplain development permits shall be issued by the Michigan EGLE and Ada Township, prior to initiation of site improvements and prior to issuance of building permits.
6. Construction plans for the non-motorized trail through the property shall be subject to approval by the Township, prior to construction. The non-motorized trail through the site shall be completed within one (1) year of issuance of any occupancy permits for dwelling units in the PUD. Upon completion of trail construction, the applicant shall grant to Ada Township an easement for public use of the non-motorized trail through the property, in a recordable form acceptable to the Township.



### PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

An application fee and escrow deposit must accompany this form. See reverse side for fee schedule.

**Applicant Information:**

Name: Wheeler Development Group; Attn: Mike Maier

Address: 32 Market Avenue SW, Suite 500; Grand Rapids, MI 49503

Phone Number: 616-340-6161 Email: mmaier@pureREB.com

Property Owner Name and Address (if different than above): Geld, LLC  
7575 Fulton Street, Ada, MI 49355

**Property Information:**

Property Address: 7590 Fulton Street SE

Parcel Number: 41 - 1 5 - 3 4 - 1 2 7 - 0 0 3

Current Zone District Classification: C1-PUD

Name of Project: Ada Village East Residential

Summary Description of Project: 4 buildings containing 92 multi-family residential units on 8.97 acre site with detached garages and 86 parking spaces.

- Type of Application:**
- Pre-Application Conference
  - Preliminary PUD or Revised Preliminary PUD
  - Final PUD
  - Revised Final PUD

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.

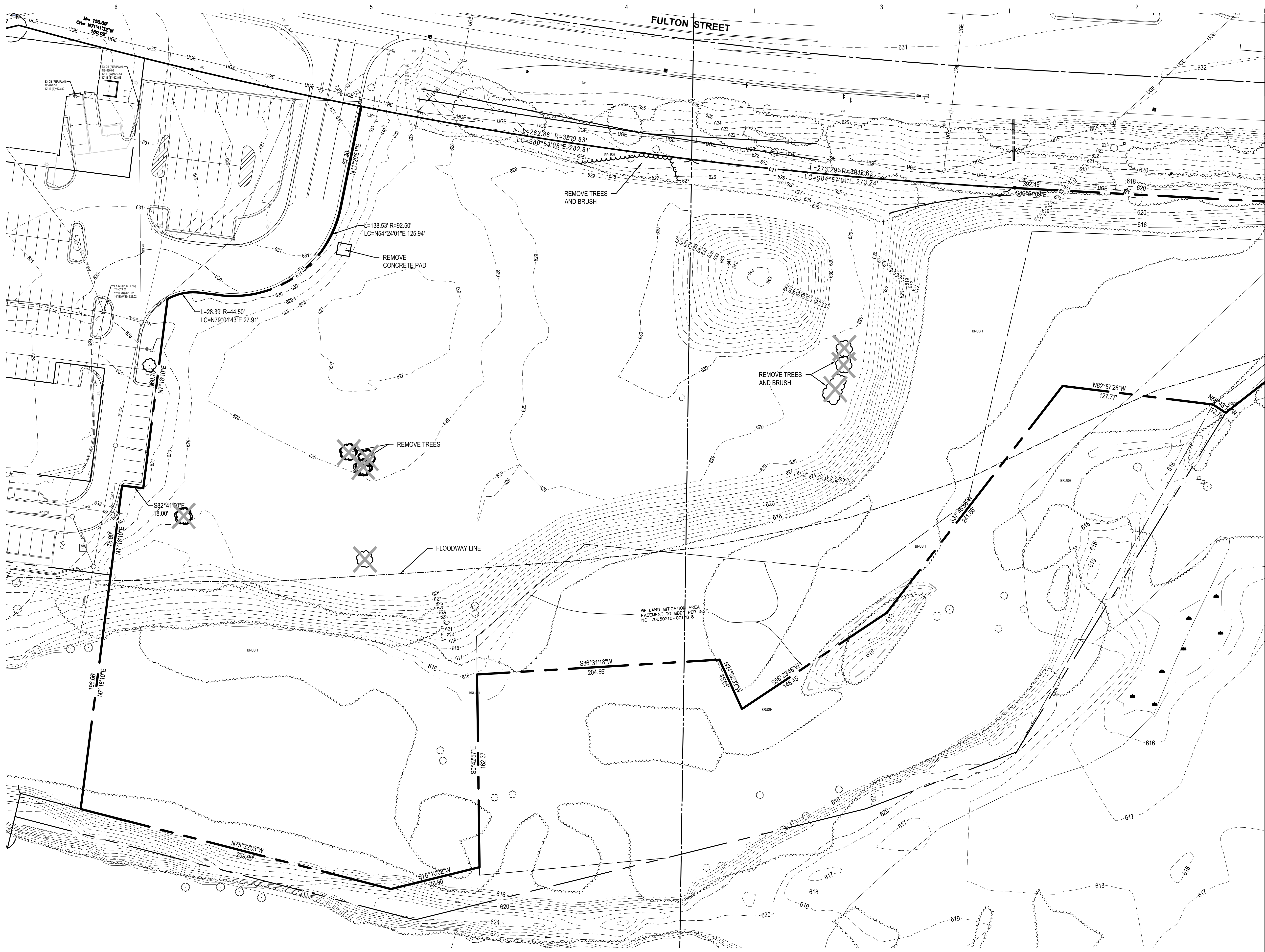
Applicant's Signature(s): *MM* Date: 05/21/20

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

**TO BE COMPLETED BY ADA TOWNSHIP**

Application Received:	<u>05/22/20</u>	Initial:	<u>JF</u>
	mm / dd / yy		
Application Fee of \$	<u>100<sup>00</sup></u>	Received:	<u>6/3/20</u>
		mm / dd / yy	
		Initial:	<u>ES</u>
		Check #	<u>1074</u>
		Receipt #	<u>292473</u>
Escrow Deposit of \$	_____	Received:	_____
		mm / dd / yy	
		Initial:	_____
		Check #	_____
		Receipt #	_____

5/22/2020 8:57:37 AM  
 P:\818001\03\TP\C2\BIM16 - C101 - EXISTING CONDITIONS.dwg  
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE AE AS AN INSTRUMENT OF SERVICE, AND PROGRESSIVE AE SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.



**EXISTING CONDITIONS AND SITE DEMOLITION PLAN**  
 1"=40'

**CALL 811 NOTE:**  
 CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

**SURVEY LEGEND**

	MONUMENT
	PROPERTY IRON SET
	TRAFFIC SIGNAL POLE
	BOLLARD LIGHT
	LIGHT POLE
	FLOOD LIGHT
	SIGN
	FLAG POLE
	CLEANOUT
	POWER POLE
	TELEPHONE POLE
	ELECTRICAL HAND HOLE
	TEL. ELEC. CATV. GAS. WATER RISER
	TEL. ELEC. CATV. GAS. WATER MANHOLE
	TEL. ELEC. CATV. GAS MARKER
	CATCH BASIN
	MANHOLE
	SPRINKLER
	VALVE & BOX
	HYDRANT
	SPOT ELEVATION
	MAJOR CONTOUR - 5 FT. INTERVAL
	MINOR CONTOUR - 1 FT. INTERVAL
	GUARD RAIL
	FENCE LINE
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND FIBER OPTIC LINE
	UNDERGROUND ELECTRIC LINE
	DITCH CENTERLINE, TOE OF SLOPE
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE & BRUSH LINE
	BUILDING

**WHEELER DEVELOPMENT GROUP**  
**Village East Residential**  
**NOT FOR CONSTRUCTION**  
 Ada, Michigan

**ISSUANCE**

FINAL PUD SUBMITTAL  
 5/21/2020

**REVISIONS**

NO.	DATE	DESCRIPTION

**FILE NUMBER** 88180001

**PROJECT MANAGER** PL

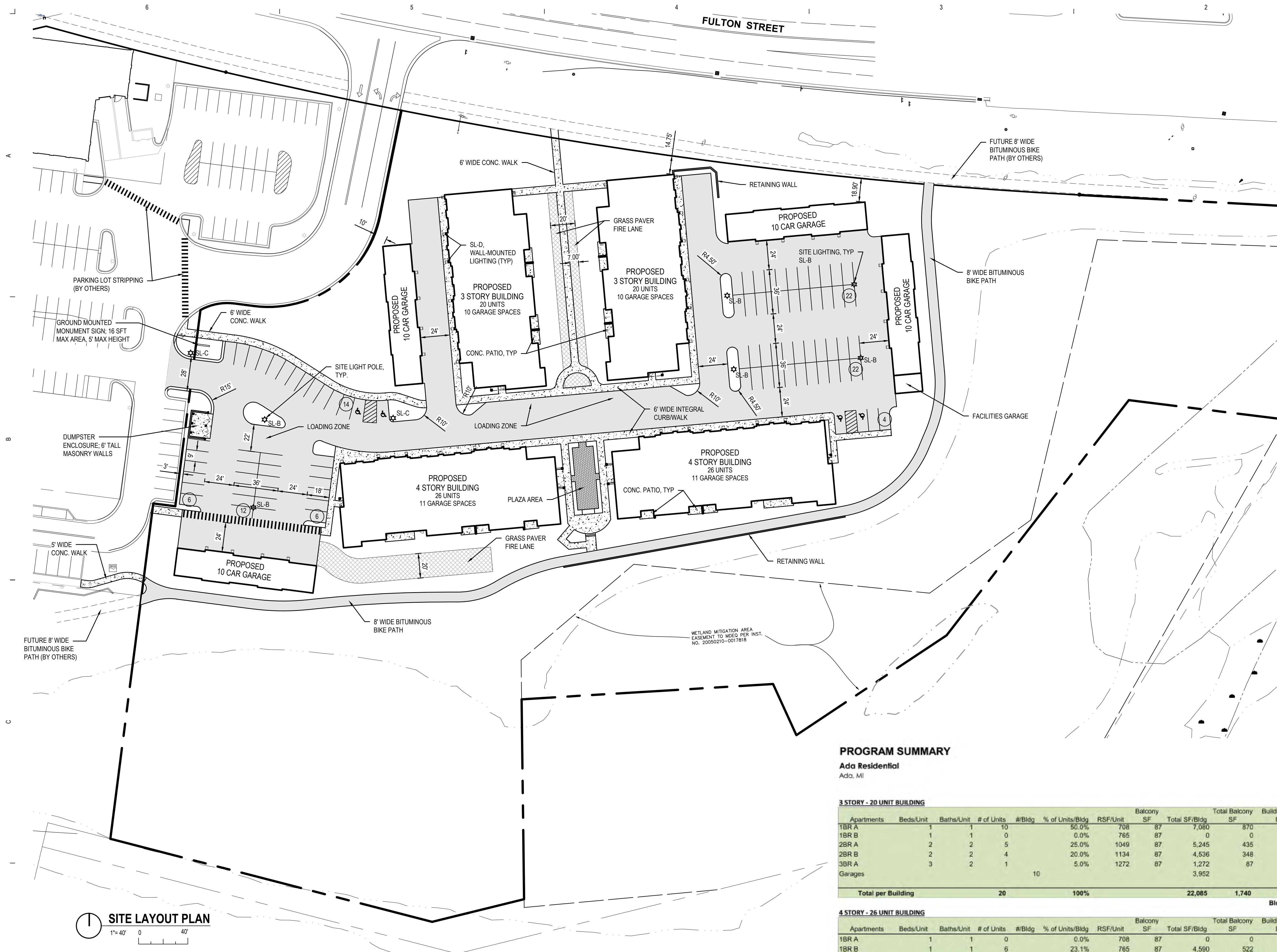
**PROFESSIONAL** SXT

**DRAWN BY** SXT

**CHECKED BY**

**EXISTING CONDITIONS AND SITE DEMOLITION PLAN**  
**C101**

1811.4 Mile Rd NE, Grand Rapids, MI 49525 (616) 381-2884 www.progressiveae.com



**GENERAL SITE LAYOUT NOTES**

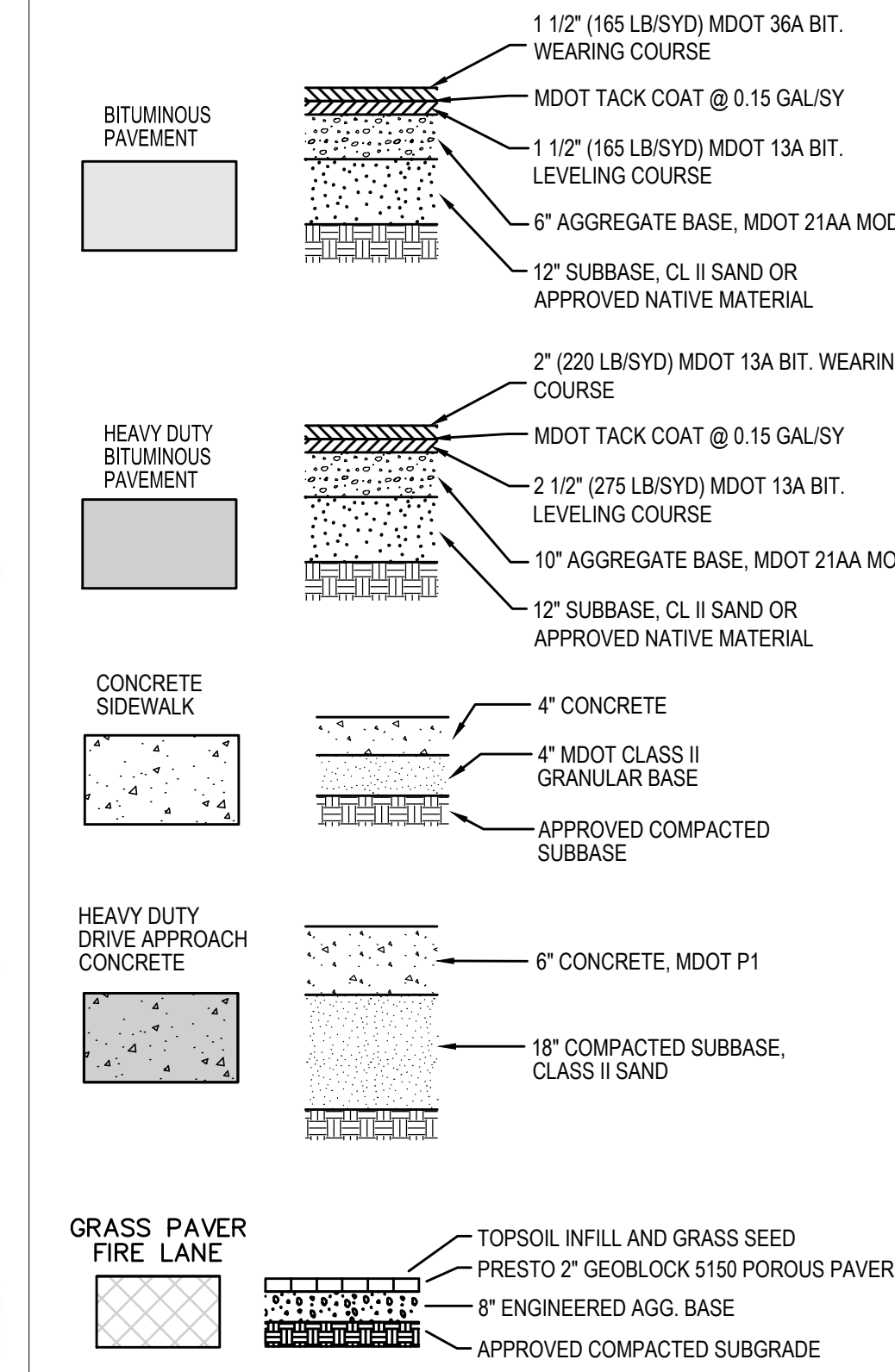
- ALL WORKMANSHIP AND MATERIALS SHALL BE ACCORDING TO THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- CONTACT "MISS DIG" TOLL FREE AT 1-800-482-7171 THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS.
- NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED AS B-B (BACK TO BACK) OR E-E (EDGE OF METAL TO EDGE OF METAL).
- CONTRACTOR TO PAINT STRIPE ALL PARKING SPACES SHOWN. PAINT COLOR TO BE YELLOW.
- UPON REQUEST, ELECTRONIC INFORMATION WILL BE PROVIDED FOR SITE LAYOUT PURPOSES. CONTRACTOR SHALL REQUEST ALL INFORMATION IN WRITING THROUGH PROGRESSIVE AE. LAYOUT OF ALL NEW CONSTRUCTION SHALL BE DONE BY A LICENSED SURVEYOR.
- ALL CONCRETE JOINTS SHALL BE TOOLED PER SPECIFICATIONS.
- CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION. THIS IS TO INCLUDE BURIED UTILITIES, LIGHTING, LANDSCAPING, SPRINKLING, ETC.
- ANY AREA DISTURBED BY CONSTRUCTION TO BE RESTORED TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN.
- ALL PAVEMENT, CURB & GUTTER, SIDEWALK AND UTILITIES WITHIN PUBLIC RIGHT OF WAY SHALL MEET VILLAGE OF ADA STANDARDS.
- CONTRACTOR SHALL OBTAIN A STORM WATER PERMIT FROM ADA TOWNSHIP PRIOR TO INITIATION OF SITE IMPROVEMENTS.
- POLE-MOUNTED PARKING AREA LIGHTING SHALL BE LIMITED TO USE OF "FULL-CUTOFF" FIXTURES. ANY BUILDING MOUNTED EXTERIOR LIGHTING SHALL UTILIZE "FULL CUTOFF" FIXTURES, OR BE OF A LOW INTENSITY, NON-GLARING STYLE. SUBJECT TO FIXTURE SPECIFICATION APPROVAL BY THE ADA TOWNSHIP PLANNING DEPARTMENT.

**DEVELOPMENT SUMMARY**

MULTI FAMILY	92 UNITS
PARKING REQUIRED:	
92x2s	184 SPACES
92x1.75s	161 SPACES
92x1.5s	138 SPACES
PARKING PROVIDED:	
GARAGE (DETACHED)	40 SPACES
GARAGE (ATTACHED)	42 SPACES
STANDARD PARKING	86 SPACES
TOTAL PARKING	168 SPACES

A. TOTAL GROSS SITE AREA = 8.97 AC (390,772 SFT).  
 B. AREA OF EXISTING OR PROPOSED RIGHTS-OF-WAY = 0 AC.

**PAVEMENT LEGEND**



**PROGRAM SUMMARY**

Ada Residential  
Ada, MI

**3 STORY - 20 UNIT BUILDING**

Apartments	Beds/Unit	Baths/Unit	# of Units	#/Bldg	% of Units/Bldg	RSF/Unit	Balcony SF	Total SF/Bldg	Total Balcony SF	Building GSF w/o Balcony
1BR A	1	1	10	10	50.0%	708	87	7,060	870	870
1BR B	1	1	0	0	0.0%	765	87	0	0	0
2BR A	2	2	5	5	25.0%	1049	87	5,245	435	435
2BR B	2	2	4	4	20.0%	1134	87	4,536	348	348
3BR A	3	2	1	1	5.0%	1272	87	1,272	87	87
Garages								3,952		
<b>Total per Building</b>			<b>20</b>		<b>100%</b>			<b>22,085</b>	<b>1,740</b>	<b>29,685</b>
										<b>74.40%</b>

**4 STORY - 26 UNIT BUILDING**

Apartments	Beds/Unit	Baths/Unit	# of Units	#/Bldg	% of Units/Bldg	RSF/Unit	Balcony SF	Total SF/Bldg	Total Balcony SF	Building GSF w/o Balcony
1BR A	1	1	0	0	0.0%	708	87	0	0	0
1BR B	1	1	6	6	23.1%	765	87	4,590	522	522
2BR A	2	2	14	14	53.8%	1049	87	14,686	1,218	1,218
2BR B	2	2	5	5	19.2%	1134	87	5,670	435	435
3BR A	3	2	1	1	3.8%	1272	87	1,272	87	87
Garages								4,348		
<b>Total per Building</b>			<b>26</b>		<b>100%</b>			<b>30,566</b>	<b>2,262</b>	<b>40,134</b>
										<b>76.16%</b>

Apartments	# of Units	% of Units/Property	RSF/Unit	Balcony SF	Total SF/Property	Building GSF w/o Balcony
1BR A	20	21.7%	708	87	14,160	14,160
1BR B	12	13.0%	765	87	9,180	9,180
2BR A	38	41.3%	1,049	87	39,862	39,862
2BR B	18	19.6%	1,134	87	20,412	20,412
3BR A	4	4.3%	1,272	87	5,088	5,088
Garages (Attached)					16,600	16,600
Garages (Detached)					10,412	10,412
<b>Total per Property</b>	<b>92</b>	<b>100%</b>			<b>115,714</b>	<b>139,638.00</b>

**SITE LAYOUT PLAN**  
1"=40'

**LUMINAIRE SCHEDULE**

SYMBOL	LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS	LLP	WATTS
A	LITHONIA	DSXO LED P3 30K T2M MVOLT HS		POLE MOUNTED AREA LIGHT WITH TYPE II DISTRIBUTION AND HOUSE SIDE SHIELDED	LED	6411	0.95	71
B	LITHONIA	DSXO LED P6 30K TSW MVOLT		POLE MOUNTED AREA LIGHT WITH TYPE V DISTRIBUTION	LED	15285	0.95	134
C	LUMECON	1503061315-008, MODEL: LR0F-3-1-NW-A-CL-8-X-X-X-B-X-X-C		DECORATIVE POST TOP VILLAGE DECORATIVE FIXTURE (TYP. OF 2)	LED	4573	0.95	58
D	HESS AMERICA	RS200-1LVC-NW-T3-UNV-W-DRZ-N		Residenza RS200 TYPE 3, 4000K BUILDING LIGHT - WALL MOUNTED (TYP OF 42)	LED	3571	0.95	36.06
E	GOTHAM	EVO 40/10 6AR WD LSS		4000K, 1000LM, CR180, 6IN CLEAR, WIDE DIST, SEMI-SPEC BUILDING LIGHT - IN ENTRY CANOPIES (TYP OF 6)	LED	1073	0.95	11.75

**CALL 811 NOTE:**  
CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

**WHEELER DEVELOPMENT GROUP**  
**Village East Residential**  
Ada, Michigan

**PROGRESSIVE ae**

**NOT FOR CONSTRUCTION**

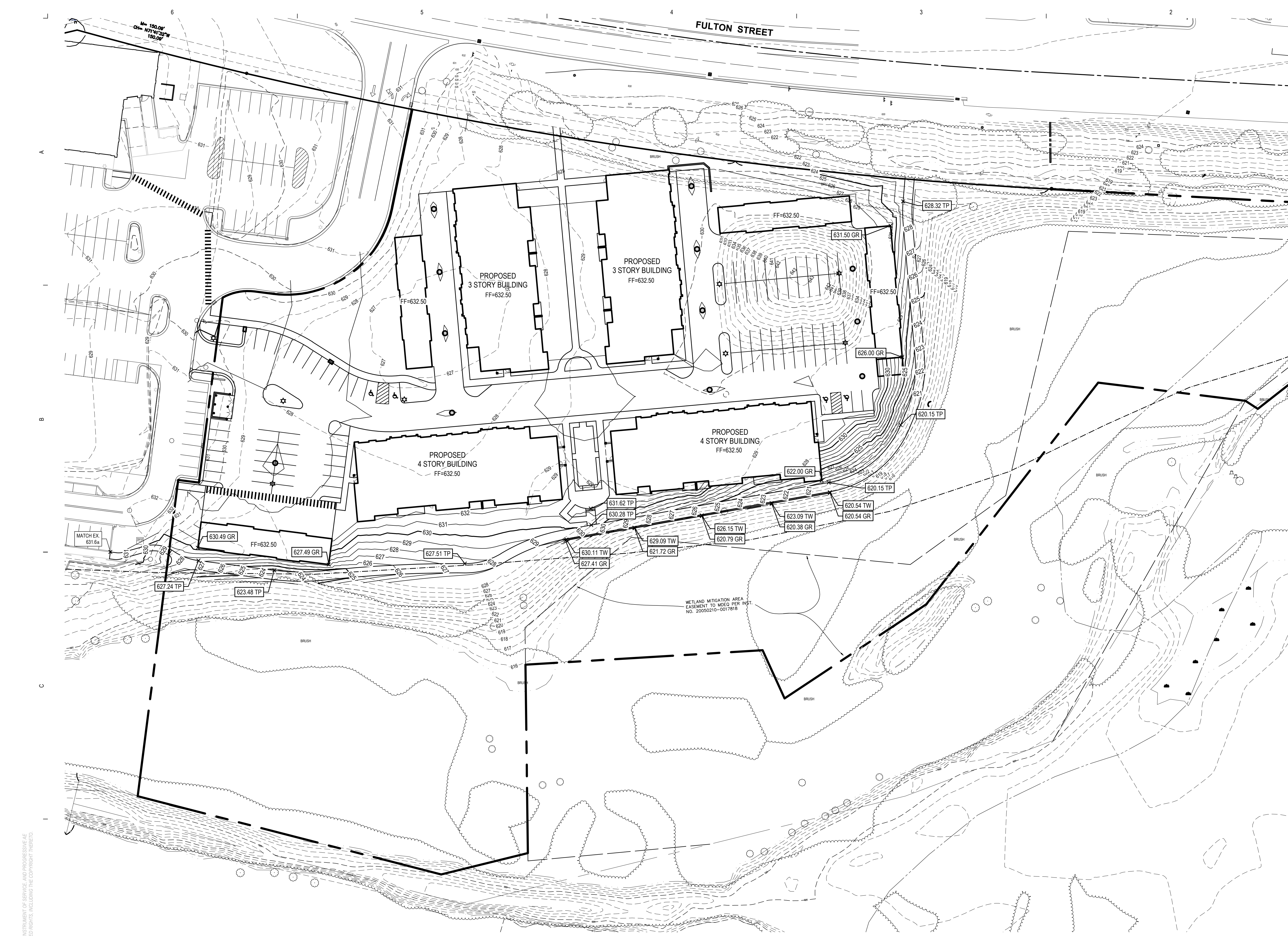
**ISSUANCE**  
FINAL PUD SUBMITTAL  
5/21/2020

**REVISIONS**  
NO. DATE DESCRIPTION

FILE NUMBER: 88180001  
PROJECT MANAGER: PL  
PROFESSIONAL: SXT  
DRAWN BY: SXT  
CHECKED BY:

**SITE LAYOUT PLAN C201**

6/16/2020 11:07:03 AM  
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THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE AE AS AN INSTRUMENT OF SERVICE, AND PROGRESSIVE AE SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.



**SITE GRADING PLAN**  
 1"=40'  
 0 40'

**811**  
 Know what's below.  
 Call before you dig.  
 www.CALL811.com

**CALL 811 NOTE:**  
 CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

- GENERAL NOTES**
- EXISTING 100-YEAR FLOODPLAIN ELEVATION IS 631.50.
  - FILL WITHIN 100-YEAR FLOODPLAIN HAS BEEN PERMITTED THROUGH EGLE (MDEQ). PERMIT NUMBER WRP003881, ISSUED ON AUGUST 18, 2016.
  - CONSTRUCTION PLANS FOR PUBLIC WATER AND SEWER MAIN EXTENTIONS SHALL BE SUBJECT TO ISSUANCE OF REQUIRED STATE PERMITS AND APPROVAL BY THE ADA TOWNSHIP UTILITY DIRECTOR, PRIOR TO INITIATION OF SITE IMPROVEMENTS, AND PRIOR TO ISSUANCE OF BUILDING PERMITS.

5/22/2020 9:00:07 AM  
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WHEELER DEVELOPMENT GROUP  
**Village East Residential**  
 Ada, Michigan

**NOT FOR CONSTRUCTION**

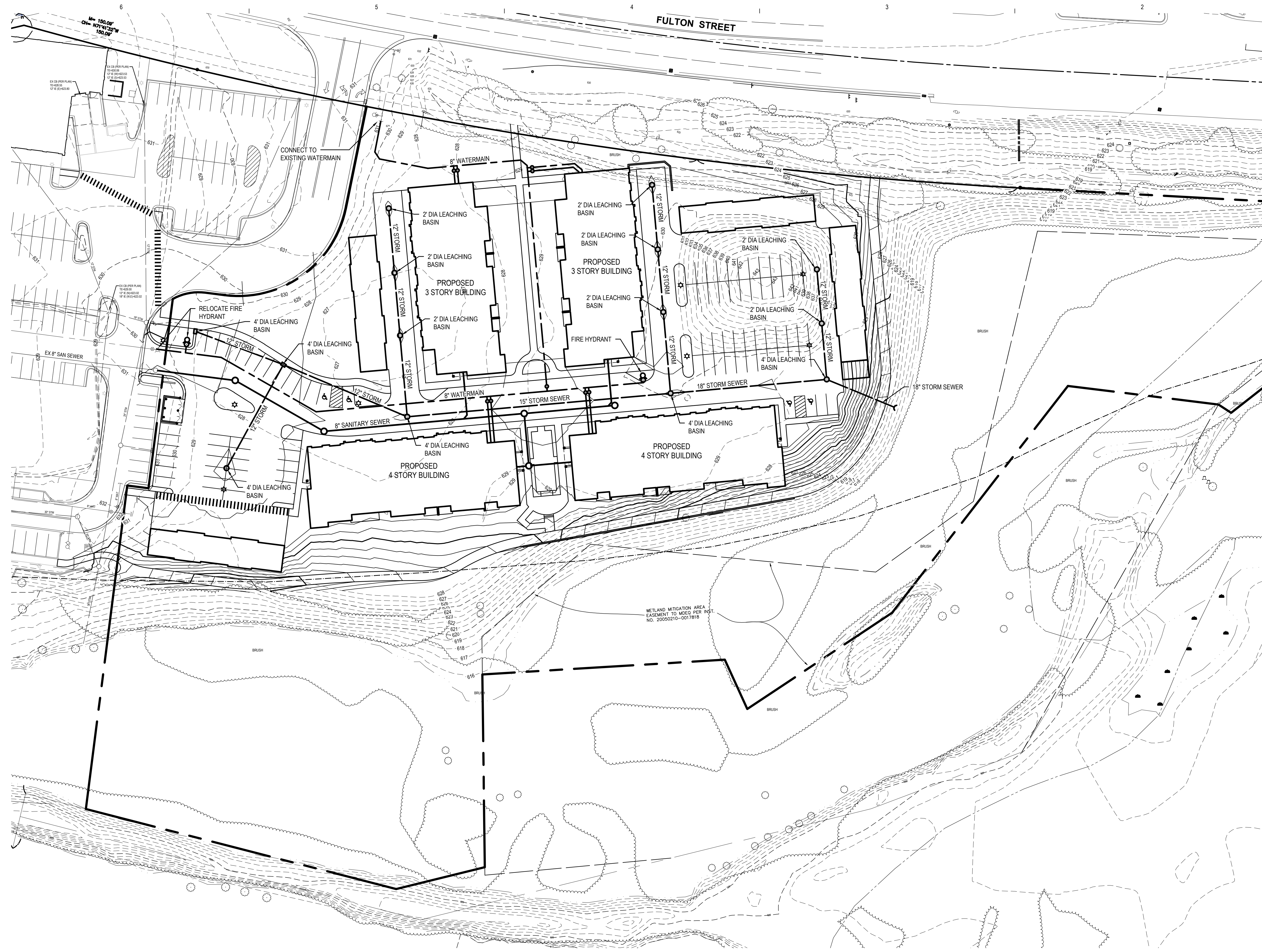
ISSUANCE  
 FINAL PUD SUBMITTAL  
 5/21/2020

REVISIONS  
 NO. DATE DESCRIPTION

FILE NUMBER 88180001  
 PROJECT MANAGER PL  
 PROFESSIONAL SXT  
 DRAWN BY SXT  
 CHECKED BY

**SITE GRADING PLAN**  
**C301**

1811 4 Mile Rd NE, Grand Rapids, MI 49525 (616) 381-2884 www.progressiveae.com



**CALL 811 NOTE:**  
 CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

**GENERAL NOTES**

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- FILL WITHIN 100-YEAR FLOODPLAIN HAS BEEN PERMITTED THROUGH EGLE (MDEQ) PERMIT NUMBER WRP003881, ISSUED ON AUGUST 18, 2016.
- CONSTRUCTION PLANS FOR PUBLIC WATER AND SEWER MAIN EXTENSIONS SHALL BE SUBJECT TO ISSUANCE OF REQUIRED STATE PERMITS AND APPROVAL BY THE ADA TOWNSHIP UTILITY DIRECTOR, PRIOR TO INITIATION OF SITE IMPROVEMENTS AND PRIOR TO ISSUANCE OF BUILDING PERMITS.

**WATERMAIN NOTES**

- INSTALL WATERMAIN WITH MINIMUM 5.5' OF COVER TO TOP OF PIPE.
- PROVIDE A MINIMUM 18" OF VERTICAL SEPARATION AND 10' OF HORIZONTAL SEPARATION BETWEEN WATERMAIN AND ALL SANITARY AND STORM SEWERS.
- PROVIDE APPROVED MECHANICAL RESTRAINED JOINTS AT ALL WATERMAIN BENDS FOR A MINIMUM DISTANCE FROM THE FITTING AS SHOWN IN THE PIPE RESTRAINT TABLE.
- WATERMAIN MATERIAL AND INSTALLATION SHALL IN ACCORDANCE WITH CITY OF GRAND RAPIDS 1993 STANDARD SPECIFICATION FOR CONSTRUCTION, AS REVISED APRIL 2011.
- WATERMAIN PIPE SHALL BE DUCTILE IRON PIPE CLASS 53 IN ACCORDANCE WITH AWWA C151.
- COORDINATE WATER TAPS WITH ADA TOWNSHIP
- WATER MAIN TO BE DISINFECTED AND SAMPLED IN ACCORDANCE AWWA C651.

**SANITARY SEWER NOTES**

- SANITARY SEWER TO COMPLY WITH ADA TOWNSHIP SANITARY SEWER SPECIFICATIONS.
- CLEANOUTS TO BE PROVIDED WITHIN 5 FEET OF THE BUILDING EXTERIOR WALL ON ALL LATERALS EXITING THE BUILDING.
- SANITARY SEWER LATERALS WITHIN SITE SHALL BE (ASTM D-3034) SDR 35.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

**STORM SEWER NOTES**

- WATER QUALITY VOLUME PROVIDED IN LEACHING BASINS AND INFILTRATION TRENCHES AROUND THE STORM SEWER. DETENTION VOLUME IS NOT REQUIRED.
- STORM SEWER PIPE 12" DIA. OR LARGER SHALL BE ASTM C-76 CL IV REINFORCED CONCRETE PIPE OR ASTM F2306, HIGH DENSITY POLYETHYLENE PIPE. STORM SEWER PIPE SMALLER THAN 12" SHALL BE SDR 35 PVC.
- STORM SEWER PIPE TO BE PERFORATED AND PLACED IN A PEA STONE INFILTRATION TRENCH.
- YARD DRAINS (YD) TO BE 12" SQUARE DRAINTech CATCH BASIN BY NDS WITH SQUARE POLYPROPYLENE GRATE OR APPROVED EQUAL.
- CATCH BASINS (CB) TO BE 4' DIA. UNLESS NOTED OTHERWISE.
- CONNECT ALL ROOF DRAINS TO PROVIDED STORM SEWER UNLESS OTHERWISE NOTED.
- UNDERDRAIN TO BE INSTALLED AT ALL CATCH BASINS.
- ALL FLARED END SECTIONS TO BE CONCRETE UNLESS NOTED OTHERWISE.

**SITE UTILITY PLAN**  
 1"=40'

5/22/2020 9:02:16 AM  
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WHEELER DEVELOPMENT GROUP  
**Village East Residential**

**NOT FOR CONSTRUCTION**

ISSUANCE  
 FINAL PUD SUBMITTAL  
 5/21/2020

NO.	DATE	DESCRIPTION

FILE NUMBER	88180001
PROJECT MANAGER	PL
PROFESSIONAL	SXT
DRAWN BY	SXT
CHECKED BY	

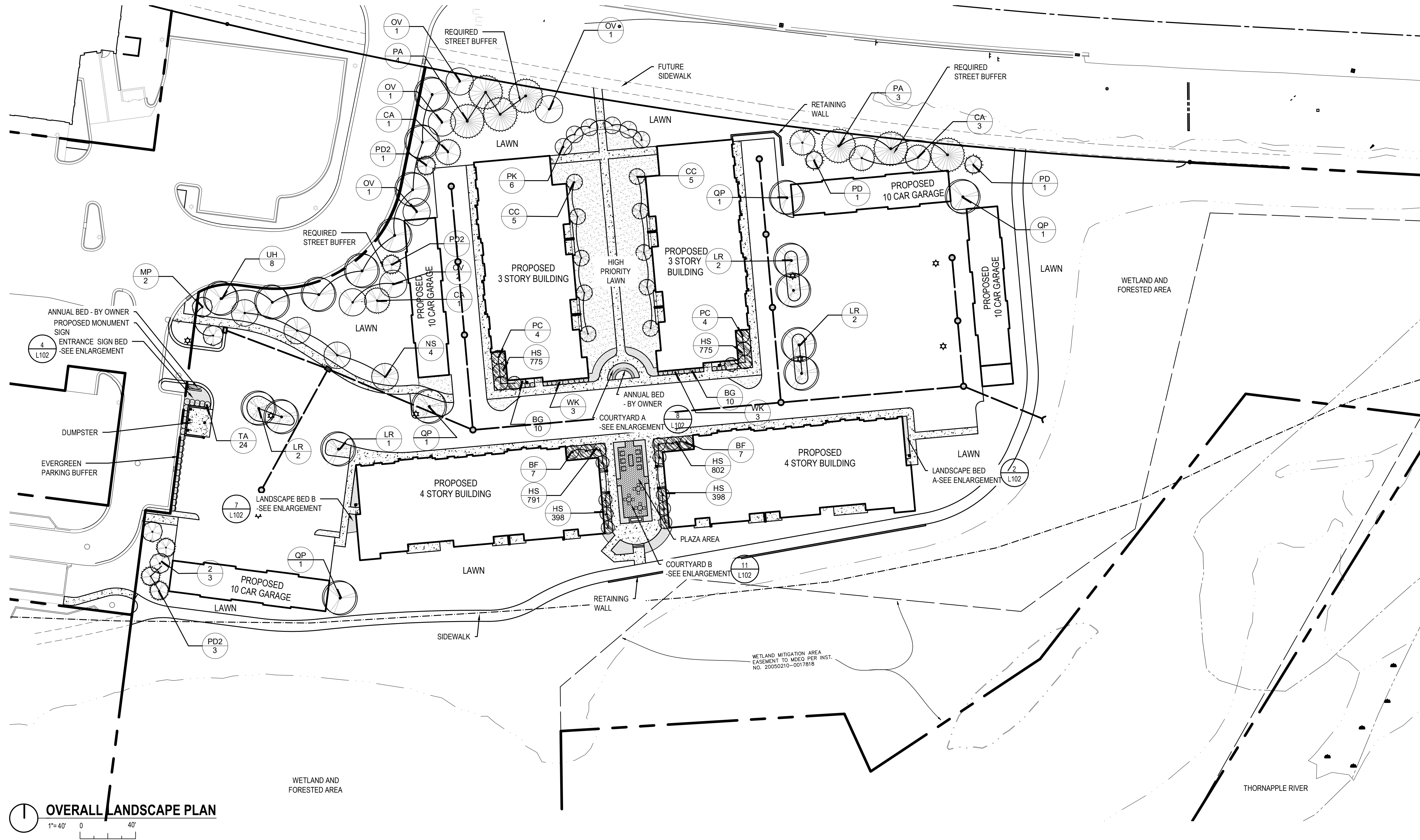
**SITE UTILITY PLAN**  
**C401**

1811 4 Mile Rd NE, Grand Rapids, MI 49525 (616) 381-2884 www.progressiveae.com

Ada, Michigan

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
BF	14	Betula platyphylla 'Fargo' TM / Dakota Pinnacle Asian White Birch	B & B	1 1/2"		
CC	10	Carpinus betulus 'Columnaris' / Columnar European Hornbeam	B & B	1 1/2"		MATCHED.
LR	7	Liquidambar styraciflua 'Rotundiloba' TM / Round-Lobed Sweet Gum	B & B	2-1/2"		
MP	4	Malus x 'Prairifire' / Prairifire Crabapple	B & B	1 1/2"		6' BRANCH HT. MIN.
NS	4	Nyssa sylvatica / Sour Gum	B & B	2-1/2"		7-8' BRANCH HT. MIN.
OV	6	Ostrya virginiana / American Hophornbeam	B & B			
PK	6	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry	B & B	2-1/2"		6-7' BRANCH HT. MIN. MATCHED.
PC	8	Pyrus calleryana 'Capital' / Capital Callery Pear	B & B			
QH	4	Quercus palustris / Pin Oak	B & B	2-1/2"		
UH	8	Ulmus x 'Patriot' / Patriot Elm	B & B	2-1/2"		7-8' MIN. BRANCH HT. MATCHED.
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
CA	5	Chamaecyparis thyoides / Atlantic White Cedar	B & B		6' - 8' ht	
PA	7	Picea abies / Norway Spruce	B & B		6' - 8' ht	
PD2	5	Picea glauca 'Densata' / Black Hills Spruce	B & B		6' - 8' ht	
PD	2	Pseudotsuga menziesii / Douglas Fir	B & B		6' - 8' ht	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	ET	HT	REMARKS
BG	52	Buxus x 'Green Mountain' / Green Mountain Boxwood	#5 CONT			
IR	16	Ilex verticillata 'FARROWBOP' TM / Berry Poppins Winterberry	#3 CONT			
IF	8	Ilex verticillata 'FarrowMRP' TM / Mr. Poppins Winterberry	#3 CONT			
IY	6	Ilex x 'Rutzan' TM / Red Beauty Holly	#3 CONT			
IS	37	Itea virginica 'Sprich' TM / Little Henry Virginia Sweetpire	#1 CONT			
RK	34	Rosa x 'Radsunny' TM / Sunny Knock Out Yellow Rose	#3 CONT			
TA	23	Thuja occidentalis 'Art Boe' TM / North Pole Arborvitae	#5 CONT		4-5'	
WK	20	Weigela florida 'Bokrasopea' TM / Sonic Bloom Pearl Weigela	#3 CONT			
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	ET	HT	REMARKS
MP2	6	Miscanthus sinensis 'Purpurescens' / Flame Grass	#3 CONT			
PH	30	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	#1 CONT			
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT	ET	HT	REMARKS
CM	26	Coreopsis x 'Moonbeam' / Moonbeam Coreopsis	#1 CONT			
HB	13	Hemerocallis x 'Little Business' / Little Business Daylily	#1 CONT			
HG	13	Hemerocallis x 'Little Grapette' / Little Grapette Daylily	#1 CONT			
HN	13	Hemerocallis x 'Now and Zen' / Now and Zen Daylily	#1 CONT			
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	CELL	SPACING	REMARKS
HS	3,939	Hedera helix 'Hedgehog' / Hedgehog English Ivy	38		8" o.c.	



OVERALL LANDSCAPE PLAN  
1"=40'

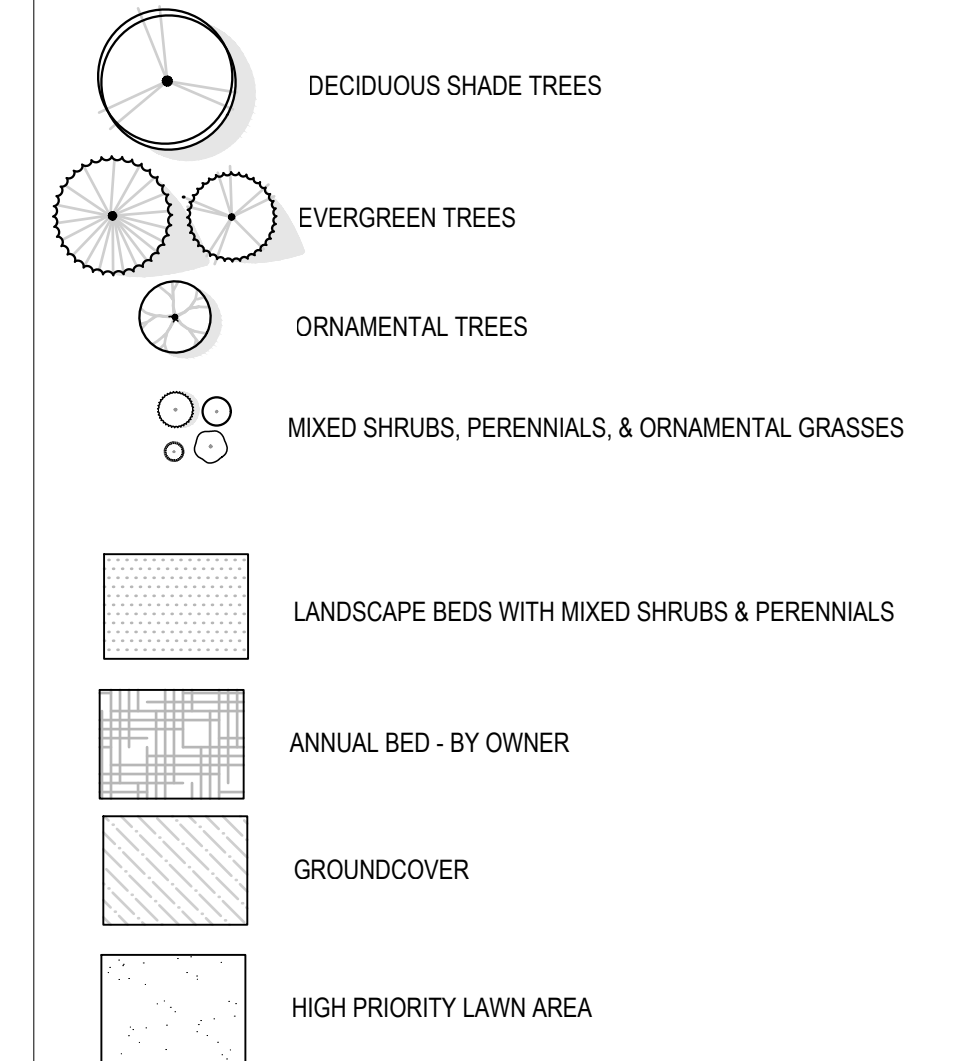


CALL 811 NOTE:  
CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING PROJECT CONDITIONS AND VERIFYING PLANT QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF PLAN DISCREPANCIES.
- CONTRACTOR SHALL COMPLY WITH WITH THE ADA TOWNSHIP, MICHIGAN CODE OF ORDINANCES INCLUDING BUT NOT LIMITED TO PROCEDURES, INSPECTIONS, AND MAINTENANCE.
- PLANT LOCATIONS TO BE STAKED IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND OWNER. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND UTILITIES. CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD STAKING ALL LINES.
- ALL AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEEDDED UNLESS SHOWN OTHERWISE IN PLANS. SEE SPECIFICATIONS.
- CONTRACTOR TO CONTACT MISS DIG AT PHONE NUMBER 811 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION TO CONFIRM LOCATION OF EXISTING UTILITIES.
- NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUB-GRADE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- LANDSCAPE BEDS TO RECEIVE 2" OF HARDWOOD MULCH. TREE SAUCERS TO RECEIVE 3" OF HARDWOOD MULCH.
- ALL LANDSCAPE BEDS TO HAVE ALUMINUM EDGING. (SEE SPECIFICATIONS)
- TREES AND SHRUBS SHALL BE PLANTED APPROXIMATELY 2" ABOVE GRADE (SEE SPECIFICATIONS AND DETAILS).
- TREES AND SHRUBS WITH CIRCLING, GIRDLING, OR CONTAINER BOUND ROOTS SHALL NOT BE ACCEPTED FOR PLANTING.
- TREES TO BE PLANTED A MINIMUM OF 6' FROM PAVEMENT EDGES UNLESS OTHERWISE SHOWN.
- PLANTING MIXTURE OF LANDSCAPED BEDS TO BE 4" DEPTH OF TOPSOIL UNLESS OTHERWISE NOTED. TOPSOIL AND MULCHES TO BE FREE OF NOXIOUS WEEDS AND DISEASED MATERIALS.
- CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUND COVERS, AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NOTIFY LANDSCAPE ARCHITECT AND OWNER (3 DAYS MIN. NOTICE) TO INSPECT AND TAG PLANT MATERIAL IN THE NURSERY PRIOR TO JOBSITE DELIVERY AND INSTALLATION.

LANDSCAPE LEGEND



NOTE:  
1. LOW PRIORITY LAWN SEED MIX: 5-7lbs. PER 1,000FT<sup>2</sup>  
34% CREEPING RED FESCUE  
33% KENTUCKY BLUE GRASS  
33% TURF TYPE PERENNIAL RYE  
\* LAWN SEEDING BASED ON RHINO LANDSCAPE & SEED SUPPLY 3-3-3 SUN/SHADE MIX

ZONING NOTES

ZONE - PUD  
SCREENING REQUIREMENTS: FOR EVERY 100' OF STREET FRONTAGE:  
-3 DECIDUOUS SHADE TREES  
-3 LARGE EVERGREEN TREES  
-2 UNDERSTORY DECIDUOUS TREES  
-6 ORNAMENTAL SHRUBS  
INTERIOR PARKING LANDSCAPING: FOR EVERY 10 PARKING SPACES:  
-150FT<sup>2</sup> LANDSCAPE PARKING ISLAND  
-1 DECIDUOUS SHADE TREE  
SOIL TYPE: 63 - URBAN LAND - Cohoctah COMPLEX & 7 - Cohoctah LOAM SANDY LOAM SOIL, POORLY DRAINED, FREQUENT FLOODING, 0-12" TO WATER TABLE

WHEELER DEVELOPMENT GROUP  
**Village East Residential**  
 Ada, Michigan  
**NOT FOR CONSTRUCTION**

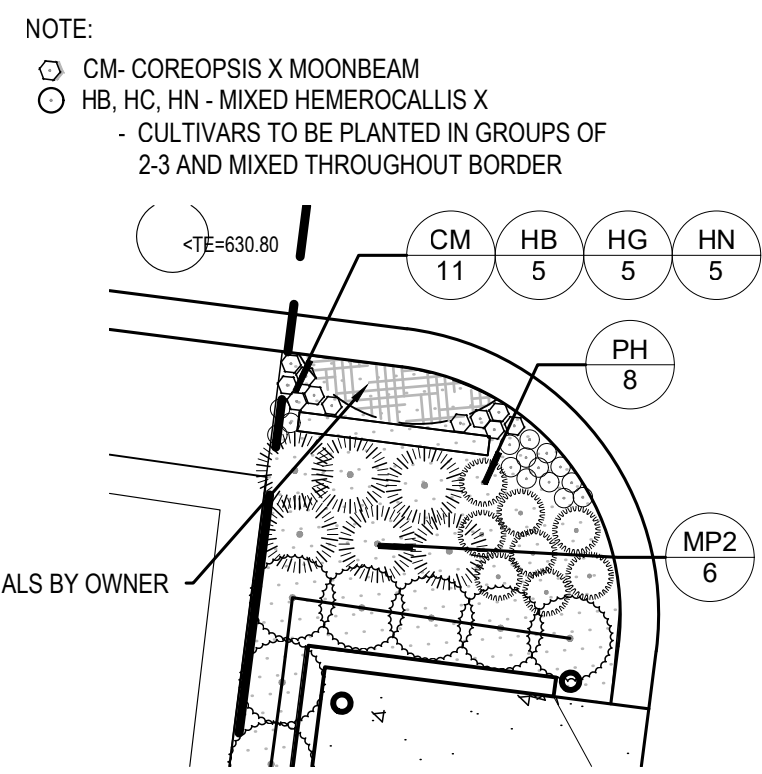
ISSUANCE  
FINAL PUD SUBMITTAL  
5/21/2020

REVISIONS  
NO. DATE DESCRIPTION

FILE NUMBER 88180001  
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CHECKED BY

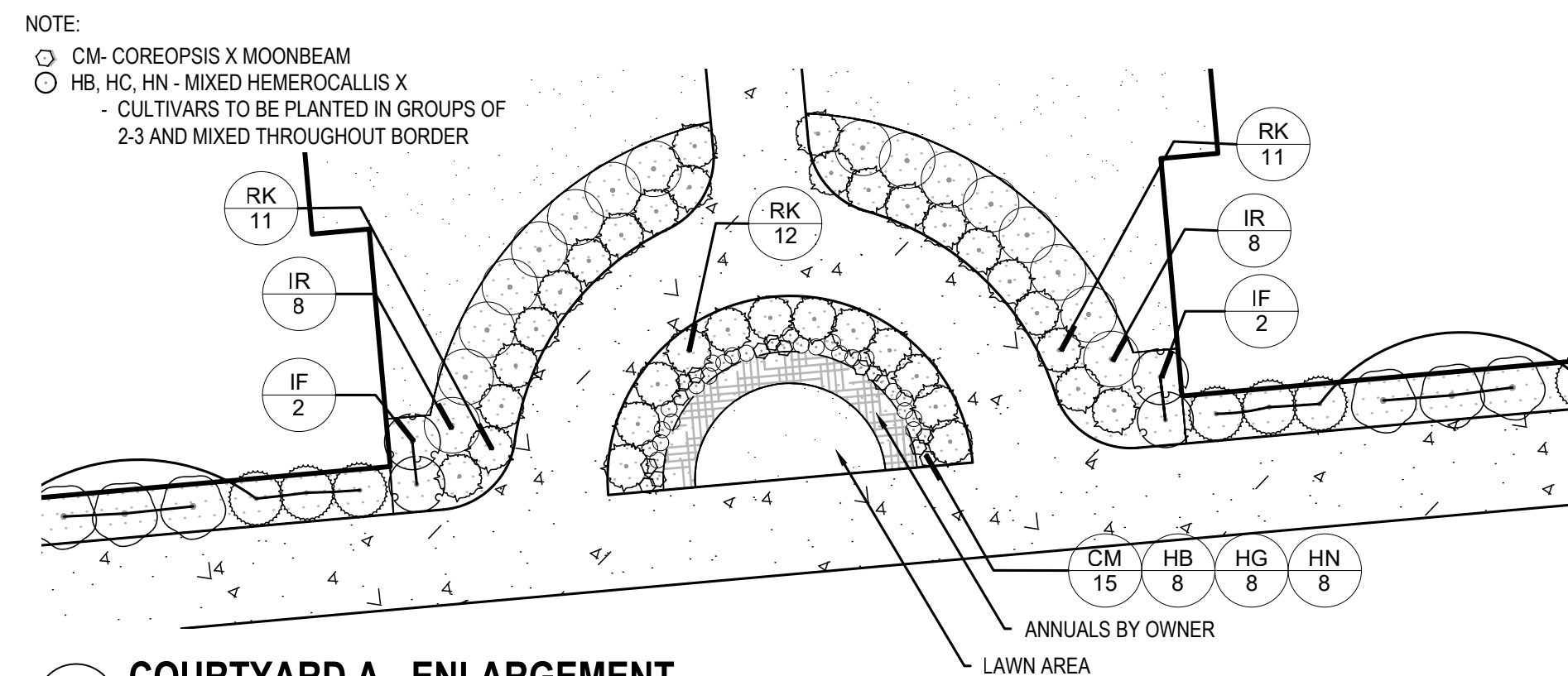
OVERALL LANDSCAPE PLAN  
**L101**

5/22/2020 4:53:04 PM  
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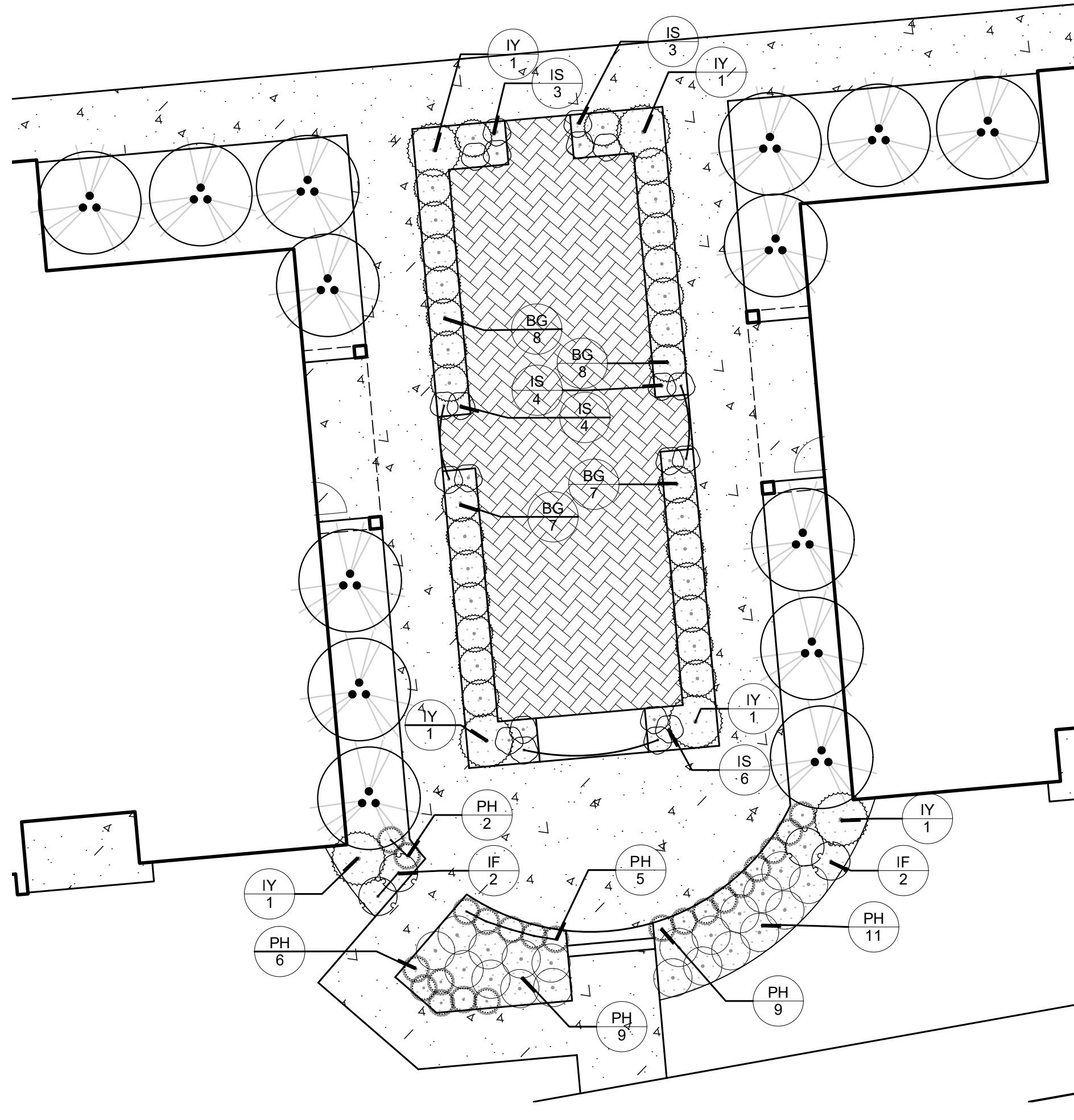


**4 ENTRANCE SIGN BED ENLARGEMENT**  
NOT TO SCALE

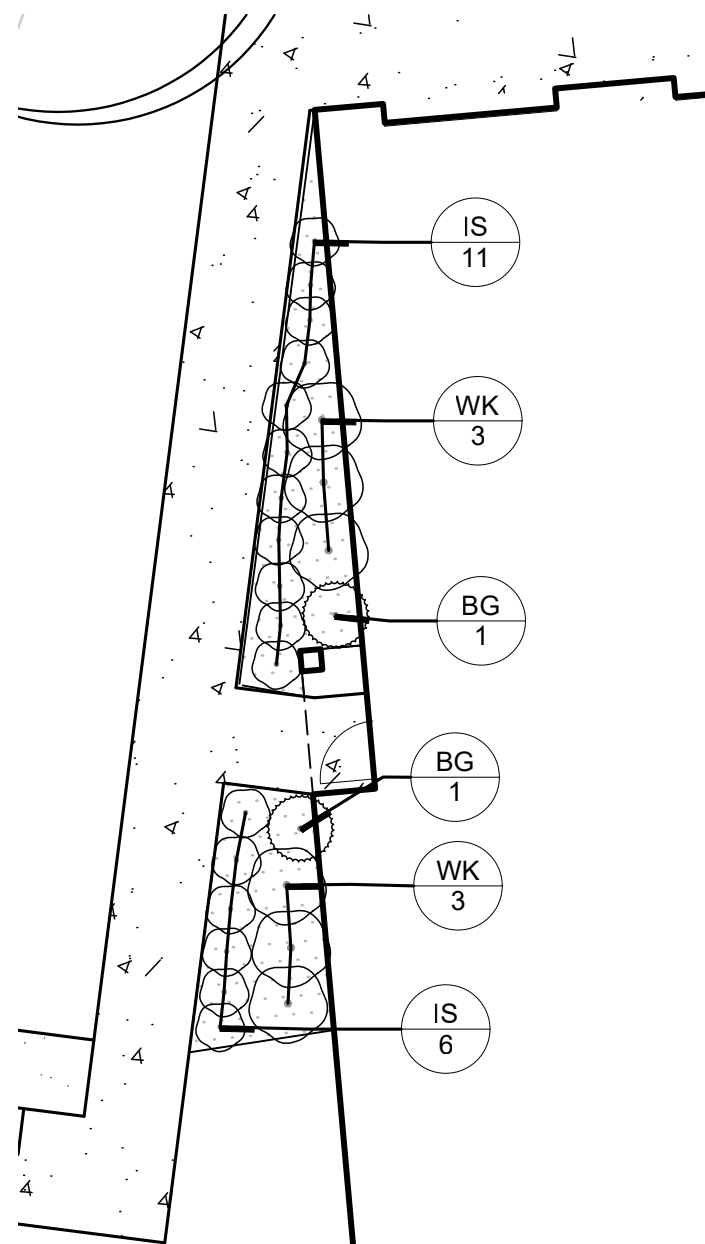
**3 DETAIL OMITTED**  
NOT TO SCALE



**8 COURTYARD A - ENLARGEMENT**  
NOT TO SCALE



**11 COURTYARD B - ENLARGEMENT**  
NOT TO SCALE

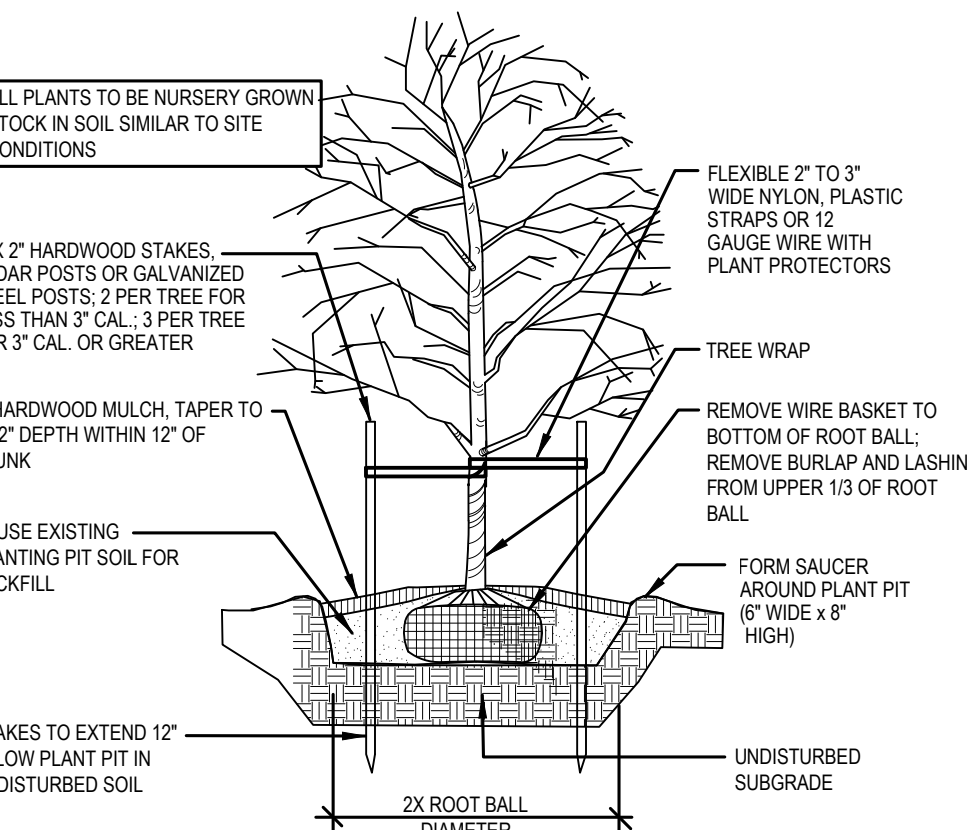


**2 LANDSCAPE BED A - ENLARGEMENT**  
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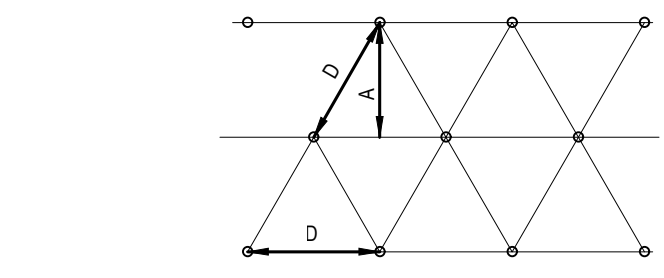


**7 LANDSCAPE BED B - ENLARGEMENT**  
NOT TO SCALE

**6 PERENNIAL/GROUNDCOVER PLANTING DETAIL**  
NOT TO SCALE

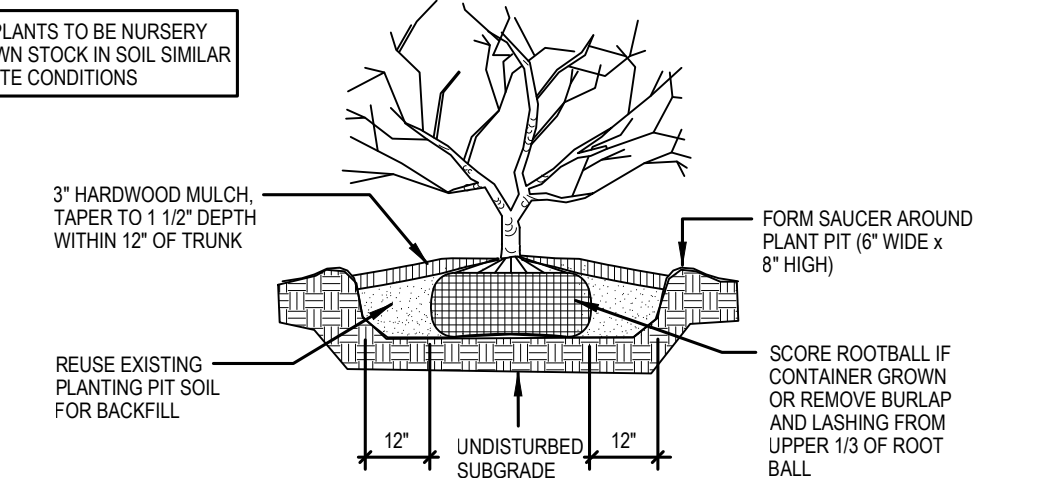


**10 DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

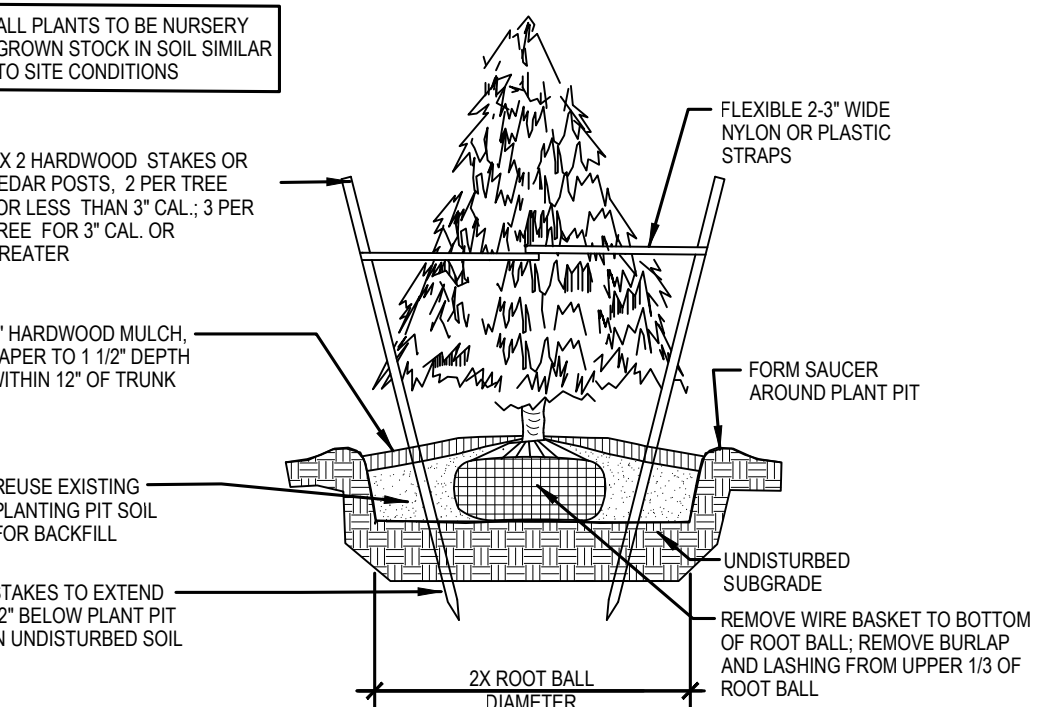


SPACING 'D'	ROW 'A'	NO. OF PLANTS	AREA UNIT
8" O.C.	5.2'	4.61	1 SQ. FT.
8" O.C.	8.7'	1.66	
12" O.C.	10.4'	1.15	
18" O.C.	15.6'	5.12	10 SQ. FT.
24" O.C.	20.8'	2.9	

**1 PLANT SPACING DETAIL**  
NOT TO SCALE



**5 SHRUB PLANTING DETAIL**  
NOT TO SCALE



**9 EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
BF	14	Betula platyphylla 'Fargo' TM / Dakota Pinnacle Asian White Birch	B & B	1 1/2"		
CC	10	Carpinus betulus 'Columnaris' / Columnar European Hornbeam	B & B	1 1/2"		MATCHED.
LR	7	Liquidambar styraciflua 'Rotundiloba' TM / Round-lobed Sweet Gum	B & B	2-1/2"		
MP	4	Morus x 'Prairifire' / Prairifire Crabapple	B & B	1 1/2"		
NS	4	Nyssa sylvatica / Sour Gum	B & B	2-1/2"		6'- BRANCH HT. MIN.
OV	6	Ostrya virginiana / American Hophornbeam	B & B			7'-8' BRANCH HT. MIN.
PK	6	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry	B & B	2-1/2"		6-7' BRANCH HT. MIN. MATCHED.
PC	8	Pyrus calleryana 'Capital' / Capital Callery Pear	B & B			
QP	4	Quercus palustris / Pin Oak	B & B	2-1/2"		
UH	8	Ulmus x 'Patriot' / Patriot Elm	B & B	2-1/2"		7-8' MIN. BRANCH HT. MATCHED.
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PA	7	Picea abies / Norway Spruce	B & B	6"	8' ht	
PD2	5	Picea glauca 'Densata' / Black Hills Spruce	B & B	6"	8' ht	
PD	2	Pseudotsuga menziesii / Douglas Fir	B & B	6"	8' ht	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	HI	REMARKS	
BG	52	Buxus x 'Green Mountain' / Green Mountain Boxwood	#5 CONT			
IR	16	Ilex verticillata 'FARROWPOP' TM / Berry Poppins Winterberry	#3 CONT			
IF	8	Ilex verticillata 'FarrowMrP' TM / Mr. Poppins Winterberry	#3 CONT			
IY	6	Ilex x 'Rutzan' TM / Red Beauty Holly	#3 CONT			
IS	37	Itea virginica 'Sprich' TM / Little Henry Virginia Sweetpire	#1 CONT			
RK	34	Rosa x 'Radsunny' TM / Sunny Knock Out Yellow Rose	#3 CONT			
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ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	HI	REMARKS	
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PH	30	Pennisetum alopecuroides 'Hamelin' / Hamelin Fountain Grass	#1 CONT			
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HG	13	Hemerocallis x 'Little Grapette' / Little Grapette Daylily	#1 CONT			
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GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS	
HS	3,939	Hedera helix 'Hedgehog' / Hedgehog English Ivy	38 CELL	8" o.c.		

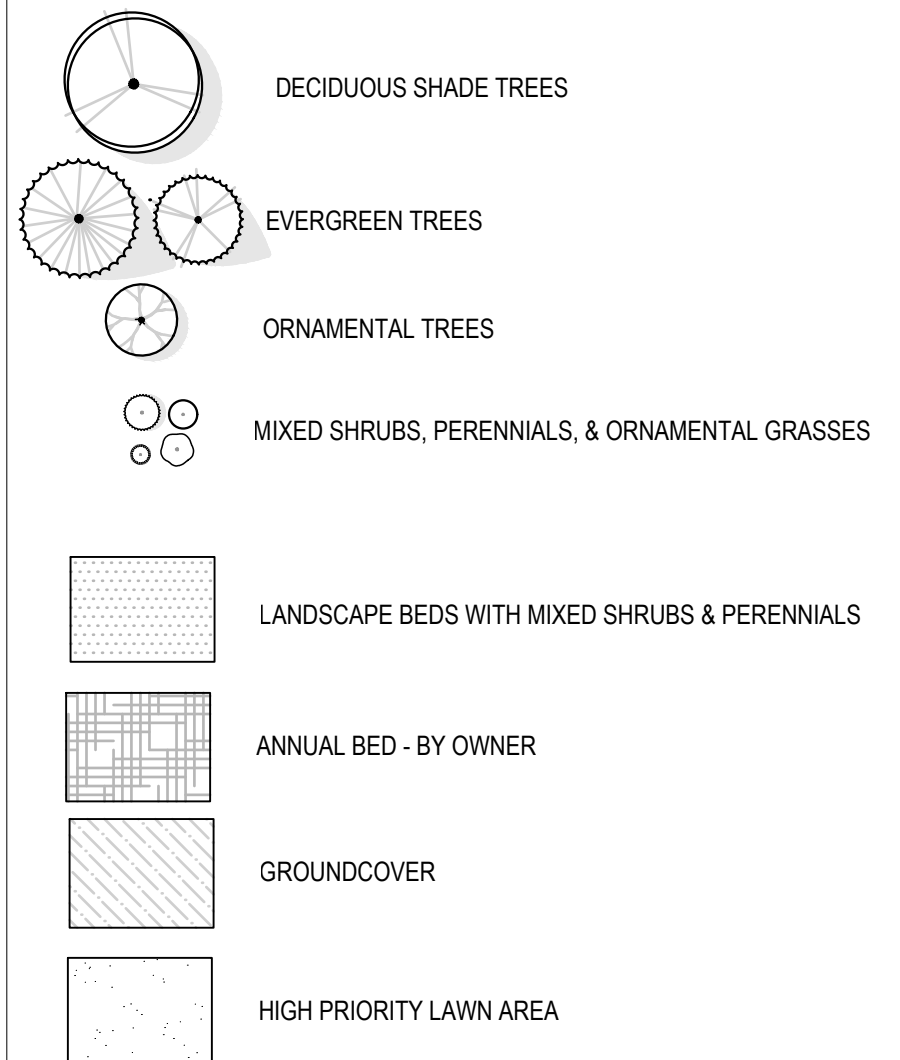


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**LANDSCAPE LEGEND**



**NOTE:**  
1. LOW PRIORITY LAWN SEED MIX: 5-7lbs. PER 1,000FT<sup>2</sup>  
34% CREEPING RED FESCUE  
33% KENTUCKY BLUE GRASS  
33% TURF TYPE PERENNIAL RYE  
\* LAWN SEEDING BASED ON RHINO LANDSCAPE & SEED SUPPLY 3-3-3 SUN/SHADE MIX

**ZONING NOTES**

ZONE - PUD  
SCREENING REQUIREMENTS: FOR EVERY 100' OF STREET FRONTAGE:  
-3 DECIDUOUS SHADE TREES  
-3 LARGE EVERGREEN TREES  
-2 UNDERSTORY DECIDUOUS TREES  
-6 ORNAMENTAL SHRUBS  
INTERIOR PARKING LANDSCAPING: FOR EVERY 10 PARKING SPACES:  
-150FT<sup>2</sup> LANDSCAPE PARKING ISLAND  
-1 DECIDUOUS SHADE TREE  
SOIL TYPE: 63 - URBAN LAND - Cohoctah COMPLEX & 7 - Cohoctah LOAM SANDY LOAM SOIL, POORLY DRAINED, FREQUENT FLOODING, 0-12" TO WATER TABLE





Wheeler Development Group  
32 Market Ave SW, Suite 500  
Grand Rapids, MI  
www.wheelerdevgroup.com

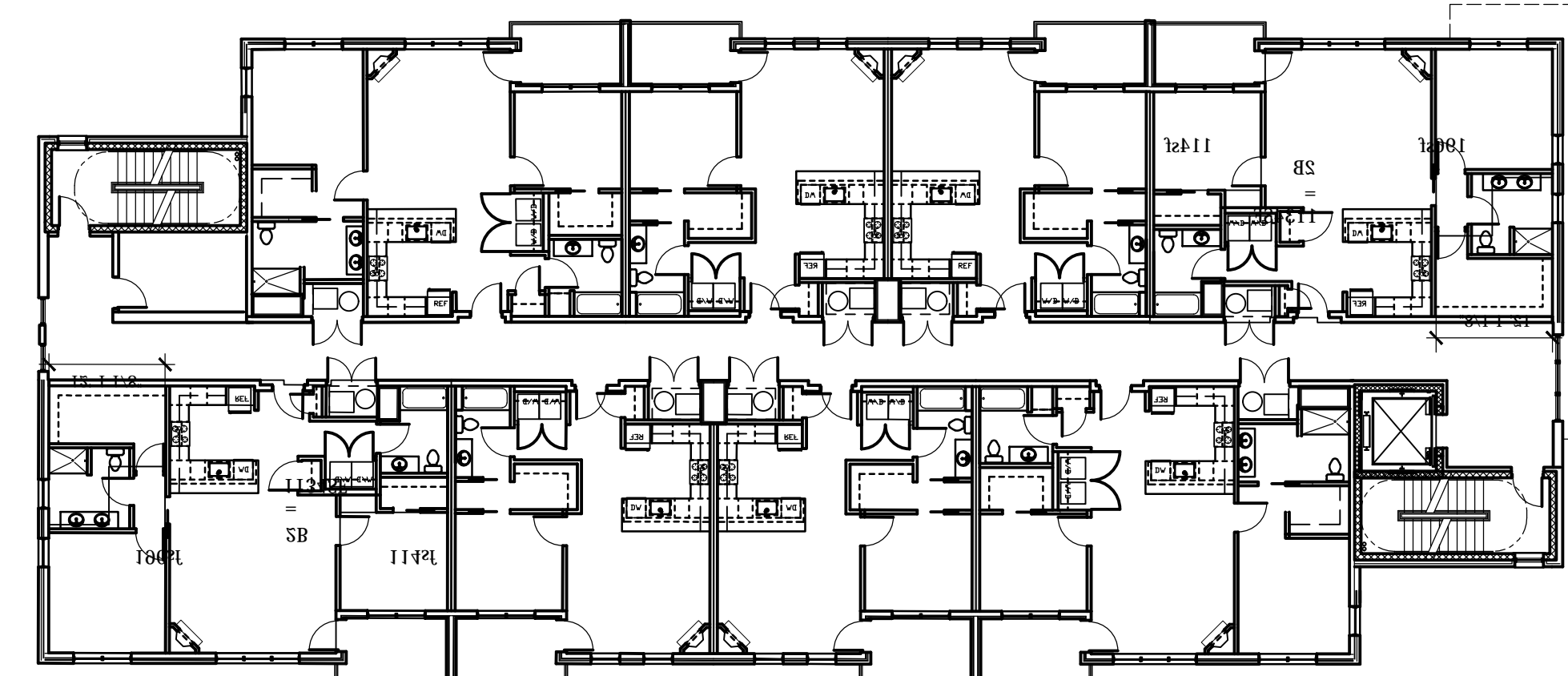
**VILLAGE EAST  
RESIDENTIAL**  
ADA, MI

**GHAFARI**

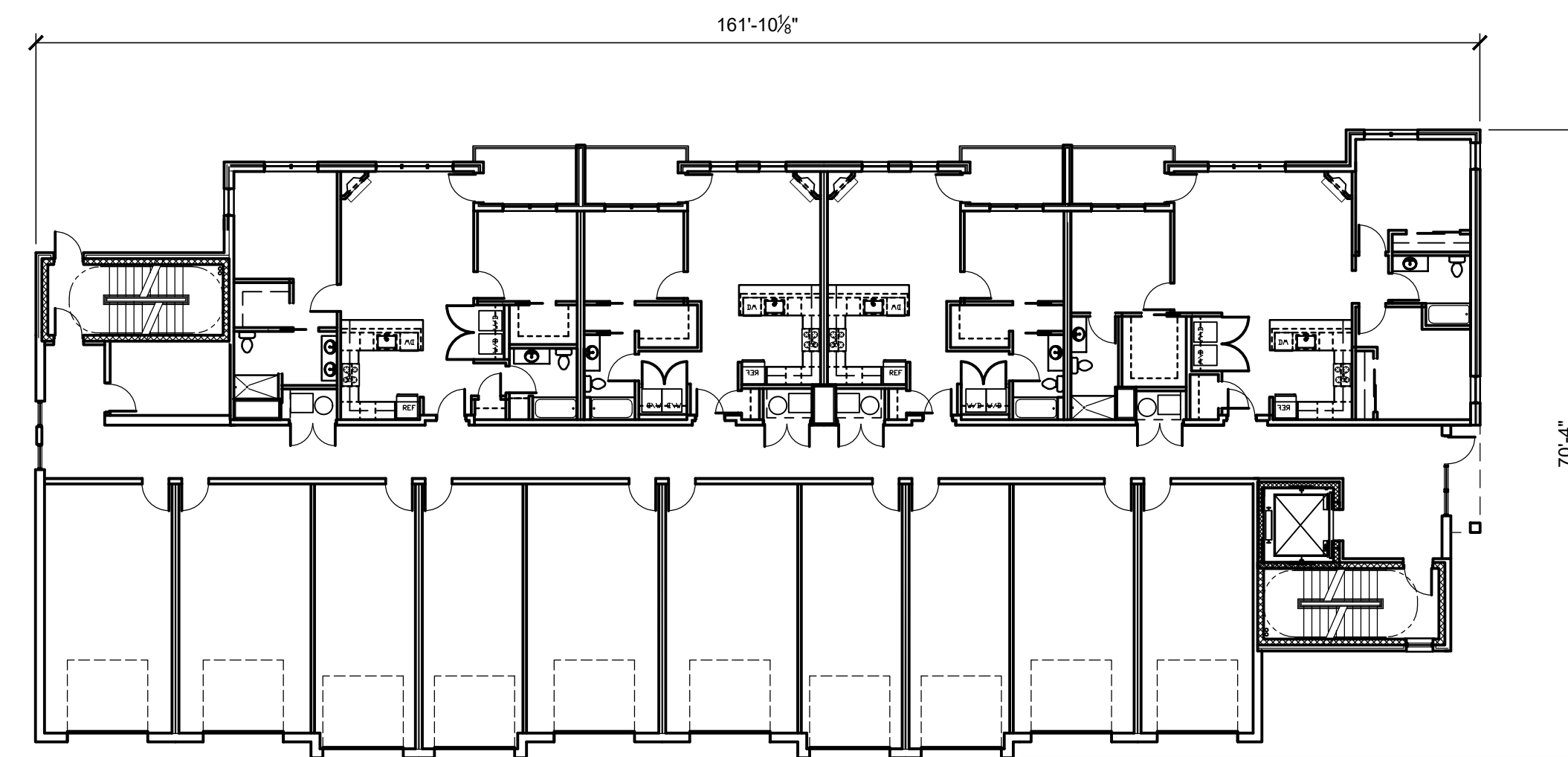
89 MONROE CENTER  
SUITE 400  
GRAND RAPIDS, MI 49503 USA  
TEL +1.616.771.0909  
www.ghafari.com

REGISTRATION SEAL

NOT FOR  
CONSTRUCTION



**TYPICAL  
UPPER LEVEL PLAN**  
SCALE: 1/16"=1'-0"  
NORTH



**GROUND LEVEL PLAN**  
SCALE: 1/16"=1'-0"  
NORTH

REV	DATE	DOC REL # - DESCRIPTION
01/23/20		DOC REL 01 - SITE PLAN APP.

PROJECT # 1969066  
 PROJECT MANAGER A. ECKERT  
 DESIGNED BY \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 QUALCHECK \_\_\_\_\_  
 SHEET TITLE \_\_\_\_\_

**THREE STORY BUILDING  
FLOOR PLANS**

**AE1-01**  
SHEET NUMBER

REGISTRATION SEAL

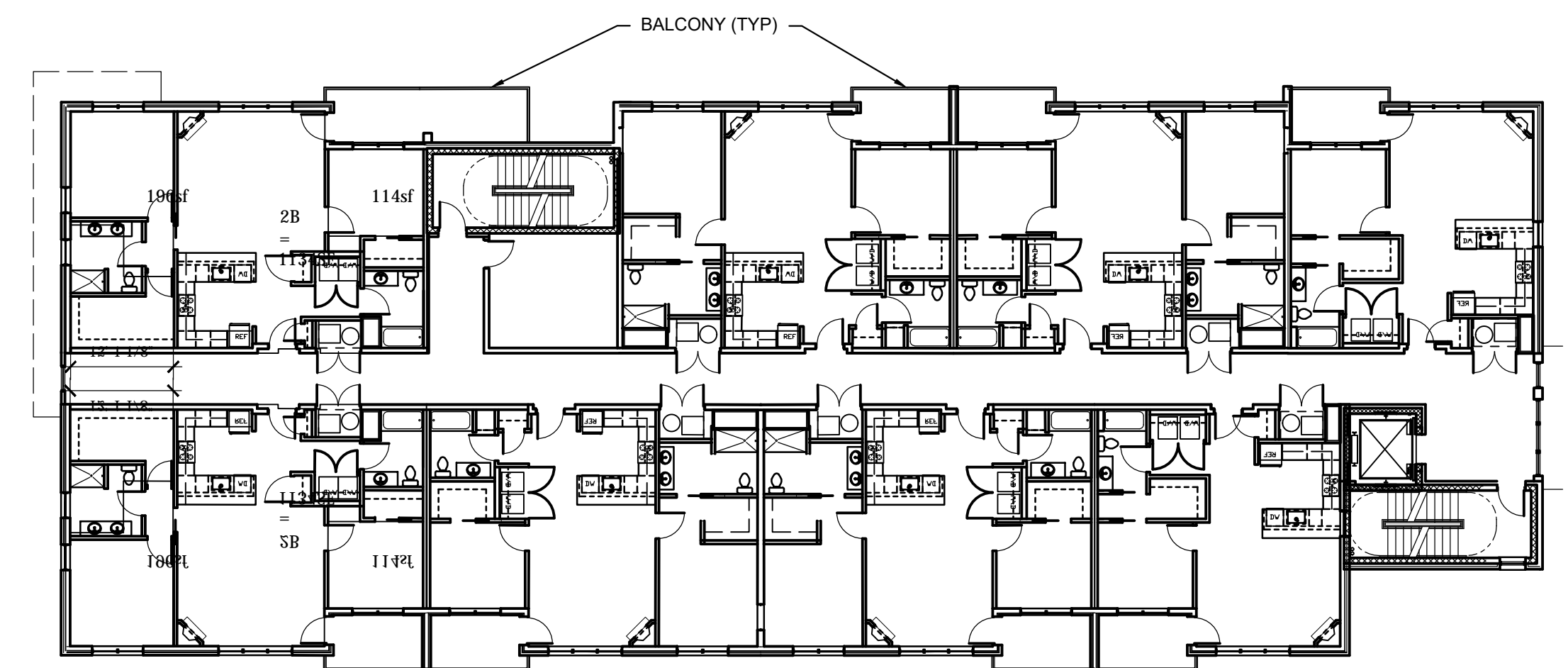
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CONSTRUCTION

REV	DATE	DOC REL 01 - SITE PLAN APP.	DOC REL ## - DESCRIPTION
01/23/20			

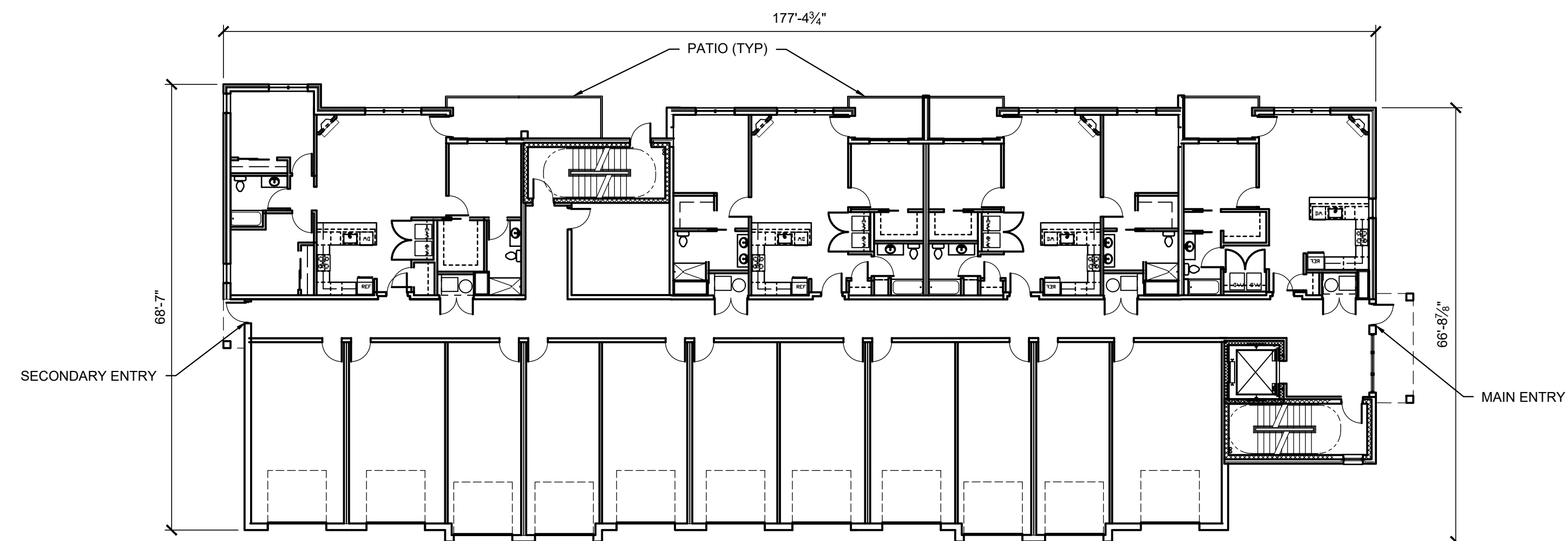
PROJECT #	1969066
PROJECT MANAGER	A. ECKERT
DESIGNED BY	
DRAWN BY	
QUALCHECK	
SHEET TITLE	

**FOUR STORY BUILDING  
FLOOR PLANS**

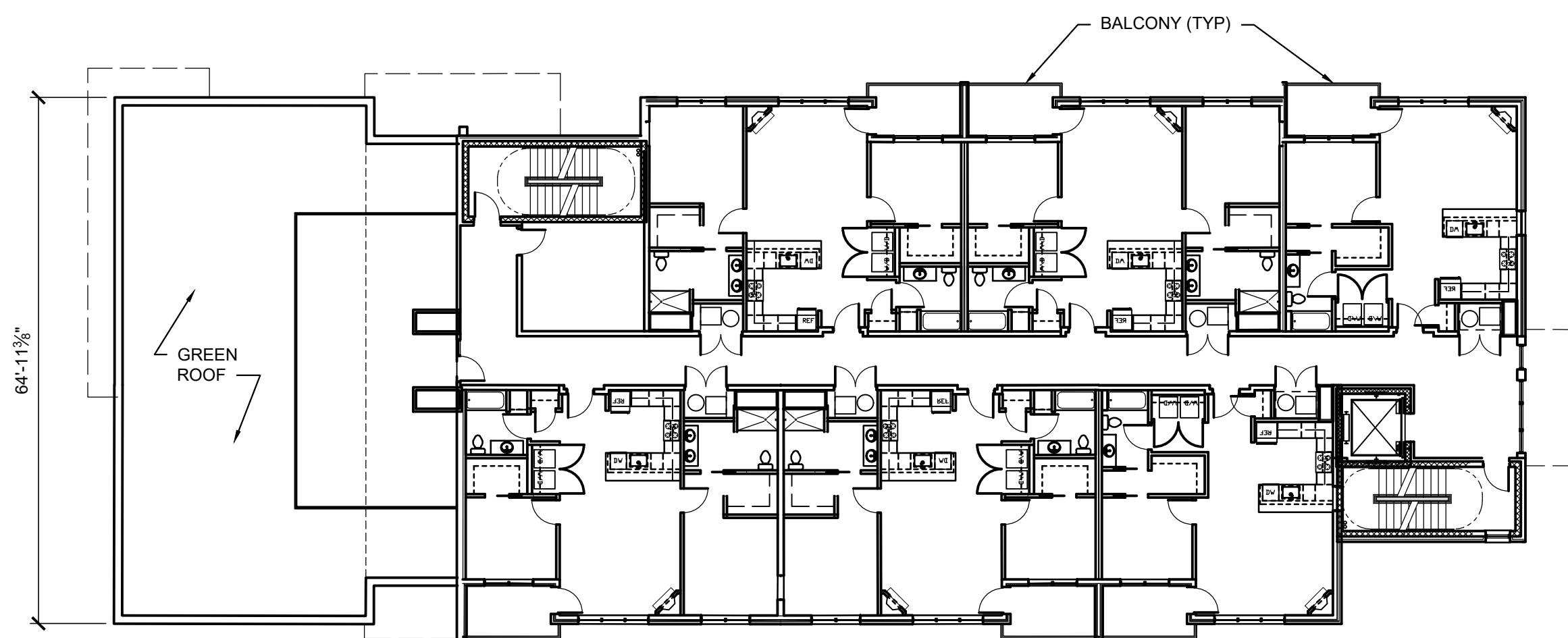
**AE1-02**  
SHEET NUMBER



**SECOND AND  
THIRD LEVEL PLAN**  
SCALE: 1/16"=1'-0"  
NORTH



**GROUND LEVEL PLAN**  
SCALE: 1/16"=1'-0"  
NORTH



**FOURTH LEVEL PLAN**  
SCALE: 1/16"=1'-0"  
NORTH

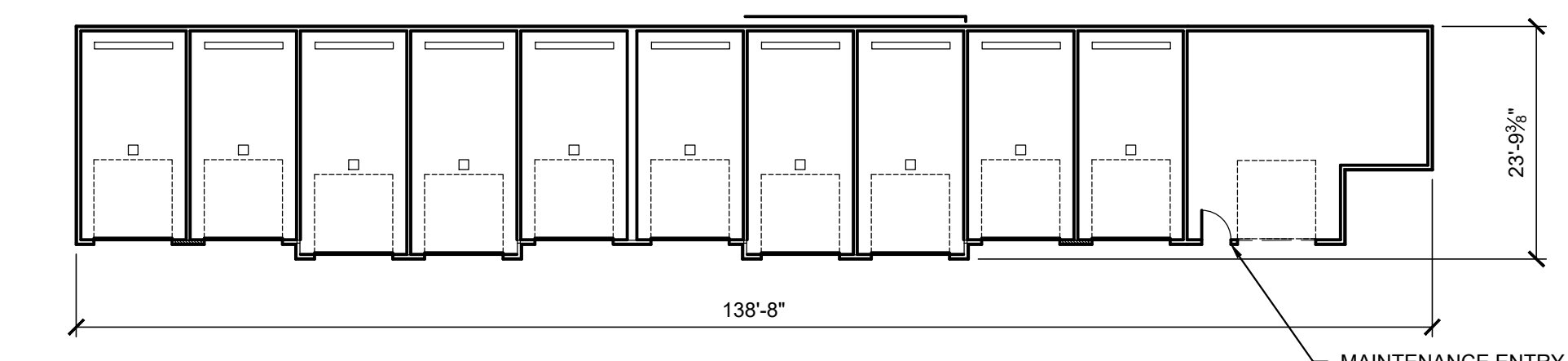


Wheeler Development Group  
32 Market Ave SW, Suite 500  
Grand Rapids, MI  
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**VILLAGE EAST  
RESIDENTIAL**  
ADA, MI

**GHAFARI**

89 MONROE CENTER  
SUITE 400  
GRAND RAPIDS, MI 49503 USA  
TEL +1.616.771.0909  
www.ghafari.com



**GARAGE BUILDING  
W/ MAINTENANCE OFFICE PLAN**  
SCALE: 1/16"=1'-0"

REGISTRATION SEAL

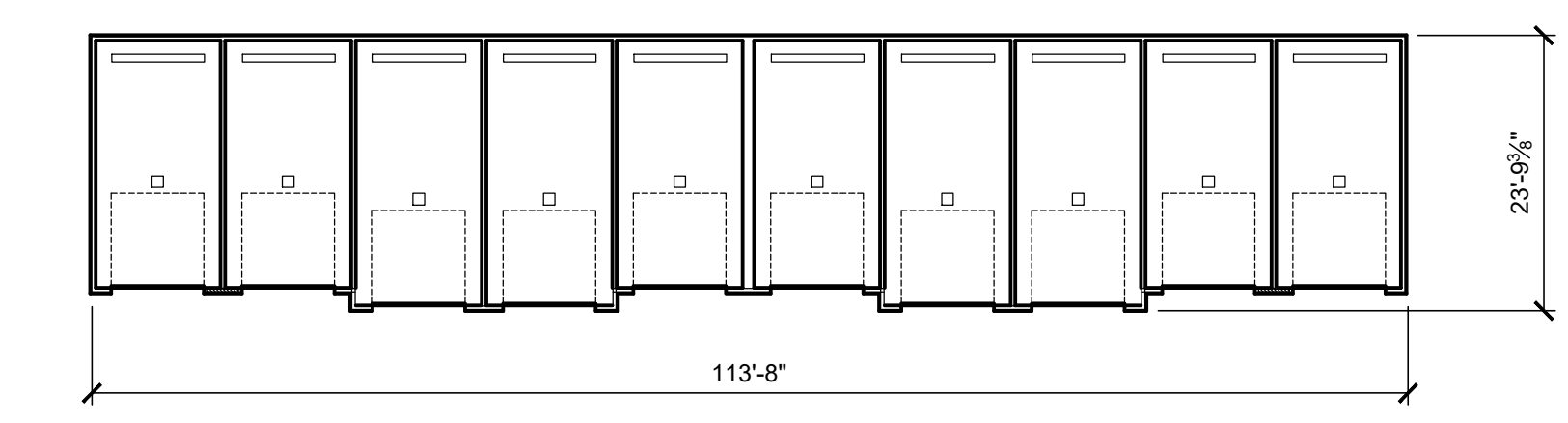
**NOT FOR  
CONSTRUCTION**

REV	DATE	DOC REL ##	DESCRIPTION

PROJECT # 1969066  
PROJECT MANAGER A. ECKERT  
DESIGNED BY  
DRAWN BY  
QUALCHECK  
SHEET TITLE

**GARAGE BUILDING  
FLOOR PLAN**

**AE1-03**  
SHEET NUMBER



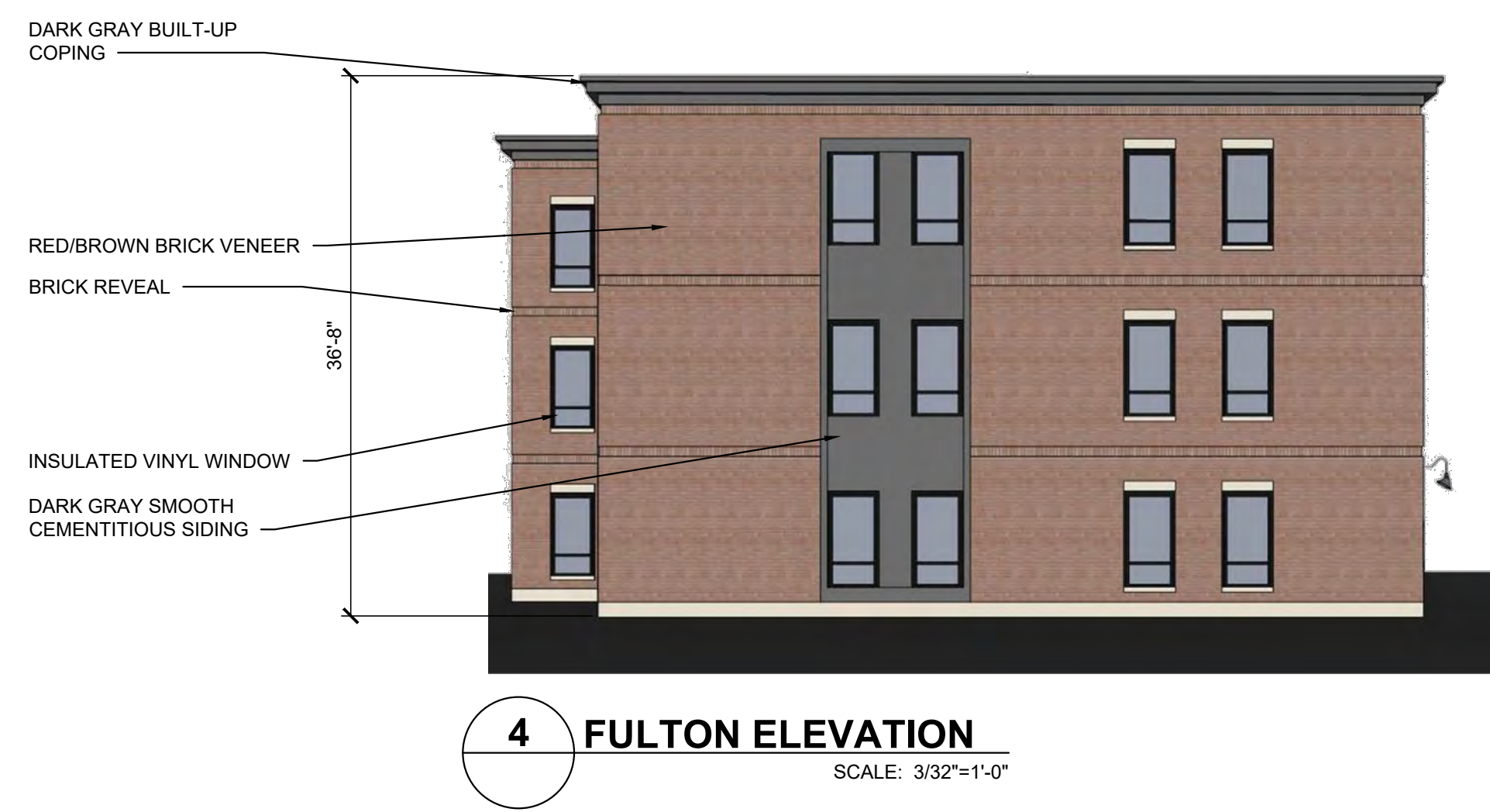
**GARAGE BUILDING PLAN**  
SCALE: 1/16"=1'-0"

REGISTRATION SEAL

REV	DATE	DOC REL #1 - SITE PLAN APP.	DOC REL ## - DESCRIPTION
	01/23/20		

PROJECT #	1969066
PROJECT MANAGER	A. ECKERT
DESIGNED BY	
DRAWN BY	
QUALCHECK	
SHEET TITLE	

**THREE STORY BUILDING  
EXTERIOR ELEVATIONS**



REGISTRATION SEAL

NOT FOR  
CONSTRUCTION

REV	DATE	DOC REL #1 - SITE PLAN APP.	DOC REL ## - DESCRIPTION

PROJECT #	1969066
PROJECT MANAGER	A. ECKERT
DESIGNED BY	
DRAWN BY	
QUALCHECK	
SHEET TITLE	

**FOUR STORY BUILDING  
EXTERIOR PERSPECTIVES**

**AE2-02**  
SHEET NUMBER



**4 SIDE ELEVATION**

SCALE: 3/32"=1'-0"



**3 COURTYARD/ENTRY ELEVATION**

SCALE: 3/32"=1'-0"



**2 RIVER ELEVATION**

SCALE: 3/32"=1'-0"

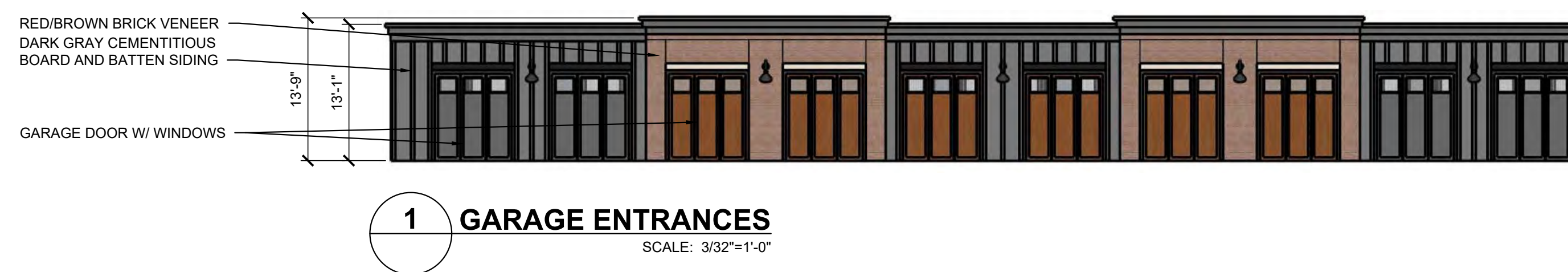
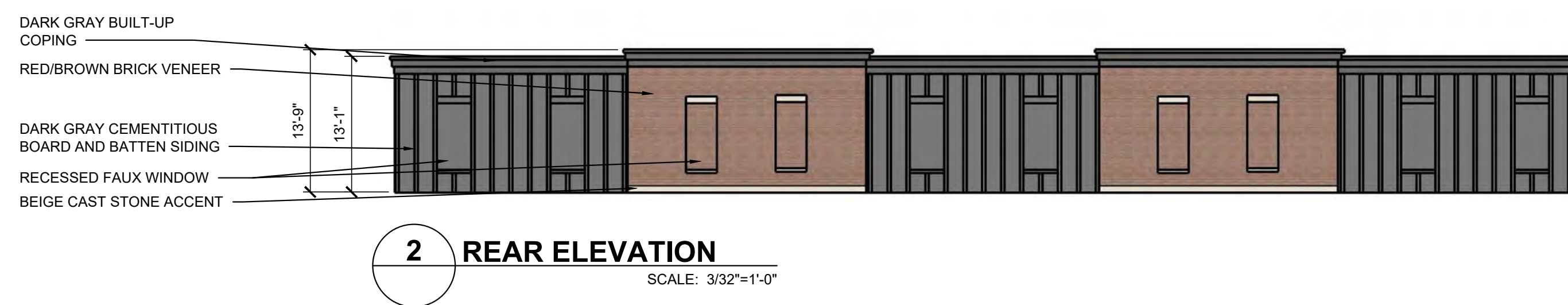
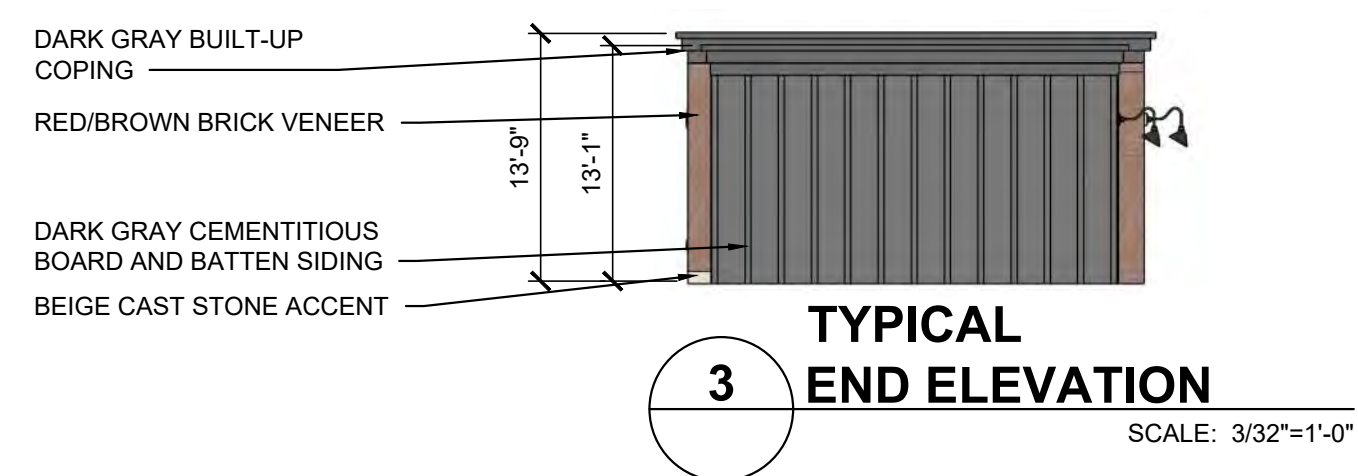


**1 PARKING ELEVATION**

SCALE: 3/32"=1'-0"

REGISTRATION SEAL

**NOT FOR  
CONSTRUCTION**



REV	DATE	DOC REL # - DESCRIPTION
01/23/20		DOC REL 01 - SITE PLAN APP.

PROJECT #	1969066
PROJECT MANAGER	A. ECKERT
DESIGNED BY	
DRAWN BY	
QUALCHECK	
SHEET TITLE	

**GARAGE BUILDING  
EXTERIOR ELEVATIONS**

GHAFARI ASSOCIATES © 2018 4/15/2020 9:01:22 AM ZRUNGE P:\1969066 Ada Residential - ORES02\_CAD\1969066-AE2-04.dwg



**VIEW FROM FULTON**



**VIEW FROM ENTRY**



**VIEW FROM VILLAGE**



**VIEW FROM FULTON**



**VIEW FROM COURTYARD**



Wheeler Development Group  
32 Market Ave SW, Suite 500  
Grand Rapids, MI  
www.wheelerdevgroup.com

**VILLAGE EAST  
RESIDENTIAL**  
ADA, MI

**GHAFARI**

89 MONROE CENTER  
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GRAND RAPIDS, MI 49503 USA  
TEL +1.616.771.0909  
www.ghafari.com

REGISTRATION SEAL

**NOT FOR  
CONSTRUCTION**

01/23/20	DOC REL 01 - SITE PLAN APP.
REV DATE	DOC REL # - DESCRIPTION

PROJECT #	1969066
PROJECT MANAGER	A. ECKERT
DESIGNED BY	
DRAWN BY	
QUALCHECK	
SHEET TITLE	

**PERSPECTIVE VIEWS**

**AE2-04**  
SHEET NUMBER

## RESIDENZA 200 LVC LED

### Specification

The simple cylindrical form of RESIDENZA is available for pedestrian scale wall mount applications. Cast aluminum housing with integral filter houses electrical components. Lens twists and locks onto housing for tool-less access. Cleanly styled mounting arm is fabricated aluminum. Optional externally mounted decorative house side shield is available on request. All hardware is stainless steel.



Model	LED Module	Color Temperature	Distribution	Volt	Mounting	Finish	Option
RS200	1LVC - 1 module	WW - 3000K	T2 - Type II	UNV - 120-277V W	W - Wall Mount	SG - Silver Grey	DIM - 0-10VDC Dimming
		NW - 4000K	T3 - Type III			DG - Dark Grey	N - None
			T4 - Type IV			GG - Graphite Grey	
			T5 - Type V			BLK - Matte Black	
						BRZ - Dark Bronze	
						CC - Custom RAL Color	

### Ordering Information

Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > Wall Mounted Luminaires > RESIDENZA W  
[https://www.hessamerica.com/Products/Lighting/Wall\\_Mounted\\_Luminaires/RESIDENZA\\_W/](https://www.hessamerica.com/Products/Lighting/Wall_Mounted_Luminaires/RESIDENZA_W/)





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## MEMORANDUM

Date: 06-15-20

**TO:** Ada Township Planning Commission  
**FROM:** Brent M. Bajdek, Planner/Zoning Administrator  
**RE:** June 18, 2020 Agenda Item – 7415 & 7407 River Street (*New Business – Item #2*)

**Review of PVM District Development Plan, Construction of a 37,610 sq. ft., three-story building to be used for a mixed-use hotel, restaurant, event space and lounge, Units A4 & A5, River Street Commons Condominium, 7415 & 7407 River St. SE, 41-15-34-129-004 & 005, Dixon Architecture on behalf of River Street Commons A4 & A5, LLC**

### Overview of Request:

*The Planning Commission initially approved a PVM District development plan for the construction of a 37,297 sq. ft. 3 story building for retail, hotel, banquet and meeting center uses for the subject units (Units A4 & A5 of the River Street Commons site condominium development) on December 20, 2018. However, since that time, a new hotel concept has been developed for the subject properties. The currently proposed building is different in appearance/design from what was previously approved by the Planning Commission.*

Construction of a 37,610 sq. ft. 3-story building is proposed to span across Units A4 and A5 of the River Street Commons commercial site condominium development. The building will be situated mid-block along River Street, across from Legacy Park and will consist of 13,413 sq. ft. on the first level, 12,196 sq. ft. on the second level, and 12,001 sq. ft. on the third level.

The first level will provide the hotel lobby, a restaurant, flexible event space, a kitchen and support spaces. The second level has been designed to accommodate 14 boutique hotel suites, a lounge, a meeting room, a fitness center and supporting spaces. An additional 14 hotel suites along with an indoor-outdoor bar are planned for the third level.

Parking will be located in the “common element” of the condominium and shared by all of the condominium units in the development. There is also on-street parking located on the adjacent streets, of which the majority are considered as “Block A” on-street parking spaces.

### Conformance with PVM District dimensional standards:

The building is proposed as a “Village Blockfront Lot” under the PVM district provisions. Village Blockfront Lot dimensional standards have been met with the exception of the followings for which departures are requested:

- The combined lot width of Units A4 & A5 at 260 feet exceeds the maximum lot width of 250 feet; the building will span across both units. Per the applicant, they are proposing to extend Unit A4 (10) feet by reducing the width of Unit A3. It should be noted that units A3, A4, & A5 will remain in compliance with lot width requirements individually; the lot width exceeds requirements only when units A4 & A5 are considered to be combined.

### Other Standards of the PVM district:

Conformance with all other standards contained in the PVM district appear to be met with the exception of the following for which departures are needed:

- The ground story's primary façade consists of less than the required 75% of transparent storefront windows of its principal plane; River Street frontage is proposed at 69% (178.13'/258.25'). A departure is requested primarily due to the necessary support spaces (*kitchen coolers, dry storage, event storage, electrical/mechanical rooms, and back house services*) that are located on the ground level of the building. A decorative wood door feature, with false windows, is proposed as a transparency equivalency substitution.
- A portion of the third floor of the building is planned to be clad in dark architectural metal panels, which is not a permitted wall material. Metal is only permitted for beams, lintels, trim elements and ornamentation. The majority of the proposed building design meets the architectural requirements of the PVM District. A departure from the permitted building materials to allow metal panels to be utilized for a portion of the building is requested by the applicant to infuse 'modern elements' onto a historically-styled building.
- The current design of the building incorporates a 3-story atrium at the center portion of the building, which is not permitted. Wall opening shall not span vertically more than 1-story. The atrium is accentuated with full height glazing spanning three (3) stories at the exterior façade.

#### Site Layout:

The building will be located mid-block along River Street, across from Legacy Park, and span across Units A4 and A5 of the River Street Commons commercial site condominium development. The shared River Street Commons Condominium parking area is north of the building. An outdoor balcony/roof terrace is proposed for the third level of the building; it will face Legacy Park and be limited to the building's western extent.

As stated above, the lengthening of Unit A4 from 130 feet to 140 feet is proposed as part of the subject project. Per the applicant, the additional ten (10) feet (*gained from reducing the width of adjacent Unit A3*) aids in supporting four additional hotel suites which would not otherwise be feasible. The recording of updated River Street Commons commercial site condominium development documents is necessary to reflect the planned modifications.

#### Public Utilities:

The building will be serviced by an existing watermain within the development; two (2) two (2) inch services exist. However, the building will only utilize one (1) of the water lines; the capping of the second waterline is planned. Two (2) six (6) inch diameter fire services are planned for fire protection. An existing sanitary sewer line under River Street will service the building; a connection to two (2) existing sanitary laterals is planned.

#### Storm Water Management:

Stormwater runoff from the building will be directed into the River Street Commons commercial site condominium development's existing stormwater sewer system that exists beneath the parking lot, north of the subject units.

#### Parking:

Off-street parking will be located in the "common element" of the condominium and shared by all of the condominium units in the development.

A total of 148 off-street parking spaces are planned for the entire River Street Commons Condominium/ "Block A." There are also 50 on-street parking spaces, which are located on both sides of River Street

(private) and considered “Block A” parking spaces; 15 parallel parking spaces are located on the north side of River Street, while 35 head-in parking spaces are located on the south side of River Street.

Based on the PVM reduction provision standards, 80 off-street parking spaces are required for the subject building.

Prior to the initially approved building (and its associated uses) for the subject units, a total of 148 parking spaces were calculated to be required for a built-out River Street Commons commercial site condominium development. However, at the time of Planning Commission approval of that building (and its associates uses) 194 parking spaces were deemed required for subject development (based on the PVM reduction provision standards). With the planned construction and use of the currently proposed building, 191 parking spaces are required for the subject development.

**With the 148 parking spaces planned for the “common element” of the condominium development and the existing 50 parking spaces located along River Street, which are considered “Block A” parking spaces, a total of 198 parking spaces are being considered as provided for the River Street Commons commercial site condominium project.**

*Please be reminded that the PVM district standards allow for reduction in parking required to 40% of the normal requirement, to take into consideration availability of nearby on-street parking, as well as reduction in demand due to offsetting demand peaks of mixed uses. In addition to the River Street parking spaces, on-street parking is available along Settlers Street, Ada Drive and Headley Street. It should be noted that once planned library/community center is constructed, there will also be more nearby parking available within the ‘Village.’*

*The applicant has provided a detailed parking recap/analysis for the entire River Street Commons commercial site condominium development, which is included in the packet.*

#### Lighting:

The building elevation drawings depict gooseneck-type, lantern and other decorative wall mounted fixtures.

Existing pole-mounted fixtures are located within the shared parking area. Decorative light fixtures, matching the Village specification, are located along the adjacent streets.

#### Landscaping:

The landscape plan provides a mix of ornamental grasses, perennials, and evergreen groundcover along the north wall of the building. Three (3) flowering shrubs are proposed for the southwest corner of the building, while a mass planting of ornamental grasses is planned for the western extent of the building’s southern wall. Additionally, landscape planters are built into the architecture of the building’s southern façade, which will contain miscellaneous annuals and perennials.

#### Conclusion & Recommendation:

The proposed site layout and building design conform with the majority of the PVM district standards, with four (4) departures from the PVM district standards proposed:

1. The combined lot width of Units A4 & A5 at 260 feet exceeds the permitted maximum lot width of 250 feet.

2. The ground story's primary façade consists of less than the required 75% of transparent storefront windows of its principle plan; River Street frontage is proposed at 69.0%
3. The dark architectural metal panels planned to clad a portion of the third level is not a permitted wall material.
4. Wall openings are not permitted to span vertically more than 1-story; a 3-story atrium at the center of the building is planned.

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

1. The Planning Commission hereby makes the following findings:
  - a. The proposed development plan, as modified by the conditions of approval listed below, requires the following "departures" from the standards of the PVM district, which are hereby approved:
    - 1) Sec. 78-476(a) – Maximum lot width.
    - 2) Sec. 78-476(g) – Windows on primary facades.
    - 3) Sec. 78-479(b)(2)(a) – Building Walls (exterior) – Materials.
    - 4) Sec. 78-479(b)(2)(b)(1) – Building Walls (exterior) – Wall Openings.
  - b. The above departures result in a plan that complies with the spirit and intent of the PVM District to a greater degree than would be the case without authorization of the departures.
  - c. The proposed alternative is consistent with the purpose and intent of the PVM District.
  - d. 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.
  - e. The proposed alternative is necessary and appropriate to accommodate a superior design of the proposed development.
2. The proposed development plan for a 37,297 sq. ft., 3-story building is hereby approved, subject to the following conditions:
  - a. The building and site improvements shall be completed substantially as shown on the plan set titled "River Street Commons – A4/A5 Building," (civil drawings) with the most recent revision date of June 09, 2020, "Ada House" (architectural drawings) with the most recent revision date of June 09, 2020, and "Ada House" (landscape drawing) with the most recent revision date of June 09, 2020, except as modified in accordance with these conditions of approval.
  - b. Exterior building mounted light fixtures shall qualify as "full-cutoff" control of light emission or of a low light intensity non-glaring style, subject to approval of the Planning Department. Fixture specifications shall be submitted for approval, prior to building permit issuance.
  - c. Floodplain development permit shall be issued by the Michigan EGLE and Ada Township, prior to issuance of a building permit.
  - d. The condominium documents shall be amended to reflect the combination of Units A4 & A5, as well as an increase in its width by ten (10) feet and a decrease in the width of Unit A3 by ten (10) feet.



TOWNSHIP

SITE PLAN REVIEW APPLICATION

Applicant: **Dixon Architecture on behalf of River Street Commons A4 & A5, LLC**

Telephone No: **616-682-4570**

Contact Name: **Ken Dixon**

Email: **ken@dixonarch.com**

Mailing Address:

**PO Box 404, Ada, MI 49301**

Property Owner:

Telephone No: **616-975-5706**

(If different than applicant)

**River Street Commons A4 & A5, LLC | Representative: Dan Clemo**

Mailing Address:

**126 Ottawa Avenue NW #500, Grand Rapids, MI 49503**

Permanent Parcel No.(s) of subject property:

**41 - 15 - 34 - 129 - 004  
41 - 15 - 34 - 129 - 005**

Zoning District:

**Village Core / PVM**

Address of subject property:

**7415 & 7407 River Street SE**

Name of Project:

**Ada House**

Type of Project:

- Retail, Office, Industrial or other Non-Residential Development
- Open Space Preservation Development, Preliminary Plan
- Parking area, 10 or fewer spaces (Staff Review)

- Site Condominium
- Open Space Preservation Devel. Final Plan
- Parking area, 11 or more spaces (Planning Commission Review)

Summary project description:

**Project involves the construction of a 37,610 sqft mixed-use hotel, restaurant, event space and lounge.**

This application must be accompanied by the following:

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

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

Signature of Applicant: *Ken Dixon*

Date: **5/21/2020**

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



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

June 9, 2020

Mr. James Ferro, Planning Director  
Mr. Brent Bajdek, Planner/Zoning Administrator  
Ada Township Planning Department  
7330 Thornapple River Drive SE  
Ada, Michigan 49301

Re: River Street Commons - **Ada House** - Site Plan Submittal R1  
7415 & 7407 River Street SE  
Parcel Numbers: 41-15-34-129-004 & 41-15-34-129-005  
Ada, Michigan 49301

Dear Mr. Ferro and Mr. Bajdek:

In December 2018, a 37,297 sq ft three-story building hotel project was approved by the Ada Township Planning Commission for the A4 and A5 parcels within the River Street Commons development. That project never came together. However, as announced earlier this year, a new hotel concept has been under development which is now ready for site plan approval. Enclosed you will find two (2) sets of civil, architectural and landscape drawings which have been created for review by the Planning Commission.

Overview of Request:

The proposed 37,610 sq ft three-story building is to be located mid-block along River Street across from the new riverside park. The building uses include hospitality, event space and a street-level restaurant. The first floor (13,413 sq ft) will provide the hotel lobby, a restaurant, flexible event space, a kitchen and support spaces. The second floor (12,196 sq ft) will provide fourteen uniquely designed boutique hotel suites, a lounge, meeting room, fitness center and supporting spaces. The third floor (12,001 sq ft) will provide another fourteen hotel suites and an indoor-outdoor bar.

Parking will be located in the “common element” of the condominium and shared by all of the condominium units in the development. There is also on-street parking located on the adjacent streets, of which the majority are considered as “Block A” on-street parking spaces.



### Conformance with PVM District dimensional standards:

The proposed building will be located within the PVM District and will be governed by the “Village Blockfront Lot” standards; a summary of these standards are provided on the enclosed Sheet A2.1. Based on the review of these standards, the proposed building meets all of the requirements pertaining to the lots area and width, frontage percentage, coverage percentage, and building setbacks. However, despite our best intentions, we would like the Planning Commission members to consider our request for four departures:

#### Lot Width:

The PVM District limits the width of lots to 250’. We are proposing to construct this building to span across Unit A4 and Unit A5 which currently has a combined lot width of 250’. However, to best accommodate the intentions of the hotel and restaurant, we are proposing to extend Unit A4 ten (10) feet by reducing the width of Unit A3. In doing so, lots A3, A4 and A5 will remain in compliance of the lot width requirements individually with dimensions of 90’, 140’ and 120’ respectively. The lot width exceeds the PVM District requirements only when adding lots A4 and A5 together.

I believe the intent of the lot width requirement is to prevent an unchanged, monotonous building facade to span great lengths. However, as with all of the past buildings we have designed in the Village, we are purposefully dividing this building into smaller, village-scale facades to match the intent of the code. Therefore, we are requesting a small departure of the maximum lot width requirement of 250’ to be extended to 260’.

#### Window Transparency:

The PVM District requires 75% of the street facing facade at the first floor to be transparent by use of glass storefronts. Due to the necessary support spaces on the first floor (kitchen coolers, dry storage, event storage, electrical/mechanical rooms, and back of house services), it is difficult to provide windows along the entire length of the River Street facade. Similar to the vehicle garage proposed in the B6 building in the adjacent Marketplace Square block, window transparency is not desired into building support spaces. Instead, we are proposing to provide a decorative wood door feature with false windows, wrought-iron hinges and pulls, and other attractive details. The intent is to improve the streetscape with this inoperable door with an interesting and engaging architectural design. With the addition of this decorative door, the transparency percentage calculates to be 76.0% along the street facade. Therefore, we are requesting a departure of the transparency requirement to include an architecturally decorative enhancement as part of the transparency calculation.

#### Building Materials:

The PVM District allows the use of brick, stucco, stone, wood and fiber-cement siding for the exterior cladding of the buildings. Metal cladding is permitted on a limited basis: beams, lintels, trim elements and ornamentation. The proposed building is intending to clad a portion of the third floor in dark architectural metal panels. As the development of the Village has occurred, a

subtle modern accent has become part of the design vocabulary. We find architectural metal cladding being used restraintfully on the Ada Market (entry portals), the James Salon building (1/2 of the second story), the connector of the A1-A8 Building, and the perceived metal addition recently approved on the B5 Building. These metal cladding elements add interest and contrast to the rich historical facades which dominate the Village environment. As discussed in previous Planning Commission approvals, our goal is to create a town with a strong tie to the era between 1860 and 1940, but infuse modern accents which would be consistent with the many historic small towns across Michigan. These modern accents gives recognition to the many renovations and additions which have continually taken place after 1940. Therefore, we are requesting a departure from the building materials requirement to allow an architectural metal cladding on a portion of the third floor.

#### Wall Opening Heights:

The PVM District requires that wall openings not span vertically more than one story. Furthermore, wall openings shall correspond to interior space and shall not open across building structure such as the floor structural and mechanical thickness. The current design incorporates an open three-story atrium at the center portion of the building. All three floors will look down into this dramatic space which will include a floating flight of stairs passing through it. This extraordinary atrium is accentuated with full height glazing spanning three stories at the exterior facade. The transparency and delicacy of this facade will be a truly amazing architectural feature in the Village.

In regards to the history of large expanses of glass such as this, early prototypes versions of “curtain walls” have existed before the 19th century. The availability of architectural cast iron after the 1840s helped transform glass facades as architects and builders began to experiment with iron columns and lintels. Simultaneous advances in the glass industry permitted manufacturing of large panes of glass at a reasonable cost. One of the first multi-story glass curtain wall examples in the United States can be found in San Francisco. The Hallidie Building, completed in 1918, is a seven-story commercial building which displays a lightweight, sheer glass curtain wall. This building was added to the National Register of Historic Places in 1971. Therefore, we are requesting a departure from the wall opening heights requirement to allow this three-story glass atrium.

#### Site Layout:

The building will be located mid-block along River Street, across from the new riverside park, and span across Units A4 and A5 of the River Street Commons commercial site condominium development. In order to maximize the hospitality offerings, it was determined that lengthening Unit A4 would be beneficial to support four additional hotel suites. The length of Unit A4 has increased 10’ from 130’ to 140’. This modification shall have no impact on the current or future association development. Updated condominium documents will be provided in the future to reflect this change. The shared River Street Commons Condominium parking area will be north

of the building. An outdoor balcony is proposed for the third level of the building; it will face the new riverside park and be limited to the building's western extent.

#### Public Utilities:

The building will be serviced by an existing watermain within the development; two 2-inch services to the building are provided, however, it should be noted that the building will only utilize one of the water lines. The second waterline will be capped. Two 6-inch diameter fire services are provided for fire protection, however, only one fire service line will be utilized; the other will be capped. An existing sanitary sewer line under River Street will service the building; connection to two existing sanitary laterals is planned.

#### Storm Water Management:

Stormwater runoff from the building will be directed into the River Street Commons commercial site condominium development's existing stormwater sewer system that exists beneath the parking lot, north of the subject units.

#### Parking:

Off-street parking will be located in the "common element" of the condominium and shared by all of the condominium units in the development.

A total of 148 off-street parking spaces are planned for the entire River Street Commons Condominium/"Block A." There are also 50 on-street parking spaces, which are located on both sides of River Street (private) and considered "Block A" parking spaces; 15 parallel parking spaces are located on the north side of River Street, while 35 head-in parking spaces are located on the south side of River Street.

Based on the PVM reduction provision standards, 80 off-street parking spaces are required for the subject building. Below is the breakdown of the parking calculation based on the proposed building uses:

1st Floor Restaurant/ Bar Lobby: 3,228 sq ft @ 1:100 sq ft \* 0.4 = 12.9 stalls

1st Floor Event Space: 4,043 sq ft @ 1:100 sq ft \* 0.4 = 16.2 stalls

1st Floor Kitchen/Bar Staff Areas: 1,136 sq ft @ 1:300 sq ft \* 0.4 = 1.5 stalls

2nd Floor Suites: 14 sleeping rooms @ 1 per room = 14.0 stalls

2nd Floor Lounge and Meeting Room: 1,922 sq ft @ 1:100 sq ft \* 0.4 = 7.7 stalls

3rd Floor Suites: 14 sleeping rooms @ 1 per room = 14.0 stalls

3rd Floor Lounge and Meeting Room: 3,349 sq ft @ 1:100 sq ft \* 0.4 = 13.4 stalls

Total Parking Required for Building: 80 stalls

Prior to the proposed building and its associated use, it was previously calculated that 148 parking spaces would be required for a built-out River Street Commons commercial site condominium development; however, with the planned construction and use of the subject building, 191 parking spaces are required for the subject development (based on the PVM reduction provision standards).

With the 148 parking spaces planned for the “common element” of the condominium development and the existing 50 parking spaces located along River Street, which are considered “Block A” parking spaces, a total of 198 parking spaces are being considered as provided for the River Street Commons commercial site condominium project.

Lighting:

The building elevation drawings depict lantern, gooseneck-type, and other decorative wall mounted fixtures.

Existing pole-mounted fixtures are provided in the shared association parking area. Existing decorative light fixtures, matching the Village specification, are also located along the adjacent street.

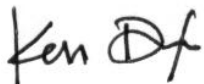
Landscaping:

The landscape plan provides a mix of ornamental grasses, perennials, and evergreen groundcover along the north wall of the building, as well as a flowering shrub planting mass at the southwest corner. Additionally, landscape planters are built into the architecture of the building’s southern façade.

Thank you for your review of this narrative and accompanying documents. We are excited to present this great project to the Planning Commission on Thursday, June 18.

Sincerely,

Ken Dixon, Architect

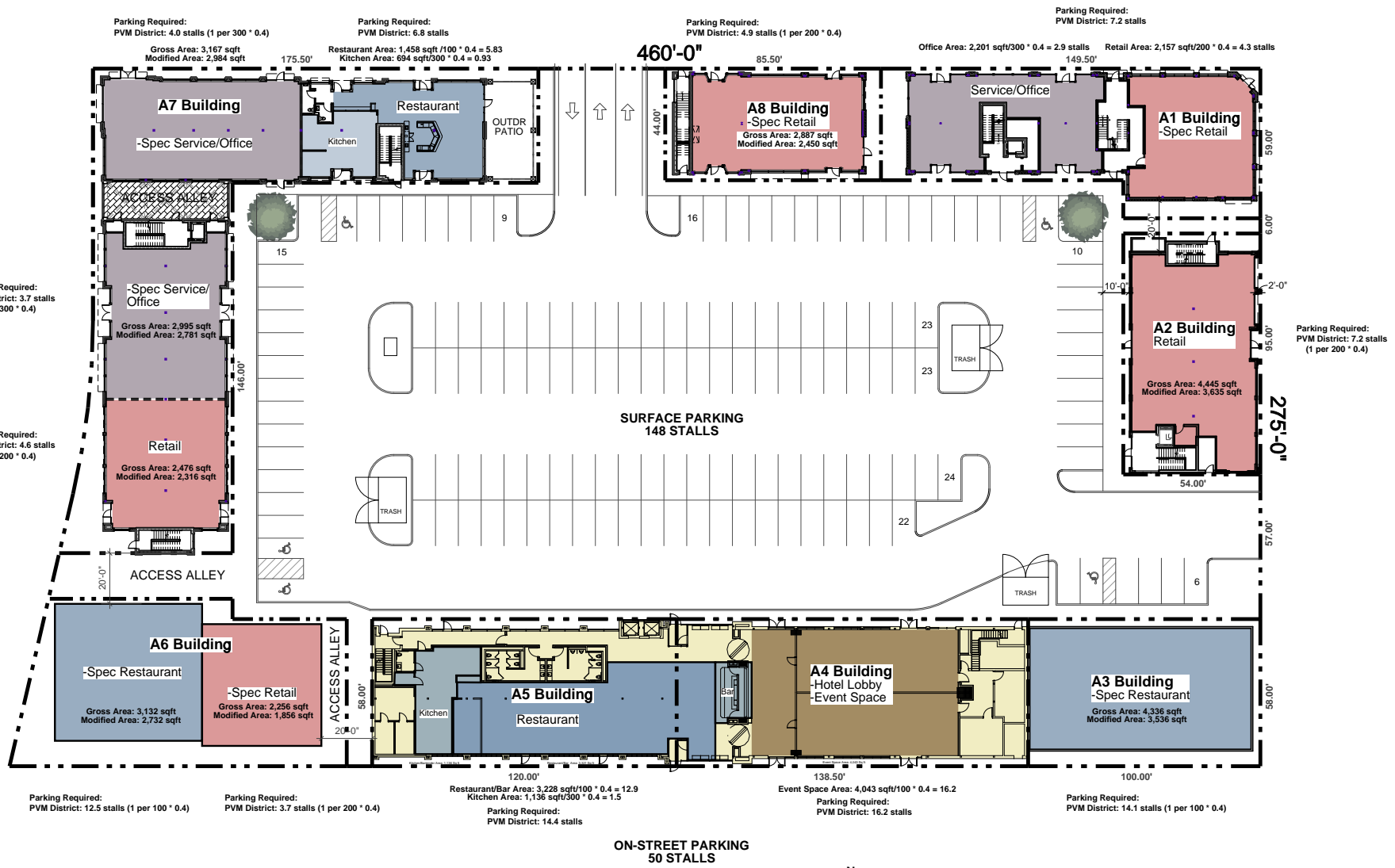
A handwritten signature in black ink that reads "Ken Dixon". The signature is written in a cursive, slightly stylized font.

Dixon Architecture



## Hallidie Building (San Francisco)

Source: <https://sf.curbed.com/2018/3/7/17073432/hallidie-building-glass-curtain-history-san-francisco>

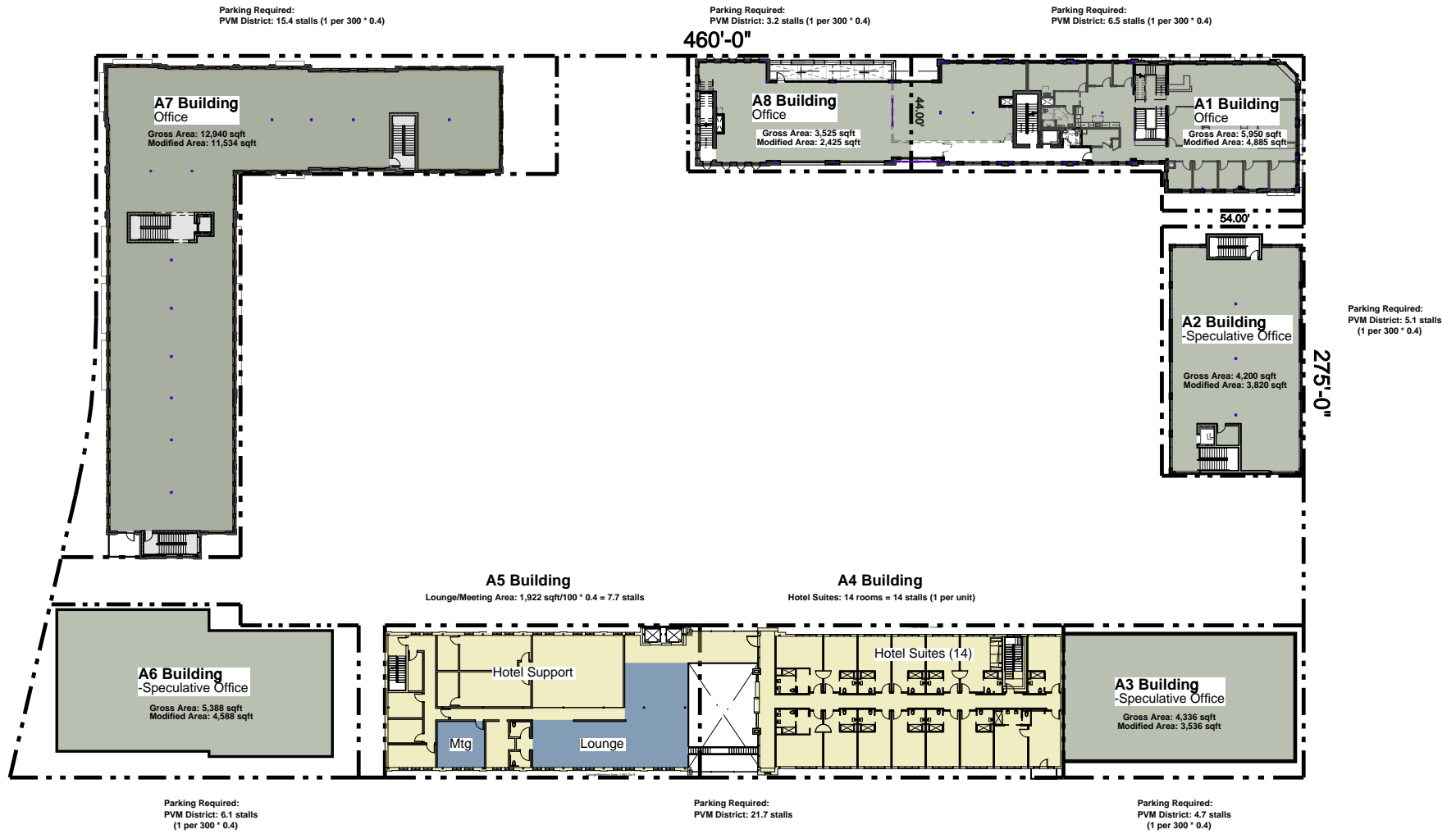


**1. Concept Block 1st Flr Plan**  
 SCALE: 1" = 30'-0"



# River Street Commons





**2. Concept Block 2nd Flr Plan**

SCALE: 1" = 30'-0"

**Total 2nd Floor Parking Required:**  
PVM District: 62.7 stalls

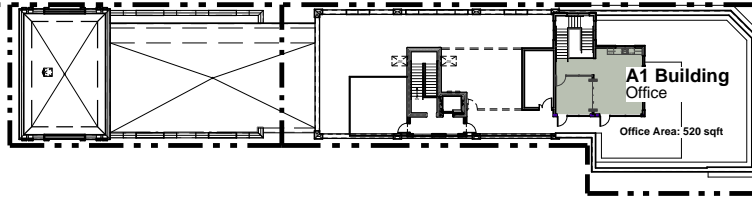
# River Street Commons

**Overall Parking Required (All Floors):**  
PVM District: 190.1 stalls

**Overall Parking Provided: 198 stalls**

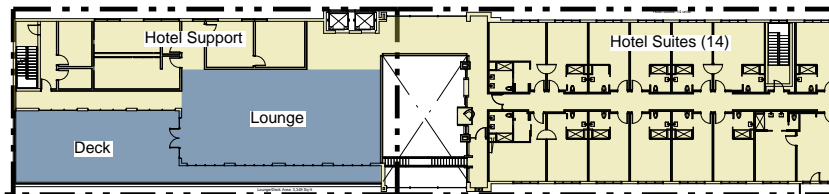
Parking Required:  
PVM District: 0.7 stalls (1 per 300 \* 0.4)

**PVM DISTRICT RATES**  
Office = 1/300 \* 0.40  
Medical Office = 1/doctor  
or 1/300 \* 0.40  
Retail = 1/200 \* 0.40  
Service = 1/300 \* 0.40  
Grocery = 1/200 \* 0.40  
Mixed Use = N/A  
Restaurant = 1/100 \* 0.40  
Residential = 1.50/unit  
Hotel = 1.00/unit



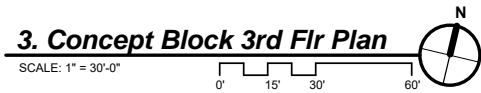
**A5 Building**  
Lounge/Meeting Area: 3,349 sqft/100 \* 0.4 = 13.4 stalls

**A4 Building**  
Hotel Suites: 14 rooms = 14 stalls (1 per unit)



Parking Required:  
PVM District: 27.4 stalls

Total 3rd Floor Parking Required:  
PVM District: 28.1 stalls



# River Street Commons

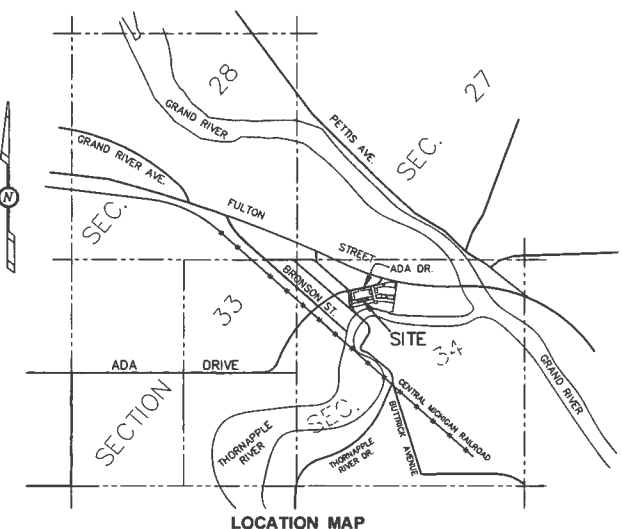
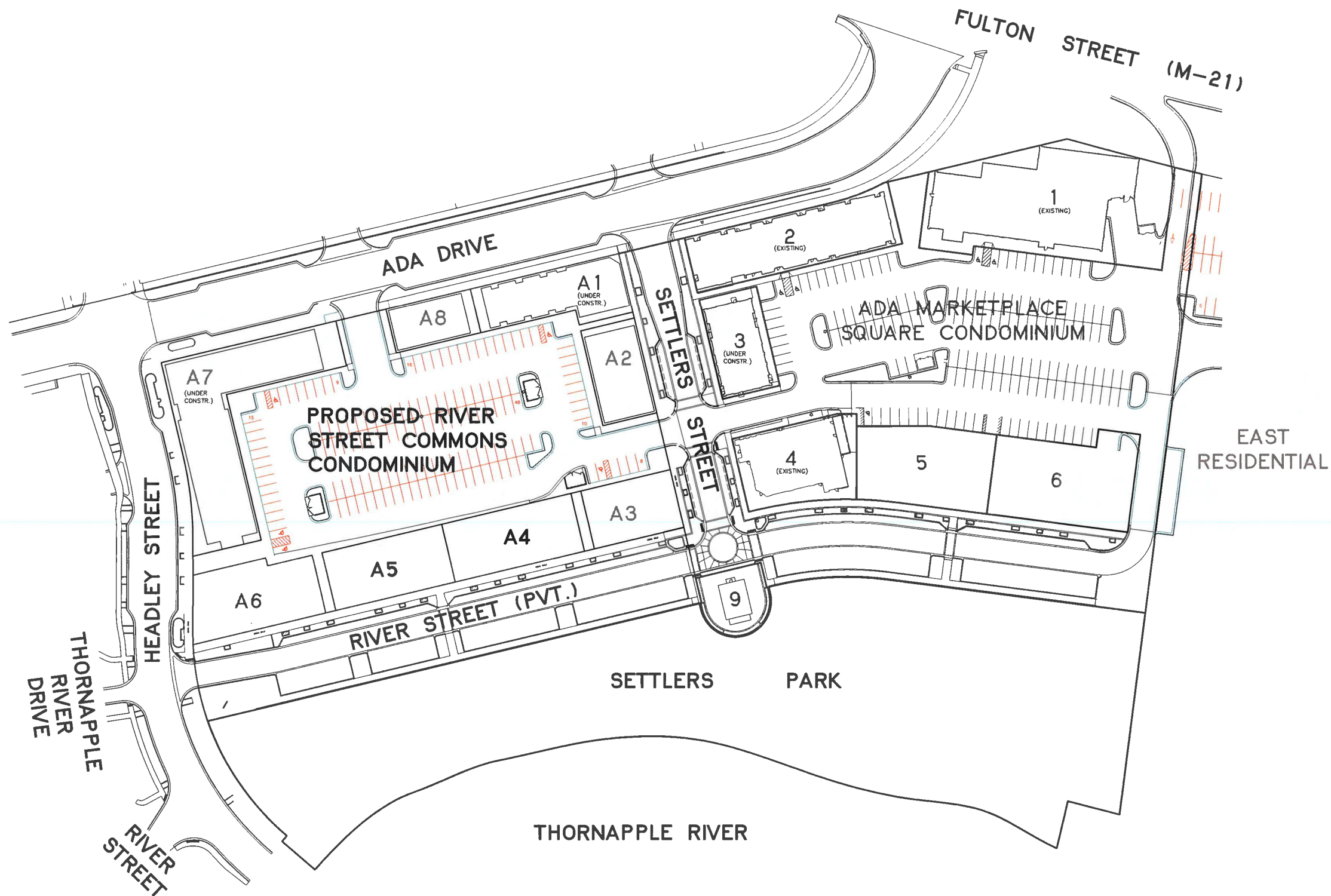
Overall Parking Required (All Floors):  
PVM District: 190.1 stalls

Overall Parking Provided: 198 stalls





Know what's below.  
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SCALE : 1"=50'

**OVERALL PROJECT PLAN**  
**RIVER STREET COMMONS - A4 / A5 BUILDING**  
 FOR: RIVER STREET COMMONS A4 & A5, LLC  
 126 OTTAWA AVENUE NW #500  
 GRAND RAPIDS, MI 49503

IN: PART OF THE NW 1/4 OF SECTION 34, T7N, R10W,  
 ADA TOWNSHIP, KENT COUNTY, MICHIGAN.

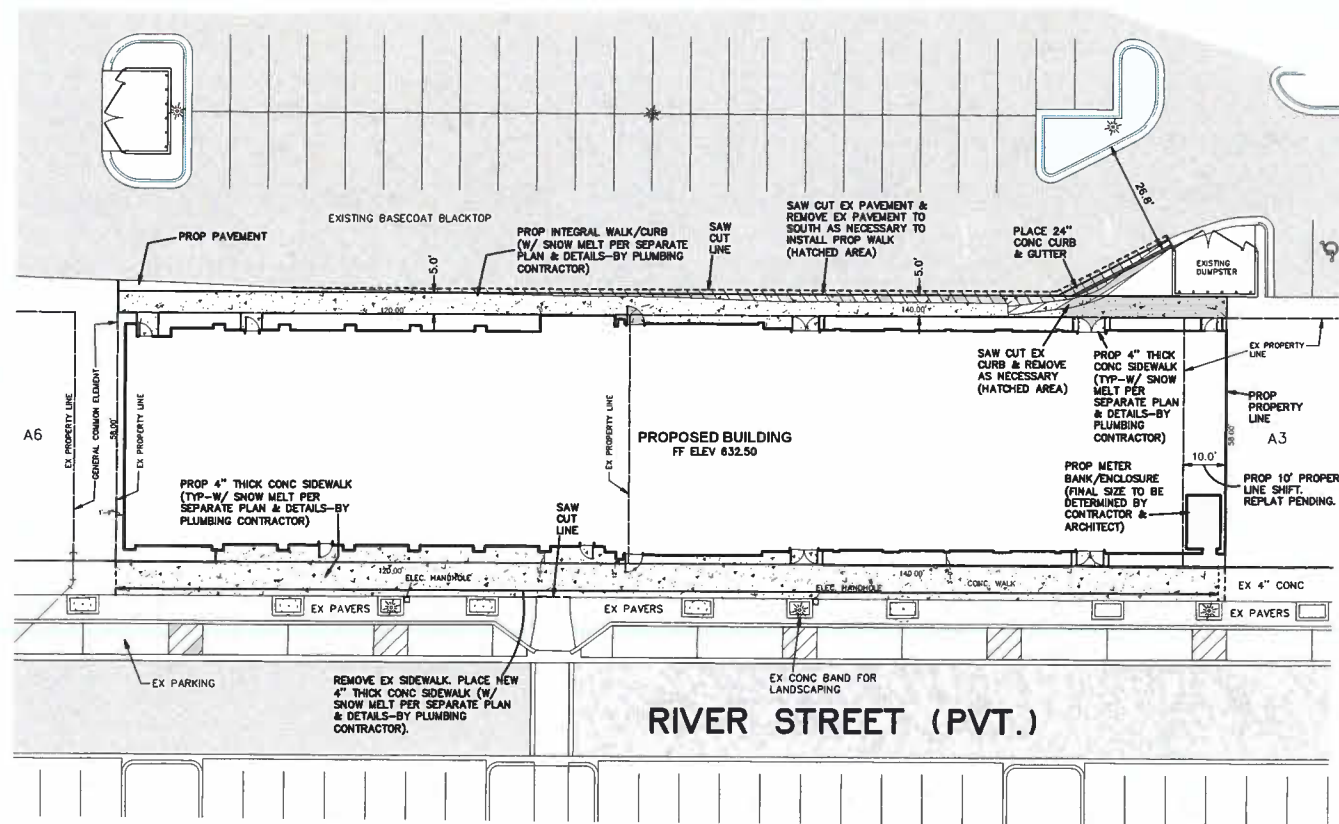
REVISIONS:	 <b>excel engineering, inc.</b> planners · engineers · surveyors 3252 Clyde Park, S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660 www.excelengineering.com		
06-09-20 REVISED BUILDING/UPDATE UTILITIES (BJ)		DRAWN BY: JDR	PROJ. ENG.: DDG
05-20-20 REVISED BUILDING (M)		APPROVED BY: DDG	PROJ. SURV.: BMF
12/15/18 REV. FOR RESUBMITTAL (20R)		FILE NO. 181853E	DATE 11/21/2018

SHEET 1 of 3

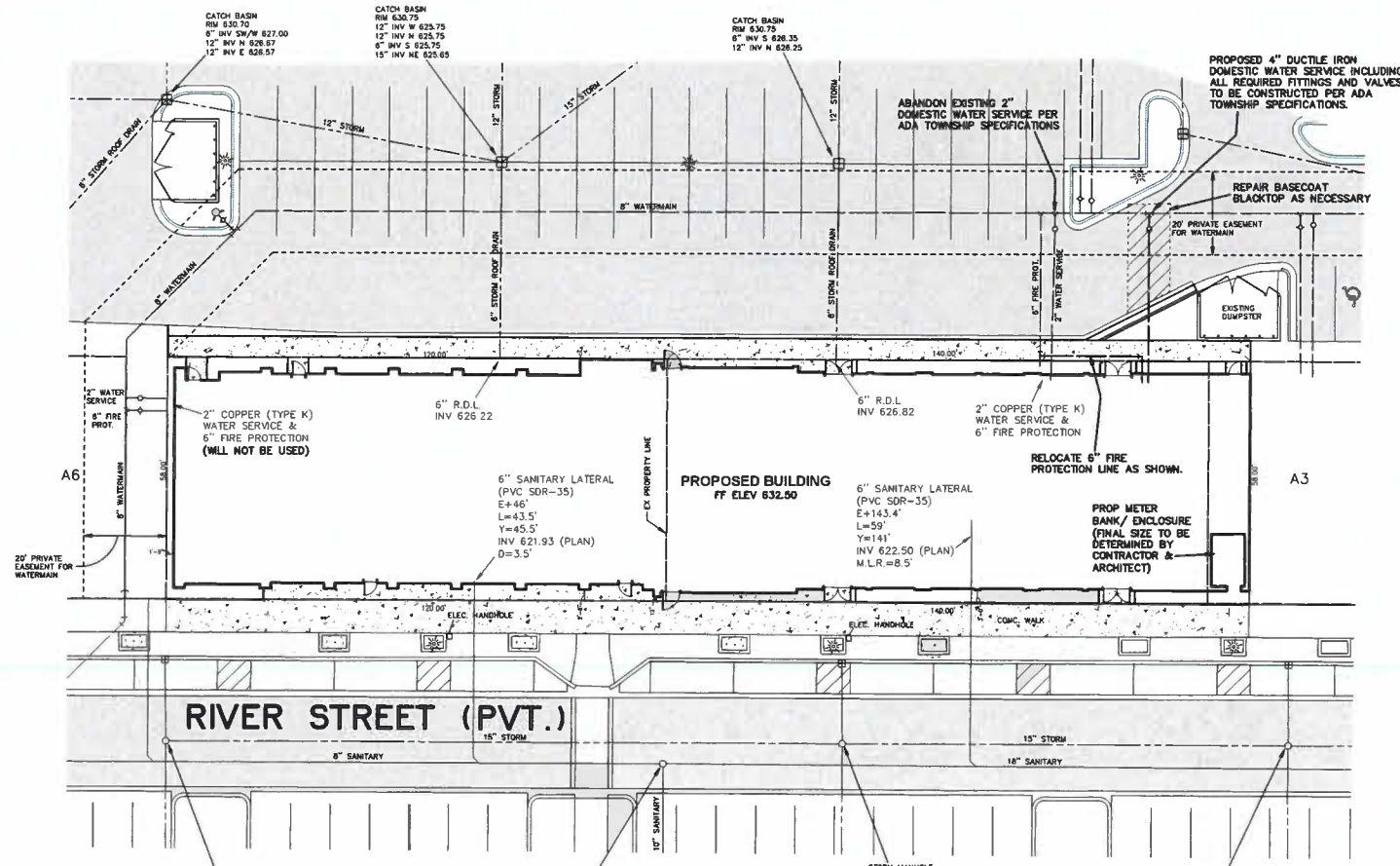
\\projects\001\181853E\Drawings\181853\_Eng\_S01-COVER.dwg, 09/20/2018 8:02:40 AM, jrc

**BENCHMARK NO. 1**  
 ELEVATION 634.73 (NAVD88 DATUM)  
 SMALL RAILROAD SPIKE IN NORTH SIDE OF  
 UTILITY POLE, SOUTH SIDE OF HEADLEY  
 STREET BETWEEN HOUSE #7178 AND #7190  
 HEADLEY STREET (1.2' ABOVE GROUND)

**BENCHMARK NO. 2**  
 ELEVATION 632.13 (NAVD88)  
 TOP CENTER OF 2' SQUARE BRICK PILLAR  
 LOCATED 47' NORTH OF NORTH BACK OF  
 CURB OF FULTON ST. (M-21) AND 3' EAST OF  
 BACK OF CURB OF MAIN ENTRANCE TO  
 ANNNAY CORPORATE HEADQUARTERS  
 ACROSS FROM RELOCATED HEADLEY  
 STREET



LAYOUT PLAN

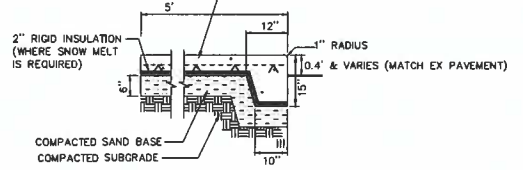


UTILITY PLAN

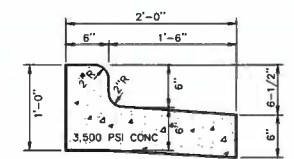
**NOTES :**  
 LOCATE CONTROL JOINTS &  
 EXPANSION JOINTS PER PLAN BY  
 OTHERS. COORDINATE WITH  
 ARCHITECT & CONCRETE  
 CONTRACTOR

**NOTE :**  
 SNOW MELT TUBING PATTERN &  
 SPACING, BOILER SIZE & MANIFOLD  
 LOCATIONS PER MECHANICAL  
 SUBCONTRACTOR

4" THICK 4000 PSI CONCRETE, 6AA CRUSHED  
 LIMESTONE AGGREGATE, 6% AIR ENTRAINMENT (±1%),  
 LIGHTLY BROOMED, FINISH & SEAL WITH CURING  
 COMPOUND. SIDEWALK TO BE CONSTRUCTED WITH 6  
 x 6-WI.#1/4 WELDED WIRE MESH ON CHAIRS. CHAIR  
 TO ELEVATE THE SNOW MELT TUBING TO MAX 1-1/2"  
 FROM TOP OF CONCRETE TO TOP OF TUBING.  
 (CONCRETE W/ SNOW MELT PER SEPARATE PLAN &  
 DETAILS-BY PLUMBING CONTRACTOR)

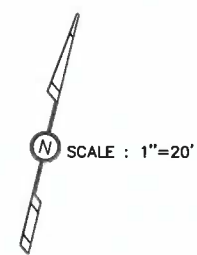


INTEGRAL WALK/CURB DETAIL



24" HEAD CURB DETAIL  
(PITCHED OUT)

- GENERAL NOTES :**
1. ROOF DRAIN SHALL BE PVC SDR 35.
  2. EXISTING 100 YEAR FLOOD PLAIN = 631.5
  3. UTILITY INVERTS ARE FROM AVAILABLE PLANS



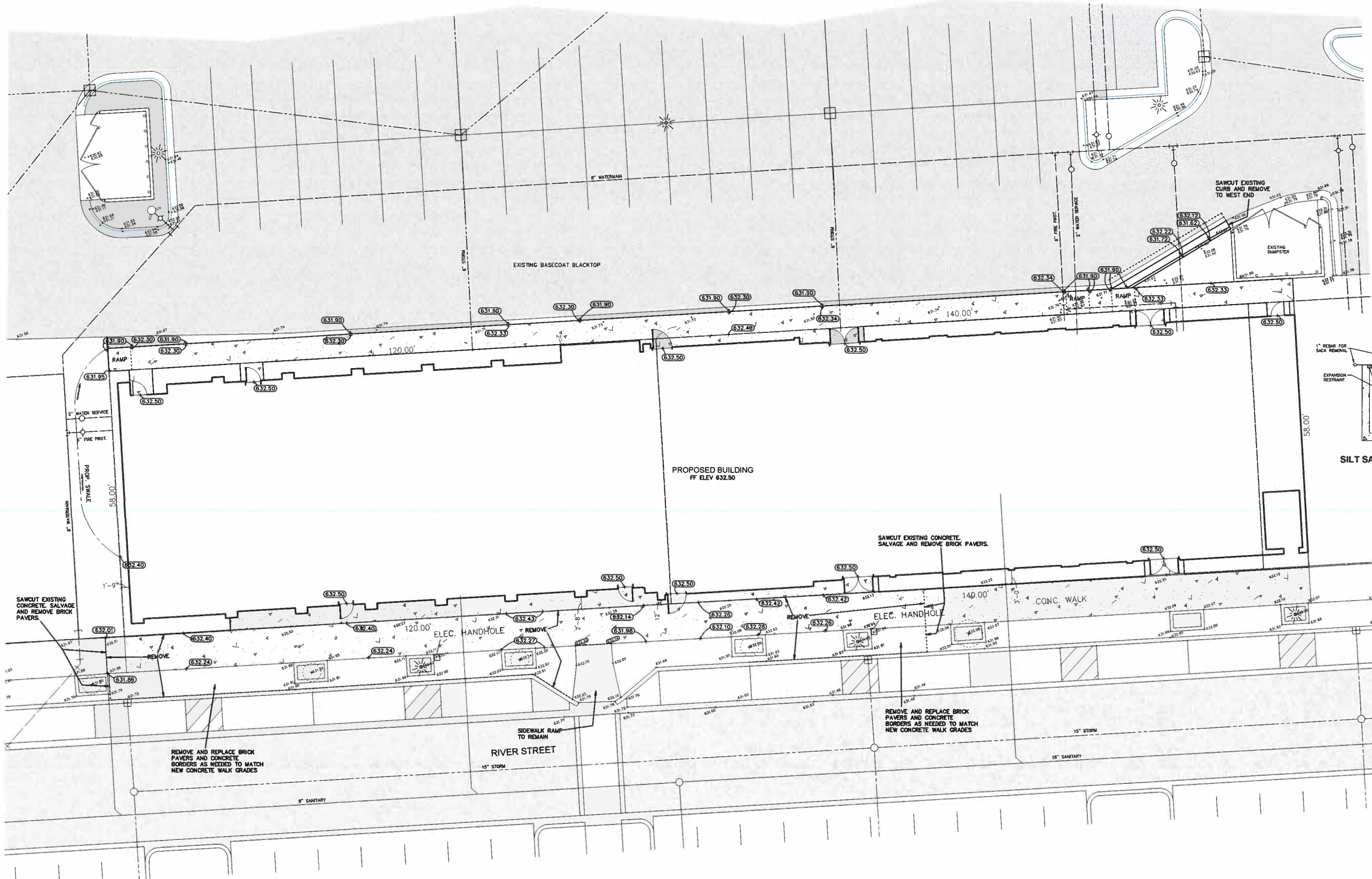
**LAYOUT PLAN / UTILITY PLAN**  
**RIVER STREET COMMONS - A4 / A5 BUILDING**  
 FOR: RIVER STREET COMMONS A4 & A5, LLC  
 126 OTTAWA AVENUE NW #500  
 GRAND RAPIDS, MI 49503

IN: PART OF THE NW 1/4 OF SECTION 34, T7N, R10W,  
 ADA TOWNSHIP, KENT COUNTY, MICHIGAN.

**REVISIONS:**

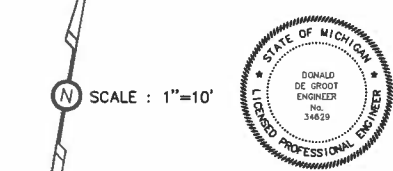
06-09-20 REVISED BUILDING/UPDATE UTILITIES (JR)	DRAWN BY: JDR	PROJ. ENG.: DDG	SHEET
05-20-20 REVISED BUILDING (MR)	APPROVED BY: DDG	PROJ. SURV.: BMR	2 of 3
12/13/18 REV. FOR RESUBMITTAL (DR)	FILE NO: 161653E	DATE: 11/21/2018	

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 Phone: (616) 531-3660 www.axxelengineering.com



**BENCHMARK NO. 1**  
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 STREET BETWEEN HOUSE #7178 AND #7180  
 HEADLEY STREET (1.2' ABOVE GROUND).

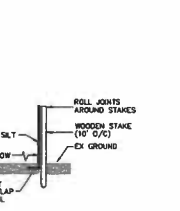
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 BACK OF CURB OF MAIN ENTRANCE TO  
 ARWAY CORPORATE HEADQUARTERS  
 ACROSS FROM RELOCATED HEADLEY  
 STREET



Know what's below.  
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**SILT SACK DETAIL**



**SILT FENCE DETAIL**

- Soil Erosion Control Notes:**
1. Place silt fence as shown on plan and per detail.
  2. All temporary erosion controls must remain in place until vegetation is uniformly established.
  3. Protect X existing storm inlets with silt sacks and remove silt sacks when site is stabilized.
  4. Contractor to take necessary precaution to eliminate soil tracking onto public streets. If tracking occurs, contractor is responsible to sweep public streets daily.
  5. All soil erosion and sediment controls shall be inspected and maintained on a daily basis and immediately following every significant rainfall event.

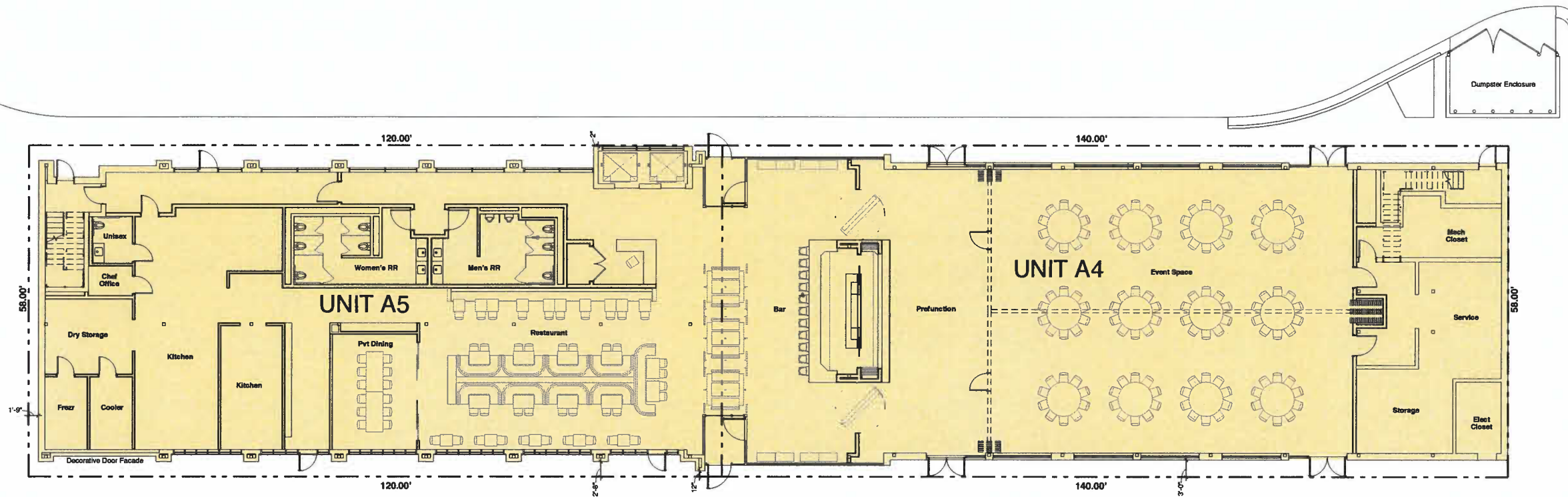
**GRADING & SOIL EROSION CONTROL PLAN**  
**RIVER STREET COMMONS - A4 / A5 BUILDING**  
 FOR: RIVER STREET COMMONS A4 & A5, LLC  
 126 OTTAWA AVENUE NW #500  
 GRAND RAPIDS, MI 49503

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 ADA TOWNSHIP, KENT COUNTY, MICHIGAN.

08-09-20 REVISED BUILDING/UPDATE UTILITIES (JR)	DRAWN BY: JDR	PROJ. ENG: DDG	SHEET 3 of 3
09-29-20 REVISED BUILDING (JR)	APPROVED BY: DDG	PROJ. SURV: BWF	
12/13/18 REV. FOR RESUBMITAL (DR)	FILE NO: 181853E	DATE: 11/21/2018	

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 Phone: (616) 531-3660 www.excelengineering.com

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**1. First Floor Plan**  
 SCALE: 1" = 10'-0"  
 GROSS AREA: 13,413 SQ FT  
 OVERALL BUILDING: 37,610 SQ FT

**PVM DISTRICT SUMMARY**

Lot Type	Lot Area (Sq. Ft.) (Min./Max.)	Lot Width (Ft.) (Min./Max.)	Frontage % (Min./Max.)	Maximum Lot Coverage	Yards (Ft.)	Street				Height (Min./Max.) in Stories	ADU (Max. Building Footprint Sq. Ft.)
						Village Core & Village Center (Min./Max.)	Village Proper & Village Edge (Min./Max.)	Min. Side	Min. Rear		
Village Blockfront	5,000/25,000	No Min./250	90%/100%	90%	0/10	NP	0	0	2/3	NP	NP
Proposed	6,960 sqft & 8,120 sqft	120' & 140'	99.3%	89.0%	1.0' on River Street	-	0'	0.13'	3	-	-

**Transect Zone: Village Center**

**Lot Type: Village Blockfront**  
**Definition:** A lot located and designed to accommodate offices or multiple dwellings on upper stories and various commercial uses on the ground story. A village blockfront or main street building is often a mixed-use building up to three stories in height. Ground floors often contain retail uses, a lobby for access to the upper floors, with commercial, office or residential uses on upper floors. The facade on a village blockfront lot building is often "transparent" with ample window space on the ground and upper floors to allow "eyes on the street." These buildings are constructed with little or no side yard and minimal front yard setbacks, thus creating a continuous street wall. A village blockfront lot is often not large enough to accommodate on-site parking and often requires shared parking. Short term parking is available on the street.

Uses Permitted: Neighborhood Commercial and Office  
**WILL MEET ZONING**

Lot Area: 5,000 sq ft min to 25,000 sq ft max -  
 Current design is Unit A4 = 8,120 sq ft & Unit A5 = 6,960 sq ft  
 Total project lot area = 15,080 sq ft (total)  
**WILL MEET ZONING**

Lot Width: 250 feet max -  
 Current design is Unit A4 = 140' & Unit A5 = 120.0' along River Street  
 Total project width = 260.0'  
**A DEPARTURE WILL BE REQUIRED for exceeding the combined lot width by 10.0'.**

Frontage Percentage: 90% min and 100% max  
 River Street frontage is 99.3% (258'-3" / 260'-0")  
**WILL MEET ZONING**

Maximum Lot Coverage:  
 90% - Current design is 89.0% (13,413 / 15,080)  
**WILL MEET ZONING**

Yard Setbacks:  
 River Street: 0' min and 10' max -  
 Current design provides a 1'-0" maximum setback on River Street  
**WILL MEET ZONING**

Side and Rear: No minimum or maximum  
 Current design provides 0' setback on the east side, 1'-9" on the west side, and 2" on the south side of the parcel.  
**WILL MEET ZONING**

Height in Stories: 2 min and 3 max -  
 Current design is three stories.  
**WILL MEET ZONING**

Wall openings shall not span vertically more than one story. Wall openings shall correspond to interior space and shall not open across building structure such as the floor structural and mechanical thickness.

The current design incorporates a three-story atrium at the center portion of the building. This dramatic atrium is accentuated with full height glazing spanning three stories at the exterior facade.  
**A DEPARTURE WILL BE REQUIRED for the glazing spanning vertically more than one story.**

Windows on the primary facade (River Street): The ground story's primary facade must have transparent storefront windows covering no less than 75 percent of its principal plane in order to provide clear views of merchandise in stores and to provide natural surveillance of exterior street spaces.

Current design provides 69.0% (178.13' / 258.25') transparency on River Street. By adding 18.0' decorative wood doors at the west end of the building's ground floor, the facade will provide 76.0% (196.13' / 258.25') transparency equivalency.  
**A DEPARTURE WILL BE REQUIRED for the limited substitution of decorative wood doors for transparency.**

Doors on the primary facade (River Street): Doors allowing public access to streets must be provided at intervals no greater than 75 feet to maximize street activity, to provide pedestrians with frequent opportunities to enter buildings, and to minimize any expanses of inactive wall.

Five doors are provided along the River Street facade.  
**WILL MEET ZONING**

Building Materials: Brick, Stucco (cementitious) finish, Stone, Split-face block (no more than 25%), wood and fiber-cement lap siding.

The building shall be clad primarily in brick masonry with precast concrete bands, piers and accents. The third story over the dark brick portion will be clad with architectural metal panels.  
**A DEPARTURE WILL BE REQUIRED for the limited use of metal cladding.**

Story Heights: Ground story must be from 11 feet to 14 feet. Each story above the ground story in commercial buildings must be from 8 feet to 12 feet. Story heights are measured from the floor to the bottom of the lowest structural member that supports the story above.

First Floor: 12'-0" clear story height  
 Second Floor: 10'-0" clear story height  
 Third Floor: 10'-0" clear story height  
**WILL MEET ZONING**

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 www.dixonarch.com

**Gensler**  
 11 East Madison Street  
 Suite 300  
 Chicago, IL 60602  
 p. (312) 456-0123  
 www.gensler.com

**River Street Commons A4-5, LLC**  
 126 Ottawa Avenue NW  
 Suite 500  
 Grand Rapids, MI 49503

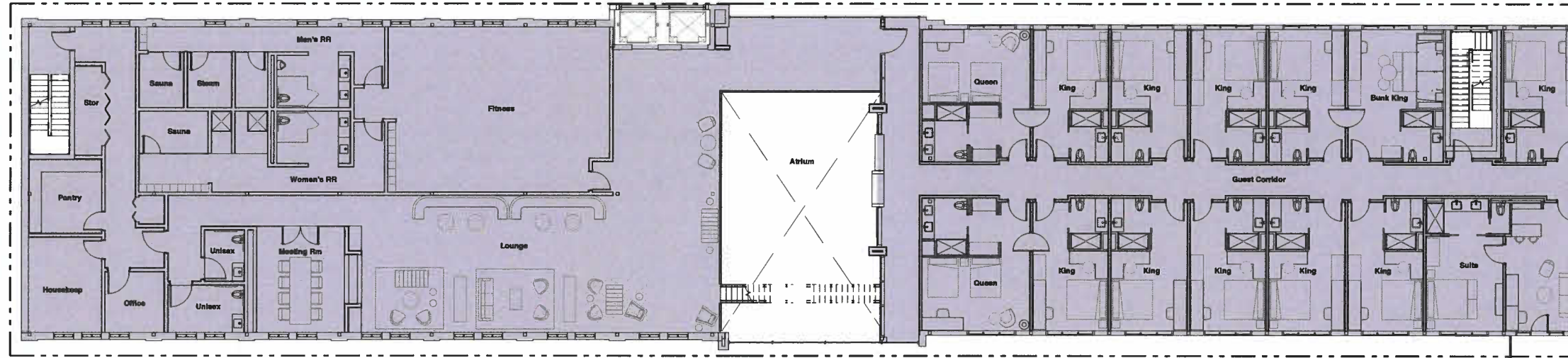
**Ada House**  
 7415 River Street SE  
 Ada, Michigan  
**First Floor Plan**

**Made in Michigan**

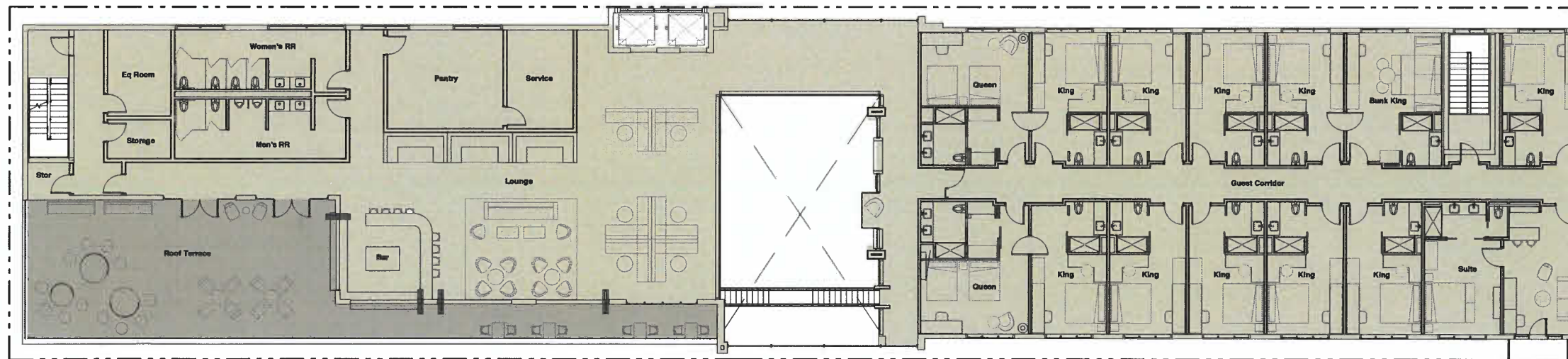
PC Submittal 5/21/20  
 PC Resubmittal 6/9/20

Project No: 217061-B  
 Issue Date: 6/9/20  
 Reviewer: KCD  
 Drawn By: KCD/PJH

**A2.1**



**2. Second Floor Plan**  
 SCALE: 1" = 10'-0"  
 GROSS AREA: 12,190 SQ FT



**3. Third Floor Plan**  
 SCALE: 1" = 10'-0"  
 GROSS AREA: 10,531 SQ FT  
 GROSS DECK AREA: 1,470 SQ FT

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**River Street  
 Commons  
 A4-5, LLC**  
 126 Ottawa Avenue NW  
 Suite 500  
 Grand Rapids, MI 49503

**Ada House**  
 7415 River Street SE  
 Ada, Michigan  
**Second & Third Floor Plans**

**Made in Michigan**

Revisions:  
 PC Submittal 5/21/20  
 PC Resubmittal 6/9/20

Project No: 217061-B  
 Issue Date: 6/9/20  
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 Drawn By: KCD/PJH

**A2.2**



View from Legacy Park (River Street)



View of Curtain Wall Entrance



View from River Street Parking

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Commons  
A4-5, LLC**  
126 Ottawa Avenue NW  
Suite 500  
Grand Rapids, MI 49503

**Ada House**  
7415 River Street SE  
Ada, Michigan  
**Exterior Renderings**

**Made in  
Michigan**

Revisions:  
PC Submittal 5/21/20  
PC Resubmittal 6/9/20

Project No: 217061-B  
Issue Date: 6/9/20  
Reviewer: KCD  
Drawn By: KCD/TED

**A3.1**



View from Legacy Park (River Street)



Roof Terrace at SW Corner



Glass Elevator on North Facade

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A4-5, LLC**  
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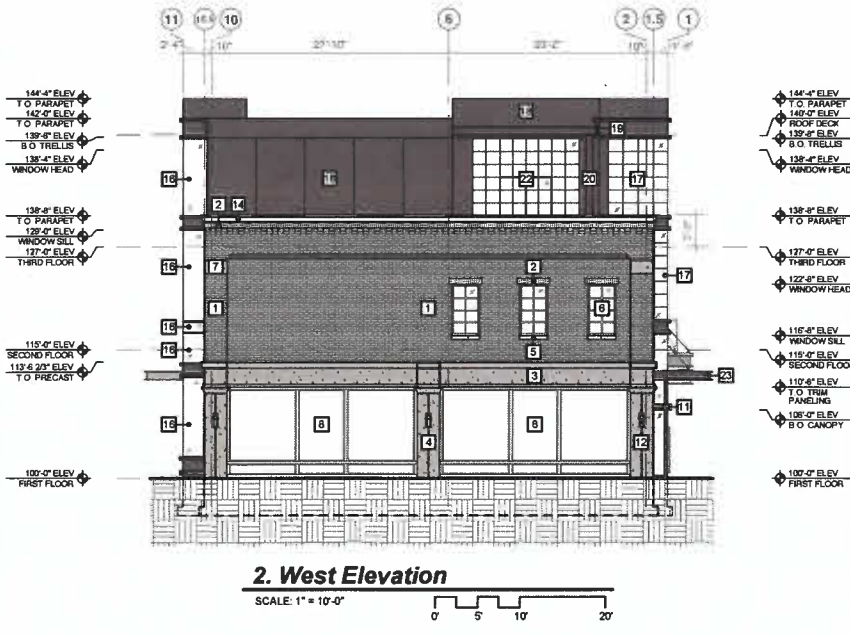
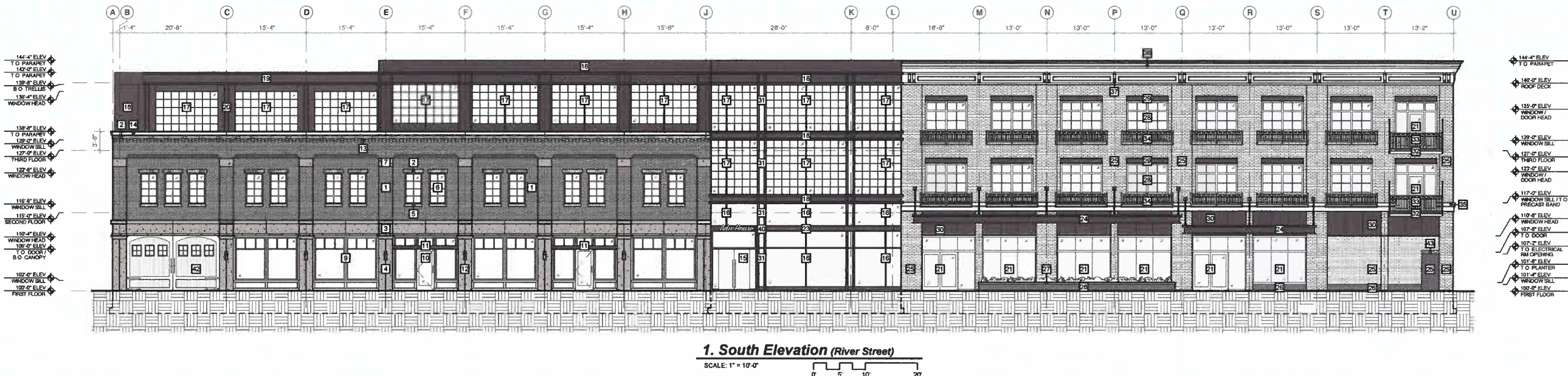
**Ada House**  
7415 River Street SE  
Ada, Michigan  
**Exterior Renderings**

**Made In  
Michigan**

Revisions:  
PC Submittal 5/21/20  
PC Resubmittal 6/9/20

Project No: 217061-B  
Issue Date: 6/9/20  
Reviewer: KCD  
Drawn By: KCD/TED

**A3.2**



**Exterior Materials Legend (OR DESIGN EQUIVALENT)**

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	MODULAR BRICK #1	TBD	COMMON BOND	TBD
2	MODULAR BRICK #2	TBD	SOLDIER COURSE	TBD
3	PRECAST CONCRETE BAND #1	TBD	TBD	TBD
4	PRECAST CONCRETE COLUMNS	TBD	TBD	TBD
5	PRECAST CONCRETE SILL	TBD	TBD	TBD
6	ALUM. CLAD WOOD WINDOW	TBD	ALUM. CLAD WOOD	TBD
7	PRECAST BAND #2 (AT PIERS)	TBD	TBD	TBD
8	FIBER CEMENT PANELING	TBD	CUSTOM	TBD
9	WOOD FRAME WINDOW/DOORS	TBD	DIRECT SET	TBD, PAINTED OR STAINED
10	FIBERGLASS WINDOW/DOORS	TBD	TBD	TBD
11	STEEL FRAMED CANOPY STYLE #1	TBD	TBD; REFER TO STRUCTURAL	TBD
12	EXTERIOR LIGHT FIXTURE #1	TBD	LANTERN	TBD
13	MODULAR BRICK #2	TBD	TBD	TBD
14	DECORATIVE CORNICE #1	TBD	TBD	TBD
15	ALUM. STOREFRONT DOOR SYSTEM	TBD	TBD	TBD
16	ALUM. STOREFRONT WINDOW SYSTEM	TBD	TBD	TBD
17	METAL FRAME WINDOWS	TBD	TBD	TBD
18	ARCHITECTURAL WALL PANEL	TBD	TBD	TBD
19	STEEL BEAM	TBD	TBD; REFER TO STRUCTURAL	TBD
20	STEEL COLUMNS AT TRELLIS	TBD	TBD; REFER TO STRUCTURAL	TBD
21	ALUMINUM STOREFRONT SYSTEM	TBD	TBD	TBD
22	METAL FRAME WINDOW/DOOR SYSTEM	TBD	TBD	TBD
23	STEEL FRAMED CANOPY STYLE #2	TBD	TBD; REFER TO STRUCTURAL	TBD
24	STEEL CANOPY ON BRACKETS	TBD	TBD; REFER TO STRUCTURAL	TBD
25	MODULAR BRICK #3	TBD	COMMON BOND	WHITE
26	MODULAR BRICK #4	TBD	COMMON BOND	BLACK
27	PRECAST CAP	TBD	AT PLANTER BED	TBD
28	ALUMINUM STOREFRONT WINDOW	TBD	BLACK MULLIONS	TBD
29	STEEL LINTEL ABOVE WINDOW	TBD	TBD; REFER TO STRUCTURAL	TBD
30	METAL PANEL	TBD	TBD	TBD
31	SPANDREL GLASS WINDOWS	TBD	TBD	TBD
32	STEEL FRAMED BALCONY	TBD	TBD; REFER TO STRUCTURAL	TBD
33	DECORATIVE RAILING	TBD	TBD	TBD
34	DECORATIVE RAILING JULIET BALCONY	TBD	TBD	TBD
35	PRECAST BAND #3	TBD	TBD	WHITE
36	DECORATIVE CORNICE #2	TBD	TBD	TBD
37	DECORATIVE BRACKETS	FYPON	FIBERGLASS	MATCH TO CORNICE
38	FIBER CEMENT SIDING	JAMES HARDIE	TBD	TBD, PAINTED
39	FIBER CEMENT TRIM	JAMES HARDIE	TBD	TBD, PAINTED
40	EXTERIOR BUILDING SIGNAGE	UNIVERSAL	TBD	TBD
41	HOLLOW METAL MAN DOOR	TBD	TBD	TBD
42	DECORATIVE WOOD OVERHEAD DOOR	TBD	TBD	TBD
43	PRECAST CONCRETE HEADER	TBD	TBD	TBD

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**Exterior Elevations**

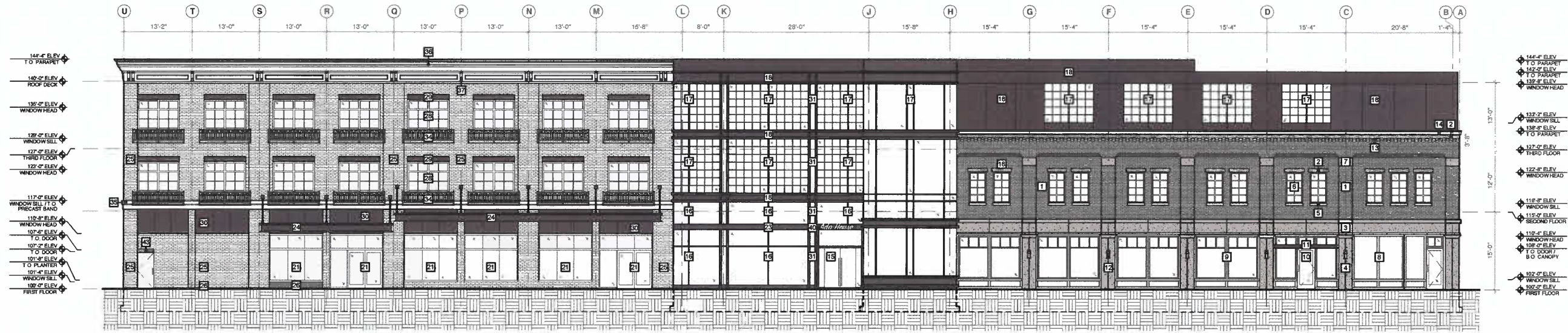
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Revisions:  
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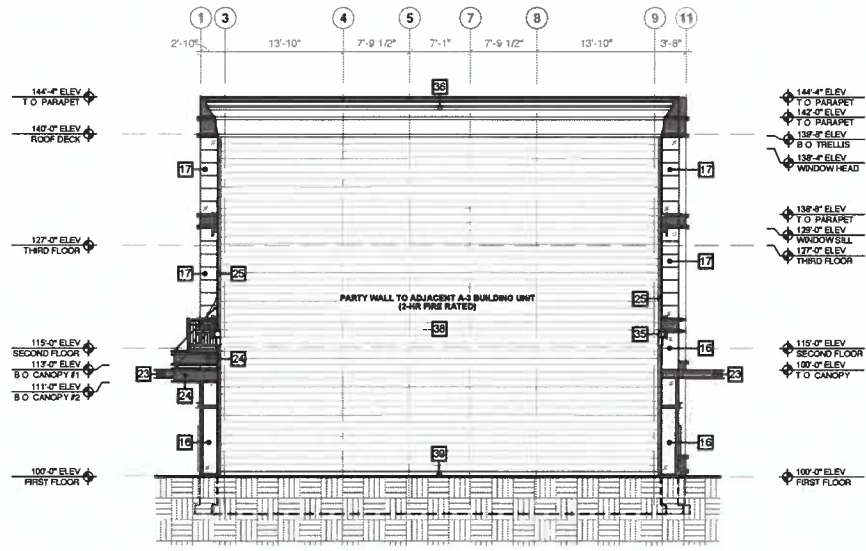
Project No: 217061-B  
Issue Date: 6/9/20  
Reviewer: KCD  
Drawn By: KCD/PJH

**A4.1**





**1. North Elevation (Parking Lot)**  
SCALE: 1" = 10'-0"



**2. East Elevation**  
SCALE: 1" = 10'-0"

**Exterior Materials Legend (OR DESIGN EQUIVALENT)**

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	MODULAR BRICK #1	TBD	COMMON BOND	TBD
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5	PRECAST CONCRETE SILL	TBD	TBD	TBD
6	ALUM. CLAD WOOD WINDOW	TBD	ALUM. CLAD WOOD	TBD
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8	FIBER CEMENT PANELING	TBD	CUSTOM	TBD
9	WOOD FRAME WINDOW/DOORS	TBD	DIRECT SET	TBD, PAINTED OR STAINED
10	FIBERGLASS WINDOW/DOORS	TBD	TBD	TBD
11	STEEL FRAMED CANOPY STYLE #1	TBD	TBD, REFER TO STRUCTURAL	TBD
12	EXTERIOR LIGHT FIXTURE #1	TBD	LANTERN	TBD
13	MODULAR BRICK #2	TBD	TBD	TBD
14	DECORATIVE CORNICE #1	TBD	TBD	TBD
15	ALUM. STOREFRONT DOOR SYSTEM	TBD	TBD	TBD
16	ALUM. STOREFRONT WINDOW SYSTEM	TBD	TBD	TBD
17	METAL FRAME WINDOWS	TBD	TBD	TBD
18	ARCHITECTURAL WALL PANEL	TBD	TBD	TBD
19	STEEL BEAM	TBD	TBD, REFER TO STRUCTURAL	TBD
20	STEEL COLUMNS AT TRELIS	TBD	TBD, REFER TO STRUCTURAL	TBD
21	ALUMINUM STOREFRONT SYSTEM	TBD	TBD	TBD
22	METAL FRAME WINDOW/DOOR SYSTEM	TBD	TBD	TBD
23	STEEL FRAMED CANOPY STYLE #2	TBD	TBD, REFER TO STRUCTURAL	TBD
24	STEEL CANOPY ON BRACKETS	TBD	TBD, REFER TO STRUCTURAL	TBD
25	MODULAR BRICK #3	TBD	COMMON BOND	WHITE
26	MODULAR BRICK #4	TBD	COMMON BOND	BLACK
27	PRECAST CAP	TBD	AT PLANTER BED	TBD
28	ALUMINUM STOREFRONT WINDOW	TBD	BLACK MULLIONS	TBD
29	STEEL LINTEL ABOVE WINDOW	TBD	TBD, REFER TO STRUCTURAL	TBD
30	METAL PANEL	TBD	TBD	TBD
31	SPANDREL GLASS WINDOWS	TBD	TBD	TBD
32	STEEL FRAMED BALCONY	TBD	TBD, REFER TO STRUCTURAL	TBD
33	DECORATIVE RAILING	TBD	TBD	TBD
34	DECORATIVE RAILING JULIET BALCONY	TBD	TBD	TBD
35	PRECAST BAND #3	TBD	TBD	WHITE
36	DECORATIVE CORNICE #2	TBD	TBD	TBD
37	DECORATIVE BRACKETS	FYPON	FIBERGLASS	MATCH TO CORNICE
38	FIBER CEMENT SIDING	JAMES HARDIE	TBD	TBD, PAINTED
39	FIBER CEMENT TRIM	JAMES HARDIE	TBD	TBD, PAINTED
40	EXTERIOR BUILDING SIGNAGE	UNIVERSAL	TBD	TBD
41	HOLLOW METAL MAN DOOR	TBD	TBD	TBD
42	DECORATIVE WOOD OVERHEAD DOOR	TBD	TBD	TBD
43	PRECAST CONCRETE HEADER	TBD	TBD	TBD

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www.gensler.com

**River Street Commons A4-5, LLC**  
126 Ottawa Avenue NW  
Suite 500  
Grand Rapids, MI 49503

**Ada House**  
7-15 River Street SE  
Ada, Michigan  
**Exterior Elevations**

**Made in Michigan**

Revisions:  
PC Submittal 5/21/20  
PC Resubmittal 6/9/20

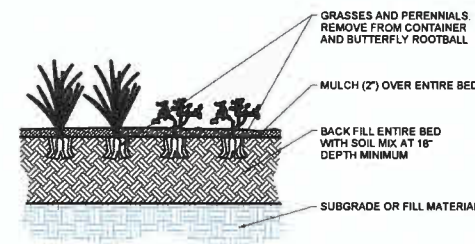
Project No: 217061-B  
Issue Date: 6/9/20  
Reviewer: KCD  
Drawn By: KCD/PJH

**A4.2**

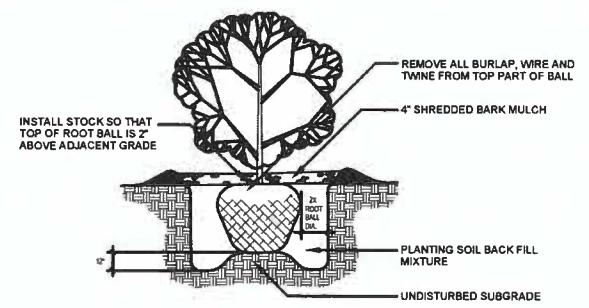
PLANT LIST			
GROUND COVER			
EU EUONYMUS FORTUNEI 'COLORATUS'	PURPLE WINTERCREEPER	#1 POT	18" OC
FLOWER SHRUBS			
IV ITEA VIRGINICA 'SPRICH'	LITTLE HENRY DWARF VIRGINIA SWEETSPICE	3 GAL	2.5" OC
WF WEIGELA FLORIDA 'MINUET'	MINUET WEIGELA	3 GAL	4" OC
ORNAMENTAL GRASSES			
CA CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'	KARL FORESTER'S FEATHER REED GRASS	#2 POT	2.5" OC
CAB CALAMAGROSTIS ARUNDINACEA VARIETY BRACHYTRICHA	KOREAN FEATHER REED GRASS	#2 POT	2.5" OC
PAH PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	1.5" OC
PERENNIALS			
CZ COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB COREOPSIS	#1 POT	18" OC
NP NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW NEPETA	#1 POT	7" OC
PA PEROVSKIA ATRIPLICIFOLIA 'FILIGRAN'	FILIGRAN RUSSIAN SAGE	#1 POT	3" OC
SA SEDUM 'AUTUM FIRE'	AUTUMN FIRE SEDUM	#1 POT	7" OC
SN SALVIA MEMOROSA 'MAY NIGHT'	MAY NIGHT SAGE	#1 POT	12" OC

**General Landscape Notes**

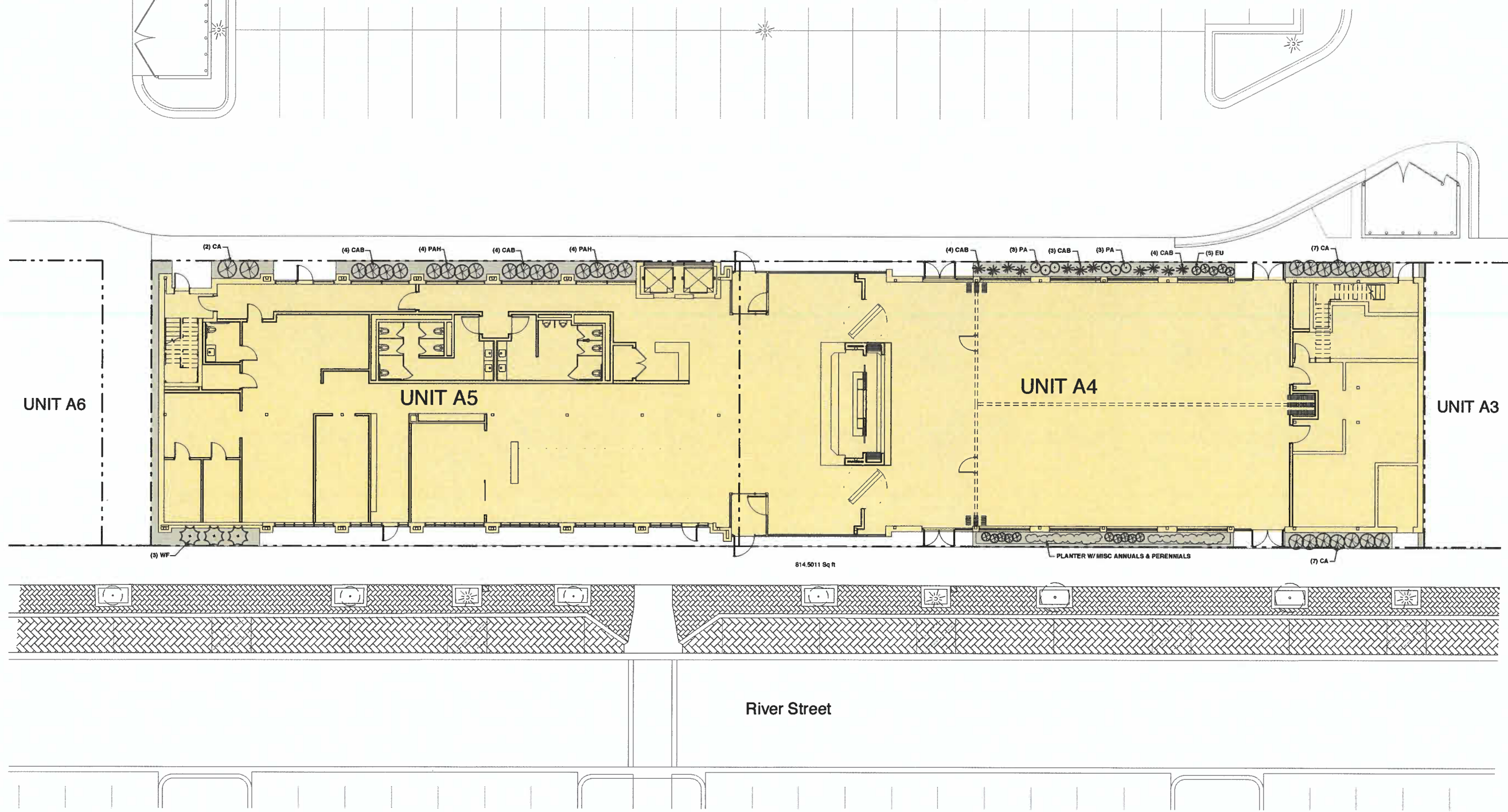
- SHRUB PLANTING BEDS AND TREE SAUCERS TO RECEIVE 3" SHREDED HARDWOOD MULCH. PERENNIAL BEDS TO RECEIVE 2" DEPTH MULCH. GROUND COVER AREAS TO RECEIVE 1" DEPTH MULCH.
- ALL SHRUB BEDS TO HAVE WEED BARRIER FABRIC.
- ALL AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEEDED UNLESS SHOWN OTHERWISE ON PLANS.
- CONTRACTOR TO CONTACT MISS DIG AT (800) 482-7171 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION TO CONFIRM LOCATION OF EXISTING UTILITIES.
- INSTALL IRRIGATION SYSTEM IN ALL PLANTING BEDS. CONTRACTOR TO COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUB-GRADE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- PLANTING MIXTURE FOR PERENNIALS SHALL BE SIX INCH DEPTH OF FOUR PARTS BY VOLUME OF TOPSOIL TO ONE PART OF SPHAGNUM PEAT MOSS.



**2. Perennial Planting Detail**  
N.T.S.



**3. Shrub Planting Detail**  
N.T.S.



**1. Landscape Plan**  
SCALE: 1" = 10'-0"

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**Landscape Plan**

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Revisions:  
PC Submittal 5/21/20  
PC Resubmittal 6/9/20

Project No: 217061-B  
Issue Date: 6/9/20  
Reviewer: KCD  
Drawn By: KCD/PJH

**L1.1**

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## MEMORANDUM

Date: 6/16/20

**TO:** Ada Township Planning Commission  
**FROM:** Jim Ferro, Planning Director  
**RE:**

**PUD Pre-Application Conference, Proposal for a PUD site condo comprising of 19 residential sites on 100 acres and served by a private road in the RP-1, Rural Residential-1 Zoning District, 3046 and 3050 Pettis Ave. NE, 41-15-05-300-028 / 029, Michael C. Bieker on behalf of Michael C. Bieker Trust**

The applicant is considering submittal of a PUD Plan application for 100.2 acres of property, consisting of 2 parcels on the east side of Pettis Ave., north of 3 Mile Rd, and has requested a pre-application conference with the Planning Commission.

The zoning regulations state that the required pre-application conference is “for the purpose of preliminary discussion and review regarding the appropriateness, general content and design approach of a proposed PUD.”

Overview of Subject Property and Proposed PUD Plan:

The 2 parcels that are included in the proposed PUD include a 5 acre parcel and a 95.2 acre parcel, both occupied by existing homes, and both 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 barn. All of these existing improvements are shown as being retained on the proposed PUD Plan.

The property contains a mix of open, mowed meadows as well as several woodlots. There are also three existing ponds on the property – 1.77 acres, .78 acres and .74 acres in size.

The proposed PUD Plan lays out 19 home sites on the subject property, accessed by a private road network. Individual home sites range from 2.35 acres to 15.36 acres.

Two common open spaces areas are shown on the plan. 5.5 acres of open space is provided along the Pettis Ave. frontage of the property, with depth of the open space from the Pettis Ave. right-of-way ranging from 85 feet to 410 feet. An additional area of open space of 5.08 acres is provided south of the large pond in the eastern portion of the site.

It should be noted that the total acreage of the ponds is included in the calculations of total open space area in the plan notes. However, I don't believe the ponds would be accessible to all property owners in the PUD, and therefore would not qualify as open space. The revised 10.52 acres of open space is 11.2% of the site, after subtraction of road right-of-way.

Applicable zoning rules:

The subject property is in the RP-1 zoning district, which allows residential development by right with a minimum lot size of 5 acres, and minimum lot width of 270 feet. If the property is rezoned with a PUD overlay district designation, individual lot sizes and widths may vary, and common open space may be provided, subject to a maximum density as follows:

- 1 lot per 5 acres, if the open space percentage is less than 40%.
- 1 lot per 3 acres, if the open space percentage is 40% or more.

The site layout plan shown would fall in the 1 lot per 5 acre density limit.

The 19-lot plan as shown has a density of 1 lot per 4.98 acres, which is slightly over the maximum density permitted.

Eligibility for Consideration under the PUD Zoning Rules:

The PUD district regulations state that to be eligible for PUD approval, “*all of the following conditions must exist with regard to the proposed PUD site:*”

(1) *The land proposed to be included within the PUD must:*

*a. Have significant natural or historic features the preservation of which will be enhanced through development under the PUD standards; or*

*b. Have other characteristics such that its development under the PUD provisions will achieve the purposes and intent of this chapter and protect the public health, safety and welfare to an equal or greater extent than would development under the otherwise applicable provisions of the underlying zoning district.*

(2) *If the PUD site is intended to contain any residential use other than detached single-family dwellings, it must be served by public water and sanitary sewer service.*

(3) *The PUD site must abut and/or have direct access to a public street.”*

Item 2 above is not applicable to the proposal, and item 3 is satisfied.

With regard to item 1, the site has no significant historic features. With regard to natural features, the site does have some significant wooded areas, located along the eastern border and northeastern corner of the site, as well in the south-central portion of the site. However, the proposed PUD lot layout does not enhance the preservation of this natural feature, by including the wooded areas in common open space.

Providing common open space along the Pettis Ave. frontage does provide some benefit in keeping buildings further from the road and encouraging the preservation of a rural road corridor, which is encouraged in the Township Master Plan. However, this benefit would be better-achieved if the depth of the common open space along the road frontage was at a minimum depth of 160 feet, by widening the narrow strip of open space at the south end of the road frontage from 80 feet to 160 feet.

Comments on Comparison Plan:

The PUD regulations require the submittal of a “comparison plan,” described in the zoning rules as “an alternative plan which demonstrates the manner in which the subject property could reasonably and realistically be developed, in conformance with all applicable standards of the zoning district of the subject property at the time of submittal of the PUD application.”

The comparison plan submitted by the applicant depicts a layout of 19 lots, all of which meet the minimum 5 acre lot size and 270 foot lot width of the RP-1 district. However, the lot layout treats the property more like a vacant site, in that both two existing large accessory buildings are located on lot lines on the hypothetical lot layout, as well as the applicant's swimming pool. Another large accessory building has a nonconforming side yard setback.

Based on the above, it is questionable whether a layout of 19 lots could reasonably and realistically be achieved on the property.

Summary:

The proposed PUD lot layout very slightly exceeds the maximum permitted density of 1 lot per 5 acres. A development of 18 lots would conform with the density limit.

If the open space provided along the road frontage provided a larger, 160-foot minimum depth from the road, it would better achieve the goal of maintaining rural character along the public road frontage. In addition, a lot layout that preserves the remaining wooded portions of the site could be considered.



## PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

An application fee and escrow deposit must accompany this form. See reverse side for fee schedule.

### Applicant Information:

Name: Michael C. Bieker

Address: 3050 Pettis Ave NE

Phone Number: 616-813-6406 Email: MIKE@BiekerCapital.com

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

Michael C. Bieker TRUST

### Property Information:

Property Address: 3050 Pettis Ave NE (Also will include 3046 Pettis Ave. NE)

Parcel Number: 41 - 15-05-300-028 (41-15-05-300-028)

Current Zone District Classification: RP1

Name of Project: Bieker Farms

Summary Description of Project: 3050 is ~95 acres, 3046 is 5 acres. Together the 100 Acres would become a PUD Site Cando with 19 Residential Sites Served

Type of Application:  Pre-Application Conference by a Private Road.

Preliminary PUD or Revised Preliminary PUD

Final PUD

Revised Final PUD

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: 5/28/2020

Property Owner's Signature(s): [Signature] Date: 5/28/2020  
(If different than above)

### TO BE COMPLETED BY ADA TOWNSHIP

Application Received: \_\_\_\_\_ Initial: \_\_\_\_\_  
mm / dd / yy

Application Fee of \$ 5000 Received: 6/3/20 Initial: [Initial] Check # 1620 Receipt # 292472  
mm / dd / yy

Escrow Deposit of \$ \_\_\_\_\_ Received: \_\_\_\_\_ Initial: \_\_\_\_\_ Check # \_\_\_\_\_ Receipt # \_\_\_\_\_  
mm / dd / yy

Updated 11/20/18

# Bieker Farms

May 29, 2020

Mr. Brent Bajdek  
Planner/Zoning Administrator  
Ada Township  
73330 Thornapple River Dr  
Ada, MI 49301

Dear Mr. Bajdek,

I am requesting to have a Pre-Application Conference for a PUD/Site Condo project be scheduled for the June 18, 2020 Planning Commission Meeting.

Attached are ten sets of plans, 10 copies of my application for a PUD, and the Application Fee of \$50. I am still verifying if an "Alternate Plan" is also required and if it is, I plan to have it submitted to you prior to the 14 day deadline.

I am the owner of this property via my personal trust. I will also be the developer of the property. The proposed name of the development is Bieker Farms, the same name this property has been known by the last 12 years.

Doug Stalsonburg from Exxcel Engineering and his team prepared these drawings. We were in contact with Jim Ferro during the conceptualization process.

The address of the property is 3050 Pettis Ave NE. There is also a second parcel with the address of 3046 Pettis Ave NE. This parcel was originally part of the larger parcel and I owned it. Six years ago, I sold it to the gentleman, Steve Bartz, who is the caretaker of the farm and a friend of over 20 years. Steve understands his parcel will change in shape should this plan go forward and his lot will become one of the lots within this PUD (Lot 6).

The legal description of 3050 Pettis Ave is:

**Parcel Number:** 41-15-05-300-028

**Property Address:** 3100 PETTIS AVE NE

## Description

411505300028 PART OF W 1/2 COM AT W 1/4 COR TH N 88D 39M 42S E ALONG E&W 1/4 LINE 1337.17 FT TO W LINE OF SE 1/4 NW 1/4 TH N 0D 34M 26S E ALONG SD W LINE 628.42 FT TH N 88D 38M 06S E 1337.38 FT TO N&S 1/4 LINE TH S 0D 35M 29S W ALONG N&S 1/4 LINE 629.05 FT TO CEN OF SEC TH S 0D 35M 29S W ALONG N&S 1/4 LINE 1319.52 FT TO S LINE OF N 1/2 SW 1/4 TH S 88D 38M 56S W ALONG SD S LINE 1414.11 FT TH N 1D 21M 04S W 270.0 FT TH S 88D 38M 56S W 806.67 FT TH S 1D 21M 04S E 270.0 FT TO S LINE OF N 1/2 SW 1/4 TH S 88D 38M 56S W ALONG SD S LINE 449.53 FT TO W SEC LINE TH N 0D 24M 59S E ALONG W SEC LINE 1319.98 FT TO BEG \* SEC 5 T7N R10W 95.21 A. SPLIT/COMBINED ON 10/02/2012 FROM 41-15-05-300-027;

The plan is to develop the property into 19 home sites. 2 homes exist today, one is my primary residence. There would be 17 new vacant homes sites. We understand that our current drawing is short by .44 acres to qualify for the full 19 sites. We are hoping to explore ways to remedy this in the pre-application conference.

If you have any questions, please contact me at the phone number or email address below.

Sincerely,



Mike Bieker

616-813-6406

mike@biekercapital.com





LOBO JOHN & Wafa ADIB  
3343  
PETTIS AVE NE

ROBERTS ROBERT P JR & JOAN S  
3330  
PETTIS AVE NE

HOEXUM CHRISTOPHER & HEATHER  
3202  
PETTIS AVE NE

SHATTO MATT & JAYNE  
3204  
PETTIS AVE NE

JONKER JERRY LEE TRUST  
3355  
EGYPT VALLEY AVE NE

LOBO JOHN R & ADIB-LOBO Wafa  
3251  
PETTIS AVE NE

ANDRUS BARRY C & KAREN G  
3300  
PETTIS AVE NE

OVERBEEK ROBERT D & KATHLEEN M  
3234  
PETTIS AVE NE

HUISMAN CARL & CORNELIA  
3239  
PETTIS AVE NE

JAMES AND MARCIA VOGT TRUST  
3149  
PETTIS AVE NE

BIEKER MICHAEL C TRUST  
3050  
PETTIS AVE NE

HERWEYER DARREN & JILL R  
3333  
EGYPT VALLEY AVE NE

BARTZ STEPHENA  
3046  
PETTIS AVE NE

1 inch = 200 feet

WORDEN SCOTT L & KARRIN L  
3014  
PETTIS AVE NE

FELKER ROBERT L & GERALDINE  
2964  
PETTIS AVE NE

TOLGO JOHN & PAMELA  
3011  
MELA VIA CT

BARLOW CHRISTOPHER  
3000  
MELA VIA CT

KINTZ ROBERT L & NANCY A  
5849  
3 MILE RD NE


KINTZ ROBERT L & NANCY A  
6025  
3 MILE RD NE

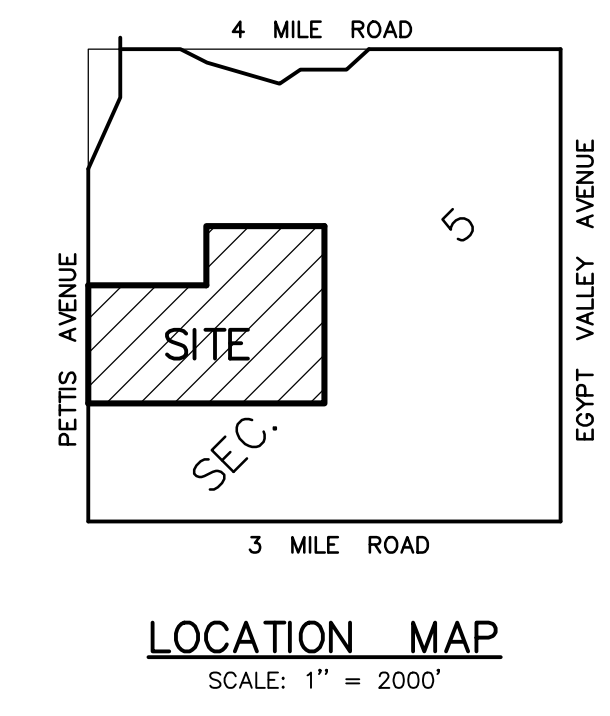


**COMPARISON SITE LAYOUT PLAN FOR BIEKER FARMS**

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

 <p>planners · engineers · surveyors 5252 Clyde Park, S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660 Fax: (616) 531-2121 www.exxelengineering.com</p>		
DRAWN BY: MK APPROVED BY: DJS FILE NO.: 072229E	PROJ. ENG.: DDG PROJ. SURV.: DATE: 06-02-20	SHEET 1 of 1



**SCALE: 1" = 100'**  
**2 FT CONTOURS**

