



TOWNSHIP

SITE PLAN REVIEW APPLICATION

Applicant: Joe Kuhn Telephone No: Office 616 676-1222 Cell 616 490-6087

Contact Name: Same as Applicant Email: jkuhn@erhardtcc.com

Mailing Address: 6060 Fulton East Ada, MI 49301

Property Owner: Orchard Hills Properties, LLC Telephone No: _____
(If different than applicant)

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

Permanent Parcel No.(s) of subject property: _____ Zoning District: C-1/PVM District
 41 15-34-101-045, 41 _____
 41 _____, 41 _____

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

Name of Project: 555 Ada Drive

Type of Project:

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

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

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

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

Signature of Applicant: [Signature] Date: 7-26-2020

Signature of Owner, if different than applicant: [Signature] Date: 7-28-2020
 or attach letter of consent, signed by owner.

TO BE COMPLETED BY ADA TOWNSHIP

Application received: 7/29/20 by: [Signature]
 mm/dd/yy

Application fee of \$ 200⁰⁰ received 7/23/20 by: [Signature] Check # 51224 Receipt # 294997
 mm/dd/yy

Escrow deposit of \$ 1000⁰⁰ received 7/23/20 by: [Signature] Check # 51224 Receipt # 294997
 mm/dd/yy

Erhardt Construction

TITLE INFORMATION

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

TITLE DESCRIPTION

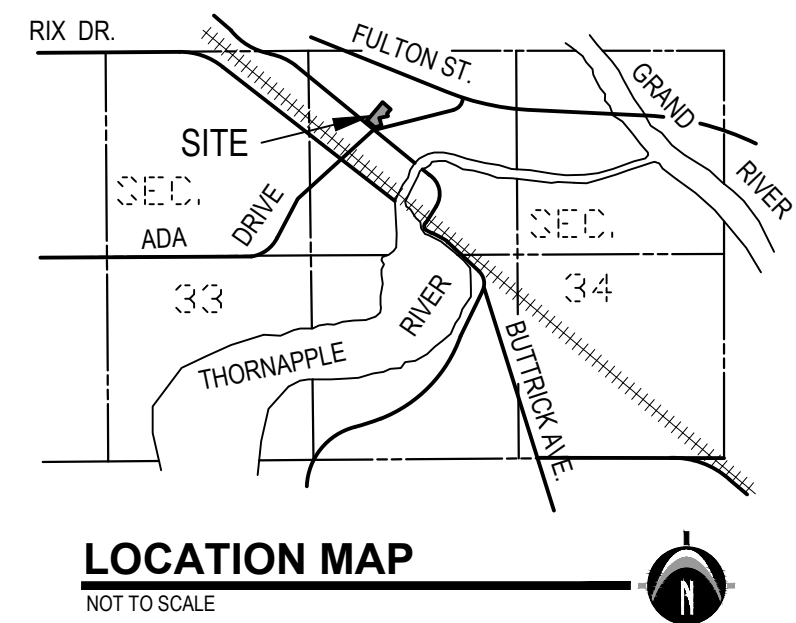
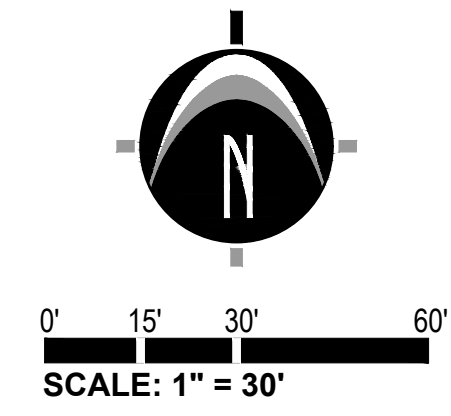
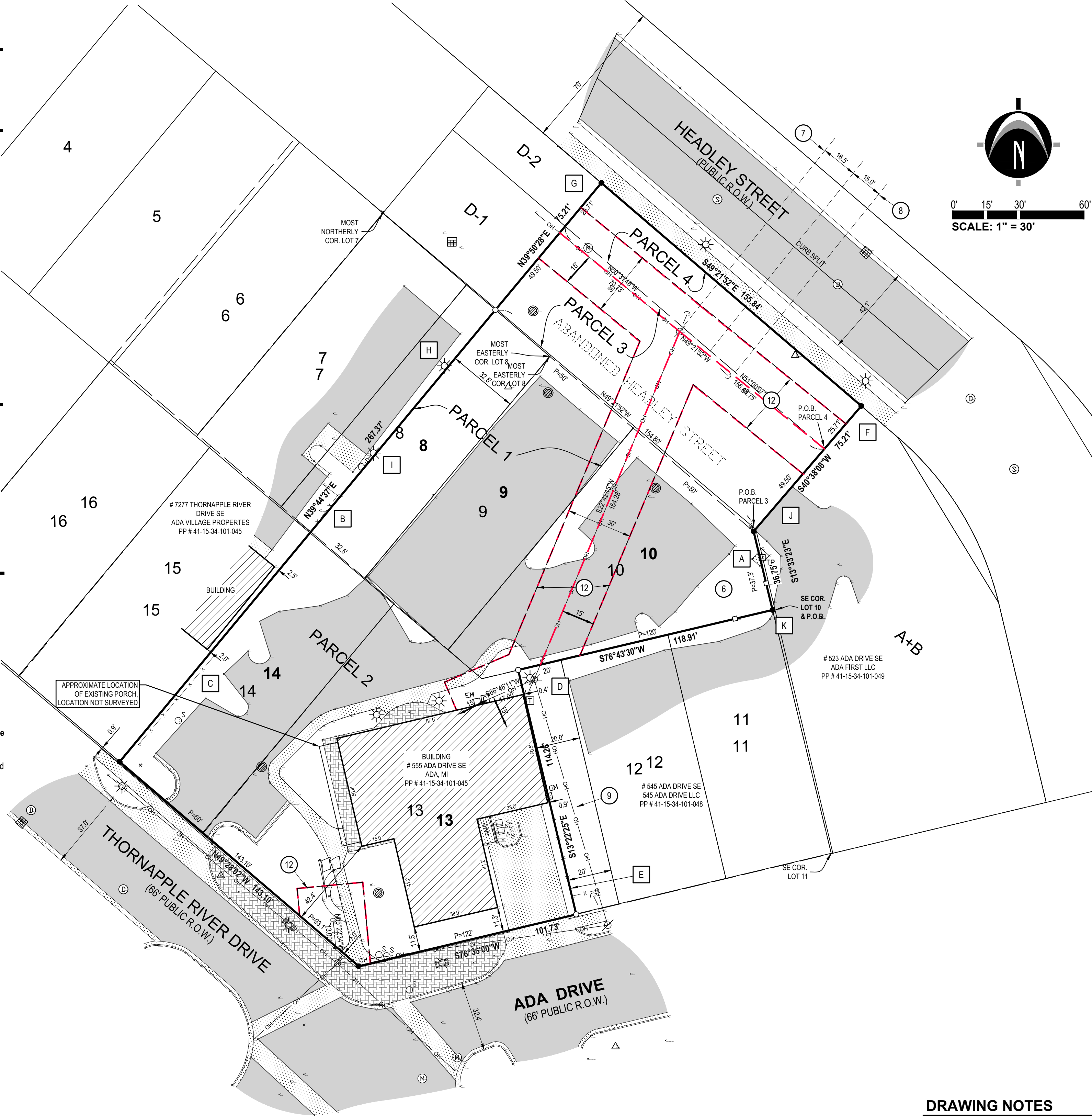
Land in the Township of Ada, Kent County, MI, described as follows:
PARCEL 1:
 Lot(s) 9 and the Southeastly 32.5 feet of Lot 8 of LAMPERT'S ADDITION according to the plat thereof recorded in Liber 24 of Plats, Page 24 of Kent County Records.
PARCEL 2:
 Lots 10, 13 and 14, EXCEPT the Easterly 20 feet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

AS SURVEYED DESCRIPTION

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

SCHEDULE B - SECTION II NOTES

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



LEGEND

- AC Air Conditioner
- CB Catch Basin - Round
- CS Catch Basin - Square
- CR Cable Riser
- EM Electric Meter
- ER Electric Riser
- FL Flag
- GA Gas Meter
- GA Guy Anchor
- IS Iron - Set
- IF Iron - Found
- LP Light Pole
- MH Manhole
- PR Phone Riser
- SG Sign
- SS Sanitary Sewer Manhole
- SW Set Wood Stake
- SM Stormwater Manhole
- TR Transformer
- UP Utility Pole
- OH Overhead Utility
- X-X Fence
- AS Asphalt
- CO Concrete
- EB Existing Building

DRAWING NOTES

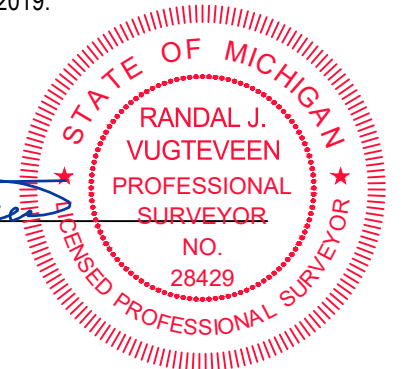
- A Transformer pad on property line
- B NE fence corner is 1.2' NW of property line. SE fence corner is on property line.
- C NE fence corner is 2.3' SE of property line. SW end of fence is 1.6' SE of property line.
- D Light pole is 4.4' E & 4.7' S of property corner. Guy anchor is 2.5' e of property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

SURVEYOR'S NOTES

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

SURVEYOR'S CERTIFICATION

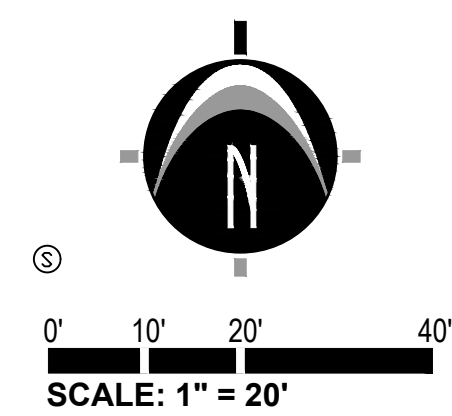
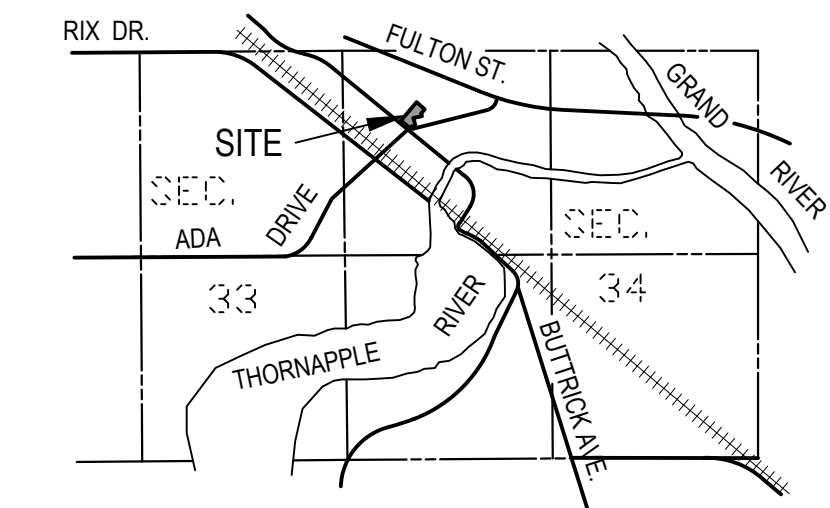
To First American Title Insurance Company, Peninsular Oil and Gas Company, Peninsular Oil & Gas Company Michigan Basin Venture No. 2 Limited Partnership, a Michigan limited partnership; Peninsular Oil & Gas Company - Michigan Basin Venture #2 Limited Partnership, a Michigan limited partnership; Orchard Hill Properties, LLC, a Michigan limited liability company.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7a, 8, 9 and 13 of Table A thereof. The fieldwork was completed on December 31, 2019.
 Date of Plat or Map: June 25, 2020
 Randal J. Vugteveen
 Professional Surveyor No. 28429
 Nederveld, Inc.
 rvugteveen@nederveld.com



811 Know what's below. CALL before you dig.
 UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

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

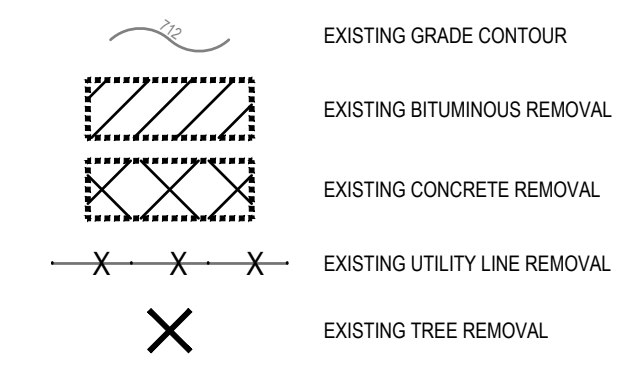
REVISIONS:
 Title: Preliminary Site Plan Submittal
 Drawn: CM Checked: Date: 7/22/2020
 Title: Preliminary Site Plan Submittal REVISION
 Drawn: CM Checked: Date: 9/05/2020



REMOVAL / DEMOLITION NOTES

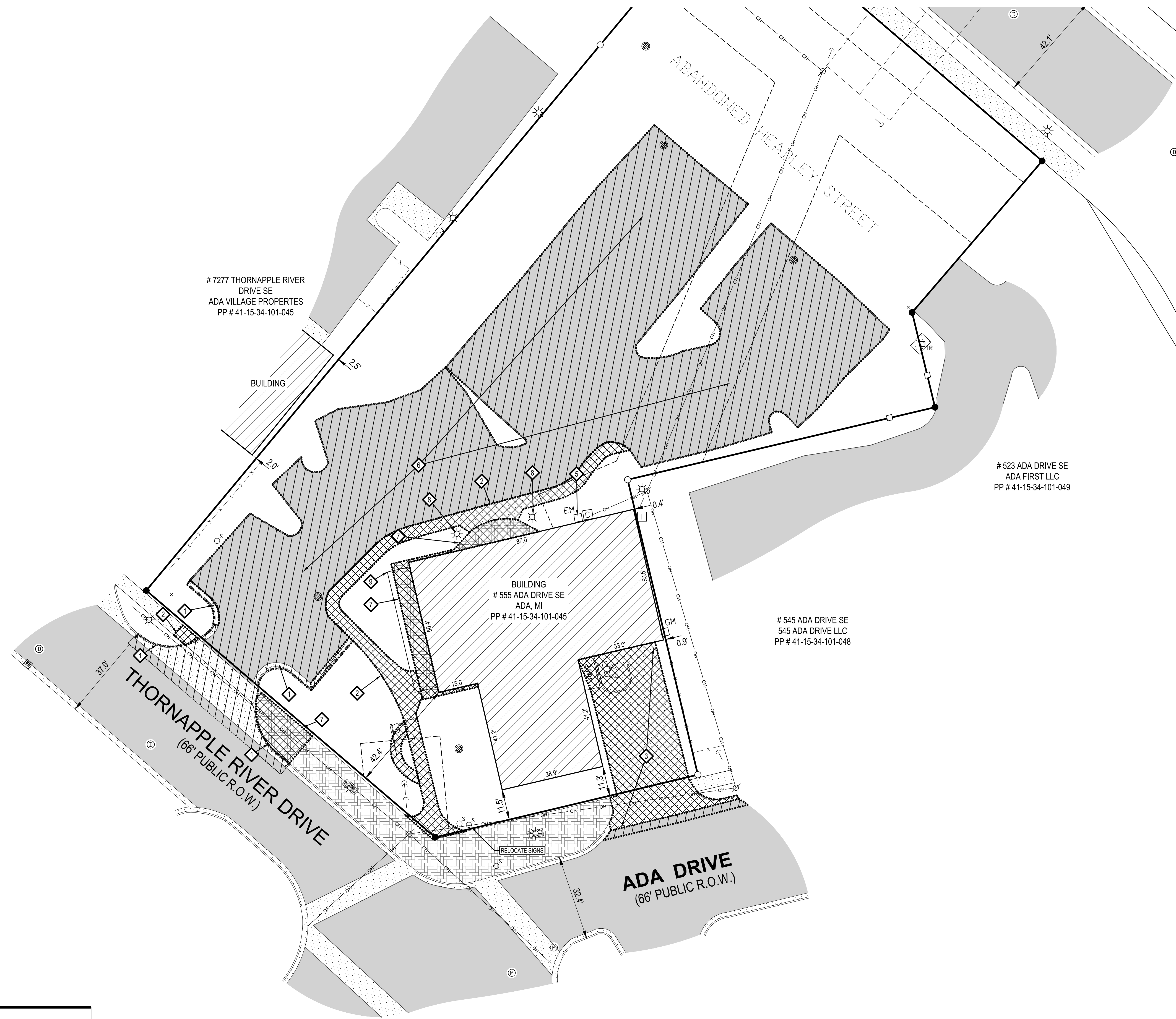
- | | |
|---|--------------------------------------|
| 1) REMOVE EXISTING CONCRETE CURB & GUTTER | 8) REMOVE EXISTING LIGHT |
| 2) REMOVE EXISTING CONCRETE SIDEWALK | 9) REMOVE EXISTING PORCH |
| 3) REMOVE EXISTING CONCRETE DRIVEWAY | 10) REMOVE EXISTING ASPHALT DRIVEWAY |
| 4) REMOVE EXISTING AIR CONDITIONING UNIT | 11) REMOVE EXISTING BRICK PAVERS |
| 5) REMOVE EXISTING ELECTRIC METER | |
| 6) REMOVE EXISTING ASPHALT DRIVEWAY | |
| 7) REMOVE EXISTING BRICK PAVERS | |

LEGEND



REMOVAL / DEMOLITION NOTES

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



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555 Ada Drive SE

Demolition Plan

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

STAMP:

PROJECT NO:
20400610

SHEET NO:
C-203

