ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

January 15, 2024
7:00 p.m.
Allendale Township Public Meeting Room

1. Call the Meeting to Order

2. Roll Call

3. Communications and Correspondence:

4. Approval of the December 18, 2023 Planning Commission Minutes

5. Approval of the Agenda

6. Public Comments for *non-public hearing items*

7. Public Hearings:

8. Site Plan Review:

9. New Business:
   A. Jiffy Lube – Allendale Crossings Planned Unit Development Major Amendment
      - Seeking to construct a 3,252 square foot automotive service station
   B. Dollar General – Site Plan
      - Seeking to construct a 10,640 square foot retail building
   C. Allied Installations – Site Plan
      - Seeking to construct a 12,000 square foot building for office and warehouse, along with units for multi-tenants

10. Old Business:
    A. Zoning Ordinance Text Amendments – Drafts
       - Section 12.06 – Development Requirements for PUD's with Residential Uses
         - Lack of residential density guidance for commercially master planned property
       - Section 21.03 – Parking Lot Pavement Requirement

11. Public Comments

12. Township Board Reports

13. Commissioner and Staff Comments

14. Adjourn

<u>Next meeting: February 5, 2024 at 7:00 p.m.</u>

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ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

December 18, 2023
7:00 p.m.
Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
   Present: Adams, Westerling, Bronson, Zuniga, Jacquot, Zeinstra
   Absent: Nadda
   Staff and Guests Present: Planner Greg Ransford
3. Communications and Correspondence:
4. Motion by Zeinstra to approve the December 4, 2023, Planning Commission Minutes with the revision of striking the second to last sentence regarding a "violation." Seconded by Westerling. **Approved 6-0**
5. Motion by Adams to approve the December 18, 2023, Planning Commission Agenda as presented. Seconded by Zeinstra. **Approved 6-0**
6. Public Comments for *non-public hearing item*:

   Chairperson Adams opened the public comment section for non-public hearing items. Seeing no comments, Chairperson Adams closed the public comment section.
7. Public Hearings: None
8. Site Plan Review: None
9. New Business:
   A. 2023 Annual Report of the Planning Commission

      Mr. Bronson noted that his name was spelled incorrectly.

      Motion by Jacquot, seconded by Westerling to approve the 2023 Annual Report with the correction of the spelling of Mr. Bronson's name. **Approved 6-0**

   B. 2024 Work Program

      Motion by Zeinstra to approve the 2024 Work Program with the addition of reviewing PUD ownership language. Seconded by Zuniga. **Approved 6-0**

   C. Election of Officers

      Motion by Westerling, seconded by Jacquot to keep the officers as they currently are Adams – Chairperson, Nadda – Vice-Chairperson, Secretary – Zuniga. **Approved 6-0**
10. Old Business:
    A. Zoning Ordinance Text Amendments – Drafts

       - Section 12.06 – Development Requirements for PUD's with Residential Uses

         Commissioners discussed their concerns regarding lot bonuses and noted that the wetland determination language is confusing. Direction was provided to Ransford to update the draft.

       - Section 21.03 – Parking Lot Pavement Requirement

         Commissioners discussed deferred parking and directed Planner Ransford to update the draft.
11. Public Comments:

    Chairperson Adams opened the public comment section.

Sharon Kleinjans, a resident of Allendale, asked about PUD wording for the PUD located at 52nd and Lake Michigan Dr.

Seeing no more comments, Chairperson Adams closed the public comment section.

12. Township Board Reports:

    Mr. Zeinstra reported that County Commissioner Sylvia Rhodea was at the last Board meeting, the DDA funding was continued and there will be a 150-year celebration for Allendale.

13. Commissioner and Staff Comments:

    Planner Ransford asked the Commission if they would like to add a date to meet during January as they were only scheduled to meet on January 15, due to New Years Day falling on the 1st Monday. The Commissioners opined that they would like to keep the schedule as previously approved, with only one date.

14. Chairperson Adams adjourned the meeting at 8:16 p.m.

Next meeting January 15, 2024, at 7:00 p.m.

Minutes respectfully submitted by Kelli McGovern

◊

Fresh Coast Planning

119 1/2 Washington Avenue, Studio B
Grand Haven, MI 49417
www.freshcoastplanning.com

Gregory L. Ransford, MPA
616-638-1240
greg@freshcoastplanning.com

Julie Lovelace
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Kevin Yeomans
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Alexis Sorrell
616-773-4638
alexis@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: January 10, 2024
Re: Allendale Crossings Planned Unit Development Major Amendment – Jiffy Lube Preliminary Review

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In accordance with Section 12.07 – Procedures of the Allendale Charter Township Zoning Ordinance (ACTZO), attached is a Planned Unit Development (PUD) major amendment application from Dhruva Savalia of Freeland & Kauffman, Incorporated on behalf of Guggenheim Development Services, LLC to construct a 3,252 square foot building for the purpose of a Jiffy Lube, which provides automotive repair and maintenance. The property is located at 5197 Lake Michigan Drive, parcel number 70-09-24-400-085.

As you know, this property is part of the Allendale Crossings PUD and is located west of the Arby's Restaurant. As you will note further below in our Observations and Findings section of our memorandum, three amendments to the Allendale Crossings PUD would be necessary to achieve their request.

Preliminary Review Observations and Findings

Pursuant to your longstanding direction, the applicant has submitted the site plan for preliminary review prior to scheduling the proposed amendment for final review and public hearing. While the submission is for preliminary review, we conducted a comprehensive review related to the ACTZO to ensure the applicant receives complete guidance early in the process. As you know, our notations within this memorandum are not composed of the traditional review format (i.e. site plan and PUD review standards, suggested conditions, etcetera) given the preliminary nature of the review. Based on this, we provide our ordinance findings and observations below.

Relevant Allendale Crossings PUD Ordinance Provisions – Site 4

- Section 4 – Permitted Uses – An automobile repair and maintenance use is not identified as a permitted use within the Allendale Crossings PUD. As a result, the applicant seeks an amendment to the PUD to permit the proposed use.
- Section 5B5 – Front Yard Travel Lane – All front yard travel lanes shall contain a landscape hedge to screen its view from the road right-of-way. In addition, it shall contain a wall which shall also be used for signage display. While the applicant has satisfied the landscape hedge, they propose free-standing signage consistent with its adjacent neighbors to the immediate east and west. It is important to note that both of the adjacent neighbors do not contain a traditional travel lane as their parking is located on the south side of the travel lane area. Even though the adjacent neighbors have free standing signs not in combination with a travel lane wall, the applicant seeks an amendment to the PUD to permit their signage and landscape hedge as proposed.
- Section 5B8a1 – All commercial service establishments shall have a storefront pedestrian walkway at a minimum of fourteen (14) feet in width, the first two feet of which will be the curb zone; the next four feet will be the tree, light and furniture zone; the next six feet will be the pedestrian zone; and the two feet against the building will be a frontage zone. The pedestrian store front furniture zones shall include columnar deciduous trees a minimum of thirty feet on center with landscape

planters or grates. It shall also include lighting, trash receptacles, and pedestrian benches. The applicant seeks relief from this requirement to construct the storefront area as presented within the site plan. Their relief is sought through the necessary PUD amendment to eliminate this requirement for Site 4.

- Authorization of amendment – As you know and based on the opinion of the Township Legal Counsel, the applicant needs to provide authorization to amend the Allendale Crossings PUD from the other ownership within the development. The applicant is working to provide that authorization.

Relevant Zoning Ordinance Provisions

- Light Fixture Specification Sheet – While the light fixture appears to be an exposed bulb. The applicant has indicated that the fixture will point down toward the ground, and it is merely "tilted up" on the specification sheet so you can see the fixture for marketing purposes.

Township Staff Reviews

Fire Department

The Fire Department is generally satisfied with the proposed plans.

Township Water and Sewer

The Township Superintendent of Public Utilities is working through a number of items with the applicant. However, none of those items are expected to impact the site layout.

Township Engineer

The Township Superintendent of Public Utilities is working through a few items with the applicant. However, none of those items are expected to impact the site layout.

Public Hearing

As you know, the Final PUD Site Plan amendment requires a public hearing. Given this, the Planning Commission will need to schedule said hearing when deemed appropriate.

Planning Commission Considerations

As the Planning Commission performs their preliminary review of this request, the following warrant your review and consideration. They are listed in no particular order.

- Whether the following amendments to the Allendale Crossings PUD are appropriate
    - An automobile repair and maintenance use shall be allowed on Site 4, which can be limited to the site plan submitted
    - The landscape hedge and signage is acceptable for the front travel lane
    - The storefront pedestrian walkway as presented
- Whether authorization to amend the PUD from ownership should be provided prior to the final plan submission and public hearing

The application has been scheduled for review at your January 15, 2024 meeting. We expect the applicant to be in attendance. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor
Dhruva Savalia, Freeland & Kauffman, Incorporated

SITE DEVELOPMENT PLANS

JIFFY LUBE

5195 LAKE MICHIGAN DRIVE

ALLENDALE CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN

PROJECT CONTACT LIST:

WATER & SEWER
ALLENDALE CHARTER TOWNSHIP
6676 LAKE MICHIGAN DRIVE,
ALLENDALE, MI 49401
ATTN: CHAD DOORNBOS
P - 616-892-3117
EMAIL: CHADDOORNBOS@ALLENDALE-TWP.ORG

COUNTY STORMWATER & EROSION
OTTAWA COUNTY WATER RESOURCES COMMISSIONER (OCWRC)
12220 FILMORE STREET, ROOM 141,
WEST OLIVE, MI 49460
ATTN: JESSICA PIERE
PHN. - 616-994-4530
EMAIL: WATERRESOUCESCOMMISSIONER@MIOTTAWA.ORG

INSPECTIONS
ALLENDALE CHARTER TOWNSHIP
6676 LAKE MICHIGAN DRIVE,
ALLENDALE, MI 49401
ATTN: CHAD DOORNBS
P - 616-892-3117
EMAIL: CHADDOORNBOS@ALLENDALE-TWP.ORG

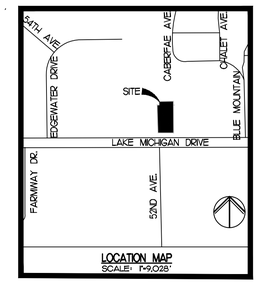
ELECTRIC
CONSUMER ENERGY
P - 800-805-0490
EMAIL:
CONSUMERSENERGYBUSINESSSOLUTIONS@CMSENERGY.COM

GAS
ATLANTA GAS & LIGHT
PO BOX 4569
ATLANTA, GA 30301
P - 404-584-4000

PLANNING & ZONING DEPARTMENT
ALLENDALE CHARTER TOWNSHIP
6676 LAKE MICHIGAN DRIVE, PO BOX 539,
ALLENDALE, MI 49401
ATTN: KELLI MCGOVERN
P - 616-895-6295
EMAIL: KELLIMCGOVERN@ALLENDALE-TWP.ORG

PLANNER
FRESH COAST PLANNING
ATTN: GREGORY RANSFORD
P - 616-638-1240
EMAIL: GREG@FRESTCOASTPLANNING.COM

FIRE DEPARTMENT
ALLENDALE FIRE DEPARTMENT
6676 LAKE MICHIGAN DRIVE,
ALLENDALE, MI 49401
ATTN: TONY DOLCE
P - 616-895-6295
EMAIL: TONUDOCE@ALLENDALE-TWP.ORG



SITE LOCATION MAP

NTS

PARCEL IDENTIFICATION NUMBER:
PIN: 70-09-24-400-085

INDEX

NO.	TITLE
1	COVER
2	TOPOGRAPHIC SURVEY
3	SITE ANALYSIS PLAN
4	DEMOLITION PLAN
5	SITE PLAN
6	SITE DETAIL
7	GRADING PLAN
8	STORMDRAIN PROFILE
9	STORMDRAIN DETAIL
10	UTILITY PLAN
11	UTILITY DETAIL
12	ESC PLAN
13	ESC DETAILS
14	LANDSCAPE PLAN
15	LANDSCAPE DETAIL

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12", WHICHEVER IS LESS, CONTACT FREELAND & KAUFFMAN, INC. (864-233-5497) AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE/SHE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. OWNER AND FREELAND & KAUFFMAN, INC. ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
4. CALL UTILITY LOCATOR SERVICE 72 HOURS IN ADVANCE OF DIGGING AT 811.
5. ALL WORK SHALL CONFORM TO THE ALLENDALE CHARTER TOWNSHIP STANDARDS AND SPECIFICATIONS.
6. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR ALLENDALE CHARTER TOWNSHIP STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
7. PRE-CAST DRAINAGE AND SANITARY SEWER STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. OWNER AND FREELAND & KAUFFMAN, INC., HOWEVER, ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES AS FIELD CONDITIONS DURING CONSTRUCTION OFTEN DICTATE MINOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THESE STRUCTURES TO ACCOMMODATE THESE FIELD ADJUSTMENTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING AS-BUILT WATER AND SEWER INFORMATION, TO OBTAIN PERMITS TO PLACE UTILITIES INTO OPERATION. THE CONTRACTOR IS ALSO REQUIRED TO PROVIDE COPIES OF THE WATER AND SEWER PRESSURE TESTS, WATER MAIN BACTERIOLOGICAL TESTS, BACKFLOW PREVENTION TESTS BY A CERTIFIED BACKFLOW PREVENTION SPECIALIST, ETC., AS REQUIRED BY CHEROKEE COUNTY AND GAEPD.
9. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF ALLENDALE CHARTER TOWNSHIP AND DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE). THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THESE STANDARDS.
10. THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
11. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY ALLENDALE CHARTER TOWNSHIP AND EGLE.
12. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
13. EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24-HOURS OF QUALIFYING STORM EVENTS, AND MAINTAINED AS NEEDED TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
14. ALL PRE-CAST DRAINAGE AND MANHOLE STRUCTURES MUST MEET MDOT SPECIFICATIONS.
15. THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE SERVICES OF A MICHIGAN REGISTERED LAND SURVEYOR ON-SITE TO PROVIDE ALL CONSTRUCTION STAKE-OUT SERVICES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR INSURING THE SURVEYOR IS IN POSSESSION OF THE LATEST REVISIONS OF ALL PLANS.

REVISIONS ◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE	DATE	BY

FLOOD INFORMATION:
FLOOD ZONE "X" (MINIMAL FLOOD HAZARD)
PER FEMA MAP NO. 26139C0231E
EFFECTIVE DATE: DECEMBER 16, 2011

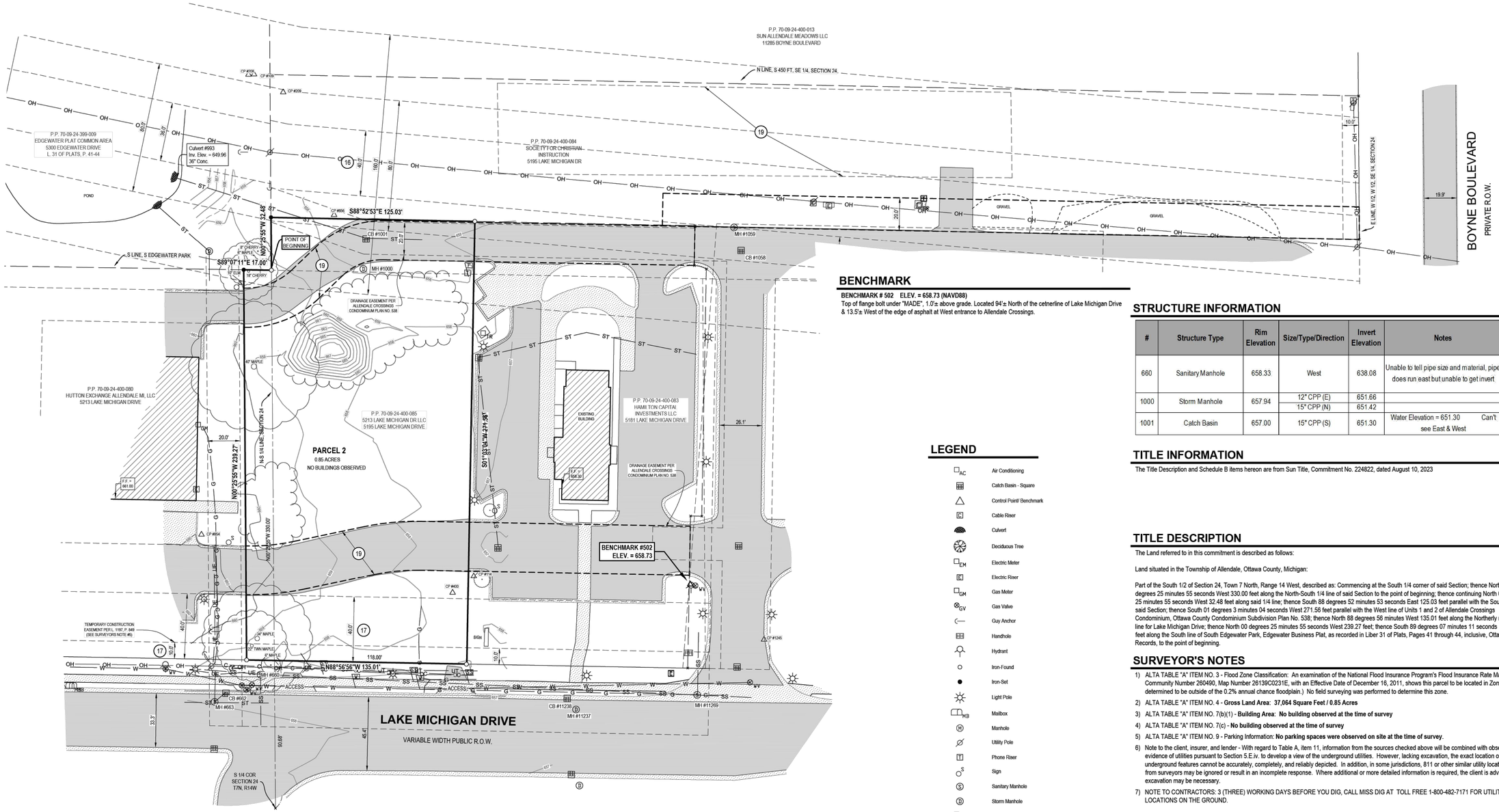
THE PROPOSED USE OF THIS SITE IS AN AUTOMOTIVE REPAIR ESTABLISHMENT. THE PROJECT WILL CONSIST OF A JIFFY LUBE BUILDING WITH ASSOCIATED PARKING AND DRIVEWAYS.

STATE OF MICHIGAN
BARRY TODD SIMMONS
ENGINEER
LICENSED PROFESSIONAL ENGINEER
10.5.23

SHEET 01
OCTOBER 5, 2023

ENGINEER-
FREELAND and KAUFFMAN, INC.
Engineers - Landscape Architects
209 WEST STONE AVENUE
GREENVILLE, SC 29609
864.233.5497 (TEL.)
864.233.8915 (FAX)
CONTACT: TODD SIMMONS, PE E-MAIL: TSIMMONS@FK-INC.COM

OWNER/DEVELOPER-
GUGGENHEIM DEVELOPMENT SERVICES
3000 INTERNET BLVD., SUITE 570
FRISCO, TX 75034
214-534-8191 (TEL.)
CONTACT: JASON BOILLING E-MAIL: JASON.BOLLING@GUGGENHEIMPARTNERS.COM



BENCHMARK

BENCHMARK # 502 ELEV. = 658.73 (NAVD88)
Top of flange bolt under "MADE", 1.0'± above grade. Located 94'± North of the cetnerline of Lake Michigan Drive & 13.5'± West of the edge of asphalt at West entrance to Allendale Crossings.

STRUCTURE INFORMATION

#	Structure Type	Rim Elevation	Size/Type/Direction	Invert Elevation	Notes
660	Sanitary Manhole	658.33	West	638.08	Unable to tell pipe size and material, pipe does run east but unable to get invert
1000	Storm Manhole	657.94	12" CPP (E)	651.66	
			15" CPP (N)	651.42	
1001	Catch Basin	657.00	15" CPP (S)	651.30	Water Elevation = 651.30 Can't see East & West

LEGEND

- AC — Air Conditioning
- Catch Basin - Square
- Control Point/ Benchmark
- C — Cable Riser
- Culvert
- Deciduous Tree
- EM — Electric Meter
- E — Electric Riser
- GM — Gas Meter
- GV — Gas Valve
- Guy Anchor
- Handhole
- Hydrant
- Iron-Found
- Iron-Set
- Light Pole
- MB — Mailbox
- M — Manhole
- Utility Pole
- T — Phone Riser
- S — Sign
- S — Sanitary Manhole
- D — Storm Manhole
- TR — Transformer
- S GAS — Underground Gas Marker
- WV — Water Valve
- C — Cable TV Line
- UE — Electric Underground Line
- G — Gas Line
- OH — Overhead Utility
- SS — Sanitary
- ST — Storm Line
- UT — Telephone Underground Line
- Tree Line
- W — Watermain
- Asphalt
- Existing Building
- Concrete

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Sun Title, Commitment No. 224822, dated August 10, 2023

TITLE DESCRIPTION

The Land referred to in this commitment is described as follows:

Land situated in the Township of Allendale, Ottawa County, Michigan:

Part of the South 1/2 of Section 24, Town 7 North, Range 14 West, described as: Commencing at the South 1/4 corner of said Section; thence North 00 degrees 25 minutes 55 seconds West 330.00 feet along the North-South 1/4 line of said Section to the point of beginning; thence continuing North 00 degrees 25 minutes 55 seconds West 32.48 feet along said 1/4 line; thence South 88 degrees 52 minutes 53 seconds East 125.03 feet parallel with the South line of said Section; thence South 01 degrees 3 minutes 04 seconds West 271.56 feet parallel with the West line of Units 1 and 2 of Allendale Crossings Condominium, Ottawa County Condominium Subdivision Plan No. 538; thence North 88 degrees 56 minutes West 135.01 feet along the Northerly right-of-way line for Lake Michigan Drive; thence North 00 degrees 25 minutes 55 seconds West 239.27 feet; thence South 89 degrees 07 minutes 11 seconds East 17.00 feet along the South line of South Edgewater Park, Edgewater Business Plat, as recorded in Liber 31 of Plats, Pages 41 through 44, inclusive, Ottawa County Records, to the point of beginning.

SURVEYOR'S NOTES

1) ALTA TABLE "A" ITEM NO. 3 - Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260490, Map Number 26139C0231E, with an Effective Date of December 16, 2011, shows this parcel to be located in Zone X(Areas determined to be outside of the 0.2% annual chance floodplain.) No field surveying was performed to determine this zone.
2) ALTA TABLE "A" ITEM NO. 4 - **Gross Land Area: 37,064 Square Feet / 0.85 Acres**
3) ALTA TABLE "A" ITEM NO. 7(b)(1) - **Building Area: No building observed at the time of survey**
4) ALTA TABLE "A" ITEM NO. 7(c) - **No building observed at the time of survey**
5) ALTA TABLE "A" ITEM NO. 9 - Parking Information: **No parking spaces were observed on site at the time of survey.**
6) Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above 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 may be necessary.
7) 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.

ZONING INFORMATION

Current zoning classification was not provided by client.

SURVEYOR'S CERTIFICATION

To Freeland & Kauffman, Inc.:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9 & 11(a) of Table A thereof. The fieldwork was completed on September 5, 2023.

STATE OF MICHIGAN
Scott A Hendges
License No. 4001047953
LICENSED PROFESSIONAL SURVEYOR

Scott A. Hendges
Professional Surveyor No. 4001047953
Nederveld, Inc.
shendges@nederveld.com

SCHEDULE B - SECTION II NOTES

15 Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: State Highway Commissioner of the State of Michigan Recording No: Liber 241, Page 51. **The location of said easement cannot be determined from the record document.**

16 Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Consumers Power Company (now known as Consumers Energy) Recording No: Liber 285, Page 496 and Partial Release of Easement recorded in Liber 5714, Page 631. **The easement described in this document is shown on this survey.**

17 Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: County of Ottawa in document entitled Utility Line Easement Recording No: Liber 1197, Page 843; Liber 1197, Page 849 and Liber 1212, Page 409. **The easement described in this document is shown on this survey.**

18 Easements and the terms, conditions and provisions thereof which are recited in Grant of Easement for Storm Water Drainage and Detention Purposes by and between Edgewater Business Center Association, Inc., a Michigan non-profit corporation to Allendale Crossings, a Michigan non-profit corporation and Pear Line, L.L.C., a Michigan limited liability company recorded in Liber 5725, Page 415. **Said easement is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property.**

19 Easements and the terms, conditions and provisions thereof which are recited in Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by and between Hutton Exchange Allendale MI, LLC, a Michigan limited liability company and Pear Line, LLC, a Michigan limited liability company recorded in Instrument No. 2017-0042998. First Amendment recorded in Instrument No. 2018-0016588. **The easement described in this document is shown on this survey.**

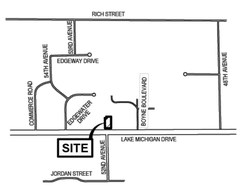
20 Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Consumers Energy Company, a Michigan corporation Recording No: Instrument No. 2018-0028247. The policy does not insure against unpaid water, sewer, blight tickets, electric or gas charges, if any, that have not been levied on taxes against these lands. (Meter readings should be obtained and adjusted between appropriate parties.) **Said easement is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property.**

0' 15' 30' 60'
SCALE: 1" = 30'

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

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

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



LOCATION MAP

NOT TO SCALE

Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation

NEDERVELD
www.nederveld.com
800.222.1868
HOLLAND
347 Hoover Blvd
Holland, MI 49423
Phone: 616.393.0449
ANN ARBOR
CHICAGO
COLUMBUS
GRAND RAPIDS
INDIANAPOLIS

PREPARED FOR:
Freeland & Kauffman, Inc.
Todd Simmons
209 West Stone Avenue
Greenville, SC 29609

CREATED:
Drawn: MJL Date: 09.05.23

REVISIONS:
Rev: CLIENT EDITS
Drawn: DS Date: 9/25/23

5195 Lake Michigan Drive

ALTA/NSPS Land Title Survey

PART OF THE S. 1/2 OF SECTION 24, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

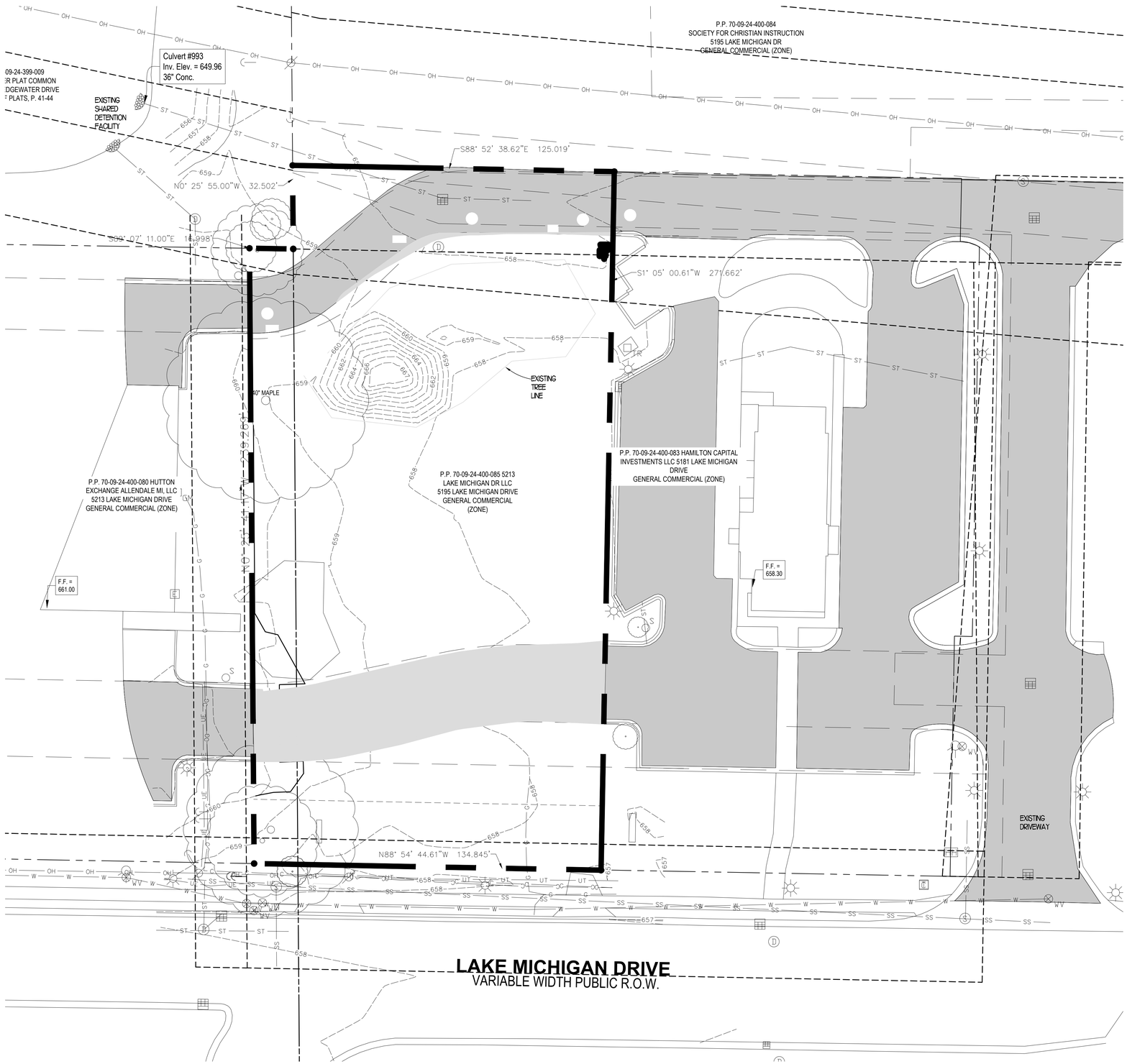
PROJECT NO: 23201367

SHEET NO: AL.1

SHEET: 1 OF 1

23201367AL.dwg DS 9/26/2023 10:00

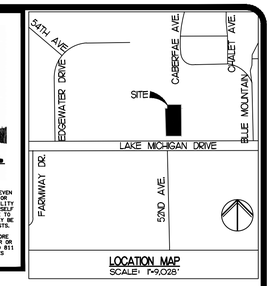
© 2023 Nederveld, Inc.



PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.

EVERY DIGGING JOB REQUIRES A CALL - EVEN EVERY SHOVEL, INCLUDING STAKING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

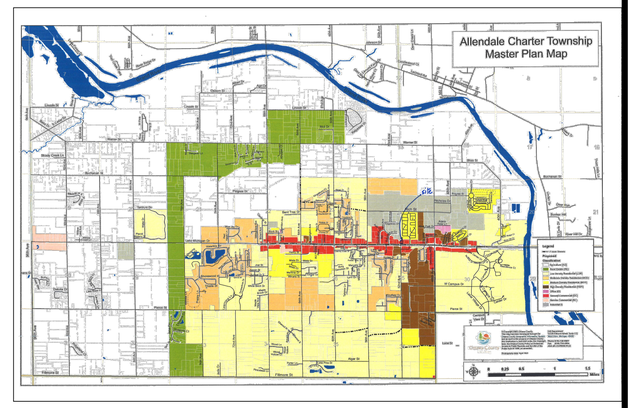
SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.



LOCATION MAP
SCALE: 1"=1,028'

SITE DATA

ADDRESS: 5195 MICHIGAN LAKE DRIVE, ALLENDALE, MI 49401
PROJECT AREA: ±0.85 AC
ZONING: ALLENDALE CHARTER TOWNSHIP • PUD (PLANNED UNIT DEVELOPMENT)
PARCEL NO.: 70-09-24-400-085
SETBACK: FRONT: 25 , REAR: 0' , SIDE: 0'
CURRENT USE: VACANT



SITE ANALYSIS PLAN

SCALE 1" = 20'

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

STATE OF MICHIGAN
BARRY TODD SIMMONS
ENGINEER
LICENSED PROFESSIONAL ENGINEER

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ALLENDALE, MI - LAKE MICHIGAN DR
GUGGENHEIM DEVELOPMENT SERVICES, LLC
3000 INTERNET BOULEVARD, SUITE 570
FRISCO, TX 75034
214-872-4000

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DATE	10/05/2023
SCALE	AS NOTED
DRAWING	

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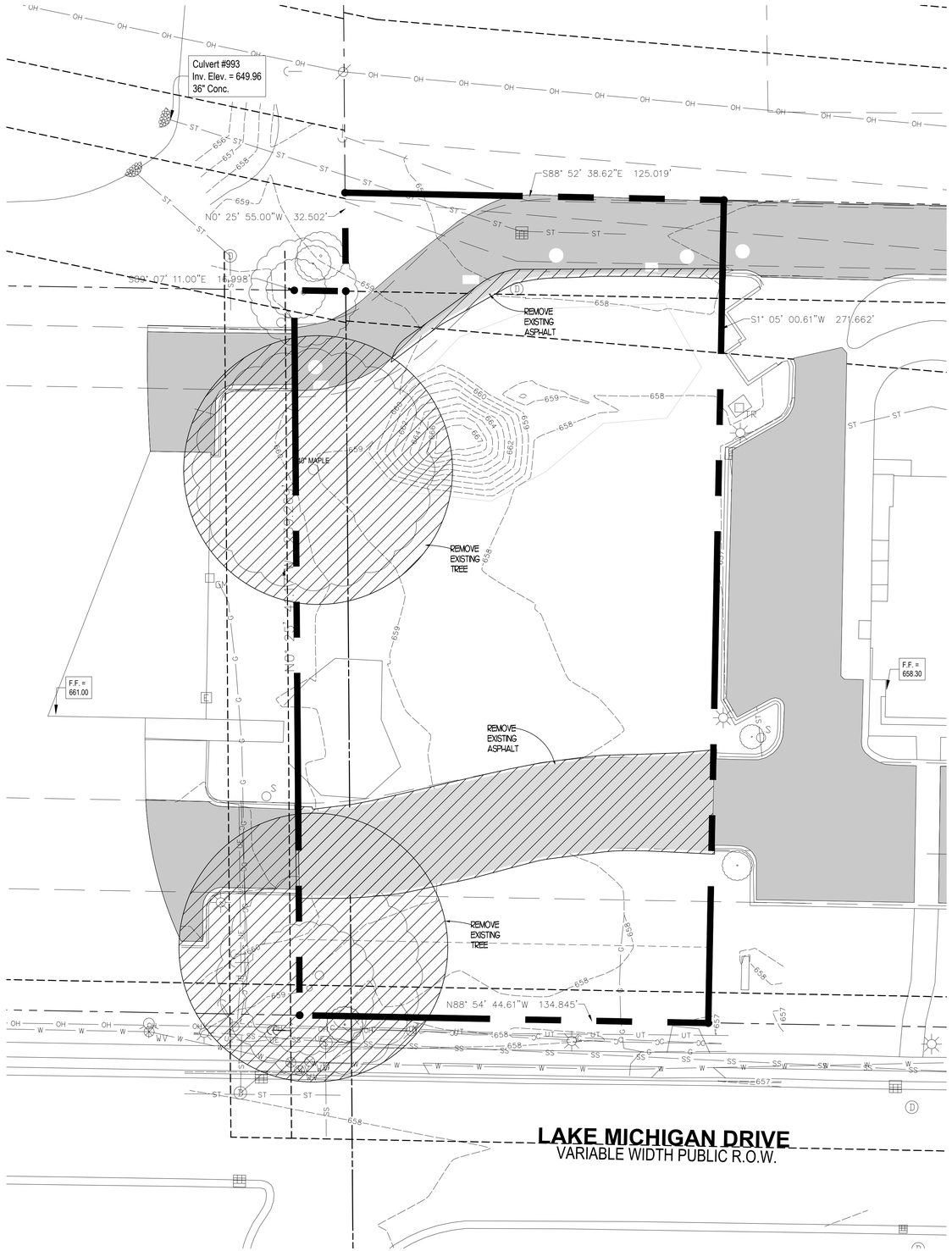

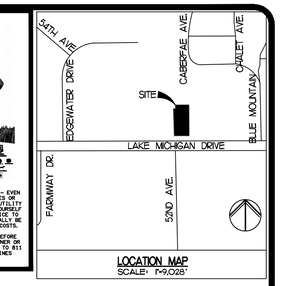

LOCATION MAP
SCALE: 1"=1,028'

SITE DATA
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PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.

DEMOLITION PLAN

SCALE 1" = 20'

REVISIONS	BY

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SITE PLAN NOTES

1. CONTRACTOR SHALL REFER TO THE JIFFY LUBE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PATIO.

2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, EDGE OF ASPHALT OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.

3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.

4. ALL STRIPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.

5. ALL STRIPING ON SITE SHALL BE 4" WIDE UNLESS NOTED OTHERWISE. STRIPING IN GDOT RIGHT-OF-WAY SHALL BE 5" WIDE.

6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SITE SIGN WITH JIFFY LUBE.

7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

8. ALL WORK AND MATERIALS SHALL COMPLY ALLENDALE CHARTER TOWNSHIP REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

9. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED, UNLESS OTHERWISE NOTED.

10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM ALLENDALE CHARTER TOWNSHIP FOR THE LOCATION AND HEIGHT OF ALL SIGNAGE BEFORE CONDUIT AND WIRING IS INSTALLED.

11. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID. (RE: DEMOLITION PLAN)

12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

13. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY NEDERVELD.

14. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL ITEMS/FEATURES IN CONFLICT WITH PROPOSED IMPROVEMENTS AND FOR INCLUDING ALL COSTS IN BASE BID.

PARKING CALCULATIONS

TENANT	QUANTITY	RATIO REQUIRED	PARKING REQUIRED	PARKING PROVIDED
JIFFY LUBE	296 SF	1 PER 800SF	1	1
JIFFY LUBE EMPOYEE	8 EMP	1 PER 2 EMP	4	3
JIFFY LUBE SERVICE BAY	4	2.0 / BAY	8	6
TOTAL			13	13

SITE DATA

ADDRESS: 5195 MICHIGAN LAKE DRIVE, ALLENDALE, MI 49401
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PARCEL NO.: 70-09-24-400-085
SETBACK: FRONT: 25 , REAR: 0' , SIDE: 0'

PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE
NOTE: PAINT STRIPPING TO RECEIVE TWO COATS.

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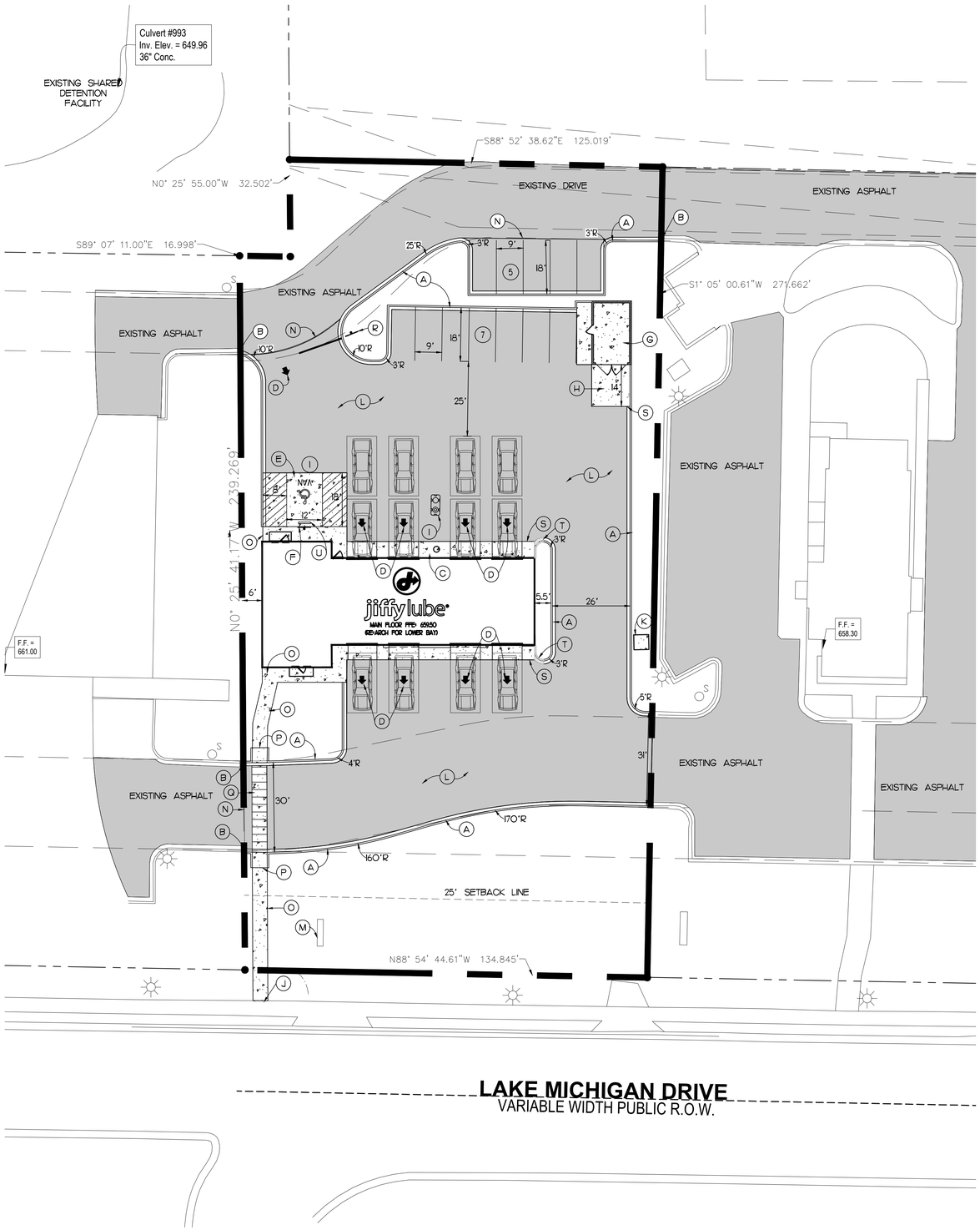

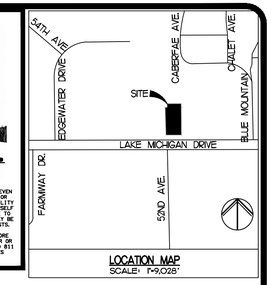

LOCATION MAP
SCALE: 1"=1,028'

LEGEND

- (A) 18" CURB & GUTTER
- (B) TIE PROPOSED CURB & GUTTER TO EXISTING
- (C) CONCRETE APRON (RE: ARCH)
- (D) DIRECTIONAL ARROW (RE: ARCH)
- (E) ACCESSIBLE PARKING SPACE W/ SIGN IN PIPE BOLLARD POST TYPICAL. SEE SITE DETAILS SHEET FOR ACCESSIBLE SPACE SIGN AND SYMBOL.
- (F) ADA SIGN IN PIPE BOLLARD POST
- (G) DUMPSTER ENCLOSURE (RE: ARCH)
- (H) HEAVY DUTY CONCRETE PAD, SEE DETAIL
- (I) OIL SEPERATOR (RE: ARCH)
- (J) TIE PROPOSED SIDEWALK TO EXISTING
- (K) TRANSFORMER PAD
- (L) STANDARD DUTY PAVING, SEE DETAIL
- (M) SITE SIGN (BY OTHERS)
- (N) TIE TO EXISTING ASPHALT
- (O) 5' CONCRETE SIDEWALK
- (P) ACCESSIBLE RAMP, SEE DETAILS
- (Q) 6' WIDE STRIPED CROSSWALK
- (R) "STOP" SIGN
- (S) ASPHALT TO CONCRETE CONNECTION, SEE DETAIL
- (T) TAPER CURB FROM 6" TO 0" OVER 8'
- (U) WHEELSTOP

SITE PLAN

SCALE 1" = 20'

REVISIONS	BY

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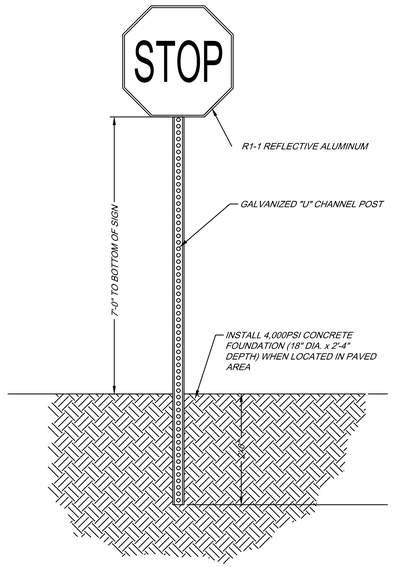
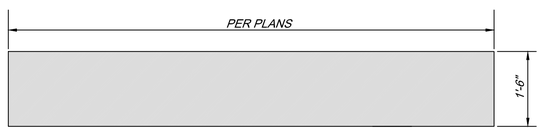
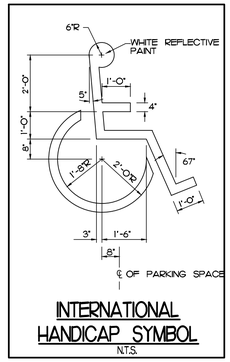


STOP SIGN DETAIL



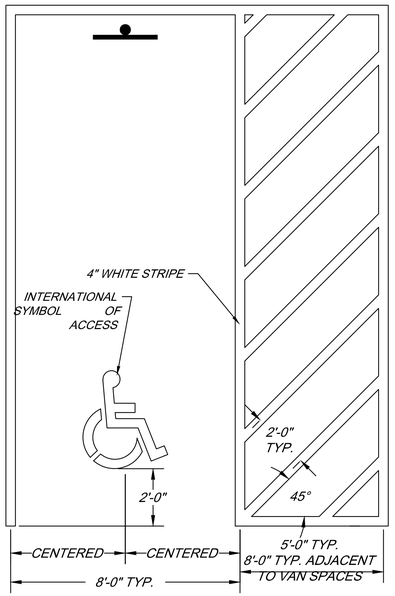
NOTE: STOP BAR TO BE 24" AT ALL DRIVEWAYS, 18" AT ALL OTHER LOCATIONS

STOP BAR DETAIL

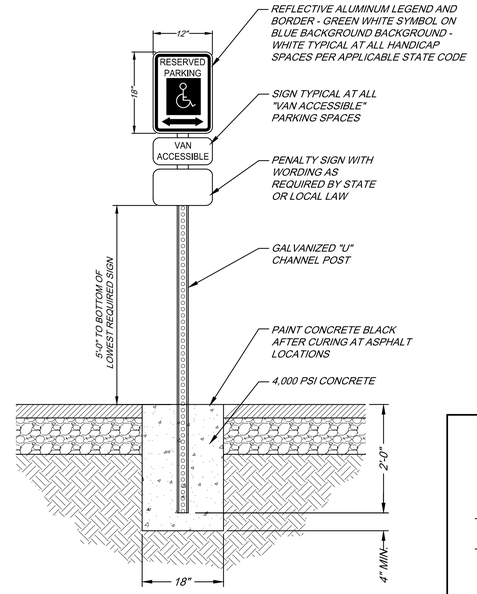


INTERNATIONAL HANDICAP SYMBOL

N.T.S.

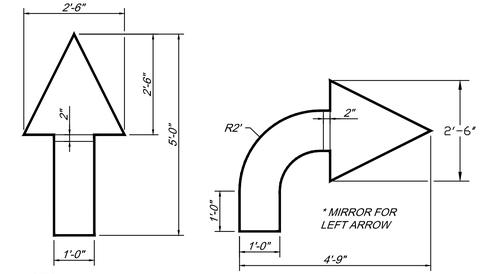


NOTES:
1. BLUE BACKGROUND AND/OR WHITE BORDER SHALL ONLY BE INSTALLED WHERE REQUIRED BY AHJ.
2. ALL PAVEMENT MARKINGS SHALL MATCH THE EXACT DIMENSIONS AND COLOR SHOWN ON THIS DETAIL UNLESS REQUIRED OTHERWISE BY AHJ.



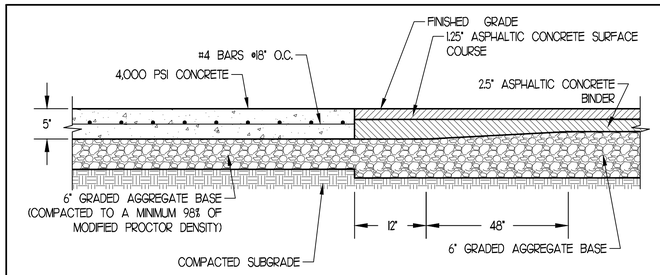
HANDICAP PARKING SIGN

ONE AT EACH HANDICAP SPACE. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

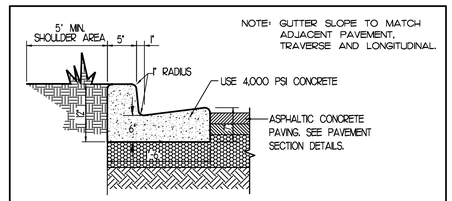


NOTES:
1. ALL ARROWS SHALL MATCH EXACT DIMENSIONS, UNLESS REQUIRED BY AHJ.
2. ARROWS SHALL BE PAINTED SOLID WHITE PER LOWE'S SECTION 2741 SPECIFICATIONS.
3. STENCIL BRIDGING SHALL BE FILLED IN ON ALL ARROWS.

PAVEMENT MARKING ARROWS



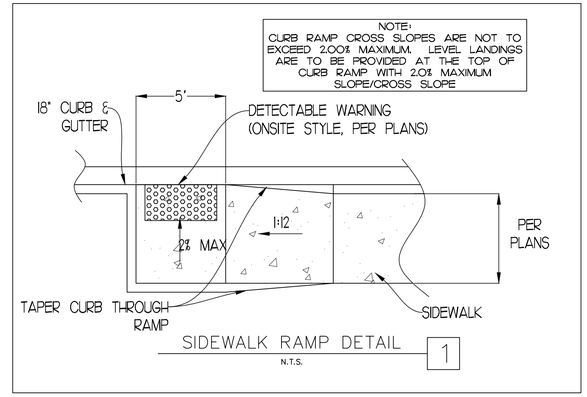
CONCRETE/ASPHALT PAVEMENTJOINT DETAIL



NOTE: GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE AND LONGITUDINAL.

18" CONCRETE CURB & GUTTER DETAIL

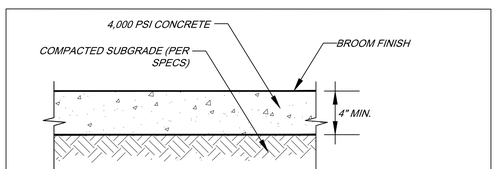
N.T.S.



SIDEWALK RAMP DETAIL

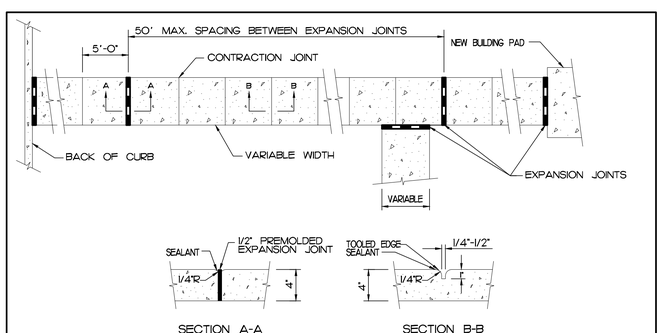
N.T.S.

1



1. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SPEC

SIDEWALK DETAIL



CONCRETE SIDEWALK STANDARDS

N.T.S.

SITE DETAIL

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
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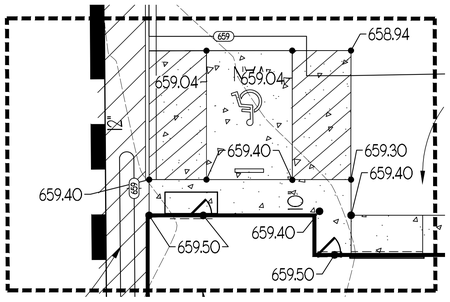
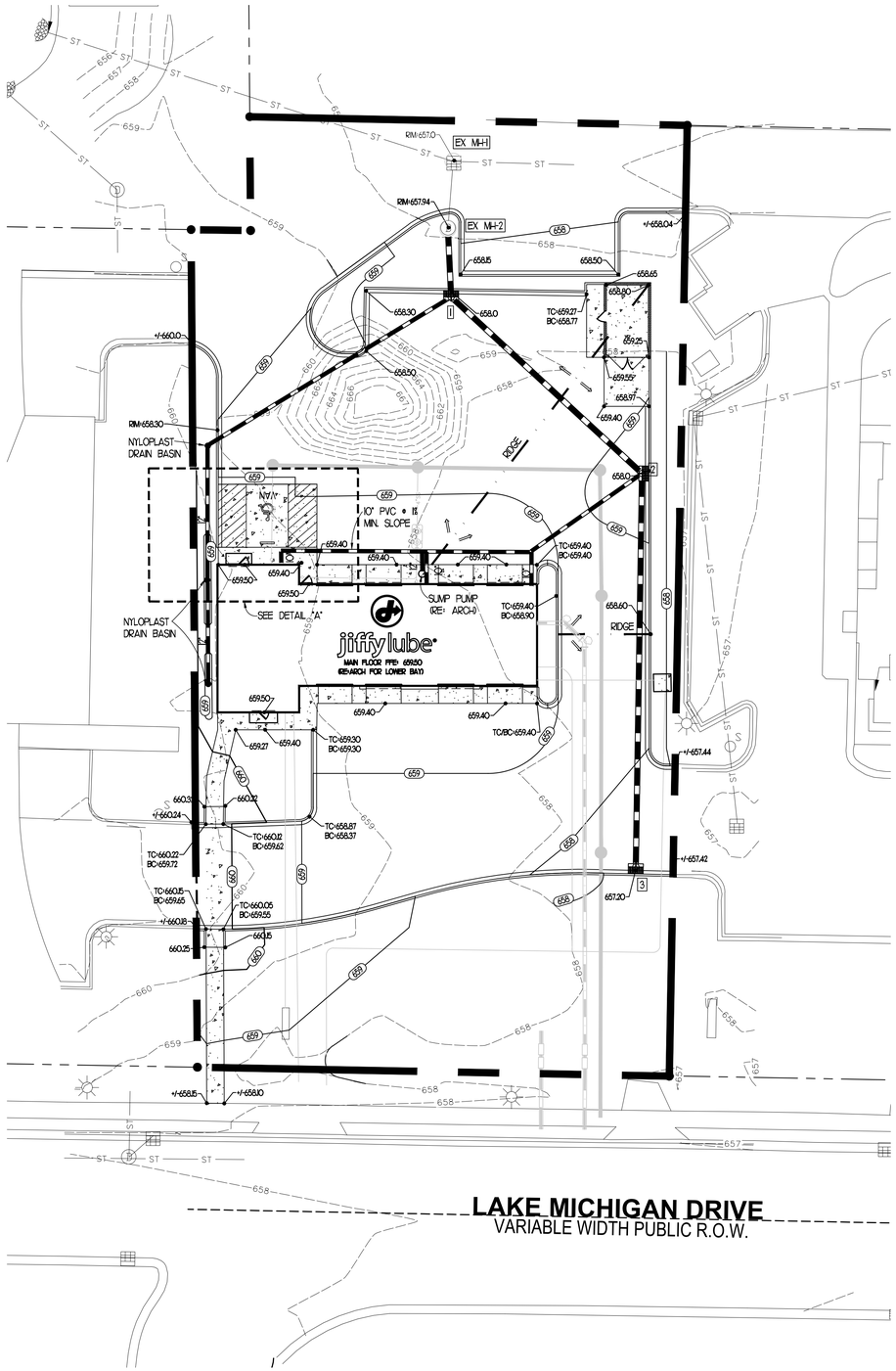
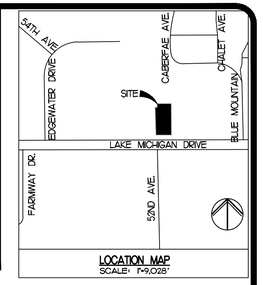
LEGEND

EXISTING	PROPOSED	DESCRIPTION
576	576	CONTOURS
	576.0	SPOT ELEVATION
	TC	TOP OF CURB
	BC	BOTTOM OF CURB
ST		STORM DRAIN
		STORM DRAIN INLET
SS	6"SS	SANITARY SEWER LINE
		SANITARY SEWER CLEANOUT
W	1-1/4"W	WATER LINE
G	G	GAS LINE
UE	UE	UNDERGROUND ELECTRIC
OH		OVERHEAD ELECTRIC
		ELECTRIC POLE
		PROPERTY LINE



DETAIL "A"





LOCATION MAP
SCALE= 1"=1,028'

NOTES

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY FREELAND & KAUFFMAN, INC., THE CURRENT REQUIREMENTS ALLENDALE CHARTER TOWNSHIP, THE APPLICABLE SECTIONS OF THE MDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.

2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.

4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 811. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND THE EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

5. ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.

6. ALL SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.

7. ALL AREAS NOT PAVED SHALL BE TOPSOILED, SEEDED AND MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.

8. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

9. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT NUMBER AND LOCATION OF ROOF DRAINS.

10. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

12. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

13. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY NEDERVELD, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

14. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

15. ALL SLOPES 3:1 AND STEEPER TO RECEIVE EROSION CONTROL BLANKET. SEE SWPPP DETAILS.

STORMDRAIN PIPE MATERIAL SPECIFICATION

STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
TYPE I: REINFORCED CONCRETE PIPE (RCP) CLASS III, WALL B PER ASTM C-76,
TYPE III: HIGH DENSITY POLYETHYLENE PIPE (HDPE) SMOOTH INTERIOR/ANNULAR EXTERIOR PER AASHTO M252 TYPE S, M294 TYPE S & MP7-97 TYPE S (UNLESS OTHERWISE NOTED), ALL PIPES 36" & LARGER TO BE RCP, ALL PIPES 30" AND SMALLER TO BE EITHER RCP OR HDPE)

NOTE: ALL STORMDRAIN JOINTS TO BE WATER-TIGHT

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GRADING PLAN

SCALE 1" = 20'

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SCALE	AS NOTED
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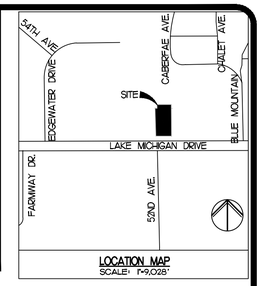
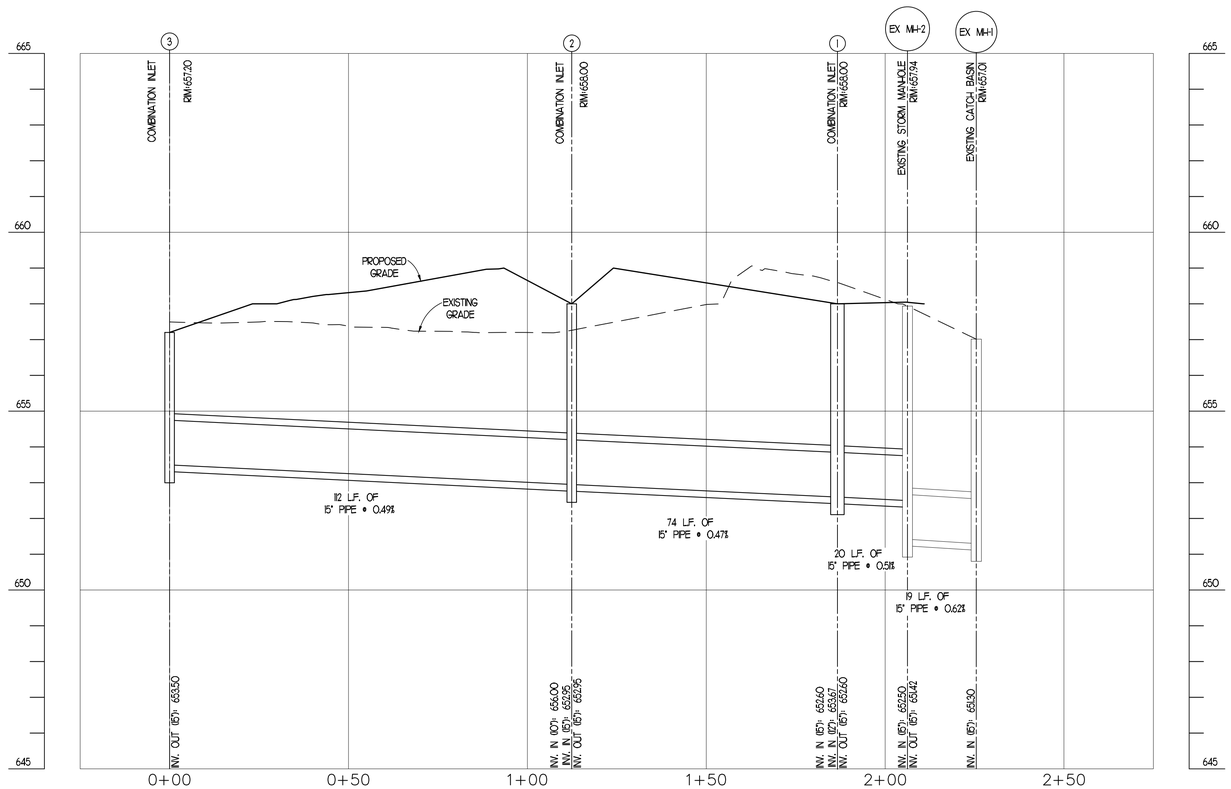


LOCATION MAP
SCALE: 1"=1,028'



STORM DRAIN PROFILE 1

STORMDRAIN PIPE MATERIAL SPECIFICATION

STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
TYPE I: REINFORCED CONCRETE PIPE (RCP) CLASS III, WALL B PER ASTM C-76,
TYPE II: HIGH DENSITY POLYETHYLENE PIPE (HDPE) SMOOTH INTERIOR/ANNULAR EXTERIOR PER AASHTO M252 TYPE S, M294 TYPE S & MP7-97 TYPE S (UNLESS OTHERWISE NOTED, ALL PIPES 36" & LARGER TO BE RCP, ALL PIPES 30" AND SMALLER TO BE EITHER RCP OR HDPE)

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.

STORMDRAIN PROFILE

SCALE 1" = 2'
VERTICAL SCALE

SCALE 1" = 20'
HORIZONTAL SCALE

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

STATE OF MICHIGAN
BARRY TODD SIMMONS
ENGINEER
LICENSED PROFESSIONAL ENGINEER
10.5.23

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GUGGENHEIM DEVELOPMENT SERVICES, LLC
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FRISCO, TX 75034
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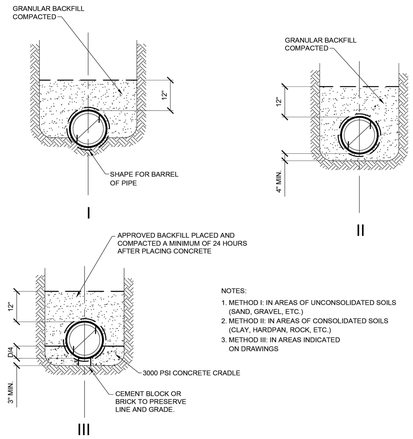
SCALE	AS NOTED
DRAWING	

8

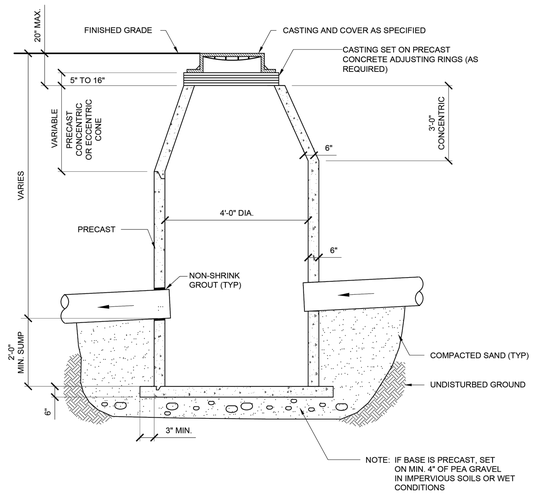
EXCAVATION FOR BELLS



NOTES:
1. METHOD I: IN AREAS OF UNCONSOLIDATED SOILS (SAND, GRAVEL, ETC.)
2. METHOD II: IN AREAS OF CONSOLIDATED SOILS (CLAY, HARDPAN, ROCK, ETC.)
3. METHOD III: IN AREAS INDICATED ON DRAWINGS

METHODS OF BEDDING PIPE

02720_BEDDING
7/02



STANDARD CATCH BASIN

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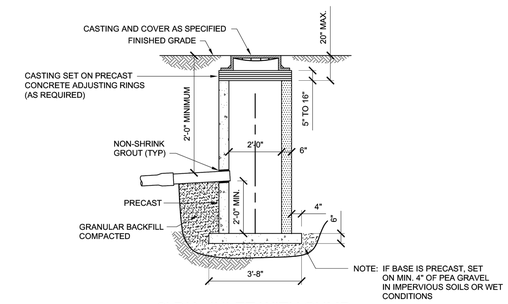
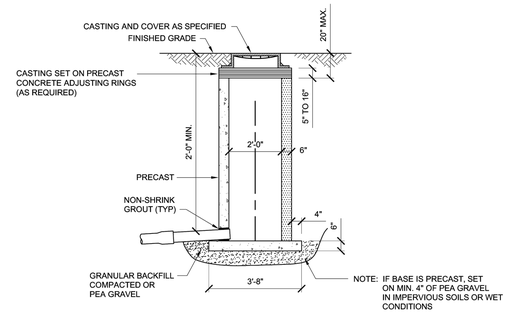


2' DIA. INLET WITH SUMP



2' DIA. INLET

STANDARD INLETS

02720_INLET
8/02

STORMDRAIN DETAIL

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DRAWING	9

LEGEND

EXISTING	PROPOSED	DESCRIPTION
W	1-1/4"W	WATER LINE
OH		OVERHEAD ELECTRIC/TELEPHONE
UE	UE	UNDERGROUND ELECTRIC
UT	UT	UNDERGROUND TELEPHONE
C	C	CABLE
ST	ST	STORM DRAIN
		STORM DRAIN INLET
G	G	GAS LINE
SS	6"SS	SANITARY SEWER LINE
(S)		SANITARY SEWER MANHOLE
	●	SANITARY SEWER CLEANOUT
Ø		ELECTRIC POLE

NOTES:

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY FREELAND & KAUFFMAN, INC., THE CURRENT REQUIREMENTS OF ALLENDALE CHARTER TOWNSHIP, OTTAWA COUNTY AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.

2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.

4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 811. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.

7. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE BUILDING.

8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.

9. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.

10. UTILITY COMPANIES AND CONTACTS ARE LISTED ON COVER SHEET.

11. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

12. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

13. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE. UTILITY COMPANIES AND CONTACTS ARE LISTED ON THE COVER SHEET.

14. WATER LINES SHALL BE AS FOLLOWS:
1) SDR 26 CLASS 160 AND SDR 21 CLASS 200 (FOR PIPE LESS THAN 4 INCHES IN DIAMETER)

15. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
1) POLYVINYL CHLORIDE (PVC): PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM D 3034 UNDER THE CLASSIFICATION FOR SDR 35 PIPE.

16. VALVES 12-INCHES AND SMALLER SHALL BE RESILIENT-SEATED WEDGE GATE VALVES.

17. ALL UTILITIES SHOULD BE (KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).

18. THE BURY DEPTH FOR ALL WATER LINES SHALL BE 36" MINIMUM AND SEWER LINES SHALL BE 36" MINIMUM.

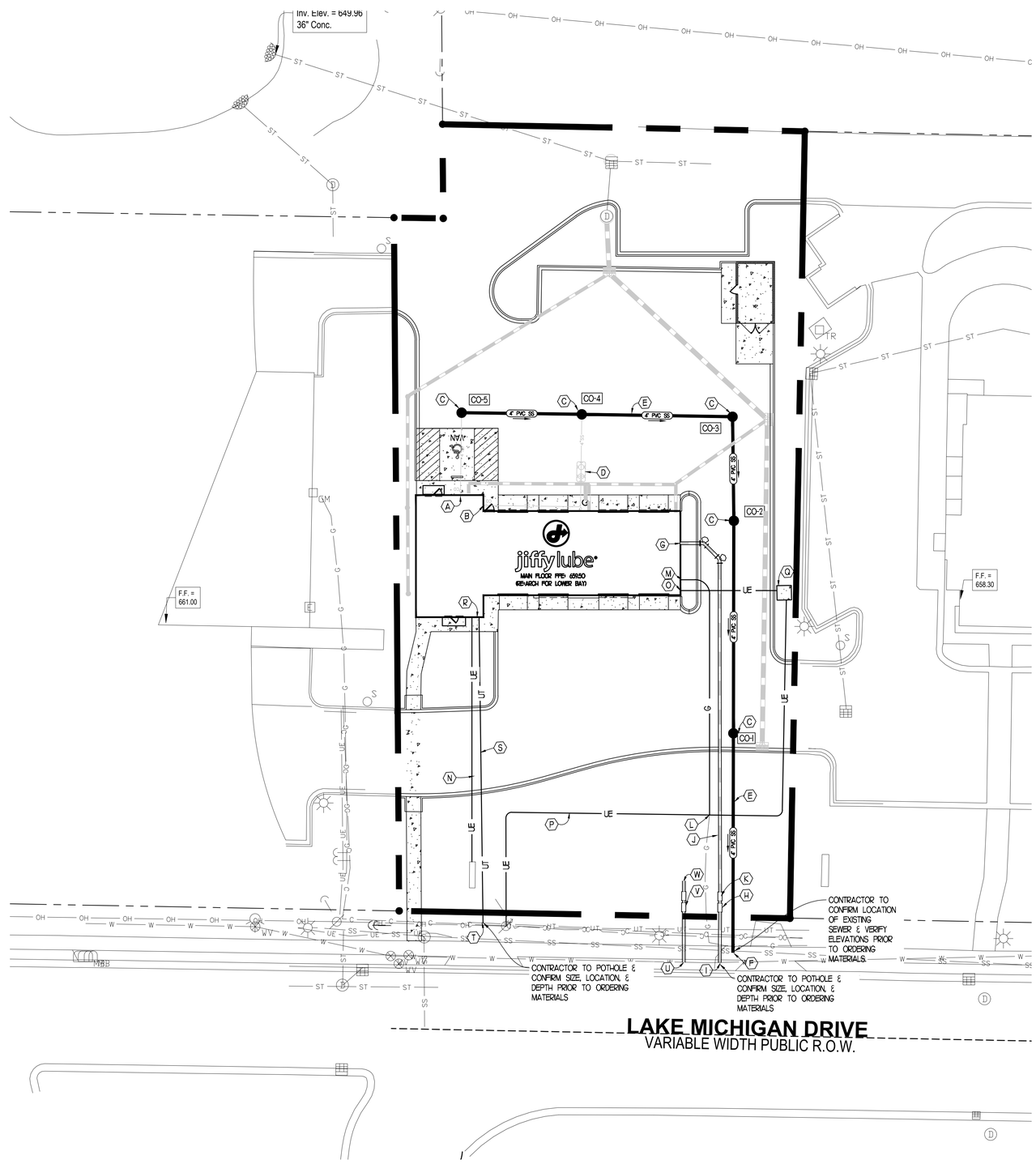
19. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

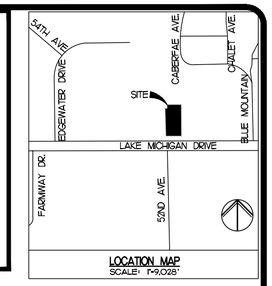
20. TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.

21. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.

22. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.





LOCATION MAP
SCALE= 1"=1,028'

LEGEND

- (A) 4" SANITARY SEWER EXIT (IE = 656.50'), (RE: ARCH. FOR EXACT LOCATION
- (B) 4" OIL WASTE PIPING EXIT (IE = 656.50'), (RE: ARCH. FOR EXACT LOCATION
- (C) SANITARY SEWER CLEAN-OUT
- (D) OIL INTERCEPTOR (RE: ARCH.)
- (E) 4" SANITARY SEWER LINE @ MIN. 1.00% SLOPE PER ALLENDALE CHARTER TOWNSHIP STANDARDS (TYP.)
- (F) TIE 4" SEWER SERVICE LINE TO EXISTING SANITARY SEWER MANHOLE PER ALLENDALE CHARTER TOWNSHIP STANDARDS & SPECIFICATIONS
- (G) 1-1/4" DOMESTIC WATERLINE ENTRY (RE: ARCH. FOR EXACT LOCATION)
- (H) 1" DOMESTIC WATER METER PROVIDED & AND INSTALLED BY ALLENDALE CHARTER TOWNSHIP, CONTRACTOR TO PAY REQUIRED FEES.
- (I) 1-1/4" WATER TAP BY ALLENDALE CHARTER TOWNSHIP.
- (J) 1-1/4" WATER FROM METER TO BUILDING BY CONTRACTOR.
- (K) BACK FLOW PREVENTER (DOUBLE CHECK) IN HEATED ENCLOSURE PER CITY STANDARDS
- (L) CONTRACTOR TO COORDINATE GAS SERVICE TAP WITH DTE ENERGY & PAYMENT OF ALL APPLICABLE FEES. DTE ENERGY SETS THE METER & MAKES THE TAPS
- (M) GAS SERVICE ENTRY (RE: ARCH. FOR EXACT LOCATION). CONTRACTOR RESPONSIBLE FOR COORDINATION OF GAS METER INSTALLATION BY GAS COMPANY.
- (N) (1) 2" CONDUIT FOR SIGN
- (O) ELECTRIC ENTRY (RE: ARCH. FOR EXACT LOCATION)
- (P) UNDERGROUND ELECTRIC IN 2-1/2" CONDUIT FROM JIFFY LUBE BUILDING TO TRANSFORMER BY CONSUMERS ENERGY.
- (Q) TRANSFORMER PAD BY CONTRACTOR AS PER CONSUMERS ENERGY STANDARDS & SPECIFICATIONS.
- (R) TELEPHONE ENTRY. (RE: ARCH. FOR EXACT LOCATION)
- (S) (2) 2" ID SCHEDULE 40 CONDUITS FOR TELEPHONE. CONTRACTOR PROVIDES & INSTALLS CONDUITS AT&T TELEPHONE COMPANY PROVIDES AND PULLS THE TELEPHONE CABLE(S).
- (T) CONTRACTOR TO COORDINATE TELEPHONE SERVICE CONNECTION & PAYMENT OF ALL APPLICABLE FEES.
- (U) 1" WATER TAP BY CONTRACTOR FOR SITE IRRIGATION. (ACTUAL SIZE TO BE DETERMINED PER DESIGN BUILD IRRIGATION PLAN)
- (V) 1" IRRIGATION METER PROVIDED AND INSTALLED BY ALLENDALE CHARTER TOWNSHIP, CONTRACTOR TO PAY REQUIRED FEES. (ACTUAL METER SIZE TO BE DETERMINED PER DESIGN BUILD IRRIGATION PLAN)
- (W) WATER BY CONTRACTOR FOR SITE IRRIGATION. SIZE PER DESIGN BUILD IRRIGATION PLAN.

CONTRACTOR TO PROVIDE DESIGN/BUILD IRRIGATION PLAN

UTILITY PLAN

SCALE 1" = 20'

REVISIONS	BY

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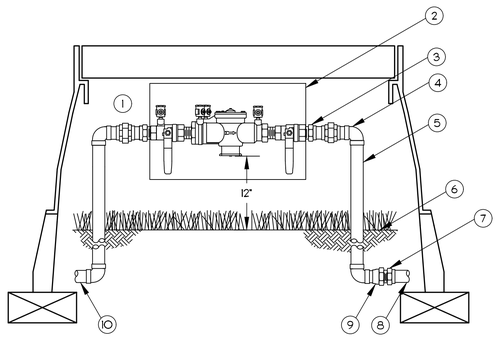
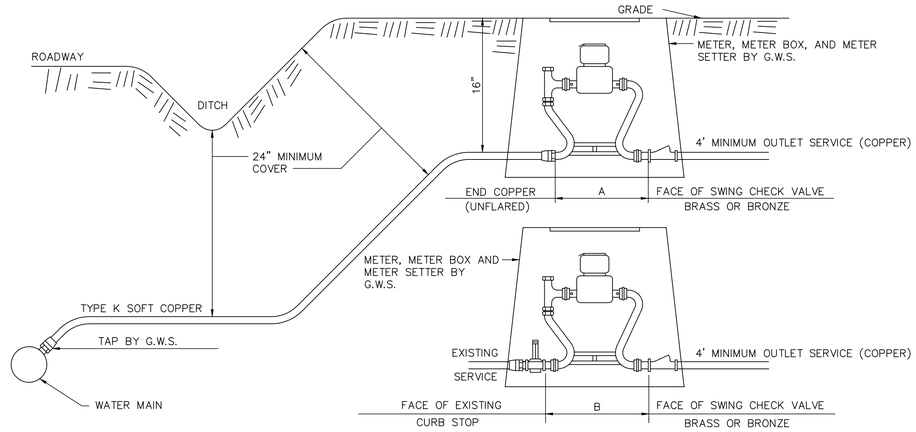


1. COPPER UNION (1 OF 2)
2. REDUCED PRESSURE BACKFLOW PREVENTER:
3. COPPER MALE ADAPTER (1 OF 2)
4. COPPER 90° ELL (1 OF 4)
5. COPPER PIPE (TYPICAL)
6. FINISH GRADE
7. PVC MALE ADAPTER
8. IRRIGATION MAINLINE PIPE
9. COPPER FEMALE ADAPTER
10. COPPER PIPE FROM POINT-OF-CONNECTION

NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY CITY OF DOTHAN

(D) BACKFLOW PREVENTER

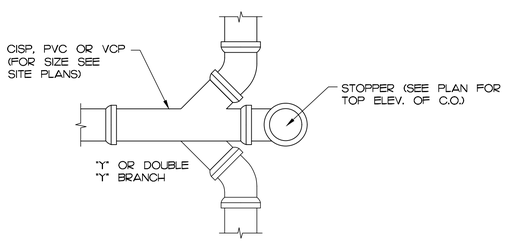


NOTES:
1. ALL EXCAVATING TO BE DONE BY PLUMBER.
2. APPROXIMATE SIZE OF HOLE WHERE TAP IS MADE IS 3' X 3'.
3. PLACE FOR METER BOX 2' x 2' x 21" DEEP.
4. SERVICE LINE 24" MIN. COVER.
5. METER NOT TO BE PLACED IN DRIVE WAY.
6. PLUMBER SHOULD CALL G.W.S. ENGINEERING TO REPORT WHEN READY FOR METER TO BE SET OR FOR ASSISTANCE IF UNUSUAL CONDITIONS EXIST.

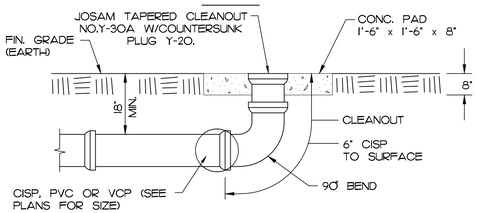
METER SIZE		5/8"	3/4"	1"
SPACE NEEDED BETWEEN FACE OF CHECK VALVE AND END OF UNFLARED COPPER	A	9"	10 1/2"	12 1/2"
SPACE NEEDED BETWEEN FACE OF CHECK VALVE AND END OF EXISTING CURB STOP	B	10 3/4"	12 1/4"	14 1/2"

TYPICAL 1" METER INSTALLATION DETAIL TYPE "A"

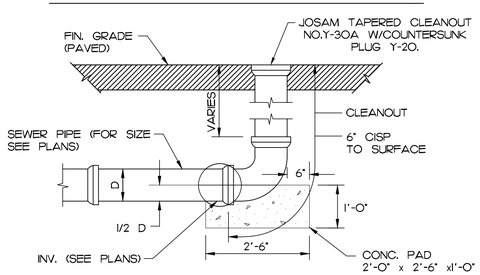
(N.T.S.)



PLAN



ELEVATION-CLEANOUT IN EARTH AREAS



ELEVATION-CLEANOUT IN PAVED AREAS

TYPICAL CLEANOUT

(N.T.S.)

UTILITY DETAIL

REVISIONS	BY

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LEGEND

EXISTING	PROPOSED	DESCRIPTION
600	600	CONTOURS
ST		STORM DRAIN
		STORM DRAIN INLET
		PROPERTY LINE
		LIMITS OF DISTURBANCE
SF	SF	SILT FENCE
		CONSTRUCTION EXIT
	P	INLET PROTECTION
	NeB	PERRINTON LOAM, LAKE MICHIGAN LOBE

PLASTIC SHEETING OR TEMPORARY ROOFS TO BE USED TO COVER BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER.

CATCH BASINS WILL BE USED TO TRANSPORT THE STORMWATER TO THE REGIONAL DETENTION FACILITY.

NO WETLANDS OR STATE WATERS ARE LOCATED ON AND/OR WITHIN 200 FEET OF THE PROJECT SITE.

CONTROLLING OF THE POLLUTANTS FROM CONSTRUCTION ACTIVITIES ON THE SITE WILL BE DONE BY INSTALLATION OF PROPRIETARY WATER QUALITY DEVICE(S) AND THE PROPOSED DRY DETENTION BMP.

NOTE: "AMENDMENTS/REVISIONS TO THE ESEPC PLAN WHICH HAVE SIGNIFICANT EFFECT ON BMP'S WITH HYDRAULIC COMPONENTS MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL."

NOTE: ANY FILL MATERIAL SUPPORTING STRUCTURAL LOADS SHALL BE ENGINEERED WITH PROPER DOCUMENTATION INCLUDING GEORGIA REGISTERED P.E. STAMP. SUBMIT DOCUMENTATION TO THE CHEROKEE COUNTY BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION.

NOTE: THE DESIGN PROFESSIONAL WHO PREPARED THE ESEPC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.

NOTE: "EROSION CONTROL MEASURES WILL BE MAINTAIN AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROPSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

NOTE: "WASTE MATERIALS SHALL NOT BE DISCHARGED TO THE WATER OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT."

FLOOD INFORMATION:
FLOOD ZONE "X" (MINIMAL FLOOD HAZARD)
PER FEMA MAP NO. 2689C0239E
EFFECTIVE DATE: DECEMBER 16, 2011

RECEIVING WATERS:
INITIAL RECEIVING WATERS: REGIONAL DETENTION TANK

NOTE: WATER QUALITY WILL BE ADDRESSED BY INSTALLATION OF A PROPRIETARY WATER QUALITY DEVICE ON THE DRY DETENTION POND OUTFALL PIPE.

NOTE: ALL DRAINAGE STRUCTURES SHALL BE BUILT ACCORDING TO DOT STANDARDS.

NOTE: "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES."

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING

CONSTRUCTION SCHEDULE

ACTIVITY	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5
MAINTAIN EROSION CONTROL BMP'S	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX
CLEARING AND GRUBBING FOR PERMINENT CONTROLS	XXXXXX				
CONSTRUCTION OF PERMINENT CONTROLS	XXXXXX				
DEMOLITION OF ANY EXISTING BUILDING AND PAVEMENT	XXXXXX				
IMPLEMENT PHASE SEQUENCING AND VERIFCATION PROCESS	XXXXXX				
INSTALL TEMPORARY SEDIMENT BASIN AND REMAINING BMP'S	XXXXXX				
ROUGH GRADING	XXXXXX	XXXXXX			
INSTAL SEWER, WATER AND STORM DRAIN SYSTEMS		XXXXXX	XXXXXX		
BEGIN BUILDING PAD AND BUILDING CONSTRUCTION			XXXXXX	XXXXXX	
INSTALL CURBING, AND PREPARE PARKING LOT FOR PAVING			XXXXXX	XXXXXX	
BEGIN PAVING				XXXXXX	XXXXXX
SEEDING AND/OR LANDSCAPING				XXXXXX	XXXXXX
REMOVAL OF EROSION CONTROLS					XXXXXX

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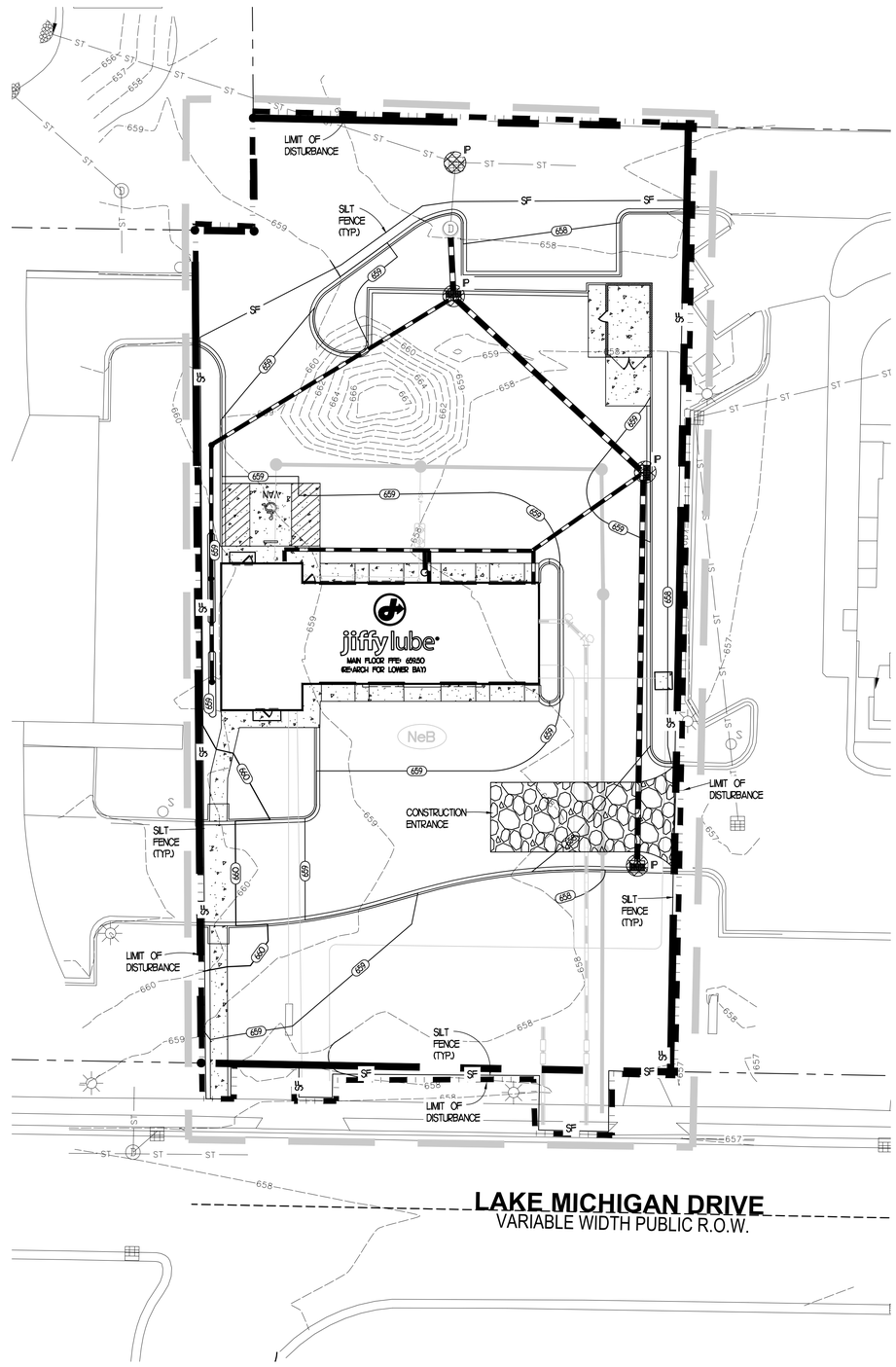

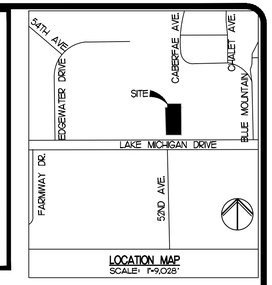

LOCATION MAP
SCALE: 1"=1,028'

CONSTRUCTION SEQUENCE

1. NOTIFY ALLENDALE CHARTER TOWNSHIP AND HOLD REQUIRED PRE-CONSTRUCTION MEETING. ALL CONTRACTORS MUST ATTEND THE PRE-CONSTRUCTION MEETING.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
3. CLEAR & GRUB TO INSTALL SILT FENCE
4. INSTALL SILT FENCE AS SHOWN.
5. CALL FOR REQUIRED 7-DAY INSPECTION.
6. INSTALL TEMPORARY SEEDING & MULCH STABILIZATION TO ALL AREAS WHERE WORK WILL BE CEASED FOR A PERIOD OF MORE THAN 7 DAYS.
7. CONTINUALLY INSPECT & MAINTAIN ALL BMP'S.
8. BEGIN MASS GRADING AND CONSTRUCT BUILDING PAD.
9. INSTALL STORM DRAIN (WITH INLET PROTECTION), SEWER, WATER, & GAS.
10. BEGIN GRADING REMAINDER OF PROJECT AREA, AND PREPARE PARKING AREA FOR CURBING & PAVING. INSTALL CURBING.
11. APPLY PERMANENT SEEDING TO ALL AREAS AS SOON AS THEY ARE COMPLETE. DO NOT WAIT UNTIL JOB COMPLETION TO PERMANENTLY SEED DISTURBED AREAS.
12. BEGIN FINE GRADING OF ALL PARKING AREAS. STONE BASE SHALL BE INSTALLED IN ALL PAVED AREAS AS SOON AS PRACTICABLE. CONSTRUCTION EXIT SHALL BE REMOVED ONLY ONCE THE PARKING LOT HAS BEEN STABILIZED WITH STONE BASE.
13. PAVE SITE AND COMPLETE SIDEWALKS, PLANTINGS, & ETC.
14. REMOVE TEMPORARY BMP'S AS SOON AS THEIR CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED. SEED AND MULCH AND DISTURBANCE FROM REMOVAL OF BMP'S.
15. CONTACT ALLENDALE CHARTER TOWNSHIP FOR FINAL INSPECTION.

GENERAL NOTES:

1. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY ALLENDALE CHARTER TOWNSHIP.
2. DISTURBED AREAS LEFT FOR TWO TO FOUR WEEKS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION (D.2). DISTURBED AREAS LEFT IDLE FOR FOUR WEEKS OR MORE WILL BE ESTABLISHED TO PERMANENT VEGETATION (D.3 OR D.4). ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION WITHIN TWO WEEKS.
3. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OR SEEDED AREAS WITHIN 24 HOURS OF SEEDING.
4. DURING UNSUITABLE GROWING SEASONS, MULCH WILL BE USED AS A TEMPORARY COVER (D.8). ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH WILL BE ANCHORED.
5. ALLENDALE CHARTER TOWNSHIP LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A COUNTY ROAD OR STREET.
6. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. CALL (616) 892-3117 FOR INSPECTION.
7. SEDIMENT/EROSION CONTROL DEVICES MUST BE CHECKED BY THE DEVELOPER AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED IN HALF THE CAPACITY OF THE DEVICE.
8. OWNER / DEVELOPER TO EXECUTE MAINTENANCE AGREEMENT FOR COMMERCIAL AND OR PRIVATE PONDS AT OR BEFORE C.O.
9. WATER QUALITY (WQ) FEATURES TO BE INSTALLED AT 80% BUILD-OUT OR END OF WARRANTY.
10. DEVELOPER SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE AT THE PROJECT SITE WITH REPRESENTATIVES OF ALLENDALE CHARTER TOWNSHIP PUBLIC UTILITES.

ESC PLAN

SCALE 1" = 30'

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

STATE OF MICHIGAN
BARRY TODD SIMMONS
ENGINEER
No. 6201069148
PROFESSIONAL ENGINEER
10.9.23

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ALLENDALE, MI - LAKE MICHIGAN DR
GUGGENHEIM DEVELOPMENT SERVICES, LLC
3000 INTERNET BOULEVARD, SUITE 570
FRISCO, TX 75034
214-872-4000

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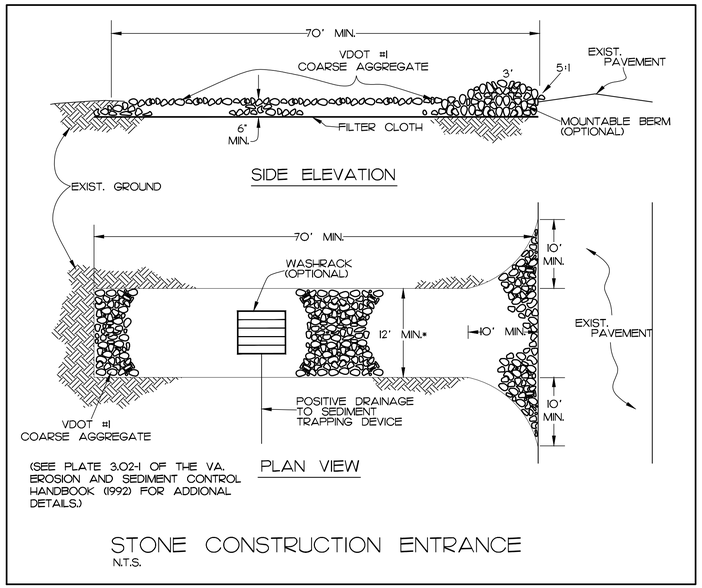
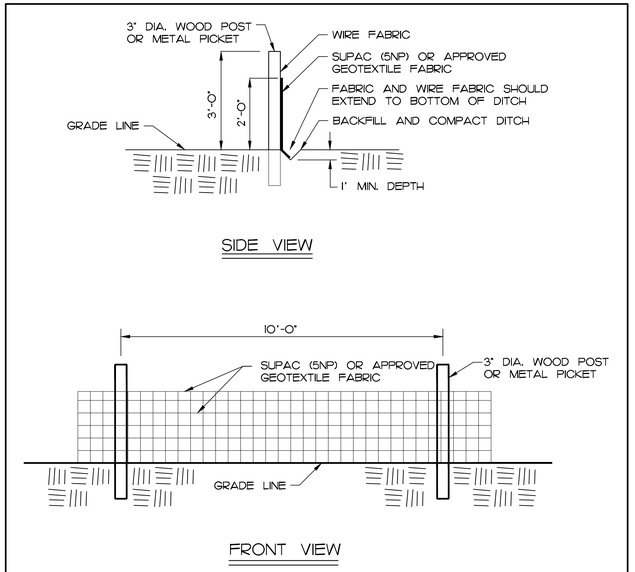
DATE	10/05/2023
SCALE	AS NOTED
DRAWING	12



STONE CONSTRUCTION ENTRANCE

N.T.S.



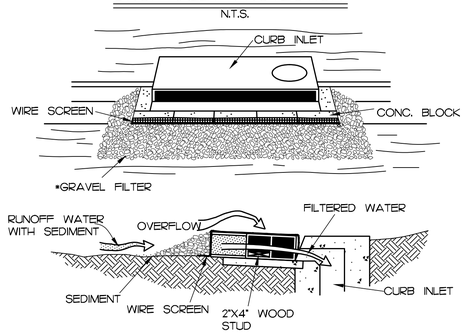
DETAIL OF SILT FENCE

(N.T.S.)

NOTES:
1. INSTALL SILT FENCE BEFORE CONSTRUCTION IS BEGUN.
2. CONSTRUCT SILT FENCE AS ABOVE OR USE PREFABRICATED SILT FENCE (METROMONT 24-100X) OR APPROVED EQUAL.

DROP INLET PROTECTION

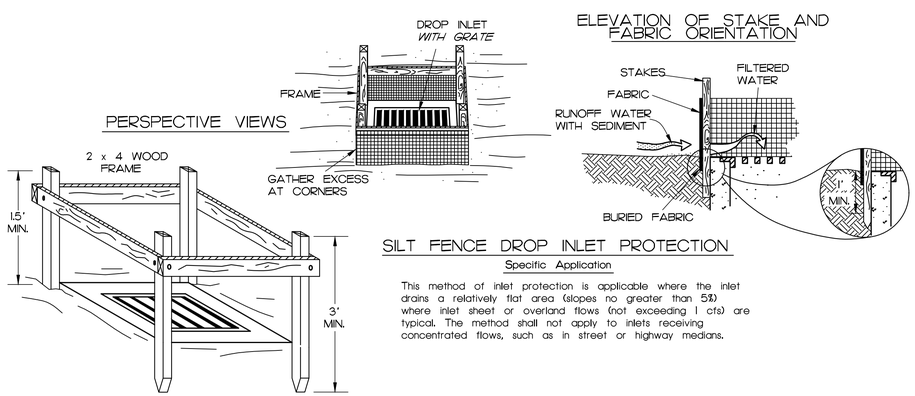
N.T.S.



BLOCK AND GRAVEL CURB INLET SEDIMENT FILTER

Specific Application

This method of inlet protection is applicable at curb inlets where overflow capability is necessary to prevent excessive ponding in front of the structure.
*Gravel shall be VDOT #3, #357, or #5 coarse aggregate.



SILT FENCE DROP INLET PROTECTION

Specific Application

This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5%) where inlet sheet or overland flows (not exceeding 1 cfs) are typical. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

ESC DETAIL

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

STATE OF MICHIGAN
BARRY TODD SIMMONS
ENGINEER
No. 6201069485
LICENSED PROFESSIONAL ENGINEER
10.5.23

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DRAWING	15

LANDSCAPE REQUIREMENT

SECTION 12A.04.F FRONT YARD LANDSCAPING

FOR EACH 150' INCREMENT OF FRONTAGE TWO DECIDUOUS OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 3 SHRUBS FOR EACH TREE SHALL BE REQUIRED.
FRONTAGE 135'
REQUIRED: 2 TREES (LARGE)
2 ORNAMENTAL TREES
12 SHRUBS
PROVIDED: 2 TREES (LARGE)
2 ORNAMENTAL TREES
12 SHRUBS

SECTION 21A.04.62.A FRPMT YARD SCREENING

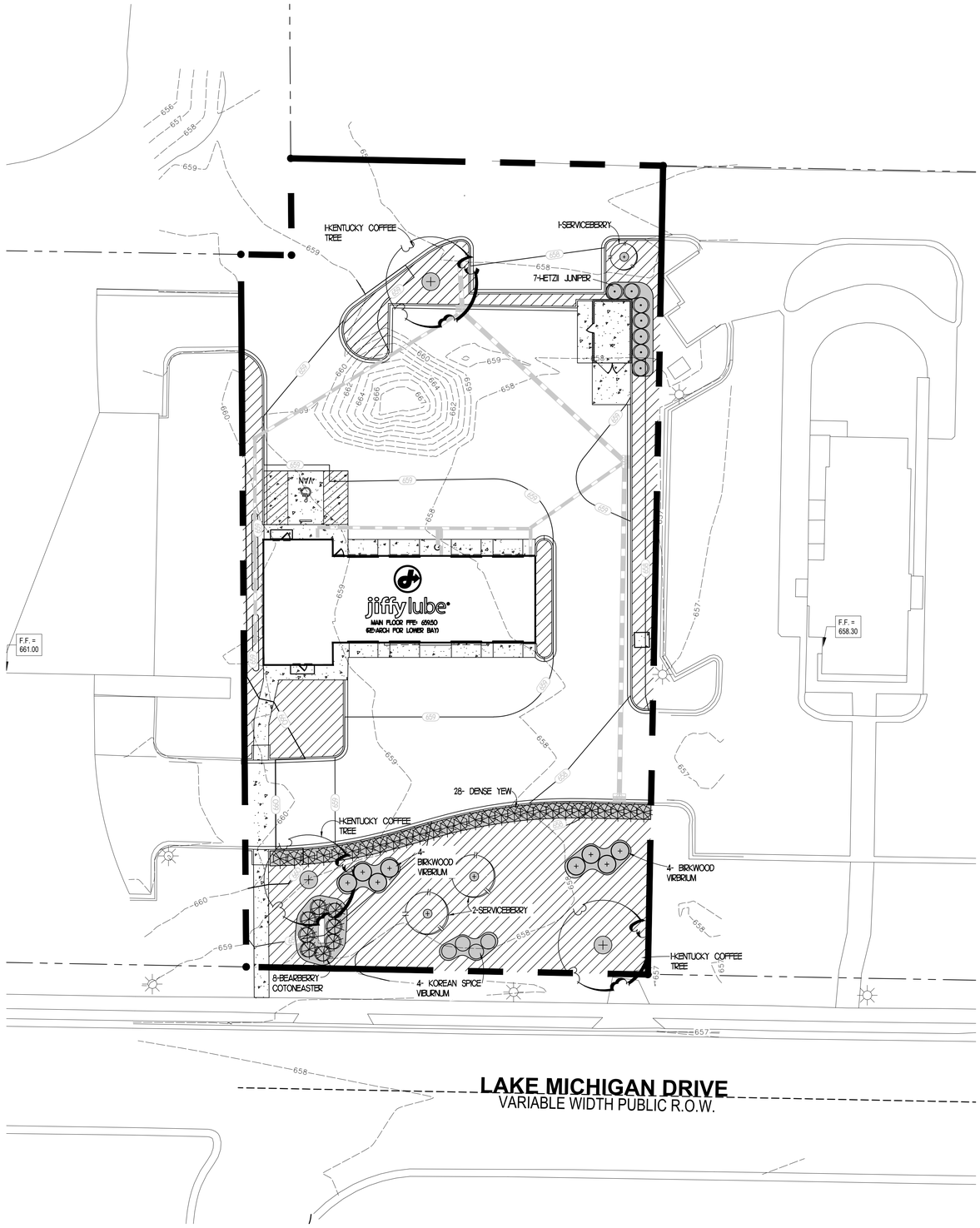
A CONTINUOUS HEDGE A MIN. OF 24" IN HT MATURING AT 36" MIN. HT. SHALL BE PLACED TO SCREEN THE DRIVE AND BUILDING.

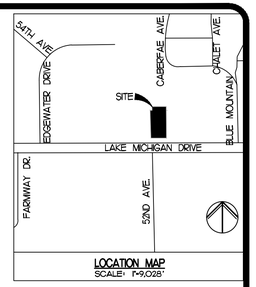
PROVIDED A DENSE EVERGREEN HEDGE

PUD SECTION 5.B.5- ALL FRONT YARD TRAVEL LANES SHALL BE SCREENED BY AN EVERGREEN HEDGE A MIN OF 3' TALL AT PLANTING. THIS SIZE REQUIREMENT SUPERCEDES SECTION 21A.04.62.A.

ALL DISTURBED AREAS TO BE SODDED WITH FESCUE.

CONTRACTOR TO PROVIDE DESIGN/BUILD IRRIGATION PLAN





LOCATION MAP
SCALE: 1"=1,028'

PLANT LIST

	QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE REQUIREMENTS
TREES	3		KENTUCKY COFFEETREE	GYMNOCLADUS DIOCA	3" CALIPER, 12' MIN. HT
TREES	3		SERVICEBERRY	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE'	8' MIN. HT MULTI-STEM
SHRUBS	8		BIRKWOOD VIBURNUM	VIBURNUM X BURKWOODII	36" MIN. HT.
SHRUBS	28		DENSE YEW	TAXUS X MEDIA 'DENSIFORMIS'	36" MIN. HT.
SHRUBS	7		HETZII JUNIPER	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	4' MIN. HT.
SHRUBS	8		BEARBERRY COTONEASTER	COTONEASTER DAMMERI	12" HT.
SHRUBS	4		KOREANSPICE VIBURNUM	VIBURNUM CARLESII	48" MIN. HT.

LEGEND

SOD

MULCH

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.

LANDSCAPE PLAN

SCALE 1" = 20'

REVISIONS	BY

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Greenville, South Carolina 29609
864-233-5497

STATE OF MICHIGAN
Kim Kauffman
LANDSCAPE ARCHITECT
LICENSE NO. 3901017044
LICENSED LANDSCAPE ARCHITECT
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214-572-4000

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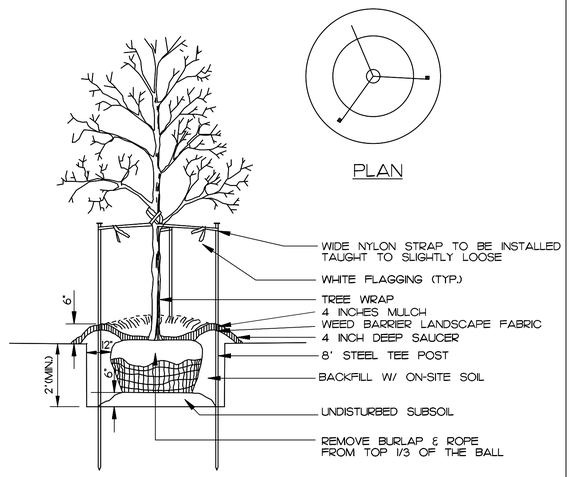
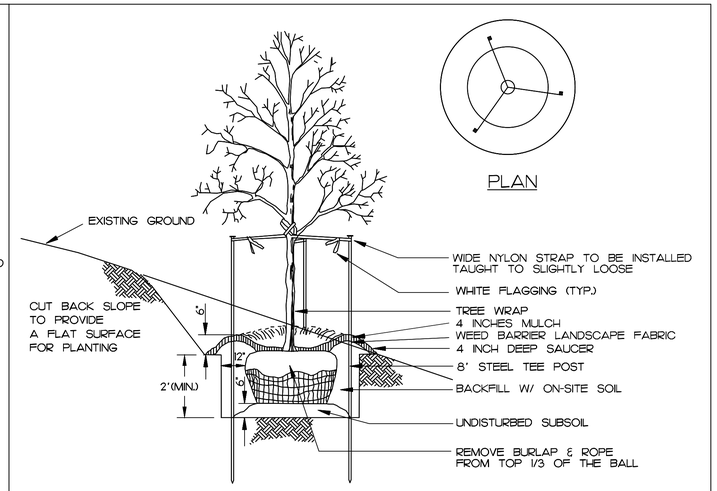
LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN INC.
2. ALL PLANTS MUST BE HEALTHY, WELL BRANCHED, STRAIGHT TRUNKED, FULL HEADED, FREE OF DISEASE AND INSECT INFESTATION, AND MEET ALL SPECIFIED REQUIREMENTS.
3. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED AND STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. ALL PLANT BEDS, TREES, SHRUB MASSES, ETC. SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH. THIS INCLUDES A **6 FOOT** DIAMETER MULCH RING AROUND ALL PROPOSED TREES.
13. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITY LINES IN AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
14. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
15. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND PROPOSED TOP SOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED.
16. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE TOP SOILED, LIMED, AND FERTILIZED ACCORDING TO THE SOIL TEST REPORT. THESE GRASS AREAS SHALL BE SEEDED AND SODDED WITH **HYBRID BERMUDA SOD** AS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL GRASS AREAS UNTIL A HEALTHY STAND IS ESTABLISHED.
17. ALL PLANTING AREAS, INCLUDING PARKING LOT ISLANDS, SHALL CONTAIN SOILS SUITABLE FOR PLANTING. SOILS SHALL BE CLEAN AND FREE OF ALL CONSTRUCTION MATERIALS. THE TOP TWO FEET OF SOIL SHALL BE LOOSE. IF PREVIOUSLY COMPACTED, IT SHALL BE LOOSENED BY TILLING OR OTHER MEASURE TO A DEPTH OF TWO FEET. THE TOP SIX INCHES OF SOIL SHALL BE CLEAN TOPSOIL, OR OTHER CLEAN SOILS AMENDED WITH ORGANIC MATERIAL. THIS REQUIREMENT SHALL BE MET PRIOR TO THE INSTALLATION OF LANDSCAPING.
18. THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM THE LANDSCAPE OPERATION. ALSO, IF INSUFFICIENT TOPSOIL IS PRESENT ON THE SITE THE CONTRACTOR IS REQUIRED TO HAVE TOPSOIL BROUGHT INTO THE SITE FOR THE LANDSCAPE OPERATION.
19. THE CONTRACTOR SHALL INCLUDE IN HIS BID PACKAGE REMOVAL AND EXCAVATION OF ROCK AS REQUIRED DURING TREE PLANTING TO INSURE SURVIVAL OF THE TREES AND TO PROVIDE A PLANTING PIT AS DIMENSIONED ON THE PLANTING DETAILS.
20. CONTRACTOR SHALL PROVIDE EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1. CONTRACTOR HAS THE OPTION TO UTILIZE SOD IN LIEU OF AN EROSION CONTROL BLANKET (TYPICAL).



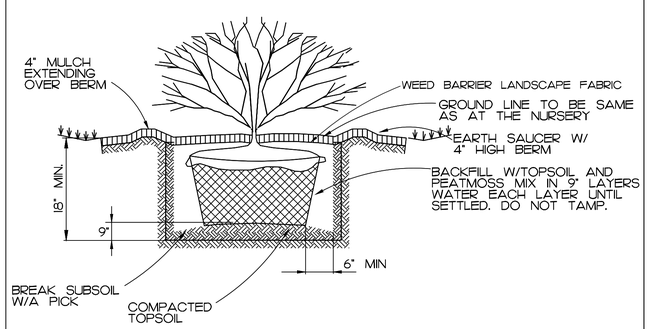
NOTE:
1. THIS DETAIL APPLIES TO ALL NURSERY GROWN STOCK
2. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S.

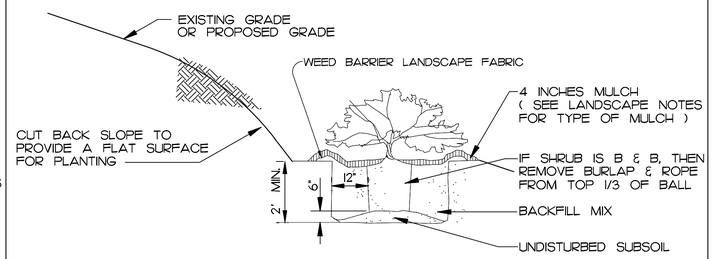


NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING ON SLOPE
N.T.S.



TYPICAL SHRUB PLANTING
N.T.S.

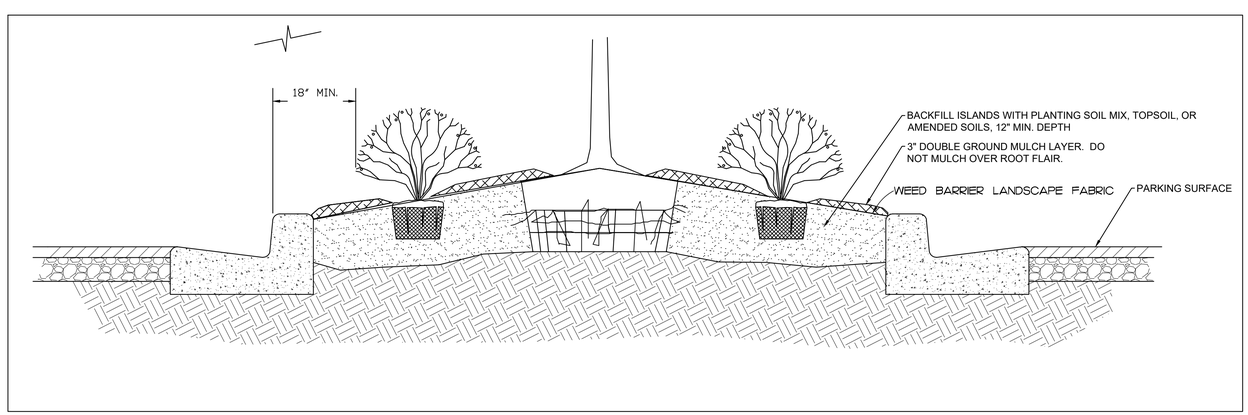


SHRUB PLANTING ON SLOPE
N.T.S.

LANDSCAPE FABRIC SPECIFICATION

LANDSCAPE FABRIC SHALL BE ECOGARDNER 5-OZ PRO GARDNER WEED BARRIER W/ ACCOMPANYING STAPLES AND SHALL BE INSTALLED AS FOLLOWS:

1. PREPARE THE AREA TO RECEIVE LANDSCAPE FABRIC BY CUTTING ANY EXISTING WEED AS SHORT AS POSSIBLE, BY REMOVING, OR BY SPRAYING WITH ROUND-UP. REMOVE ANY ROCKS, STICKS, CLODS OF SOIL, OR NAILS THAT MAY SNAG THE MAT DURING INSTALLATION.
2. LEVEL THE AREA WHERE THE FABRIC IS TO BE INSTALLED BY USING A HAND RAKE, TO ROUGHLY LEVEL THE SURFACE AND FILL ANY HOLES.
3. PLACE THE FABRIC ON THE SOIL AND INSTALL ECOGARDNER 11 GAUGE, STEEL STAPLES 9" MINIMUM IN LENGTH. STAPLES SHALL BE PLACED 18" O.C. IN ALL DIRECTIONS, AND SHALL BE HAMMERED OR PUSHED INTO PLACE. WHERE ROWS OF FABRIC OVERLAP, A STAPLE TO HOLD THE EDGES SHALL BE PLACED 12" O.C. ALONG ALL THE JOINTS.



LANDSCAPE DETAILS

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
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209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

STATE OF MICHIGAN
Kim Kauffman
LANDSCAPE ARCHITECT
3201017044
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ENTRY PERSPECTIVE

ARCHITECTURAL DESIGN ▪ GUILD
2710 Sutton Boulevard
St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
F:: 314.644.4373

jiffy lube multicare

GUGGENHEIM

Floor Plan

Proposed Jiffy Lube Multicare
Allendale, MI

VER 10/4/2023

ENTRY PERSPECTIVE

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EXIT PERSPECTIVE

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Allendale, MI

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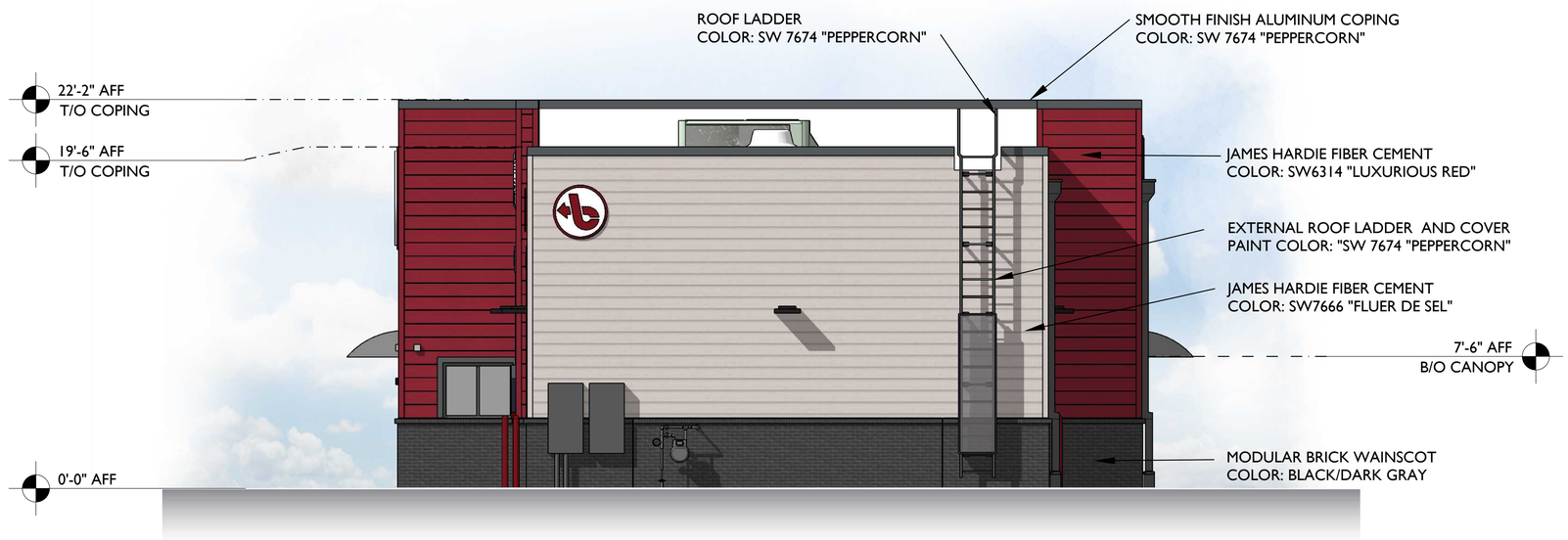
FRONT ELEVATION



SIDE ELEVATION

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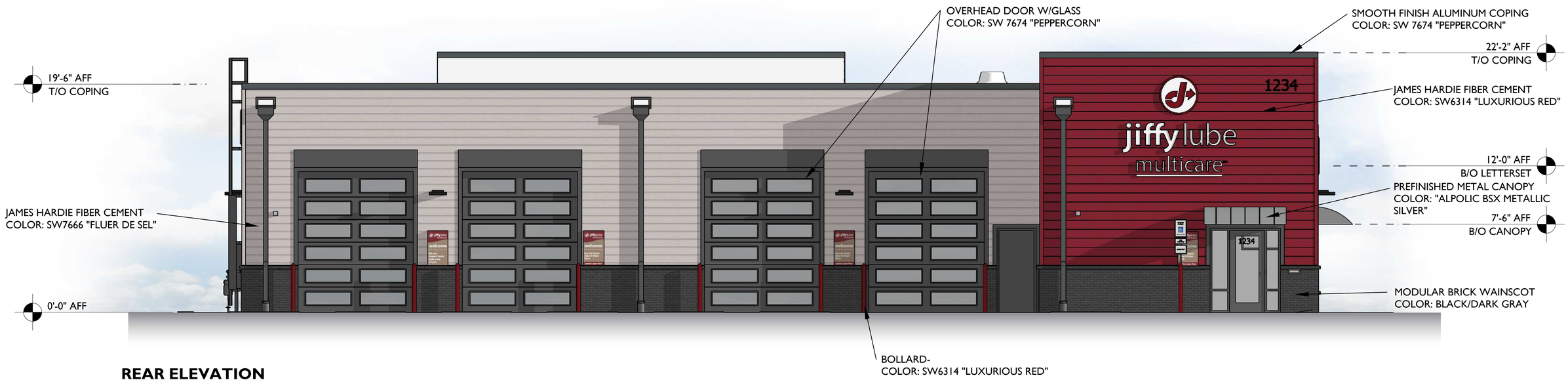
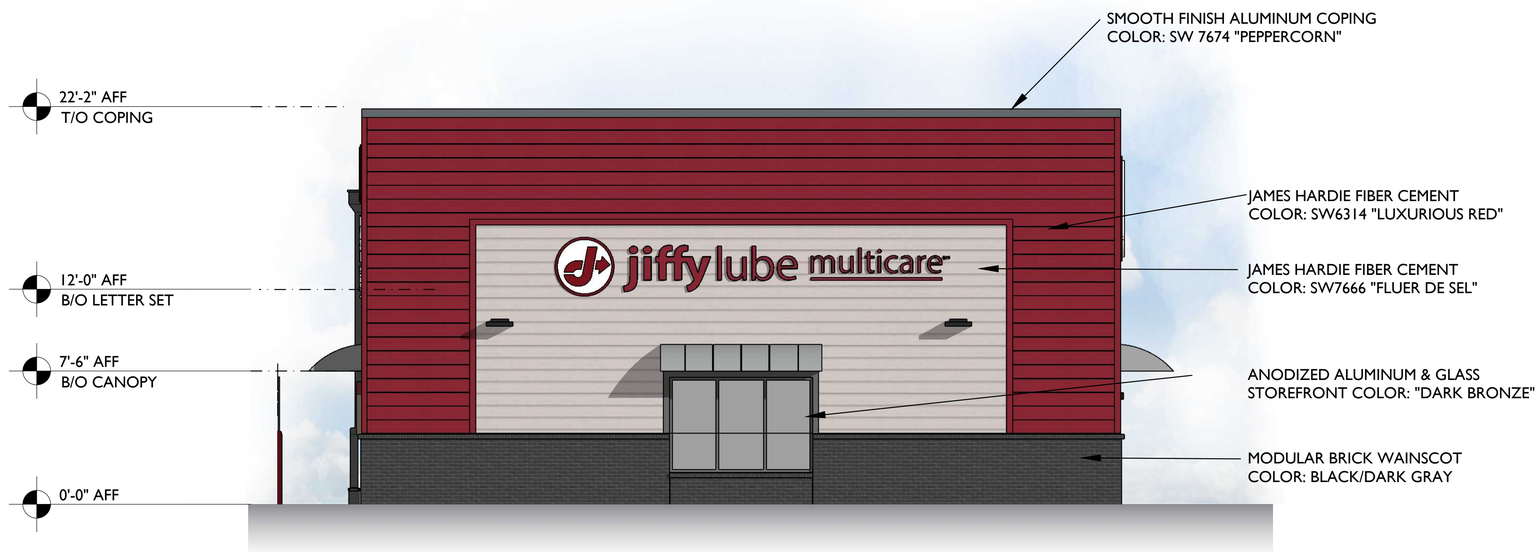
Proposed Jiffy Lube Multicare
Allendale, MI

VER 10/4/2023



REAR ELEVATION



SIDE ELEVATION

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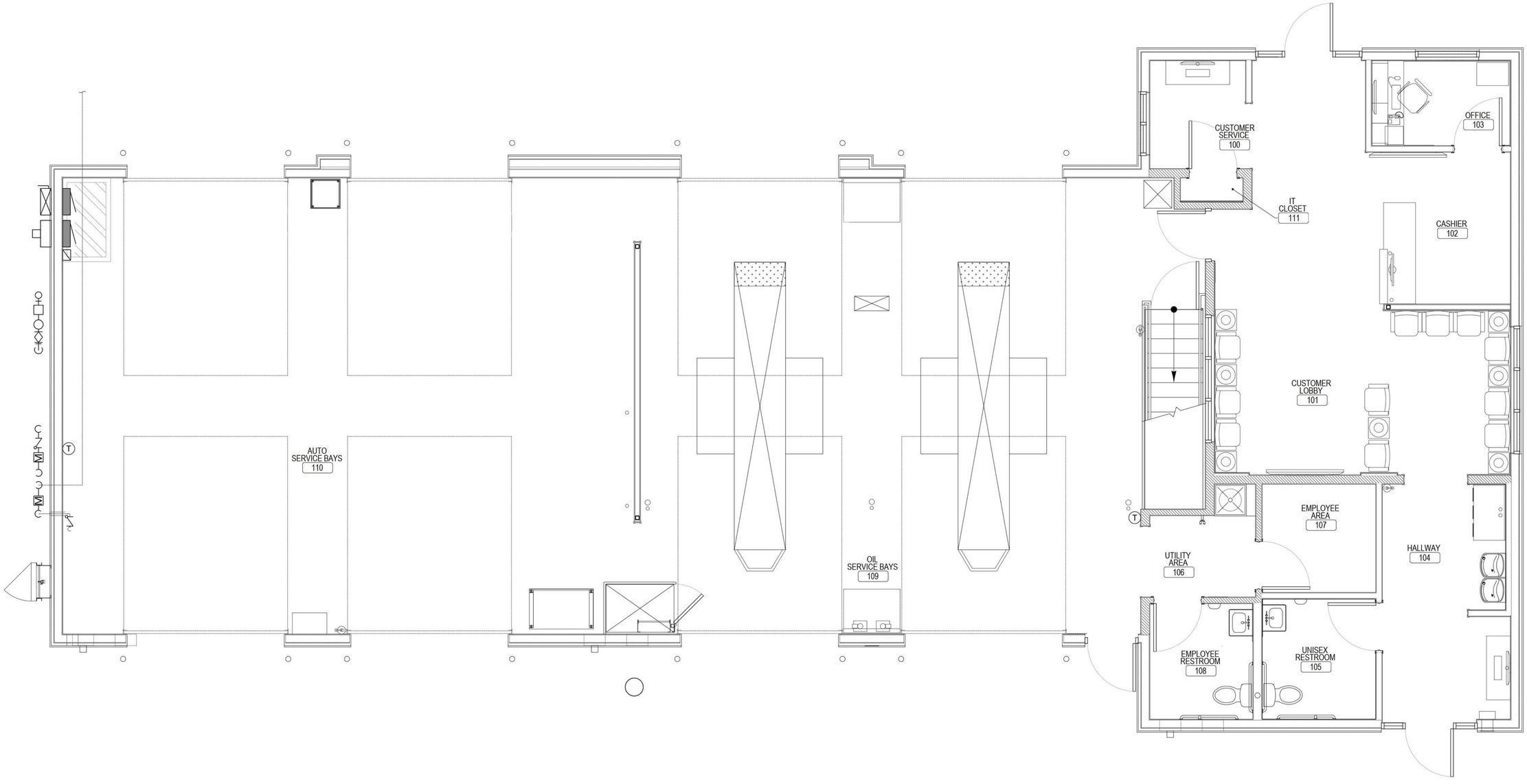
Allendale, MI

VER 10/4/2023



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Floor Plan

Proposed Jiffy Lube Multicare
Allendale, MI

VER 10/4/2023

FREELAND and KAUFFMAN, INC.

ENGINEERS ! LANDSCAPE ARCHITECTS

October 05, 2023

Allendale Charter Township
6676 Lake Michigan Drive,
P.O. Box 539
Allendale, MI 49401

To whom it may concern,

Subject: Site Plan Submittal for proposed Jiffy Lube for PUD Amendment Process

On behalf of our client Guggenheim Development Services, LLC please find enclosed the following documents for you review and comment:

- 1 copy of applications
- 5 copy of Site Plans
- 5 copies of building elevations

Please process the enclosed documents for review. Should you have any questions, or should you require additional information, please contact me directly at 864.672.3426 or mailto:tsimmons@fk-inc.com Thank you.

Sincerely,

Todd Simmons

209 West Stone Avenue ! Greenville, South Carolina 29609 ! Telephone 864-233-5497 ! Fax 864-233-8915

Allendale
CHARTER TOWNSHIP

"Where community is more than just a concept!"

Planning Commission
Application

Submission Date: 10-5-2023

Application for Site Plan Review in conjunction with which of the following:

- ☐ Site Plan Review Only
- ☒ New PUD Development
- ☐ Rezoning
- ☒ Zoning Amendment (including PUD)
- ☐ Special Use Application
- ☐ Other:_____

Property Owner:	5213 Lake Michigan Dr. LLC		
Mailing Address:	2030 Lake Michigan Dr. NW, STE F, Grand Rapids, MI 49504		
Phone Number:		Cell Phone:	
Email Address:		Fax:	
Owner's Signature:			

Applicant Name: (if not owner)	Guggenheim Development Services, LLC		
Mailing Address:	3000 Internet Blvd, Suite 570, Frisco, TX 75034		
Phone Number:	214-534-8191	Cell Phone:	
Email Address:	Jason.Bolling@GuggenheimPartners.com	Fax:	
Applicant's Signature:	Jason Bolling		

Who is the responsible party for future invoices? Check one:

	Property Owner	X	Applicant

Architect, Engineer, Attorney or other professionals associated with the project (attach additional sheets if necessary):

Contact:	Freeland and Kauffman, Inc.		
Mailing Address:	209 W. Stone Ave., Greenville, SC 29609		
Phone Number:	864-672-3426	Cell Phone:	
Email Address:	tsimmons@fk-inc.com	Fax:	
Address of Property:	5195 Lake Michigan Dr., Allendale, MI 49401		

6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org

Permanent Parcel Number: 70-09-24 -400-085					
Legal Description of Property (or attach to the application):					
Attached to application					
Lot Area:	0.85 ac	Lot Depth:		Lot Width:	
Current Zoning of Parcel:	PUD	Current Use of Parcel:	Vacant		
Proposed Use of Parcel:	Proposed building of Jiffy Lube is automobile repair and maintenance shop.				
Name of Proposed Development (if applicable):					
Name of Proposed Buildings to be constructed:	Jiffy Lube				
Square feet of gross:	3,252 SF	Square feet of usable floor area:	296 SF		
Number of Permanent Employees (if applicable):	8				

- Please include 5 sets of the proposed Site Plan and 1 electronic copy for staff review along with your application and escrow fee. (When ready for submission to the Planning Commission, smaller than typical plans are allowed when they can be easily interpreted and are to scale.)
- Please see Resolution 2011-2 for our full escrow fee policy. If you would like a copy of this policy it is available online or by request at the Township office.
- If your escrow is not kept up to date, according to our policy, the Township reserves the right to withhold approval of your project, issue a stop work order, or withhold final occupancy until the escrow balance is made current.

For Office Use Only

Date Received:			
Amount Paid:		Check No:	
Notes:			

ALLENDALE CHARTER TOWNSHIP
6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org

If your project is a Rezoning or Zoning Text Amendment please fill out the following:

1. Action Requested:
   A. Rezone from _____ to _____ the property located at (address if any)

   _____, parcel ID _____

   legally described as:

   _____

   _____

   _____

   B. Text Amendment:
   Amend Chapter 470 Article 14 Section(s) 14.02 to read:
   Proposed use "automobile repair and maintenance shop" in permitted use under General commercial ordinance.

   _____

2. General Information:
   A. List all deed restrictions to property described in 2A, above, (attach additional pages if needed):

   _____

   _____

   _____

   B. Present use of the property is: Vacant
   C. Lot size in acres or square feet: 0.85 acres
   D. Provide a scaled map of the property, fully-dimensioned and correlated with the legal description, showing the following:
      1. The land which would be affected by the proposed amendment;
      2. If the land proposed for rezoning does not include the entire parcel or lot, the land and legal description of the portion of the parcel of the lot which is proposed for rezoning and the portion of the parcel of the lot which is not proposed for rezoning;
      3. The present zoning of the land proposed for rezoning;
      4. The present zoning of all abutting lands; and

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5. All public and private right-of-ways and easements bounding and intersecting the land proposed for rezoning.

E. Reason for this amendment request at this time:

Proposed use of the building "automobile and repair shop" is part of "Special use Permit" under General Commercial Ordinance and not a allowed use as per current Article 12: PUD of Zoning Ordinance. Proposed use requires ammendment.

F. If the amendment is a proposed rezoning please answer the following questions:

1. Is the requested amendment consistent with the Master Plan? If yes, explain:

Master Plan states that property is zoned "General Commercial" and change in ammendment will not change the overall zoning of the property.

2. If the proposed zoning does not conform with the Master Plan, why should the change be made? Please be specific, brief, and attach any supporting documentation which substantiates your claim:

G. What do you anticipate the impact of the proposed zoning change on the neighboring property to be?

Neighboring properties are zoned as "General Commercial" and there is no anticipated impact on them.

The undersigned affirm that he, she, or they, accept the responsibility of the Petition and that information herewith submitted is true and correct to the best of their knowledge.

Jason Bolling	10/02/2023		
Petitioner's Signature(s)	Date	Petitioner's Signature(s)	Date

ALLENDALE CHARTER TOWNSHIP
6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org

SUN TITLE **Commitment No. 224822**	ISSUING AGENT: **Sun Title Agency of Michigan, LLC** UNDERWRITTEN BY: **Old Republic National Title Insurance Company**
ALTA COMMITMENT	**SCHEDULE C** **(Property Legal Description)**

LEGAL DESCRIPTION

The Land referred to in this commitment is described as follows:

Land situated in the Township of Allendale, Ottawa County, Michigan:

Part of the South 1/2 of Section 24, Town 7 North, Range 14 West, described as: Commencing at the South 1/4 corner of said Section; thence North 00 degrees 25 minutes 55 seconds West 330.00 feet along the North-South 1/4 line of said Section to the point of beginning; thence continuing North 00 degrees 25 minutes 55 seconds West 32.48 feet along said 1/4 line; thence South 88 degrees 52 minutes 53 seconds East 125.03 feet parallel with the South line of said Section; thence South 01 degrees 3 minutes 04 seconds West 271.56 feet parallel with the West line of Units 1 and 2 of Allendale Crossings Condominium, Ottawa County Condominium Subdivision Plan No. 538; thence North 88 degrees 56 minutes West 135.01 feet along the Northerly right-of-way line for Lake Michigan Drive; thence North 00 degrees 25 minutes 55 seconds West 239.27 feet; thence South 89 degrees 07 minutes 11 seconds East 17.00 feet along the South line of South Edgewater Park, Edgewater Business Plat, as recorded in Liber 31 of Plats, Pages 41 through 44, inclusive, Ottawa County Records, to the point of beginning.

70-09-24-400-085

If provided above, any address and tax parcel number are solely for informational purposes, without warranty as to accuracy or completeness. If inconsistent in any way with the legal description above, the legal description shall control.

ERECORDING
2022-0019555
FILED & SEALED FOR RECORD IN
OTTAWA COUNTY, MI
JUSTIN F. ROEBUCK
COUNTY CLERK/REGISTER OF DEEDS
05/24/2022 AT 12:11 PM
30.00

TAX STAMP affixed
after recording
Affidavit on file.

WARRANTY DEED

The GRANTOR(S): Pear Line, L.L.C., a Michigan limited liability company of 114 Old M 21, Jenison, MI 49428

convey(s) and warrants(s) to the GRANTEE(S):

5213 Lake Michigan Drive LLC, a Michigan limited liability company of 2030 Lake Michigan Dr. NW, Ste. F, Grand Rapids, MI 49504

the premises located in the Township of Allendale, Ottawa County, Michigan and described on EXHIBIT A attached to this Deed ("PROPERTY"), subject to easements, building and use restrictions, interests, reservations of record, zoning ordinances, and taxes and assessments not yet due and payable.

Real Estate Transfer Tax Valuation Affidavit filed.

The Grantor grants to the Grantee the right to make the following division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended (enter a number, "All", or "None"): ___ (IF NO NUMBER IS INSERTED, THE RIGHT TO MAKE DIVISIONS STAYS WITH THE PORTION OF THE PARENT TRACT RETAINED BY THE GRANTOR; IF ALL OF THE PARENT TRACT IS CONVEYED, THEN ALL DIVISION RIGHTS ARE GRANTED). This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This deed is dated May 23, 2022

210521

GRANTOR:

Pear Line L.L.C., a Michigan limited liability company

By: _____
Merwyn Koster, Member

STATE OF MICHIGAN

COUNTY OF KENT

Acknowledged before me in Kent County, Michigan on the 23rd day of May, 2022, by Merwyn Koster, Member of Pear Line, L.L.C., a Michigan limited liability company.

_____
Notary Name
Notary public, State of Michigan
County of Ottawa
My commission expires: _____
Acting in Kent County

ANTHONY J. PONTARELLI
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OTTAWA
My Commission Expires Feb. 21, 2027
Acting in the County of Kent

PREPARED AT THE DIRECTION OF THE
GRANTOR BY (AND RETURN TO):

TJ Pontarelli
Sun Title Agency of Michigan, LLC
1410 Plainfield Avenue, N.E.
Grand Rapids, MI 49505
210521

EXHIBIT A

Property

LEGAL DESCRIPTION

Land situated in the Township of Allendale, Ottawa County, Michigan:

Part of the South 1/2 of Section 24, Town 7 North, Range 14 West, described as: Commencing at the South 1/4 corner of said Section; thence North 00 degrees 25 minutes 55 seconds West 330.00 feet along the North-South 1/4 line of said Section to the Point of Beginning; thence continuing North 00 degrees 25 minutes 55 seconds West 32.48 feet along said 1/4 line; thence South 88 degrees 52 minutes 53 seconds East 125.03 feet parallel with the South line of said Section; thence South 01 degree 3 minutes 04 seconds West 271.56 feet parallel with the West line of Units 1 and 2 of Allendale Crossings Condominium, Ottawa County Condominium Subdivision Plan No. 538; thence North 88 degrees 56 minutes 56 seconds West 135.01 feet along the Northerly right-of-way line for Lake Michigan Drive; thence North 00 degrees 25 minutes 55 seconds West 239.27 feet; thence South 89 degrees 07 minutes 11 seconds East 17.00 feet along the South line of South Edgewater Park, Edgewater Business Plat, as recorded in Liber 31 of Plats, Page 41-44, Ottawa County Records to the Point of Beginning.

70-09-24-400-082
Commonly known as: 5213 Lake Michigan Dr., Unit B, Allendale, MI 49401

The property address and tax parcel are provided solely for informational purposes, without warranty as to accuracy or completeness. If inconsistent in any way with the legal description listed above, the legal description listed above shall control.

Ottawa County Treasurer Office 5/24/2022
The records in my office show no unpaid taxes or special assessments for the five years of 2021 and prior involving lands in this instrument. This does not include taxes owed as a result of Board of Review, PRE Denials or Tax Tribunal judgements.
Amanda Price, Treasurer KS

210521

ALLENDALE CHARTER TOWNSHIP

6676 Lake Michigan Dr. Allendale, MI 49401
Phone: 616-895-6295 Fax: 616-895-6330
www.allendale-twp.org

Planning Commission
Site Plan Review Checklist

- This checklist shall be completed and submitted as part of the submittal packet to the Planning Commission. This is the same checklist that will be used by staff and Planning Commissioners to verify that all requirements set forth in the zoning ordinance are met.

- Township staff reviews the plan for completeness with the site plan checklist. If complete the plan can be forwarded to the Planning Commission. If not, the applicant is notified and must revise the site plan to comply with the checklist.

- A site plan which is to be reviewed by the Planning Commission shall be submitted to the Township offices **no less than 31 days** before the next regularly scheduled Commission meeting.

- **Three separate plans are required:**
  1) **A site analysis plan**
  2) **A site plan**
  3) **A landscape plan**

  A checklist is provided for each plan on the following pages.

- Site plans shall be drawn at a scale of not more than 1”=20’ if the site is less than two acres; 1”=40’ if the site is less than six acres; and 1”=100’ if the site is greater than six acres and shall contain the following information unless specifically waived by the Planning Commission.

- Either YES, NO or NA (Not Applicable) shall be marked next to each item. If NA is marked, please provide the reasoning for the NA notation.

- Before submitting a formal application for site plan review the applicant is encouraged to meet with the Township Planner or Zoning Administrator to review procedures and ask questions.

1. SITE ANALYSIS PLAN CHECKLIST

This is a separate site plan showing natural and man-made features and is used to determine how the existing features of a property will be changed by the proposed project.

❖

_____ Small-scale sketch of properties, streets and zoned uses of land within one-quarter mile of the site, sufficient to illustrate the existing character and development in the area of the site

_____ A sketch illustrating the location of the site within the Township

_____ Existing buildings and structures

_____ Current zoning of site and all abutting properties

_____ Current use of site

_____ Existing contour lines at two feet intervals on the subject property and to a distance of 50 feet outside the boundary lines of the site

_____ Swales and existing drainage patterns

_____ Existing strands of trees, tree lines and individual large trees.

_____ Water bodies, streams, creeks and wetlands on the site and within 50' of subject property

_____ Base flood elevation data (if applicable)

2. SITE PLAN CHECKLIST

See article 24 of Allendale Twp. Zoning Ordinance for actual language

❖

GENERAL INFORMATION

x Name of development
x Date on which the site plan was prepared
x North arrow and scale
x Architect, landscape architect, engineer, or professional surveyor who prepared the plan

x Name x Address x Professional seal

PROPERTY INFORMATION

x Legal description based upon the most current survey
x Small-scale sketch of properties, streets and zoned uses of land within one-quarter mile of the site, sufficient to illustrate the existing character and development in the area of the site
x A sketch illustrating the location of the site within the Township
x The size in acres and square feet of the subject property
x Property line dimensions and bearings
x Current zoning of site and all abutting properties
x Location and use of existing structures within 100 feet of the boundary of the subject property
x Proposed contour lines at not less than two feet intervals
x Percentage of site covered by impervious surface

BUILDINGS AND USES

x Location of existing and proposed buildings including: ___Use ___Length ___Width ___Height _X_Square Footage
NA Roof top equipment (Sec. 24.06.G.2)
x Setback of buildings from all property lines
x Architectural elevation drawings and exterior building materials (Sec. 24.06.J)

UTILITIES AND STORMWATER MANAGEMENT

Location, size and dimensions of the following:

x Utility easements
x Water lines
x Sanitary sewer lines
x Storm drainage lines
x Ditches and swales
x Retention and/or detention areas
x Fire hydrants
x Catch basins
NA Septic tank and drain fields and water wells if applicable
x Transformers and above ground utilities

VEHICLE CIRCULATION

Location, size and dimensions including width of the following:

x Proposed streets
x Abutting streets
x Rights-of-way
x Service drives
x Driveways / curb cuts
x Curbs and gutters
x Access easements serving the site
x Driveways opposite the site and driveways and intersections within 100 feet on either side of the site
____ Traffic control signs
x Master Plan streets which may cross the property

PEDESTRIAN CIRCULATION (Sec. 24.06.C)

x Location, dimensions and surface type of all sidewalks, bike paths and other walkways
x Internal walkways through the parking lot (Sec. 24.06.C.3)

PARKING (Article 21)

x Number and dimensions of spaces and aisles
x Computations to show number of spaces required
x Distance to nearest property line
x Barrier free parking spaces and sidewalk ramps
x Type of parking area surface
x Curbs and gutters
NA Loading areas

LIGHTING (Article 24.06.E)

____ Location of exterior lights including building lights
____ Height
____ Type of fixture

OTHER REQUIRED INFORMATION

x Waste disposal facilities (Sec. 24.06.H)
x Outdoor storage (Sec. 24.06.G)
x Signs (Article 22)
NA For residential developments (Sec. 24.05.D.17) summary schedules and views should be affixed as applicable in residential development, which gives the following data:

- ____ The net residential area which is the total size of the parcel minus any portion of the site within the road right-of-way expressed in acres and in square feet
- ____ The number of dwelling units proposed (by type) and the number of bedrooms for each type
- ____ Typical lot size dimensions if detached housing is contemplated
- ____ Typical elevation views of the front and side and rear of each type of building
- ____ Proposed density of the net residential site

_____ Proposed phasing

_____ Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by this Ordinance or by State or Federal Agencies.

_____ The Planning Commission may require written statements relative to the effects on the existing traffic capacity of streets, and the proposed development's impact on public safety, existing utilities, the environment and natural features

_____ The Planning Commission may request additional studies, graphics or other written materials from the applicant in order to assist in determining the appropriateness of the site plan

3. LANDSCAPING PLAN CHECKLIST

This is a separate plan illustrating proposed landscaping

See Articles 21A and Sec. 24.06.F of the Zoning Ordinance for actual language

❖

X Name, address and seal of landscape architect who prepared the plan

X Number of plants, type, size, location and spacing for:

- X greenbelts;
- X front yard along all streets abutting property;
- X Parking lots (Sec. 21A.04.G);

X Computations for all required landscaping

To be provided later Underground irrigation system (Sec. 21A.03.E)

NA Berms, walls and fences

NA Landscaping for multi-family buildings see also Sec. 23.06.I

X Open space and common areas

Please note that the number of plantings required by the Ordinance may be modified (increased or decreased) by the Planning Commission based on the criteria below. If a reduction in the required landscaping is proposed please provide the reasons for this reduction on the landscaping plan relative to the criteria.

Modification of Required Landscaping. For existing and proposed uses that require site plan approval to either expand or be built, landscaping shall be installed insofar as practical. The Planning Commission in its review of the site plan has the authority to increase, decrease or otherwise modify the landscaping and screening requirements of this article. In doing so, the Commission shall consider the following criteria:

1. The amount of space on the site available for landscaping.
2. Existing landscaping on the site and on adjacent properties.
3. The type of use on the site and size of the development.
4. Existing and proposed adjacent land uses.
5. The effect the required landscaping would have on the operation of the existing or proposed land use.
6. Whether additional landscaping is necessary to mitigate the adverse effects of adjoining land uses, to reduce headlight glare, reduce noise and to otherwise achieve the objectives of this Section.

SITE DEVELOPMENT PLANS

JIFFY LUBE

5197 LAKE MICHIGAN DRIVE

ALLENDALE CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN

PROJECT CONTACT LIST:

WATER & SEWER
ALLENDALE CHARTER TOWNSHIP
6676 LAKE MICHIGAN DRIVE,
ALLENDALE, MI 49401
CONTACT: CHAD DOORNBOS
P - 616-892-3117
EMAIL: CHADDOORNBOS@ALLENDALE-TWP.ORG

COUNTY STORMWATER & EROSION
OTTAWA COUNTY WATER RESOURCES COMMISSIONER (OCWRC)
12220 FILMORE STREET, ROOM 141,
WEST OLIVE, MI 49460
CONTACT: JON BRAXMIER
PHN. - 616-994-4530
EMAIL: WATERRESOUCESCOMMISSIONER@MIOTTAWA.ORG

INSPECTIONS (OUTSIDE ROW)
PROFESSIONAL CODE INSPECTIONS
1913 BALDWIN STREET
JENISON, MI
ATTN: STEVE KUSHION
P - 616-667-8803
EMAIL: SKUSHION@PCIMI.COM

ELECTRIC
CONSUMER ENERGY
700 E. STERNBERG RD.
MUSKEGON, MI 49441
CONTACT: GEROGE SMITH
P - 269-512-4948
EMAIL: GEORGESMITH@CMSENERGY.COM

GAS
DTE ENERGY
444 WEALTH ST SE
GRAND RAPIDS, MI 49441
CONTACT: CHARLES HERNANDEZ RAMOS
P - 616-272-4720
EMAIL: CHARELES.HERNANDEZ@DTEENERGY.COM

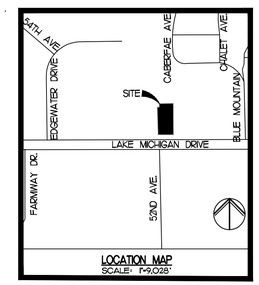
PLANNING & ZONING DEPARTMENT
ALLENDALE CHARTER TOWNSHIP
6676 LAKE MICHIGAN DRIVE, PO BOX 539,
ALLENDALE, MI 49401
CONTACT: KELLI MCGOVERN
P - 616-895-6295
EMAIL: KELLIMCGOVERN@ALLENDALE-TWP.ORG

PLANNER
FRESH COAST PLANNING
ATTN: GREGORY RANSFORD
P - 616-638-1240
EMAIL: GREG@FRESTCOASTPLANNING.COM

FIRE DEPARTMENT
ALLENDALE FIRE DEPARTMENT
6676 LAKE MICHIGAN DRIVE,
ALLENDALE, MI 49401
CONTACT: TONY DOLCE
P - 616-895-6295
EMAIL: TONYDOCE@ALLENDALE-TWP.ORG

TELEPHONE DEPARTMENT
ACENTEK
6568 LAKE MICHIGAN DR,
ALLENDALE, MI 49401
CONTACT: SCOTT FLANDERS
P - 616-892-0142
EMAIL: SFLANDERS@ACENTEK.NET

MDOT
GRAND REGION OFFICE
1420 FRONT AVENUE, NW
GRAND RAPIDS, MI 49504
P - 616-451-3091



SITE LOCATION MAP

NTS

PARCEL IDENTIFICATION NUMBER:
PIN: 70-09-24-400-085

SHEET INDEX

NO.	TITLE
1	COVER
2	TOPOGRAPHIC SURVEY
3	SITE ANALYSIS PLAN
4	DEMOLITION PLAN
5	SITE PLAN
6	CIRCULATION PATH
7	SITE DETAILS 1 OF 2
8	SITE DEATILS 2 of 2
9	GRADING PLAN
10	STORMDRAIN PROFILE
11	STORMDRAIN DETAIL
12	UTILITY PLAN
13	UTILITY DETAIL
14	ESC PLAN
15	ESC DETAIL 1 OF 2
16	ESC DETAIL 2 OF 2
17	LANDSCAPE PLAN
18	LANDSCAPE DETAILS

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12", WHICHEVER IS LESS, CONTACT FREELAND & KAUFFMAN, INC. (864-233-5497) AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE/SHE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. OWNER AND FREELAND & KAUFFMAN, INC. ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
4. CALL UTILITY LOCATOR SERVICE 72 HOURS IN ADVANCE OF DIGGING AT 811.
5. ALL WORK SHALL CONFORM TO THE ALLENDALE CHARTER TOWNSHIP STANDARDS AND SPECIFICATIONS.
6. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR ALLENDALE CHARTER TOWNSHIP STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
7. PRE-CAST DRAINAGE AND SANITARY SEWER STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. OWNER AND FREELAND & KAUFFMAN, INC., HOWEVER, ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES AS FIELD CONDITIONS DURING CONSTRUCTION OFTEN DICTATE MINOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THESE STRUCTURES TO ACCOMMODATE THESE FIELD ADJUSTMENTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING AS-BUILT WATER AND SEWER INFORMATION, TO OBTAIN PERMITS TO PLACE UTILITIES INTO OPERATION. THE CONTRACTOR IS ALSO REQUIRED TO PROVIDE COPIES OF THE WATER AND SEWER PRESSURE TESTS, WATER MAIN BACTERIOLOGICAL TESTS, BACKFLOW PREVENTION TESTS BY A CERTIFIED BACKFLOW PREVENTION SPECIALIST, ETC., AS REQUIRED BY OTTAWA COUNTY AND ALLENDALE CHARTER TOWNSHIP.
9. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF ALLENDALE CHARTER TOWNSHIP AND DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE). THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THESE STANDARDS.
10. THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
11. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY ALLENDALE CHARTER TOWNSHIP AND EGLE.
12. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
13. EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24-HOURS OF QUALIFYING STORM EVENTS, AND MAINTAINED AS NEEDED TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
14. ALL PRE-CAST DRAINAGE AND MANHOLE STRUCTURES MUST MEET MDOT SPECIFICATIONS.
15. THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE SERVICES OF A MICHIGAN REGISTERED LAND SURVEYOR ON-SITE TO PROVIDE ALL CONSTRUCTION STAKE-OUT SERVICES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR INSURING THE SURVEYOR IS IN POSSESSION OF THE LATEST REVISIONS OF ALL PLANS.

REVISIONS ◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE	DATE	BY

FLOOD INFORMATION:
FLOOD ZONE "X" (MINIMAL FLOOD HAZARD)
PER FEMA MAP NO. 26139C0231E
EFFECTIVE DATE: DECEMBER 16, 2011

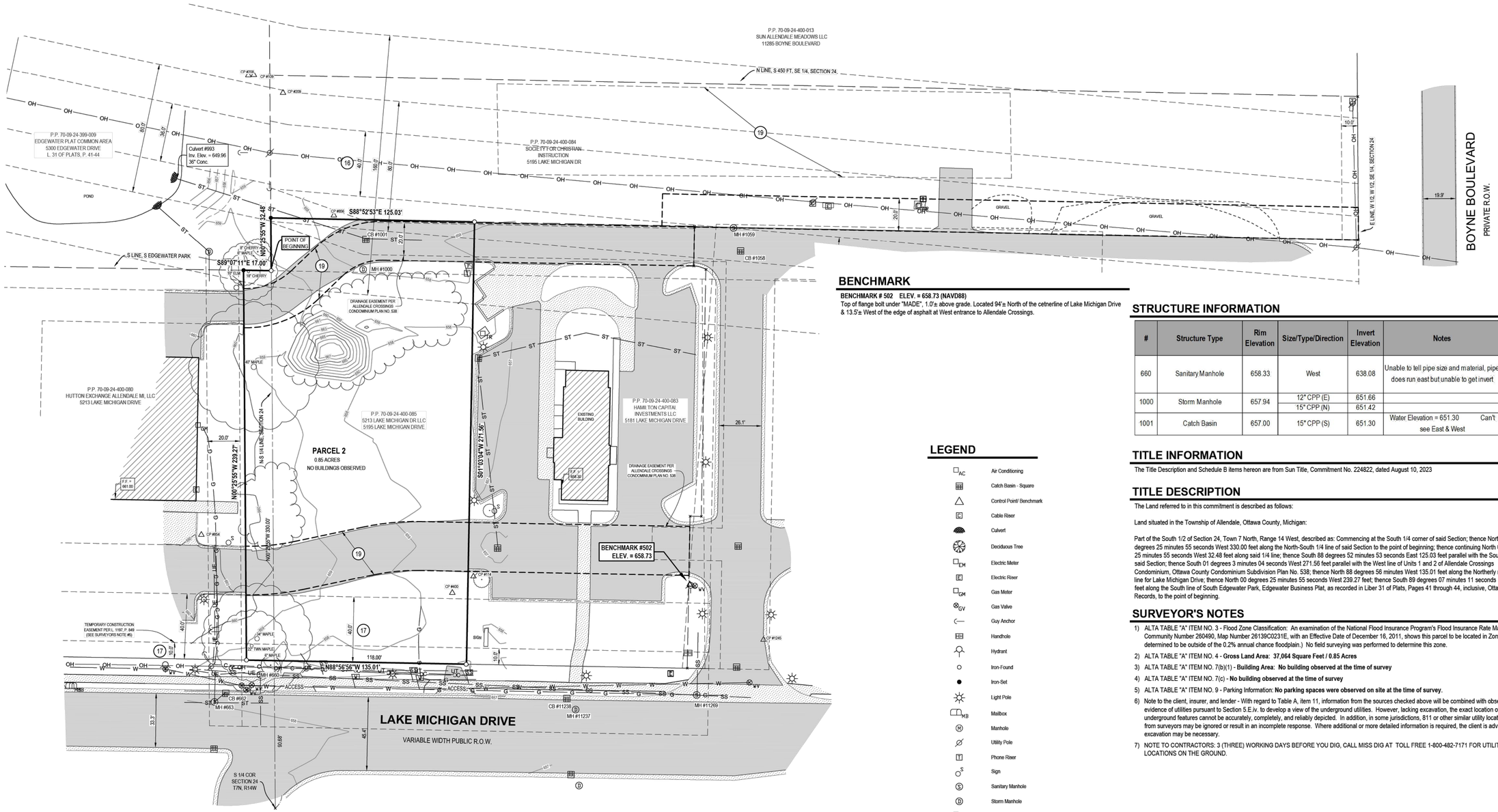
THE PROPOSED USE OF THIS SITE IS AN AUTOMOTIVE REPAIR ESTABLISHMENT. THE PROJECT WILL CONSIST OF A JIFFY LUBE BUILDING WITH ASSOCIATED PARKING AND DRIVEWAYS.

STATE OF MICHIGAN
BARRY TODD SIMMONS
ENGINEER
No. 6201067188
LICENSED PROFESSIONAL ENGINEER
1.9.24

SHEET 01
JANUARY 09, 2024

ENGINEER-
FREELAND and KAUFFMAN, INC.
Engineers - Landscape Architects
209 WEST STONE AVENUE
GREENVILLE, SC 29609
864.233.5497 (TEL.)
CONTACT: TODD SIMMONS, PE E-MAIL: TSIMMONS@FK-INC.COM

OWNER/DEVELOPER-
GUGGENHEIM DEVELOPMENT SERVICES
3000 INTERNET BLVD., SUITE 570
FRISCO, TX 75034
214-534-8191 (TEL.)
CONTACT: JASON BOLLING E-MAIL: JASONBOLLING@GUGGENHEIMPARTNERS.COM



BENCHMARK

BENCHMARK # 502 ELEV. = 658.73 (NAVD88)
Top of flange bolt under "MADE", 1.0'± above grade. Located 94'± North of the cetnerline of Lake Michigan Drive & 13.5'± West of the edge of asphalt at West entrance to Allendale Crossings.

STRUCTURE INFORMATION

#	Structure Type	Rim Elevation	Size/Type/Direction	Invert Elevation	Notes
660	Sanitary Manhole	658.33	West	638.08	Unable to tell pipe size and material, pipe does run east but unable to get invert
1000	Storm Manhole	657.94	12" CPP (E)	651.66	
			15" CPP (N)	651.42	
1001	Catch Basin	657.00	15" CPP (S)	651.30	Water Elevation = 651.30 Can't see East & West

LEGEND

- Air Conditioning
- Catch Basin - Square
- Control Point/ Benchmark
- Cable Riser
- Culvert
- Deciduous Tree
- Electric Meter
- Electric Riser
- Gas Meter
- Gas Valve
- Guy Anchor
- Handhole
- Hydrant
- Iron-Found
- Iron-Set
- Light Pole
- Mailbox
- Manhole
- Utility Pole
- Phone Riser
- Sign
- Sanitary Manhole
- Storm Manhole
- Transformer
- Underground Gas Marker
- Water Valve
- Cable TV Line
- Electric Underground Line
- Gas Line
- Overhead Utility
- Sanitary
- Storm Line
- Telephone Underground Line
- Tree Line
- Watermain
- Asphalt
- Existing Building
- Concrete

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Sun Title, Commitment No. 224822, dated August 10, 2023

TITLE DESCRIPTION

The Land referred to in this commitment is described as follows:

Land situated in the Township of Allendale, Ottawa County, Michigan:

Part of the South 1/2 of Section 24, Town 7 North, Range 14 West, described as: Commencing at the South 1/4 corner of said Section; thence North 00 degrees 25 minutes 55 seconds West 330.00 feet along the North-South 1/4 line of said Section to the point of beginning; thence continuing North 00 degrees 25 minutes 55 seconds West 32.48 feet along said 1/4 line; thence South 88 degrees 52 minutes 53 seconds East 125.03 feet parallel with the South line of said Section; thence South 01 degrees 3 minutes 04 seconds West 271.56 feet parallel with the West line of Units 1 and 2 of Allendale Crossings Condominium, Ottawa County Condominium Subdivision Plan No. 538; thence North 88 degrees 56 minutes West 135.01 feet along the Northerly right-of-way line for Lake Michigan Drive; thence North 00 degrees 25 minutes 55 seconds West 239.27 feet; thence South 89 degrees 07 minutes 11 seconds East 17.00 feet along the South line of South Edgewater Park, Edgewater Business Plat, as recorded in Liber 31 of Plats, Pages 41 through 44, inclusive, Ottawa County Records, to the point of beginning.

SURVEYOR'S NOTES

1) ALTA TABLE "A" ITEM NO. 3 - Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260490, Map Number 26139C0231E, with an Effective Date of December 16, 2011, shows this parcel to be located in Zone X(Areas determined to be outside of the 0.2% annual chance floodplain.) No field surveying was performed to determine this zone.
2) ALTA TABLE "A" ITEM NO. 4 - **Gross Land Area: 37,064 Square Feet / 0.85 Acres**
3) ALTA TABLE "A" ITEM NO. 7(b)(1) - **Building Area: No building observed at the time of survey**
4) ALTA TABLE "A" ITEM NO. 7(c) - **No building observed at the time of survey**
5) ALTA TABLE "A" ITEM NO. 9 - Parking Information: **No parking spaces were observed on site at the time of survey.**
6) Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above 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 may be necessary.
7) 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.

ZONING INFORMATION

ALTA TABLE "A" ITEM NO. 6(a) - CURRENT ZONING CLASSIFICATION
Zoning of property: Allendale Crossings PUD
(Zoning report not provided).

SURVEYOR'S CERTIFICATION

To Freeland & Kauffman, Inc.:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9 & 11(a) of Table A thereof. The fieldwork was completed on September 5, 2023.

STATE OF MICHIGAN
Scott A Hendges
License No. 4001047953
LICENSED PROFESSIONAL SURVEYOR

Scott A. Hendges
Professional Surveyor No. 4001047953
Nederveld, Inc.
shendges@nederveld.com

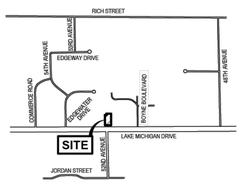
N

0' 15' 30' 60'
SCALE: 1" = 30'

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

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

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



LOCATION MAP

NOT TO SCALE

SCHEDULE B - SECTION II NOTES

15. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: State Highway Commissioner of the State of Michigan Recording No: Liber 241, Page 51. **The location of said easement cannot be determined from the record document.**
16. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Consumers Power Company (now known as Consumers Energy) Recording No: Liber 285, Page 496 and Partial Release of Easement recorded in Liber 5714, Page 631. **The easement described in this document is shown on this survey.**
17. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: County of Ottawa in document entitled Utility Line Easement Recording No: Liber 1197, Page 843, Liber 1197, Page 849 and Liber 1212, Page 409. **The easement described in this document is shown on this survey.**
18. Easements and the terms, conditions and provisions thereof which are recited in Grant of Easement for Storm Water Drainage and Detention Purposes by and between Edgewater Business Center Association, Inc., a Michigan non-profit corporation to Allendale Crossings, a Michigan non-profit corporation and Pear Line, L.L.C., a Michigan limited liability company recorded in Liber 5725, Page 415. **Said easement is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property.**
19. Easements and the terms, conditions and provisions thereof which are recited in Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by and between Hutton Exchange Allendale MI, LLC, a Michigan limited liability company and Pear Line, LLC, a Michigan limited liability company recorded in Instrument No. 2017-0042998. First Amendment recorded in Instrument No. 2018-0015588. **The easement described in this document is shown on this survey.**
20. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Consumers Energy Company, a Michigan corporation Recording No: Instrument No. 2018-0028247. The policy does not insure against unpaid water, sewer, blight tickets, electric or gas charges, if any, that have not been levied as taxes against these lands. (Meter readings should be obtained and adjusted between appropriate parties.) **Said easement is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property.**

NEDERVELD
www.nederveld.com
800.222.1868
HOLLAND
347 Hoover Blvd
Holland, MI 49423
Phone: 616.393.0449
ANN ARBOR
CHICAGO
COLUMBUS
GRAND RAPIDS
INDIANAPOLIS

PREPARED FOR:
Freeland & Kauffman, Inc.
Todd Simmons
209 West Stone Avenue
Greenville, SC 29609

CREATED:
Drawn: MJL Date: 09.05.23

REVISIONS:
Rev: CLIENT EDITS
Drawn: DS Date: 9/25/23
Rev: REVISIONS
Drawn: MJL Date: 11/10/23

5213 Lake Michigan Drive

ALTA/NSPS Land Title Survey

PART OF THE S. 1/2 OF SECTION 24, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

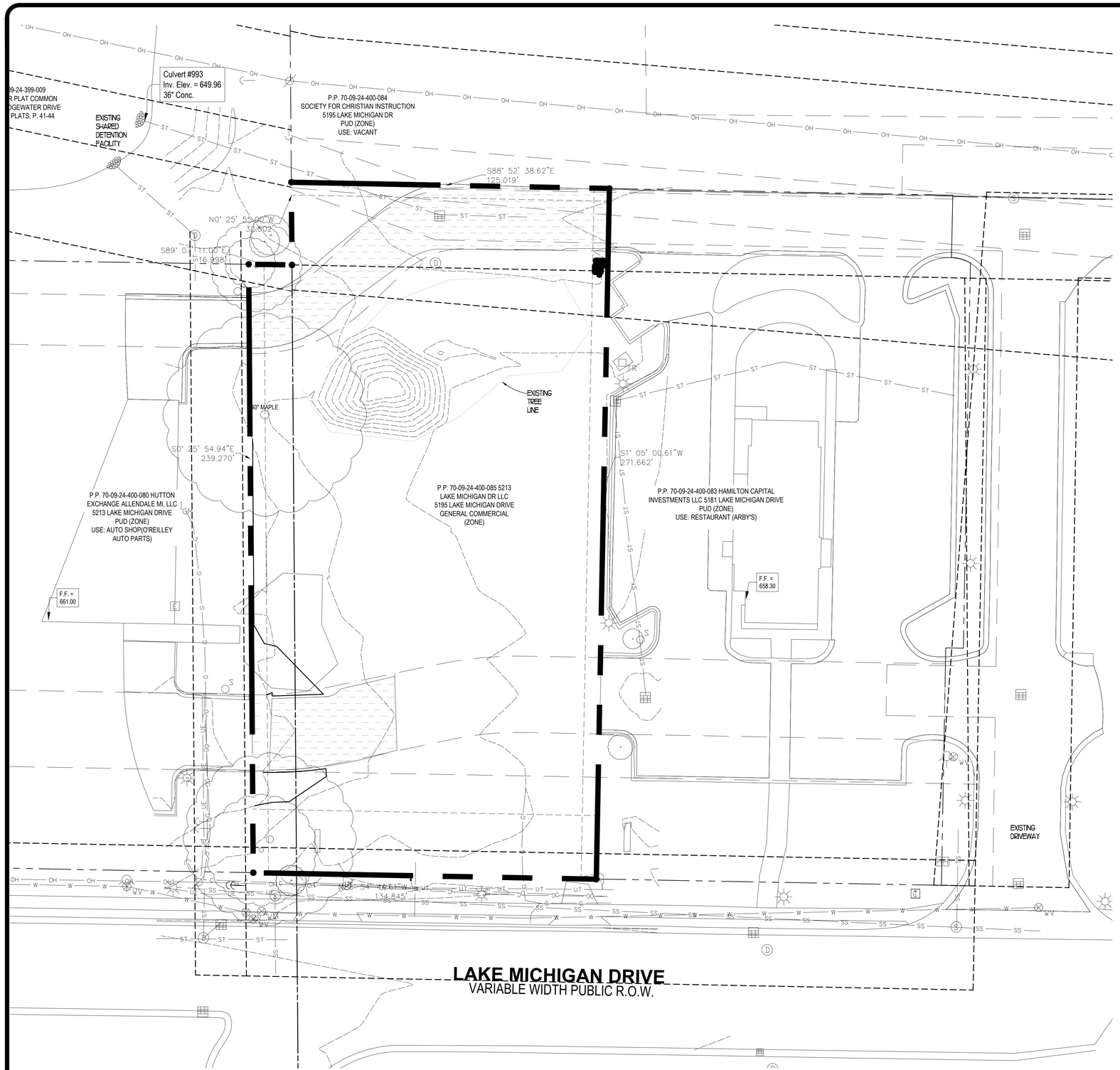
PROJECT NO: 23201367

SHEET NO: AL.2

SHEET: 1 OF 1

23201367ALT_.dwg MJL 11/10/2023 13:48

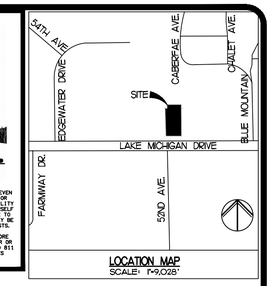
© 2023 Nederveld, Inc.



PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.

EVERY DIGGING JOB REQUIRES A CALL - EVEN SEEMINGLY HARMLESS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

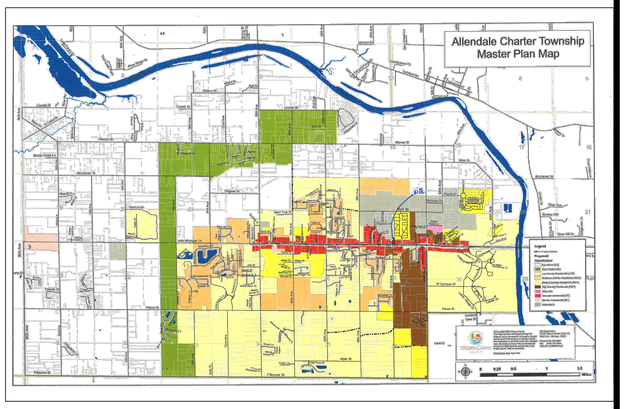
SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.



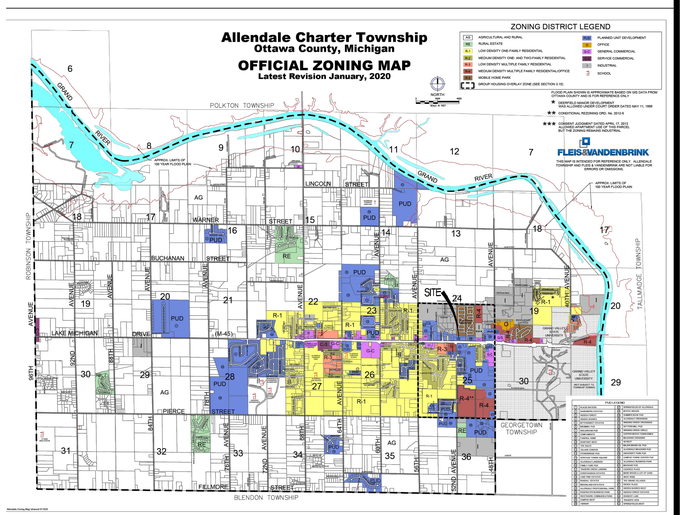
LOCATION MAP
SCALE: 1"=1,028'

SITE DATA

ADDRESS: 5197 MICHIGAN LAKE DRIVE, ALLENDALE, MI 49401
PROJECT AREA: ±0.85 AC
ZONING: ALLENDALE CHARTER TOWNSHIP • PUD (PLANNED UNIT DEVELOPMENT)
PARCEL NO.: 70-09-24-400-085
SETBACK: FRONT: 25 , REAR: 5' , SIDE: 6'
CURRENT USE: VACANT
USES OF ADJACENT SITE WITHIN 100 FEET:
NORTH: VACANT, EAST: RESTAURANT (ARBY'S) , SOUTH: RESTAURANT (TIM HORTONS) WEST: AUTO SHOP (O'REILLEY AUTO PARTS)



ALLENDALE TOWNSHIP MASTER PLAN MAP



ALLENDALE TOWNSHIP ZONING MAP

SITE ANALYSIS PLAN

SCALE 1" = 20'

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

STATE OF MICHIGAN
BARRY TODD SIMMONS
ENGINEER
NO. 6201059188
LICENSED PROFESSIONAL ENGINEER
1/9/24

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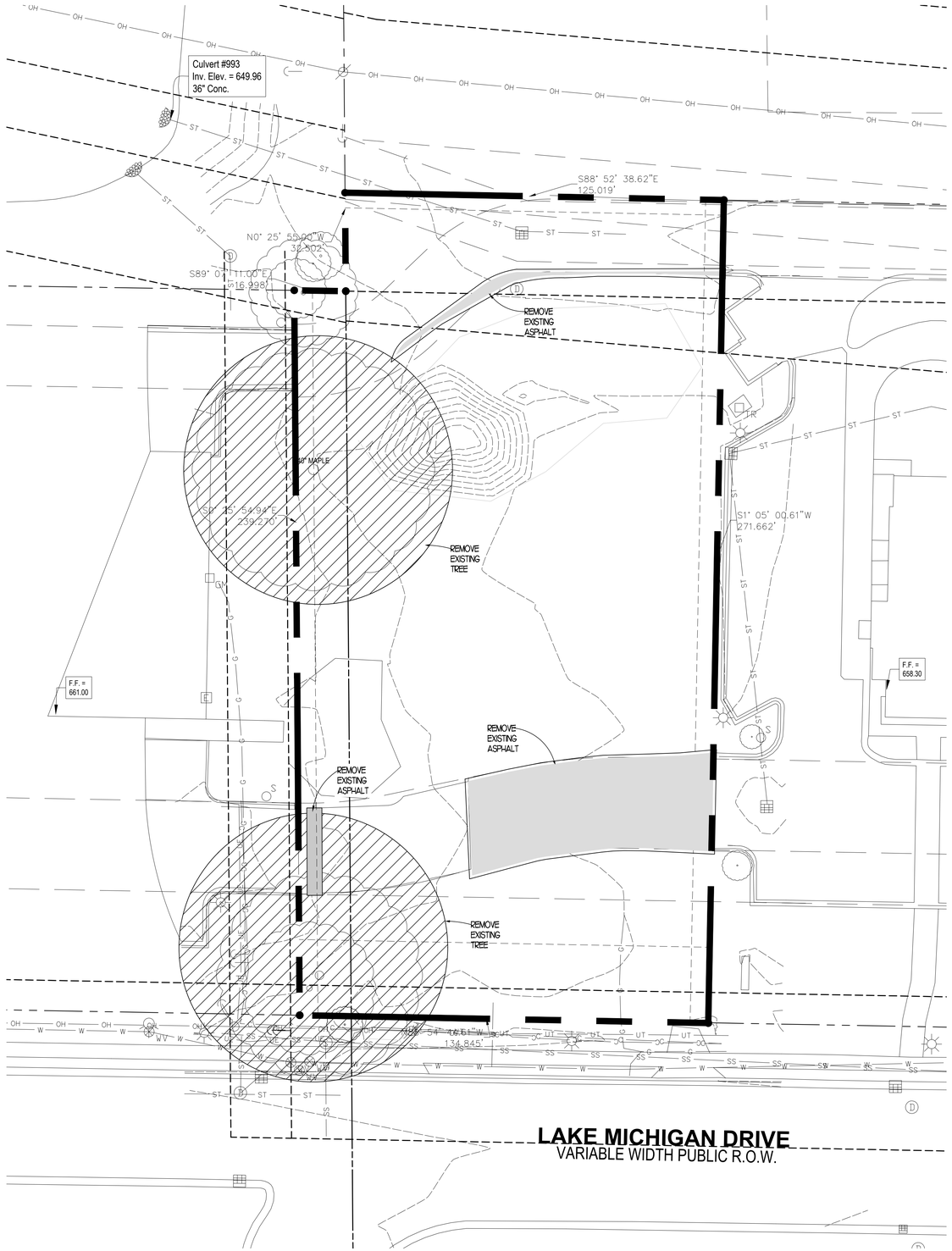
ALLENDALE, MI - LAKE MICHIGAN DR
GUGGENHEIM DEVELOPMENT SERVICES, LLC
3000 INTERNET BLVD, SUITE 570
FRISCO, TX 75034
214-872-4000

DRAWN	DS
CHECKED	BTS
DATE	01/09/2024
SCALE	AS NOTED
DRAWING	3



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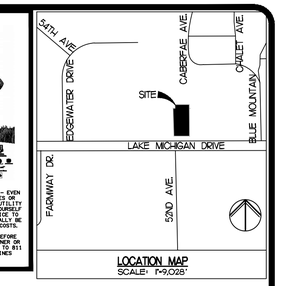

LOCATION MAP
SCALE: 1"=1,028'

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.

DEMOLITION PLAN

SCALE 1" = 20'

REVISIONS	BY

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864-233-5497

STATE OF MICHIGAN
BARRY TODD SIMMONS
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ALLENDALE, MI - LAKE MICHIGAN DR

GUGGENHEIM DEVELOPMENT SERVICES, LLC
3000 INTERNET BOULEVARD, SUITE 570
FRISCO, TX 75034
214-872-4000

DRAWN	DS
CHECKED	BTS
DATE	01/09/2024
SCALE	AS NOTED
DRAWING	4

SITE PLAN NOTES

1. CONTRACTOR SHALL REFER TO THE JIFFY LUBE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PATIO.

2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, EDGE OF ASPHALT OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.

3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.

4. ALL STRIPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.

5. ALL STRIPING ON SITE SHALL BE 4" WIDE UNLESS NOTED OTHERWISE. STRIPING IN GDOT RIGHT-OF-WAY SHALL BE 5" WIDE.

6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SITE SIGN WITH JIFFY LUBE.

7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

8. ALL WORK AND MATERIALS SHALL COMPLY ALLENDALE CHARTER TOWNSHIP REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

9. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED, UNLESS OTHERWISE NOTED.

10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM ALLENDALE CHARTER TOWNSHIP FOR THE LOCATION AND HEIGHT OF ALL SIGNAGE BEFORE CONDUIT AND WIRING IS INSTALLED.

11. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID. (RE: DEMOLITION PLAN)

12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

13. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY NEDERVELD.

14. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL ITEMS/FEATURES IN CONFLICT WITH PROPOSED IMPROVEMENTS AND FOR INCLUDING ALL COSTS IN BASE BID.

PARKING CALCULATIONS

TENANT	QUANTITY	RATIO REQUIRED	PARKING REQUIRED	PARKING PROVIDED
JIFFY LUBE	296 SF	1 PER 800SF	1	1
JIFFY LUBE EMPOYEE	8 EMP	1 PER 2 EMP	4	3
JIFFY LUBE SERVICE BAY	4	2.0 / BAY	8	6
TOTAL			13	13

SITE DATA

ADDRESS: 5195 MICHIGAN LAKE DRIVE, ALLENDALE, MI 49401
PROJECT AREA: ±0.85 AC = 37,026 SF
ZONING: ALLENDALE CHARTER TOWNSHIP • PUD (PLANNED UNIT DEVELOPMENT)
PARCEL NO.: 70-09-24-400-085
SETBACK: FRONT: 25, , REAR: 5' , SIDE: 6'

PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE
NOTE: PAINT STRIPPING TO RECEIVE TWO COATS.

CONTRACTOR TO PROVIDE DESIGN/BUILD IRRIGATION PLAN AS PER ALLENDALE CHARTER TOWNSHIP ZONING ORDINANCE (ARTICLE 24, SECTION 24.05F7)

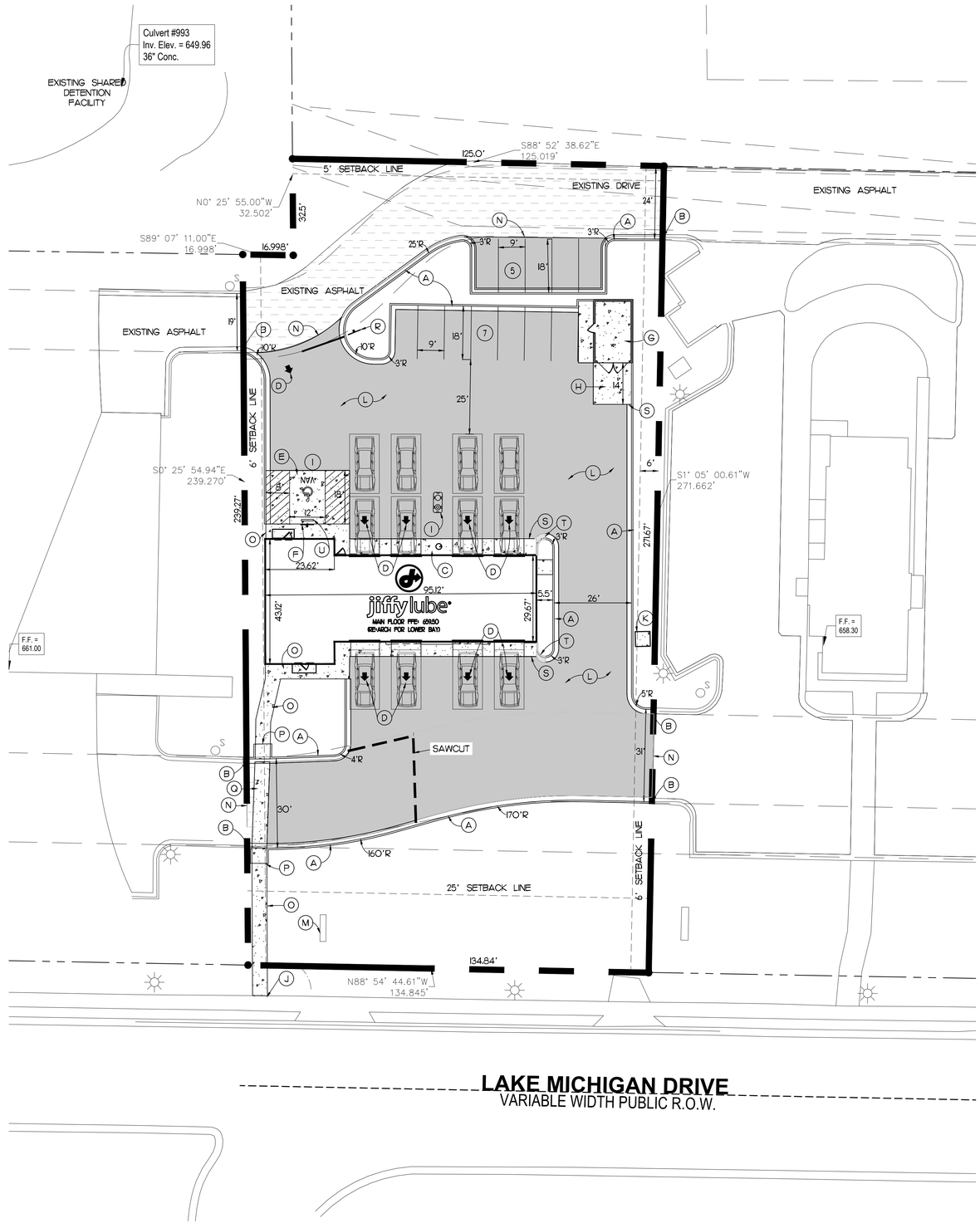
WHEN REQUIRED BY THE TOWNSHIP, ALL OWNERS OF UNDERGROUND IRRIGATION SYSTEMS SHALL DOCUMENT WEEKLY METER READS FOR EARLY IDENTIFICATION OF LEAKS, STUCK VALVES, OR ANY ABNORMALITIES IN THE IRRIGATION SYSTEM. DOCUMENTED METER READS ARE SUBJECT TO INSPECTION BY THE TOWNSHIP AT ANY THE TOWNSHIP MAY REQUIRE DOCUMENTED METER READS TO BE SUBMITTED.

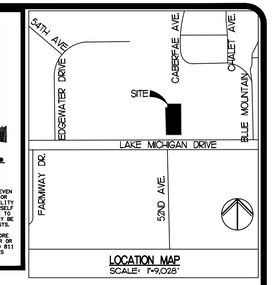
PUD AMENDMENT IS REQUIRED FOR THE PROPOSE USE OF THE "MAINTENANCE AND REPAIR SHOP". WE SEEK SIDE YARD OF 6' FOR THIS PROPERTY.

PUD AMENDMENT IS REQUIRED SECTION 5B8d FOR PEDESTRIAN WALKWAY REQUIREMENT.

SNOW WILL BE PLOWED AND REMOVED OFFSITE, AS NECESSARY.

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.





LOCATION MAP
SCALE: 1"=9,028'

LEGEND

- (A) 24" CURB & GUTTER AS PER MDOT R-30G DETAIL F4 (SEE DETAIL ON SITE DETAIL SHEET 8)
- (B) TIE PROPOSED CURB & GUTTER TO EXISTING
- (C) CONCRETE APRON (RE: ARCH)
- (D) DIRECTIONAL ARROW
- (E) ACCESSIBLE PARKING SPACE W/ SIGN IN PIPE BOLLARD POST TYPICAL. SEE SITE DETAILS SHEET FOR ACCESSIBLE SPACE SIGN AND SYMBOL.
- (F) ADA SIGN IN PIPE BOLLARD POST
- (G) DUMPSTER ENCLOSURE (RE: ARCH)
- (H) HEAVY DUTY CONCRETE PAD, SEE DETAIL
- (I) OIL SEPERATOR (RE: ARCH)
- (J) TIE PROPOSED SIDEWALK TO EXISTING
- (K) TRANSFORMER PAD
- (L) STANDARD DUTY PAVING, SEE DETAIL
- (M) SITE SIGN (BY OTHERS)
- (N) TIE TO EXISTING ASPHALT
- (O) 5' CONCRETE SIDEWALK
- (P) ACCESSIBLE RAMP, SEE DETAILS
- (Q) 5' WIDE STAMPED CROSSWALK
- (R) "STOP" SIGN
- (S) ASPHALT TO CONCRETE CONNECTION, SEE DETAIL
- (T) TAPER CURB FROM 6" TO 0" OVER 8'
- (U) WHEELSTOP

SITE LEGEND

EXISTING	PROPOSED	DESCRIPTION
	(10)	NUMBER OF SPACES PER ROW
		CURB & GUTTER
		HANDICAP SYMBOL
		SIGN
		CONCRETE PAVING
		STANDARD DUTY ASPHALT

SITE PLAN

SCALE 1" = 20'

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

STATE OF MICHIGAN
BARRY TODD SIMMONS
ENGINEER
NO. 6201067188
LICENSED PROFESSIONAL ENGINEER
01.09.24

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GUGGENHEIM DEVELOPMENT SERVICES, LLC
3000 INTERNET BOULEVARD, SUITE 570
FRISCO, TX, 75034
214-872-4000

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DATE	01/09/2024
SCALE	AS NOTED
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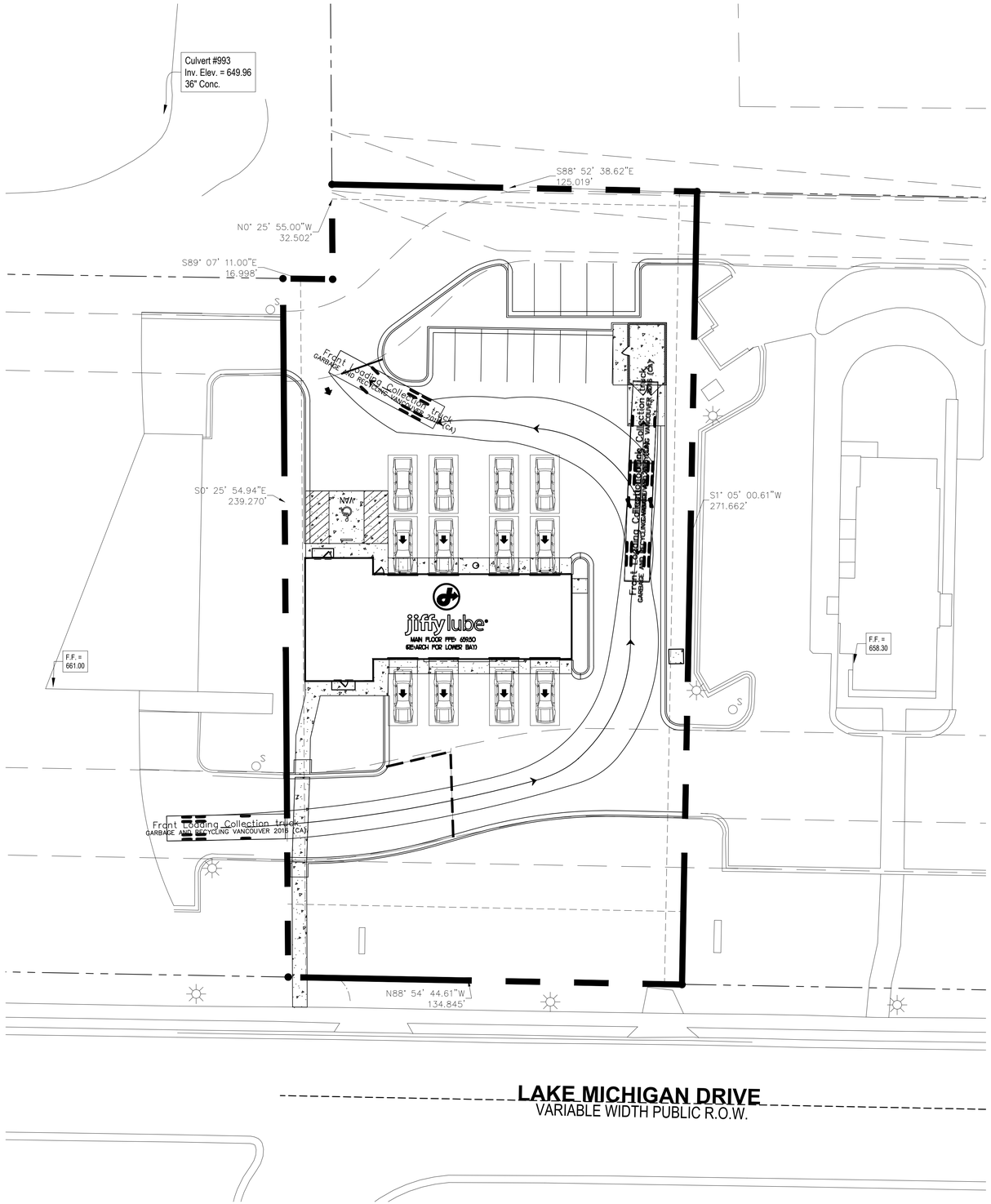
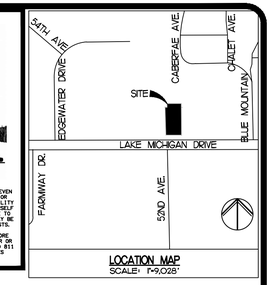
5





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CIRCULATION PATH

SCALE 1" = 20'

REVISIONS	BY

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Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

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BARRY TODD SIMMONS
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1.9.24

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3000 INTERNET BOULEVARD, SUITE 570
FRISCO, TX 75034
214-872-4000

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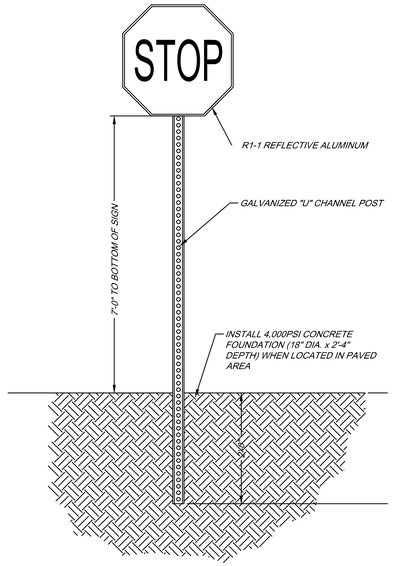
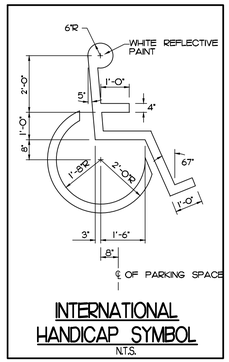
CHECKED	BTS
DATE	01/09/2024
SCALE	AS NOTED
DRAWING	6

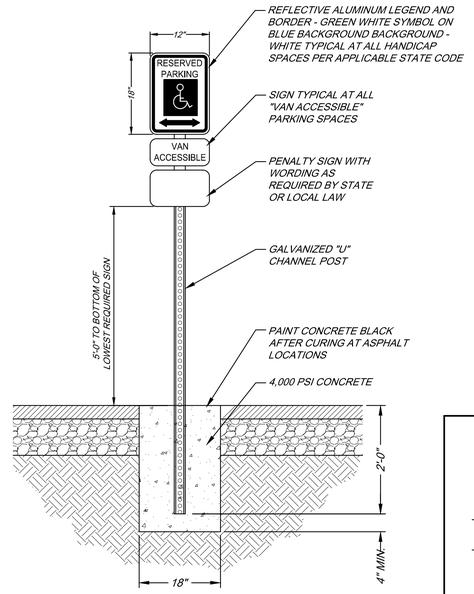


STOP SIGN DETAIL



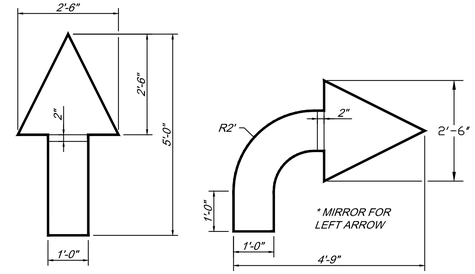
INTERNATIONAL HANDICAP SYMBOL

N.T.S.



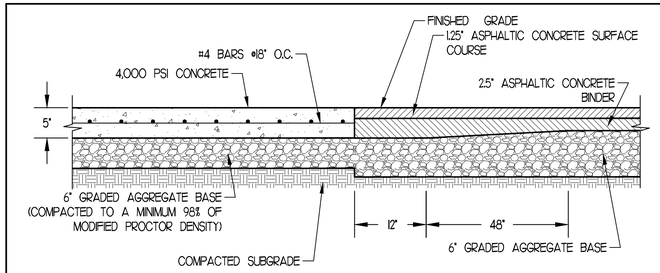
HANDICAP PARKING SIGN

ONE AT EACH HANDICAP SPACE. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

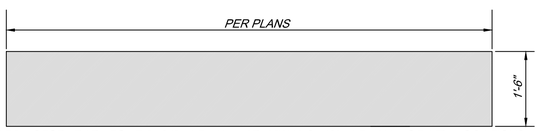


NOTES:
1. ALL ARROWS SHALL MATCH EXACT DIMENSIONS, UNLESS REQUIRED BY AHJ.
2. ARROWS SHALL BE PAINTED SOLID WHITE PER LOWE'S SECTION 2741 SPECIFICATIONS.
3. STENCIL BRIDGING SHALL BE FILLED IN ON ALL ARROWS.

PAVEMENT MARKING ARROWS

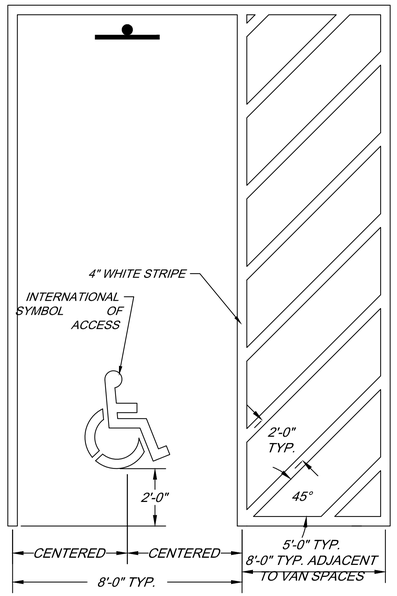


CONCRETE/ASPHALT PAVEMENTJOINT DETAIL

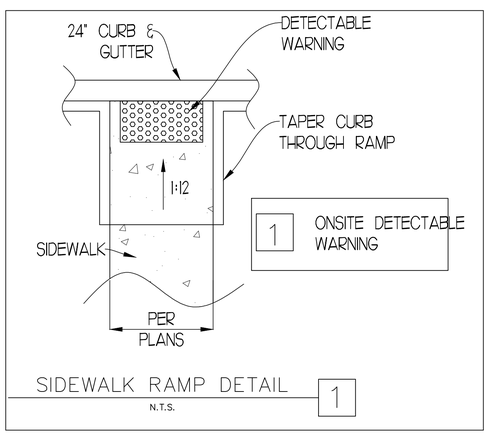


NOTE: STOP BAR TO BE 24" AT ALL DRIVEWAYS, 18" AT ALL OTHER LOCATIONS

STOP BAR DETAIL

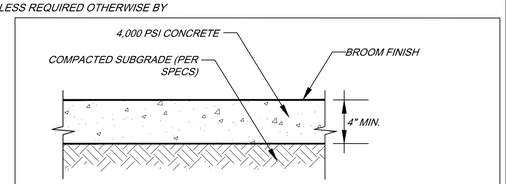


NOTES:
1. BLUE BACKGROUND AND/OR WHITE BORDER SHALL ONLY BE INSTALLED WHERE REQUIRED BY AHJ.
2. ALL PAVEMENT MARKINGS SHALL MATCH THE EXACT DIMENSIONS AND COLOR SHOWN ON THIS DETAIL UNLESS REQUIRED OTHERWISE BY AHJ.



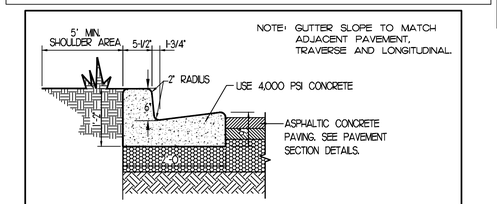
SIDEWALK RAMP DETAIL 1

N.T.S.



1. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SPEC

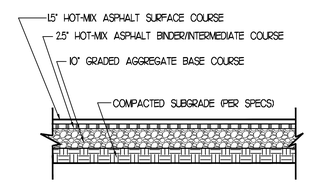
SIDEWALK DETAIL V



NOTE: GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE AND LONGITUDINAL.

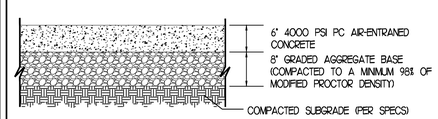
24" CONCRETE CURB & GUTTER DETAIL

N.T.S.



NOTE: ALL JOINTS (CONTACTION JOINTS/EXPANSION JOINTS) TO BE SEALED @CONCRETE

STANDARD DUTY HOT-MIX ASPHALT PAVEMENT SECTION



HEAVY DUTY CONCRETE PAVEMENT SECTION

NOTE: PAVEMENT DESIGN HAS BEEN TAKEN FROM GEOTECHNICAL INVESTIGATION REPORT PREPARED BY ECS MIDWEST, LLC DATE 11-17-2023. FREELAND & KAUFFMAN, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DESIGN AND PERFORMANCE.

PAVEMENT SECTIONS

N.T.S.

SITE DETAILS 1 OF 2

REVISIONS	BY

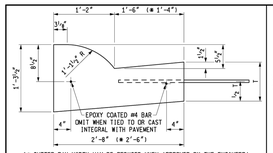
FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

STATE OF MICHIGAN
BARRY TODD SIMMONS
ENGINEER
No. 6201067188
LICENSED PROFESSIONAL ENGINEER
1.11.24

jiffy lube®
ALLENDALE, MI - LAKE MICHIGAN DR
GUGGENHEIM DEVELOPMENT SERVICES, LLC
3000 INTERNET BOULEVARD, SUITE 570
FRISCO, TX 75034
214-872-4000

DRAWN	DS
CHECKED	BTS
DATE	01/09/2024
SCALE	AS NOTED
DRAWING	

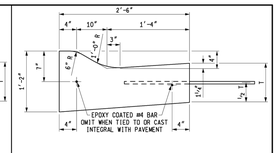
7



(* GUTTER PAN WIDTH MAY BE REDUCED WHEN APPROVED BY THE ENGINEER)

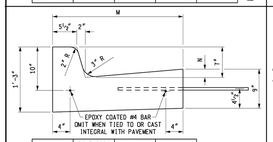
DETAIL	DIMENSION T	LANE TIES	CONCRETE CYD / LFT	CONCRETE CYD / LFT
B1	9"	AS SHOWN	0.0900	(* 0.0855)
B2	9"	OMITTED	0.0900	(* 0.0855)
B3	10"	AS SHOWN	0.0941	(* 0.0894)

B



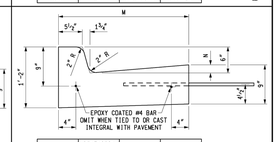
DETAIL	DIMENSION T	LANE TIES	CONCRETE CYD / LFT
D1	9"	AS SHOWN	0.0788
D2	9"	OMITTED	0.0788
D3	10"	AS SHOWN	0.0826

D



DETAIL	DIMENSION M	DIMENSION N	LANE TIES	CONCRETE CYD / LFT
C1	1'-6"	1¾"	AS SHOWN	0.0506
C2	1'-6"	1¾"	OMITTED	0.0506
C3	2'-0"	1⅞"	AS SHOWN	0.0632
C4	2'-0"	1⅞"	OMITTED	0.0632
C5	2'-6"	1⅞"	AS SHOWN	0.0757
C6	2'-6"	1⅞"	OMITTED	0.0757

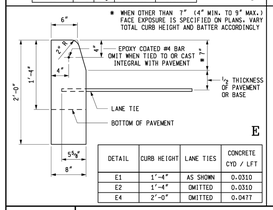
C



DETAIL	DIMENSION M	DIMENSION N	LANE TIES	CONCRETE CYD / LFT
F1	1'-6"	1¾"	AS SHOWN	0.0484
F2	1'-6"	1¾"	OMITTED	0.0484
F3	2'-0"	1⅞"	AS SHOWN	0.0610
F4	2'-0"	1⅞"	OMITTED	0.0610
F5	2'-6"	1⅞"	AS SHOWN	0.0737
F6	2'-6"	1⅞"	OMITTED	0.0737

F

* WHEN OTHER THAN 7" (4" MIN. TO 9" MAX.) FACE EXPOSURE IS SPECIFIED ON PLANS, VARY TOTAL CURB HEIGHT AND BATTER ACCORDINGLY



DETAIL	CURB HEIGHT	LANE TIES	CONCRETE CYD / LFT
E1	1'-4"	AS SHOWN	0.0310
E2	1'-4"	OMITTED	0.0310
E4	2'-0"	OMITTED	0.0477

E

MDOT Michigan Department of Transportation

PREPARED BY DESIGN DIVISION

DRAWN BY: B.L.T.
CHECKED BY: W.K.P.

DEPARTMENT DIRECTOR
Kirk T. Steudle

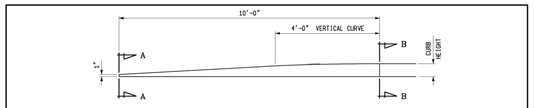
APPROVED BY: DIRECTOR, BUREAU OF FIELD SERVICES

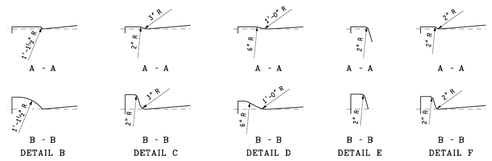
APPROVED BY: DIRECTOR, BUREAU OF HIGHWAY DEVELOPMENT

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

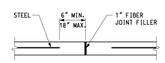
CONCRETE CURB AND CONCRETE CURB & GUTTER

9-30-2014	2-6-2014	R-30-G	SHEET 1 OF 2
F.H.W.A. APPROVAL	PLAN DATE		

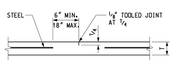




CONCRETE CURB, CURB AND GUTTER ENDINGS



1" FIBER JOINT FILLER



CONTRACTION JOINT

NOTES:

CURB AND GUTTER RADII SHALL BE DIMENSIONED TO THE FRONT EDGE OF THE GUTTER PAN OR EDGE OF PAVEMENT.

CONCRETE CURB AND GUTTER ENDINGS WILL BE PAID FOR IN LINEAR FEET OF THE ADJACENT CURB DETAIL.

JOINTS SHALL BE PLACED AT RIGHT ANGLES TO THE EDGE OF CONCRETE CURB AND GUTTER.

JOINTS DETAILED ON THE PLANS SHALL SUPERSEDE THOSE SPECIFIED ON THIS STANDARD PLAN.

BOTTOM SLOPE OF CURB AND GUTTER STRUCTURE MAY BE THE SAME SLOPE AS BOTTOM OF PAVEMENT. BACK OF CURB AND VERTICAL EDGE OF GUTTER PAN MAY HAVE A MAXIMUM ½" BATTER TO FACILITATE FORMING.

WHEN CURB AND GUTTER IS CAST INTEGRALLY, SEE CURRENT STANDARD PLAN R-31-SERIES.

ALL JOINTS FOR CURB OR CURB AND GUTTER ARE INCLUDED IN THE PAY ITEM FOR THE CURB OR CURB AND GUTTER.

JOINTS IN CURB OR CURB AND GUTTER NOT TIED TO CONCRETE PAVEMENT; ADJACENT TO CONCRETE BASE COURSE; OR ADJACENT TO HMA PAVEMENT:

A. PLACE 1" FIBER JOINT FILLER AT 400' MAXIMUM INTERVALS.
B. PLACE 1" FIBER JOINT FILLER AT SPRING POINTS OF INTERSECTING STREETS.
C. PLACE ½" ISOLATION JOINT AT CATCH BASINS PER STANDARD PLAN R-37-SERIES.
D. PLACE CONTRACTION JOINTS AT 40' MAXIMUM INTERVALS.

JOINTS IN CURB OR CURB AND GUTTER TIED TO JOINTED PAVEMENT

A. PLACE 1" FIBER JOINT FILLER OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT.
B. PLACE ½" ISOLATION JOINT AT CATCH BASINS PER STANDARD PLAN R-37-SERIES.
C. PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE CONTRACTION JOINTS IN PAVEMENT.
D. A SYMBOL (B) JOINT SHALL BE PLACED BETWEEN CURB OR CURB AND GUTTER AND ADJACENT CONCRETE PAVEMENT AS SPECIFIED ON STANDARD PLAN R-41-SERIES.

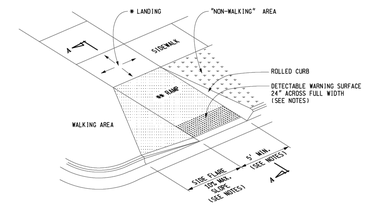
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

CONCRETE CURB AND CONCRETE CURB & GUTTER

9-30-2014	2-6-2014	R-30-G	SHEET 2 OF 2
F.H.W.A. APPROVAL	PLAN DATE		

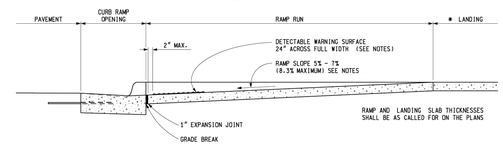
* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

** MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



CURB RAMP TYPE RF

(ROLLED / FLARED SIDES)

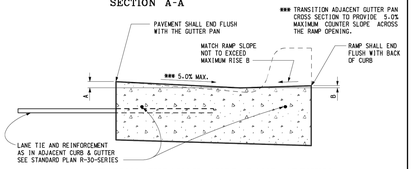


SECTION A-A

CURB TYPE	MAXIMUM RISE (INCHES) A	B
B1	¾	1
B2	¾	1
B3	¾	1
D1	¾	1
D2	¾	1
D3	¾	1
C1	½	½
C2	½	½
C3	¾	½
C4	¾	½
C5	1	½
C6	1	½
F1	½	½
F2	½	½
F3	¾	½
F4	¾	½
F5	1	½
F6	1	½

FOR CURB TYPES SEE STANDARD PLAN R-30-SERIES

*** TRANSITION ADJACENT GUTTER PAN CROSS SECTION TO PROVIDE 5.0% MAXIMUM COUNTER SLOPE ACROSS THE RAMP OPENING.



SECTION THROUGH CURB RAMP OPENING

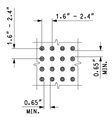
(TYPICAL ALL RAMP TYPES)

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR

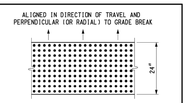
CURB RAMP AND DETECTABLE WARNING DETAILS

4-7-2022	5-8-2020	R-28-J	SHEET 2 OF 7
F.H.W.A. APPROVAL	PLAN DATE		

DOME SECTION



DOME SPACING



DOME ALIGNMENT

DETECTABLE WARNING DETAILS

NOTES:

DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

CURB RAMPS ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

RAMPS SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMPS SHALL ALSO BE PROVIDED AT MARKED AND/OR SIGNALIZED MID-BLOCK CROSSINGS.

SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.

SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.

CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP, WHERE CONDITIONS PERMIT. IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION. PARALLEL TO THE DIRECTION OF TRAVEL.

RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

WHEN 5' MINIMUM WIDTHS ARE NOT PRACTICABLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' x 4'.

CURB RAMPS WITH A RUNNING SLOPE ≤5% DO NOT REQUIRE A TOP LANDING. HOWEVER, ANY CONTINUOUS SIDEWALK OR PEDESTRIAN ROUTE CROSSING THROUGH OR INTERSECTING THE CURB RAMP MUST INDEPENDENTLY MAINTAIN A CROSS SLOPE NOT GREATER THAN 2% PERPENDICULAR TO ITS OWN DIRECTION(S) OF TRAVEL.

DETECTABLE WARNING SURFACE COVERAGE IS 24" MINIMUM IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING EXCLUDING CURVED OR FLARED CURB TRANSITION AREAS. A BORDER OFFSET NOT GREATER THAN 2" MEASURED ALONG THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIAL CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADIUS.

FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 2.0%. FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, IT SHALL NOT REQUIRE ANY RAMP OR SERIES OF RAMPS TO EXCEED 15 FEET IN LENGTH NOT INCLUDING LANDINGS OR TRANSITIONS.

DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN ½". ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.

CROSSWALK AND STOP LINE MARKINGS, IF USED, SHALL BE SO LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED ALONG THE ROADSIDE CURB LINE, SHALL BE PROVIDED WHERE AN UNOBSTRUCTED CIRCULATION PATH LATERALLY CROSSES THE CURB RAMP. FLARED SIDES ARE NOT REQUIRED WHERE THE RAMP IS BORDERED BY LANDSCAPING, UNPAVED SURFACE OR PERMANENT FIXED OBJECTS, WHERE THEY ARE NOT REQUIRED. FLARED SIDES CAN BE CONSIDERED IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.

DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR

CURB RAMP AND DETECTABLE WARNING DETAILS

4-7-2022	5-8-2020	R-28-J	SHEET 7 OF 7
F.H.W.A. APPROVAL	PLAN DATE		

SITE DETAILS 2 OF 2

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
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864-233-5497

STATE OF MICHIGAN
BARRY TODD SIMMONS
ENGINEER
No. 6201067188
LICENSED PROFESSIONAL ENGINEER
01-09-24

jiffylube®

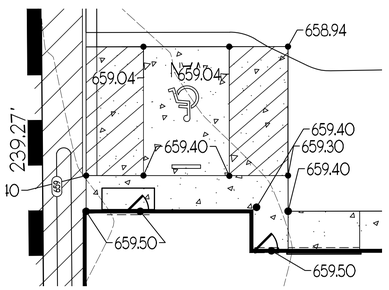
ALLENDALE, MI - LAKE MICHIGAN DR

GUGGENHEIM DEVELOPMENT SERVICES, LLC
3000 INTERNET BOULEVARD, SUITE 570
FRISCO, TX 75034
214-872-4000

DRAWN	DS
CHECKED	BTS
DATE	01/09/2024
SCALE	AS NOTED
DRAWING	8

LEGEND

EXISTING	PROPOSED	DESCRIPTION
576	576	CONTOURS
	576.0	SPOT ELEVATION
	TC	TOP OF CURB
	BC	BOTTOM OF CURB
ST		STORM DRAIN
		STORM DRAIN INLET
SS	6"SS	SANITARY SEWER LINE
		SANITARY SEWER CLEANOUT
W	1-1/4"W	WATER LINE
G	G	GAS LINE
UE	UE	UNDERGROUND ELECTRIC
OH		OVERHEAD ELECTRIC
		ELECTRIC POLE
		PROPERTY LINE



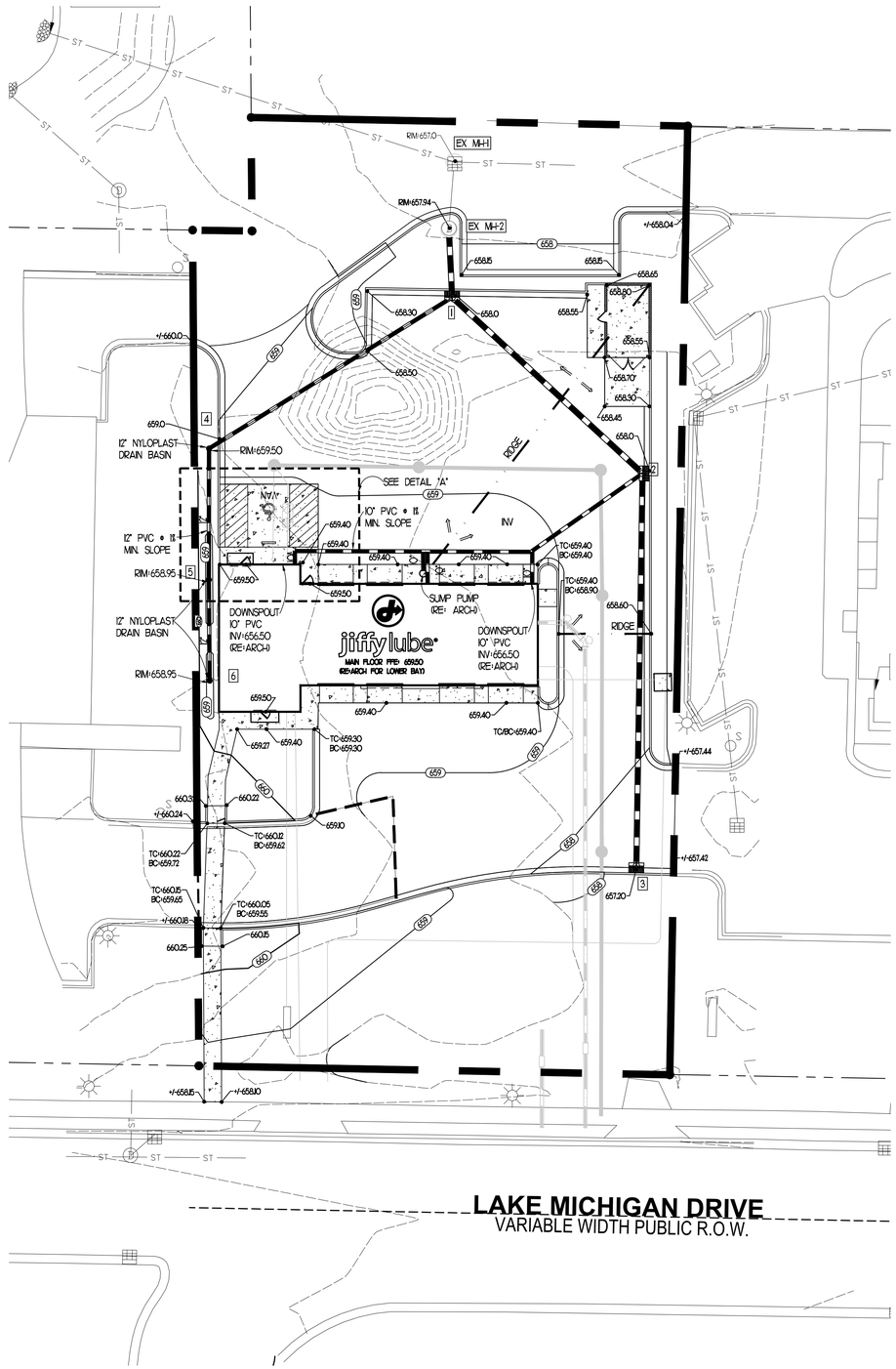
DETAIL "A"

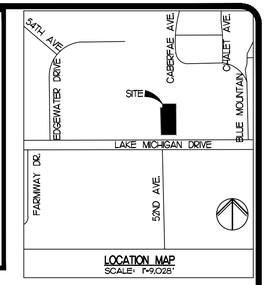
NOTE:
CONTRACTOR TO PROVIDE OIL FILTERS/TRAP TO CATCH BASINS.

STORMDRAIN PIPE MATERIAL SPECIFICATION

STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
TYPE I: REINFORCED CONCRETE PIPE (RCP) CLASS III, WALL B PER ASTM C-76.
TYPE III: HIGH DENSITY POLYETHYLENE PIPE (HDPE) SMOOTH INTERIOR/ANNULAR EXTERIOR PER AASHTO M252 TYPE S, M294 TYPE S & MP7-97 TYPE S (UNLESS OTHERWISE NOTED, ALL PIPES 36" & LARGER TO BE RCP, ALL PIPES 30" AND SMALLER TO BE EITHER RCP OR HDPE)

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.





LOCATION MAP
SCALE: 1"=1,028'

NOTES

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY FREELAND & KAUFFMAN, INC., THE CURRENT REQUIREMENTS ALLENDALE CHARTER TOWNSHIP, THE APPLICABLE SECTIONS OF THE MDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.

2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.

4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 811. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND THE EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

5. ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.

6. ALL SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.

7. ALL AREAS NOT PAVED SHALL BE TOPSOILED, SEEDED AND MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.

8. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

9. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT NUMBER AND LOCATION OF ROOF DRAINS.

10. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

12. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

13. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY NEDERVELD, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

14. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

15. ALL SLOPES 3:1 AND STEEPER TO RECEIVE EROSION CONTROL BLANKET. SEE SWPPP DETAILS.

GRADING PLAN

SCALE 1" = 30'

REVISIONS	BY

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214-872-4000

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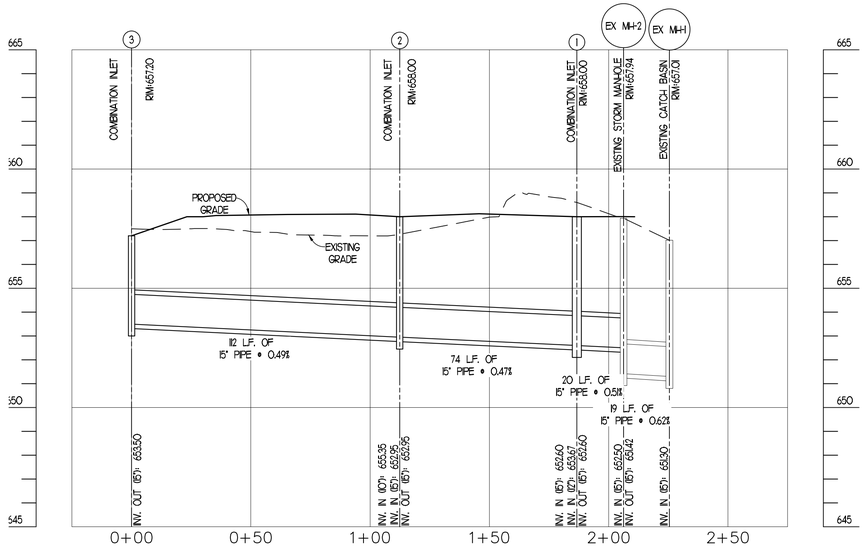
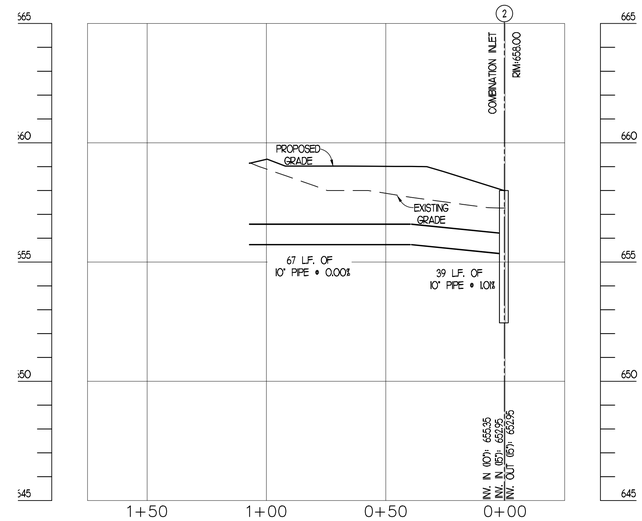
DATE	01/09/2024
SCALE	AS NOTED
DRAWING	

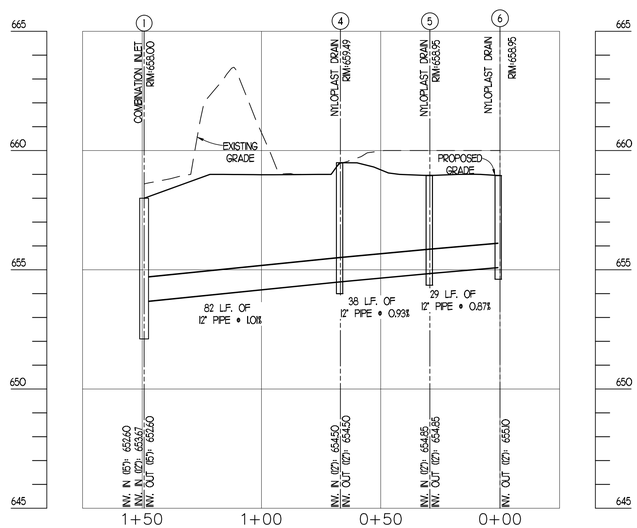
9



NYLOPLAST DRAIN



ROOF DRAIN

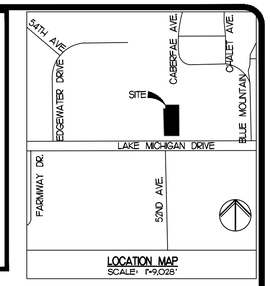


SDI-6

STORMDRAIN PIPE MATERIAL SPECIFICATION

STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
TYPE I: REINFORCED CONCRETE PIPE (RCP) CLASS III, WALL B PER ASTM C-76.
TYPE III: HIGH DENSITY POLYETHYLENE PIPE (HDPE) SMOOTH INTERIOR/ANNULAR EXTERIOR PER AASHTO M252 TYPE S, M294 TYPE S & MP7-97 TYPE S (UNLESS OTHERWISE NOTED, ALL PIPES 36" & LARGER TO BE RCP, ALL PIPES 30" AND SMALLER TO BE EITHER RCP OR HDPE)

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.



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214-872-4000

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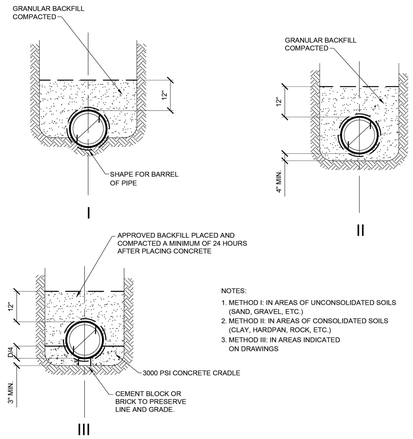
SCALE
AS NOTED
DRAWING
10

STORMDRAIN PROFILE

SCALE 1" = 2'
VERTICAL SCALE

SCALE 1" = 20'
HORIZONTAL SCALE

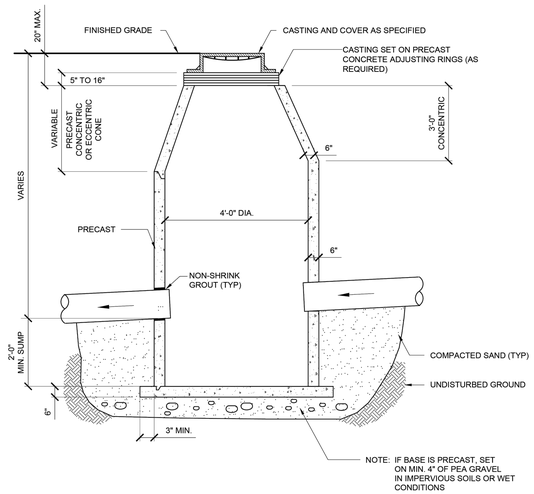
EXCAVATION FOR BELLS



NOTES:
1. METHOD I: IN AREAS OF UNCONSOLIDATED SOILS (SAND, GRAVEL, ETC.)
2. METHOD II: IN AREAS OF CONSOLIDATED SOILS (CLAY, HARDPAN, ROCK, ETC.)
3. METHOD III: IN AREAS INDICATED ON DRAWINGS

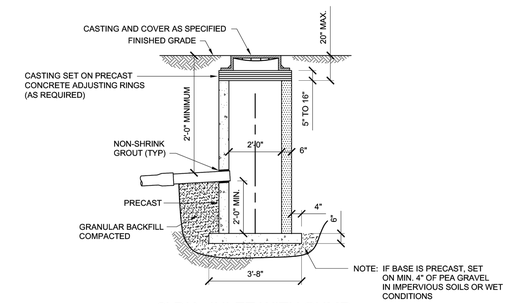
METHODS OF BEDDING PIPE

02720_BEDDING
7/02

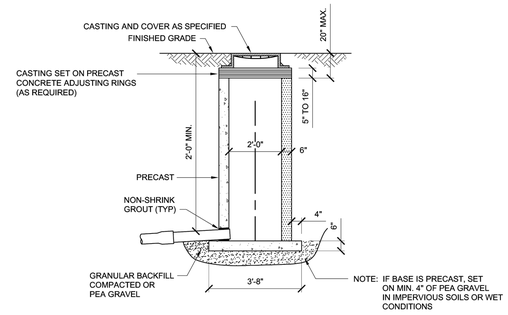


STANDARD CATCH BASIN

02720_CB
8/02



2' DIA. INLET WITH SUMP

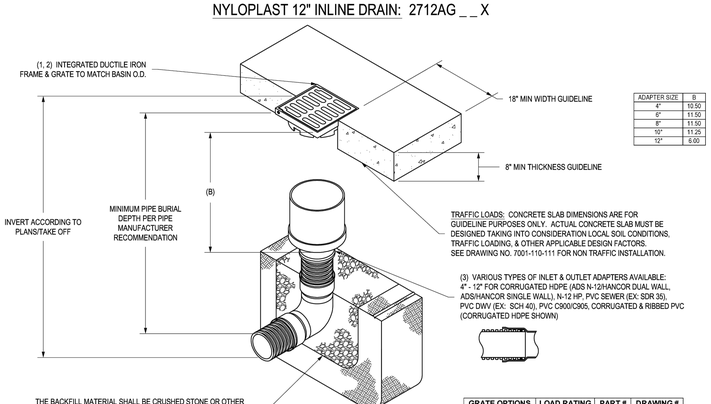


2' DIA. INLET

STANDARD INLETS

02720_INLET
8/02

NYLOPLAST 12" INLINE DRAIN: 2712AG _ _ X



ADAPTER SIZE	B
4"	10.50
6"	11.50
8"	11.50
10"	11.25
12"	6.00

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
4 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.
5 - DIMENSIONS ARE IN INCHES
6 - SEE DRAWING NO. 7001-110-275 FOR ADS N-12 & HANCOR DUAL WALL BELL INFORMATION & DRAWING NO. 7001-110-364 FOR N-12 HP BELL INFORMATION.

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DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-15-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
12 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7003-110-025 REV E

STORMDRAIN DETAIL

REVISIONS	BY

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STATE OF MICHIGAN
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DATE	01/09/2024
SCALE	AS NOTED
DRAWING	11

LEGEND

EXISTING	PROPOSED	DESCRIPTION
W	1-1/4"W	WATER LINE
OH		OVERHEAD ELECTRIC/TELEPHONE
UE	UE	UNDERGROUND ELECTRIC
UT	UT	UNDERGROUND TELEPHONE
C		CABLE
ST		STORM DRAIN
		STORM DRAIN INLET
G	G	GAS LINE
SS	6"SS	SANITARY SEWER LINE
Ⓢ		SANITARY SEWER MANHOLE
	●	SANITARY SEWER CLEANOUT
Ø		ELECTRIC POLE

NOTES:

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY FREELAND & KAUFFMAN, INC., THE CURRENT REQUIREMENTS OF ALLENDALE CHARTER TOWNSHIP, OTTAWA COUNTY AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.

2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.

4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 811. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.

7. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE BUILDING.

8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.

9. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.

10. UTILITY COMPANIES AND CONTACTS ARE LISTED ON COVER SHEET.

11. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

12. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

13. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE. UTILITY COMPANIES AND CONTACTS ARE LISTED ON THE COVER SHEET.

14. WATER LINES SHALL BE AS FOLLOWS:
1) DUCTILE IRON: ANSI A21.50 AND ANSI A21.51, CLASS 52.

15. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
POLYVINYL CHLORIDE (PVC): PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM D 3034-SDR35 OR 26 OR ASTM D2680.

16. VALVES 12-INCHES AND SMALLER SHALL BE RESILIENT-SEATED WEDGE GATE VALVES.

17. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).

18. THE BURY DEPTH FOR ALL WATER LINES SHALL BE 60" MINIMUM AND SEWER LINES SHALL BE 60" MINIMUM.

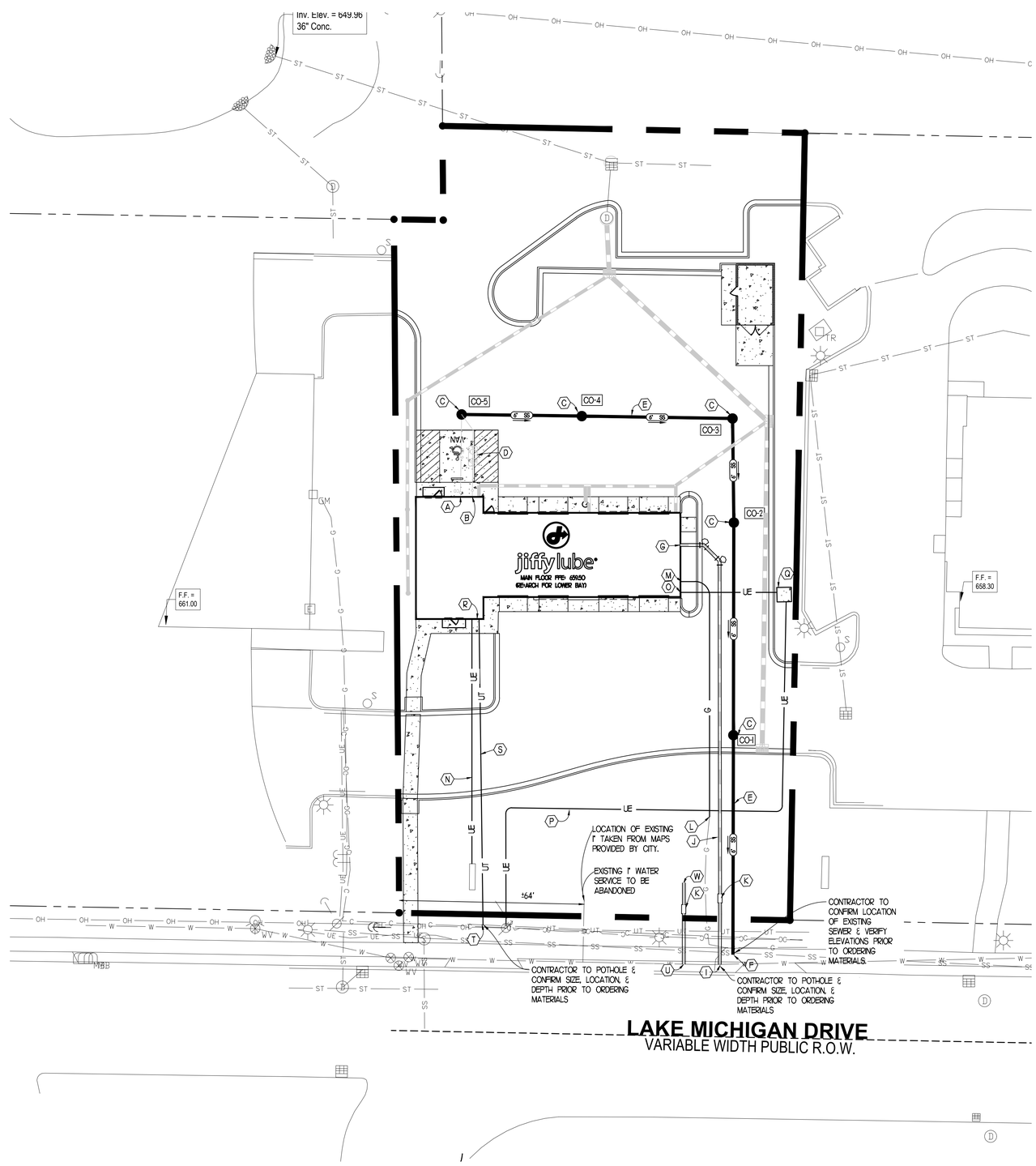
19. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

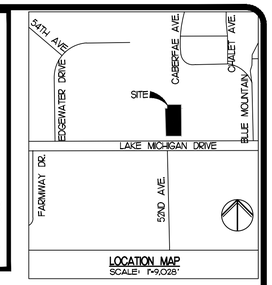
20. TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.

21. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.

22. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.





LOCATION MAP
SCALE: 1"=1,028'

LEGEND

- (A) 6" SANITARY SEWER EXIT (IE = 656.50'), (RE: ARCH. FOR EXACT LOCATION
- (B) 6" OIL WASTE PIPING EXIT (IE = 656.50'), (RE: ARCH. FOR EXACT LOCATION
- (C) SANITARY SEWER CLEAN-OUT
- (D) OIL / WATER SEPERATOR (RE: ARCH)
- (E) 6" SANITARY SEWER LINE @ MIN. 2.00% SLOPE PER ALLENDALE CHARTER TOWNSHIP STANDARDS (TYP.)
- (F) TIE 6" SEWER SERVICE LINE TO EXISTING SANITARY SEWER MANHOLE PER ALLENDALE CHARTER TOWNSHIP STANDARDS & SPECIFICATIONS
- (G) 1.5" DOMESTIC WATERLINE ENTRY (RE: ARCH. FOR EXACT LOCATION)
- (H) 1.5" DOMESTIC WATER METER PROVIDED BY ALLENDALE CHARTER TOWNSHIP. CONTRACTOR TO PAY REQUIRED FEES AND INSTALL METER.
- (I) 1.5" WATER TAP BY CONTRACTOR.
- (J) 1.5" WATER FROM MAIN TO BUILDING BY CONTRACTOR.
- (K) BACK FLOW PREVENTER (DOUBLE CHECK) IN ASSE 1013 RPZ PER PUBLIC UTILITIES STANDARDS
- (L) CONTRACTOR TO COORDINATE GAS SERVICE TAP WITH DTE ENERGY & PAYMENT OF ALL APPLICABLE FEES. DTE ENERGY SETS THE METER & MAKES THE TAPS
- (M) GAS SERVICE ENTRY (RE: ARCH. FOR EXACT LOCATION). CONTRACTOR RESPONSIBLE FOR COORDINATION OF GAS METER INSTALLATION BY GAS COMPANY.
- (N) (1) 2" CONDUIT FOR SIGN
- (O) ELECTRIC ENTRY (RE: ARCH. FOR EXACT LOCATION)
- (P) UNDERGROUND ELECTRIC IN 2-1/2" CONDUIT FROM JIFFY LUBE BUILDING TO TRANSFORMER BY CONSUMERS ENERGY.
- (Q) TRANSFORMER PAD BY CONTRACTOR AS PER CONSUMERS ENERGY STANDARDS & SPECIFICATIONS.
- (R) TELEPHONE ENTRY. (RE: ARCH. FOR EXACT LOCATION)
- (S) (2) 2" ID SCHEDULE 40 CONDUITS FOR TELEPHONE. CONTRACTOR PROVIDES & INSTALLS CONDUITS AT&T TELEPHONE COMPANY PROVIDES AND PULLS THE TELEPHONE CABLE(S).
- (T) CONTRACTOR TO COORDINATE TELEPHONE SERVICE CONNECTION & PAYMENT OF ALL APPLICABLE FEES.
- (U) 1.5" WATER TAP BY CONTRACTOR FOR SITE IRRIGATION. (ACTUAL SIZE TO BE DETERMINED PER DESIGN BUILD IRRIGATION PLAN)
- (V) -
- (W) WATER BY CONTRACTOR FOR SITE IRRIGATION. SIZE PER DESIGN BUILD IRRIGATION PLAN.

1" WATER SERVICE PRESENT 64' FROM SOUTH-WEST PROPERTY STAKE NEEDS TO BE ABANDONED. CONTRACTOR TO COORDINATE WITH ALLENDALE UTILITIES.

CONTRACTOR TO PROVIDE DESIGN/BUILD IRRIGATION PLAN AS PER ALLENDALE CHARTER TOWNSHIP ZONING ORDINANCE (ARTICLE 24, SECTION 24.05F7)

UTILITY PLAN

SCALE 1" = 20'

REVISIONS	BY

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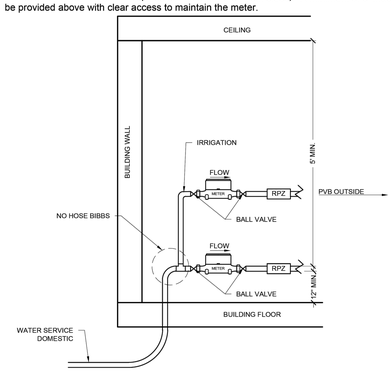
DATE	01/09/2024
SCALE	AS NOTED
DRAWING	12

Residential:

Water service line must have twelve (12) inches of clearance above finished floor and twelve (12) inches away from any adjacent wall, partition, foundation, or obstruction. If not provided, Contractor is responsible to rectify

Commercial:

The service line material shall be a minimum of 12" through the penetrated surface. Minimum clearance of 12" is required (multiplied by 2 per size of meter over 2". Ie 3" requires 24" below and both sides. 4" requires 36" below and on both sides). A minimum of 5' must be provided above with clear access to maintain the meter.

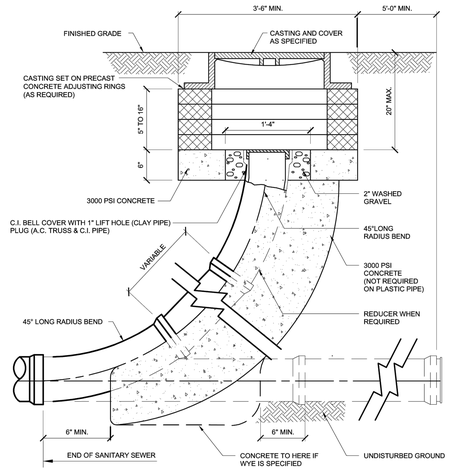


COMMERCIAL WATER SERVICE DETAIL

NOT TO SCALE

ALLENDALE TOWNSHIP
6676 LAKE MICHIGAN DR
DEPARTMENT PUBLIC UTILITIES

F&V



TABLE

MAINLINE	RISER
6"	6"
8"	8"
OVER 8"	8"

SANITARY SEWER CLEANOUT

02730_CO
8/02

SECTION 2661

REMOVAL/ABANDONMENT OF WATER SERVICES

PART 1 - GENERAL

1.01 SUMMARY:

A. This Section includes the work required for the removal of one or more water service(s) from the water main to the curb stop valve and box and appurtenant work.
B. This Section includes the work required for the abandonment of one or more water service(s) from the water main to the curb stop valve and box and appurtenant work.

1.02 REFERENCES:

A. AWWA - American Waterworks Association, latest edition.

B. ANSI - American National Standards Institute, latest edition.

C. ASTM - American Society Testing Materials, latest edition.

D. Recommended Standards for Water Works – Ten State Standards, latest edition

1.03 SUBMITTALS:

A. Submit the following for review by TOWNSHIP DPU or TOWNSHIP'S ENGINEER:
1. Product Data on material used to plug/seal at the corporation stop at the Water Main and/or at the Curb Stop Valve and Box.
2. Proposed equipment and method for flushing, pressure testing, leakage testing and chlorination as needed to ascertain Water Main meets TOWNSHIP Standards for potability.
3. Submittals must be approved prior to construction.

B. Report witness measurements on valves, fittings and curb boxes that are exposed and left in place (in-situ) during removal/abandonment.
1. Provide measurements from two permanent fixtures such as building corners, power poles and trees 8-inch diameter and larger.

C. Provide certifications on material used to plug/seal Water Main, Corp Stop and/or Curb Stop indicating conformance to specifications prior to installation.

D. Submittal of drawings of record plans to:
1. Provide the Township Hall two (2) printed sets and one (1) electronic file
2. Provide the Township Engineer (1) one electronic file with as-constructed dimensions and witnesses.
3. Provide Township Utilities Superintendent (1) one electronic file

1.04 JOB CONDITIONS:

A. Interrupting Water Service(s):
1. REF SECTION 02660 – WATER MAINS 1.04
2. Where removal of the water service to the water main is required, the existing water main shall be sealed in such a manner as to prohibit dirt and foreign material from entering. Materials used shall be approved by the TOWNSHIP. The plug/seal shall be provided and installed by the Contractor, as directed by the TOWNSHIP.
3. Prevent contamination of existing water mains.

B. Clean up promptly upon completion or safely secure site if work not completed in one (1) work day. Clean up shall include backfill, rough grading and restoration of grounds. REF SECTION 02220 – EXCAVATING, BACKFILLING AND COMPACTING.

C. Contractor is solely responsible for confirming actual soil conditions and depth of water table.

D. Pavement, sidewalk, curbs or gutters removed or destroyed in connection with performance of the work shall be saw cut as directed by the TOWNSHIP and shall be replaced with pavement, sidewalks, curbs, gutters of the same kind, or better by the Contractor in accordance with TOWNSHIP Standards.

E. Granular Subbase and Aggregate Base shall be placed beneath the restored pavement to TOWNSHIP Standards.

F. All materials, salvaged or furnished by Contractor, shall meet TOWNSHIP Standards.

G. Areas of work shall be restored to conditions prior to water service removal or better.

H. No water services are to be abandoned in place unless directed by the TOWNSHIP or TOWNSHIP Engineer.

I. Removal/Abandonment not allowed when air temperature is 25 degrees F or colder or when determined too cold by TOWNSHIP.

J. Salvage all existing water meter, transponder, if applicable, and meter valves (inlet & outlet) (either side of water meter) and curb boxes removed and deliver to the TOWNSHIP's yard.

K. Demolition Permit
1. Contractor to have at least $500,000 personal injury and property damage insurance.

L. Ownership of debris
1. TOWNSHIP has first right to surplus materials.
2. The Contractor is directly and solely responsible for disposal of surplus and unsuitable material.

PART 2 - PRODUCTS

2.01 GENERAL:

A. REFER TO SECTION 02660 – WATER MAINS

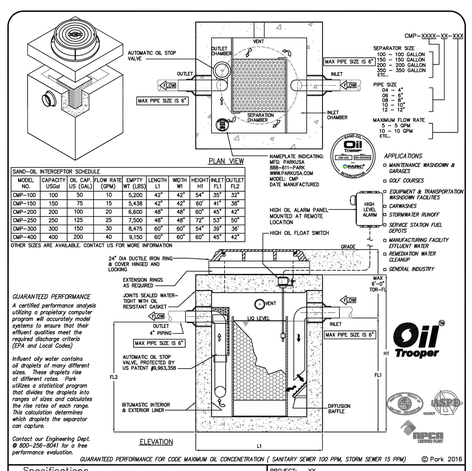
B. REFER TO SECTION 02220 – EXCAVATING, BACKFILLING AND COMPACTING

C. All materials must conform to TOWNSHIP, OTTAWA County Health Department and the Michigan Department of Environmental Quality (MDEQ).

Here are the specs for the sump we intend to spec.

ESP-1 EXTERIOR STORM WATER SUMP PUMP
*BJM J22-208T 3"
NON-GRINDER PUMP SYSTEM FOR DRAINAGE AROUND FOUNDATION TO BE INSTALLED BELOW GRADE. COORDINATE LOCATION PER SITE CONDITIONS. REFER TO PLUMBING PLAN - LOWER BAY ON SHEET P-2 FOR ADDITIONAL INFORMATION. 208 V / 3 PH, DIRECT WIRED, CONCRETE BASIN, JACKEL RAIL SYSTEM, TRAFFIC RATED COVER, FLOAT SHUT-OFF, CHECK VALVE AND SHUT-OFF VALVE PER LOCAL CODE.

SUMP-PUMP SPECS



SAND-OIL INTERCEPTOR SCHEDULE

MODEL NO.	CAPACITY US/Gal	OIL CAP. (US GAL)	FLOW RATE (GPM)	EMPTY WT (LBS)	LENGTH L1	WIDTH W1	HEIGHT H1	INLET FL1	OUTLET FL2
CMP-100	100	50	10	5,200	42"	42"	54"	35"	32"
CMP-150	150	75	15	5,438	42"	42"	60"	41"	38"
CMP-200	200	100	20	6,600	48"	48"	60"	42"	42"
CMP-250	250	125	25	7,500	48"	48"	72"	53"	50"
CMP-300	300	150	30	8,475	60"	60"	54"	39"	36"
CMP-400	400	200	40	9,150	60"	60"	60"	43"	42"

OTHER SIZES ARE AVAILABLE. CONTACT US FOR MORE INFORMATION

Specifications

CONCRETE : Class I/II concrete with of design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor and first stage of wall with sectional riser to required depth. Rated for H20 loading.

REINFORCEMENT: Grade 60 reinforced. No. 4 steel rebar to conform to ASTM A615 on required centers or equal. Bar bending and placement shall conform the latest ACI standards.

D.I. CASTINGS: Manhole frames, covers or grates are manufactured of Ductile Iron conforming to ASTM A536, AASHTO M206, & AASHTO M105 Standards. Manhole shall be nominal 24" diameter and be traffic duty.

Engineering Data

Interceptor is structurally and hydraulically engineered conforming to Uniform Plumbing Code. Nominal total liquid capacity and oil holding capacity as indicated. Recommended for flow rates of 5 to 25 GPM (consult Park for proper sizing). Manufacturer shall submit performance calculations for oil & water separation certified by a licensed professional engineer. Field excavation and preparation shall be completed prior to delivery of interceptor. Use dimensional data as shown.

PROJECT:	XX
CUSTOMER:	XX
ENGINEER:	XX
ORDER #:	XX
PROJ #:	XX
DATE:	XX

BBB.B11.PARK
www.parkusa.com
PARK USA DESIGN FOR WATER

SAND-OIL SEPARATOR
MODEL CMP – 100 THRU 400 GALLONS

PM	DRN	CHK	DWG. NO.	REV.
DATE 06/16			CMP-1	A

PART 3 - EXECUTION

3.01 PREPARATION:

A. Contractor shall make proper provisions for the maintenance and continuation of utility services to surrounding properties as directed by the TOWNSHIP or TOWNSHIP Engineer, unless otherwise specified.

B. Properties may have more than one water service. Determine their locations prior to excavation.

C. Alignment:
1. Notify TOWNSHIP DPU or TOWNSHIP's ENGINEER and to obtain instructions to proceed where there is a discrepancy, or an obstruction not shown on plans.
2. Verify location and depth of existing utilities in advance of removal/abandonment. Provide the Township with GPS coordinates to all abandoned corporation stops.

D. Bedding:
1. Method: See Article 3.06 SCHEDULES.
2. Provide bedding area backfill in accordance with MDOT Standard Plan R-83C.
3. Provide continuous bearing supporting entire length of exposed water main evenly, when exposed.

E. Cleaning Pipe and Fittings:
1. Provide interior free of foreign material and joint surfaces free of lumps and blisters.

3.02 REMOVAL/ABANDONMENT:

A. General: Meet requirements of AWWA C600 and these specifications.

B. Determine status of property:
1. Occupied – contact TOWNSHIP to report status and receive instructions on how to proceed.
2. Unoccupied – proceed with removal/abandonment.

C. REF SECTION 02660 – WATER MAINS

D. Provide and place traffic and pedestrian traffic barriers, as necessary.

E. For water service removal from water main to curb stop box:
1. Remove existing water service and leave corporation stop in place.
2. Use a Ford or equivalent Tube Nut, Copper Gasket and Brass Corp Stop Plug. Prior to backfilling the abandoned corporation, the Township must inspect and give approval. Should the corp leak, the corp must be removed and the water main should be plugged using a plug/seal approved by the Township.
3. If the corp is located within a saddle on the water main and requires removal, a Smith-Blair (or equivalent) repair clamp must be furnished by the contractor and installed.
4. If shutting down the water main is necessary to complete the disconnect, the Township and residents must be notified at least 24 hours in advance.
5. Excavate and remove water service and Curb Valve Stop and Box to five (5) feet outside of the ROW.
6. Witness location of plugged service tap.
7. Backfill in accordance with MDOT Standard Plan R-83C prior to starting water service removal/abandonment on private property.
8. Salvage water meter, transponder, if applicable, and meter valves (inlet & outlet) (either side of water meter). Return to TOWNSHIP.
9. Backfill and grade in accordance with MDOT Standard Plan R-83C and SECTION 02220 – EXCAVATING, BACKFILLING AND COMPACTING

F. Remove and dispose of abandoned pipe, valves and boxes, or other appurtenances, as necessary for the removal/abandonment of the water service at no cost to the TOWNSHIP.

3.03 FIELD QUALITY CONTROL: REF SECTION 02660 – WATER MAINS 3.03

A. Contractor performing the work shall give the Township 48 hours' notice of water service abandonment/removal for inspection.

3.04 FLUSHING: REF SECTION 02660 – WATER MAINS 3.04

3.05 DISINFECTION: REF SECTION 02660 – WATER MAINS 3.05

3.06 SCHEDULES:

A. Standard Details:
1. Methods of bedding pipe
2. Copper service lead connection / sample point
3. Underground utilities detail

B. Water/Sewer Leakage & Pressure Testing Report Form.

The unit price includes the cost of structure repairs to remove water service, sawing, removal and disposal; providing, placing and compacting backfill and providing and placing replacement soil or base material(s) as determined by the TOWNSHIP.

END OF SECTION

UTILITY DETAIL

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
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209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

STATE OF MICHIGAN
BARRY TODD SIMMONS
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LICENSED PROFESSIONAL ENGINEER
11-1-24

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GUGGENHEIM DEVELOPMENT SERVICES, LLC
3000 INTERNET BLVD, SUITE 570
FRISCO, TX 75034
214-872-4000

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CHECKED	BTS
DATE	01/09/2024
SCALE	AS NOTED
DRAWING	13

LEGEND

EXISTING	PROPOSED	DESCRIPTION
600	600	CONTOURS
ST		STORM DRAIN
		STORM DRAIN INLET
		PROPERTY LINE
		LIMITS OF DISTURBANCE
SF	SF	SILT FENCE
		CONSTRUCTION EXIT
	P	INLET PROTECTION
	NeB	PERRINTON LOAM, LAKE MICHIGAN LOBE

PLASTIC SHEETING OR TEMPORARY ROOFS TO BE USED TO COVER BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER.

CATCH BASINS WILL BE USED TO TRANSPORT THE STORMWATER TO THE REGIONAL DETENTION FACILITY.

NO WETLANDS OR STATE WATERS ARE LOCATED ON AND/OR WITHIN 200 FEET OF THE PROJECT SITE.

CONTROLLING OF THE POLLUTANTS FROM CONSTRUCTION ACTIVITIES ON THE SITE WILL BE DONE BY INSTALLATION OF PROPRIETARY WATER QUALITY DEVICE(S) AND THE PROPOSED DRY DETENTION BMP.

NOTE: "AMENDMENTS/REVISIONS TO THE ESEPC PLAN WHICH HAVE SIGNIFICANT EFFECT ON BMP'S WITH HYDRAULIC COMPONENTS MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL."

NOTE: ANY FILL MATERIAL SUPPORTING STRUCTURAL LOADS SHALL BE ENGINEERED WITH PROPER DOCUMENTATION INCLUDING GEORGIA REGISTERED P.E. STAMP. SUBMIT DOCUMENTATION TO THE CHEROKEE COUNTY BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION.

NOTE: THE DESIGN PROFESSIONAL WHO PREPARED THE ESEPC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.

NOTE: "EROSION CONTROL MEASURES WILL BE MAINTAIN AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROPSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

NOTE: "WASTE MATERIALS SHALL NOT BE DISCHARGED TO THE WATER OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT."

FLOOD INFORMATION:
FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEMA MAP NO. 2689C0231E
EFFECTIVE DATE: DECEMBER 16, 2011

RECEIVING WATERS:
INITIAL RECEIVING WATERS: REGIONAL DETENTION TANK

NOTE: WATER QUALITY WILL BE ADDRESSED BY INSTALLATION OF A PROPRIETARY WATER QUALITY DEVICE ON THE DRY DETENTION POND OUTFALL PIPE.

NOTE: ALL DRAINAGE STRUCTURES SHALL BE BUILT ACCORDING TO DOT STANDARDS.

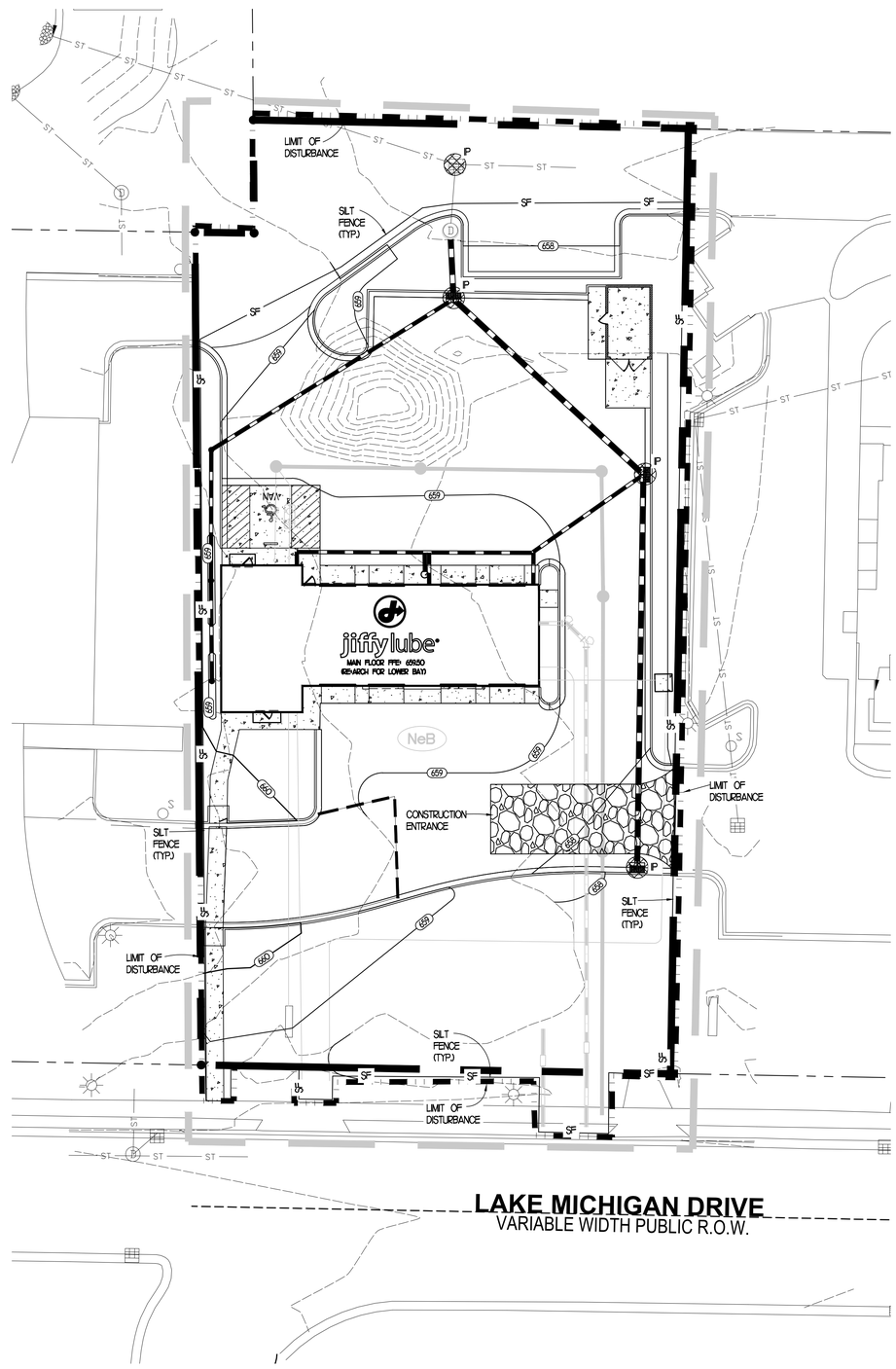
NOTE: "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES."

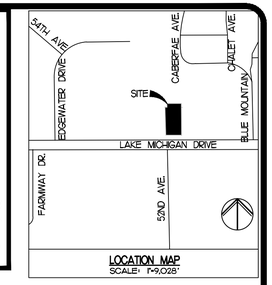
ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING

CONSTRUCTION SCHEDULE

ACTIVITY	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5
MAINTAIN EROSION CONTROL BMP'S	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX
CLEARING AND GRUBBING FOR PERMINENT CONTROLS	XXXXXX				
CONSTRUCTION OF PERMINENT CONTROLS	XXXXXX				
DEMOLITION OF ANY EXISTING BUILDING AND PAVEMENT	XXXXXX				
IMPLEMENT PHASE SEQUENCING AND VERIFCATION PROCESS	XXXXXX				
INSTALL TEMPORARY SEDIMENT BASIN AND REMAINING BMP'S	XXXXXX				
ROUGH GRADING	XXXXXX	XXXXXX			
INSTAL SEWER, WATER AND STORM DRAIN SYSTEMS		XXXXXX	XXXXXX		
BEGIN BUILDING PAD AND BUILDING CONSTRUCTION			XXXXXX	XXXXXX	
INSTALL CURBING, AND PREPARE PARKING LOT FOR PAVING			XXXXXX	XXXXXX	
BEGIN PAVING				XXXXXX	XXXXXX
SEEDING AND/OR LANDSCAPING				XXXXXX	XXXXXX
REMOVAL OF EROSION CONTROLS					XXXXXX

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.





LOCATION MAP
SCALE: 1"=1,028'

CONSTRUCTION SEQUENCE

1. NOTIFY OCWR SESC OFFICE AND HOLD REQUIRED PRE-CONSTRUCTION MEETING. ALL CONTRACTORS MUST ATTEND THE PRE-CONSTRUCTION MEETING.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
3. CLEAR & GRUB TO INSTALL SILT FENCE
4. INSTALL SILT FENCE AS SHOWN.
5. CALL FOR REQUIRED 7-DAY INSPECTION.
6. INSTALL TEMPORARY SEEDING & MULCH STABILIZATION TO ALL AREAS WHERE WORK WILL BE CEASED FOR A PERIOD OF MORE THAN 7 DAYS.
7. CONTINUALLY INSPECT & MAINTAIN ALL BMP'S.
8. BEGIN MASS GRADING AND CONSTRUCT BUILDING PAD.
9. INSTALL STORM DRAIN (WITH INLET PROTECTION), SEWER, WATER, & GAS.
10. BEGIN GRADING REMAINDER OF PROJECT AREA, AND PREPARE PARKING AREA FOR CURBING & PAVING. INSTALL CURBING.
11. APPLY PERMANENT SEEDING TO ALL AREAS AS SOON AS THEY ARE COMPLETE. DO NOT WAIT UNTIL JOB COMPLETION TO PERMANENTLY SEED DISTURBED AREAS.
12. BEGIN FINE GRADING OF ALL PARKING AREAS. STONE BASE SHALL BE INSTALLED IN ALL PAVED AREAS AS SOON AS PRACTICABLE. CONSTRUCTION EXIT SHALL BE REMOVED ONLY ONCE THE PARKING LOT HAS BEEN STABILIZED WITH STONE BASE.
13. PAVE SITE AND COMPLETE SIDEWALKS, PLANTINGS, & ETC.
14. REMOVE TEMPORARY BMP'S AS SOON AS THEIR CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED. SEED AND MULCH AND DISTURBANCE FROM REMOVAL OF BMP'S.
15. CONTACT OCWR SESC OFFICE FOR FINAL INSPECTION.

GENERAL NOTES:

1. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY OCWR SESC OFFICE.
2. DISTURBED AREAS LEFT FOR TWO TO FOUR WEEKS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION (D.2). DISTURBED AREAS LEFT IDLE FOR FOUR WEEKS OR MORE WILL BE ESTABLISHED TO PERMANENT VEGETATION (D.3 OR D.4). ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION WITHIN TWO WEEKS.
3. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OR SEEDED AREAS WITHIN 24 HOURS OF SEEDING.
4. DURING UNSUITABLE GROWING SEASONS, MULCH WILL BE USED AS A TEMPORARY COVER (D.8). ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH WILL BE ANCHORED.
5. OCWR SESC OFFICE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A COUNTY ROAD OR STREET.
6. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. CALL (686) 892-3117 FOR INSPECTION.
7. SEDIMENT/EROSION CONTROL DEVICES MUST BE CHECKED BY THE DEVELOPER AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED IN HALF THE CAPACITY OF THE DEVICE.
8. OWNER / DEVELOPER TO EXECUTE MAINTENANCE AGREEMENT FOR COMMERCIAL AND OR PRIVATE PONDS AT OR BEFORE C.O.
9. WATER QUALITY (WQ) FEATURES TO BE INSTALLED AT 80% BUILD-OUT OR END OF WARRANTY.
10. DEVELOPER SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE AT THE PROJECT SITE WITH REPRESENTATIVES OF OCWR SESC OFFICE.

ESC PLAN

0 20 40
SCALE 1" = 20'

REVISIONS	BY

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Greenville, South Carolina 29609
864-233-5497

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3000 INTERNET BOULEVARD, SUITE 570
FRISCO, TX 75034
214-872-4000

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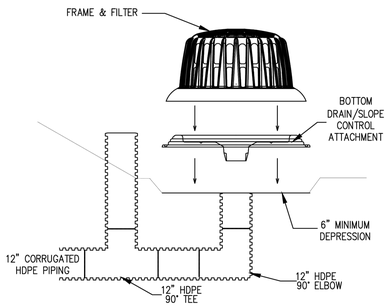
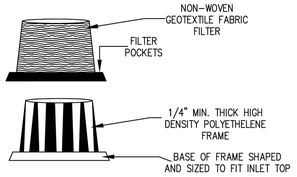
DATE	01/09/2024
SCALE	AS NOTED
DRAWING	14

S52 CATCH BASIN SEDIMENT GUARD



INSTALLATION PROFILE



FILTER & FRAME PROFILE

STANDARD SYMBOL

Adapted from: Silt-Saver, Inc.

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

CATCH BASIN SEDIMENT GUARD SPECIFICATIONS S52

When
- On construction sites when incomplete stormwater systems require protection from sediment-laden stormwater.

Why
- To prevent sediment from entering stormwater systems.

Where
- Use on construction sites for unfinished stormwater inlets.

How
1. Excavate approximately 4" – 6" below the top of the inlet structure.
2. Place the frame onto the inlet structure, ensure the frame covers the structure completely.
3. Slide the filter over the frame.
4. Fill the filter pockets with soil, gravel or equivalent. The filter pockets should be completely filled to ensure a good seal between the ground and inlet structure.
5. Back-fill around the frame and filter assembly is not required to complete installation, though it may be necessary to complete excavation requirements for the site.

Maintenance
- Sediment removal from the filter is necessary when the sediment build-up reaches a point of 65% of the total height of the frame or approximately 7" – 9" of the non-woven filter fabric is showing.
- Remove the material by hand or mechanically, paying attention not to damage the frame or filter.
- Brush, sweep, or wash filter and frame and inspect for any damage. Replace filter and/or frame as needed.
- If filter or frame is replaced, remember to refill filter pockets and back-fill as required by site conditions.

Limitations
- Not a permanent sedimentation control method.
- Only suitable for use on structural stormwater outlets.

STATE OF MICHIGAN
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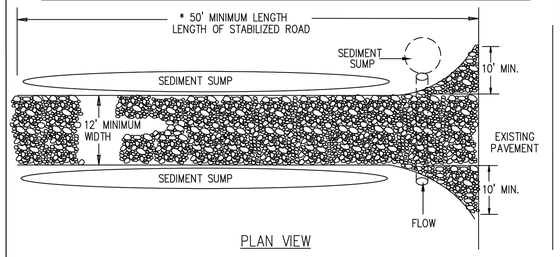
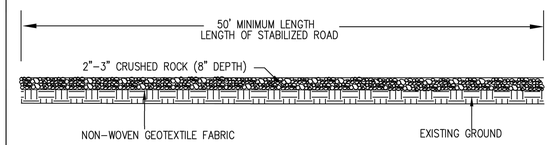
STATE FACILITIES ADMINISTRATION

S53 STABILIZED CONSTRUCTION ACCESS



PLAN VIEW



PROFILE

NOTES:
1. Establish stabilized construction entrance prior to the initiation of site construction activities.
2. Care should be taken to prevent material movement into adjacent wetlands/waterbodies.
3. Care should be taken to maintain existing roadside drainage via culvert installation, with sediment sump placed downflow of culvert.

STANDARD SYMBOL

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS S53

When
- Construction traffic is expected to leave a construction site.
- Stabilization of interior construction roads is desired.

Why
- To minimize tracking of sediment onto public roadways and to minimize disturbance of vegetation.

Where
- Stabilized construction entrances shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must be routed over the rock ingress/egress corridor.

How
1. Stabilized construction access road should be established at the onset of the construction activities and maintained in place for the duration of the construction project.
2. Installation of this practice should be the responsibility of the site clearing or excavating contractor.
3. Access location should be cleared of woody vegetation.
4. Non-woven geotextile fabric shall be placed over the existing ground prior to placing stone.
5. Access size should be a minimum of 50'. (30' for single residence lot).
6. Access width should be 12' minimum, flared at the existing road to provide a turning radius.
7. Crushed aggregate (2" to 3"), or reclaimed or recycled concrete equivalent, shall be placed at least 8" deep over the length and width of the ingress/egress corridor.

Maintenance
- Periodic inspection and needed maintainence shall be provided after each rain event.
- Stabilized entrances shall be repaired and rock added as necessary.

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS S53

Maintenance (cont.)
- Sediment deposited on public rights-of-way shall be removed immediately and returned to the construction site.
- If soils are such that washing of tires is required, it shall be done in a wash rack area, stabilized with stone, immediately prior to the construction access stabilized corridor.
- At the project completion, rock access road should be removed and disposed of unless utilized as subgrade for final road.

Limitations
- Effectiveness limited, sediment may be tracked onto roads requiring additional action.

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

ESC DETAIL 1 OF 2

REVISIONS	BY

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214-872-4000

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DRAWING
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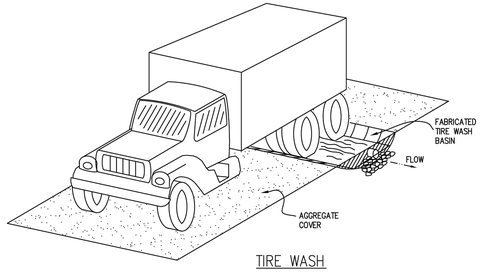
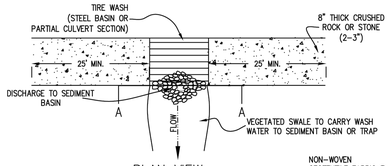
S54

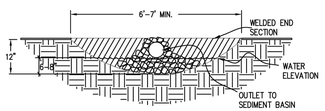
TIRE WASH



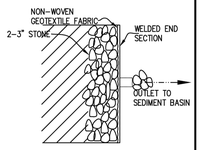
TIRE WASH



PLAN VIEW



CROSS SECTION A-A



WASH OUTLET DETAIL

STANDARD SYMBOL

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

TIRE WASH SPECIFICATIONS

S54

When
- Whenever traffic will be entering or leaving a construction site with soil capable of clinging onto construction vehicles; resulting in tracking of mud onto paved roads.

Why
- Reduces excessive sediment tracking of soil onto paved roads.

Where
- As an addition to aggregate construction entrances.

How
1. Construct tire wash on level ground at minimum length of 6'-7', a minimum of 10' wide to match width of aggregate road.
2. Construct 25' minimum approaches to tire wash with minimum 8" thickness of 2-3" stone.
3. Construct tire wash of partial culvert section or fabricated metal. Weld metal plates to culvert ends to contain water.
4. Provide outlet on one end of tire wash to allow excess water to drain. Outlet invert should be located 6-8" above bottom of tire wash.
5. Within tire wash structure, protect outlet pipe with non-woven geotextile fabric and 2-3" stone to prevent sediment discharge.
6. Protect swale with 2-3" stone on non-woven geotextile fabric.
7. Fill tire wash basin with water daily or when water depth is reduced to 1/2 the distance between basin bottom and outlet point.
8. Wash rack discharges should be directed into a sediment basin through a vegetated channel.
9. Remove sediment accumulation daily.

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

TIRE WASH SPECIFICATIONS

S54

Maintenance
- Sediment accumulation in wash shall be removed regularly and placed into proper disposal location.
- Maintain to specified dimensions by adding approach rock when necessary each day.
- Monitor water levels throughout working hours.
- Discharge swale should be inspected regularly to ensure tire wash discharge path is maintained to receiving sediment basin.
- Damage to tire wash shall be repaired prior to additional use of rack.

Limitations
- Requires daily maintenance.
- May not clean tire tread completely.

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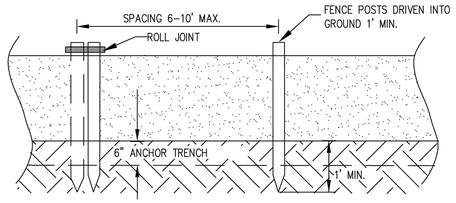
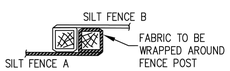
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

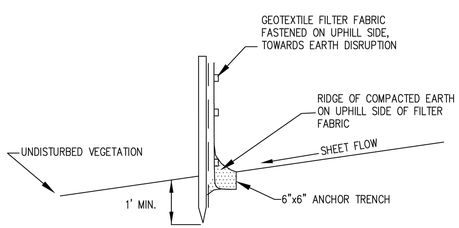
S51

SILT FENCE





ROLL JOINTS



STANDARD SYMBOL

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

SILT FENCE SPECIFICATIONS

S51

When
- A temporary measure for preventing sediment movement.

Why
- Used to prevent sediment suspended in runoff from leaving an earth change area.

Where
- Use adjacent to critical areas, wetlands, base of slopes, and watercourses.

How
1. Install parallel to a contour.
2. The silt fence should be made of woven geotextile fabric.
3. Silt fence should accomodate no more than 1/2 to 1 acre of drainage per 100' of fence.
4. Dig a 6" trench along the area where the fence is to be installed.
5. Place 6" of the silt fence bottom flap into the trench.
6. Backfill the trench with soil and compact the soil on both sides. Create a small ridge on the up-slope side of the fence.
7. Install wooden stakes 6 – 10' apart and drive into the ground a minimum of 12".
8. Staple the geotextile fabric to the wooden stakes.
9. Join sections of silt fence by wrapping ends together (See drawing).

Maintenance
- Inspect frequently and immediately after each storm event. Check several times during prolonged storm events. If necessary, repair immediately.
- If the sediment has reached 1/3 the height of the fence, the soil should be removed and disposed of in a stable upland site.
- The fence should be re-installed if water is seeping underneath it or if the fence has become ineffective.
- Silt fence should be removed once vegetation is established and up-slope area has stabilized.

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
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SILT FENCE SPECIFICATIONS

S51

Limitations
- Silt fence may cause temporary ponding and could fail if too much water flows through the area.
- Do not use in areas with concentrated flows.
- Chance of failure increases if fence is installed incorrectly or if sediment accumulation is not removed.

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

ESC DETAIL
2 OF 2

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

STATE OF MICHIGAN
BARRY TODD SIMMONS
ENGINEER
No. 6201057188
LICENSED PROFESSIONAL ENGINEER
1.11.24

jiffy lube®
ALLENDALE, MI - LAKE MICHIGAN DR
GUGGENHEIM DEVELOPMENT SERVICES, LLC
3000 INTERNATIONAL BOULEVARD, SUITE 570
FRISCO, TX 75034
214-872-4000

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AS NOTED
DRAWING
16

LANDSCAPE REQUIREMENT

SECTION 12A.04.4F FRONT YARD LANDSCAPING

FOR EACH 150' INCREMENT OF FRONTAGE TWO DECIDUOUS OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 3 SHRUBS FOR EACH TREE SHALL BE REQUIRED.
FRONTAGE 135'
REQUIRED: 2 TREES (LARGE)
2 ORNAMENTAL TREES
12 SHRUBS
PROVIDED: 2 TREES (LARGE)
2 ORNAMENTAL TREES
12 SHRUBS

SECTION 21A.04.6.2.A FRPMT YARD SCREENING

A CONTINUOUS HEDGE A MIN. OF 24" IN HT MATURING AT 36" MIN. HT. SHALL BE PLACED TO SCREEN THE DRIVE AND BUILDING.

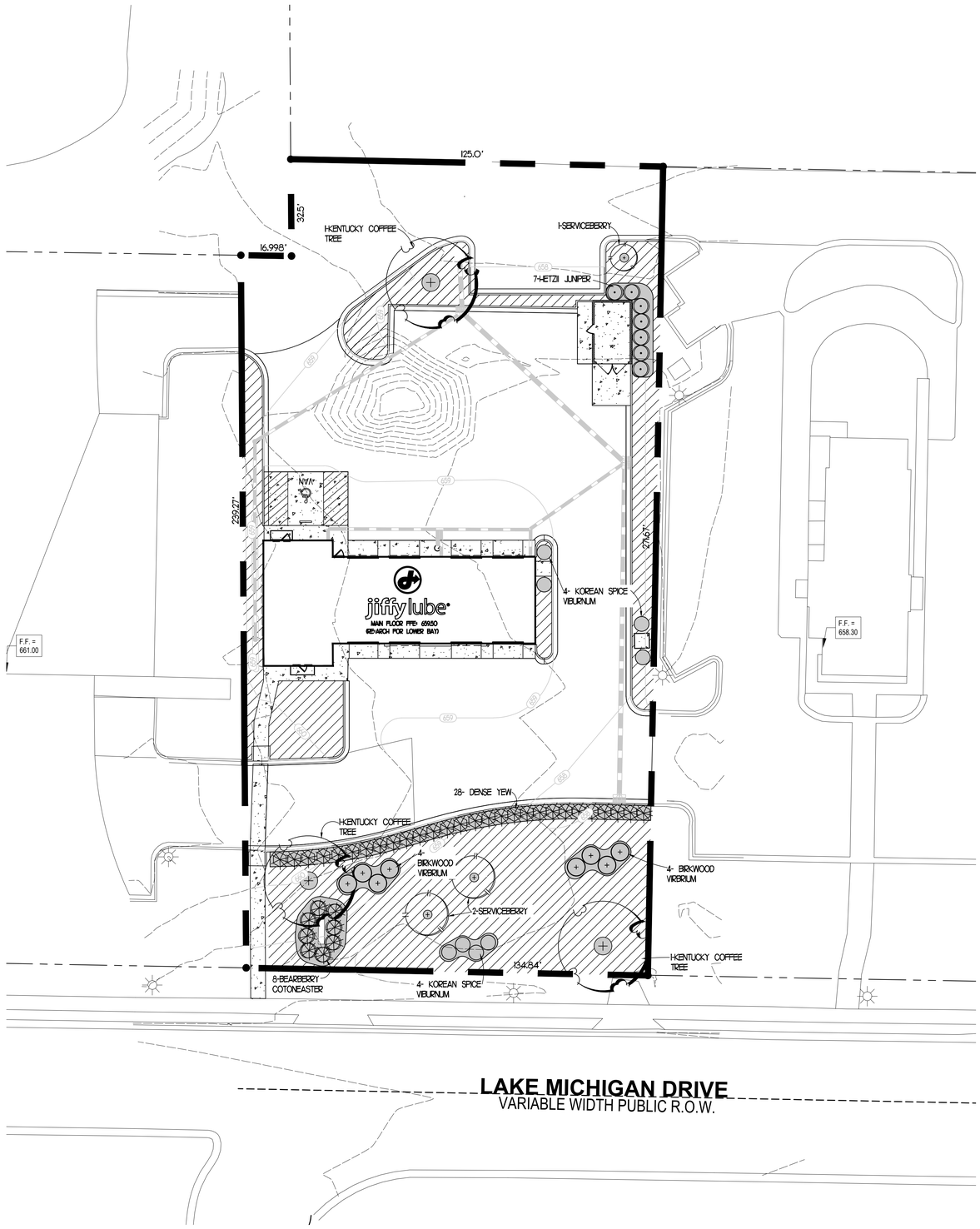
PROVIDED A DENSE EVERGREEN HEDGE

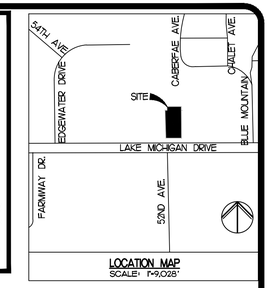
PUD SECTION 5.B.5- ALL FRONT YARD TRAVEL LANES SHALL BE SCREENED BY AN EVERGREEN HEDGE A MIN OF 3' TALL AT PLANTING. THIS SIZE REQUIREMENT SUPERCEDES SECTION 21A.04.6.2.A.

ALL DISTURBED AREAS TO BE SODDED WITH FESCUE.

CONTRACTOR TO PROVIDE DESIGN/BUILD IRRIGATION PLAN AS PER ALLENDALE CHARTER TOWNSHIP ZONING ORDINANCE (ARTICLE 24, SECTION 24.05F7)

WHEN REQUIRED BY THE TOWNSHIP, ALL OWNERS OF UNDERGROUND IRRIGATION SYSTEMS SHALL DOCUMENT WEEKLY METER READS FOR EARLY IDENTIFICATION OF LEAKS, STUCK VALVES, OR ANY ABNORMALITIES IN THE IRRIGATION SYSTEM. DOCUMENTED METER READS ARE SUBJECT TO INSPECTION BY THE TOWNSHIP AT ANY THE TOWNSHIP MAY REQUIRE DOCUMENTED METER READS TO BE SUBMITTED.





LOCATION MAP
SCALE: 1"=1,028'

PLANT LIST

	QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE REQUIREMENTS
TREES	3		KENTUCKY COFFEETREE	GYMNOCLADUS DIOCA	3" CALIPER, 12' MIN. HT
TREES	3		SERVICEBERRY	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE'	8' MIN. HT MULTI-STEM
SHRUBS	8		BIRKWOOD VIBURNUM	VIBURNUM X BURKWOODII	36" MIN. HT.
SHRUBS	28		DENSE YEW	TAXUS X MEDIA 'DENSIFORMIS'	36" MIN. HT.
SHRUBS	7		HETZII JUNIPER	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	4' MIN. HT.
SHRUBS	8		BEARBERRY COTONEASTER	COTONEASTER DAMMERI	12" HT.
SHRUBS	8		KOREANSPICE VIBURNUM	VIBURNUM CARLESII	48" MIN. HT.

CONTRACTOR TO PROVIDE DESIGN/BUILD IRRIGATION PLAN AS PER ALLENDALE CHARTER TOWNSHIP ZONING ORDINANCE (ARTICLE 24, SECTION 24.05F7)

PLAN PREPARATION CERTIFICATION:

"I CERTIFY THAT THIS PLAN SATISFY THE REQUIREMENTS OF THE ORDINANCE"

KIM KAUFFMAN
LANDSCAPE ARCHITECT

LEGEND

SOD

MULCH

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.

LANDSCAPE PLAN

SCALE 1" = 20'

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

STATE OF MICHIGAN
Kim Kauffman
LICENSED LANDSCAPE ARCHITECT
No. 3901047044
LANDSCAPE ARCHITECT
11-21-23

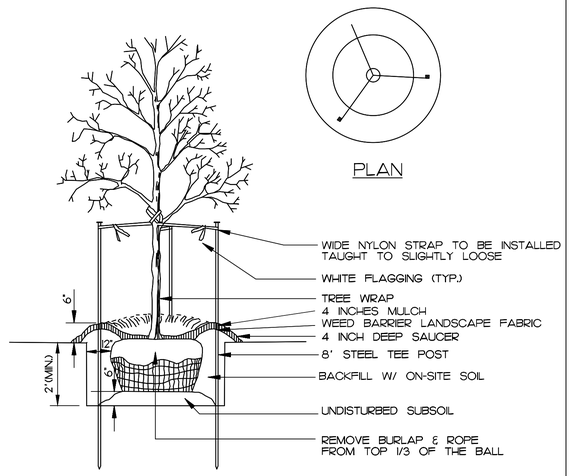
jiffy lube
ALLENDALE, MI - LAKE MICHIGAN DR
GUGGENHEIM DEVELOPMENT SERVICES, LLC
3000 INTERNET BOULEVARD, SUITE 570
FRISCO, TX 75034
214-572-4000

DRAWN	DS
CHECKED	KK
DATE	11/27/2023
SCALE	AS NOTED
DRAWING	

17

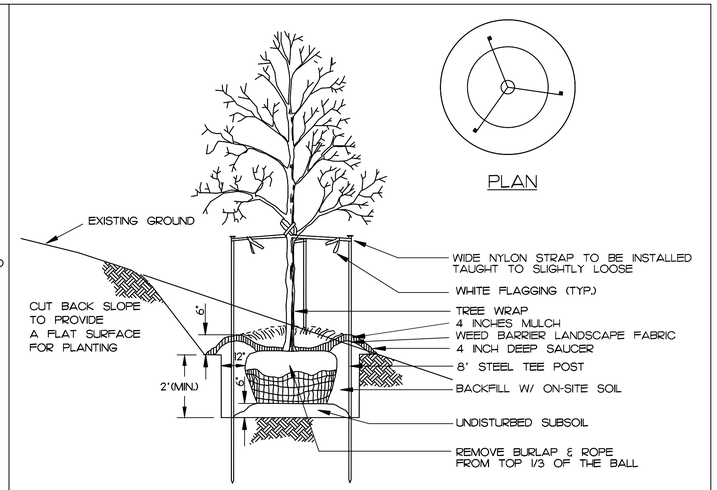
LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN INC.
2. ALL PLANTS MUST BE HEALTHY, WELL BRANCHED, STRAIGHT TRUNKED, FULL HEADED, FREE OF DISEASE AND INSECT INFESTATION, AND MEET ALL SPECIFIED REQUIREMENTS.
3. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED AND STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. ALL PLANT BEDS, TREES, SHRUB MASSES, ETC. SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH. THIS INCLUDES A **6 FOOT** DIAMETER MULCH RING AROUND ALL PROPOSED TREES.
13. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITY LINES IN AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
14. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
15. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND PROPOSED TOP SOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED.
16. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE TOP SOILED, LIMED, AND FERTILIZED ACCORDING TO THE SOIL TEST REPORT. THESE GRASS AREAS SHALL BE SEEDED AND SODDED WITH **HYBRID BERMUDA SOD** AS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL GRASS AREAS UNTIL A HEALTHY STAND IS ESTABLISHED.
17. ALL PLANTING AREAS, INCLUDING PARKING LOT ISLANDS, SHALL CONTAIN SOILS SUITABLE FOR PLANTING. SOILS SHALL BE CLEAN AND FREE OF ALL CONSTRUCTION MATERIALS. THE TOP TWO FEET OF SOIL SHALL BE LOOSE. IF PREVIOUSLY COMPACTED, IT SHALL BE LOOSENED BY TILLING OR OTHER MEASURE TO A DEPTH OF TWO FEET. THE TOP SIX INCHES OF SOIL SHALL BE CLEAN TOPSOIL, OR OTHER CLEAN SOILS AMENDED WITH ORGANIC MATERIAL. THIS REQUIREMENT SHALL BE MET PRIOR TO THE INSTALLATION OF LANDSCAPING.
18. THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM THE LANDSCAPE OPERATION. ALSO, IF INSUFFICIENT TOPSOIL IS PRESENT ON THE SITE THE CONTRACTOR IS REQUIRED TO HAVE TOPSOIL BROUGHT INTO THE SITE FOR THE LANDSCAPE OPERATION.
19. THE CONTRACTOR SHALL INCLUDE IN HIS BID PACKAGE REMOVAL AND EXCAVATION OF ROCK AS REQUIRED DURING TREE PLANTING TO INSURE SURVIVAL OF THE TREES AND TO PROVIDE A PLANTING PIT AS DIMENSIONED ON THE PLANTING DETAILS.
20. CONTRACTOR SHALL PROVIDE EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1. CONTRACTOR HAS THE OPTION TO UTILIZE SOD IN LIEU OF AN EROSION CONTROL BLANKET (TYPICAL).



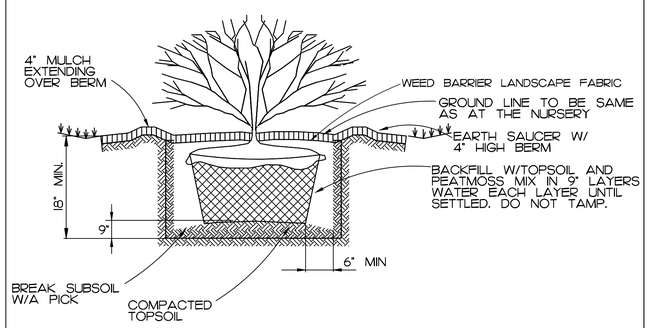
NOTE:
1. THIS DETAIL APPLIES TO ALL NURSERY GROWN STOCK
2. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S.

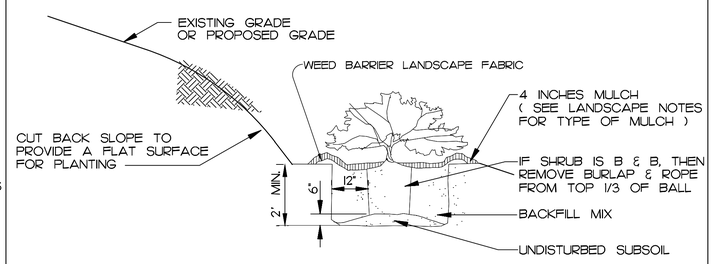


NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

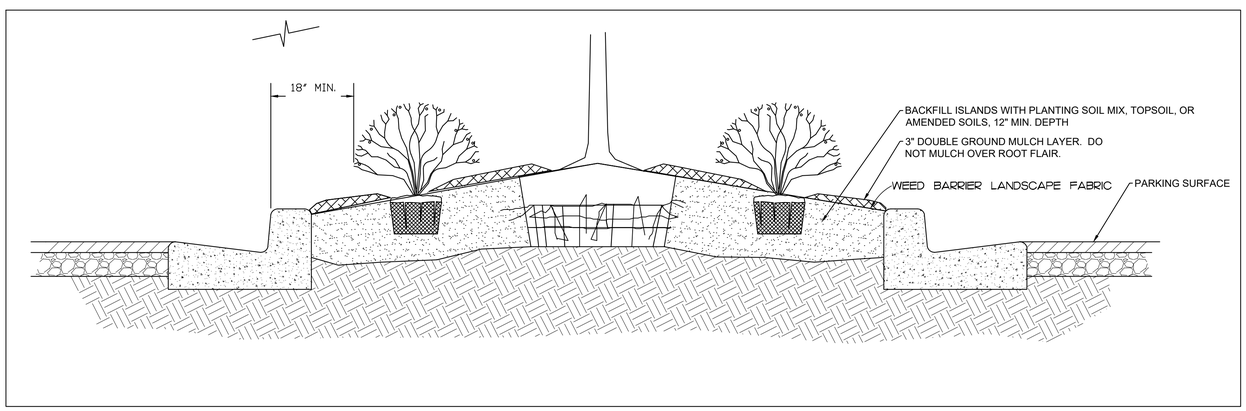
TREE PLANTING ON SLOPE
N.T.S.



TYPICAL SHRUB PLANTING
N.T.S.



SHRUB PLANTING ON SLOPE
N.T.S.



LANDSCAPE FABRIC SPECIFICATION

LANDSCAPE FABRIC SHALL BE ECOGARDNER 5-OZ PRO GARDNER WEED BARRIER W/ ACCOMPANYING STAPLES AND SHALL BE INSTALLED AS FOLLOWS:

1. PREPARE THE AREA TO RECEIVE LANDSCAPE FABRIC BY CUTTING ANY EXISTING WEED AS SHORT AS POSSIBLE, BY REMOVING, OR BY SPRAYING WITH ROUND-UP. REMOVE ANY ROCKS, STICKS, CLODS OF SOIL, OR NAILS THAT MAY SNAG THE MAT DURING INSTALLATION.
2. LEVEL THE AREA WHERE THE FABRIC IS TO BE INSTALLED BY USING A HAND RAKE, TO ROUGHLY LEVEL THE SURFACE AND FILL ANY HOLES.
3. PLACE THE FABRIC ON THE SOIL AND INSTALL ECOGARDNER 11 GAUGE, STEEL STAPLES 9" MINIMUM IN LENGTH. STAPLES SHALL BE PLACED 18" O.C. IN ALL DIRECTIONS, AND SHALL BE HAMMERED OR PUSHED INTO PLACE. WHERE ROWS OF FABRIC OVERLAP, A STAPLE TO HOLD THE EDGES SHALL BE PLACED 12" O.C. ALONG ALL THE JOINTS.

LANDSCAPE DETAILS

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

STATE OF MICHIGAN
Kim Kauffman
LICENSED LANDSCAPE ARCHITECT
No. 3901047044
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3000 INTERNET BOULEVARD, SUITE 570
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CHECKED	KK
DATE	11/27/2023
SCALE	AS NOTED
DRAWING	

18

FREELAND and KAUFFMAN, INC.

ENGINEERS ! LANDSCAPE ARCHITECTS

October 05, 2023

Allendale Charter Township
6676 Lake Michigan Drive,
P.O. Box 539
Allendale, MI 49401

To whom it may concern,

Subject: Site Plan Submittal for proposed Jiffy Lube for PUD Amendment Process

On behalf of our client Guggenheim Development Services, LLC please find enclosed the following documents for you review and comment:

- 1 copy of applications
- 5 copy of Site Plans
- 5 copies of building elevations

Please process the enclosed documents for review. Should you have any questions, or should you require additional information, please contact me directly at 864.672.3426 or mailto:tsimmons@fk-inc.com Thank you.

Sincerely,

Todd Simmons

209 West Stone Avenue ! Greenville, South Carolina 29609 ! Telephone 864-233-5497 ! Fax 864-233-8915

Allendale
CHARTER TOWNSHIP

"Where community is more than just a concept!"

Planning Commission
Application

Submission Date: 10-5-2023

Application for Site Plan Review in conjunction with which of the following:

- ☐ Site Plan Review Only
- ☒ New PUD Development
- ☐ Rezoning
- ☒ Zoning Amendment (including PUD)
- ☐ Special Use Application
- ☐ Other:_____

Property Owner:	5213 Lake Michigan Dr. LLC		
Mailing Address:	2030 Lake Michigan Dr. NW, STE F, Grand Rapids, MI 49504		
Phone Number:		Cell Phone:	
Email Address:		Fax:	
Owner's Signature:			

Applicant Name: (if not owner)	Guggenheim Development Services, LLC		
Mailing Address:	3000 Internet Blvd, Suite 570, Frisco, TX 75034		
Phone Number:	214-534-8191	Cell Phone:	
Email Address:	Jason.Bolling@GuggenheimPartners.com	Fax:	
Applicant's Signature:	Jason Bolling		

Who is the responsible party for future invoices? Check one:

	Property Owner	X	Applicant

Architect, Engineer, Attorney or other professionals associated with the project (attach additional sheets if necessary):

Contact:	Freeland and Kauffman, Inc.		
Mailing Address:	209 W. Stone Ave., Greenville, SC 29609		
Phone Number:	864-672-3426	Cell Phone:	
Email Address:	tsimmons@fk-inc.com	Fax:	
Address of Property:	5195 Lake Michigan Dr., Allendale, MI 49401		

6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org

Permanent Parcel Number: 70-09-24 -400-085					
Legal Description of Property (or attach to the application):					
Attached to application					
Lot Area:	0.85 ac	Lot Depth:		Lot Width:	
Current Zoning of Parcel:	PUD	Current Use of Parcel:	Vacant		
Proposed Use of Parcel:	Proposed building of Jiffy Lube is automobile repair and maintenance shop.				
Name of Proposed Development (if applicable):					
Name of Proposed Buildings to be constructed:	Jiffy Lube				
Square feet of gross:	3,252 SF	Square feet of usable floor area:	296 SF		
Number of Permanent Employees (if applicable):	8				

- Please include 5 sets of the proposed Site Plan and 1 electronic copy for staff review along with your application and escrow fee. (When ready for submission to the Planning Commission, smaller than typical plans are allowed when they can be easily interpreted and are to scale.)
- Please see Resolution 2011-2 for our full escrow fee policy. If you would like a copy of this policy it is available online or by request at the Township office.
- If your escrow is not kept up to date, according to our policy, the Township reserves the right to withhold approval of your project, issue a stop work order, or withhold final occupancy until the escrow balance is made current.

For Office Use Only

Date Received:			
Amount Paid:		Check No:	
Notes:			

ALLENDALE CHARTER TOWNSHIP
6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org

If your project is a Rezoning or Zoning Text Amendment please fill out the following:

1. Action Requested:
   A. Rezone from _____ to _____ the property located at (address if any)

   _____, parcel ID _____

   legally described as:

   _____

   _____

   _____

   B. Text Amendment:
   Amend Chapter 470 Article 14 Section(s) 14.02 to read:
   Proposed use "automobile repair and maintenance shop" in permitted use under General commercial ordinance.

   _____

2. General Information:
   A. List all deed restrictions to property described in 2A, above, (attach additional pages if needed):

   _____

   _____

   _____

   B. Present use of the property is: Vacant
   C. Lot size in acres or square feet: 0.85 acres
   D. Provide a scaled map of the property, fully-dimensioned and correlated with the legal description, showing the following:
      1. The land which would be affected by the proposed amendment;
      2. If the land proposed for rezoning does not include the entire parcel or lot, the land and legal description of the portion of the parcel of the lot which is proposed for rezoning and the portion of the parcel of the lot which is not proposed for rezoning;
      3. The present zoning of the land proposed for rezoning;
      4. The present zoning of all abutting lands; and

ALLENDALE CHARTER TOWNSHIP
6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org

5. All public and private right-of-ways and easements bounding and intersecting the land proposed for rezoning.

E. Reason for this amendment request at this time:

Proposed use of the building "automobile and repair shop" is part of "Special use Permit" under General Commercial Ordinance and not a allowed use as per current Article 12: PUD of Zoning Ordinance. Proposed use requires ammendment.

F. If the amendment is a proposed rezoning please answer the following questions:

1. Is the requested amendment consistent with the Master Plan? If yes, explain:

Master Plan states that property is zoned "General Commercial" and change in ammendment will not change the overall zoning of the property.

2. If the proposed zoning does not conform with the Master Plan, why should the change be made? Please be specific, brief, and attach any supporting documentation which substantiates your claim:

G. What do you anticipate the impact of the proposed zoning change on the neighboring property to be?

Neighboring properties are zoned as "General Commercial" and there is no anticipated impact on them.

The undersigned affirm that he, she, or they, accept the responsibility of the Petition and that information herewith submitted is true and correct to the best of their knowledge.

Jason Bolling	10/02/2023		
Petitioner's Signature(s)	Date	Petitioner's Signature(s)	Date

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SUN TITLE **Commitment No. 224822**	ISSUING AGENT: **Sun Title Agency of Michigan, LLC** UNDERWRITTEN BY: **Old Republic National Title Insurance Company**
ALTA COMMITMENT	**SCHEDULE C** **(Property Legal Description)**

LEGAL DESCRIPTION

The Land referred to in this commitment is described as follows:

Land situated in the Township of Allendale, Ottawa County, Michigan:

Part of the South 1/2 of Section 24, Town 7 North, Range 14 West, described as: Commencing at the South 1/4 corner of said Section; thence North 00 degrees 25 minutes 55 seconds West 330.00 feet along the North-South 1/4 line of said Section to the point of beginning; thence continuing North 00 degrees 25 minutes 55 seconds West 32.48 feet along said 1/4 line; thence South 88 degrees 52 minutes 53 seconds East 125.03 feet parallel with the South line of said Section; thence South 01 degrees 3 minutes 04 seconds West 271.56 feet parallel with the West line of Units 1 and 2 of Allendale Crossings Condominium, Ottawa County Condominium Subdivision Plan No. 538; thence North 88 degrees 56 minutes West 135.01 feet along the Northerly right-of-way line for Lake Michigan Drive; thence North 00 degrees 25 minutes 55 seconds West 239.27 feet; thence South 89 degrees 07 minutes 11 seconds East 17.00 feet along the South line of South Edgewater Park, Edgewater Business Plat, as recorded in Liber 31 of Plats, Pages 41 through 44, inclusive, Ottawa County Records, to the point of beginning.

70-09-24-400-085

If provided above, any address and tax parcel number are solely for informational purposes, without warranty as to accuracy or completeness. If inconsistent in any way with the legal description above, the legal description shall control.

ERECORDING
2022-0019555
FILED & SEALED FOR RECORD IN
OTTAWA COUNTY, MI
JUSTIN F. ROEBUCK
COUNTY CLERK/REGISTER OF DEEDS
05/24/2022 AT 12:11 PM
30.00

TAX STAMP affixed
after recording
Affidavit on file.

WARRANTY DEED

The GRANTOR(S): Pear Line, L.L.C., a Michigan limited liability company of 114 Old M 21, Jenison, MI 49428

convey(s) and warrants(s) to the GRANTEE(S):

5213 Lake Michigan Drive LLC, a Michigan limited liability company of 2030 Lake Michigan Dr. NW, Ste. F, Grand Rapids, MI 49504

the premises located in the Township of Allendale, Ottawa County, Michigan and described on EXHIBIT A attached to this Deed ("PROPERTY"), subject to easements, building and use restrictions, interests, reservations of record, zoning ordinances, and taxes and assessments not yet due and payable.

Real Estate Transfer Tax Valuation Affidavit filed.

The Grantor grants to the Grantee the right to make the following division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended (enter a number, "All", or "None"): ___ (IF NO NUMBER IS INSERTED, THE RIGHT TO MAKE DIVISIONS STAYS WITH THE PORTION OF THE PARENT TRACT RETAINED BY THE GRANTOR; IF ALL OF THE PARENT TRACT IS CONVEYED, THEN ALL DIVISION RIGHTS ARE GRANTED). This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This deed is dated May 23, 2022

210521

GRANTOR:

Pear Line L.L.C., a Michigan limited liability company

By: _____
Merwyn Koster, Member

STATE OF MICHIGAN

COUNTY OF KENT

Acknowledged before me in Kent County, Michigan on the 23rd day of May, 2022, by Merwyn Koster, Member of Pear Line, L.L.C., a Michigan limited liability company.

_____
Notary Name
Notary public, State of Michigan
County of Ottawa
My commission expires: _____
Acting in Kent County

ANTHONY J. PONTARELLI
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OTTAWA
My Commission Expires Feb. 21, 2027
Acting in the County of Kent

PREPARED AT THE DIRECTION OF THE
GRANTOR BY (AND RETURN TO):

TJ Pontarelli
Sun Title Agency of Michigan, LLC
1410 Plainfield Avenue, N.E.
Grand Rapids, MI 49505
210521

EXHIBIT A

Property

LEGAL DESCRIPTION

Land situated in the Township of Allendale, Ottawa County, Michigan:

Part of the South 1/2 of Section 24, Town 7 North, Range 14 West, described as: Commencing at the South 1/4 corner of said Section; thence North 00 degrees 25 minutes 55 seconds West 330.00 feet along the North-South 1/4 line of said Section to the Point of Beginning; thence continuing North 00 degrees 25 minutes 55 seconds West 32.48 feet along said 1/4 line; thence South 88 degrees 52 minutes 53 seconds East 125.03 feet parallel with the South line of said Section; thence South 01 degree 3 minutes 04 seconds West 271.56 feet parallel with the West line of Units 1 and 2 of Allendale Crossings Condominium, Ottawa County Condominium Subdivision Plan No. 538; thence North 88 degrees 56 minutes 56 seconds West 135.01 feet along the Northerly right-of-way line for Lake Michigan Drive; thence North 00 degrees 25 minutes 55 seconds West 239.27 feet; thence South 89 degrees 07 minutes 11 seconds East 17.00 feet along the South line of South Edgewater Park, Edgewater Business Plat, as recorded in Liber 31 of Plats, Page 41-44, Ottawa County Records to the Point of Beginning.

70-09-24-400-082
Commonly known as: 5213 Lake Michigan Dr., Unit B, Allendale, MI 49401

The property address and tax parcel are provided solely for informational purposes, without warranty as to accuracy or completeness. If inconsistent in any way with the legal description listed above, the legal description listed above shall control.

Ottawa County Treasurer Office 5/24/2022
The records in my office show no unpaid taxes or special assessments for the five years of 2021 and prior involving lands in this instrument. This does not include taxes owed as a result of Board of Review, PRE Denials or Tax Tribunal judgements.
Amanda Price, Treasurer KS

210521

ALLENDALE CHARTER TOWNSHIP

6676 Lake Michigan Dr. Allendale, MI 49401
Phone: 616-895-6295 Fax: 616-895-6330
www.allendale-twp.org

Planning Commission
Site Plan Review Checklist

- This checklist shall be completed and submitted as part of the submittal packet to the Planning Commission. This is the same checklist that will be used by staff and Planning Commissioners to verify that all requirements set forth in the zoning ordinance are met.

- Township staff reviews the plan for completeness with the site plan checklist. If complete the plan can be forwarded to the Planning Commission. If not, the applicant is notified and must revise the site plan to comply with the checklist.

- A site plan which is to be reviewed by the Planning Commission shall be submitted to the Township offices **no less than 31 days** before the next regularly scheduled Commission meeting.

- **Three separate plans are required:**
  1) **A site analysis plan**
  2) **A site plan**
  3) **A landscape plan**

  A checklist is provided for each plan on the following pages.

- Site plans shall be drawn at a scale of not more than 1”=20’ if the site is less than two acres; 1”=40’ if the site is less than six acres; and 1”=100’ if the site is greater than six acres and shall contain the following information unless specifically waived by the Planning Commission.

- Either YES, NO or NA (Not Applicable) shall be marked next to each item. If NA is marked, please provide the reasoning for the NA notation.

- Before submitting a formal application for site plan review the applicant is encouraged to meet with the Township Planner or Zoning Administrator to review procedures and ask questions.

1. SITE ANALYSIS PLAN CHECKLIST

This is a separate site plan showing natural and man-made features and is used to determine how the existing features of a property will be changed by the proposed project.

❖

_____ Small-scale sketch of properties, streets and zoned uses of land within one-quarter mile of the site, sufficient to illustrate the existing character and development in the area of the site

_____ A sketch illustrating the location of the site within the Township

_____ Existing buildings and structures

_____ Current zoning of site and all abutting properties

_____ Current use of site

_____ Existing contour lines at two feet intervals on the subject property and to a distance of 50 feet outside the boundary lines of the site

_____ Swales and existing drainage patterns

_____ Existing strands of trees, tree lines and individual large trees.

_____ Water bodies, streams, creeks and wetlands on the site and within 50' of subject property

_____ Base flood elevation data (if applicable)

2. SITE PLAN CHECKLIST

See article 24 of Allendale Twp. Zoning Ordinance for actual language

❖

GENERAL INFORMATION

x Name of development
x Date on which the site plan was prepared
x North arrow and scale
x Architect, landscape architect, engineer, or professional surveyor who prepared the plan

x Name x Address x Professional seal

PROPERTY INFORMATION

x Legal description based upon the most current survey
x Small-scale sketch of properties, streets and zoned uses of land within one-quarter mile of the site, sufficient to illustrate the existing character and development in the area of the site
x A sketch illustrating the location of the site within the Township
x The size in acres and square feet of the subject property
x Property line dimensions and bearings
x Current zoning of site and all abutting properties
x Location and use of existing structures within 100 feet of the boundary of the subject property
x Proposed contour lines at not less than two feet intervals
x Percentage of site covered by impervious surface

BUILDINGS AND USES

x Location of existing and proposed buildings including: ___Use ___Length ___Width ___Height _X_Square Footage
NA Roof top equipment (Sec. 24.06.G.2)
x Setback of buildings from all property lines
x Architectural elevation drawings and exterior building materials (Sec. 24.06.J)

UTILITIES AND STORMWATER MANAGEMENT

Location, size and dimensions of the following:

x Utility easements
x Water lines
x Sanitary sewer lines
x Storm drainage lines
x Ditches and swales
x Retention and/or detention areas
x Fire hydrants
x Catch basins
NA Septic tank and drain fields and water wells if applicable
x Transformers and above ground utilities

VEHICLE CIRCULATION

Location, size and dimensions including width of the following:

x Proposed streets
x Abutting streets
x Rights-of-way
x Service drives
x Driveways / curb cuts
x Curbs and gutters
x Access easements serving the site
x Driveways opposite the site and driveways and intersections within 100 feet on either side of the site
____ Traffic control signs
x Master Plan streets which may cross the property

PEDESTRIAN CIRCULATION (Sec. 24.06.C)

x Location, dimensions and surface type of all sidewalks, bike paths and other walkways
x Internal walkways through the parking lot (Sec. 24.06.C.3)

PARKING (Article 21)

x Number and dimensions of spaces and aisles
x Computations to show number of spaces required
x Distance to nearest property line
x Barrier free parking spaces and sidewalk ramps
x Type of parking area surface
x Curbs and gutters
NA Loading areas

LIGHTING (Article 24.06.E)

____ Location of exterior lights including building lights
____ Height
____ Type of fixture

OTHER REQUIRED INFORMATION

x Waste disposal facilities (Sec. 24.06.H)
x Outdoor storage (Sec. 24.06.G)
x Signs (Article 22)
NA For residential developments (Sec. 24.05.D.17) summary schedules and views should be affixed as applicable in residential development, which gives the following data:

- ____ The net residential area which is the total size of the parcel minus any portion of the site within the road right-of-way expressed in acres and in square feet
- ____ The number of dwelling units proposed (by type) and the number of bedrooms for each type
- ____ Typical lot size dimensions if detached housing is contemplated
- ____ Typical elevation views of the front and side and rear of each type of building
- ____ Proposed density of the net residential site

_____ Proposed phasing

_____ Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by this Ordinance or by State or Federal Agencies.

_____ The Planning Commission may require written statements relative to the effects on the existing traffic capacity of streets, and the proposed development's impact on public safety, existing utilities, the environment and natural features

_____ The Planning Commission may request additional studies, graphics or other written materials from the applicant in order to assist in determining the appropriateness of the site plan

3. LANDSCAPING PLAN CHECKLIST

This is a separate plan illustrating proposed landscaping

See Articles 21A and Sec. 24.06.F of the Zoning Ordinance for actual language

❖

X Name, address and seal of landscape architect who prepared the plan

X Number of plants, type, size, location and spacing for:

- X greenbelts;
- X front yard along all streets abutting property;
- X Parking lots (Sec. 21A.04.G);

X Computations for all required landscaping

To be provided later Underground irrigation system (Sec. 21A.03.E)

NA Berms, walls and fences

NA Landscaping for multi-family buildings see also Sec. 23.06.I

X Open space and common areas

Please note that the number of plantings required by the Ordinance may be modified (increased or decreased) by the Planning Commission based on the criteria below. If a reduction in the required landscaping is proposed please provide the reasons for this reduction on the landscaping plan relative to the criteria.

Modification of Required Landscaping. For existing and proposed uses that require site plan approval to either expand or be built, landscaping shall be installed insofar as practical. The Planning Commission in its review of the site plan has the authority to increase, decrease or otherwise modify the landscaping and screening requirements of this article. In doing so, the Commission shall consider the following criteria:

1. The amount of space on the site available for landscaping.
2. Existing landscaping on the site and on adjacent properties.
3. The type of use on the site and size of the development.
4. Existing and proposed adjacent land uses.
5. The effect the required landscaping would have on the operation of the existing or proposed land use.
6. Whether additional landscaping is necessary to mitigate the adverse effects of adjoining land uses, to reduce headlight glare, reduce noise and to otherwise achieve the objectives of this Section.

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

December 7, 2023

Gregory Ransford, MPA
Fresh Coast Planning
950 Taylor Avenue, Suite 200
Grand Haven, Michigan 49417

RE: Jiffy Lube - 5195 Lake Michigan Drive
Site Plan Revision for PC Review

Dear Mr. Ransford:

Fleis & VandenBrink (F&V) received the Jiffy Lube at 5195 Lake Michigan Drive preliminary engineering plans on November 28, 2023 which were prepared by Freeland and Kauffman, Inc. and dated November 27, 2023. Included with the plan set were comments and responses to F&V's original October 30, 2023 review.

F&V staff have reviewed the responses to the comments previously made. We have the following comments that still have not been addressed. However, we do not feel these are required for the Planning Commission approval. Rather, these items can be addressed during the production of the construction plans.

SHEET 5:

- In reference to note B, the width of the concrete curb and gutter is 24" for type F4 curb, not 18". The arrow on the curb and gutter detail is slightly skewed and should be adjusted to highlight the F4 selection.

SHEET 9:

- No detail has been provided in the architecture plans as called out on the sump pump detail.

SHEET 12:

- Notes A, B, and D refer to the architectural plans. No details, locations, or additional information provided for the sanitary sewer exit, and the oil waste piping exit on the architectural plans.

SHEET 11:

- The water meter should be installed inside the building, in accordance with Allendale Charter Township's Standard Construction Requirements Section 02660 Watermains Subsection 3.02.K

FLEIS & VANDENBRINK

Emma McDonald
Civil Engineer in Training

Brant Mercer, P.E.
Project Manager

cc: Chad Doornbos, ACT
Kevin Yeomans, Fresh Coast Planning

2960 Lucerne Drive SE
Grand Rapids, MI 49546
P: 616.977.1000
F: 616.977.1005
www.fveng.com

Allendale Charter Township Fire Department

FIRE DEPARTMENT

FIRE CHIEF
MICHAEL KEEFE

DEPUTY CHIEF
RANDY BOSCH

CAPTAIN
BUSINESS
FIRE INSPECTOR
TONY DOLCE

LIEUTENANT
TRAINING OFFICER
SCOTT HARKES

LIEUTENANT
RENTAL INSPECTOR
KYLE GARLANGER

LIEUTENANTS
WILLIAM
O'DONNELL
BRUCE NAGELKIRK
DAVE MARSHALL
STEVE WOLBRINK

SERGEANTS
CHRIS HOLMES
NICK RICHARDS
DOUG ANDERSON
JOE FLAGSTADT
TROY TELLER
ERIC BUSSCHER

October 12, 2023

Gregory Ransford, Planner
Planning Commission
6676 Lake Michigan Drive

RE: 5195 Lake Michigan Drive
Jiffy Lube
Allendale , MI 49401

Greg:

Site plan for 5195 Lake Michigan Drive has been completed by Allendale Fire. Print has adequate fire department access. There is adequate water supply for the building.

All new buildings in Allendale Twp. are required by code ***IFC2012 506.1*** to have a Knox box installed on the building for Fire Department access.

Allendale Fire reserves the right to make additional comments as necessary.

Print Date 10/05/2023

Respectfully submitted

Tony Dolce

Capt. Tony Dolce
Fire Inspector
Allendale Fire Department
616-892-3116
tonydolce@allendale-twp.org

Allendale Public Utilities

Mr. Greg Ransford
Principal
Fresh Coast Planning
119 1/2 Washington Ave, Studio B
Grand Haven, MI 49417

Date: 10/23/2023

Project: Jiffy Lube

Mr. Ransford,

After review of the site plan for Jiffy Lube, the Utility Department has the following comments;

Cover Sheet :

- Add OCWR, Jon Braxmeir for soil erosion. This will also need to continue throughout the plan set instead of Allendale Township for SESC items.
- Add PCI for all inspections out of ROW. They will also need to do plan review for building permits
- Add MDOT to required permits and inspections. They will also need to do plan review.
- Gas company is incorrect.
- Proof read all written items for correct authority.
- Note #15, Freeland and Kauffman is responsible for this project. If they choose not to survey and stake, they must secure the third party.

Sheet 5:

Letter J; move sidewalk to not encompass the existing sanitary sewer casting, or casting must be completely in the sidewalk. This casting must be raised and brought into current specifications, should it be impacted in any way.

Sheet 10:

- Notes 14, 15, 18, and 20 must be changed to be in compliance with the construction standards.
- The sanitary manhole (label as 4613) is 9' from south west property stake. The existing 6" sanitary lateral shows to be 60', and existing 1" water service is 64' from the same corner stake. The 1" water service will need to be abandoned.
- In the legend, the sanitary is required to be 6" in all areas outside the building.
- The water line shall be 1.5" minimum

- The back flow prevention device will be an ASSE 1013 approved RPZ
- Allendale only supplies the meters as requested by the Architect. All water/ sanitary taps are installed by site contractor or their sub
- Water meters and back flow devices are required inside of the heated portion of the building
- Correct items A, E, F, G, H, I, J, K, and U
- Add the removal of the 1" service per Allendale standards

Sheet 11:

- Remove all of these details. Add a our commercial water meter detail, and sanitary lateral details

Sheet 12:

- Per OCWR SESC office, not Allendale

The Utility Department reserves the right to make any future comments as necessary.

Thank you,

Chad Doornbos
Superintendent of Public Utilities
Allendale Charter Township
6676 Lake Michigan Dr.
Allendale, MI 49401
616-892-3117

NORTH PERSPECTIVE

ARCHITECTURAL DESIGN ▪ GUILD
2710 Sutton Boulevard
St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
F:: 314.644.4373

jiffy lube multicare℠

GUGGENHEIM

Design Development Plans

Proposed Jiffy Lube Multicare
Allendale, MI

1/5/2024

SOUTH PERSPECTIVE

ADG
ARCHITECTURAL DESIGN ▪ GUILD
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St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
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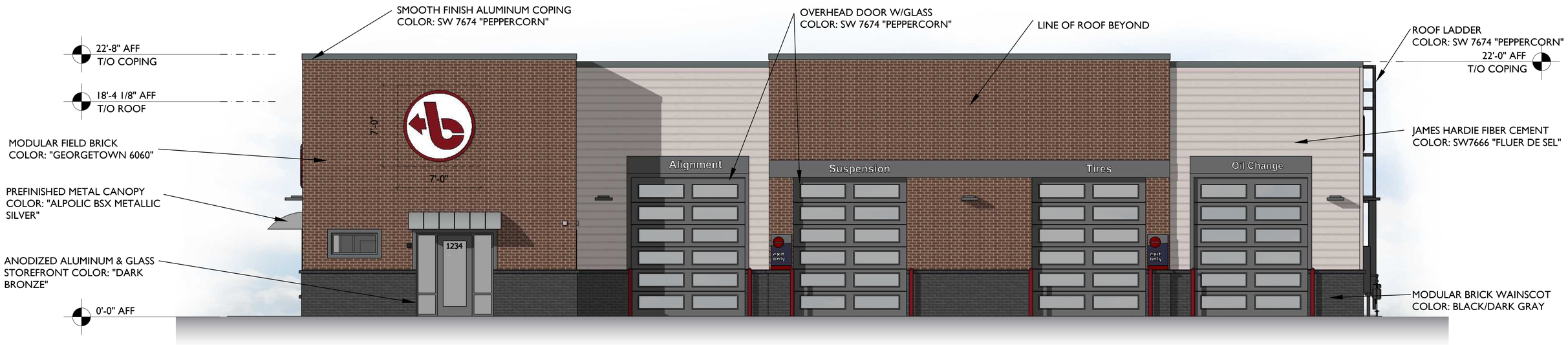
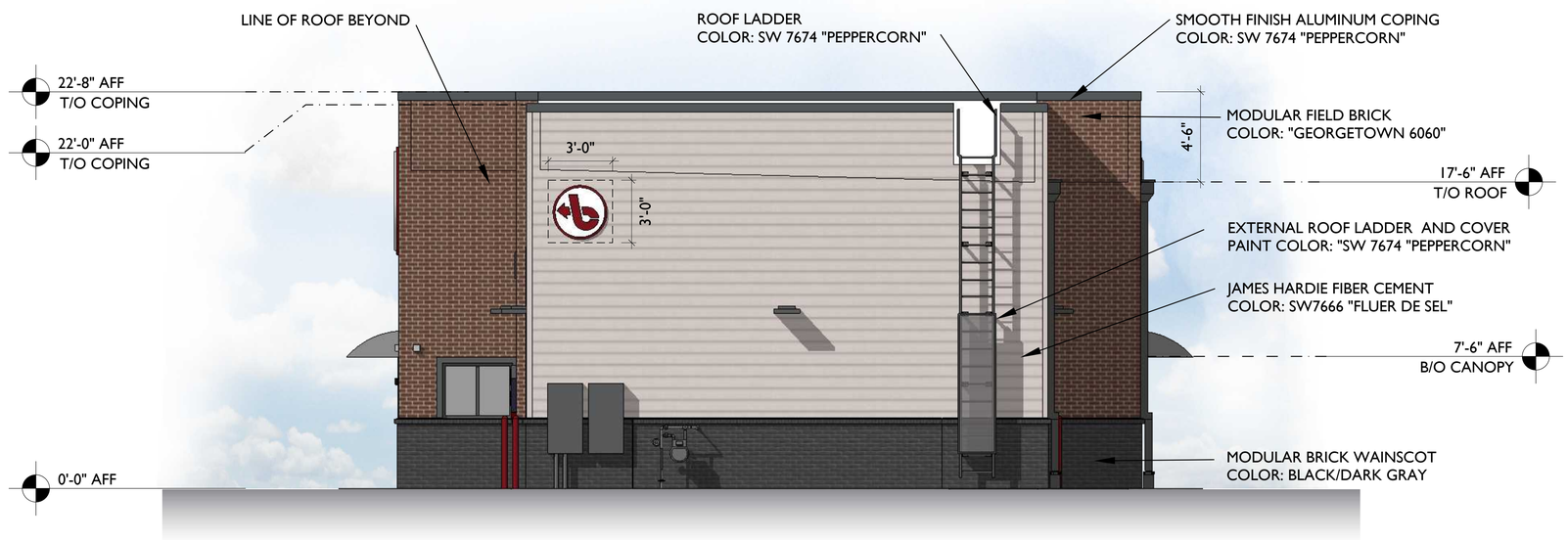
Allendale, MI

1/5/2024



NORTH ELEVATION



WEST ELEVATION

ARCHITECTURAL DESIGN GUILD
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St. Louis, Missouri 63143
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P:: 314.644.1234
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jiffy lube multicare

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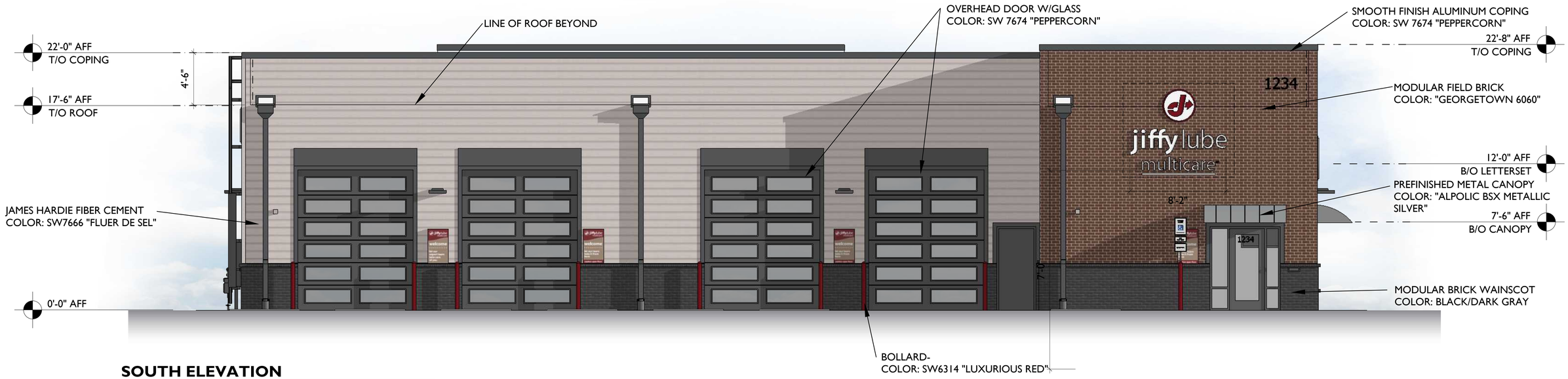
Allendale, MI

1/5/2024



SOUTH ELEVATION

EAST ELEVATION

ARCHITECTURAL DESIGN ▪ GUILD
2710 Sutton Boulevard
St. Louis, Missouri 63143
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P:: 314.644.1234
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Design Development Plans

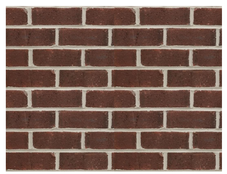
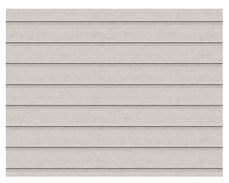
Proposed Jiffy Lube Multicare
Allendale, MI

1/5/2024

EXTERIOR ELEVATIONS PRODUCT SPECIFICATION

AREA_PERCENTAGE (%)

TOTAL AREA: +/- 5213.59 S.F_100%

FINISH/MATERIALS	TOTAL BUILDING FACADES	NORTH ELEVATION	WEST ELEVATION	SOUTH ELEVATION	EAST ELEVATION
MODULAR BRICK WAINSCOT	12.62%	10.39%	18.00%	10.00%	15.47%
 MODULAR FIELD BRICK COLOR: "GEORGETOWN 6060"	37.11%	52.13%	23.85%	27.17%	43.59%
 JAMES HARDIE FIBER CEMENT COLOR: SW7666 "FLUER DE SEL	41.58%	25.28%	57.07%	52.94%	37.04%
GLASS	8.69%	12.20%	1.08%	11.89%	3.90%

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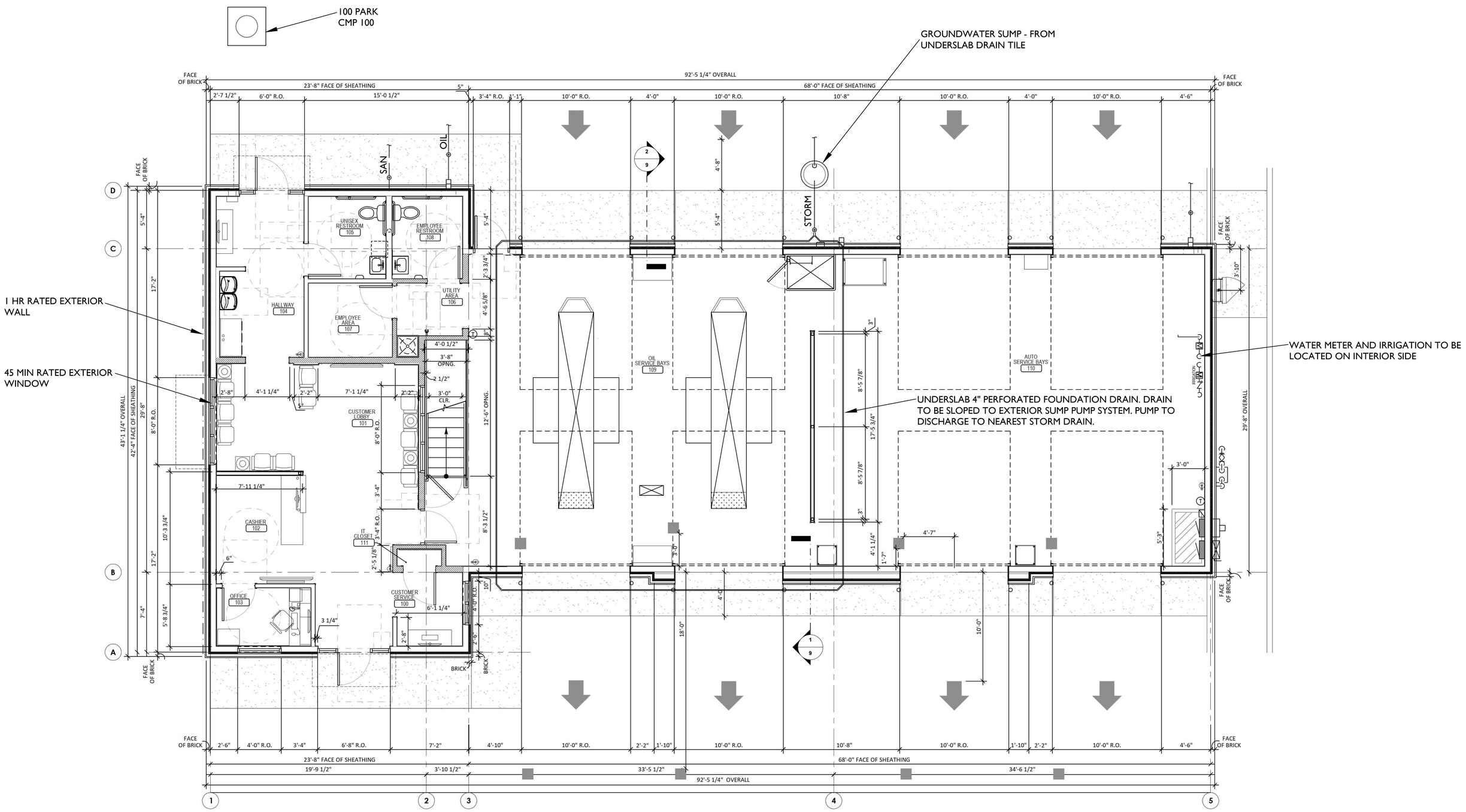
jiffy lube multicare

GUGGENHEIM

Design Development Plans

Proposed Jiffy Lube Multicare
Allendale, MI

1/5/2024



FLOOR PLAN

ADG ARCHITECTURAL DESIGN • GUILD
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Design Development Plans

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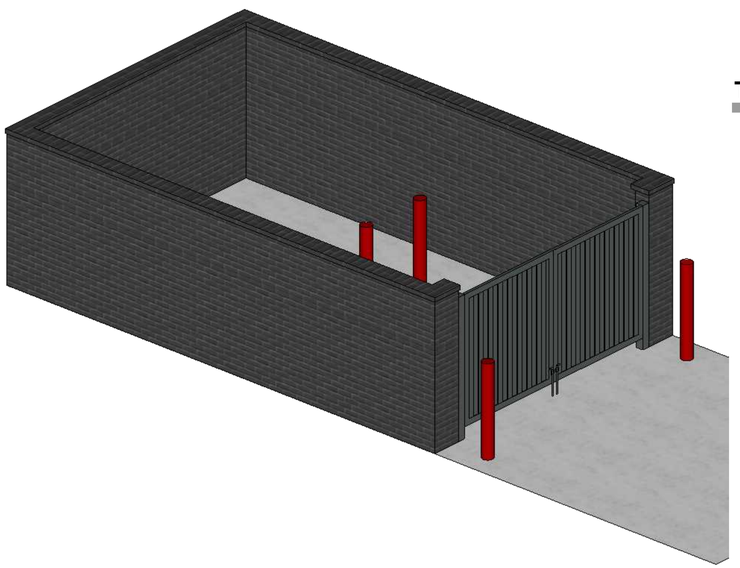
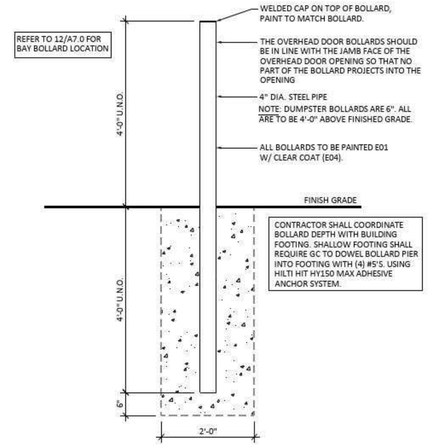
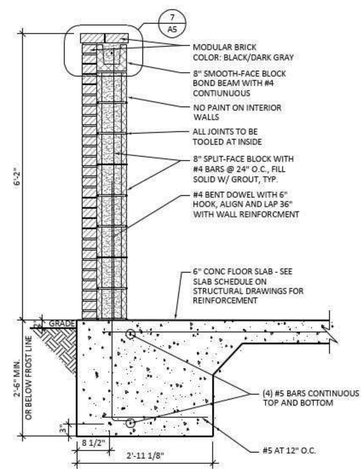
1/5/2024



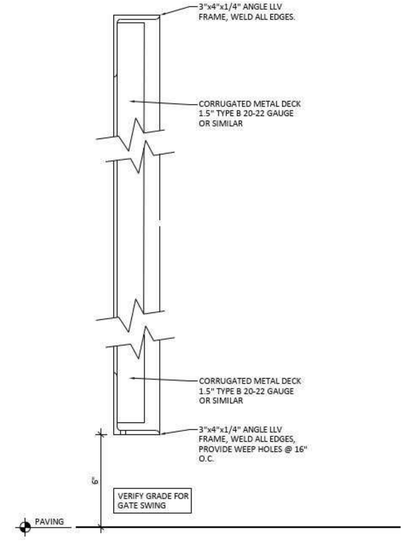
PERSPECTIVE



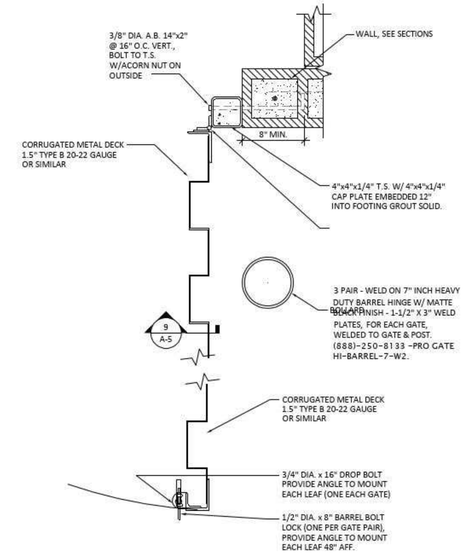
TYP. PIPE BOLLARD DETAIL



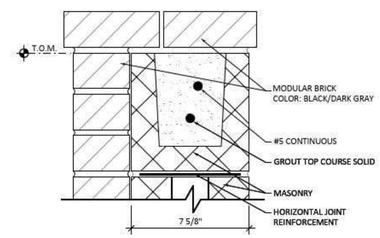
WALL SECTION



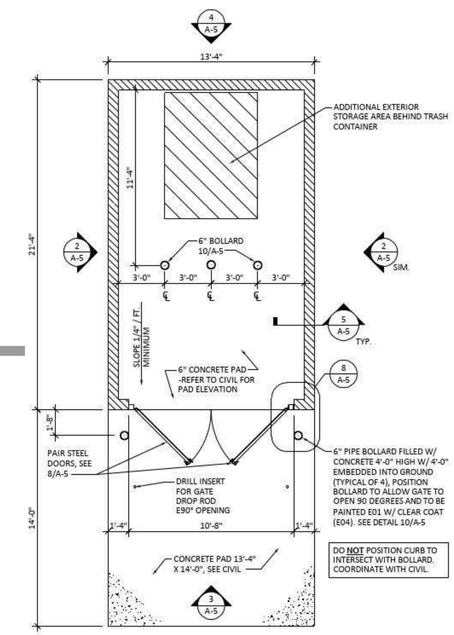
GATE SECTION



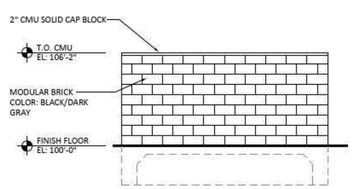
GATE DETAIL



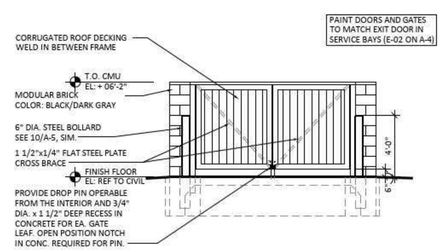
WALL CAP DETAIL



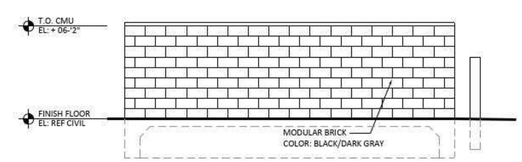
CMU DUMPSTER ENCLOSURE



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION

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St. Louis, Missouri 63143
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P:: 314.644.1234
F:: 314.644.4373

jiffy lube multicare℠

GUGGENHEIM

Design Development Plans

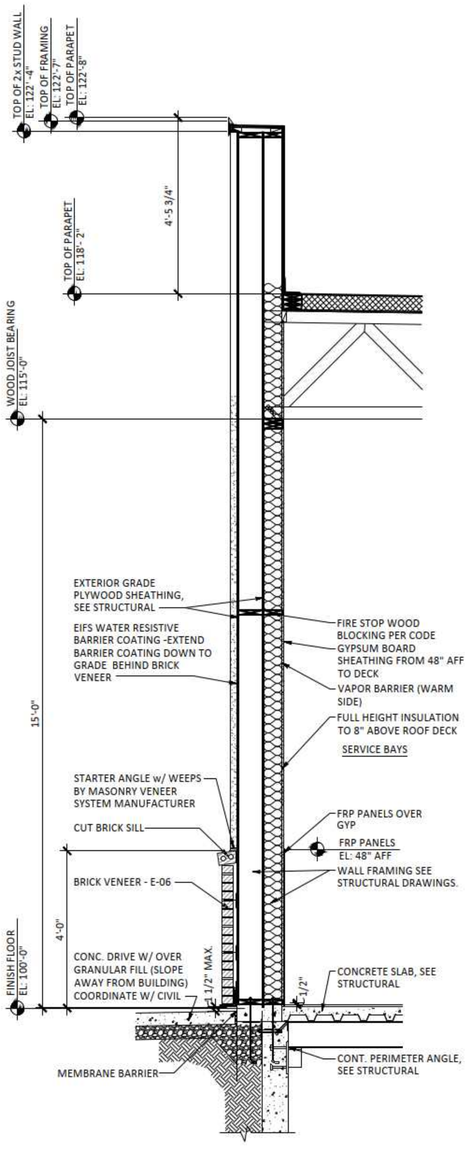
Proposed Jiffy Lube Multicare
Allendale, MI

1/5/2024

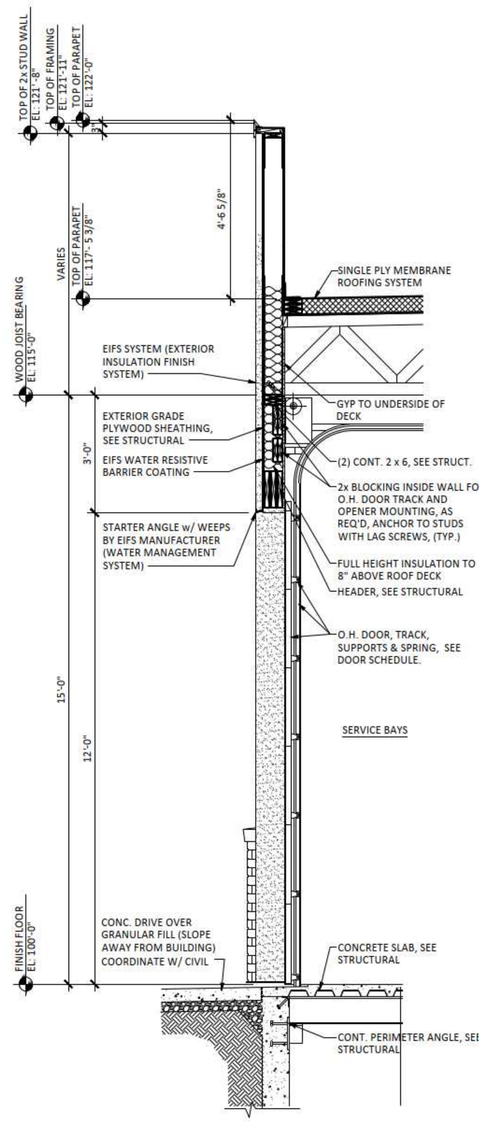
SPECIAL NOTE:
JIFFY LUBE DOES NOT UTILIZE FLOOR DRAINS, TRENCH DRAINS. THE BASEMENT (LUBE PIT) HAS NO DRAINS. THE MOP SINK IS THE ONLY FIXTURE FIED TO THE OIL WATER SEPARATOR

NOTES:

ALL OIL WASTE PIPING SHALL BE PRESSURE RATED.

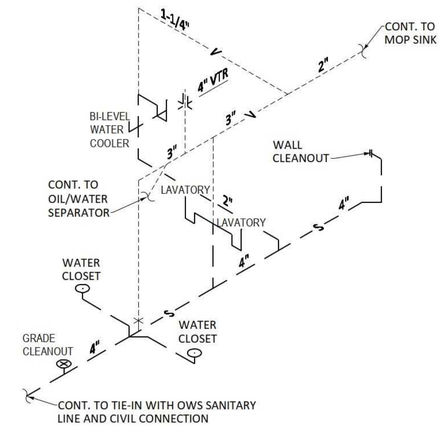


1 WALL SECTION - LOW POINT

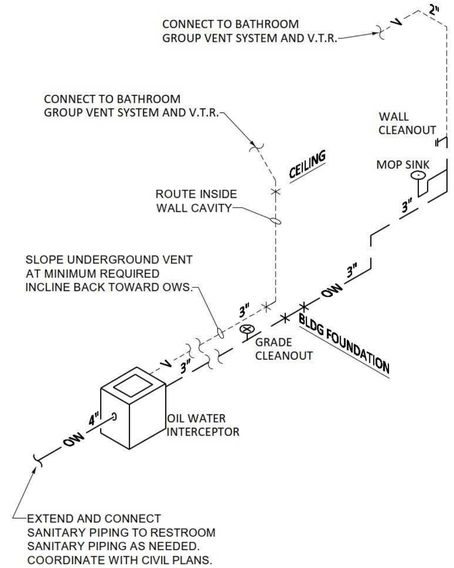


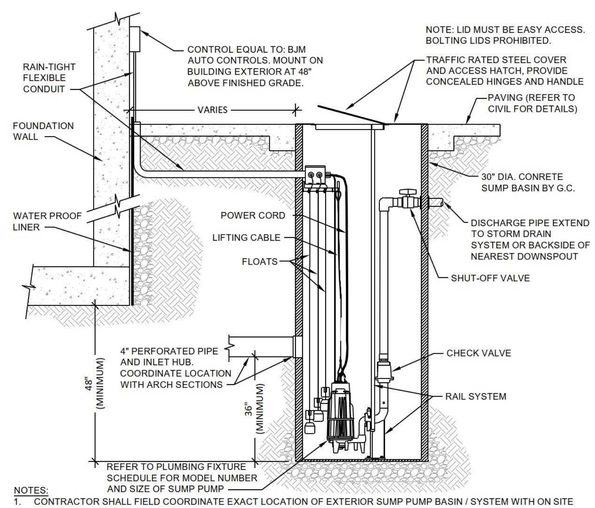
2 WALL SECTION - HIGH POINT

WASTE RISER DIAGRAM



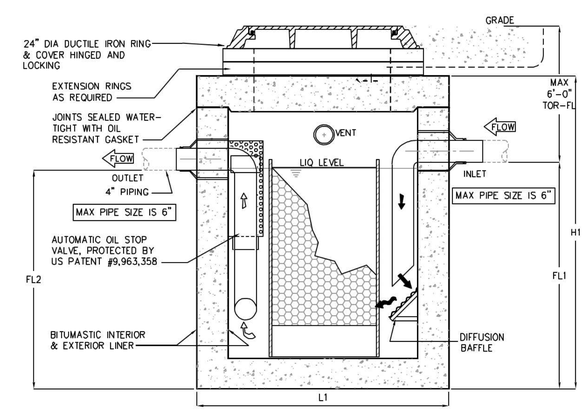
OIL WASTE DIAGRAM





NOTES:
1. CONTRACTOR SHALL FIELD COORDINATE EXACT LOCATION OF EXTERIOR SUMP PUMP BASIN / SYSTEM WITH ON SITE CONDITIONS OUT OF FOOT AND VEHICULAR TRAFFIC PATTERNS.
2. ROUTE PIPING AS REQUIRED. COORDINATE WITH CIVIL DRAWINGS FOR DISCHARGE INVERTS.
3. CONTRACTOR SHALL PROVIDE CONCRETE SUMP BASIN. FIELD COORDINATE SIZE AND LENGTH WITH SELECTED SUMP PUMP SYSTEM AND SITE CONDITIONS PRIOR TO ORDERING AND INSTALLATION.
4. SUMP BASIN SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTION.

EXTERIOR SUMP PUMP DETAIL (GROUND WATER ONLY)



OIL WATER SEPARATOR

ADG ARCHITECTURAL DESIGN GUILD
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jiffy lube multicare℠

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Proposed Jiffy Lube Multicare
Allendale, MI

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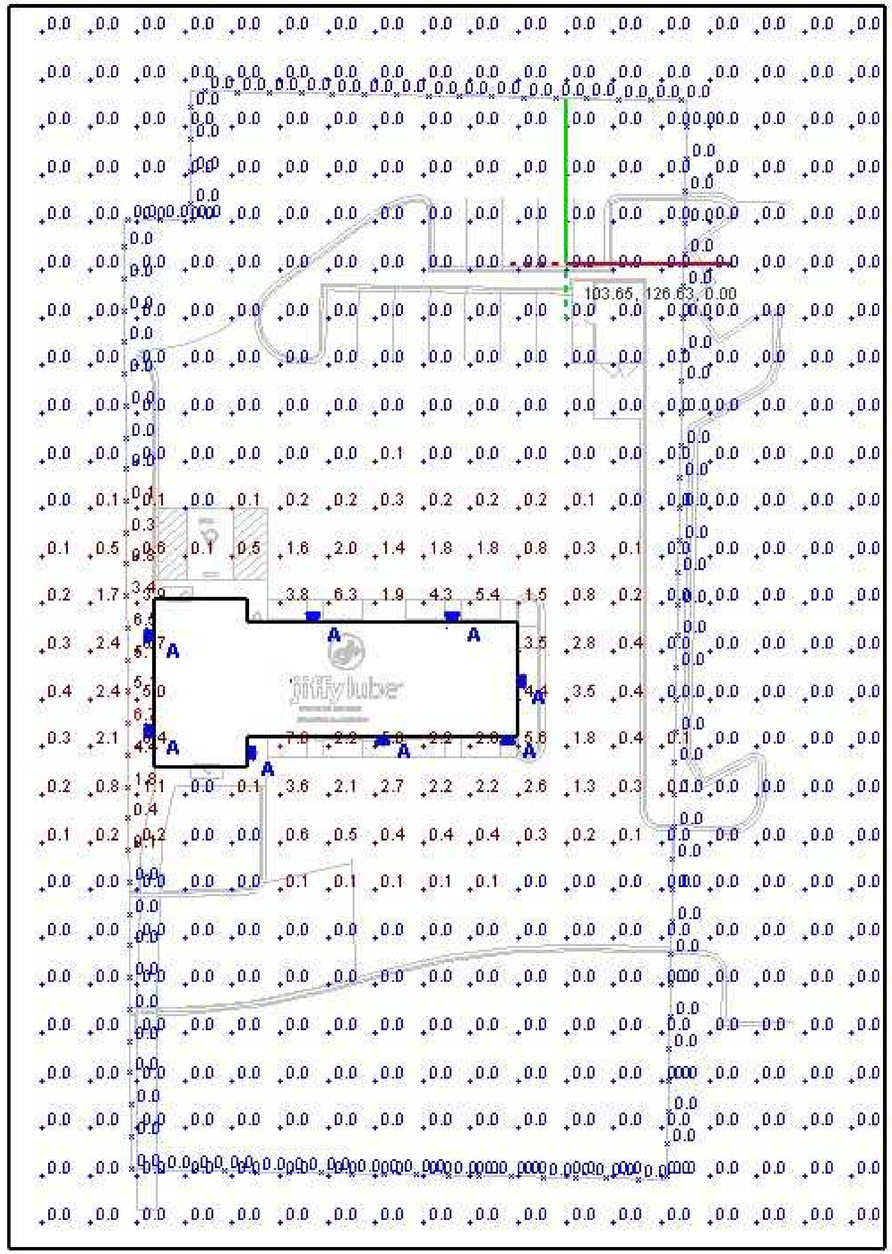

PHOTOMETRIC PLAN

EVOLVE

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

EWAS A Series

LED Wall Pack

The **Evolve**® LED A Series Wall Pack (EWAS), offers Type II, III and IV optical patterns with lumen levels ranging from 3,000 to 17,000 lumens, and is a designed replacement for 50W to 400W HID including an optional Emergency Battery Backup. EWAS is suitable for underpass applications.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze, Gray & White (RAL & custom colors available)
Weight:	8 - 10 lbs.

Optical System

Lumens:	3,000 - 17,000
Distribution:	Type II, III, IV
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts

Surge Protection

TYPCIAL (120 STRIKES)	ENHANCED (40 STRIKES)	EXTREME (40 STRIKES)
☐ 6kV/3kA*	☐ 10kV/5kA*	☐ 20kV/10kA*

*Per ANSI C136.2-2015

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

DISTRIBUTION	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4, D2, D3, D4	L95	L93	L92
E2, E3, E4, F2, F3, F4, G2, G3, G4	L96	L94	L94

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 40°C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible

Emergency Battery Backup

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery and LED Board.
Powers luminaire for a minimum of 90 minutes @ 1,000 lumens.
Available on A* and B* Optical Code Packages only
Operating Temperature (for EMBB models) -20° to 40°C
3kV/1.5kA surge protection for EMBB models.

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

Current

LED.com

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jiffy lube multicare

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Design Development Plans

Proposed Jiffy Lube Multicare
Allendale, MI

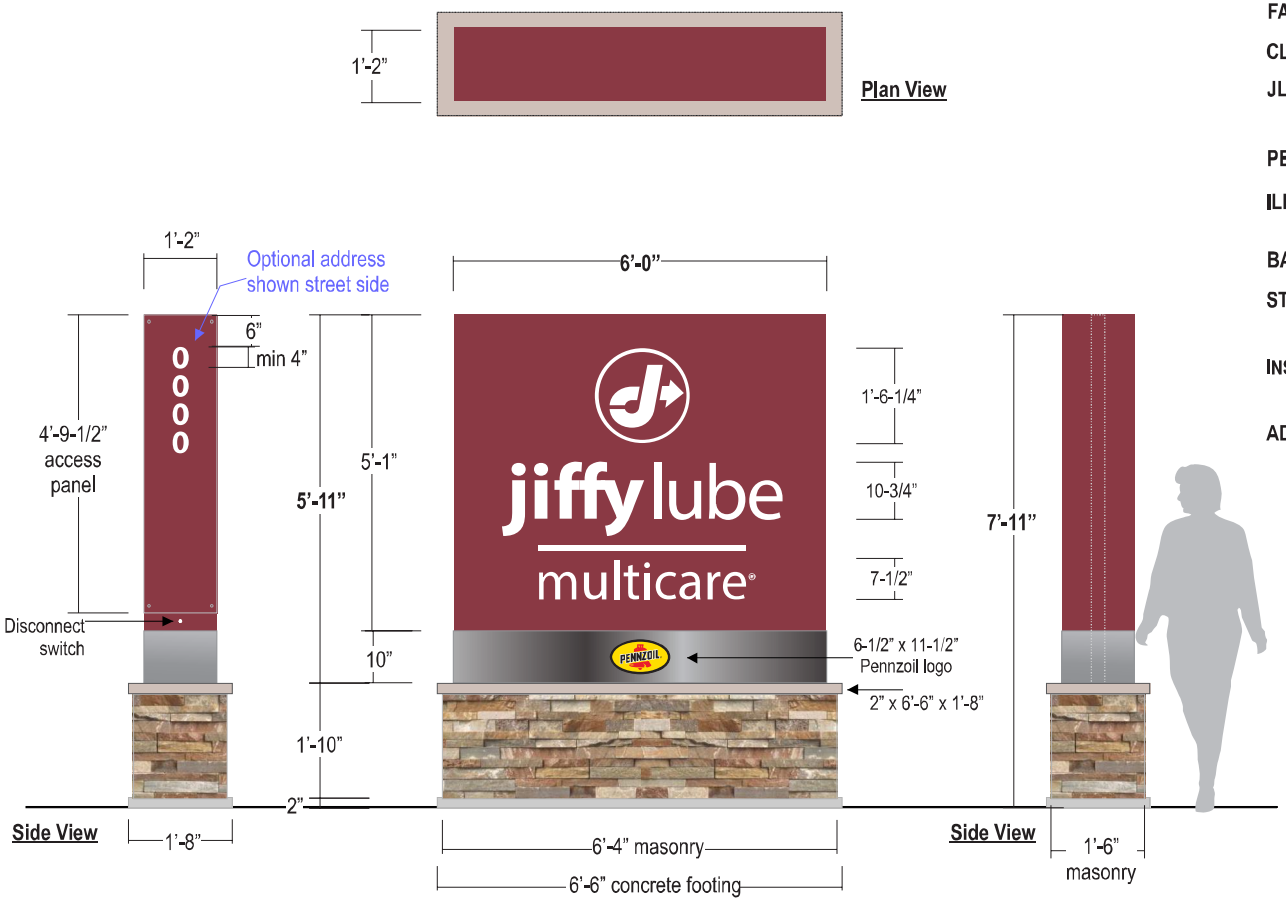
1/5/2024

D/F ILLUMINATED MONUMENT

JLM-M36-B

Scale: 1/2"=1'-0"

35.5 square feet



CABINET: Fabricated alum. 14" deep w/ flush mounted access panel

FACES: 4mm Dark Red Alpolic

CLADDING: 4mm Silver Alpolic

JL GRAPHICS: Routed from face & backed up w/ 1/8" #7328 White acrylic
Reg Trademark: Surface applied opaque White vinyl - Does not illuminate

PENNZOIL: Full color digitally printed vinyl; (2) two required - Does not illuminate

ILLUM.: White LED's as required by manufacturer
Power supplies to be housed within cabinet

BASE: Maonry base to match building w/ 2" high cap - -By others

STEEL: Internal HSS 2-1/2" x 2-1/2" x 3/16" steel support secured to concrete footing using base plate; All details to match engineering

INSTALL: Base plate with steel anchor rods to secure cabinet to concrete footing
All details to match engineering

ADDRESS: Optional: Surface applied opaque White vinyl applied street side

SIMULATED NIGHT VIEW:

COLOR PALETTE

- Alpolic JLR 4mm Jiffy Lube Dark Red
- Matthews 41342SP Brushed Aluminum
- Alpolic BSX Metallic Silver
- **REG TRADEMARK:** 3M 180MC-10 White

PENNZOIL:

- White
- Pantone 109 Yellow
- Black
- Pantone 185 Red

Stratus™
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: jiffy lube multicare	ORDER NUMBER: n/a	PROJECT NUMBER: 3128	
	SITE NUMBER: n/a	PROJECT MANAGER: Felita Johnson	
ADDRESS: Multicare Sign Standards	PAGE NO.: 43	ELECTRONIC FILE NAME: K:\ACCOUNTS\J\JIFFY LUBE_SIGN STANDARDS\ Jiffy Lube Multicare Sign Standards 2023.cdr	

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	427358	4/24/23 Viv					

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Fresh Coast Planning

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616-773-4638
alexis@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Kevin Yeomans KLY
Date: January 4, 2024
Re: Dollar General Site Plan Application – 10955 48th Avenue

In accordance with Article 24 – Site Plan Review of the Allendale Charter Township Zoning Ordinance (ACTZO), attached is an application from Midwest V, LLC to construct a 10,640 square foot retail store at 10955 48th Avenue (Parcel # 70-09-25-200-013). The property is in the General Commercial Zoning District on 2.67 acres. Section 14.02.C of the ACTZO permits retail businesses that are completely enclosed in a building as a use by right. The building is proposed to be a Dollar General.

Preliminary Review Observations and Findings

Pursuant to your direction, the applicant has submitted the site plan for preliminary review prior to scheduling the proposed project for final review. While the submission is for preliminary review, we conducted a comprehensive review related to the ACTZO to ensure the Applicant receives complete guidance early in the process. As you know, our notations within this memorandum are not composed of the traditional review format (i.e., any applicable review standards, suggested conditions, etc.) given the preliminary nature of the review. Based on this, we provide our ordinance findings and observations below.

Section 21.10 Deferred Parking

The proposed retail store is required to provide 54 spaces. The applicant has proposed to immediately provide 32 spaces and has requested for 22 spaces be deferred. As you are aware, Section 21.10 – Deferred Parking of the ACTZO gives the Planning Commission the authority to approve a request for deferred parking if the applicant provides written evidence that the proposed parking is sufficient to meet the parking needs of the proposed use.

Attached to this memo is a copy of a letter from the applicant regarding the parking history of Dollar General. The Commission must determine if the provided letter is satisfactory evidence that the proposed parking will sufficiently meet the needs of the proposed use. Further, the Commission must determine if approval, approval with less deferred parking, or denial of the proposed deferred parking is appropriate.

Section 21.04 Parking Lot Construction Requirement

Per subsection 21.04.C – Parking Lot Construction Requirement of the ACTZO, an off-street parking lot that abuts an existing or proposed residential land use is required to be setback a minimum of 30 feet. However, when the abutting property is master planned for commercial or industrial uses the Planning Commission has the ability to authorize the parking lot setback to be reduced to not less than five feet. In order to authorize a reduced setback, the Planning Commission must determine that the reduction is not likely to adversely impact nearby residents and property. Further, if a reduction is approved the Planning Commission may require additional landscaping, solid fencing, a wall or other similar measures.

The proposed deferred parking on the south of the property is proposed to be 18 feet and 7 inches from the south property line. The parcel to the south of the subject property is currently a part of the 48 West PUD. However, the property to the south of the subject

property is master planned as General Commercial (an excerpt of the future land use map with the subject property outlined in blue is provided below). As such, the Planning Commission must determine if the proposed reduction is appropriate and if so, are any further screening measures necessary.

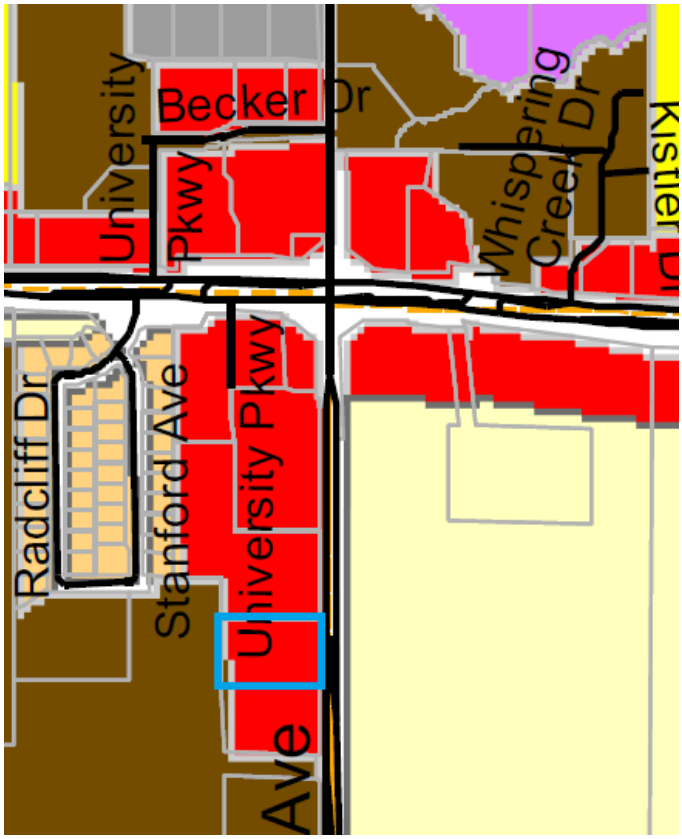


Image 1: Future Land Use Map Excerpt

Section 21A.04 Greenbelt Requirements

As you'll see on sheet L1.0 in the included site plans, the proposed use is required to have two greenbelts. One greenbelt along the south property line and one along the west property line. The south greenbelt is required to contain 21 trees and 42 shrubs. The west greenbelt is required to have 14 trees and 28 shrubs. Further, subsection 21A.04.H – Berms, Walls, and Fences of the ACTZO allows for the Planning Commission to authorize a 50 percent reduction of these requirements if a solid wall of fence is used for all or part of the greenbelt.

The applicant has proposed to install a six (6) foot tall, solid wood fence along the south and west property lines. As a result, they have requested that the planting requirement be reduced by 50 percent. The Commission must determine whether to approve, approve with a lesser reduction, or deny the request to reduce the required number of plantings.

Section 24.06.A General Access Requirements

As you are aware Section 24.06.A – General Access Requirements of the ACTZO gives the Planning Commission the authority to require parking lots on contiguous parcels be connected and for driveways to be shared. Based on previous Planning Commission decisions we directed the applicant to provide a shared access easement on the north and south of the property.

The applicant has provided a shared access easement on the south of the property. However, in order to limit the disturbance to the wetlands and avoid conflicts with existing utility easements they have not included and access easement to the north. As such, the Planning Commission must determine if the applicant's request will

be granted or denied. Following is an excerpt of the criteria the Planning Commission must use when determining whether or not access control measures are necessary.

a. The type and location of commercial uses on the site and adjacent to the site.
b. The location, size and design of existing and proposed parking areas.
c. The existing and projected traffic volume on the roadway and adjacent roadways.
d. Compatibility between adjacent land uses and likelihood of change or expansion.
e. Number of parcels involved, location of lot lines and amount of road frontage.
f. Topography and site distance along adjacent roadways and on the site.
g. Distance from intersections.
h. Location of driveways opposite the site.
i. Width of roadway and number of lane.
j. Environmental limitations (steep slopes, water, or vegetation).
k. Sufficient building setback.
l. Recommendation of the Township Master Plan.

Section 24.06.H Waste Disposal Facilities

As you'll see on sheet A3.01 the applicant has proposed a dumpster enclosure that is six foot tall and constructed of split face block painted to match the building with a wooden fence gate. As you are aware, subsection 24.06.H.2.a – Enclosures of the ACTZO requires an enclosure to be constructed with durable materials that complement and match the materials used in the principal structure. As proposed, the enclosure does not match in materials because the principal structure does not contain any split faced block. Further, while they have proposed to paint the block to match, painting the block may not meet the durability standards as it is likely to fade and chip over time. The Planning Commission must determine if the split face block is sufficient to meet the requirement to match the principal structure. Further, you must determine if painting the split face block with sufficiently meet the durability requirements of this section.

Additionally, the gate is proposed to be wooden slats installed on metal frame painted to a color of the owners choice. In regard to durability, when exposed to the elements wood can warp, split and become damaged resulting in a gate that may not properly screen the dumpster. In regard to matching paint color by owner, there is no guarantee it will match the principal structure. The Commission must determine if the proposed wood fence will be appropriate as durable or is required to be of a more durable material. Additionally, the Commission must determine is there will be any requirements on what color the gate can be..

Section 24.06.J Building Appearance

As you are aware commercial and mixed use buildings are required to be finished with brick, architectural masonry block, stone, glass or a combination of these materials. Further the Commission is granted the authority to review and may approve other developing building materials. In determining whether a material is appropriate, the Commission must find that the material proposed meets the intent of Section 24.06.J – Building Appearance of the ACTZO and meets architectural, safety and other requirements of building codes, fire code, and other applicable ordinances.

The applicant has proposed Nichiha Vintagebrick™ on the west, south, and east facades. In addition to the architectural drawings on sheet A3.01 the applicant has provided an excerpt from Nichiha's catalog that show the proposed material. In 2022, a similar Nichiha product was approved for the Wendy's located at the northeast corner of Lake Michigan Drive and 48th Avenue.

The Planning Commission must determine whether to approve, deny, or request more information regarding the proposed Nichiha Vintagebrick™

County and Township Staff Reviews

Ottawa County Road Commission

At this time the Road Commission has not provided any comments for this project

Fire Department

The Fire Department will require the installation of a Knox Box but has no other concerns with the proposed plans.

Township Public Utilities Department

Superintendent Chad Doornbos provided comments to the applicant and is satisfied with the plan provided.

Township Facilities Department

The Facilities Department's has no comments for the project at this time.

Township Engineer

Per the Township Engineer's review the proposed use is below the Zoning Ordinance's threshold for a Traffic Impact Study and no further traffic analysis is required. Further, all other comments contained in the Township Engineer's letter dated October 31, 2023 have been addressed by the applicant.

Planning Commission Considerations

As the Planning Commission performs their preliminary review of this request, the following warrant your review and consideration:

- If the proposed deferred parking is approved, approved with lesser deferred parking, or denied.
- If the reduced parking lot setback is approved. If so, will you require any additional landscaping or screening.
- If the requested reduction in greenbelt plantings is approved, approved with a lesser reduction, or denied.
- If the proposed south access easement with no access easement to the north meets the criteria of the Zoning Ordinance or if further changes are needed.
- If the proposed dumpster enclosure is acceptable.
- If the proposed exterior materials are acceptable

The application has been scheduled for your preliminary review at your January 15, 2024 meeting. If you have any questions, please let us know.

KLY
Planner

Attachments

cc: Adam Elenbaas, Supervisor

Allendale
CHARTER TOWNSHIP

"Where community is more than just a concept!"

Planning Commission
Application

Submission Date: 10/2/2023

Application for Site Plan Review in conjunction with which of the following:

- ☒ Site Plan Review Only
- ☐ New PUD Development
- ☐ Rezoning
- ☐ Zoning Amendment (including PUD)
- ☐ Special Use Application
- ☐ Other: _____

Property Owner:	48th Student Housing, LLC		
Mailing Address:	333 Washington, Suite 200, Grand Haven, MI 49417		
Phone Number:		Cell Phone:	
Email Address:		Fax:	
Owner's Signature:			

Applicant Name: (if not owner)	Midwest V, LLC		
Mailing Address:	1435 Fulton Street Grand Haven, MI 49417		
Phone Number:	616-842-2030	Cell Phone:	616-843-7380
Email Address:	jared@westwind.build	Fax:	
Applicant's Signature:			

Who is the responsible party for future invoices? Check one: | | Property Owner | X | Applicant |

Architect, Engineer, Attorney or other professionals associated with the project (attach additional sheets if necessary):

Contact:	Mitten State Engineering, PLLC		
Mailing Address:	422 E Orchard St Delton, MI 49046		
Phone Number:	269-364-5626	Cell Phone:	
Email Address:	tyler.cravens@mittenstateeng.com	Fax:	
Address of Property:	10955 48th Avenue Allendale, MI 49401		

6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org

Permanent Parcel Number:	70 - 09 - 25 - 200 - 013				
Legal Description of Property (or attach to the application):	THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWN 7 NORTH, RANGE 14 WEST, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00° 21' 21" EAST ON THE EAST LINE OF SAID SECTION 1370.00 FEET; THENCE SOUTH 89° 38' 39" WEST PERPENDICULAR TO SAID EAST SECTION LINE 50.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 00° 21' 21" EAST PARALLEL WITH SAID EAST SECTION LINE 284.09 FEET; THENCE SOUTH 89° 38' 39" WEST PERPENDICULAR TO SAID EAST SECTION LINE 410.00 FEET; THENCE NORTH 00° 21' 21" WEST PARALLEL WITH SAID EAST SECTION LINE 284.09 FEET; THENCE NORTH 89° 38' 39" EAST PERPENDICULAR TO SAID EAST SECTION LINE 410.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.67 ACRES, MORE OR LESS				
Lot Area:	2.67 Acres	Lot Depth:	410.00'	Lot Width:	284.09'
Current Zoning of Parcel:	GC	Current Use of Parcel:	Vacant		
Proposed Use of Parcel:	Construction of a retail store with corresponding parking, utilities, storm water management, and landscaping.				
Name of Proposed Development (if applicable):	Retail Store				
Name of Proposed Buildings to be constructed:	Allendale Retail Store				
Square feet of gross:	10,640 sf	Square feet of usable floor area:	8,512 sf		
Number of Permanent Employees (if applicable):	8-10				

- Please include 5 sets of the proposed Site Plan and 1 electronic copy for staff review along with your application and escrow fee. (When ready for submission to the Planning Commission, smaller than typical plans are allowed when they can be easily interpreted and are to scale.)
- Please see Resolution 2011-2 for our full escrow fee policy. If you would like a copy of this policy it is available online or by request at the Township office.
- If your escrow is not kept up to date, according to our policy, the Township reserves the right to withhold approval of your project, issue a stop work order, or withhold final occupancy until the escrow balance is made current.

For Office Use Only

Date Received:			
Amount Paid:		Check No:	
Notes:			

Allendale Public Utilities

Mr. Kevin Yeomans
Associate
Fresh Coast Planning
119 1/2 Washington Ave, Studio B
Grand Haven, MI 49417

Date: 10/17/2023

Project: Dollar General

Mr. Yeomans,

After review of the site plan for Dollar General, the Utility Department has the following comments;

1. The store will be a connection to the water and sewer system.
2. The 1.5" water service shall be copper
3. Upon approval from the Planning Commission, the applicant will need to submit construction plans and the construction plan review fee to the Utility Department
4. The applicant will need to submit a Non-Domestic User Application (Included with this email) to the Utility Department upon approval from the Planning Commission.

The Utility Department reserves the right to make any future comments as necessary.

Thank you,

Chad Doornbos
Superintendent of Public Utilities
Allendale Charter Township
6676 Lake Michigan Dr.
Allendale, MI 49401
616-892-3117

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

October 31, 2023

Gregory Ransford, MPA
Fresh Coast Planning
950 Taylor Avenue, Suite 200
Grand Haven, Michigan 49417

RE: Dollar General – 10955 48th Avenue
Planning Commission Review

Dear Mr. Ransford:

Fleis & VandenBrink (F&V) received the Dollar General at 10955 48th Avenue construction documents on October 9, 2023, which were prepared by Mitten State Engineering and dated August 1, 2023.

F&V staff have performed a review of the aforementioned plan set and have the comments below to offer. Additionally, it is noted that the applicant should ensure plans are sent to Ottawa County Water Resources Commission for review and approval of the storm water management (SWM) of this site and that the Township is performing their own review of the water and sanitary sewer systems.

SHEET C100:

- The sidewalk removal limits at the existing driveway will need to correspond with the proposed limits of construction on Sheet C101. The sidewalk is currently shown as extending into the driveway approach on the site plan sheet, but the removal limits are only to the back of curb on the demolition sheet.

SHEET C101:

- Key Note No. 1 specifies “Concrete Sidewalk, Typ. (See Details).” A sidewalk detail should be included in the construction details, in accordance with the MDOT R-28-J and R-29-J details. All ADA Ramps, specifically at the existing driveway approach, will need a detectable warning surface. The existing sidewalk crossing the concrete driveway should be 8” thick with WW Mesh Reinforcement, per section 02501-3 of the Allendale Charter Township Standard Construction Requirements.
- Key Note No. 2 specifies “Asphalt or Concrete Valley Gutter (See Details).” A valley gutter detail should be included in the construction details for the proposed valley gutter throughout the parking lot.
- Confirm that the existing curb and gutter dimensions at the driveway approach match the proposed dimensions. The Ottawa County Road Commission standard for commercial driveway approaches proposes F4 curb and gutter.
- The curb and gutter surrounding the heavy-duty concrete does not appear to be to scale, per the dimensions shown in the detail.
- In the Pavement Legend the “Concrete/Asphalt Pavement” is shown as one hatching style. Provide clarification for where asphalt and concrete pavement are being proposed for the parking lot pavement or differentiate with different hatch styles.

2960 Lucerne Drive SE
Grand Rapids, MI 49546
P: 616.977.1000
F: 616.977.1005
www.fveng.com

SHEET C102:

- Existing sidewalk grades within and approaching the driveway should be reviewed for compliance with ADA standards.
- Existing grades of driveway approach should be examined in relation to proposed for potential drainage conflicts.

SHEET C103:

- The invert and rim elevations for structure number four are inconsistent between the structure table and the detail.
- The 2.25" diameter hole shown in the detail should be scaled larger than the 1.25" diameter hole.
- A storm manhole detail should be added for structure number five, in compliance with detail 02720_MH of the Allendale Charter Township Standard Construction Requirements.
- Provide drainage and detention calculations for detention basin.

Additionally, a trip generation analysis was performed to verify whether a Traffic Impact Study (TIS) would be needed in accordance with the Township Zoning Ordinance. Analysis was performed utilizing a land use category of Variety Store, ITE Land Use Code 814 to categorize the proposed Dollar General for evaluation. The trip generation analysis was performed assuming 10,640 SF of floor area as depicted in the received plans.

The trip generation is summarized below and shows that the trip generation for the proposed development is below the Township Zoning Ordinance thresholds and no further traffic analysis is required for this site.

Land Use	ITE Code	Size	Unit	Weekday Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Variety Store	814	10,640	SF	677	18	14	32	36	35	71
TIS Threshold				*750*	*50*	*50*	*n/a*	*50*	*50*	*n/a*
Meets TIA/TIS Threshold				**No**	**No**	**No**		**No**	**No**	

FLEIS & VANDENBRINK

Emma McDonald
Civil Engineer in Training

Brant Mercer, P.E.
Project Manager

cc: Kevin Yeomans, Fresh Coast Planning
Chad Doornbos, ACT

Allendale Charter Township Fire Department

FIRE DEPARTMENT

FIRE CHIEF
MICHAEL KEEFE

DEPUTY CHIEF
RANDY BOSCH

CAPTAIN
BUSINESS
FIRE INSPECTOR
TONY DOLCE

LIEUTENANT
TRAINING OFFICER
SCOTT HARKES

LIEUTENANT
RENTAL INSPECTOR
KYLE GARLANGER

LIEUTENANTS
WILLIAM
O'DONNELL
BRUCE NAGELKIRK
DAVE MARSHALL
STEVE WOLBRINK

SERGEANTS
CHRIS HOLMES
NICK RICHARDS
DOUG ANDERSON
JOE FLAGSTADT
TROY TELLER
ERIC BUSSCHER

October 10, 2023

Gregory Ransford, Planner
Planning Commission
6676 Lake Michigan Drive

RE: 10955 48th Avenue
Dollar General
Allendale , MI 49401

Greg:

Site plan for 10955 48th Ave has been completed by Allendale Fire. Print has adequate fire department access. There is adequate water supply for the building.

All new buildings in Allendale Twp. are required by code ***IFC2012 506.1*** to have a Knox box installed on the building for Fire Department access.

Respectfully submitted

Tony

Capt. Tony Dolce
Fire Inspector
Allendale Fire Department
616-892-3116
tonydolce@allendale-twp.org

6676 Lake Michigan Dr., P O Box 539, Allendale MI 49401-0539
Phone: 616-895-6295 Fax: 616-895-6295 ext. 1116 www.allendale-twp.org mikekeefe@allendale-twp.org

August 1st, 2023

RE: STORMWATER NARRATIVE FOR THE ALLENDALE RETAIL STORE AT 10955 48TH AVE, ALLENDALE CHARTER TOWNSHIP

Dear Mr. Bush and Mr. Chase,

This letter is intended to summarize our calculations and findings for the Allendale Retail Store project proposed in Allendale Charter Township. The online LGROW Design Spreadsheet was utilized for our calculations and are attached. As you know the LGROW Design Spreadsheet classifies land uses by land type and soil type. We mapped soil types from the USDA database and measured land use areas of each. We typically classify soils with a hydraulic group rating of A as good, B & C as fair, and D as poor. This site does not contain any class A (good) soils, but are a mixture of class B, C, and D soils as represented in the provided soil land use exhibit. Runoff areas were measured in AutoCAD for existing and proposed conditions and inserted in the LGROW sub-catchment Area 1.

We examined the site using a mixture of topographic survey information and Lidar topography to create existing and proposed watershed exhibits. The existing site is split into 5 separate watersheds. One watershed near each property line shedding water in both directions to and away from the site property and a main watershed collecting stormwater runoff in existing low pockets until it eventually overflows to the north. The proposed watersheds are similar with our design to reduce or equal the amount of runoff away from the site property and construct stormwater detention to address the increased runoff on site.

The Water Quality Volume is primarily provided in a longitudinal portion of the detention basin and filtered through a stock check dam as well as the use of manhole sumps in each stormwater catch basin. The Channel Protection Volume is also provided in the extended detention basin with a controlled release at the channel protection rate through the outlet control structure. The Flood Control Volume is provided in the primary detention basis for a 100-year, 24-hour event as required by the OCWRC. Volume calculations are shown in the LGROW spreadsheet. It shall be noted extended detention is required due to poorly draining soils (<.1 in/hr per infiltration testing done). Certification form will be provided.

The allowable release was calculated using the allowable rate of 0.13 cfs/acre and is determined to be 0.28 cfs based on 2.13 Acres within the site limits. We used a short orifice equation to determine orifice sizes in the outlet control structure based on the head within the pond. The lower orifice was calculated to be 1.25” using a head of 0.6’ which correlates to the pond elevation at the extended detention volume of 4,332 CF. The upper orifice was calculated to be 2.25” using the difference in head from the flood control elevation of 662.5 to each orifice respectively and combining to a release rate of 0.27 cfs.

The emergency spillway previously proposed to the north was eliminated reduce impacts to wetlands. A second inlet structure is now proposed in place of the overland flood spillway to provide the required emergency outflow from the detention basin.

Summary Table

Required Water Quality Volume =	3,151 Cubic Feet
Provided Water Quality =	Provided with 80% TSS removal and a controlled and filtered release
Required Channel Protection Volume =	4,332 Cubic Feet
Provided Channel Protection =	Provided with Extended Detention
Required Flood Control Volume =	31,369 Cubic Feet
Provided Flood Control Volume =	31,509 Cubic Feet
Site Infiltration Rate =	< 0.1 in/hr
100-Year Design High-Water Elevation =	662.50
Bottom of Detention Pond Elevation =	659.70
Approximate Ground Water Elevation* =	657.00 +/-

Note: Groundwater elevation varied during the soil borings and was encountered at all depth from just below surface level in some borings and not encountered at all (>20') in some borings. We believe this is due to the high levels of clay encountered that has created wet pockets in the soil over time. There were a couple soil borings that indicated wet pockets were encountered around the elevation of 657.00, so we took that elevation into account in our design and made the proposed bottom elevation of the pond above 659.00 to have 2.0' of potential clearance to wet ground.

Sincerely,

Mitten State Engineering, PLLC

Tyler Cravens, P.E.
10123 S M43, Suite E
Delton, MI 49046
(269) 364-5626

Tyler Bourdo, P.E.
(269) 716-0175

Design Spreadsheet: Ottawa County Water Resources Commissioner
Site Summary

Version 3.3

1) After opening the spreadsheet you will need to enable the use of an embedded macro. Look for security warning above and click "Enable Content."
2) Data is entered in yellow cells. Green cells allow selection of items from pull down menus or buttons.
3) Comments are indicated by red triangles in cells. Further direction is provided in the LGROW Design Spreadsheet Tutorial.
4) The spreadsheet can be used to model a single discharge point from the site including structural BMPs in series or parallel.

Project Description

Development Name	Allendale Township Dollar General
Location	Allendale Charter Township - 48th Ave
Address	10955 48th Ave
Developer/Owner	Westwind Construction
Engineering Firm	Mitten State Engineering
Engineer	Tyler Bourdo, PE
Date	8/1/2023

	Select if Yes	Notes
Drainage District	☐	
Watershed Policy	☐	
Redevelopment	☐	
MS4	☐	
Hotspot	☐	
Coldwater Stream	☐	

Sensitive Areas

Indicate on site plan and select all that apply.

Description	Notes
Other	Nearby wetlands

Channel Protection Volume Basis

Pre-development Land Use Definition	Existing	Notes
Not Required	☐	
Provided Offsite	☐	

Subcatchment Connectivity

Number of Subcatchments 1

Subcatchment Name	**Downstream Subcatchment**	**Subcatchment Description**
Sub1	none	Site Area

Design Spreadsheet: Ottawa County Water Resources Commissioner
Subcatchment Results Summary

GVMC

Subcatchment Hydrology Summary

Subcatchment Name	Existing			Developed		
	Area [ac]	% Impervious	Pervious CN	Area [ac]	% Impervious	Pervious CN
Sub1	2.13	0%	80	2.13	32%	81
Site Totals and Averages:	**2.13**	**0%**	**80**	**2.13**	**32%**	**81**

Channel Protection Volume from Structural BMPs

Subcatchment Name	Channel Protection Volume [cft]			
	Required	Upstream	Credited	Unmet
Sub1	4,029	0	0	4,029
Total	**4,029**		**0**	

Percent of Channel Protection Volume met by Onsite Retention	**0**
Minimum Required Extended Detention Volume [cft]	**4,029**
Required Extended Detention Release Rate [cfs]	**0.031**
1-year Existing Peak Discharge [cfs]	1.35

Water Quality Volume and TSS Removal

Subcatchment Name	Water Quality Volume [cft]	Volume Met	TSS			
			Generated	Upstream	Total	Removed
Sub1	3,111	Yes	3,111	0	3,111	2,498
Total	**3,111**	**Yes**	**3,111**			**2,498**

TSS Removal Efficiency [%]	**80**
80% TSS removal met?	**Yes**

Design Spreadsheet: Ottawa County Water Resources Commissioner
Subcatchment Sub1

GVMC

1. Description

Subcatchment Description: Site Area

2. Runoff

Click here for documentation

Existing Land Use	HSG	Area	Units	Curve Number Existing	Curve Number Pre-settlement
Open spaces (grass cover) - poor	D	40,040	sqft	89	78
Open spaces (grass cover) - fair	C	24,309	sqft	79	71
Open spaces (grass cover) - fair	B	28,556	sqft	69	58
			sqft		
			sqft		
			sqft		
			acre		
			acre		
			acre		
		2.13	acre	80	70

Notes:

Developed Land Use	HSG	Area	Units	Curve Number	Notes
DIST: Impervious (paved parking lot, roof, driveway, etc.)	D	27,903	sqft	98	
DIST: Open spaces (grass cover) - poor	D	12,081	sqft	89	
DIST: Open spaces (grass cover) - fair	C	15,530	sqft	79	
DIST: Open spaces (grass cover) - fair	B	23,404	sqft	69	
S-BMP: Water	C	8,835	sqft	100	
DIST: Impervious (paved parking lot, roof, driveway, etc.)	B	1,705	sqft	98	
S-BMP: Water	B	3,373	sqft	100	
			acre		
			acre		
		2.13	acre	81	

Notes:

Subcatchment Runoff Volume for Developed Land Use

Rainfall Frequency	1-year	2-year	10-year	25-year	100-year
Volume from this Subcatchment [cft]	10,008	12,067	20,607	27,731	41,611
Volume from Upstream Subcatchments [cft]	0	0	0	0	0
Cumulative Runoff Volume [cft]	10,008	12,067	20,607	27,731	41,611
Volume Retained by BMPs this Subcatchment [cft]	0	0	0	0	0
Volume Released [cft]	10,008	12,067	20,607	27,731	41,611

3. Channel Protection Volume

Click here for documentation

3a. Required Channel Protection Volume

Is Channel Protection Volume required? If no, provide reason.	Yes
2-year, 24-hour Runoff Volume for Developed Condition [cft]	12,067
2-year, 24-hour Runoff Volume for Pre-development Condition [cft]	8,038
Minimum Required Channel Protection Volume this Subcatchment [cft]	**4,029**
Unmet Channel Protection Volume from Upstream Subcatchments [cft]	**0**
Required Channel Protection Volume [cft]	**4,029**

Notes:

3b. Structural BMPs used to meet Channel Protection Volume

Structural BMP	A Infiltration Area [sqft]	V Storage Volume [cft]	i Design Infiltration Rate [in/hr]	Drain Time [hr]	Volume Provided [cft]
				N.A.	
				N.A.	
				N.A.	
				N.A.	
				N.A.	
				Total Volume	0
				Credited Channel Protection Volume	0
				Percentage of Channel Protection Volume Met by Retention	0%

Notes:

3c. Infiltration Rate Calculator for BMP Media

Filter Media Component	K [ft/day]	Weight
		0
		0
Average Hydraulic Conductivity of Filter Media [ft/day]		

	Value
Average Head on the Filter [ft]	
Depth of Filter Media [ft]	
Infiltration Rate [in/hr]	

Notes:

4. Water Quality Volume

Click here for documentation

Sum of Directly Connected Impervious Area [ac]	**0.68**
Flat Roofs/Unpaved [ac]	0.00
Pitched Roofs [ac]	0.24
Paved [ac]	0.44
Sum of Directly Connected Disturbed Pervious Area [ac]	**1.17**
Sandy Soils (HSG A) [ac]	0.00
Silty Soils (HSG B) [ac]	0.54
Clayey Soils (HSG C&D) [ac]	0.63
Minimum Required Water Quality Volume this Subcatchment [cft]	**3,111**
Water Volume from Upstream Subcatchments [cft]	**0**
Water Volume to be Treated [cft]	**3,111**

	TSS
Generated this Subcatchment	**3,111**
From Upstream Subcatchments	**0**
TSS to be Treated	**3,111**

Notes:

5. TSS Accounting

Click here for documentation

BMPs Used in Treatment Train	Treated Water Volume [cft]	TSS Removal Efficiency			TSS Removed
		Tabulated	Third-Party Supplied	Effective	
PASS: Catchbasin	200	22		1	44
PASS: Catchbasin	200	22		1	43
PASS: Detention Basin (extended)	4,332	72		72	2,177
PASS: Constructed Filter	1,000	86		28	234
					0
					0
					0
					0
Released Water Volume [cft]	**3,111**			**Total TSS Removed**	**2,498**
Water Quality Volume met?	**Yes**			**TSS Remaining**	**612**
				TSS Removal Efficiency [%]	**80**

Notes:

Design Spreadsheet: Ottawa County Water Resources Commissioner
Flood Control

GVMC

Time-of-Concentration

Click here for documentation

	Worksheet	User	Value Used
Existing [hr]	0.28	0.40	**0.28**
Developed [hr]	0.25	0.25	**0.25**

Method Selected: Worksheet

Notes:

Flood Control Volume

Click here for documentation

Detention - Routing Method

Design Storm	**100-year**
Developed Peak Discharge [cfs]	10.78

Allowable Discharge Worksheet		Select
Standard Discharge [cfs] - 0.13 [cfs/ac]	0.28	◉
Alternate Discharge [cfs]	0.01	○

Detention Required?	**Yes**
Allowable Discharge [cfs]	**0.28**
Required Storage Volume [cft]	**31,369**
Time to Drain [hrs]	62.6

Calculate Detention Storage Volume — **Calculated**

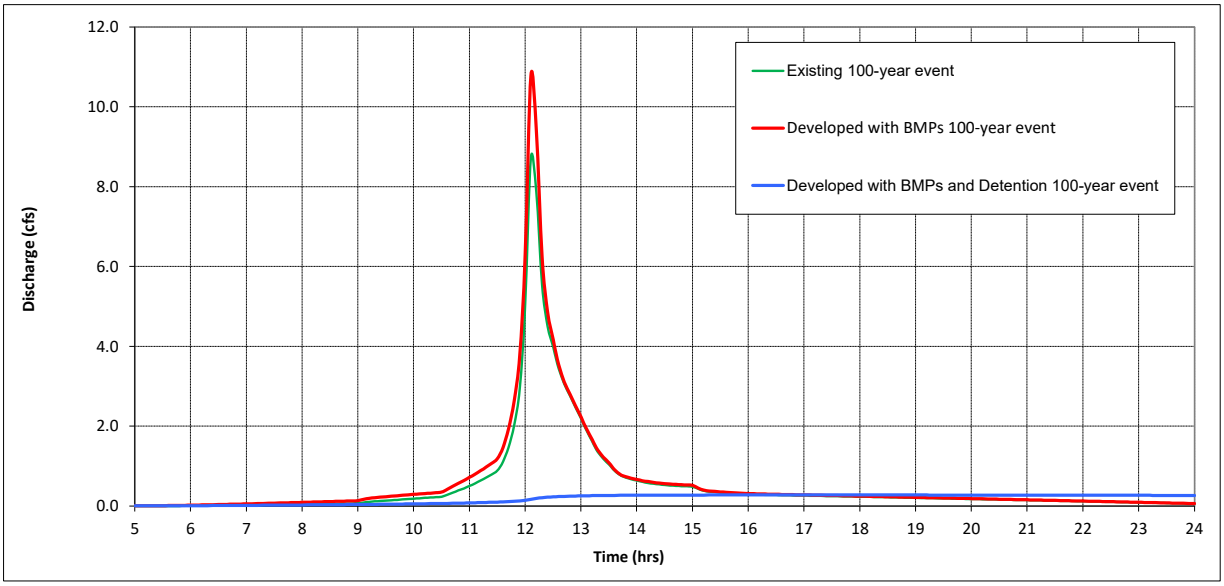
No Emergency Overflow Routes ☑ **Provide twice the Required Storage Volume**

Retention

Design Storm	**100-year**
Site Runoff Volume [cft]	41,611
Runoff Volume Retained by BMPs [cft]	0
Unretained Runoff Volume [cft]	41,611

Notes:

Hydrograph



Plot Event: 100-year

Design Spreadsheet: Ottawa County Water Resources Commissioner
Summary Table

GVMC

Results Summary

Volume Units	cft

Rainfall

Source and Distribution: 24-hour, NOAA Atlas 14 at West Olive, Michigan, NRCS MSE4

Rainfall Frequency	1-year	2-year	10-year	25-year	100-year
Rainfall Depth [in]	2.25	2.59	3.91	4.95	6.90

Pre-settlement Land Use

Average Runoff [in]	0.39	0.55	1.32	2.05	3.56
Peak Discharge [cfs]	0.46	0.78	2.21	3.62	6.61
Runoff Volume [cft]	3,049	4,283	10,244	15,834	27,573

Existing Land Use

Percent Impervious	0%	0%	0%	0%	0%
Average Runoff [in]	0.81	1.04	2.05	2.92	4.65
Peak Discharge [cfs]	1.35	1.81	3.79	5.53	8.73
Runoff Volume [cft]	6,243	8,038	15,844	22,586	35,989

Developed Land Use

Percent Impervious	32%	32%	32%	32%	32%
Average Runoff [in]	1.29	1.56	2.66	3.58	5.38
Peak Discharge [cfs]	2.57	3.15	5.46	7.29	10.78
Runoff Volume [cft]	10,008	12,067	20,607	27,731	41,611
Volume Retained by BMPs [cft]	0	0	0	0	0
Volume Released [cft]	10,008	12,067	20,607	27,731	41,611
Peak Discharge Released [cfs]	2.57	3.15	5.46	7.29	10.78

Developed with BMPs and Detention

Peak Discharge Released [cfs]	0.13	0.14	0.19	0.22	0.28
Maximum Volume Detained [cft]	6,475	8,025	14,587	20,197	31,369

Disclaimer: This spreadsheet is furnished by the Grand Valley Metropolitan Council (GVMC), Lower Grand River Organization of Watersheds (LGROW) and Fishbeck, Inc. (Fishbeck) for the convenience of the recipient to show compliance with stormwater standards. It is not intended for detailed BMP design. Any additional conclusions or information obtained or derived from this spreadsheet will be at the user's sole risk.

Allendale Store
08/01/2023
Tyler Bourdo, PE

Emergency Overflow Calculation

36" Slotted Cover	363	square inches
d	6	inches

Difference from Design HWL and Freeboard elevation

Q =(0.0108)(A)sqr(d)

A = Open area of grate (square inches)
d = Max allowable depth of water over grate
Q = Flow (cfs)

36" Slotted Cover	9.60	cfs

Estimated maximum flow that the 36" slotted cover in the outlet control structure can handle

Note, the 25-YR, 24-Hr event = 5.46 cfs

Storm Sewer Profile

Proj. file: New.stm

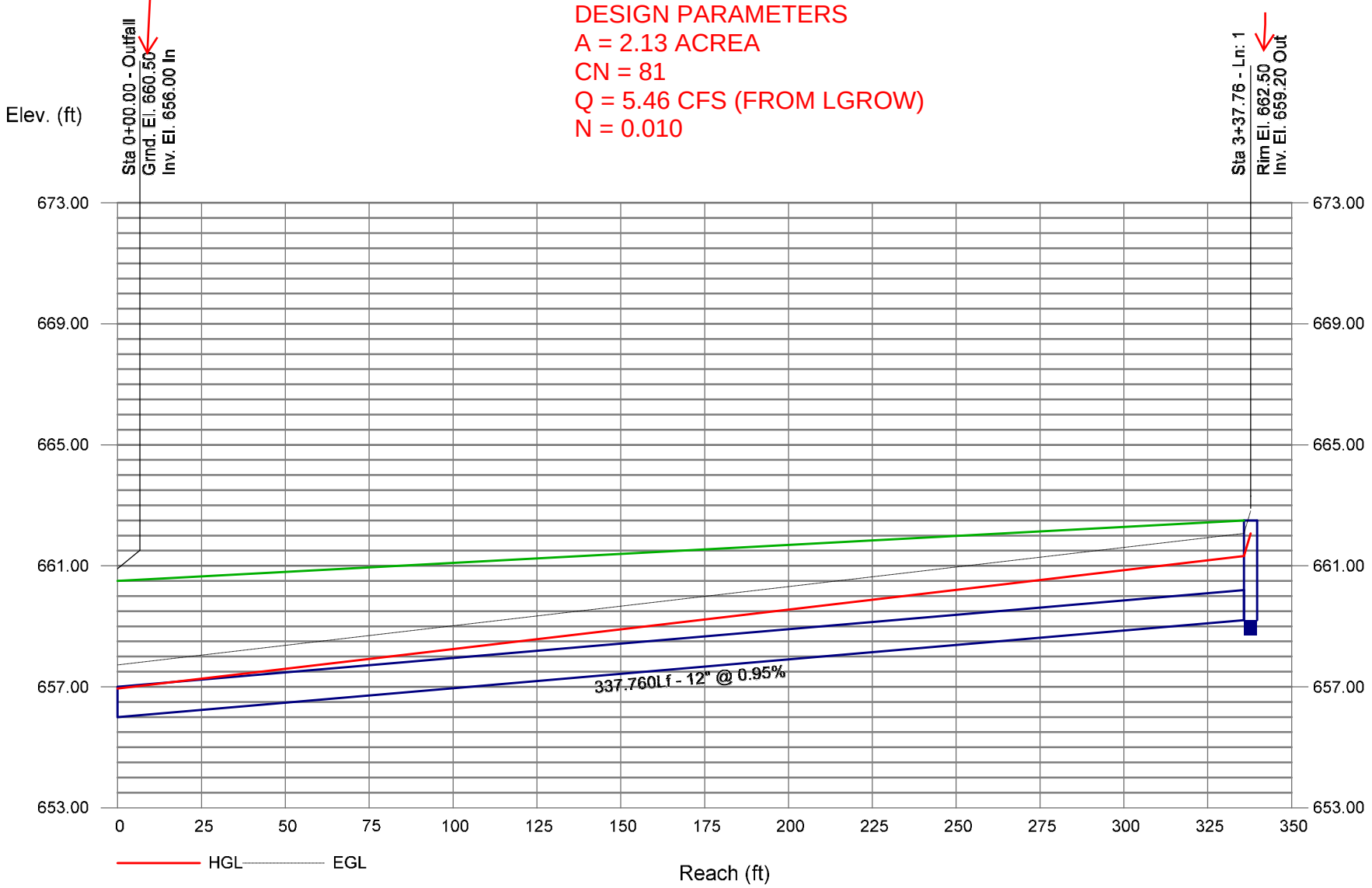
ALLENDALE RETAIL STORE
10955 48TH AVE
08/01/2023
TLB

MODEL TO SHOW THE OUTLET 12" PIPE CAN HANDLE THE
10-YEAR PEAK FLOW RATE OF THE ENTIRE SITE.

CONNECTION IN
48TH AVE R.O.W.

OUTLET CONTROL
STRUCTURE

DESIGN PARAMETERS
A = 2.13 ACREA
CN = 81
Q = 5.46 CFS (FROM LGROW)
N = 0.010



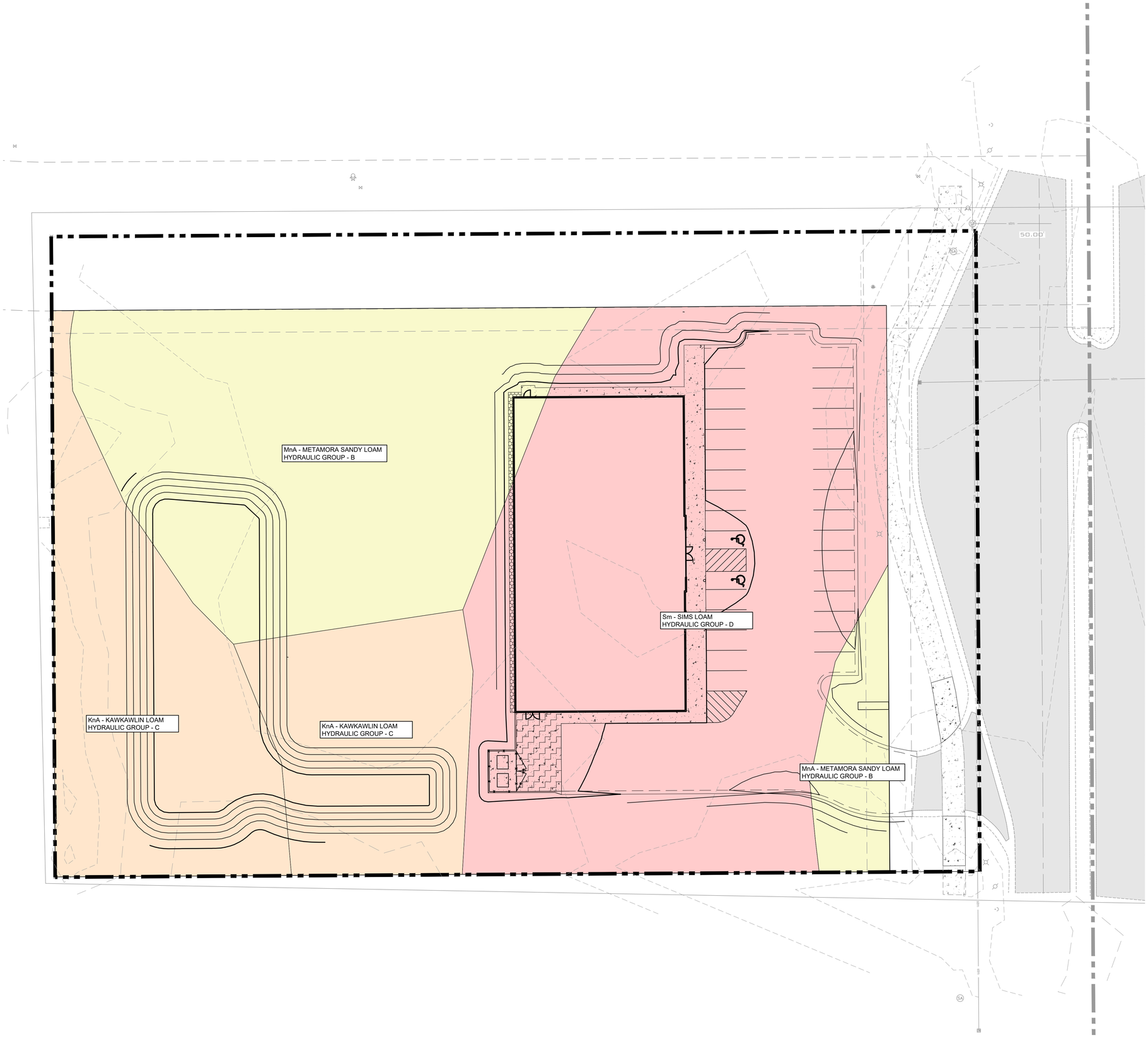
Map Scale: 1:781 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



EXISTING
EXISTING OPEN SPACE IN A SOIL = 0 SF
EXISTING OPEN SPACE IN B SOIL = 28,556 SF
EXISTING OPEN SPACE IN C SOIL = 24,309 SF
EXISTING OPEN SPACE IN D SOIL = 40,040 SF

PROPOSED
PROPOSED OPEN SPACE IN A SOIL = 0 SF
PROPOSED OPEN SPACE IN B SOIL = 23,404 SF
PROPOSED OPEN SPACE IN C SOIL = 15,530 SF
PROPOSED OPEN SPACE IN D SOIL = 12,081 SF

IMPERVIOUS = 29,608 SF
WATER (HWL) = 12,208 SF

No.	REVISIONS	DATE	BY
1	PER STORMWATER AND EGLE COMMENTS	08/01/2023	TLB

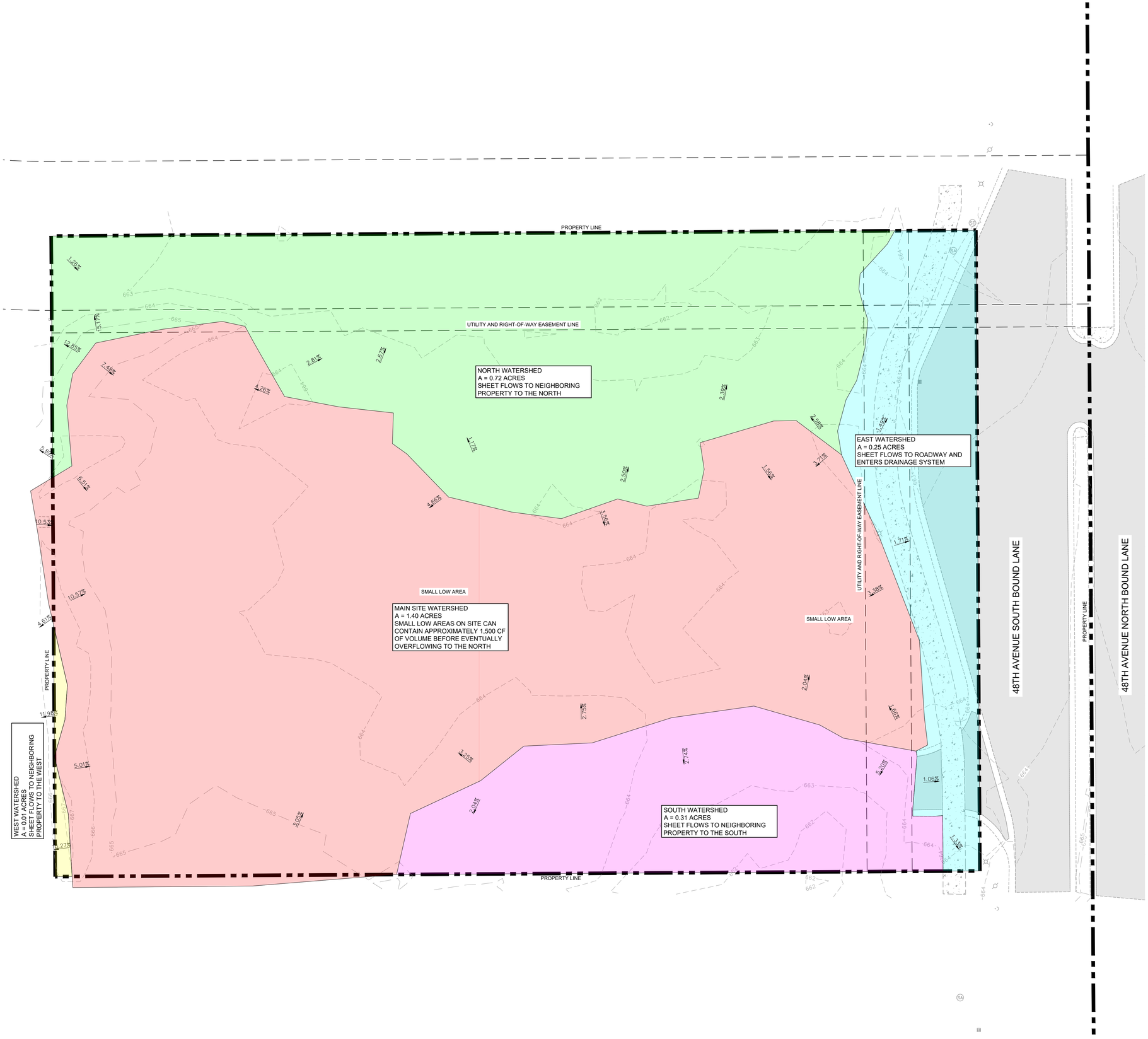
MITTEN STATE ENGINEERING
ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046
PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: TLB
DRAWN BY: DMP
CHECKED BY: TWC

SOIL LAND USE

ALLENDALE
RETAIL STORE
ALLENDALE, MI

ORIGINAL ISSUE:
04/28/2023
PROJECT NO.
22107
SHEET NUMBER
ST100



0 20 30 40

1 inch = 20 ft.

No.	REVISIONS	DATE	BY

MITTEN STATE ENGINEERING

ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046

PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: TLB
DRAWN BY: DMP
CHECKED BY: TWC

EXISTING WATERSHED EXHIBIT

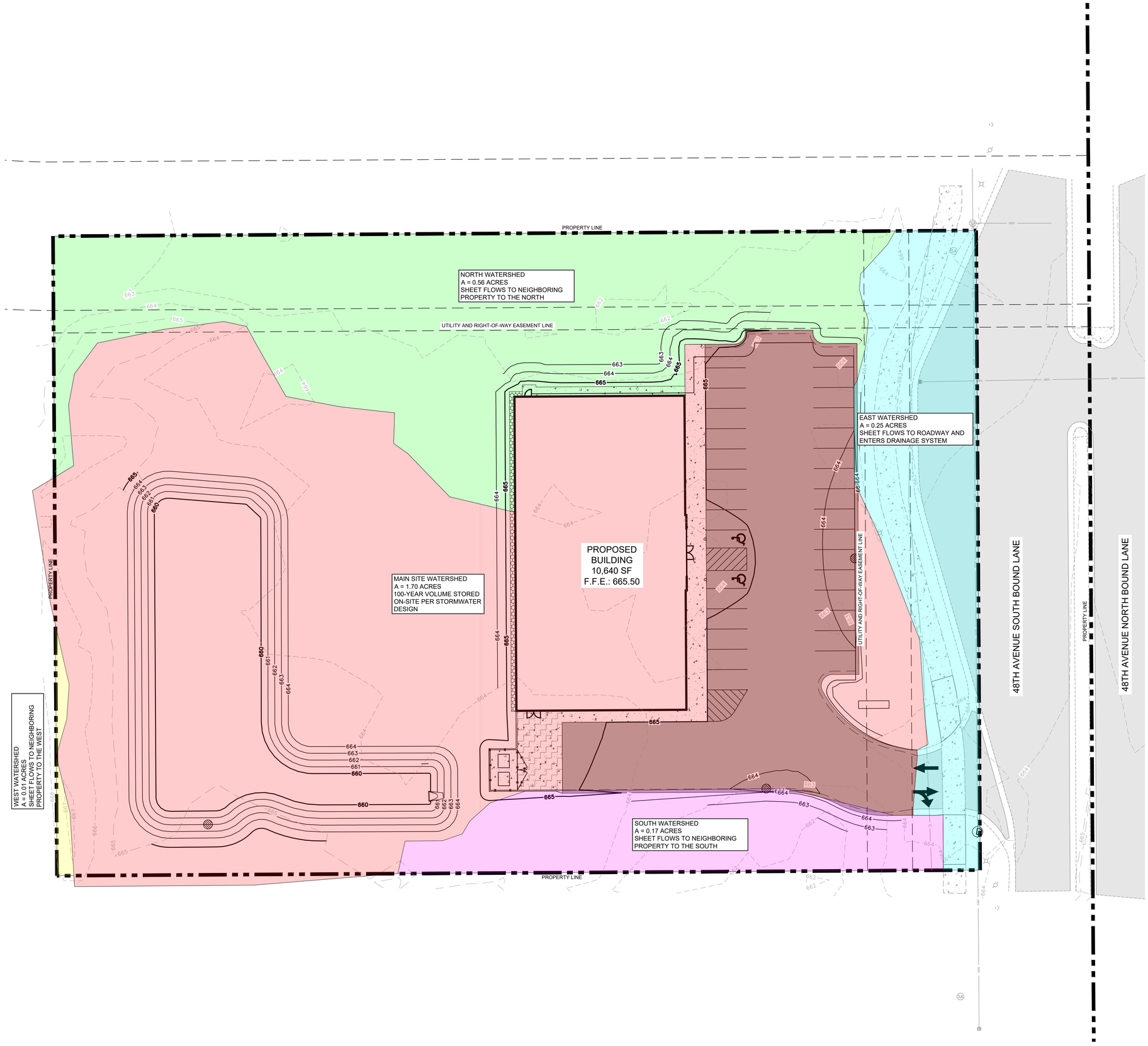
ALLENDALE
DOLLAR GENERAL
ALLENDALE, MI

ORIGINAL ISSUE: 04/28/2023

PROJECT NO. 22107

SHEET NUMBER

WE101



No.	REVISIONS	DATE	BY
1	PER STORMWATER AND EGLE COMMENTS	08/01/2023	TLB

MITTEN STATE ENGINEERING

ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046

PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: TLB
DRAWN BY: DMP
CHECKED BY: TWC

PROPOSED WATERSHED EXHIBIT

ALLENDALE
RETAIL STORE
ALLENDALE, MI

ORIGINAL ISSUE:
04/28/2023

PROJECT NO.
22107

SHEET NUMBER
WE102

CHANNEL PROTECTION ORIFICE

Project No.	22107		
Project Name:	Allendale Retail Store		
Location:	Allendale Charter Township		
By:	Tyler Bourdo, PE	Date:	6/26/2023
Checked:	Tyler Cravens, PE	Date:	6/26/2023
Description:	Orifice Calculations		

-Denotes a standard value cell.

-Denotes a cell where data input is required on a project specific basis.

-Denotes a calculation result cell.

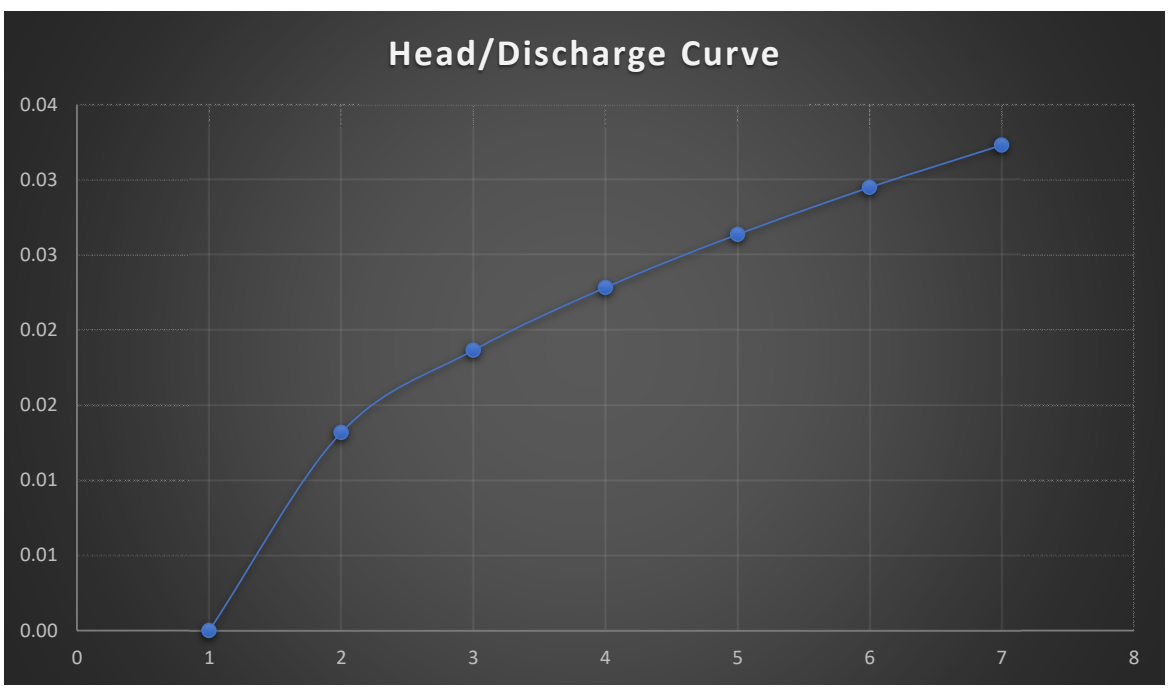
Orifice flow calculation based on equation:
Q = Cd * A * (2g*h) ^ 1/2
Where Q = Flow Rate (cfs), Cd = orifice coefficient (assume 0.61 for short tube), g = gravitational constant, h = head over pipe

Max oriface flow at given head

Cd	0.61	
Oriface size	1.25	in
Area (A)	0.009	sf
g	32.17	ft/sec^2
Head (h)	0.60	ft
Flow (Q)	0.032	cfs

Outflow table

Head step	0.1	ft



1.25 ORIFICE AT 100-YEAR FLOOD CONTROL EVENT

Project No.	22107		
Project Name:	Allendale Retail Store		
Location:	Allendale Charter Township		
By:	Tyler Bourdo, PE	Date:	6/26/2023
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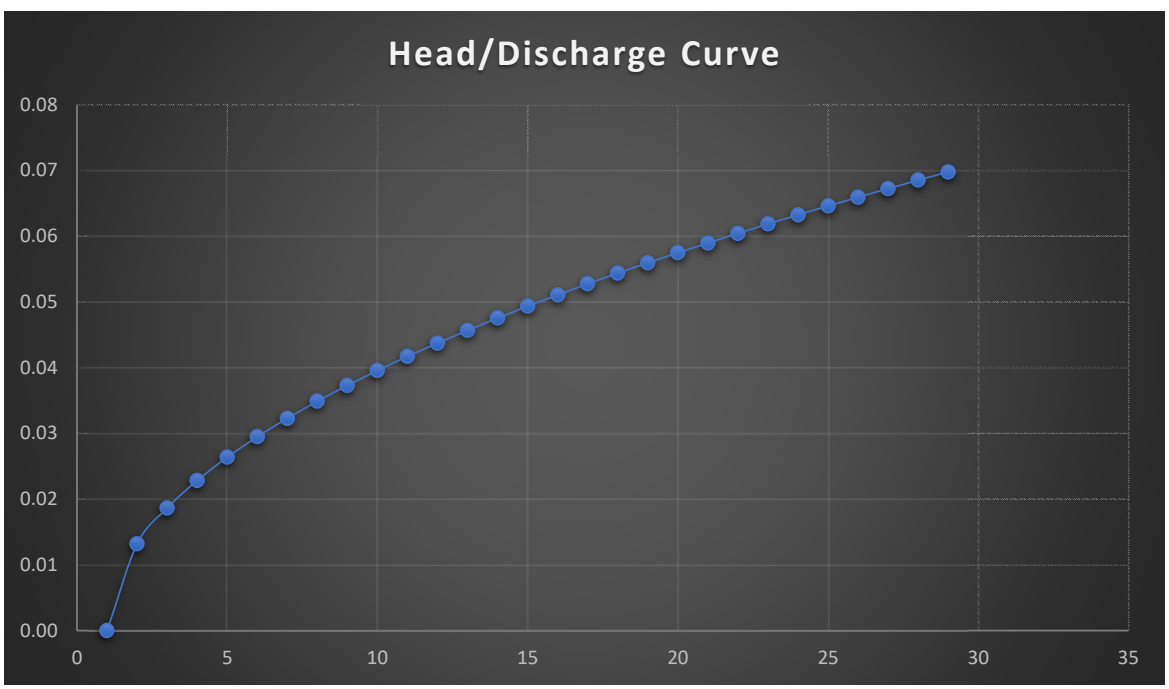
Where Q = Flow Rate (cfs), Cd = orifice coefficient (assume 0.61 for short tube), g = gravitational constant, h = head over pipe

Max oriface flow at given head

Cd	0.61	
Oriface size	1.25	in
Area (A)	0.009	sf
g	32.17	ft/sec^2
Head (h)	2.80	ft
Flow (Q)	0.070	cfs

Outflow table

Head step	0.1	ft



2.25 ORIFICE AT 100-YEAR FLOOD CONTROL EVENT

Project No.	22107		
Project Name:	Allendale Retail Store		
Location:	Allendale Charter Township		
By:	Tyler Bourdo, PE	Date:	6/26/2023
Checked:	Tyler Cravens, PE	Date:	6/26/2023
Description:	Orifice Calculations		

-Denotes a standard value cell.

-Denotes a cell where data input is required on a project specific basis.

-Denotes a calculation result cell.

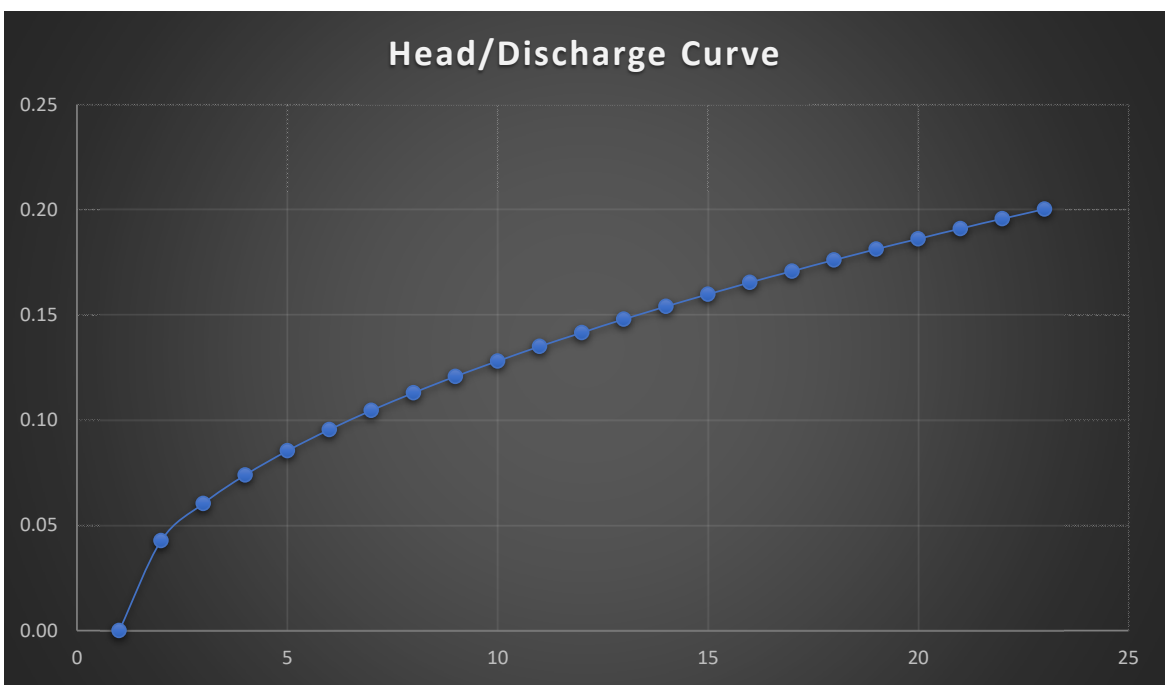
Orifice flow calculation based on equation:
Q = Cd * A * (2g*h) ^ 1/2
Where Q = Flow Rate (cfs), Cd = orifice coefficient (assume 0.61 for short tube), g = gravitational constant, h = head over pipe

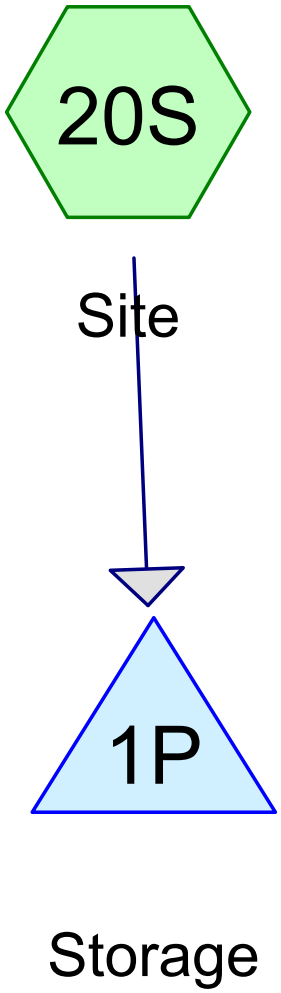
Max oriface flow at given head

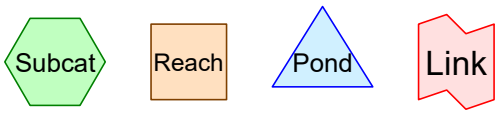
Cd	0.61	
Oriface size	2.25	in
Area (A)	0.028	sf
g	32.17	ft/sec^2
Head (h)	2.20	ft
Flow (Q)	0.200	cfs

Outflow table

Head step	0.1	ft







Routing Diagram for HydroCAD
Prepared by Tyler Bourdo, Printed 8/1/2023
HydroCAD® 10.10-5a s/n 11669 © 2020 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100-Year	Type II 24-hr		Default	24.00	1	6.72	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
92,783	81	Site (20S)
92,783	**81**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
0	HSG D	
92,783	Other	20S
92,783		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Subcatchment Numbers
0	0	0	0	92,783	92,783	Site	2 0 S
0	**0**	**0**	**0**	**92,783**	**92,783**	**TOTAL AREA**	

Time span=0.00-72.00 hrs, dt=0.10 hrs, 721 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment20S: Site Runoff Area=2.130 ac 0.00% Impervious Runoff Depth=4.55"
Flow Length=140' Slope=0.0125 '/' Tc=15.0 min CN=81 Runoff=11.95 cfs 35,143 cf

Pond 1P: Storage Peak Elev=662.48' Storage=25,367 cf Inflow=11.95 cfs 35,143 cf
Outflow=0.27 cfs 31,709 cf

Total Runoff Area = 92,783 sf Runoff Volume = 35,143 cf Average Runoff Depth = 4.55"
100.00% Pervious = 92,783 sf 0.00% Impervious = 0 sf

Summary for Subcatchment 20S: Site

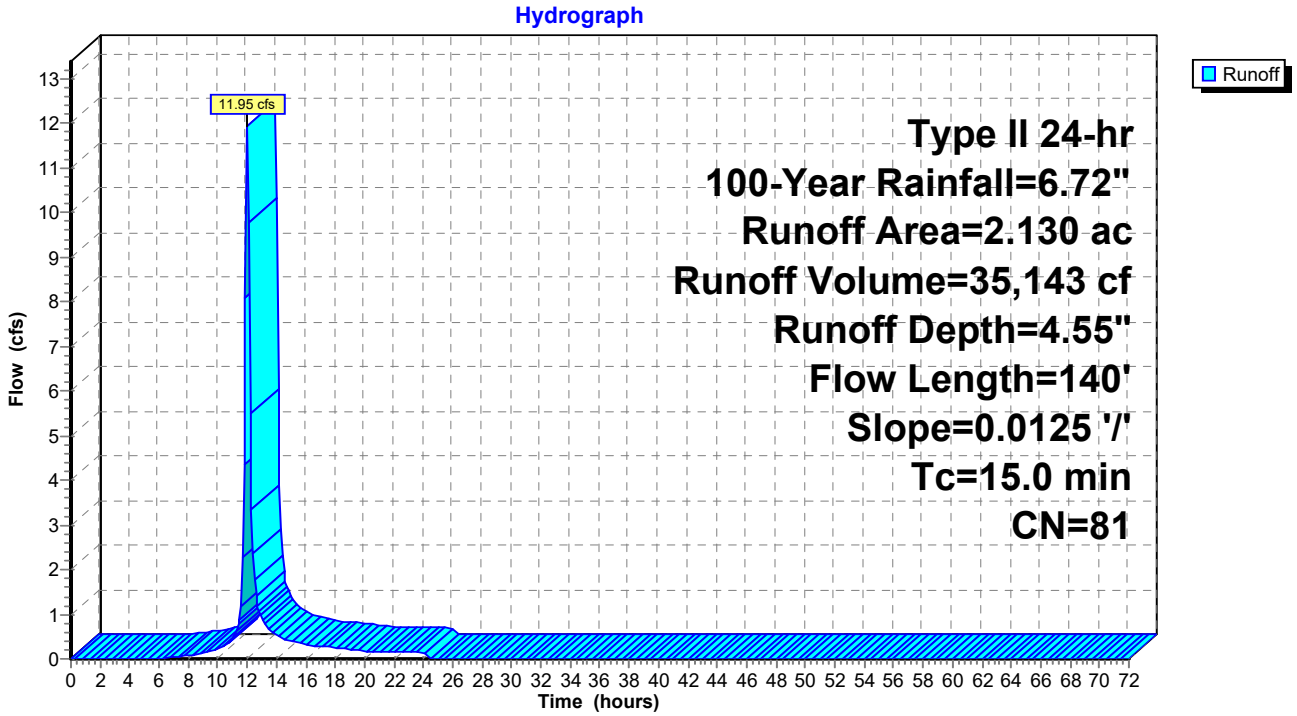
Runoff = 11.95 cfs @ 12.01 hrs, Volume= 35,143 cf, Depth= 4.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Type II 24-hr 100-Year Rainfall=6.72"

	Area (ac)	CN	Description
*	2.130	81	Site
	2.130		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	140	0.0125	0.16		**Sheet Flow, TC** Grass: Short n= 0.150 P2= 3.40"

Subcatchment 20S: Site



Hydrograph for Subcatchment 20S: Site

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
1.00	0.07	0.00	0.00
2.00	0.15	0.00	0.00
3.00	0.23	0.00	0.00
4.00	0.32	0.00	0.00
5.00	0.42	0.00	0.00
6.00	0.54	0.00	0.01
7.00	0.67	0.02	0.04
8.00	0.81	0.04	0.07
9.00	0.99	0.09	0.14
10.00	1.22	0.18	0.22
11.00	1.58	0.36	0.48
12.00	4.46	2.51	**11.89**
13.00	5.19	3.15	0.91
14.00	5.51	3.44	0.53
15.00	5.74	3.64	0.41
16.00	5.91	3.81	0.32
17.00	6.06	3.94	0.28
18.00	6.19	4.06	0.24
19.00	6.30	4.16	0.21
20.00	6.40	4.25	0.18
21.00	6.48	4.33	0.17
22.00	6.57	4.40	0.16
23.00	6.64	4.48	0.15
24.00	**6.72**	**4.55**	0.15
25.00	6.72	4.55	0.00
26.00	6.72	4.55	0.00
27.00	6.72	4.55	0.00
28.00	6.72	4.55	0.00
29.00	6.72	4.55	0.00
30.00	6.72	4.55	0.00
31.00	6.72	4.55	0.00
32.00	6.72	4.55	0.00
33.00	6.72	4.55	0.00
34.00	6.72	4.55	0.00
35.00	6.72	4.55	0.00
36.00	6.72	4.55	0.00
37.00	6.72	4.55	0.00
38.00	6.72	4.55	0.00
39.00	6.72	4.55	0.00
40.00	6.72	4.55	0.00
41.00	6.72	4.55	0.00
42.00	6.72	4.55	0.00
43.00	6.72	4.55	0.00
44.00	6.72	4.55	0.00
45.00	6.72	4.55	0.00
46.00	6.72	4.55	0.00
47.00	6.72	4.55	0.00
48.00	6.72	4.55	0.00
49.00	6.72	4.55	0.00
50.00	6.72	4.55	0.00
51.00	6.72	4.55	0.00
52.00	6.72	4.55	0.00
53.00	6.72	4.55	0.00
54.00	6.72	4.55	0.00
55.00	6.72	4.55	0.00
56.00	6.72	4.55	0.00
57.00	6.72	4.55	0.00
58.00	6.72	4.55	0.00
59.00	6.72	4.55	0.00
60.00	6.72	4.55	0.00
61.00	6.72	4.55	0.00
62.00	6.72	4.55	0.00
63.00	6.72	4.55	0.00
64.00	6.72	4.55	0.00
65.00	6.72	4.55	0.00
66.00	6.72	4.55	0.00
67.00	6.72	4.55	0.00
68.00	6.72	4.55	0.00
69.00	6.72	4.55	0.00
70.00	6.72	4.55	0.00
71.00	6.72	4.55	0.00
72.00	6.72	4.55	0.00

Summary for Pond 1P: Storage

Inflow Area = 92,783 sf, 0.00% Impervious, Inflow Depth = 4.55" for 100-Year event
Inflow = 11.95 cfs @ 12.01 hrs, Volume= 35,143 cf
Outflow = 0.27 cfs @ 17.27 hrs, Volume= 31,709 cf, Atten= 98%, Lag= 315.1 min
Primary = 0.27 cfs @ 17.27 hrs, Volume= 31,709 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 662.48' @ 17.27 hrs Surf.Area= 11,341 sf Storage= 25,367 cf
Flood Elev= 680.00' Surf.Area= 13,920 sf Storage= 44,568 cf

Plug-Flow detention time= 1,108.8 min calculated for 31,665 cf (90% of inflow)
Center-of-Mass det. time= 1,061.6 min (1,870.9 - 809.4)

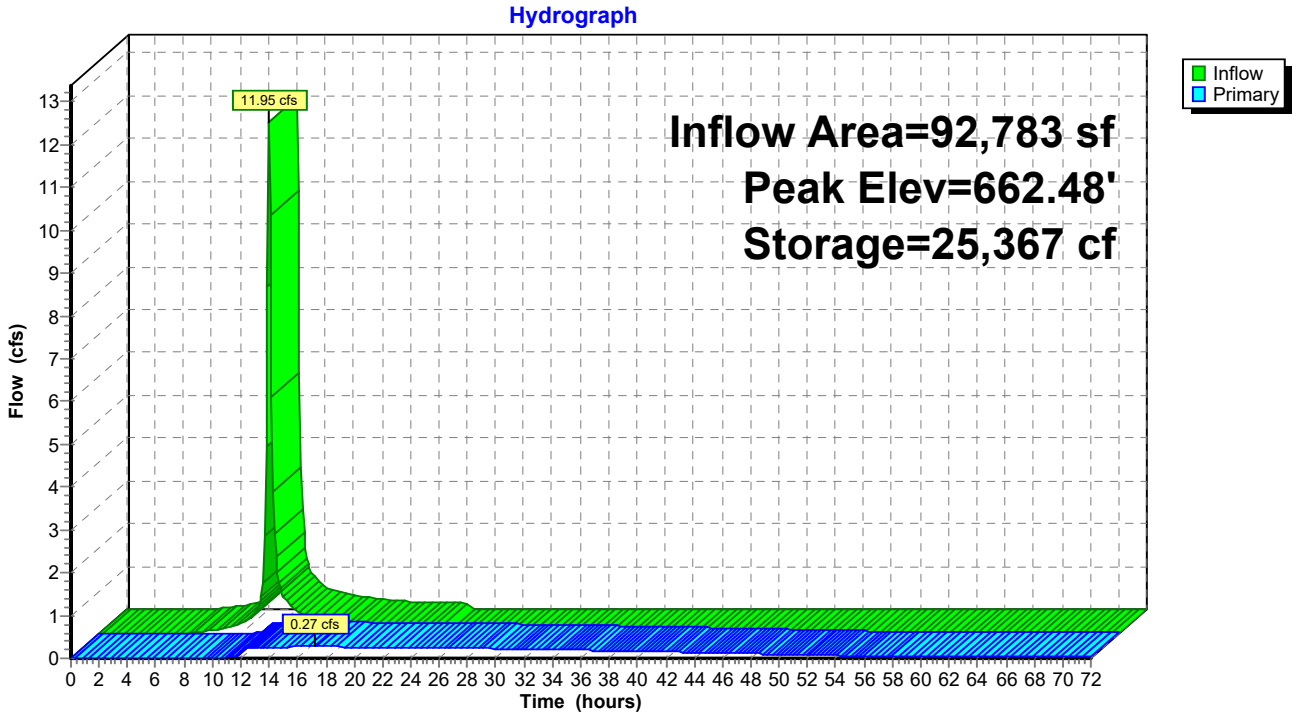
Volume	Invert	Avail.Storage	Storage Description
#1	659.70'	44,568 cf	**Retention/Detention Basin (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
659.70	6,987	0	0
660.50	8,192	6,072	6,072
661.50	9,753	8,973	15,044
662.50	11,375	10,564	25,608
663.50	13,057	12,216	37,824
664.00	13,920	6,744	44,568

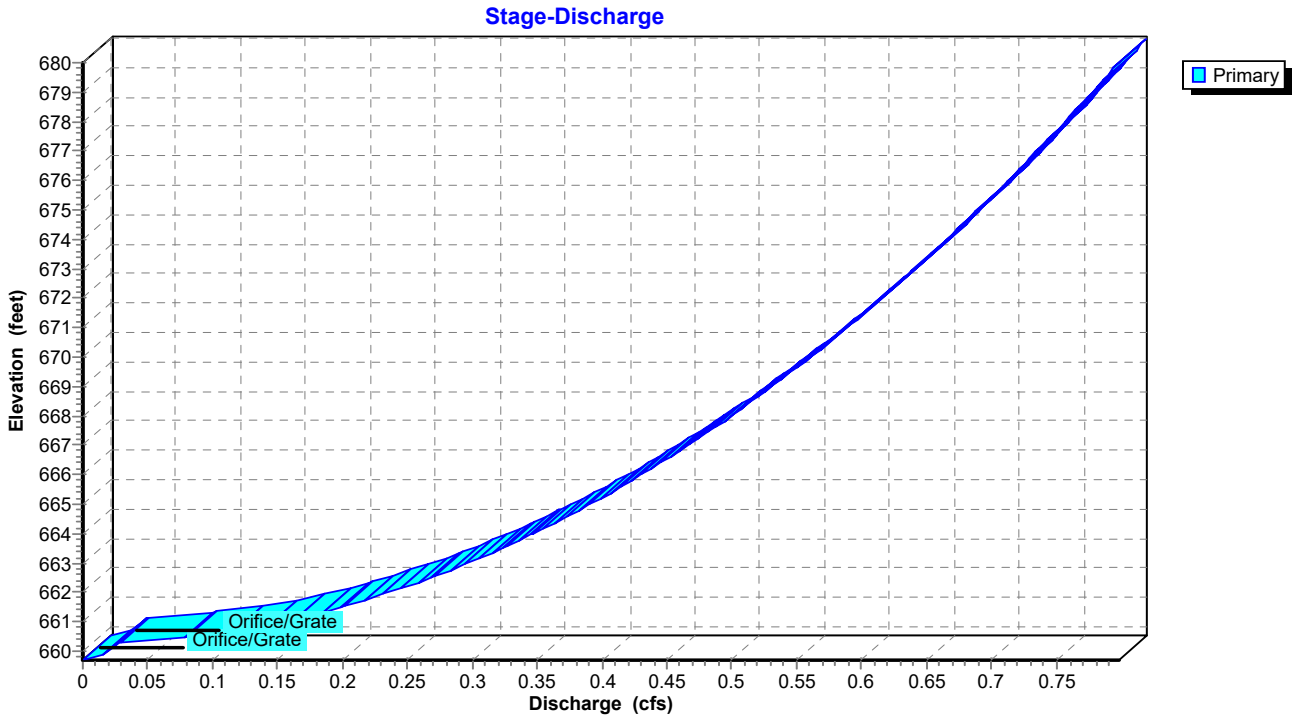
Device	Routing	Invert	Outlet Devices		
#1	Primary	659.70'	**1.2" Vert. Orifice/Grate**	C= 0.610	Limited to weir flow at low heads
#2	Primary	660.30'	**2.3" Vert. Orifice/Grate**	C= 0.610	Limited to weir flow at low heads

Primary OutFlow Max=0.27 cfs @ 17.27 hrs HW=662.48' (Free Discharge)
└─**1=Orifice/Grate** (Orifice Controls 0.06 cfs @ 8.09 fps)
└─**2=Orifice/Grate** (Orifice Controls 0.20 cfs @ 7.06 fps)

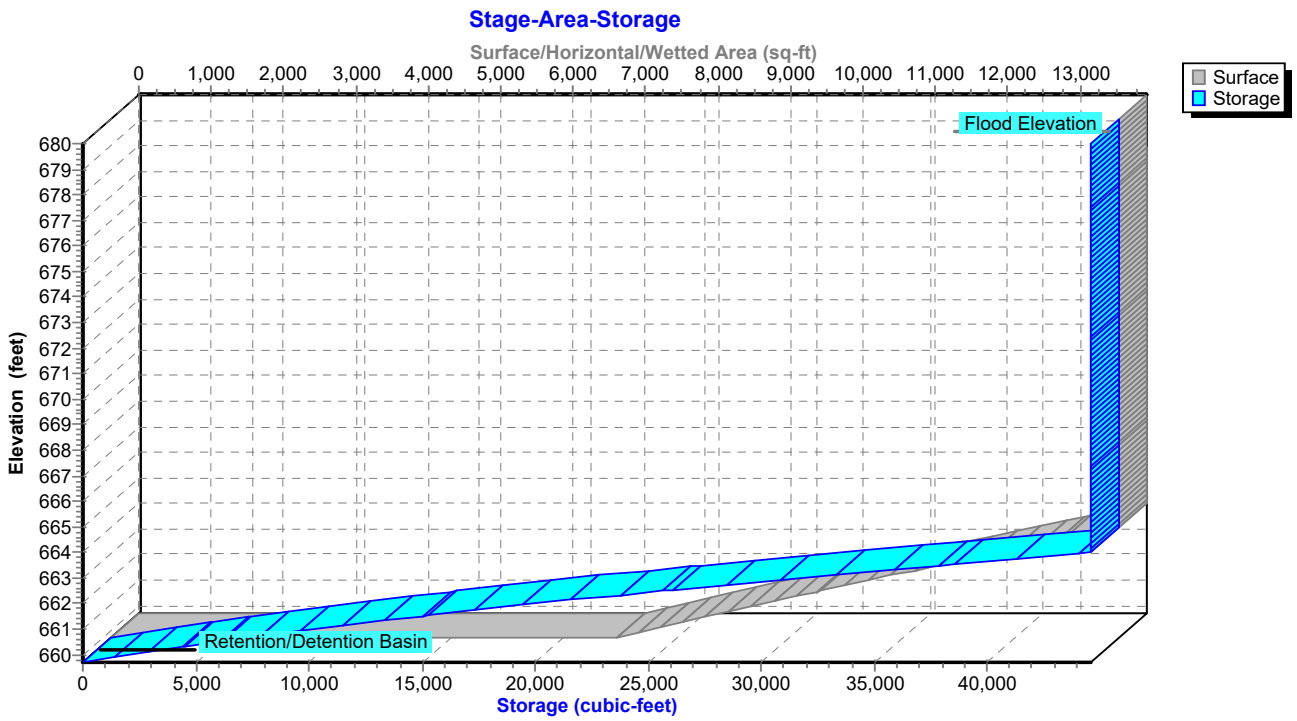
Pond 1P: Storage



Pond 1P: Storage



Pond 1P: Storage



Hydrograph for Pond 1P: Storage

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0	659.70	0.00
2.00	0.00	0	659.70	0.00
4.00	0.00	0	659.70	0.00
6.00	0.01	8	659.70	0.00
8.00	0.07	274	659.74	0.00
10.00	0.22	1,191	659.87	0.01
12.00	**11.89**	11,361	661.11	0.16
14.00	0.53	24,226	662.38	0.26
16.00	0.32	**25,271**	**662.47**	**0.27**
18.00	0.24	**25,338**	**662.48**	**0.27**
20.00	0.18	24,941	662.44	0.26
22.00	0.16	24,254	662.38	0.26
24.00	0.15	23,500	662.31	0.26
26.00	0.00	21,782	662.15	0.25
28.00	0.00	20,044	661.99	0.24
30.00	0.00	18,385	661.83	0.22
32.00	0.00	16,808	661.68	0.21
34.00	0.00	15,316	661.53	0.20
36.00	0.00	13,909	661.38	0.19
38.00	0.00	12,591	661.24	0.18
40.00	0.00	11,364	661.11	0.16
42.00	0.00	10,231	660.98	0.15
44.00	0.00	9,193	660.87	0.14
46.00	0.00	8,256	660.76	0.12
48.00	0.00	7,420	660.66	0.11
50.00	0.00	6,698	660.58	0.09
52.00	0.00	6,078	660.50	0.08
54.00	0.00	5,570	660.44	0.06
56.00	0.00	5,169	660.39	0.05
58.00	0.00	4,851	660.35	0.04
60.00	0.00	4,599	660.32	0.03
62.00	0.00	4,391	660.29	0.03
64.00	0.00	4,190	660.26	0.03
66.00	0.00	3,995	660.24	0.03
68.00	0.00	3,804	660.21	0.03
70.00	0.00	3,619	660.19	0.03
72.00	0.00	3,439	660.17	0.02

Stage-Discharge for Pond 1P: Storage

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
659.70	0.00	664.90	0.39	670.10	0.56	675.30	0.70
659.80	0.01	665.00	0.39	670.20	0.57	675.40	0.70
659.90	0.01	665.10	0.40	670.30	0.57	675.50	0.70
660.00	0.02	665.20	0.40	670.40	0.57	675.60	0.70
660.10	0.02	665.30	0.40	670.50	0.58	675.70	0.71
660.20	0.03	665.40	0.41	670.60	0.58	675.80	0.71
660.30	0.03	665.50	0.41	670.70	0.58	675.90	0.71
660.40	0.05	665.60	0.42	670.80	0.58	676.00	0.71
660.50	0.08	665.70	0.42	670.90	0.59	676.10	0.72
660.60	0.10	665.80	0.42	671.00	0.59	676.20	0.72
660.70	0.12	665.90	0.43	671.10	0.59	676.30	0.72
660.80	0.13	666.00	0.43	671.20	0.59	676.40	0.72
660.90	0.14	666.10	0.43	671.30	0.60	676.50	0.72
661.00	0.15	666.20	0.44	671.40	0.60	676.60	0.73
661.10	0.16	666.30	0.44	671.50	0.60	676.70	0.73
661.20	0.17	666.40	0.45	671.60	0.61	676.80	0.73
661.30	0.18	666.50	0.45	671.70	0.61	676.90	0.73
661.40	0.19	666.60	0.45	671.80	0.61	677.00	0.74
661.50	0.20	666.70	0.46	671.90	0.61	677.10	0.74
661.60	0.21	666.80	0.46	672.00	0.62	677.20	0.74
661.70	0.21	666.90	0.46	672.10	0.62	677.30	0.74
661.80	0.22	667.00	0.47	672.20	0.62	677.40	0.74
661.90	0.23	667.10	0.47	672.30	0.62	677.50	0.75
662.00	0.24	667.20	0.47	672.40	0.63	677.60	0.75
662.10	0.24	667.30	0.48	672.50	0.63	677.70	0.75
662.20	0.25	667.40	0.48	672.60	0.63	677.80	0.75
662.30	0.26	667.50	0.48	672.70	0.63	677.90	0.75
662.40	0.26	667.60	0.49	672.80	0.64	678.00	0.76
662.50	0.27	667.70	0.49	672.90	0.64	678.10	0.76
662.60	0.27	667.80	0.49	673.00	0.64	678.20	0.76
662.70	0.28	667.90	0.50	673.10	0.64	678.30	0.76
662.80	0.29	668.00	0.50	673.20	0.65	678.40	0.77
662.90	0.29	668.10	0.50	673.30	0.65	678.50	0.77
663.00	0.30	668.20	0.51	673.40	0.65	678.60	0.77
663.10	0.30	668.30	0.51	673.50	0.65	678.70	0.77
663.20	0.31	668.40	0.51	673.60	0.66	678.80	0.77
663.30	0.31	668.50	0.52	673.70	0.66	678.90	0.78
663.40	0.32	668.60	0.52	673.80	0.66	679.00	0.78
663.50	0.32	668.70	0.52	673.90	0.66	679.10	0.78
663.60	0.33	668.80	0.53	674.00	0.67	679.20	0.78
663.70	0.33	668.90	0.53	674.10	0.67	679.30	0.78
663.80	0.34	669.00	0.53	674.20	0.67	679.40	0.79
663.90	0.34	669.10	0.53	674.30	0.67	679.50	0.79
664.00	0.35	669.20	0.54	674.40	0.68	679.60	0.79
664.10	0.35	669.30	0.54	674.50	0.68	679.70	0.79
664.20	0.36	669.40	0.54	674.60	0.68	679.80	0.79
664.30	0.36	669.50	0.55	674.70	0.68	679.90	0.80
664.40	0.37	669.60	0.55	674.80	0.69	680.00	**0.80**
664.50	0.37	669.70	0.55	674.90	0.69		
664.60	0.37	669.80	0.56	675.00	0.69		
664.70	0.38	669.90	0.56	675.10	0.69		
664.80	0.38	670.00	0.56	675.20	0.69		

Stage-Area-Storage for Pond 1P: Storage

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
659.70	6,987	0
659.90	7,288	1,428
660.10	7,590	2,915
660.30	7,891	4,463
660.50	8,192	6,072
660.70	8,504	7,741
660.90	8,816	9,473
661.10	9,129	11,268
661.30	9,441	13,125
661.50	9,753	15,044
661.70	10,077	17,027
661.90	10,402	19,075
662.10	10,726	21,188
662.30	11,051	23,366
662.50	11,375	25,608
662.70	11,711	27,917
662.90	12,048	30,293
663.10	12,384	32,736
663.30	12,721	35,246
663.50	13,057	37,824
663.70	13,402	40,470
663.90	**13,747**	**43,185**
664.10	**13,920**	**44,568**
664.30	13,920	44,568
664.50	13,920	44,568
664.70	13,920	44,568
664.90	13,920	44,568
665.10	13,920	44,568
665.30	13,920	44,568
665.50	13,920	44,568
665.70	13,920	44,568
665.90	13,920	44,568
666.10	13,920	44,568
666.30	13,920	44,568
666.50	13,920	44,568
666.70	13,920	44,568
666.90	13,920	44,568
667.10	13,920	44,568
667.30	13,920	44,568
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679.10	13,920	44,568
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679.50	13,920	44,568
679.70	13,920	44,568
679.90	13,920	44,568

FINAL ENGINEERING PLANS
ALLENDALE RETAIL STORE
10955 48TH AVENUE
ALLENDALE, MI 49401

PROJECT TEAM

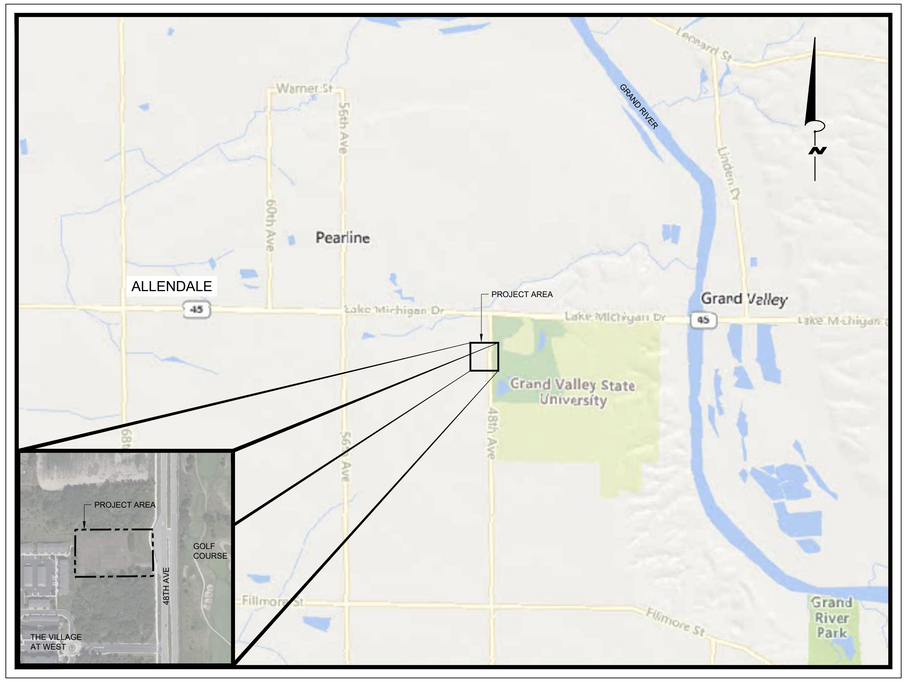
OWNER:	MIDWEST V, LLC 1435 FULTON STREET, 2ND FLOOR GRAND HAVEN, MI 49417 (616) 842-2030 PETER OLESZCZUK	LANDSCAPE ARCHITECT:	OCBA, INC 350 E MICHIGAN AVE, SUITE 415 KALAMAZOO, MI 49007 (269) 381-3357 KATIE CHASE	GEOTECHNICAL ENGINEER:	SOILS & STRUCTURES 6480 GRAND HAVEN ROAD MUSKEGON, MI 49441 (231) 760 6821 JON ERICKSON
CIVIL ENGINEER:	MITTEN STATE ENGINEERING 15 CARLYLE STREET, 2ND FLOOR BATTLE CREEK, MI 49017 (269) 364 5626 TYLER CRAVENS	SURVEYOR:	42 NORTH SURVEYING 4601 134TH AVE STE H HAMILTON, MI 49419 (616) 836-4029 JOE MEHRTENS		
DEVELOPER:	WESTWIND 1435 FULTON STREET, 2ND FLOOR GRAND HAVEN, MI 49417 (616) 842-2030				

UTILITY AND AGENCY CONTACTS

ELECTRIC:	CONSUMERS ENERGY ANTHONY PERO ANTHONY.PEROJR@CMSENERGY.COM	FIBER OPTIC:	ACENTEK FIBER 6568 LAKE MICHIGAN DR ALLENDALE CHARTER TWP, MI 49401 (616) 895-9911
GAS:	DTE ENERGY ANDRE' DIAZ (616) 676-6620 ANDRE.DIAZ@DTEENERGY.COM	WATER / SEWER:	ALLENDALE CHARTER TOWNSHIP 11624 40TH AVE ALLENDALE CHARTER TWP, MI 49401 JON CURRIER (616) 893-4162 JONCURRIER@ALLENDALE-TWP.ORG
CABLE:	CHARTER COMMUNICATIONS LABRANDON RANDLE LABRANDON.RANDLE@CCISYSTEMS.COM	"MISS DIG"	811

PROJECT NOTES

1. THE "2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND "STANDARD PLANS" BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS.
2. THE PLACING OF TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE DONE IN ACCORDANCE WITH THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD), AS AMENDED.
3. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL BONDS AND INSURANCE CERTIFICATES AND SUBMITTING TRAFFIC CONTROL PLANS FOR REVIEW AND APPROVAL WHICH MAY BE REQUIRED BY THE TOWNSHIP FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE ROAD RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR THESE PERMITS UNLESS OTHERWISE NOTED.
6. IN ACCORDANCE WITH PUBLIC ACT 174 OF 2013, ALL CONTRACTORS SHALL CALL MISS DIG @ 811 OR 800-428-7171 FOR PROTECTION OF UNDERGROUND UTILITIES A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.



LOCATION MAP
N.T.S.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
V101	ALTA SURVEY
C100	EXISTING CONDITIONS AND DEMOLITION PLAN
C101	SITE PLAN
C102	GRADING PLAN
C103	UTILITY PLAN
C104	EROSION CONTROL PLAN
C105	EROSION CONTROL DETAILS
C106 - C107	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
IR1.0	IRRIGATION PLAN

No.	REVISIONS	DATE	BY
1	PER STORMWATER AND EGLE COMMENTS	08/01/2023	TLB
2	PER ROAD COMMISSION COMMENTS	08/31/2023	TLB
3	PER TOWNSHIP COMMENTS	11/21/2023	TLB
4	PER TOWNSHIP COMMENTS	12/27/2023	TLB

MITTEN STATE ENGINEERING
ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046
PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: TLB
DRAWN BY: DMP
CHECKED BY: TWC

STATE OF MICHIGAN
TYLER BOURDO
ENGINEER
No. 6201070010
LICENSED PROFESSIONAL ENGINEER

COVER SHEET

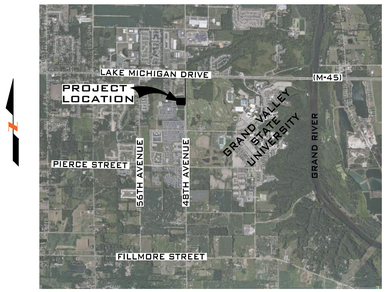
ALLENDALE RETAIL STORE
ALLENDALE, MI

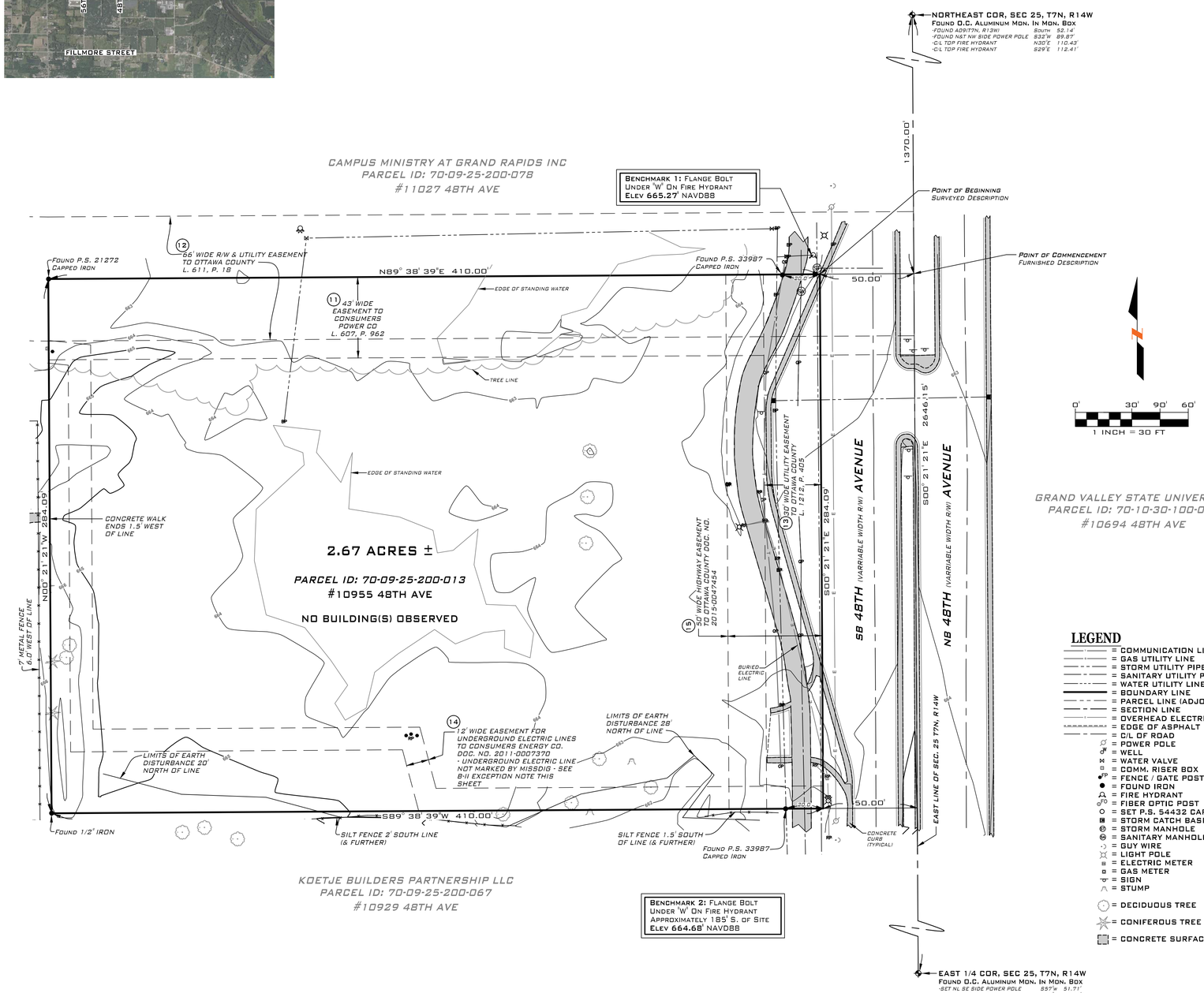
ORIGINAL ISSUE: 04/28/2023
PROJECT NO. 22107
SHEET NUMBER
C001

ALTA / NSPS Land Title Survey

in the Northeast 1/4 of Section 25, Town 7 South, Range 14 West , Allendale Township, Ottawa County, Michigan.

VICINITY MAP
(NOT TO SCALE)





DESCRIPTION PER TRANSNATION TITLE AGENCY OF MICHIGAN LAKESHORE DIVISION POLICY NO. 400046LKS, DATED OCTOBER 6, 2022:
PARCEL ID: 70-09-25-200-013
THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWN 7 NORTH, RANGE 14 WEST, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION WHICH IS 1370 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID SECTION 460 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 284.09 FEET; THENCE EAST 460 FEET TO A POINT ON THE EAST LINE OF SAID SECTION WHICH IS 284.09 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, 284.09 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 50 FEET THEREOF.

B-II EXCEPTIONS
11. EASEMENT GRANTED TO THE CONSUMERS ENERGY COMPANY RECORDED IN LIBER 607, PAGE 962. - *IS SHOWN HEREON.*

12. RIGHT OF WAY TO OTTAWA COUNTY BOARD OF ROAD COMMISSIONERS DATED JULY 1, 1970, RECORDED SEPTEMBER 21, 1970 IN LIBER 611 ON PAGE 18. - *IS SHOWN HEREON.*

13. EASEMENT FOR SEWER AND OTHER UTILITY PURPOSES VESTED IN THE COUNTY OF OTTAWA BY INSTRUMENT RECORDED IN LIBER 1212, PAGE 405. - *IS SHOWN HEREON.*

14. EASEMENT GRANTED TO CONSUMERS ENERGY COMPANY RECORDED IN INSTRUMENT NO. 2011-0007370. - *NOTE: THIS EASEMENT IS SHOWN HEREON BASED UPON THE EASEMENT SKETCH / EXHIBIT FOUND IN SAID RECORDED DOCUMENT. THE EASEMENT WAS TO BE CENTERED UPON THE BURIED ELECTRIC LINE. AFTER SEVERAL CALLS TO MISSDIG ATTEMPING TO GET THIS LINE MARKED, USIC PERSONNEL INDICATED VIA PHONE CALL THAT THERE IS NOTHING HERE TO TRACE AND HAS A HUNCH THIS LINE WAS ABANDONED. EVEN IF THE LINE HAS BEEN ABANDONED THE EASEMENT HAS NOT BEEN RELINQUISHED. IT IS RECOMMEND CONTACTING CONSUMERS ENERGY TO DISCUSS IF IT IS TRULY ABANDONED AND / OR RELINQUISHING EASEMENT.*

15. EASEMENTS WHICH ARE RECITED IN PUBLIC HIGHWAY EASEMENT RECORDED IN INSTRUMENT NO. 2015-0047454. - *IS SHOWN HEREON.*

DESCRIPTION OF PARCEL PER SURVEY (TO MEET PA 132 OF 1970).
THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWN 7 NORTH, RANGE 14 WEST, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00° 21' 21" EAST ON THE EAST LINE OF SAID SECTION 1370.00 FEET; THENCE SOUTH 89° 38' 39" WEST PERPENDICULAR TO SAID EAST SECTION LINE 50.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 00° 21' 21" EAST PARALLEL WITH SAID EAST SECTION LINE 284.09 FEET; THENCE SOUTH 89° 38' 39" WEST PERPENDICULAR TO SAID EAST SECTION LINE 410.00 FEET; THENCE NORTH 00° 21' 21" WEST PARALLEL WITH SAID EAST SECTION LINE 284.09 FEET; THENCE NORTH 89° 38' 39" EAST PERPENDICULAR TO SAID EAST SECTION LINE 410.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.67 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.

THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH (EXCEPT FOR PAPER SIZE - NOT RECORDABLE).

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM'S SOUTH ZONE.

ALTA / NSPS TABLE "A" ITEMS NOTES:
1. MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER AS SHOWN HEREON.

2. PARCEL / BUILDING ADDRESS IS SHOWN HEREON.

3. ZONE X FLOOD ZONE CLASSIFICATION PER FEMA MAP 26139C0234F EFF. DATE 5/16/2013.

4. THE GROSS LAND AREA IS 2.67 ACRES, MORE OR LESS AND SHOWN HEREON.

7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON (NO BUILDINGS OBSERVED ON SITE).

8. SUBSTANTIAL FEATURES OBSERVED ON THE PARCEL ARE SHOWN HEREON.

11(b) OBSERVED UTILITIES ARE SHOWN HEREON. MISSDIG TICKET(S) 20230207017850001 WHERE REQUESTED AND THE MARKINGS HAVE BEEN LOCATED HEREON. THE SURVEYOR DOES NOT WARRANT THAT ALL UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THEY HAVE DONE THEIR BEST TO IDENTIFY KNOWN UTILITIES AND THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE MARKINGS & INFORMATION PROVIDED. THE SURVEYOR DID NOT PHYSICALLY LOCATE THE UNDERGROUND UTILITIES.

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.

NOTE: ADDITIONAL DETAILED TOPOGRAPHIC POINT DATA HAS BEEN SENT TO MITTEN STATE ENGINEERING.

NOTE: THE NORTHERLY ADJOINING PARCEL (ID 70-09-25-200-078) PER WARRANTY DEED DOCUMENT 2021-0000821 INDICATES THEIR SOUTH LINE WOULD BE 1370.21 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION (386.81 + 983.40). THIS WOULD OVERLAP ONTO THIS PARCEL BY 0.21 FEET. IT APPEARS THE FURNISHED DESCRIPTION IS MORE HISTORICAL (POSSIBLY HAS SENIOR TITLE). HOWEVER, ADDITIONAL RESEARCH / TITLE SEARCH MAY BE WARRANTED TO VERIFY.

LEGEND
- = COMMUNICATION LINE
- = GAS UTILITY LINE
- = STORM UTILITY PIPE
- = SANITARY UTILITY PIPE
- = WATER UTILITY LINE
- = BOUNDARY LINE
- = PARCEL LINE (ADJOINING)
- = SECTION LINE
- = OVERHEAD ELECTRIC (OR AS NOTED BURIED)
- = EDGE OF ASPHALT
- = C/L OF ROAD
- = POWER POLE
- = WELL
- = WATER VALVE
- = COMM. RISER BOX
- = FENCE / GATE POST
- = FOUND IRON
- = FIRE HYDRANT
- = FIBER OPTIC POST
- = SET P.S. 54432 CAPPED REBAR
- = STORM CATCH BASIN
- = STORM MANHOLE
- = SANITARY MANHOLE
- = GUY WIRE
- = LIGHT POLE
- = ELECTRIC METER
- = GAS METER
- = SIGN
- = STUMP
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = CONCRETE SURFACE

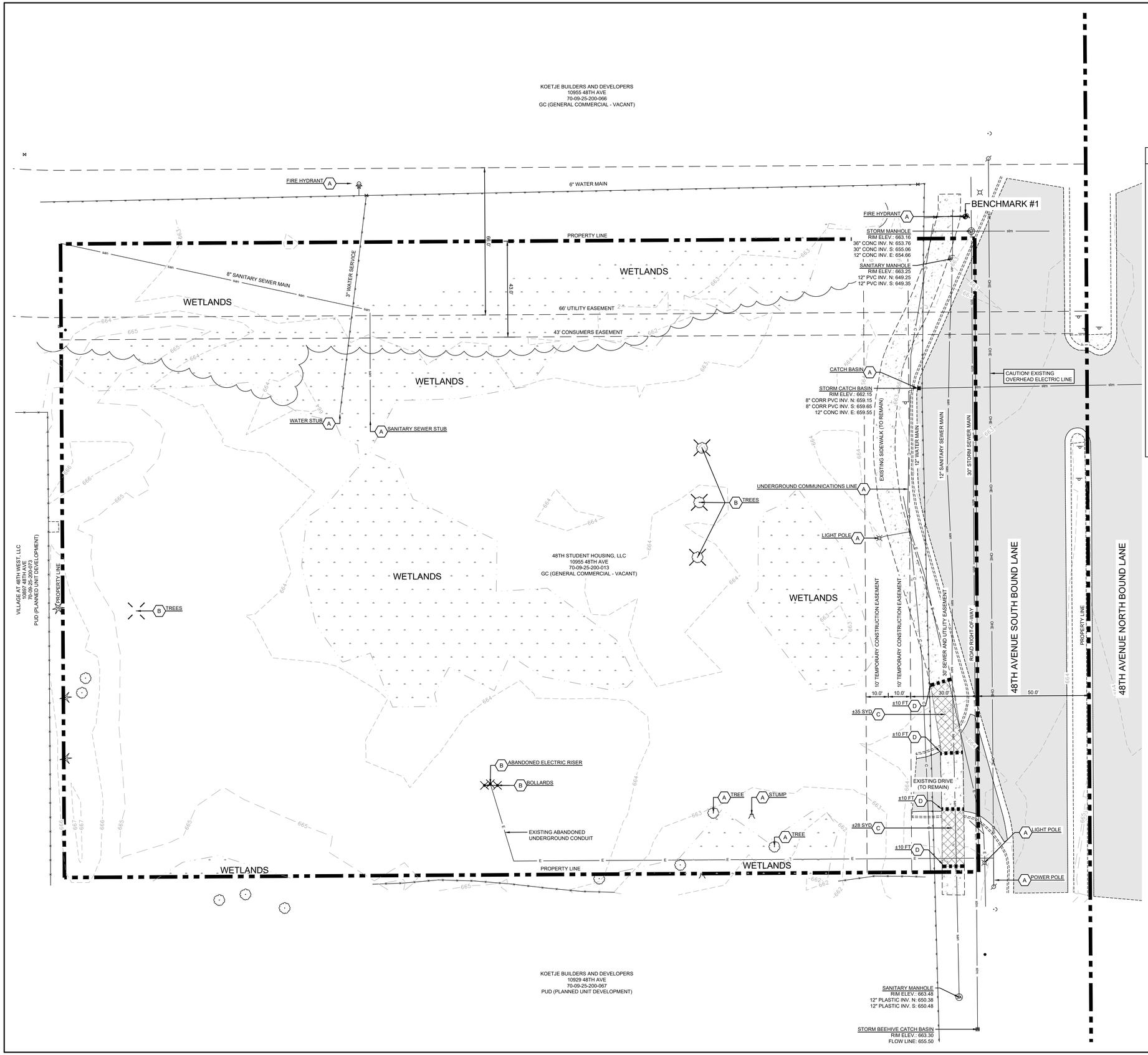
TO MIDWEST V, LLC, DOLLAR GENERAL CORPORATION, WESTWIND CONSTRUCTION, TRANSNATION TITLE AGENCY OF MICHIGAN LAKESHORE DIVISION & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 11(B), 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 7, 2023.

PRELIMINARY 2-17-2023

DATE OF PLAT OR MAP: 2/17/2023

KEVIN D. MIEDEMA P.S. 54432
KEVIN@42NORTHSURVEYING.COM
JOB NO. 230013

42 NORTH SURVEYING
4601 134th Avenue Ste H
Hamilton, MI 49419
Ph: 269-751-8356
www.42northsurveying.com



0 20 30 40

1 inch = 20 ft.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING UTILITIES, PAVING, STRUCTURES, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED ON THE PLANS
2. THE CONTRACTOR SHALL DISPOSE OF ALL DEBRIS, TRASH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL OF SUCH ITEMS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS
3. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION PRIOR TO ANY OFFSITE DISTURBANCE, UNLESS SPECIFICALLY MENTIONED ON THIS SHEET
4. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN. UTILITY LOCATIONS SHOWN ARE BASED OFF PREVIOUS RECORD DRAWINGS AND FIELD MEASUREMENTS WHERE APPLICABLE. THE INFORMATION IS NOT TO BE RELIED UPON AND MUST BE CONFIRMED BY THE UTILITY COMPANY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO THE EXCAVATION TO REQUEST FIELD LOCATING.
5. ANY DEMOLITION WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE LOCAL JURISDICTION. FURTHERMORE, THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED TRAFFIC CONTROL IS IN PLACE PRIOR TO WORK WITHIN THE RIGHT-OF-WAY.
6. EROSION CONTROL BMP'S SHALL BE IN PLACE PRIOR TO ANY DEMOLITION WORK
7. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR ALL SUBSURFACE INFORMATION
8. ALL UTILITIES SHOWN THAT ARE NOT TO BE REMOVED DURING DEMOLITION SHALL BE PROTECTED. ANY DAMAGE TO SUCH UTILITIES OR STRUCTURES, SHALL BE REPAIRED OR REPLACED AT THE GENERAL CONTRACTORS EXPENSE.
9. THE CONTRACTOR SHALL USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST. SEE EROSION CONTROL SHEET FOR FURTHER EROSION CONTROL REQUIREMENTS.
10. THE CONTRACTOR SHALL COMPLETELY FILL ALL VOIDS RESULTING FROM DEMOLITION ACTIVITIES. MATERIAL SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS FOR BACKFILL. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 12 INCHES IN LOOSE DEPTH AND COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY.

DEMOLITION LEGEND

A	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
B	ITEM TO BE REMOVED
C	CONCRETE REMOVAL
D	SAWCUT LINE

EXISTING UTILITY LEGEND

COM	COMMUNICATIONS LINE
OHE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE

BENCHMARKS

BENCHMARK #	DESCRIPTION	ELEVATION
#1	FIRE HYDRANT BOLT NE OF SITE NW OF 48TH AVE SOUTH	665.27

No.	REVISIONS	DATE	BY
1	PER STORMWATER AND EGLE COMMENTS	08/01/2023	TLB
2	PER ROAD COMMISSION COMMENTS	08/31/2023	TLB
3	PER TOWNSHIP COMMENTS	11/21/2023	TLB
4	PER TOWNSHIP COMMENTS	12/27/2023	TLB

MITTEN STATE ENGINEERING
ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046
PHONE:
(269) 364-5626

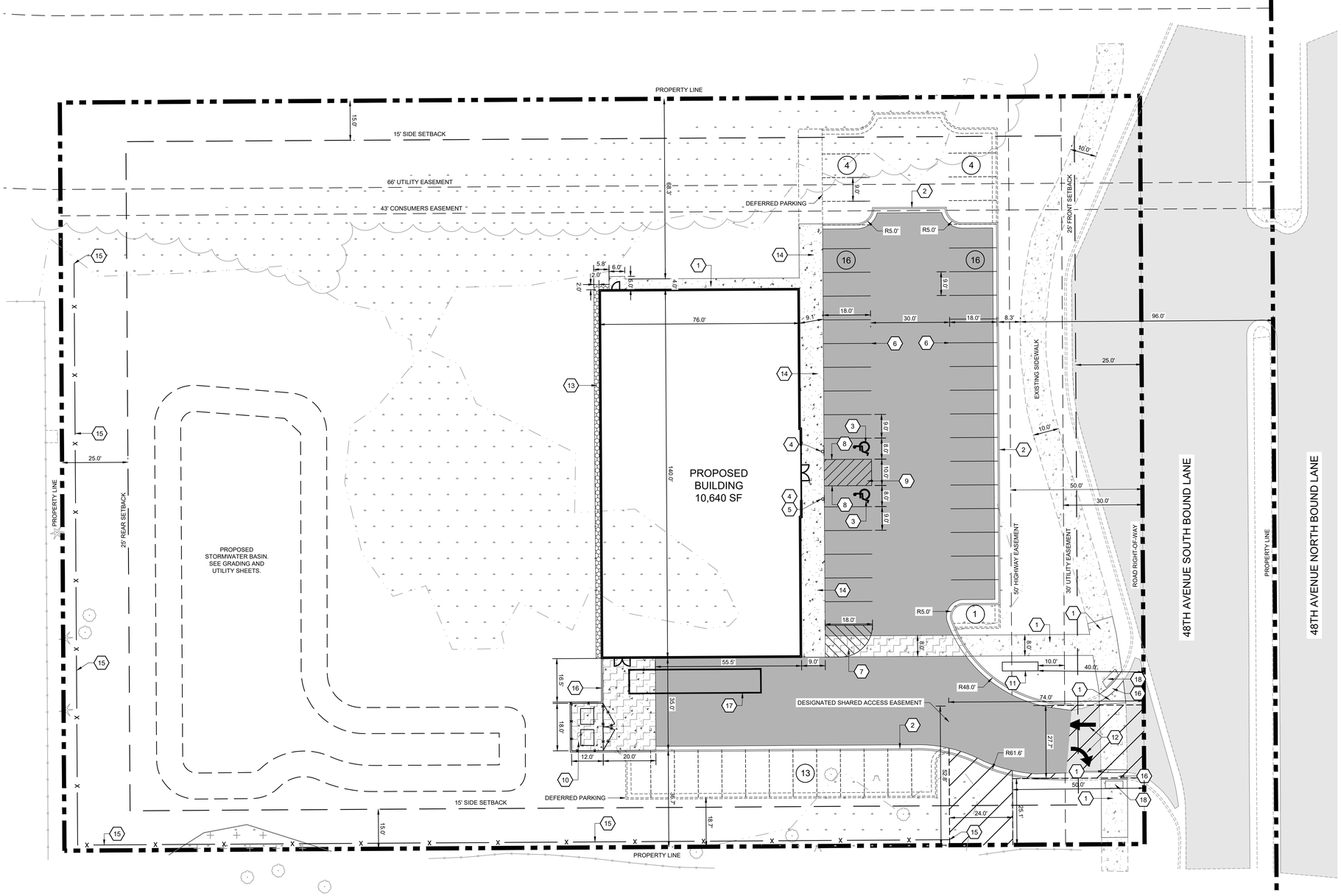
SCALE: AS NOTED
DESIGNED BY: TLB
DRAWN BY: DMP
CHECKED BY: TWC

STATE OF MICHIGAN
TYLER BOURDO
ENGINEER
No. 6201070010
LICENSED PROFESSIONAL ENGINEER

EXISTING CONDITIONS AND DEMOLITION PLAN

ALLENDALE RETAIL STORE
ALLENDALE, MI

ORIGINAL ISSUE: 04/28/2023
PROJECT NO. 22107
SHEET NUMBER
C100



1 inch = 20 ft.

SITE INFORMATION

ZONING:	GC - GENERAL COMMERCIAL DISTRICT
SITE AREA:	2.67 ACRES (116,455 SF)
BUILDING AREA:	10,640 SF (9%)
NUMBER OF STORIES:	1

BUILDING SETBACKS:

FRONT:	25 FT
SIDE:	15 FT
REAR:	25 FT

OFF-STREET PARKING REQUIREMENTS:

STANDARD PARKING SPACE: 18 FT X 9 FT WITH 26' MIN. DRIVE AISLE
1 PARKING SPACE PER 200 SFT OF GFA + 1 PER THREE EMPLOYEES:
10,640 SFT OF GFA / 200 SFT = 53 SPACES
THREE EMPLOYEES AT MAX SHIFT = 1 SPACE
REQUIRED PARKING = 54 SPACES

TOTAL SPACES REQUIRED:	54 SPACES
TOTAL SPACES PROVIDED:	32 SPACES
TOTAL DEFERRED SPACES PROVIDED:	22 SPACES
ADA PARKING SPACES REQUIRED:	2
ADA PARKING SPACES PROVIDED:	2
DEFERRED ADA PARKING SPACES PROVIDED:	3

SITE GENERAL NOTES

1. DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
3. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING, UNLESS NOTED OTHERWISE.
4. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.

KEY NOTES

1. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
2. MDOT F4 CONCRETE CURB AND GUTTER (SEE DETAILS)
3. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
4. ACCESSIBLE PARKING SIGN, TYP. (MUTCD D9-6)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8P)
6. 4" WIDE PAINTED SOLID YELLOW LINE, TYP.
7. 4" WIDE PAINTED SOLID YELLOW LINE AT 45 DEGREES, TYP.
8. 4" WIDE PAINTED SOLID BLUE LINE, TYP.
9. 4" WIDE PAINTED SOLID BLUE LINE AT 45 DEGREES, TYP.
10. REFUSE ENCLOSURE (SEE ARCHITECTURAL PLANS)
11. LIGHTED PYLON SIGN
12. PAINTED SOLID YELLOW DIRECTIONAL PAVEMENT MARKING (SEE DETAILS)
13. 2' STONE MAINTENANCE STRIP
14. RAISED WALK (SEE DETAILS)
15. 6' WOODEN PRIVACY FENCE (SEE DETAILS)
16. STANDARD 6" CURB (SEE DETAILS)
17. 10'x50' DESIGNATED LOADING AND UNLOADING AREA
18. ADA DETECTABLE WARNING PLATE. SHALL CONNECT AT BACK OF CURB AND EXTEND 24" INTO WALK.

PAVEMENT LEGEND

CONCRETE SIDEWALK:
SEE DETAILS

HEAVY DUTY CONCRETE PAVEMENT:
SEE DETAILS

CONCRETE / ASPHALT PAVEMENT (PER OWNER):
SEE DETAILS

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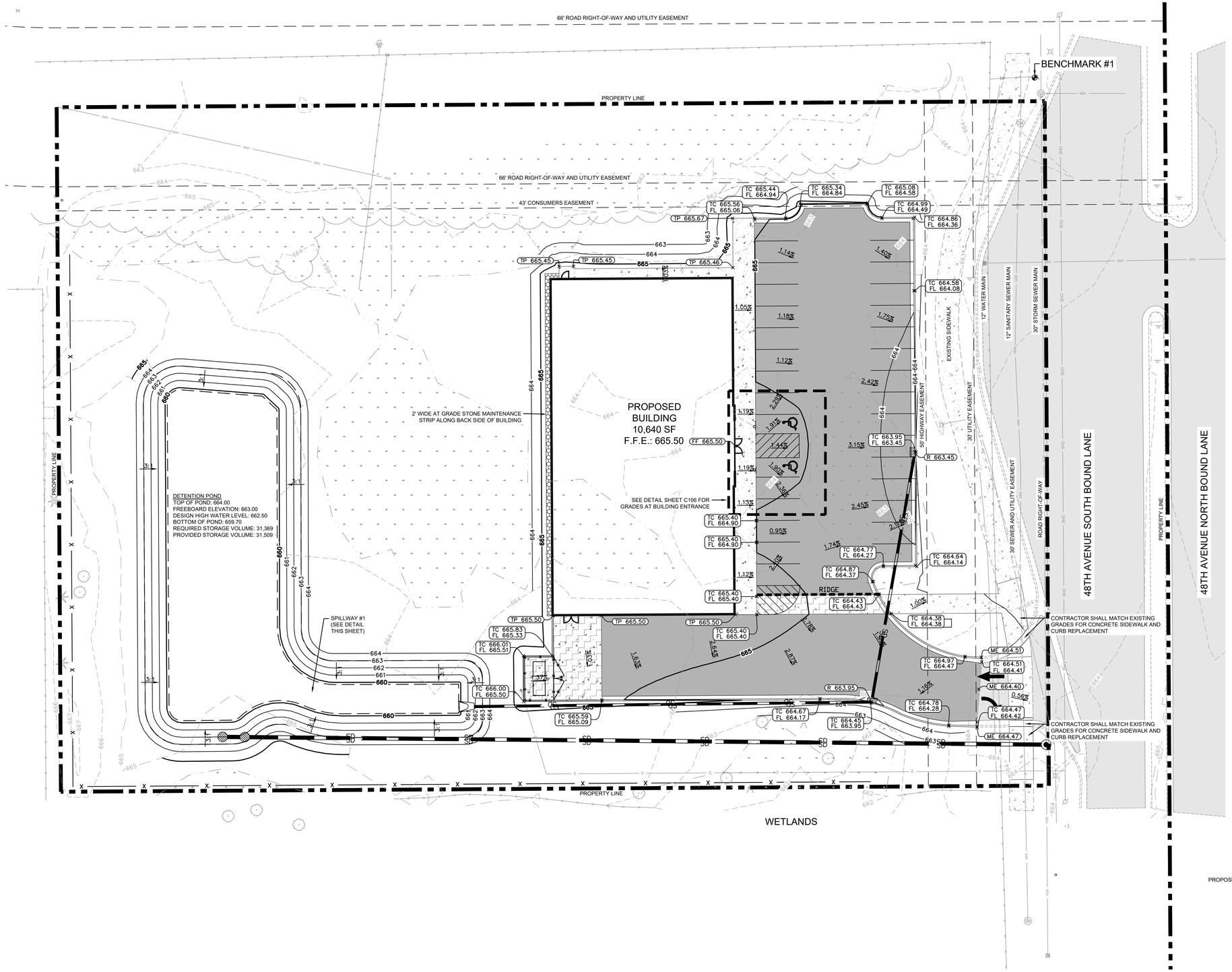
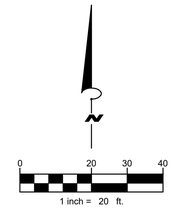
STATE OF MICHIGAN
TYLER BOURDO
ENGINEER
No. 6201070010
LICENSED PROFESSIONAL ENGINEER

SITE PLAN

ALLENDALE RETAIL STORE
ALLENDALE, MI

ORIGINAL ISSUE: 04/28/2023
PROJECT NO. 22107
SHEET NUMBER
C101





GRADING NOTES

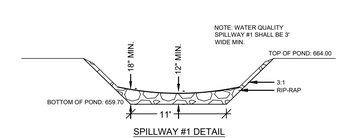
1. CONTRACTOR SHALL COORDINATE WITH EXCAVATOR, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
2. ALL EARTHEN SLOPES SHALL BE LESS THAN 4:1 UNLESS OTHERWISE NOTED
3. THE MAXIMUM RUNNING SLOPE FOR ALL SIDEWALK SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2%.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ANY DIRECTION
5. THE CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE NOTED
6. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM THE CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH

GRADING LEGEND

TC = TOP OF CURB
ME = MATCH ELEVATION
R = RIM ELEVATION
FG = FINISH GRADE
FL = FLOW LINE
TP = TOP OF PAVEMENT
XXX — EXISTING CONTOUR
XXX — PROPOSED CONTOUR
RIDGE — RIDGE LINE

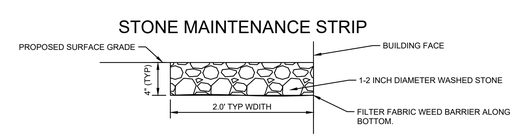
BENCHMARKS

BENCHMARK #	DESCRIPTION	ELEVATION
#1	FIRE HYDRANT BOLT NE OF SITE NW OF 48TH AVE SOUTH	665.27



SPILLWAY #1 DETAIL
N.T.S.

STONE MAINTENANCE STRIP



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MITTEN STATE ENGINEERING
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(269) 364-5626

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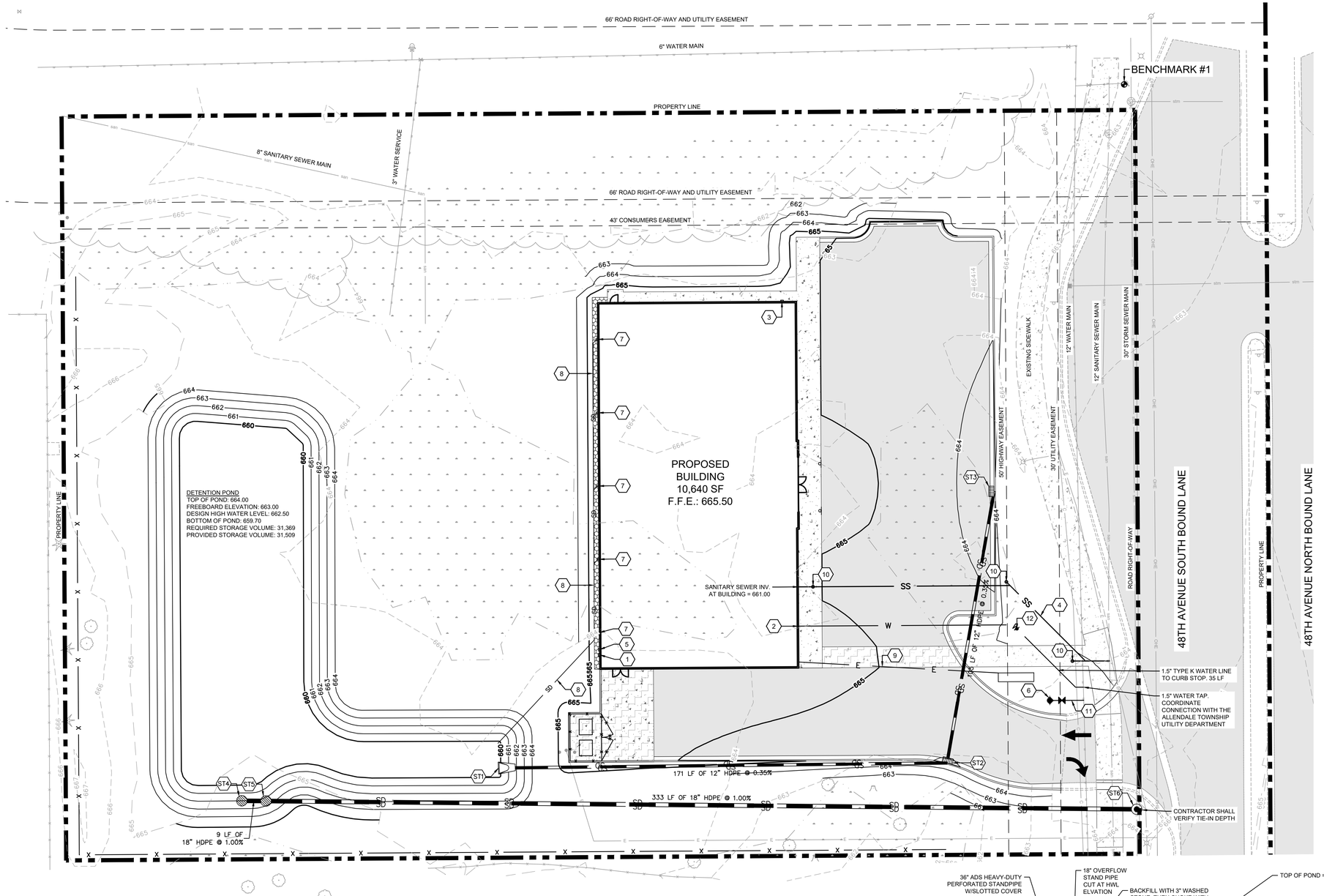
DESIGNED BY: TLB
DRAWN BY: DMP
CHECKED BY: TWC

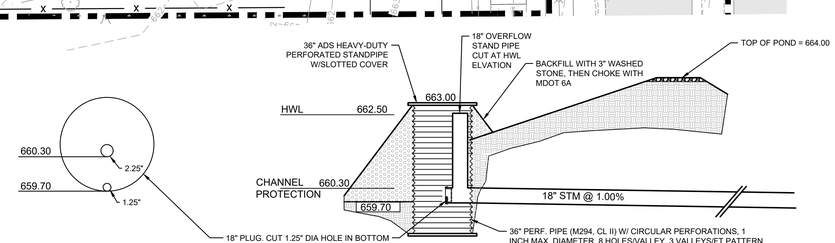
STATE OF MICHIGAN
TYLER BOURDO
ENGINEER
No. 6201070010
LICENSED PROFESSIONAL ENGINEER

GRADING PLAN

ALLENDALE RETAIL STORE
ALLENDALE, MI

ORIGINAL ISSUE: 04/28/2023
PROJECT NO. 22107
SHEET NUMBER
C102





SLOW RELEASE OVERFLOW DETAIL

NOT TO SCALE

0 20 30 40

1 inch = 20 ft.

UTILITY NOTES

1. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS IV
2. ALL WATER LINES GREATER THAN 3 INCHES IN DIAMETER SHALL BE DUCTILE IRON PIPE, CLASS 52
3. SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE AWWA C900 (UNLESS CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER, MINIMUM 18" VERTICAL SEPARATION, AND 10' HORIZONTAL SEPARATION BETWEEN PIPES.
4. ANY DISRUPTIONS TO EXISTING SERVICE LINES FOR ADJACENT PROPERTIES SHALL BE COORDINATED WITH AFFECTED PROPERTY OWNERS
5. THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-7171) TO COORDINATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
6. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING
7. ALL NEW ELECTRIC, GAS, AND TELEPHONE DISTRIBUTION LINES SHALL BE UNDERGROUND.

UTILITY LEGEND

GAS	PROPOSED NATURAL GAS LINE
COM	PROPOSED COMMUNICATIONS LINE
E	PROPOSED UNDERGROUND ELECTRIC LINE
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM MANHOLE
	PROPOSED CLOSED LID STORM MANHOLE
	PROPOSED FLARED END SECTION
	PROPOSED SANITARY SEWER MANHOLE

UTILITY KEYNOTE LEGEND

1. ELECTRIC METER. SERVICE LINE LOCATION DETERMINED BY UTILITY PROVIDER
2. 80 LF 1.5" COPPER WATER SERVICE. CONNECT TO EXISTING 12" WATER MAIN. COORDINATE CONNECTION TO MAIN WITH ALLENDALE CHARTER TOWNSHIP AND COORDINATE CONNECTION TO BUILDING WITH PLUMBING PLANS.
3. GAS METER. SERVICE LINE LOCATION DETERMINED BY UTILITY PROVIDER.
4. 125 LF 6" PVC SANITARY SEWER SERVICE AT MIN. 1% SLOPE, COORDINATE CONNECTION WITH PLUMBING PLANS. INSTALL 6 INCH CLEANOUT WITH WYE AT BUILDING AND AT EACH BEND. CUT AND CONNECT TO EXISTING 12" SANITARY SEWER MAIN WITH A 12" X 6" WYE. COORDINATE ALL WORK WITH ALLENDALE CHARTER TOWNSHIP.
5. TELEPHONE METER. SERVICE LINE LOCATION DETERMINED BY UTILITY PROVIDER.
6. PROPOSED FIRE HYDRANT ASSEMBLY WITH 6 INCH VALVE (SEE DETAILS)
7. DOWNSPOUT LOCATION (SEE ARCHITECTURAL PLANS)
8. DOWNSPOUT UNDER DRAIN. SHALL BE 8" HDPE @1.0% MINIMUM SLOPE TYPICAL.
9. 1" PVC SCHEDULE 40 CONDUIT FOR POWER
10. SEWER CLEANOUT
11. 13 LF 6 INCH DIP WATER MAIN. CONNECT TO EXISTING 12 INCH WATER MAIN WITH 12" X 6" TAPPING SLEEVE AND VALVE. COORDINATE WORK WITH ALLENDALE CHARTER TOWNSHIP.
12. WATER CURB STOP

BENCHMARKS

BENCHMARK #	DESCRIPTION	ELEVATION
#1	FIRE HYDRANT BOLT NE OF SITE NW OF 48TH AVE SOUTH	665.27

STRUCTURE TABLE

ST1 12" DIA FLARED END SECTION	INV. 659.70 - 12" E
ST2 4' DIA MH EJ 7045 TYPE M1 CURB INLET 2.0 FT SUMP	RIM 663.95 INV. 660.30 - 12" N INV. 660.30 - 12" W
ST3 2' DIA MH EJ 7045 TYPE M1 CURB INLET 2.0 FT SUMP	RIM 663.45 INV. 660.67 - 12" S
ST4 OUTLET CONTROL STRUCTURE SEE DETAIL THIS SHEET EJ 6489 2.0 FT SUMP	RIM 663.00 INV. 659.70 - 18" E
ST5 4' DIA MH EMERGENCY OVERFLOW EJ 6517 BEEHIVE GRATE 2.0 FT SUMP	RIM 662.50 INV. 659.61 - 18" W INV. 659.61 - 18" E
ST6 5' DIA DOGHOUSE MH EJ1020 SOLID LID 2.0 FT SUMP	RIM 664.26 INV. 656.28 - 18" W EX INV. 655.00 +/-

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LICENSED PROFESSIONAL ENGINEER

UTILITY PLAN

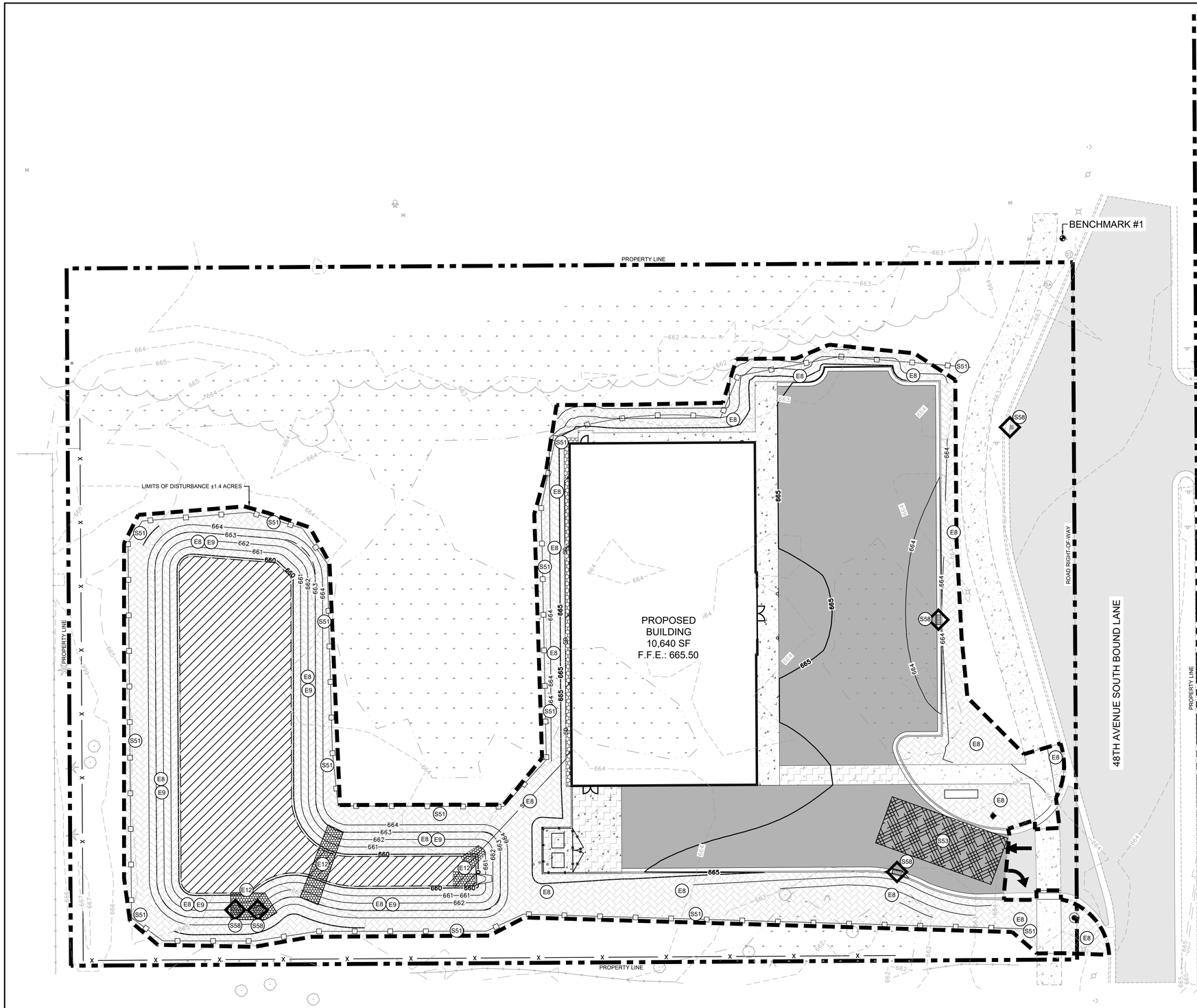
ALLENDALE RETAIL STORE
ALLENDALE, MI

ORIGINAL ISSUE: 04/28/2023

PROJECT NO. 22107

SHEET NUMBER

C103



SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH THE MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL ACT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE MDEQ PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
2. AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER, THESE COVER AREAS ACT AS SEDIMENT FILTERS.
3. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
4. GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
5. MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.

(##) NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS IN STATE OF MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL GUIDEBOOK. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.

- (E8) DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. SEE DETAIL SHEET.
- (E9) DENOTES MULCH BLANKETS. MULCH BLANKET SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS, AT SLOPES GREATER THAN 1:3, AREAS WITH CONCENTRATED FLOWS, AND AS DIRECTED BY THE ENGINEER IN THE FIELD, TO PREVENT RUNOFF AND EROSION.
- (E12) DENOTES RIPRAP. SEE DETAIL SHEET. (PERMANENT EROSION CONTROL MEASURE)
- (S53) DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. SEE DETAIL SHEET.
- (S51) DENOTES TEMPORARY SILT FENCE. SILT FENCE SHALL BE INSTALLED AT CREEK CROSSINGS, ADJACENT TO ALL WETLANDS AND SURFACE WATERS, AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. EACH SILT FENCE SHALL BE INSTALLED GENERALLY ALONG THE SAME CONTOUR ELEVATION. SEE DETAIL SHEET.
- (S58) DENOTES INLET PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTLING AND FILTERING OF SILT LADEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM. SEE DETAIL SHEET.

EROSION CONTROL LEGEND

- PERMANENT SEEDING. INSTALL MULCH BLANKET ON ALL SLOPES GREATER THAN 3:1
- TEMPORARY CONSTRUCTION ENTRANCE
- RIP-RAP
- NATIVE SEEDING (POND BOTTOM)
- INLET PROTECTION
- = EXISTING MAJOR CONTOUR
- = EXISTING MINOR CONTOUR
- = PROPOSED MAJOR CONTOUR
- = PROPOSED MINOR CONTOUR
- = SILT FENCE
- = LIMITS OF DISTURBANCE

CONSTRUCTION SEQUENCING

1. INSTALL SOIL EROSION MEASURES.
2. ESTABLISH STORM WATER MANAGEMENT BASIN.
3. ROUGH GRADING OF THE SITE.
4. BEGIN BUILDING CONSTRUCTION.
5. UTILITY CONNECTIONS AND SERVICES TO BUILDING.
6. FINAL GRADING OF THE SITE.
7. POUR CONCRETE SIDEWALK AND HEAVY DUTY CONCRETE.
8. PAVE SITE.
9. REMOVE TEMPORARY SOIL EROSION MEASURES AFTER VEGETATION HAS BEEN ESTABLISHED.

NEARBY WATER

NEAREST COUNTY DRAIN / RIVER / STREAM / LAKE IS THE JACOBS DRAIN. (±20 FEET TO THE EAST IN THE ROAD R.O.W.)

SOILS INFORMATION

BASED ON USDA INFORMATION, THE SITE CONSISTS OF METAMORA SANDY LOAM (SOIL HYDRAULIC GROUP B), KAWKAWLIN LOAM (SOIL HYDRAULIC GROUP C), AND SIMS LOAM (SOIL HYDRAULIC GROUP D).

BENCHMARKS

BENCHMARK #	DESCRIPTION	ELEVATION
#1	FIRE HYDRANT BOLT NE OF SITE NW OF 48TH AVE SOUTH	665.27

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STATE OF MICHIGAN
TYLER BOURDO
ENGINEER
No. 6201070010
LICENSED PROFESSIONAL ENGINEER

EROSION CONTROL PLAN

ALLENDALE RETAIL STORE
ALLENDALE, MI

ORIGINAL ISSUE: 04/28/2023
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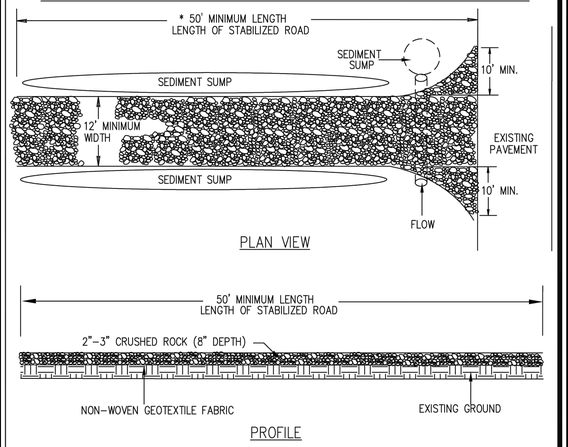
C104

S53 STABILIZED CONSTRUCTION ACCESS

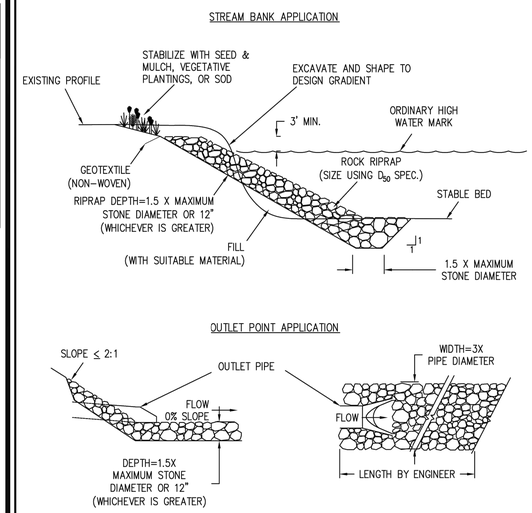


NOTES:
1. Establish stabilized construction entrance prior to the initiation of site construction activities.
2. Care should be taken to prevent material movement into adjacent wetlands/waterbodies.
3. Care should be taken to maintain existing roadside drainage via culvert installation, with sediment sump placed downflow of culvert.

STANDARD SYMBOL

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

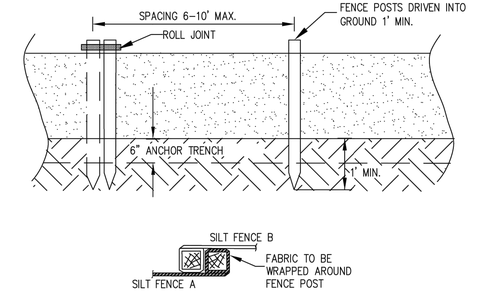
E12 RIPRAP



STANDARD SYMBOL

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

S51 SILT FENCE



STANDARD SYMBOL

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

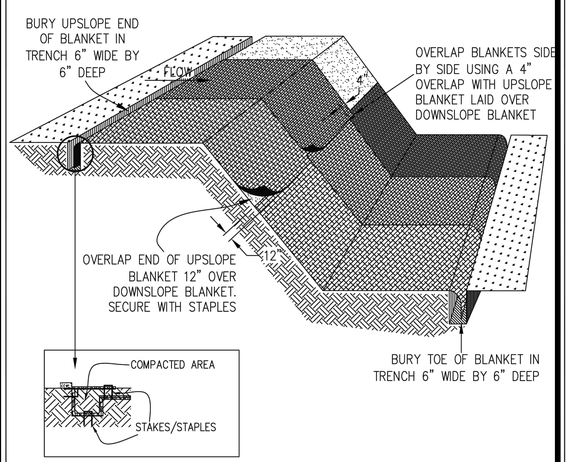
E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

E9 MULCH BLANKETS



NOTES:
1. PLACE MULCH BLANKET PARALLEL TO FLOW AND ANCHOR SECURELY.
2. WHEN BLANKETS ARE USED IN FLOWING DITCH, BLANKETS SHOULD NOT OVERLAP IN DITCH CENTER PARALLEL TO FLOW.
3. STAPLES INSTALLED/SECURED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. WHERE POSSIBLE, CONSTRUCT WITH BIODEGRADABLE MATERIAL.

STANDARD SYMBOL

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

E8 PERMANENT SEEDING

Planting Zones:	Lower Peninsula (South of T20N) Zone 1	Lower Peninsula (North of T20N) Zone 2	Upper Peninsula Zone 3
Seeding Window Permanent Seeding	4/15 – 10/10	5/1 – 10/1	5/1 – 9/20
Seeding Window Dormant Seeding*	11/15 – Freeze	11/01 – Freeze	11/01 – Freeze

Source: Adapted from MDOT Interim 2003 Standard Specifications for Construction

	Zone 1 Lower Peninsula (South of U.S. 10)	Zone 2 Lower Peninsula (North of U.S. 10)	Zone 3 Upper Peninsula
Seeding Dates (with Irrigation or Mulch)	4/1 – 8/1	5/1 – 9/20	5/1 – 9/10
Seeding Dates (w/o Irrigation or Mulch)	4/1 – 5/20 or 8/10 – 10/1	5/1 – 6/10 or 8/1 – 9/20	5/1 – 6/15 or 8/1 – 9/20
Dormant Seeding Dates*	11/1 – Freeze	10/25 – Freeze	10/25 – Freeze

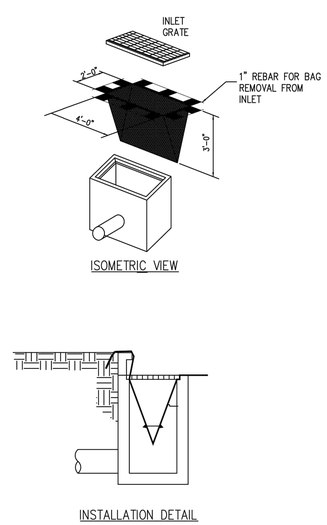
Source: Adapted from USDA NRCS Technical Guide #342 (1999)

* Dormant seeding is for use in the late fall after the soil temperature remains consistently below 50°F, prior to the ground freezing. This practice is appropriate if construction on a site is completed in the fall but the seed was not planted prior to recommended seeding dates. No seed germination will take place until spring. A cool season annual grass may be added in an attempt to have some fall growth.

- Mulch must be used with dormant seed.
- Do not seed when the ground is frozen or snow covered.
- Do not use a dormant seed mix on grassed waterways.

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

S58 INLET PROTECTION – FABRIC DROP



STANDARD SYMBOL

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STATE OF MICHIGAN
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EROSION CONTROL DETAILS

ALLENDALE RETAIL STORE
ALLENDALE, MI

ORIGINAL ISSUE: 04/28/2023
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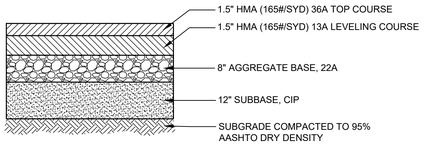
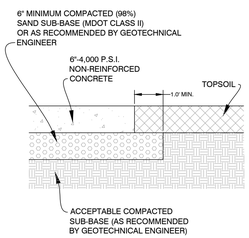
C105



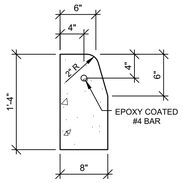
ASPHALT PAVEMENT SECTION

SCALE: NONE



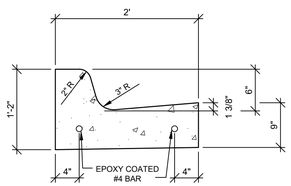
CONC. PAVEMENT SECTION

NOT TO SCALE



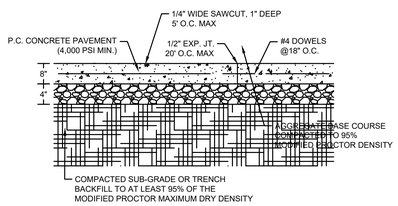
STANDARD 6" CURB

NOT TO SCALE



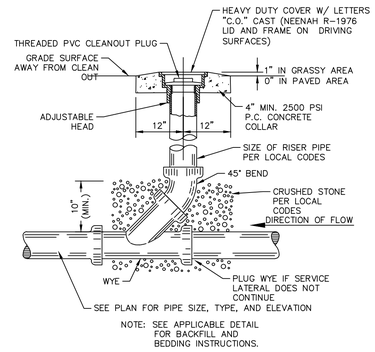
CURB & GUTTER (MDOT TYPE F4)

NOT TO SCALE



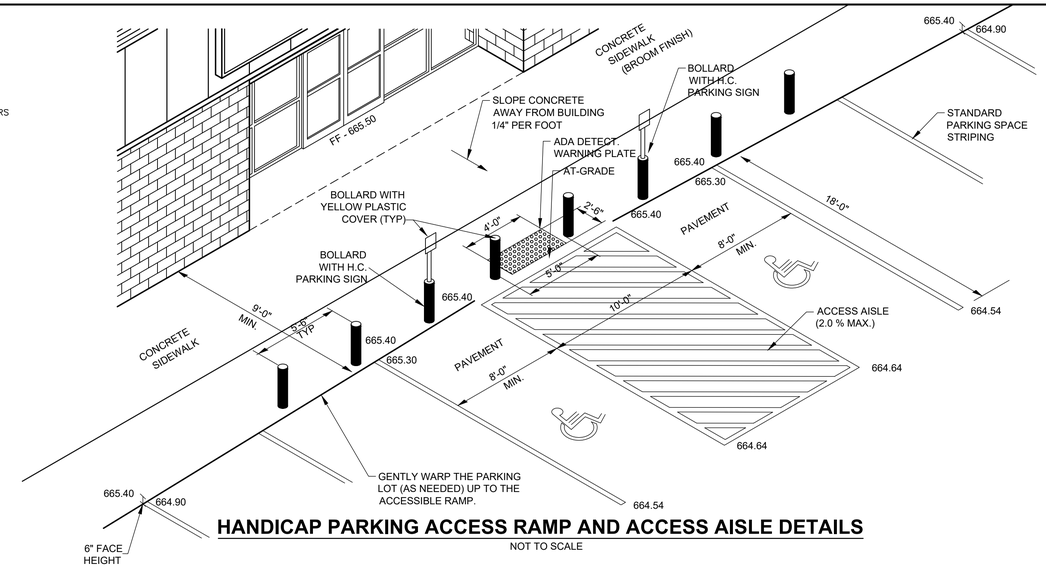
HEAVY DUTY CONCRETE PAVEMENT SECTION

SCALE: NONE



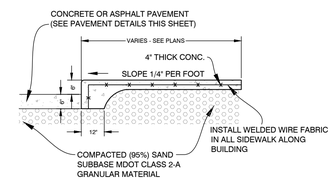
CLEAN-OUT

N.T.S.



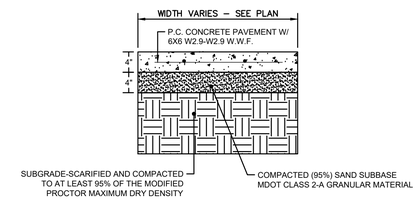
HANDICAP PARKING ACCESS RAMP AND ACCESS AISLE DETAILS

NOT TO SCALE



RAISED WALK SECTION

NOT TO SCALE

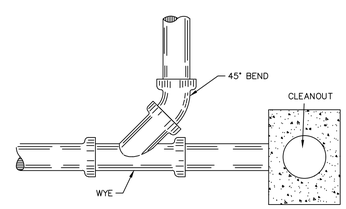


NOTES:

1. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 14 DAYS.
2. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
3. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
4. WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
5. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
7. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL BE 8".

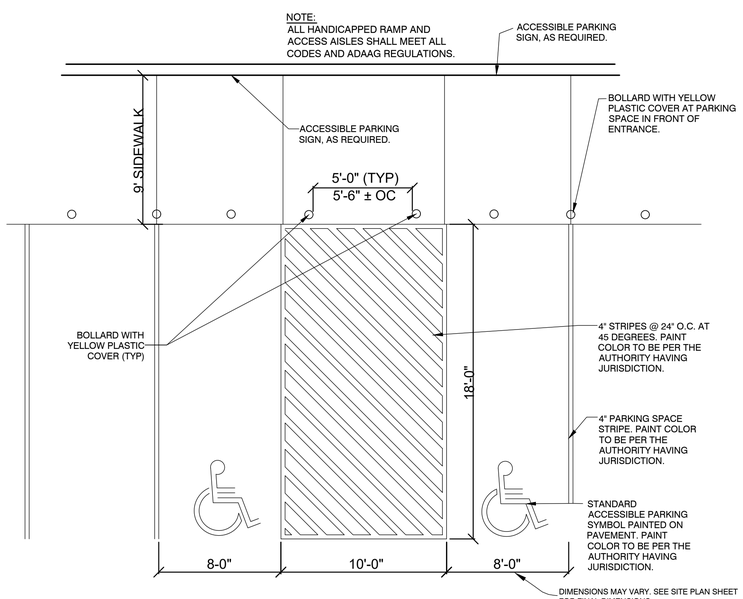
CONCRETE SIDEWALK

SCALE: NONE



SANITARY WYE W/CLEANOUT

N.T.S.

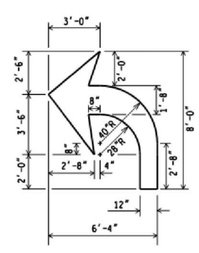


ACCESSIBLE PARKING DETAIL

NOT TO SCALE

NOTE: 1. Templates for liquid applied materials on this sheet do not allow gaps.

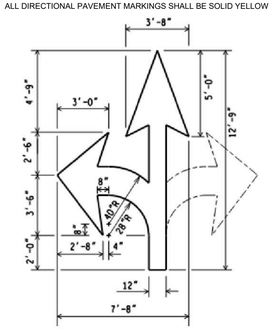
2. When placed on a shared-use path, reduce all dimensions by half.



LEFT TURN ARROW
(RIGHT TURN ARROW TO BE REVERSE)

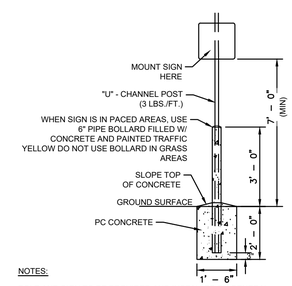
SCALE: NONE

ALL DIRECTIONAL PAVEMENT MARKINGS SHALL BE SOLID YELLOW



THRU RIGHT/LEFT TURN ARROW

SCALE: NONE



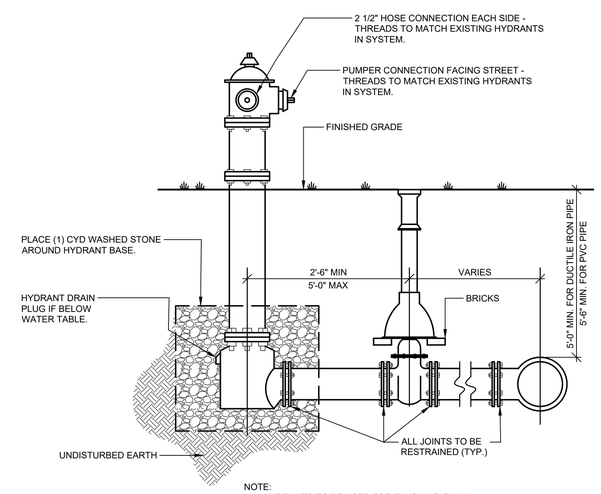
NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE

SCALE: NONE



NOTE:

1. HYDRANTS TO BE USED FOR FLUSHING ONLY
2. HYDRANTS SHALL MEET THE REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT.

TYPICAL HYDRANT ASSEMBLY

SCALE: NONE

No.	REVISIONS	DATE	BY
1	PER STORMWATER AND EGLE COMMENTS	08/01/2023	TLB
2	PER ROAD COMMISSION COMMENTS	08/31/2023	TLB
3	PER TOWNSHIP COMMENTS	11/21/2023	TLB
4	PER TOWNSHIP COMMENTS	12/27/2023	TLB

MITTEN STATE ENGINEERING

ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046

PHONE:
(269) 364-5626

SCALE: AS NOTED | DESIGNED BY: TLB | DRAWN BY: DMP | CHECKED BY: TWC

STATE OF MICHIGAN — TYLER BOURDO — ENGINEER — No. 6201070010 — LICENSED PROFESSIONAL ENGINEER

CONSTRUCTION DETAILS

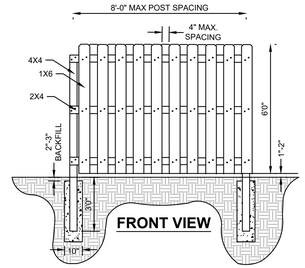
ALLENDALE RETAIL STORE
ALLENDALE, MI

ORIGINAL ISSUE: 04/28/2023

PROJECT NO. 22107

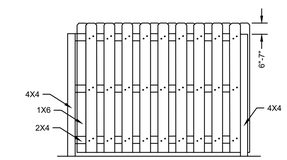
SHEET NUMBER

C106



FRONT VIEW

TOP VIEW



REAR VIEW

NOTE:

1. WOOD TO BE TREATED PINE. USE GALVANIZED NAILS FOR FASTENING.
2. NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.

6' WOODEN PRIVACY FENCE DETAIL

NOT TO SCALE

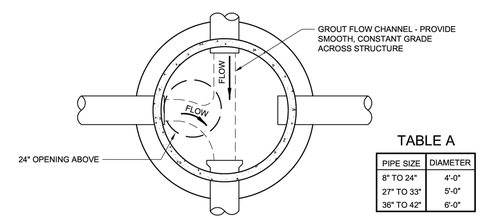
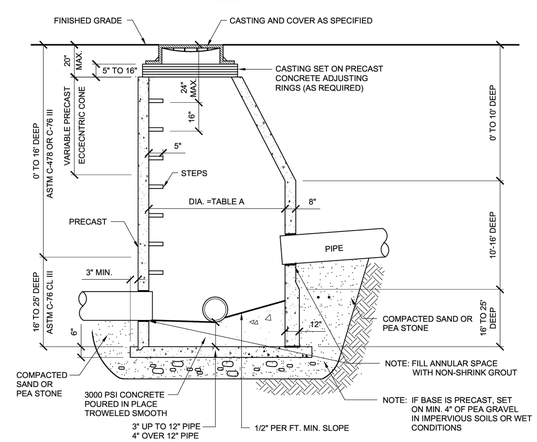


TABLE A

PIPE SIZE	DIAMETER
8" TO 24"	4'-0"
27" TO 33"	5'-0"
36" TO 42"	6'-0"

PLAN



SECTION

STANDARD STORM MANHOLE

02720_MH
8/02

No.	REVISIONS	DATE	BY
1	PER STORMWATER AND EGLE COMMENTS	08/01/2023	TLB
2	PER ROAD COMMISSION COMMENTS	08/31/2023	TLB
3	PER TOWNSHIP COMMENTS	11/21/2023	TLB
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STATE OF MICHIGAN
TYLER BOURDO
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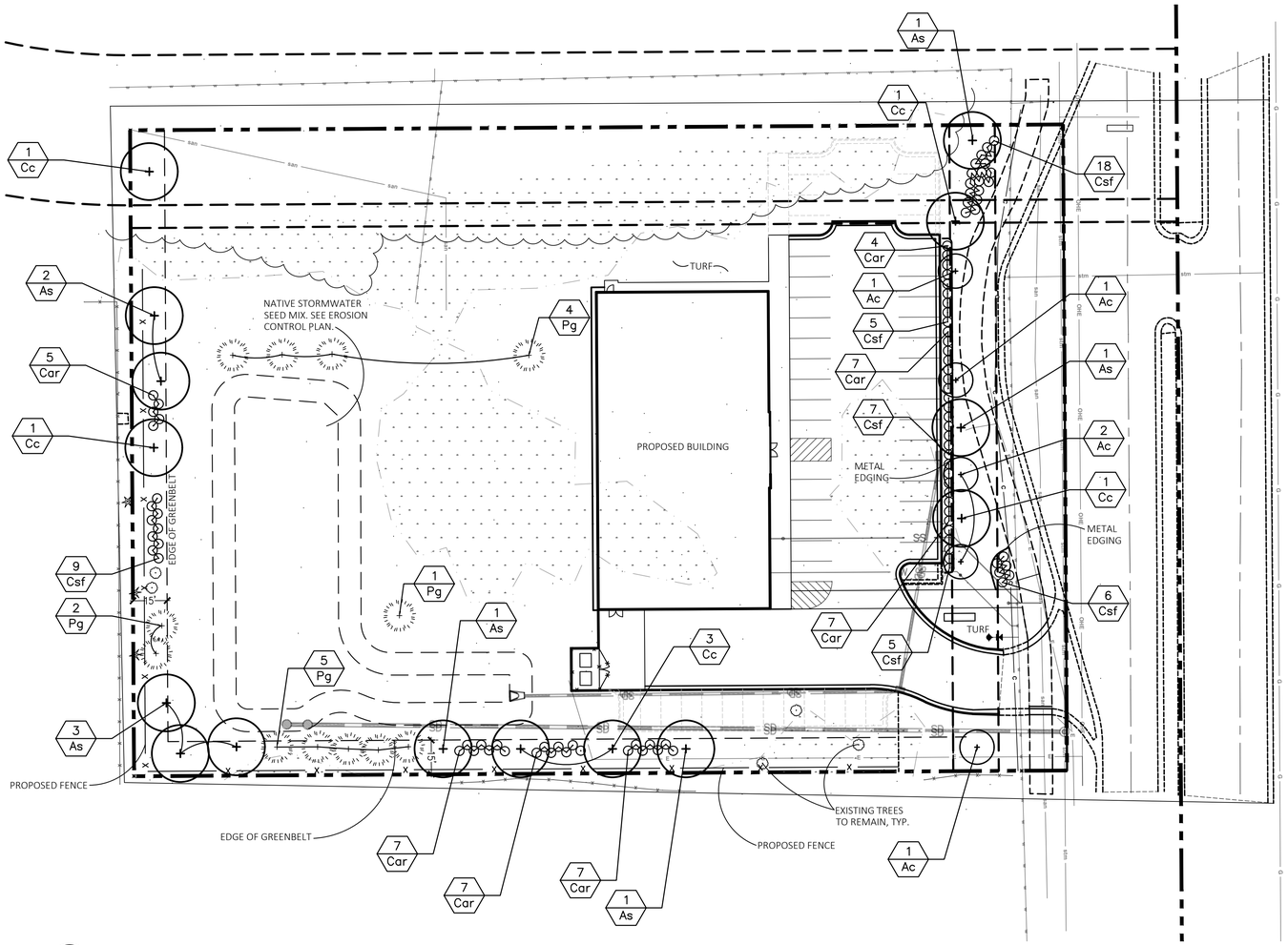
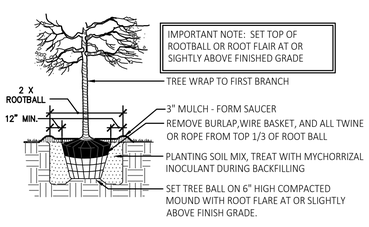
CONSTRUCTION DETAILS

ALLENDALE RETAIL STORE
ALLENDALE, MI

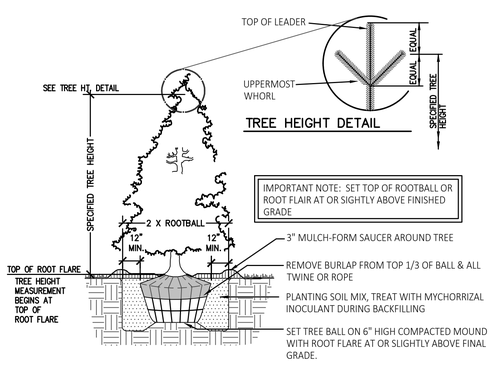
ORIGINAL ISSUE: 04/28/2023
PROJECT NO. 22107
SHEET NUMBER
C107



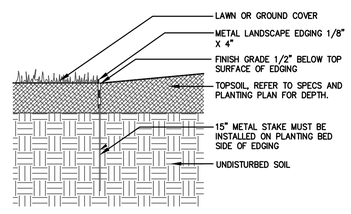
1 Overall Plan
Scale: 1"=30'-0"



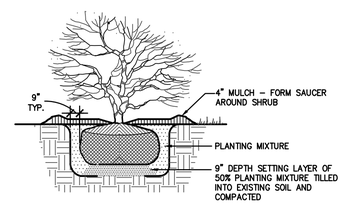
1 Deciduous Tree Planting Detail
Not To Scale



2 Evergreen Tree Planting Detail
Not To Scale



3 Metal Edging Detail
Not To Scale



4 Shrub Planting Detail
Not To Scale

SYMBOL LEGEND

SYMBOL	DESCRIPTION	DETAIL
+	PROPOSED DECIDUOUS TREE	1 / L1.0
+	EVERGREEN TREE	2 / L1.0
⊙	PROPOSED SHRUB	4 / L1.0
6 Bn	PLANT TAG- REFERS TO TYPE AND NUMBER OF PLANTINGS TO BE PROVIDED AND MAINTAINED BY CONTRACTOR.	
	NATIVE STORMWATER SEED MIX SEE SPECS.	

NOTES

1. CALL "MISS DIG" AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171. ANY UTILITIES DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
2. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER IMMEDIATELY FOR RESOLUTION.
3. IN AREAS OF NEW TURF PLACE 4" MINIMUM TOPSOIL, FINE GRADE & ESTABLISH TURF WITHIN SEED LIMIT LINES.
4. PLACE NATURAL COLOR SHREDDED HARDWOOD MULCH TO A 3" DEPTH IN ALL TREE & SHRUB BEDS & TO A 2" DEPTH IN ALL GROUND COVER BEDS.
5. UNLESS OTHERWISE NOTED, TOPSOIL, FINE GRADE AND SEED ALL DISTURBED AREAS WITHIN THE SEEDING LIMIT SHOWN AND AREAS DISTURBED BY CONSTRUCTION.
6. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
7. PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
8. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND THE TRUNKS OF TREES SHALL BE UNIFORM AND STRAIGHT.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SCHEDULING FOR THE ENTIRE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.
10. CONTRACTOR RESPONSIBLE TO LOCATE SITE LIGHTING SERVICES. CONTRACTOR RESPONSIBLE TO NOTIFY CONSTRUCTION MANAGER IF DAMAGE TO LIGHTING ELECTRICAL DISTRIBUTION OCCURS.
11. UNLESS OTHERWISE SPECIFIED, ALL PERENNIALS, GRASSES AND GROUNDCOVERS SHALL BE GROWN IN THEIR CONTAINER FOR ONE YEAR PRIOR TO INSTALLATION.

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
FRONT YARD: 284 LF		
DECIDUOUS OR EVERGREEN TREES	2 / 150 LF: 3.8	4 TREES
ORNAMENENTAL TREES	2 / 150 LF: 3.8	4 TREES
SHRUBS	3 / TREE: 18	24 SHRUBS
SOUTH PROPERTY LINE GREENBELT: 410 LF		
TREES	1 / 20 LF: 21	11 TREES*
SHRUBS	2 / TREE: 42	21 SHRUBS*
WEST PROPERTY LINE GREENBELT: 284 LF		
TREES	1 / 20 LF: 14	7 TREES*
SHRUBS	2 / TREE: 28	14 SHRUBS*
PARKING LOT REQUIREMENTS		
LANDSCAPING AREA	20 SF / SPACE	700 SF
TREES	1 / 20 SPACES (MIN. OF 2)	2 TREES (ALONG EASTERN EDGE)
SHRUB HEDGE	LENGTH OF LOT	PROVIDED

*50% MAX. REDUCTION FOR INCLUDING FENCE

PLANT LIST

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
DECIDUOUS TREES	Ac	Amelanchier canadensis	Serviceberry	2" CAL.	B&B	PER PLANS
	As	Acer saccharum 'JFS-KW8'	Autumn Fest Maple	2" CAL.	B&B	PER PLANS
	Cc	Carpinus caroliniana	American Hornbeam	2" CAL.	B&B	PER PLANS
EVERGREEN TREES	Pg	Picea glauca	Black Hills Spruce	6' HT.	B&B	PER PLANS
SHRUBS	Car	Clethra alnifolia 'Ruby Spice'	'Ruby Spice' Summersweet	24" HT.	B&B	PER PLANS
	Csf	Cornus sericea 'Farrow'	Arctic Fire Dogwood	24" HT.	B&B	36" O.C.
	Vo	Viburnum opulus var. Americanum	American Cranberry-bush	24" HT.	Cont.	5' O.C.

OCBA LANDSCAPE ARCHITECTS

350 East Michigan Avenue Suite #415
Kalamazoo Michigan 49007
Phone (269) 381-3357
Fax (269) 381-2944

Landscape Architecture
Urban Planning
Parks & Recreation
Campus & Institutional Planning
Camp Planning & Design

STATE OF MICHIGAN
KATIE LYNN CHASE
LANDSCAPE ARCHITECT
License No. 3901001766
LICENSED LANDSCAPE ARCHITECT

Katie L Chase

HARD COPY IS INTENDED TO BE 24"X36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.

Issued For:	Date
SITE PLAN REVIEW	12/21/23

Project:

Dollar General

Allendale, MI

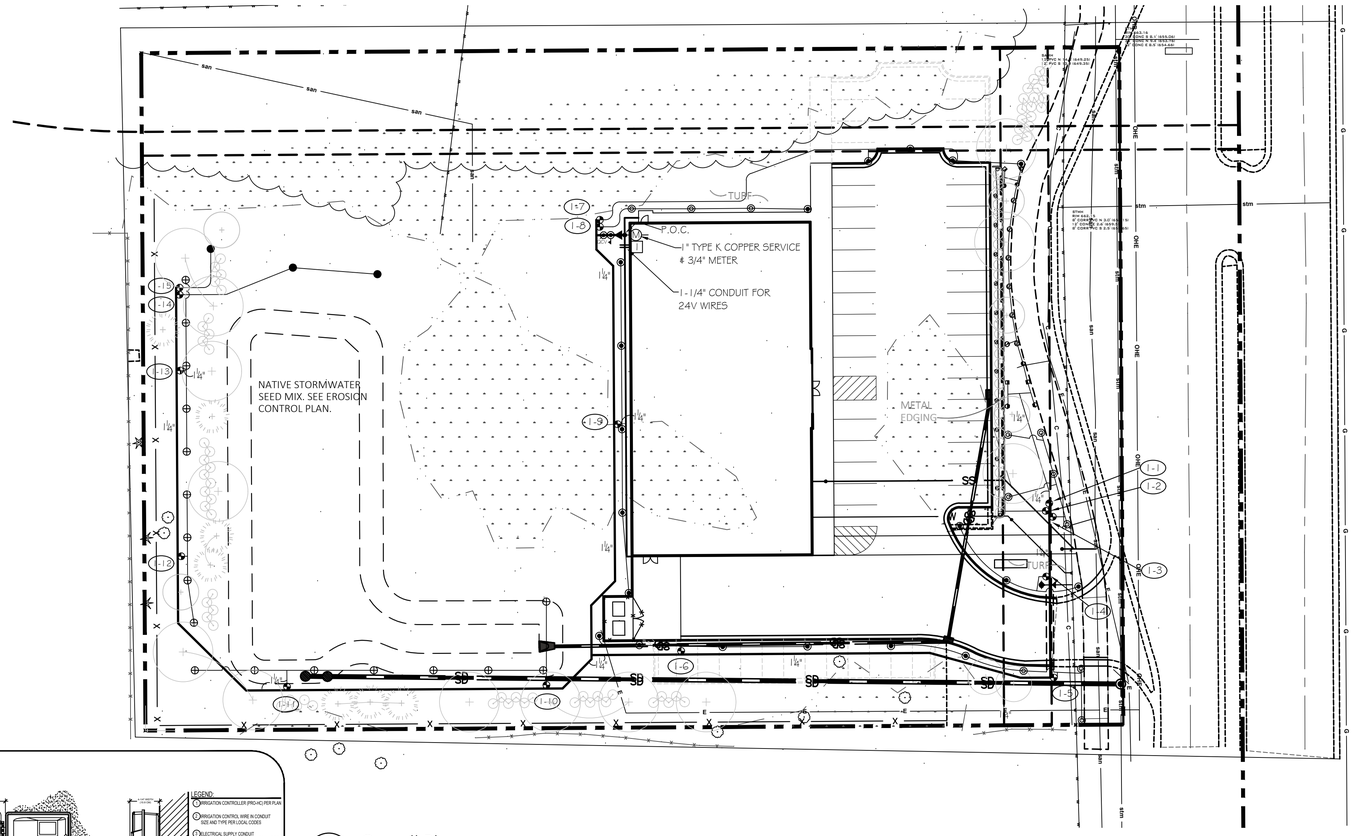
Sheet Title

Landscaping Plan

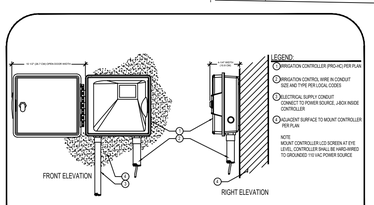
0 30 60 90
SCALE IN FEET
North

Job No. 22302

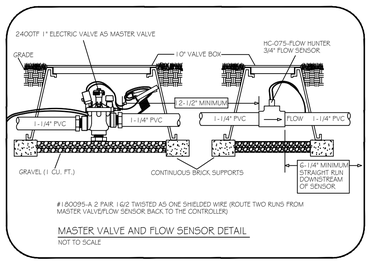
Sheet No. L1.0



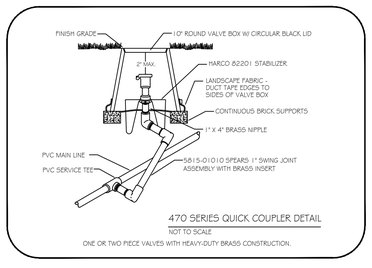
1 Overall Plan
Scale: 1"=30'-0"



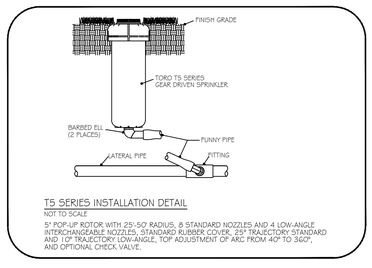
HUNTER PRO-HC CONTROLLER DETAIL
NOT TO SCALE



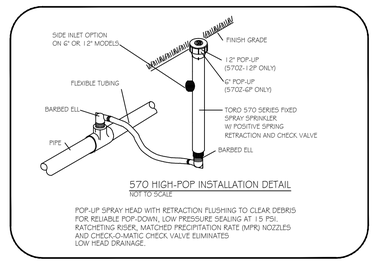
MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE



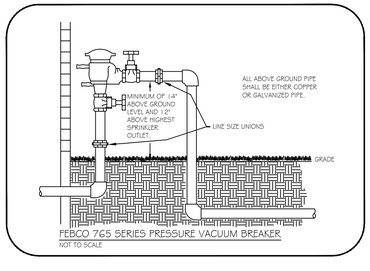
470 SERIES QUICK COUPLER DETAIL
NOT TO SCALE
ONE OR TWO PIECE VALVES WITH HEAVY-DUTY BRASS CONSTRUCTION.



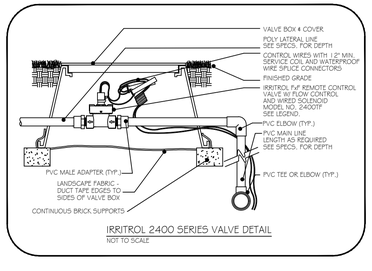
T5 SERIES INSTALLATION DETAIL
NOT TO SCALE
5" POP-UP ROTOR WITH 25/50 RADIUS, 8 STANDARD NOZZLES AND 4 LOW-ANGLE INTERCHANGEABLE NOZZLES, STANDARD RUBBER COVER, 25° TRAJECTORY STANDARD AND 10° TRAJECTORY LOW-ANGLE, 90° ADJUSTMENT OF ARC FROM 40° TO 360°, AND OPTIONAL CHECK VALVE.



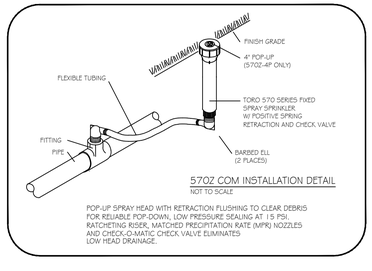
570 HIGH-POP INSTALLATION DETAIL
NOT TO SCALE
POP-UP SPRAY HEAD WITH RETRACTION FLUSHING TO CLEAR DEBRIS FOR RELIABLE POP-DOWN, LOW PRESSURE SEALING AT 15 PSI, RATCHETING RISER, MATCHED PRECIPITATION RATE (MPR) NOZZLES AND CHECK-O-MATIC CHECK VALVE ELIMINATES LOW HEAD DRAINAGE.



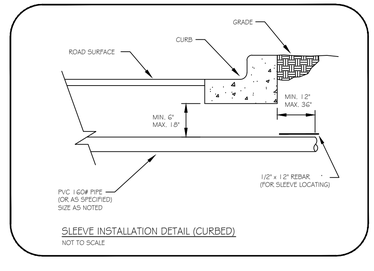
FEBCO 765 SERIES PRESSURE VACUUM BREAKER
NOT TO SCALE



IRRITROL 2400 SERIES VALVE DETAIL
NOT TO SCALE



570Z COM INSTALLATION DETAIL
NOT TO SCALE
POP-UP SPRAY HEAD WITH RETRACTION FLUSHING TO CLEAR DEBRIS FOR RELIABLE POP-DOWN, LOW PRESSURE SEALING AT 15 PSI, RATCHETING RISER, MATCHED PRECIPITATION RATE (MPR) NOZZLES AND CHECK-O-MATIC CHECK VALVE ELIMINATES LOW HEAD DRAINAGE.



SLEEVE INSTALLATION DETAIL (CURBED)
NOT TO SCALE

LEGEND

	570Z-4P-COM	4ST-MPR SERIES	TORO FIXED SPRAY POP-UP (4")
	570Z-4P-COM	8'-MPR SERIES	TORO FIXED SPRAY POP-UP (4")
	570Z-4P-COM	10'-MPR SERIES	TORO FIXED SPRAY POP-UP (4")
	570Z-4P-COM	12'-MPR SERIES	TORO FIXED SPRAY POP-UP (4")
	570Z-12P-COM	4ST-MPR SERIES	TORO FIXED SPRAY POP-UP (12")
	T5PCK (P/C)	#1.5 LOW ANGLE NOZZLE	TORO GEAR DRIVEN ROTARY POP-UP
	T5PCK (P/C)	#3.0 LOW ANGLE NOZZLE	TORO GEAR DRIVEN ROTARY POP-UP
	T5PCK (P/C)	#3.0 NOZZLE	TORO GEAR DRIVEN ROTARY POP-UP
	T5PCK (P/C)	#6.0 NOZZLE	TORO GEAR DRIVEN ROTARY POP-UP
	474-00		TORO 1" QUICK COUPLER VALVE W/(1) KEY AND HOSE SWIVEL
	2400TF		IRRITROL 1" ELECTRIC VALVE
	HC-075-FLOW & 2400TF (HARDWIRED)		HUNTER 3/4" HC FLOW METER & IRRITROL 1" ELECTRIC VALVE AS MASTER VALVE
	PHC2400	24 STATION	HUNTER PRO-HC CONTROLLER W/RS1000 RAIN SWITCH
	SDR 26 CLASS 160 PVC PIPE (ALL PIPE 1-1/2" AND LARGER)		
	100# POLYETHYLENE PIPE (PE-3408 NSF APPROVED) (ALL PIPE DOWNSTREAM OF VALVE 1-1/4" AND SMALLER)		
NOT SHOWN	#14 UL APPROVED 24V RED CONTROL WIRE WITH A #14 UL APPROVED WHITE COMMON WIRE		
	POINT OF CONNECTION (P.O.C.)		
	765-1		FEBCO 1" PRESSURE VACUUM BREAKER

GENERAL NOTES:

1. COORDINATE THIS WORK WITH ALL OTHER TRADES.
2. ALL PLUMBING AND ELECTRICAL SHALL BE INSTALLED ACCORDING TO STATE AND LOCAL CODES.
3. ALL SLEEVES SHALL BE 4" PVC CLASS 160 (UNLESS OTHERWISE SPECIFIED). SLEEVE INSTALLATION SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
4. ALL PIPE NOT SIZED DOWNSTREAM OF VALVE IS 1".
5. IRRIGATION CONTRACTOR'S POINT OF CONNECTION SHALL BE ON 1" TYPE K COPPER PIPE STUBBED AT THE LOCATION SHOWN ON PLAN. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A MEANS OF WINTERIZATION FOR SUPPLY LINE UPSTREAM OF IRRIGATION CONTRACTOR'S POINT OF CONNECTION.
6. 115V POWER INTO CONTROLLER SHALL BE SUPPLIED BY ELECTRICAL CONTRACTOR.
7. CONTROLLER AND RAINSWITCH SHALL BE MOUNTED AT LOCATION SHOWN ON PLAN (VERIFY EXACT LOCATION WITH OWNER'S REPRESENTATIVE).
8. IRRIGATION CONTRACTOR SHALL ADJUST THE FLOW CONTROL FEATURE ON ALL ELECTRIC VALVES PER THE MANUFACTURER'S RECOMMENDATIONS TO MAXIMIZE THE VALVES PERFORMANCE AND LONGEVITY.
9. IF SITE PRESSURE IS NOT ADEQUATE, A BOOSTER PUMP AND RELATED EQUIPMENT MAY BE REQUIRED AT ADDITIONAL COST TO OWNER.
10. IRRIGATION PIPE AND EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARITY ONLY AND SHALL BE INSTALLED WITHIN THE TURF & LANDSCAPE AREAS.
11. PIPE ROUTING IS DIAGRAMMATIC. ALL EQUIPMENT AND PIPE ARE TO BE FIELD ADJUSTED TO TAKE INTO CONSIDERATION ANY OBSTRUCTIONS AND ALL LANDSCAPE.
12. TYPE K COPPER SUPPLY LINE AND 24V CONDUIT SHALL BE INSTALLED BY OTHER THAN THE IRRIGATION CONTRACTOR AND SHALL RUN PARALLEL TO EACH OTHER. ROUTING SHOWN IS DIAGRAMMATIC. 24V CONDUIT SHALL CONTAIN A PULL-STRING FROM CONTROLLER TO TERMINUS OF CONDUIT.

WATER REQUIREMENTS: 13 GPM @ 53 PSI AT THE P.O.C.

ZONE NUMBER	VALVE SIZE	GPM	ZONE TYPE
1-1	1"	12	TURF SPRAYS
1-2	1"	11	LANDSCAPE SPRAYS
1-3	1"	7	TURF ROTORS
1-4	1"	8	TURF ROTORS
1-5	1"	9	TURF ROTORS
1-6	1"	10	TURF ROTORS
1-7	1"	10	TURF ROTORS
1-8	1"	7	TURF ROTORS
1-9	1"	13	TURF ROTORS
1-10	1"	10	TURF ROTORS
1-11	1"	10	TURF ROTORS
1-12	1"	10	TURF ROTORS
1-13	1"	13	TURF ROTORS
1-14	1"	10	TURF ROTORS
1-15	1"	5	TURF ROTORS

ZONE NUMBER SYMBOL — 1-1 — CONTROLLER NUMBER / STATION NUMBER

OCBA LANDSCAPE ARCHITECTS

350 East Michigan Avenue Suite #415
Kalamazoo Michigan 49007
Phone (269) 381-3357
Fax (269) 381-2944

Landscape Architecture
Urban Planning
Parks & Recreation
Campus & Institutional Planning
Camp Planning & Design

HARD COPY IS INTENDED TO BE 24"X36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.

Issued For:	Date
SITE PLAN REVIEW	12/5/23

Project:
Dollar General

Allendale, MI

Sheet Title
Irrigation Plan

TORO

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Design By:	CUMMINGS, C.I.D.
Plan #:	23-019C
Date:	2-13-23
Revisions:	2-17-23 DCC
	8-21-23 DCC
	8-28-23 DCC
	12-1-23 DCC

0 30 60 90
North
SCALE IN FEET

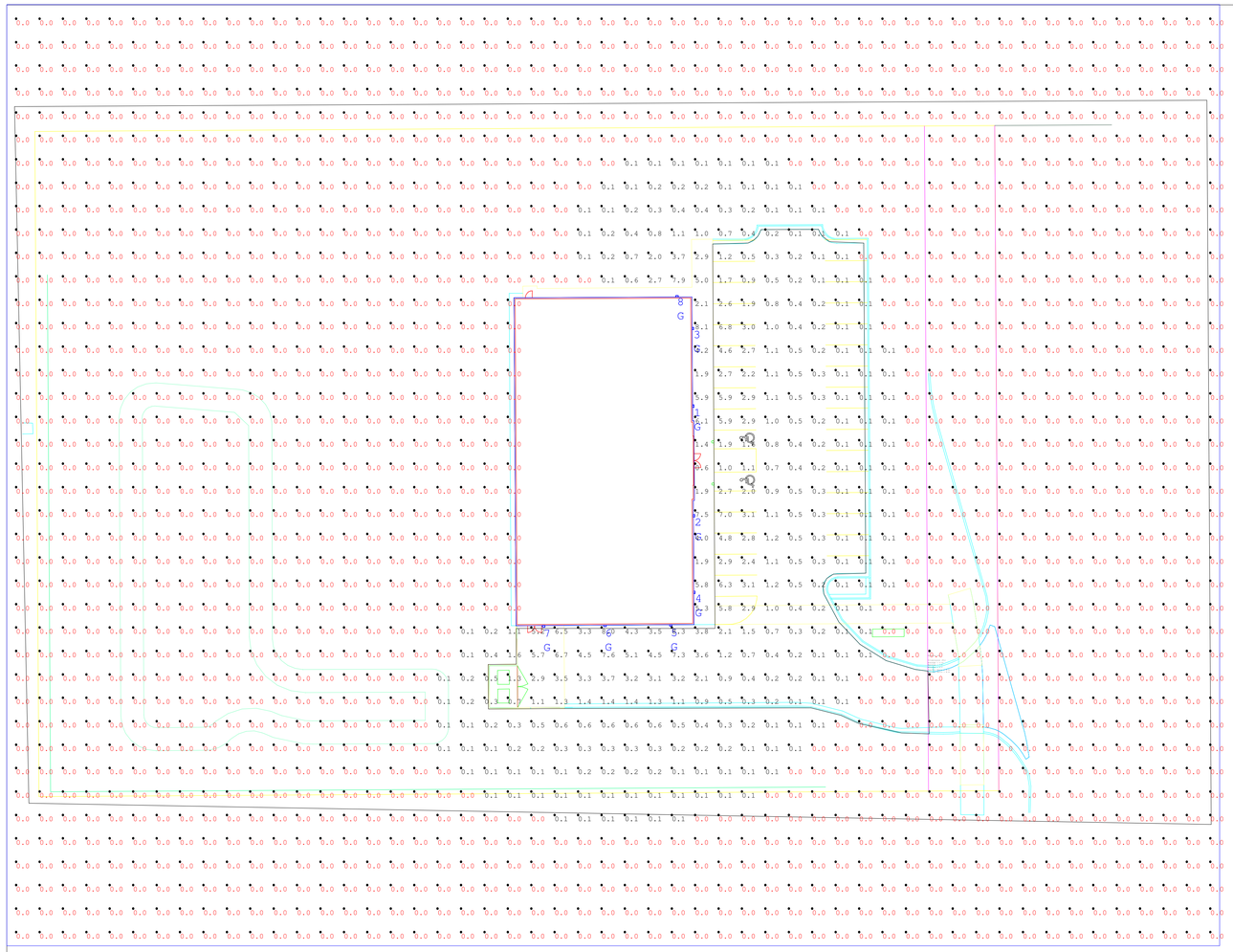
Job No. 22302
Sheet No. 11.0

EPA WaterSense PARTNER

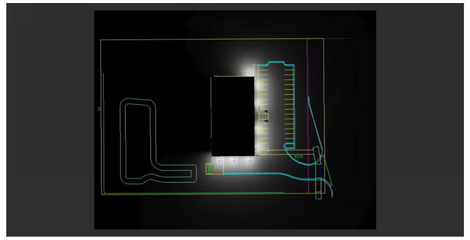
DANIEL C. CUMMINGS CERTIFIED IRRIGATION DESIGNER 00002791 SYSTEMS COMMERCIAL

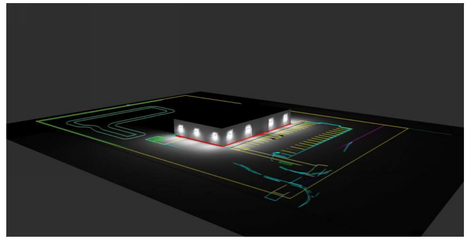
811 Know what's below. Call before you dig.

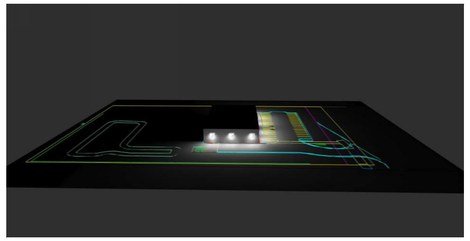
THIS DESIGN IS BASED ON INFORMATION PROVIDED BY THE ARCHITECT AND/OR OWNER WHO ASSUMES FULL RESPONSIBILITY FOR ITS CORRECTNESS.

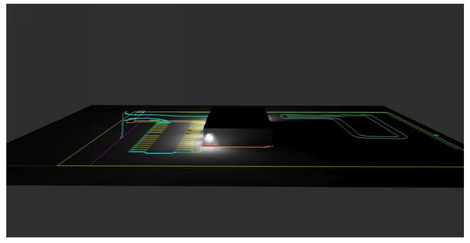


Luminaire Location Summary		
LumNo	Label	Z
1	G	12
2	G	12
3	G	12
4	G	12
5	G	12
6	G	12
7	G	12
8	G	12









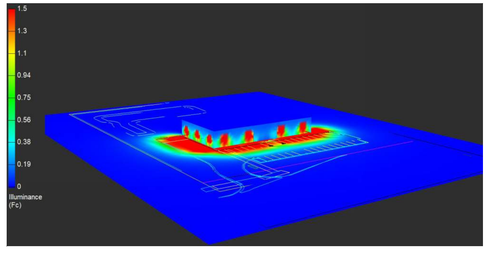
Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	G	Single	LEDS - WP4053 Wall Pack	0.950	5359	39.8284	318.627

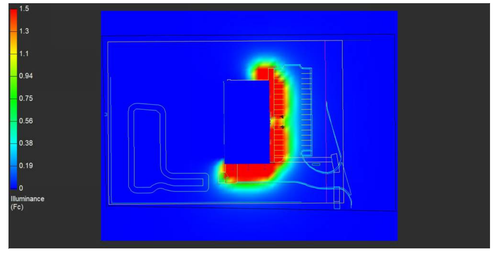
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.19	8.3	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	1.31	7.6	0.0	N.A.	N.A.

Notes:

Plan Notes:
Calculations at Ground Level (10' x 10' Grid Spacing). Refer to luminaire location summary for mounting heights of each fixture. Pole mounted fixtures include a 2ft concrete base. Mounting heights indicated on luminaire location summary is a total A.F.G. height.

General Notes:
Due to changing lighting ordinances it is the contractors resposibility to submit the site photometrics & luminaire specs to the local inspector before ordering to ensure this plan complies with local lighting ordinances. This lighting design is based on information supplied by others. Changes in electrical supply, area geometry & objects within the lighted area may produce illumination values different from the predicted results shown on this layout. This layout is based on .IES files that were lab tested or computer generated, actual results may vary.





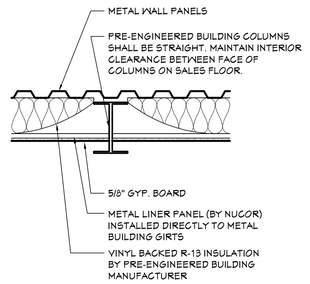
NLES

#	Date	Comments

Revisions

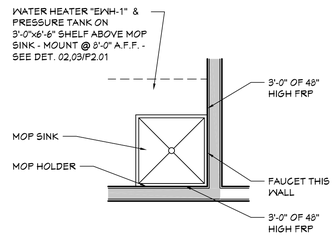
Drawn By: Brent M. Finley, LC
Checked By:
Date:12/6/2023
Scale:

Dollar General -
Allendale MI 25352



DETAIL @ SIDEWALL COLUMN

03 / A1.01 SCALE: 3/4" = 1'-0"



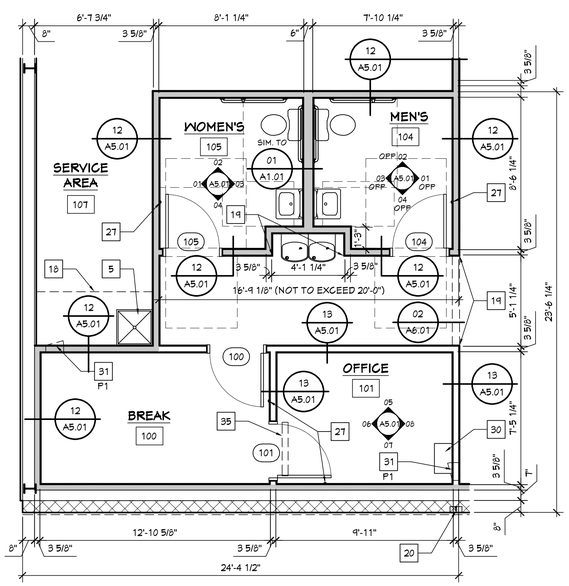
ENLARGED DETAIL

02 / A1.01 SCALE: 1/2" = 1'-0"

FLOOR PLAN KEYED NOTES

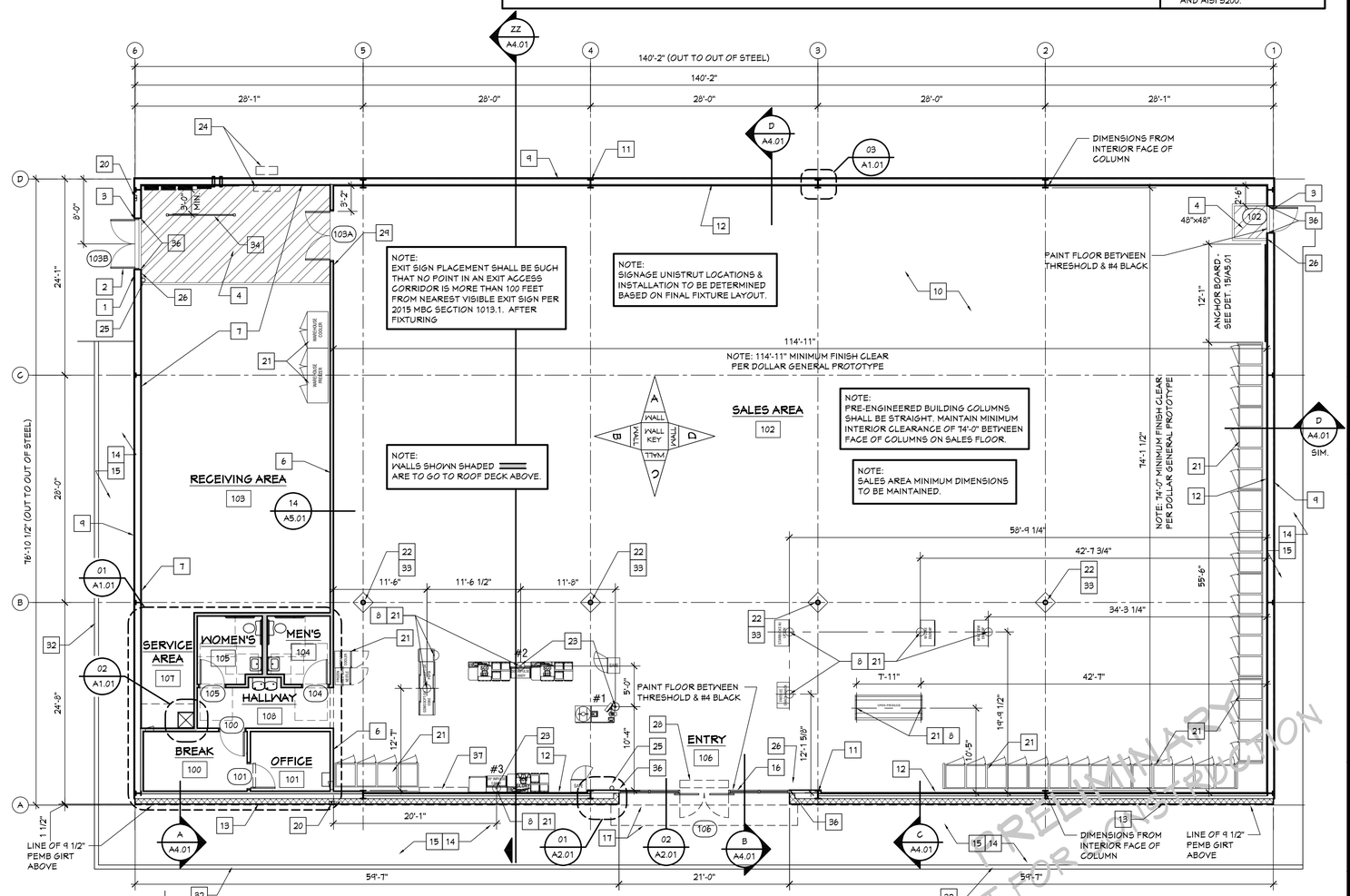
1. RECEIVING DOOR BUZZER - TORK MDL #TA125 OR EQUAL
2. DOOR SCOPE, PROVIDED BY BASS SECURITY. REFER TO DOOR SCHEDULE
3. WEATHER STRIP & LOW PROFILE THRESHOLD, PROVIDED BY BASS SECURITY. REFER TO DOOR SCHEDULE
4. STRIPE FLOOR FOR DESIGNATED EGRESS PATH W/ SOLID BORDER (PAINT YELLOW).
5. PROVIDE AND INSTALL A TEN GALLON WATER HEATER (OR LARGER IF REQUIRED BY CODE) ABOVE THE MOP SINK.
6. 3 5/8" METAL STUD WITH 5/8" GYPSUM BOARD (BOTH SIDES). REFER TO NOTED WALL SECTION. REFER TO ROOM FINISH SCHEDULE FOR GYPSUM BOARD HEIGHT AT ANY PARTICULAR WALL (REFER TO SHEET A2.02)
7. METAL LINER PANELS TO 8'-0" A.F.F. (BY NUCOR).
8. ENDCAP COOLER/FREEZER & DISPLAY LIGHTING AS NEEDED TO GO TO QUAD JUNCTION BOX THROUGH WHITE SO CORD. GC TO LEAVE BOTTOM HANGING AT 80" A.F.F. (SEE ELECTRICAL). CHORD ANCHORED TO PURLINS ABOVE. COORDINATE LOCATION W/ FINAL DG FIXTURE PLAN. E.C. TO MAKE FINAL CONNECTION & ANCHOR TO DG REFRIGERATION.
9. METAL BUILDING PANELS - REVERSE RIB PROFILE (BY NUCOR). PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0". COLOR: SANDSTONE
10. CONCRETE SLAB WITH 6X6XN1.4 WELDED WIRE MESH OVER POLYETHYLENE VAPOR BARRIER (MIN. 6 MM THICK) OVER GRANULAR BASE. TYPICAL. PROVIDE CONTROL JOINTS AS SHOWN ON A8.01.
11. METAL BUILDING FRAME. REFER TO NOTED WALL SECTION FOR ADDITIONAL INFORMATION.
12. 5/8" GYPSUM BOARD (TO 10'-0" A.F.F.) OVER METAL LINER PANEL & INSULATION WITH VAPOR BARRIER (REFER TO SHEET A2.02).
13. 8" SPLIT-FACED CMU PAINTED TO MATCH SIDE WALL (SANDSTONE). ALIGN FACE OF BLOCK WITH STEEL GIRT. PROVIDE PROPER ANCHORAGE TO STRUCTURE.
14. SLOPE CONCRETE 1/4" PER FOOT AWAY FROM BUILDING.
15. BROOM FINISH CONCRETE SIDEWALK W/ W.W.F., TYP.
16. BRONZE STOREFRONT SYSTEM. REFER TO SHEETS A2.01 AND A2.02 FOR ADDITIONAL INFORMATION. CONTINUE GYPSUM BOARD TO DECK.
17. LINE OF SOFFIT OR CANOPY ABOVE (NOT BY NUCOR)
18. WATER HEATER SHELF - SEE DETAIL 2/P2.01.
19. MC CUE CART OR BUMPER GUARDS, TOP AT 3'-5" A.F.F., ORDER PART PER PROTOTYPE.
20. WALL HYDRANT. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
21. REFRIGERATION BY DOLLAR GENERAL.
22. STEEL COLUMN - PAINT SWT005 PURE WHITE, BOTTOM OF STEEL COLUMN TO BE WRAPPED W/ BLACK CARPET TO 48" A.F.F.
23. POWER POLE. COORDINATE FINAL LOCATION WITH ELECTRICAL DRAWINGS AND FINAL DOLLAR GENERAL FIXTURE PLAN.
24. MINI SPLIT HEAD & CONDENSER - REFER TO MECHANICAL PLAN FOR MORE INFORMATION. SEE DET. 03/A2.01
25. 10# ABC FIRE EXTINGUISHER MOUNTED ON WALL HOOK, NOT IN CABINET. TO BE PROVIDED & INSTALLED BY DOLLAR GENERAL.
26. PROVIDE A TACTILE SIGN STATING "EXIT" COMPLYING WITH ICC A1117.1 AT THE LOCATION INDICATED. MOUNT TOP OF SIGN 48" A.F.F.
27. IVES WALL MOUNTED DOOR STOP
28. AIR CURTAIN - REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION. SEE DETAIL 05/A6.01.
29. PROVIDE SIGN STATING "FIRE EXTINGUISHER INSIDE DOOR"
30. HEAVY DUTY 12"x20" SHELF FOR VSAT & DATA HUB EQUIPMENT.
31. 12"x12" STEEL ACCESS PANEL FOR SHUT-OFF VALVES. PAINT TO MATCH ADJACENT WALL.
32. PAINT VERTICAL FACE OF CURB AND 6" IN FROM OUTSIDE EDGE AT TOP OF CURB SAFETY YELLOW - REFER TO CIVIL DRAWINGS.
33. FLOOR AREA AT BASE OF COLUMNS, WITHIN THE CONST. JOINTS, TO BE PAINTED BLACK MAGIC TINT
34. MCCUE PROTECTION RAIL - PART #GSSY-36E-KIT
35. CONTRACTOR SHALL LEAVE AN AS-BUILT SET OF CONSTRUCTION PLANS ROLLED & PLACED IN A 4"x36" PVC PIPE, MOUNTED ABOVE THE DOOR AS SHOWN.
36. WRAP WALL FINISH TO EXTERIOR DOOR FRAME. REFER TO DOOR JAMB DETAILS ON SHEET A2.01.
37. 6'-0" PREPAID CARD RACK. INSTALL (2) 6'-0" LONG 2x4's W/ THE CENTER OF THE BOTTOM BOARD @ 22" A.F.F. AND THE CENTER OF THE TOP BOARD @ 70" A.F.F. (SIMILAR TO DETAIL 15/A5.01)

STUD NOTES:
1. METAL STUDS NOTED AS 3 5/8" TO BE EQUAL TO CLARK DIETRICH 362PDS125-15
2. LIGHT GAUGE METAL FRAMING TO BE COMPLIANT WITH IBC2009 AND AISI S200.



RESTROOM / OFFICE / BREAK ROOM ENLARGED PLAN

01 / A1.01 SCALE: 1/4" = 1'-0"



NORTH

FLOOR PLAN

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

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NEW BUILDING FOR:
DOLLAR GENERAL®
STORE #25352
ALLENDALE, MI

WESTWIND CONSTRUCTION

PROJECT #	1426-23
ISSUANCES	
OWNER REVIEW	11.27.2023
REVISIONS	

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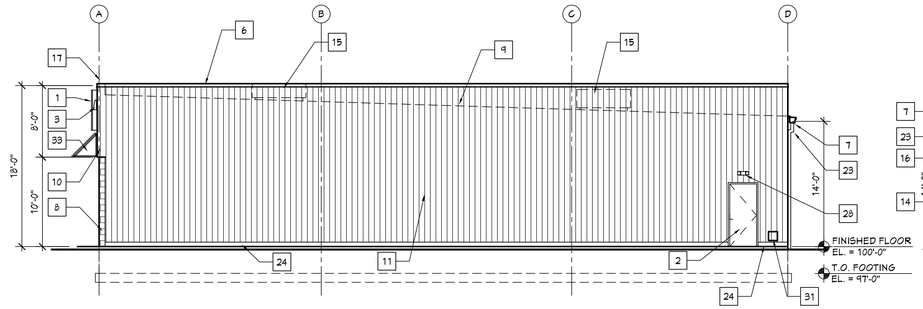
DRAWN BY KAW

SHEET TITLE
FLOOR PLAN, ENLARGED RESTROOM/ OFFICE/BREAK PLAN & DETAILS

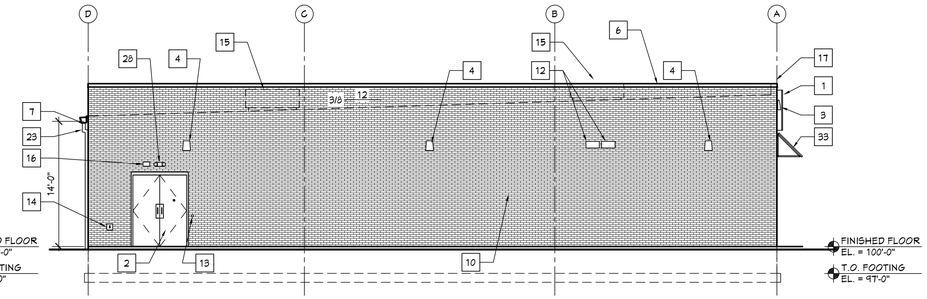
SHEET NO.
A1.01

11/27/2023 12:56 PM Z:\PROJECTS\1426-23 Dollar General - Allendale\3-Drawings\1426-23A101.dwg



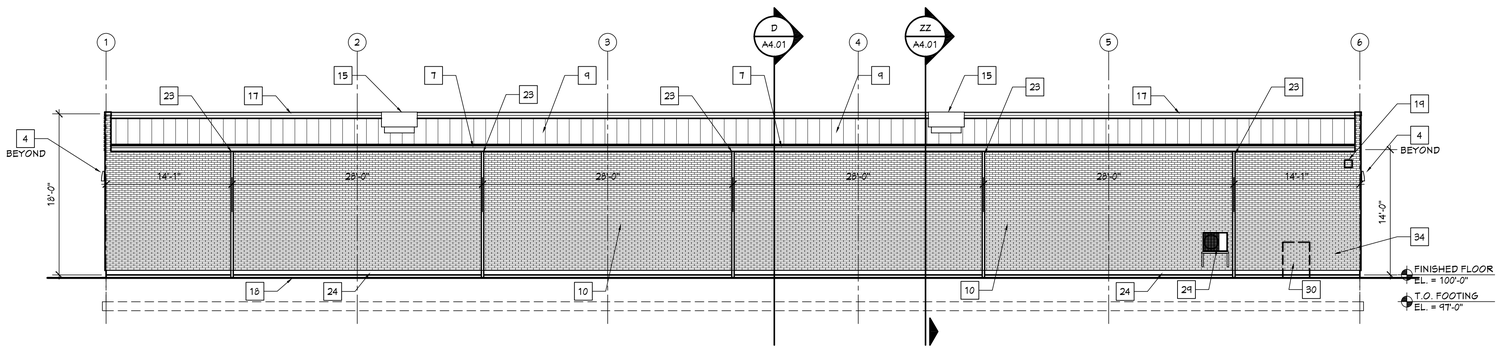
NORTH ELEVATION

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



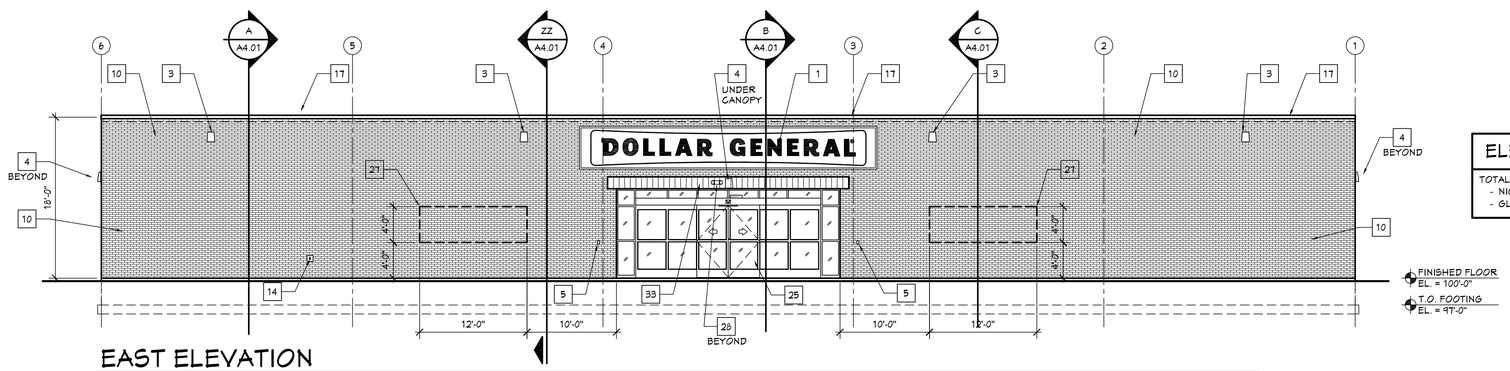
SOUTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

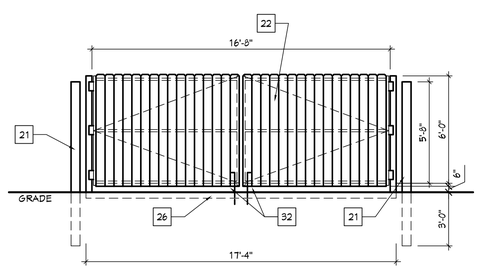
SCALE: 1/8" = 1'-0"

ELEVATION CALCULATION

TOTAL FACE AREA (EAST ELEVATION) = 2,256 S.F.
- NICHIHA SIDING = 2,006 S.F. (88.9%)
- GLASS = 250 S.F. (11.1%)

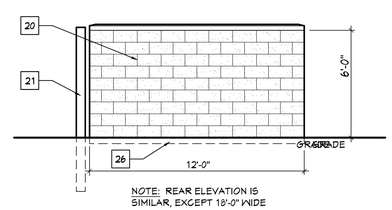
ELEVATION KEYED NOTES

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
2. HOLLOW METAL DOOR AND FRAME - REFER TO DOOR SCHEDULE FOR ADDITIONAL DETAIL.
3. WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. MOUNT BOTTOM OF FIXTURE @ 16'-0" A.F.F.
4. WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. MOUNT BOTTOM OF FIXTURE @ 10'-6" A.F.F.
5. RECEPTACLE. REFER TO E1.01 FOR ADDITIONAL INFORMATION.
6. TRIM - COLOR: SANDSTONE.
7. NUCOR PRE-ENGINEERED STEEL GUTTER - COLOR: SANDSTONE.
8. 8" SPLIT FACE CONCRETE MASONRY PAINTED SANDSTONE.
9. STANDING SEAM METAL ROOF. GALVALUME FINISH.
10. NICHIHA FIBER CEMENT SIDING: COLOR BY OWNER.
11. PRE-FINISHED METAL WALL PANELS, REVERSE RIB PROFILE. PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0". COLOR: SANDSTONE.
12. VENT FOR BATHROOM EXHAUST. REFER TO M1.01 FOR ADDITIONAL INFORMATION. PAINT TO MATCH SIDEWALLS, SANDSTONE.
13. DOOR BUZZER. REFER TO E1.01 FOR ADDITIONAL INFORMATION.
14. WALL HYDRANT. REFER TO P1.01 FOR ADDITIONAL INFORMATION.
15. HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1.01 FOR MORE INFORMATION.
16. OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 9'-0" A.F.F.
17. PRE-FINISHED METAL WALL CAP (BY NUCOR). COLOR: DARK BRONZE
18. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
19. HEAT TRACE CONTROLS. MOUNTED TO WALL @ 12'-0" A.F.F.
20. 6'-0" HIGH SPLIT FACE CMU DUMPSTER ENCLOSURE WALL (PAINTED TO MATCH BLDG.). REFER TO CIVIL DWGS FOR MORE INFORMATION.
21. 6" DIA. CONCRETE FILLED STEEL BUMP POST W/ YELLOW PLASTIC COVER.
22. 6" WIDE WOODEN DUMPSTER SCREENING INSTALLED ON METAL GATES - COLOR: BY OWNER
23. NUCOR PRE-ENGINEERED STEEL DOWNSPOUT. COLOR: SANDSTONE.
24. PRE-FINISHED METAL BASE TRIM. COLOR - SANDSTONE. REFER TO WALL SECTIONS FOR MORE INFORMATION.
25. 21'-0"x10'-0" ALUMINUM BI-PART DOOR AND STOREFRONT GLAZING SYSTEM, WITH TEMPERED GLASS, ALUMINUM COLOR - BRONZE.
26. 6" UN-REINFORCED CONCRETE DUMPSTER ENCLOSURE SLAB.
27. 1/2" Ø x 6" LONG STAINLESS STEEL EYEBOLTS (CLOSED) W/ 1" Ø OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS.
28. EMERGENCY LIGHT - REFER TO ELECTRICAL DRAWINGS.
29. MINI SPLIT CONDENSING UNIT - REFER TO MECHANICAL & ELECTRICAL PLANS FOR MORE INFORMATION. SET ON STAND @ 3'-0" A.F.F. (STAND BY HVAC CONTRACTOR)
30. ELECTRICAL SERVICE - REFER TO ELECTRICAL DRAWINGS.
31. GAS SERVICE - REFER TO MECHANICAL DRAWINGS.
32. CANE BOLT
33. 22'-0" WIDE PREFABRICATED 1 1/2"x1 1/2"x1/2" ALUMINUM TUBE CANOPY (POWDER COATED TO MATCH NUCOR "DARK BRONZE") W/ NUCOR SIDING OVER TUBE CANOPY (COLOR: DARK BRONZE). SEE DETAILS 08.07.08/A6.01 FOR ADDITIONAL INFORMATION.
34. TELEPHONE



DUMPSTER ENCLOSURE FRONT ELEVATION

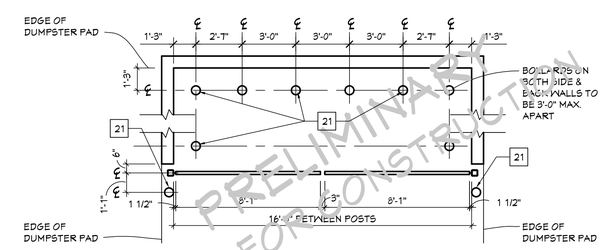
SCALE: 1/4" = 1'-0"



NOTE: REAR ELEVATION IS SIMILAR, EXCEPT 18'-0" WIDE

DUMPSTER ENCLOSURE SIDE ELEVATION

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



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DUMPSTER ENCLOSURE PLAN

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

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CDS
CONCEPT DESIGN STUDIO, INC.

NEW BUILDING FOR:

DOLLAR GENERAL®

STORE #25352

ALLENDALE, MI

WESTWIND CONSTRUCTION

PROJECT #	1426-23
ISSUANCES	
OWNER REVIEW	11.27.2023
REVISIONS	

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DRAWN BY KAN

SHEET TITLE
EXTERIOR ELEVATIONS & DETAILS

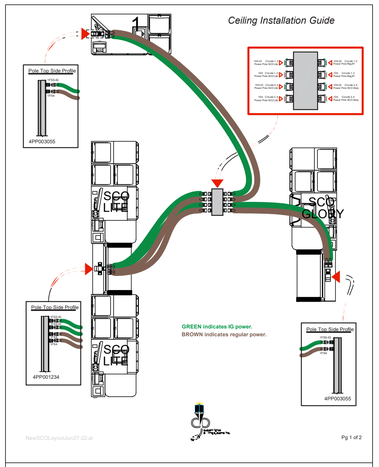
SHEET NO.
A3.01

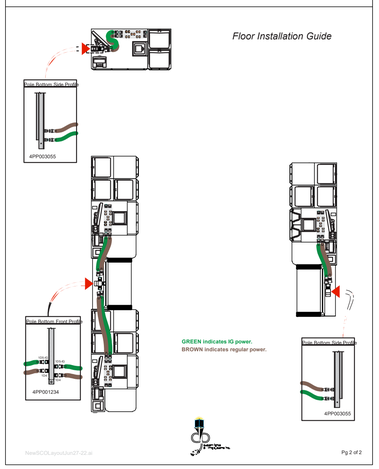
12/29/2023 2:03 PM Z:\PROJECTS\1426-23 Dollar General - Allendale\3-Drawings\1426-23A301.dwg

LIGHT FIXTURE DESCRIPTION					
SYMB	TYPE	MANF	PART #	DESCRIPTION	WATTS
	B	US LED	LTR3-1-UNV-50-13-6R-C-WH	L-TRIM SOL I 6" LED ROUND CAN I 5000K I 15.5/W I 1570 LUMENS I 0-10V DIMMING I WHITE	18
	F	US LED	FJF1-1-4-X-35-ID-50-O	5000K I 4670 LUMENS I FROSTED ACRYLIC LENS I STAND ALONE I ONE 5' VERT. POWER CABLE I ONE 5' HANGER CABLE I NORMAL DRIVER INCLUDED	34.5
	F-EM	US LED	FJF1-1-4-X-35-ID-50-O B	5000K I 4700 LUMENS I FROSTED ACRYLIC LENS I STAND ALONE I ONE 5' VERT. POWER CABLE I ONE 5' HANGER CABLE I NORMAL DRIVER INCLUDED I NORMAL DRIVER & EMERGENCY DRIVER TO BE MOUNTED TO CEILING ABOVE LIGHT	35
	J	US LED	QF4-1-UNVL-5-50-150 US-WMP-BZ	QUBEPAK REGAL XL W/ WALL MOUNT PLATE	140
	K	COST LESS LIGHTING	04-EL1-LED	EMERGENCY LIGHT (2) HEADS	2
	KE	COST LESS LIGHTING	04-RHLED-1-PWP-MV	EMERGENCY LIGHT (1) HEADS (EGRESS LIGHT FIXTURE)	4
	N	COST LESS LIGHTING	04-CRKN2-LED-RC	EMERGENCY LIGHT/EXIT COMBO (2) HEADS	4
OCC	OCC	LEVITON	OSC10-MOW	OCCUPANCY SENSOR	--

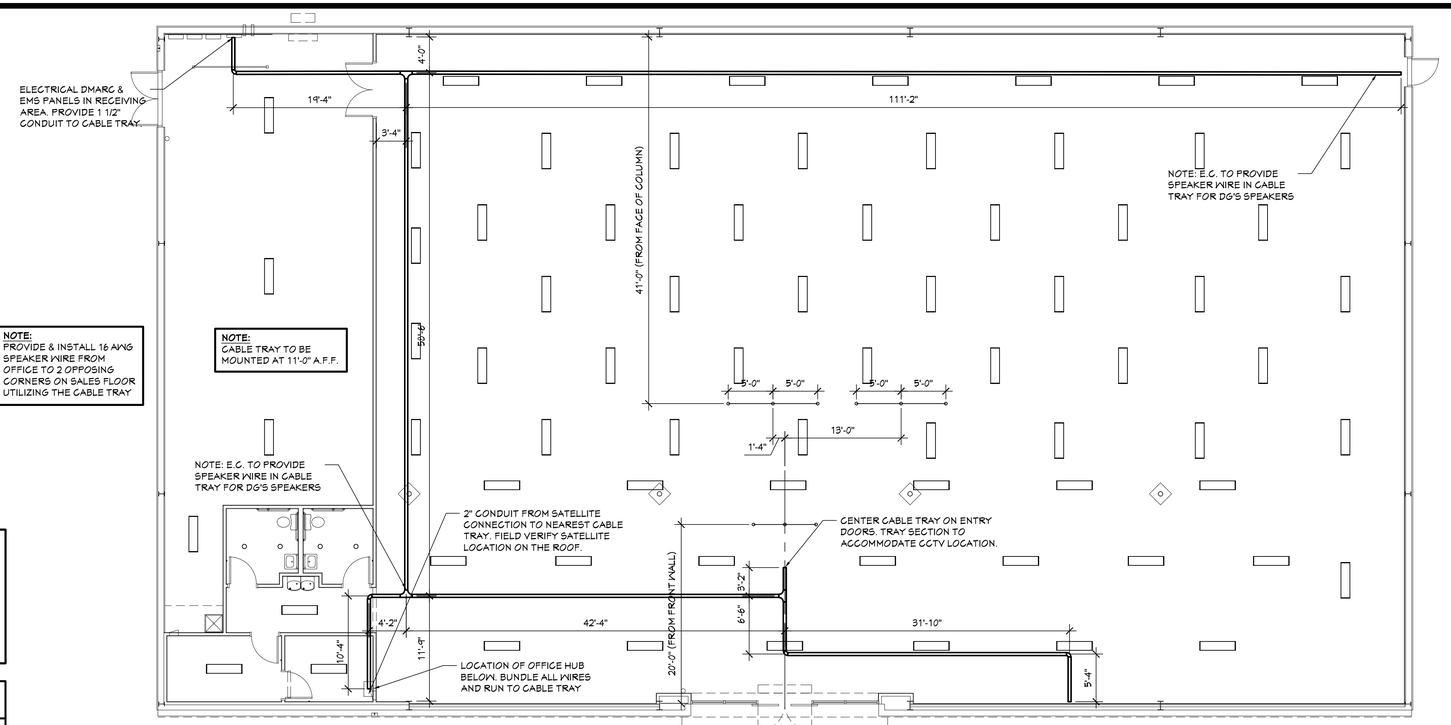
CABLE TRAY SPECIFICATION:
THE CABLE TRAY WILL CONSIST OF THE FOLLOWING ELEMENTS:
- 4" W x 2" H CABLE TRAY, CLEAR ANODIZED FINISH W/ A WHITE POLYMER LINER SLEEVE.
- 30" WIDE CORNER RADIUS FITTING, 30" WIDE TEE FITTING AND SPLICE KITS
- (2) KEYLESS SPEED LINK STRANDED CABLES W/ HOOKS AT Y END PER TRAY WITH PURLIN CLIPS

TYP. MOUNTING HEIGHT (UNLESS NOTED OTHERWISE)	
LIGHT FIXTURES	10'-8" A.F.F. TO BOTTOM OF FIXTURE
CABLE TRAY	11'-0" A.F.F. TO BOTTOM OF FIXTURE
UNISTRUTS	11'-0" A.F.F. TO BOTTOM OF FIXTURE
EMERGENCY LIGHTS	10'-6" A.F.F. TO BOTTOM OF FIXTURE

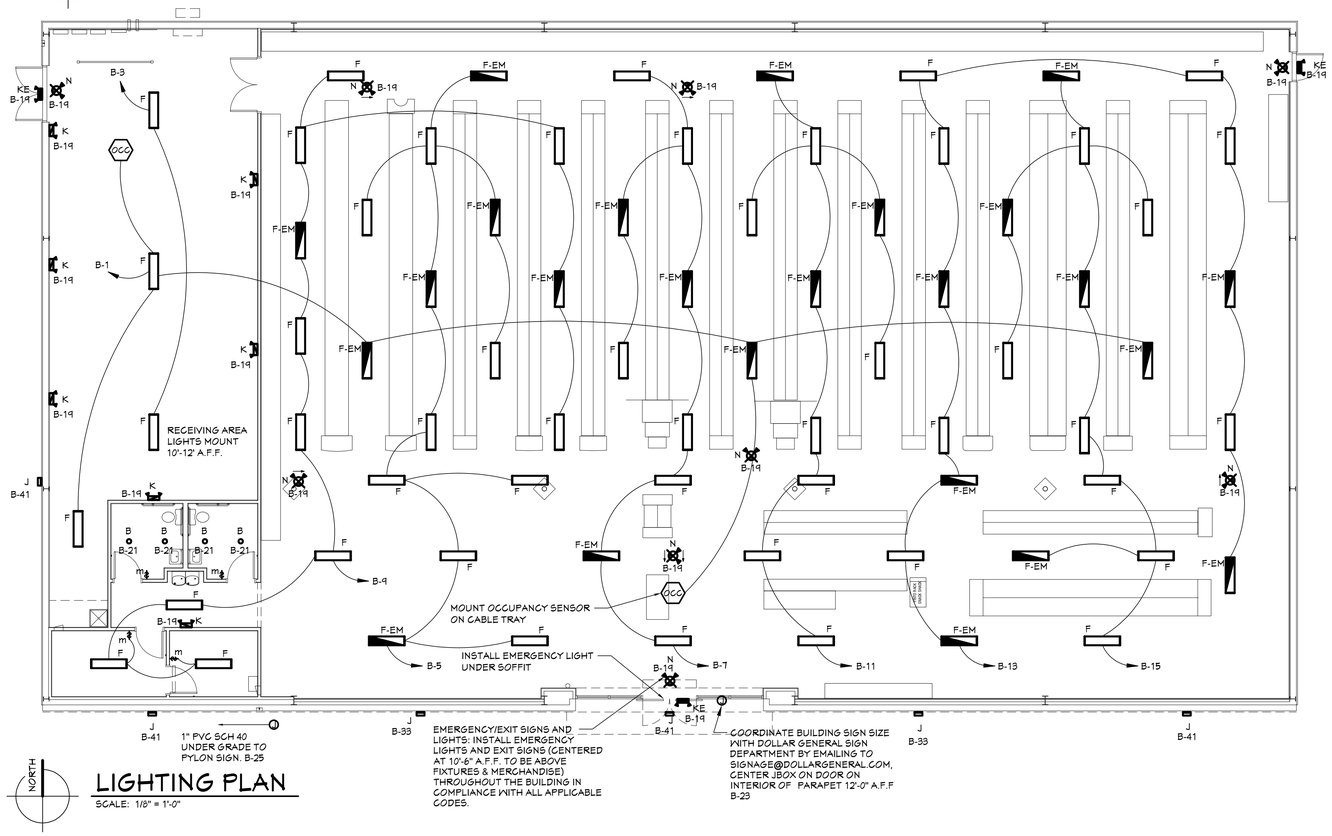




01 / E2.01 REGISTER POWER POLE
SCALE: N.T.S.



CABLE TRAY PLAN
SCALE: 1/8" = 1'-0"



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

CONCEPT DESIGN STUDIO, INC.
800 E. ELLIS ROAD, SUITE 508
NORTON SHORES, MI 49441
PH. (231) 799-4838
FAX (231) 799-4837
CDS CONCEPT DESIGN STUDIO, INC.

NEW BUILDING FOR:
DOLLAR GENERAL®
STORE #25359
INTERLOCHEN, MICHIGAN

WESTWIND CONSTRUCTION

PROJECT #	1320-23
ISSUANCES	
PERMITS & CONSTRUCTION	09.08.2023
REVISIONS	

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DRAWN BY KAN

SHEET TITLE
LIGHTING PLAN & SCHEDULES

SHEET NO.
E2.01

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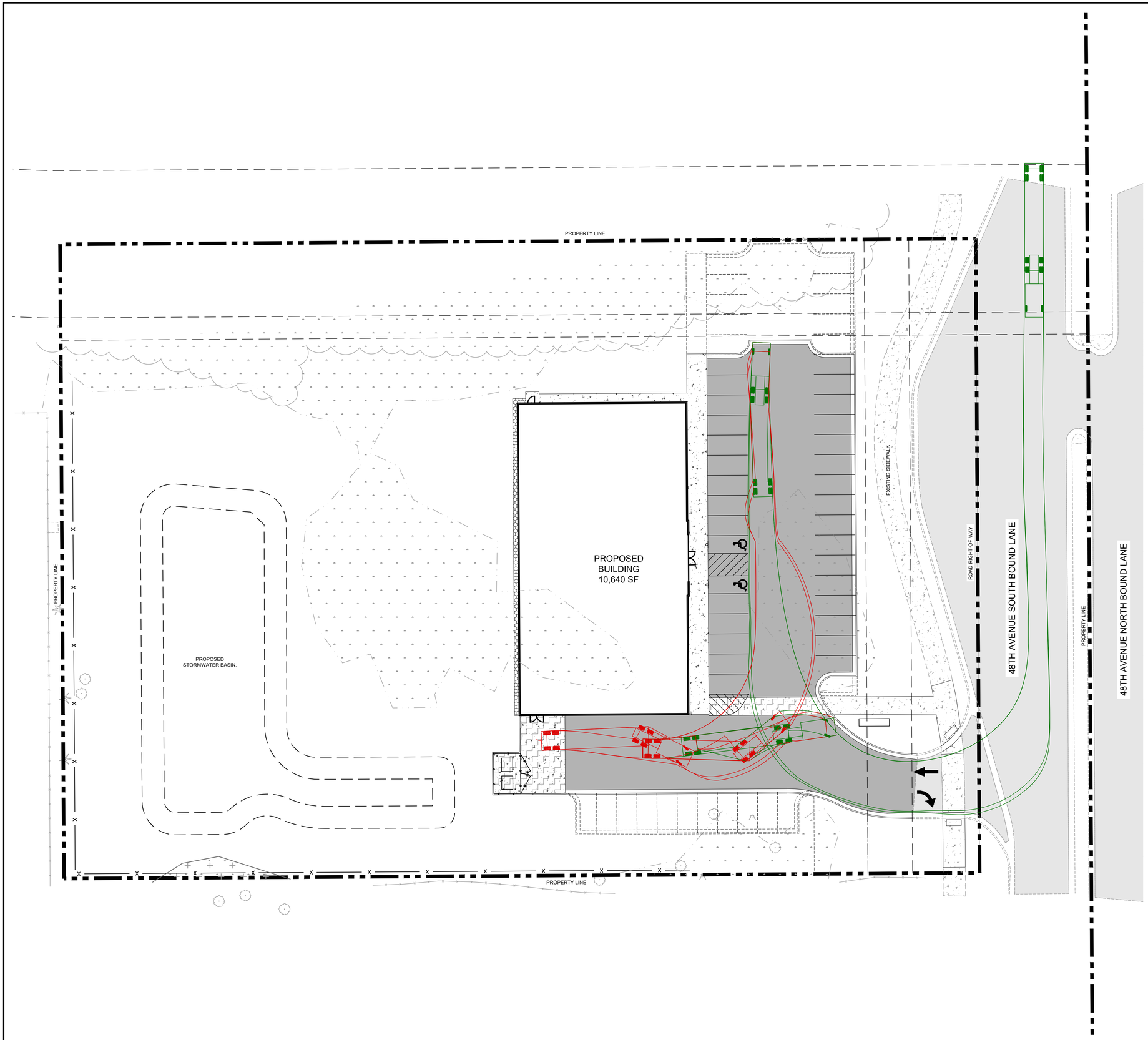


No.	REVISIONS	DATE	BY
1	PER STORMWATER AND EGLE COMMENTS	08/01/2023	TLB
2	PER ROAD COMMISSION COMMENTS	08/31/2023	TLB
3	PER TOWNSHIP COMMENTS	11/21/2023	TLB

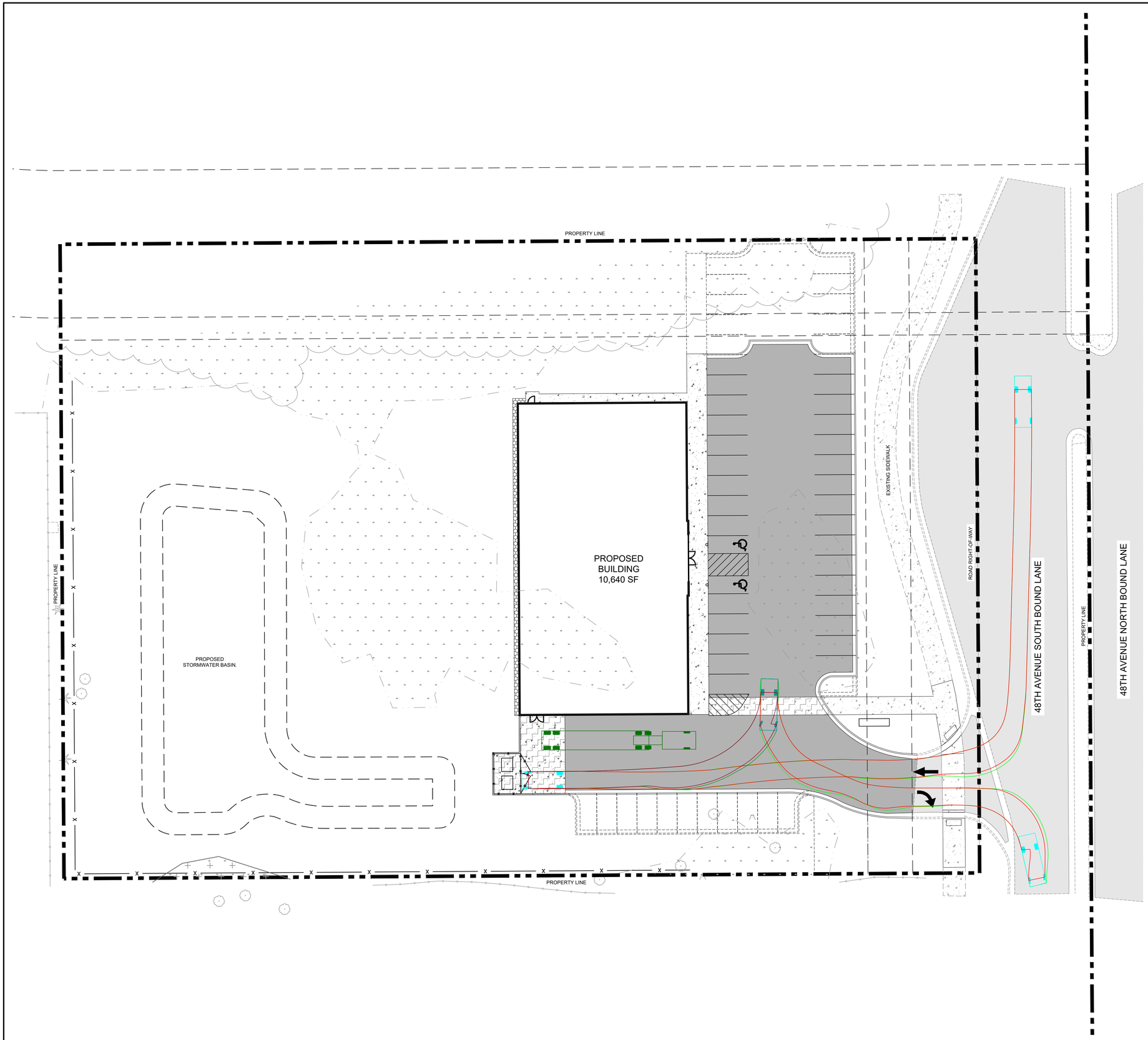
MITTEN STATE ENGINEERING
ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046
PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: TLB
DRAWN BY: DMP
CHECKED BY: TWC

TURNING EXHIBIT SEMI-TRUCK

ALLENDALE RETAIL STORE
ALLENDALE, MI

ORIGINAL ISSUE: 04/28/2023
PROJECT NO. 22107
SHEET NUMBER
T101



No.	REVISIONS	DATE	BY
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3	PER TOWNSHIP COMMENTS	11/21/2023	TLB

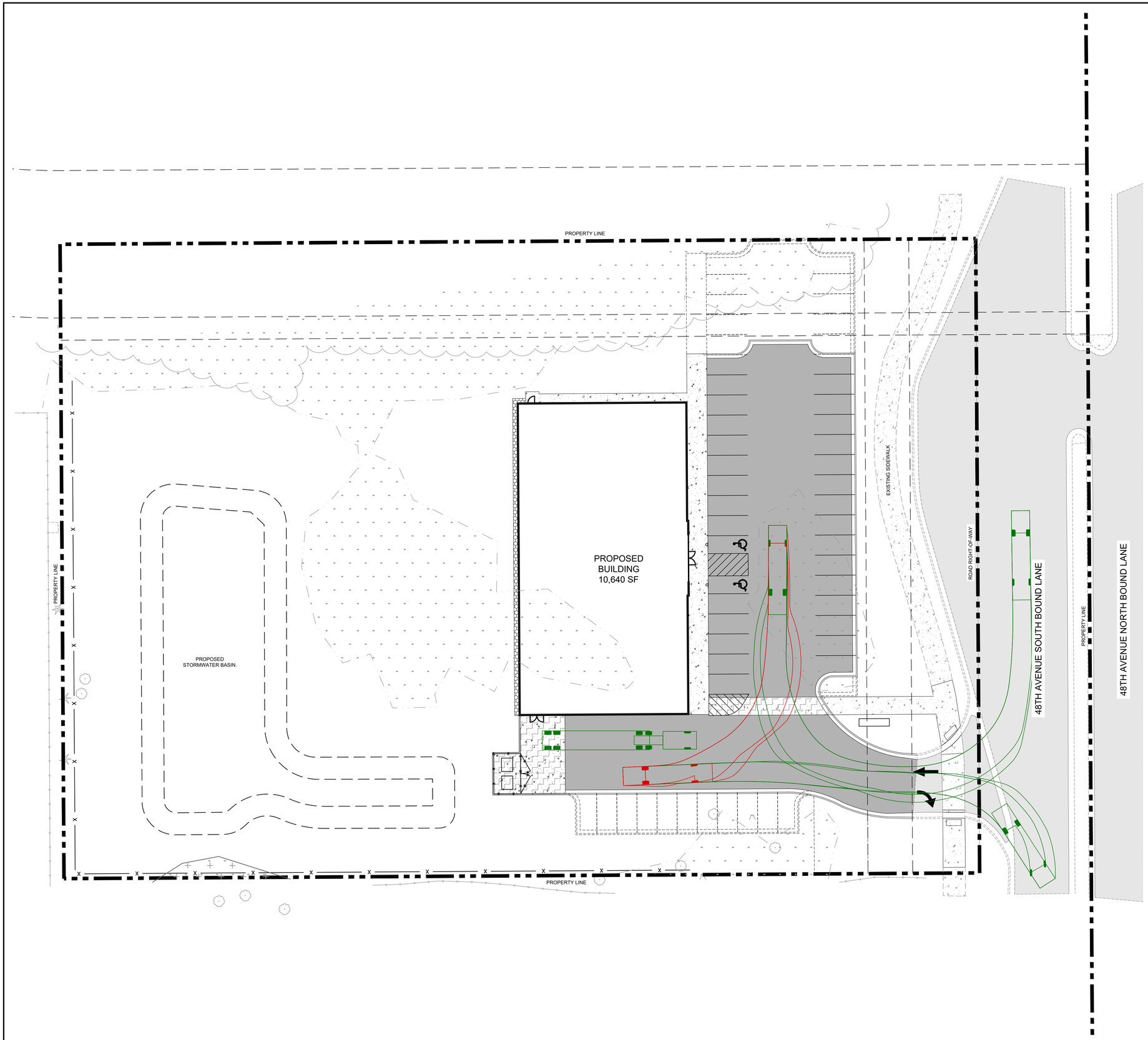
MITTEN STATE ENGINEERING
ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046
PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: TLB
DRAWN BY: DMP
CHECKED BY: TWC

TURNING EXHIBIT REFUSE DISPOSAL

ALLENDALE RETAIL STORE
ALLENDALE, MI

ORIGINAL ISSUE: 04/28/2023
PROJECT NO. 22107
SHEET NUMBER
T102



No.	REVISIONS	DATE	BY
1	PER STORMWATER AND EGLE COMMENTS	08/01/2023	TLB
2	PER ROAD COMMISSION COMMENTS	08/31/2023	TLB
3	PER TOWNSHIP COMMENTS	11/21/2023	TLB

MITTEN STATE ENGINEERING
ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046
PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: TLB
DRAWN BY: DMP
CHECKED BY: TWC

TURNING EXHIBIT FIRE TRUCK

ALLENDALE RETAIL STORE
ALLENDALE, MI

ORIGINAL ISSUE: 04/28/2023
PROJECT NO. 22107
SHEET NUMBER
T103

Luminaire Schedule							
Symbol	**Qty**	**Label**	**Arrangement**	**Lumens/Lamp**	**LLF**	**Lum. Watts**	**Description**
	8	G	Single	5346.7	0.950	39.8284	LEDS - WP4053 Wall Pack

Numeric Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
Site	Illuminance	Fc	0.19	8.3	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	1.31	7.6	0.0	N.A.	N.A.

Luminaire Location Summary		
LumNo	**Label**	**Z**
1	G	12
2	G	12
3	G	12
4	G	12
5	G	12
6	G	12
7	G	12
8	G	12

Notes:

Plan Notes:
Calculations at Ground Level (10' x 10' Grid Spacing). Refer to luminaire location summary for mounting heights of each fixture. Pole mounted fixtures include a 2ft concrete base. Mounting heights indicated on luminaire location summary is a total A.F.G. height.

General Notes:
Due to changing lighting ordinances it is the contractors resposibility to submit the site photometrics & luminaire specs to the local inspector before ordering to ensure this plan complies with local lighting ordinances. This lighting design is based on information supplied by others. Changes in electrical supply, area geometry & objects within the lighted area may produce illumination values different from the predicted results shown on this layout. This layout is based on .IES files that were lab tested or computer generated, actual results may vary.

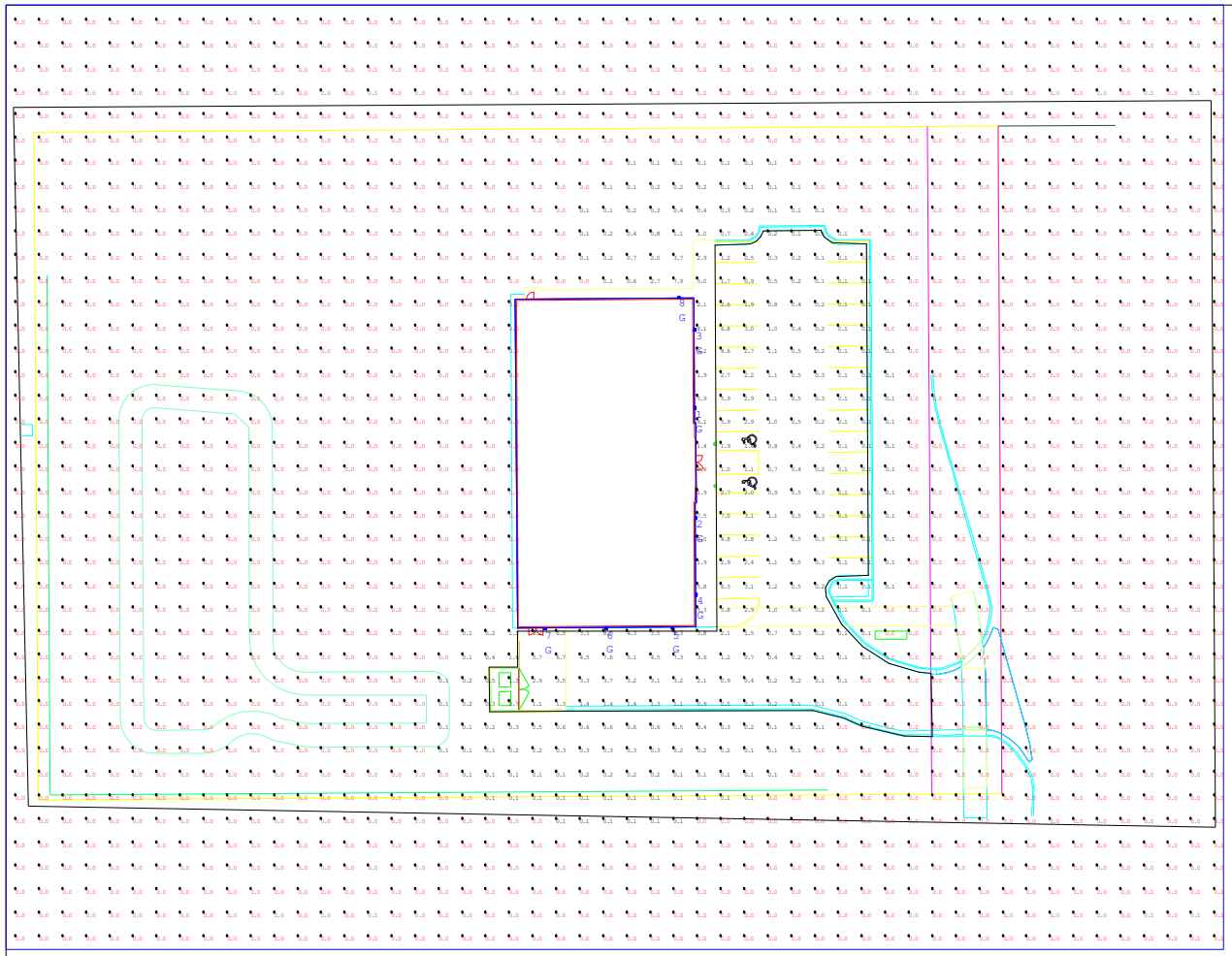
Project name: Dollar General
Allendale MI 25352 Lighting Layout

Prepared for: Mitten State Engineering

Prepared by: Brent M. Finley, LC

NLES - INC.
N8874 Fire Lane 1
Menasha, WI 54952
PH 920-840-6054 / FAX 920-840-6424
www.nlesinc.com

Date:12/6/2023



Luminaire Location Summary		
LumNo	Label	Z
1	G	12
2	G	12
3	G	12
4	G	12
5	G	12
6	G	12
7	G	12
8	G	12

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	G	Single	LEDS - WP4053 Wall Pack	0.950	5359	39.8284	318.627

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.19	8.3	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	1.31	7.6	0.0	N.A.	N.A.

Project name: Dollar General
Allendale MI 25352 Lighting Layout

Prepared for: Mitten State Engineering

Prepared by: Brent M. Finley, LC

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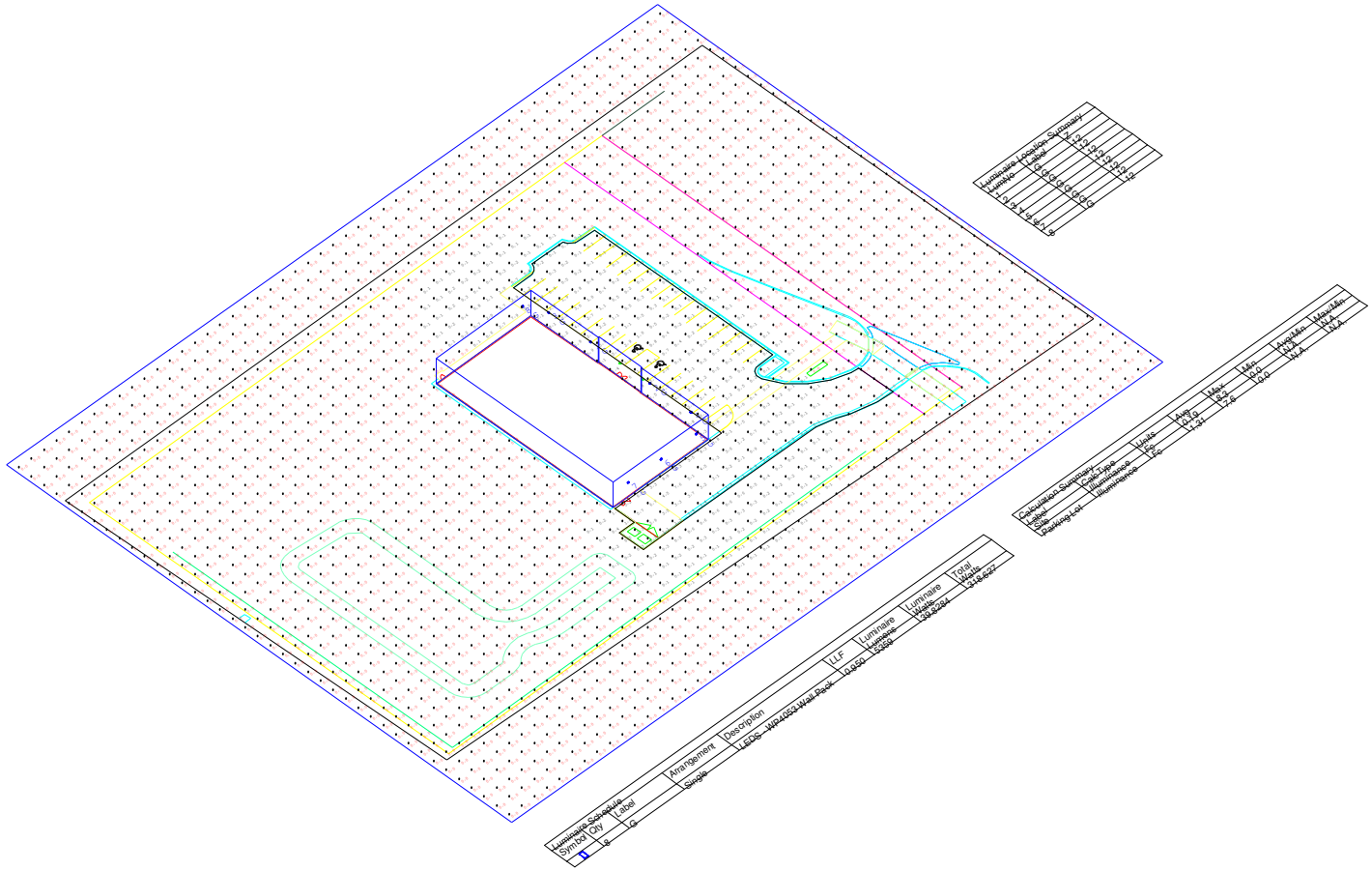
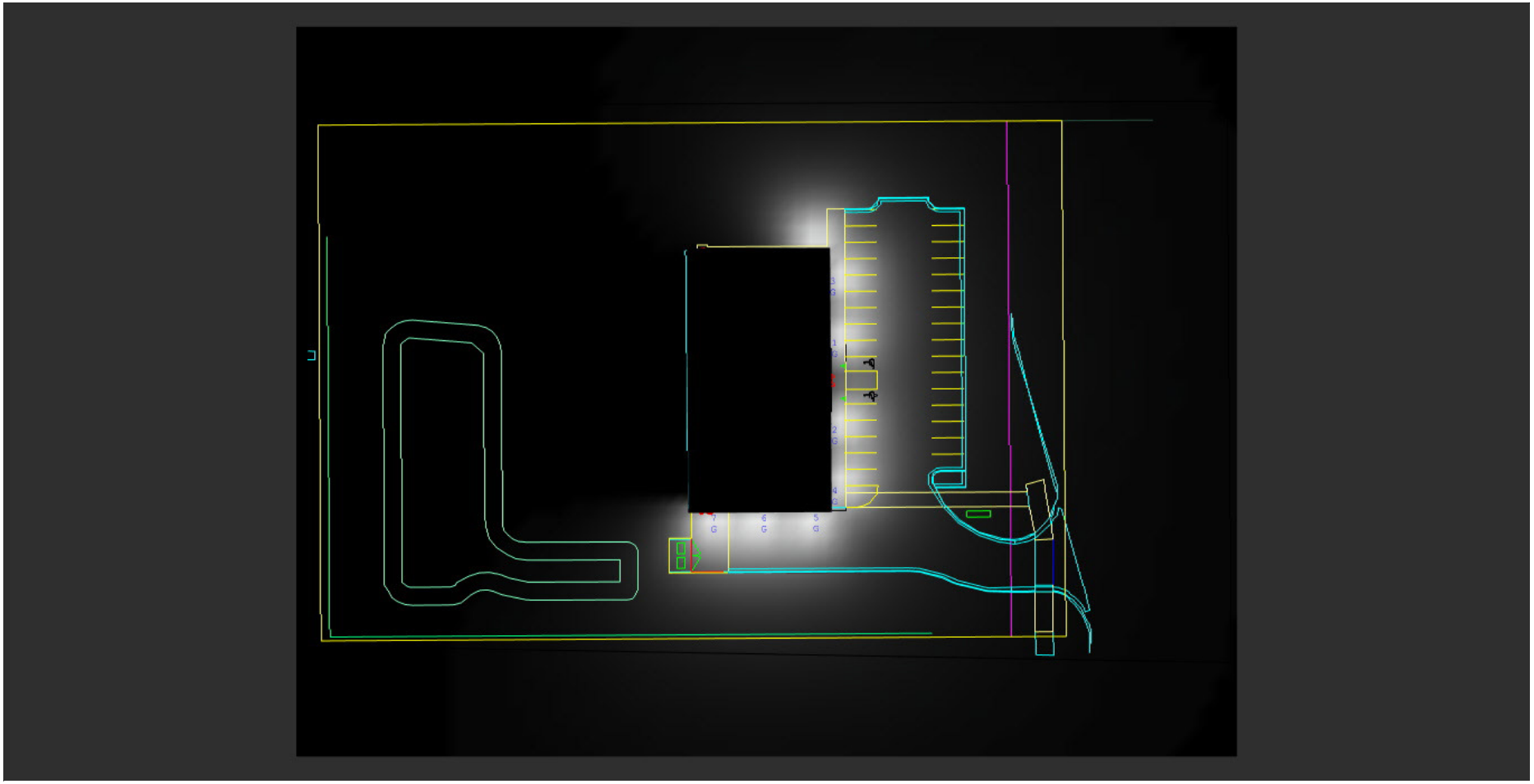
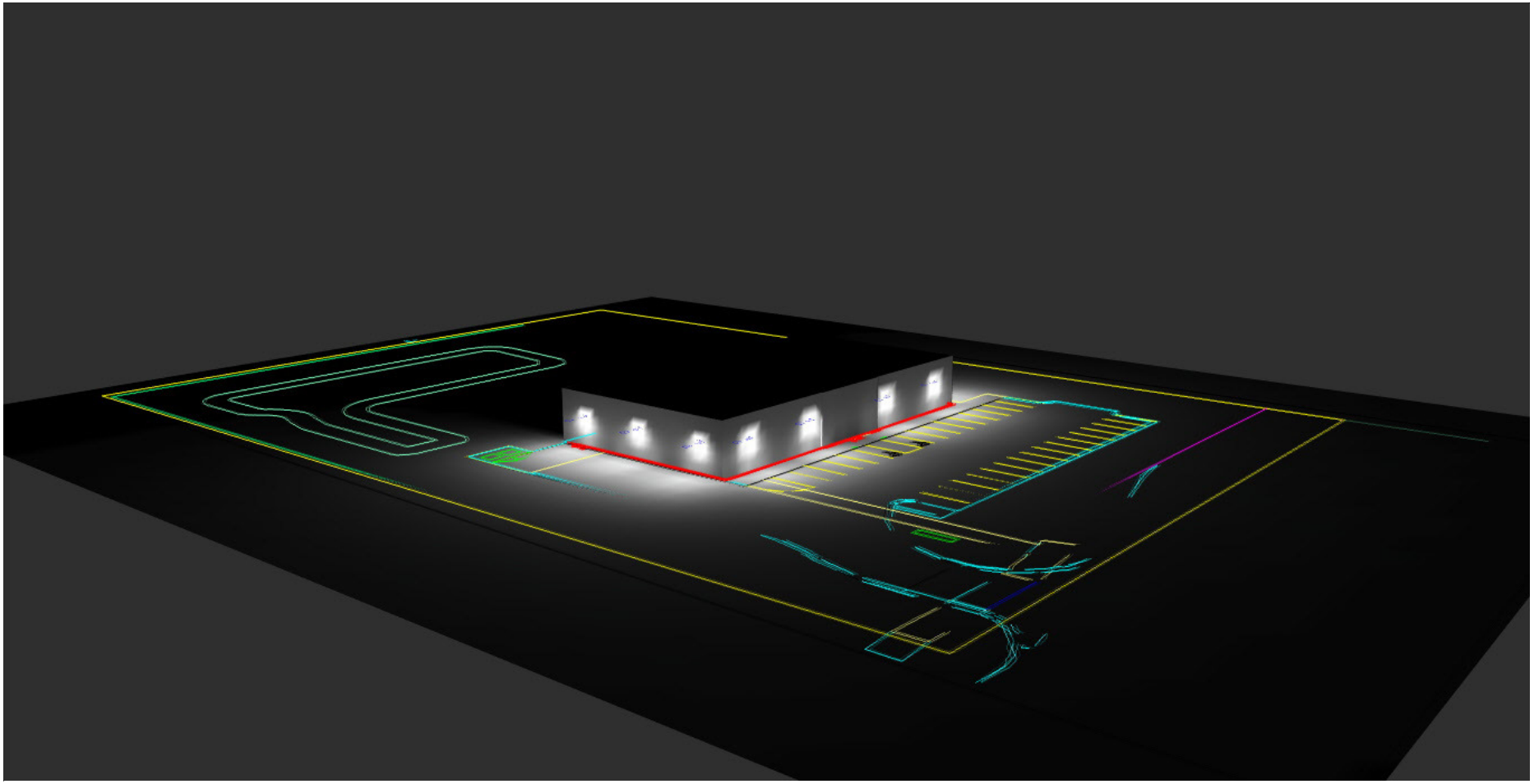


Project name: Dollar General Allendale MI 25352 Lighting Layout	**NLES - INC.**
Prepared for: Mitten State Engineering	N8874 Fire Lane 1 Menasha, WI 54952 PH 920-840-6054 / FAX 920-840-6424 www.nlesinc.com
Prepared by: Brent M. Finley, LC	



Project name: Dollar General Allendale MI 25352 Lighting Layout Prepared for: Mitten State Engineering Prepared by: Brent M. Finley, LC	**NLES - INC.** N8874 Fire Lane 1 Menasha, WI 54952 PH 920-840-6054 / FAX 920-840-6424 www.nlesinc.com



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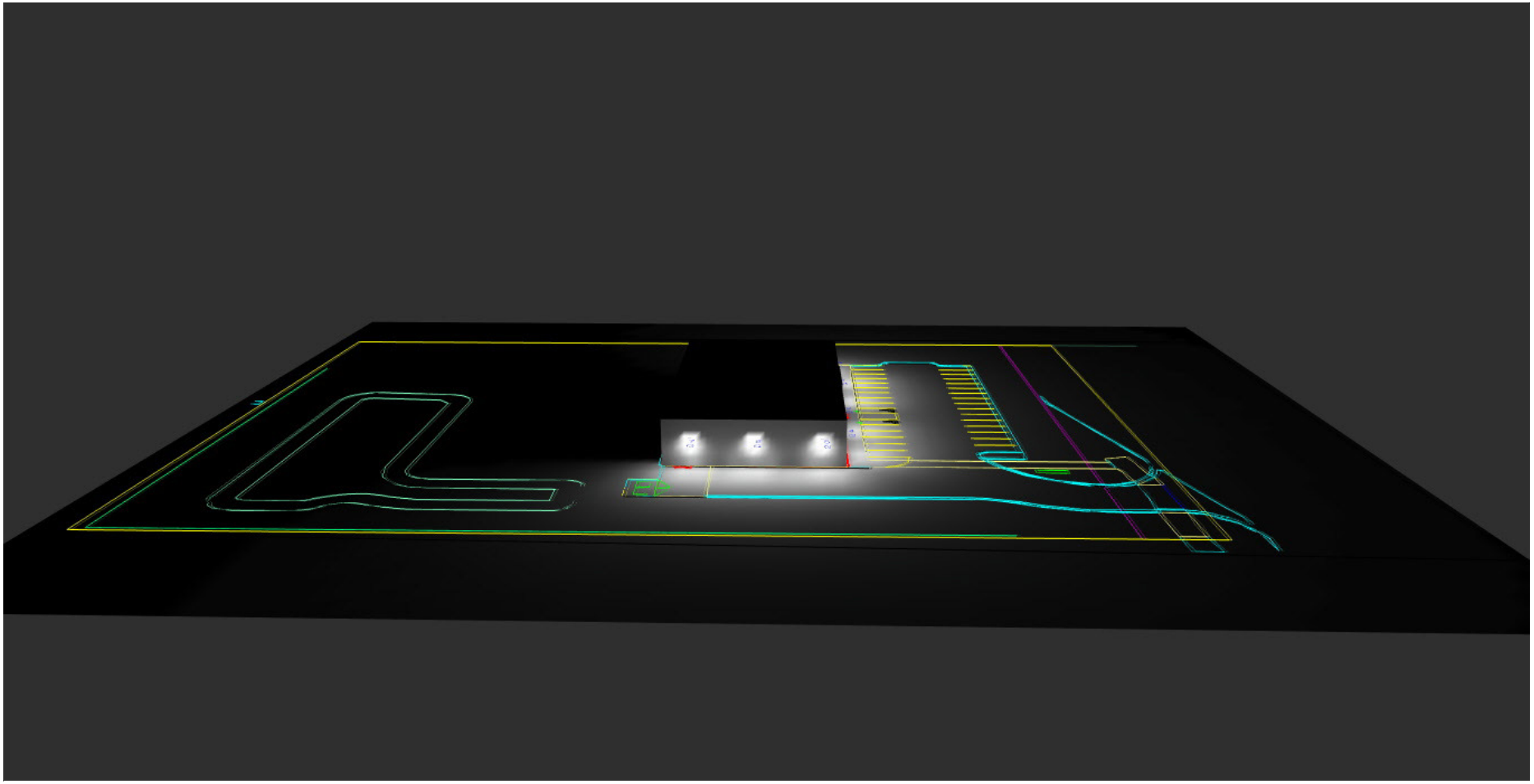

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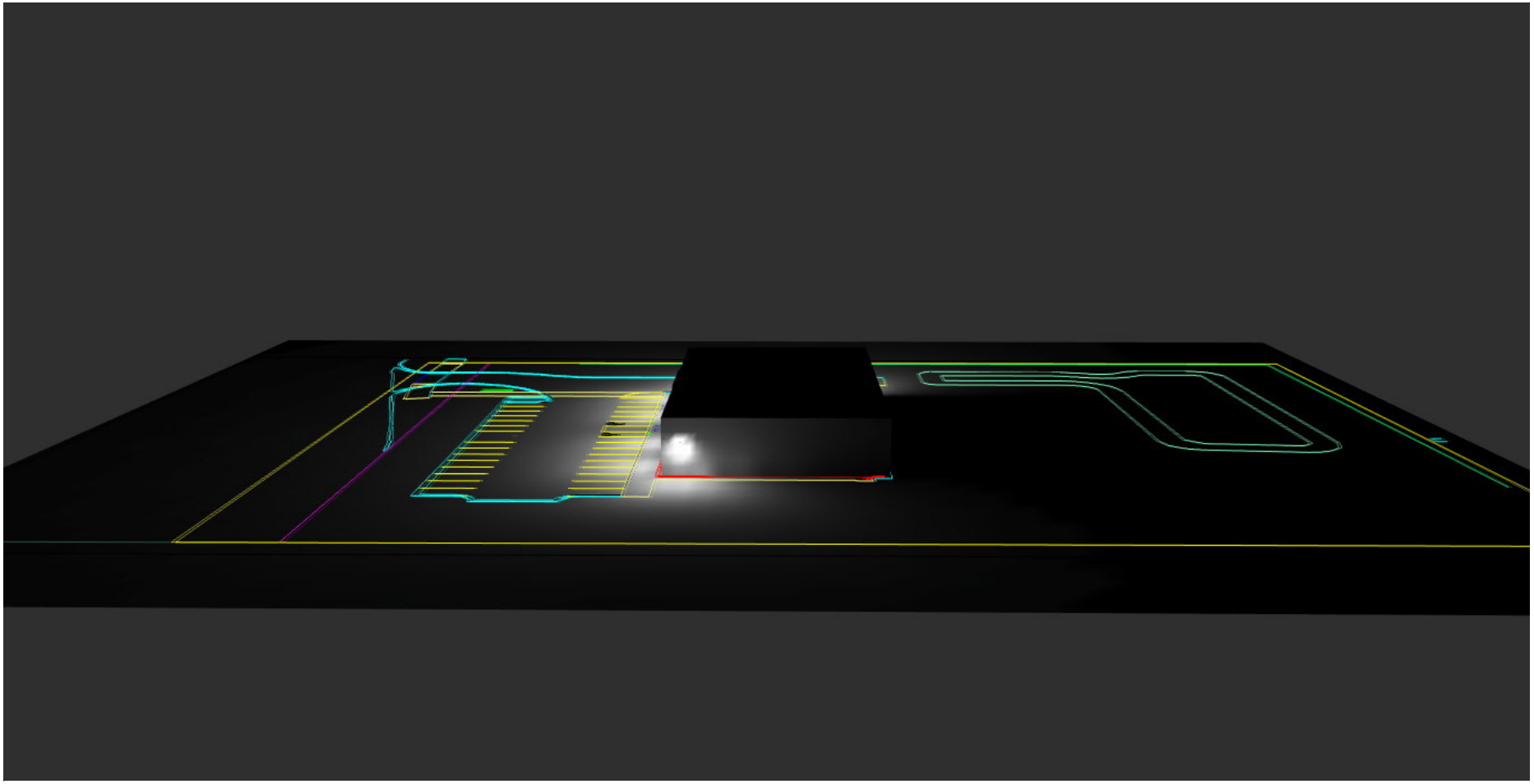

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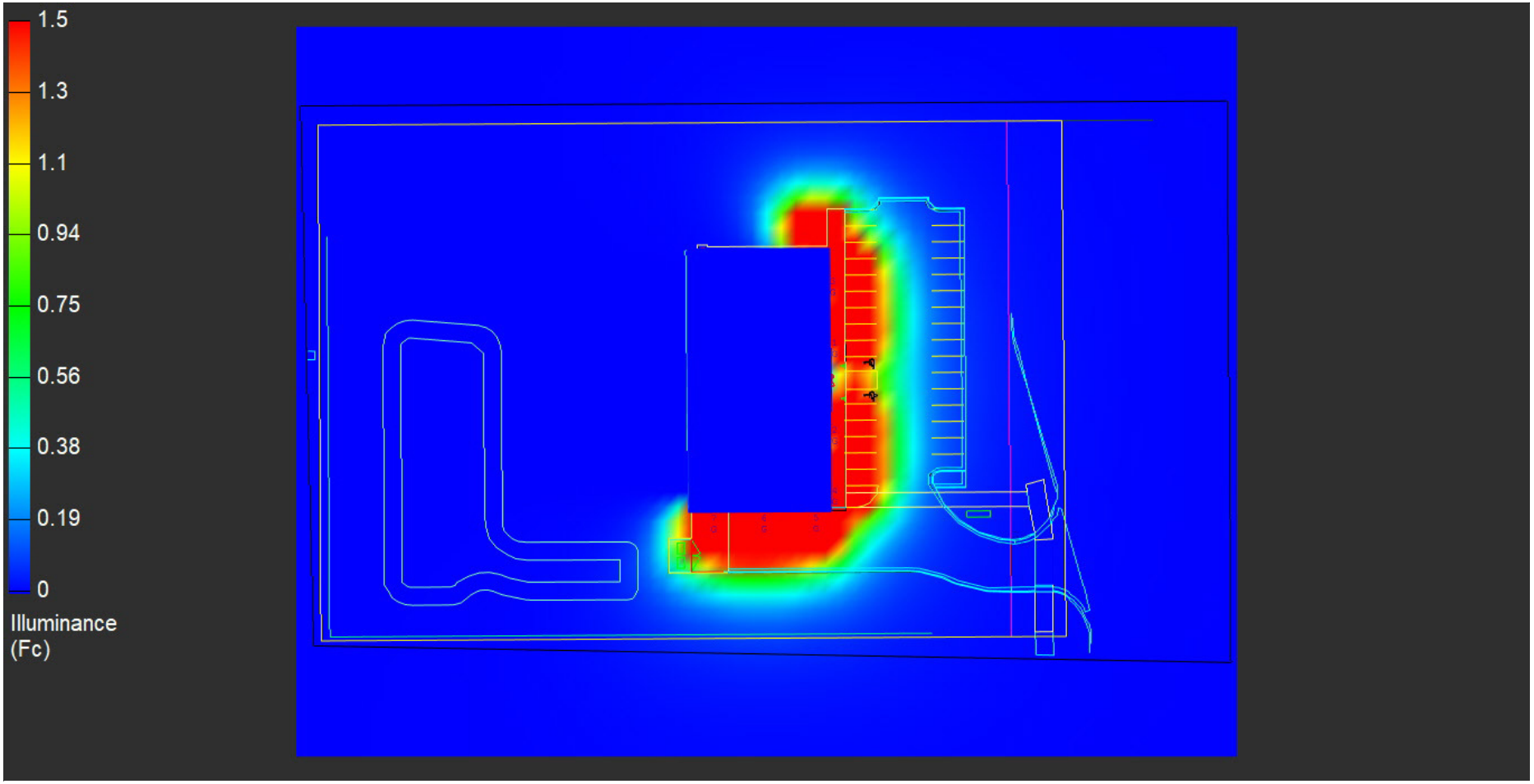

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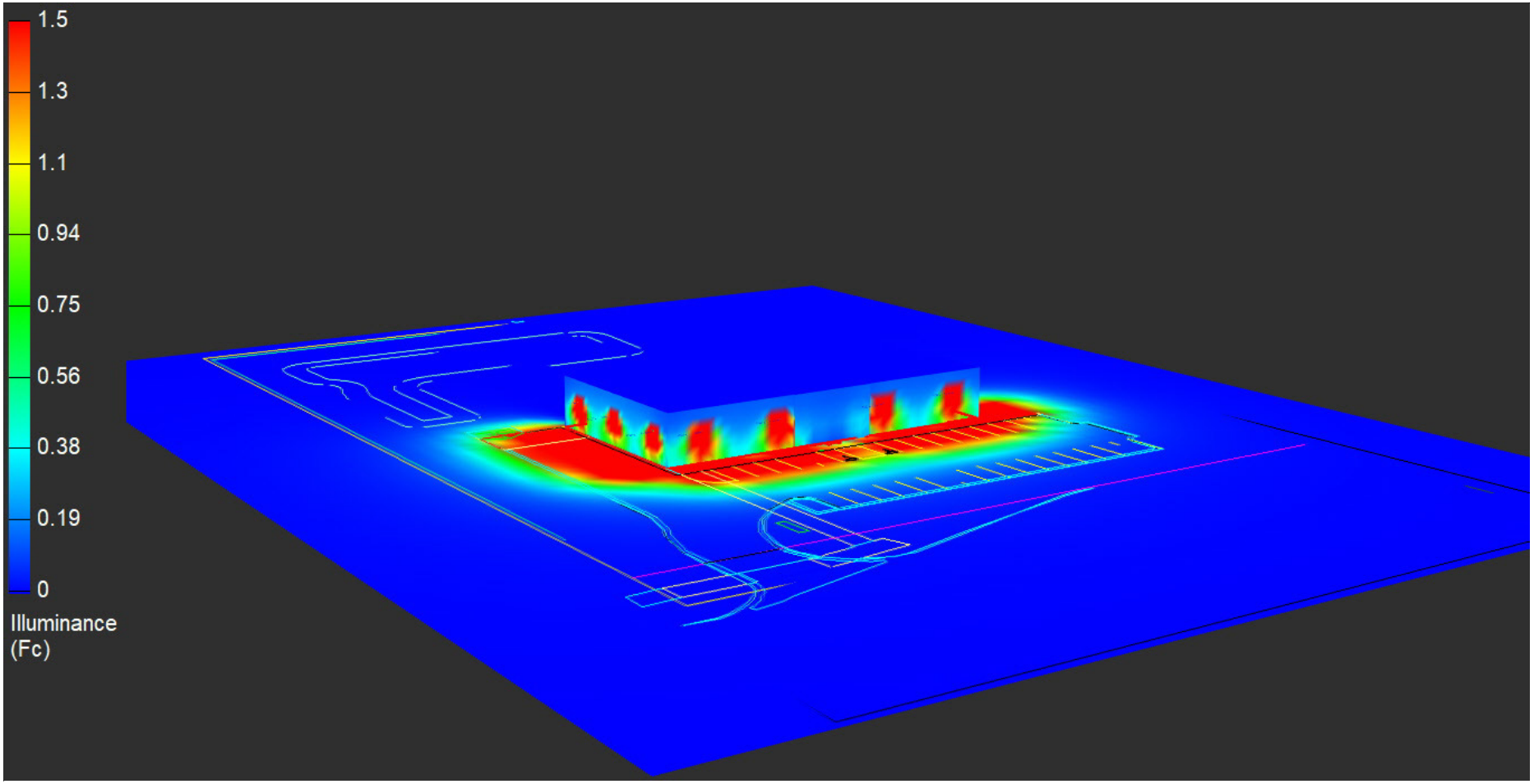

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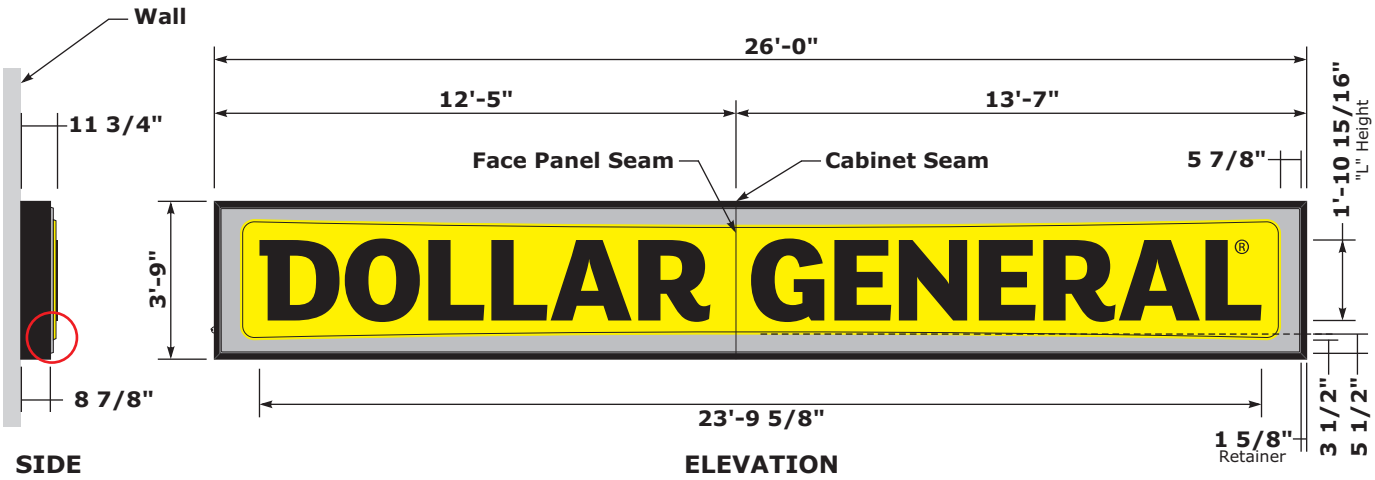
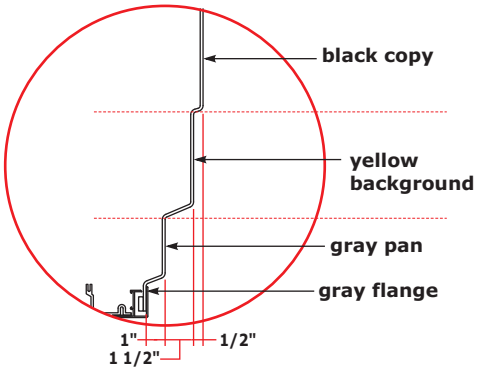
DOLLAR GENERAL®

3'-9" x 26'-0" WALL CABINET



.150" clear UV polycarbonate (Spartech) pan formed face with Black copy over Spraylat C8-2633 Yellow on PMS Cool Gray 5 background. Cabinet to be painted Semi-Gloss Black.



FACE EMBOSSMENT DETAIL

SQUARE FOOTAGE
ACTUAL
97.50 sq. ft.

COLOR SPECIFICATIONS	
Yellow:	match Spraylat C8-2633
Brushed Aluminum:	match Spraylat FM-171
Black (Copy):	match Spraylat Black
Semi-Gloss Black (Metal):	match Black Polyurethane
Cool Gray:	match PMS Cool Gray 5
Rock Bottom Gray:	match Sherwin Williams SW7062
Green:	match PMS 368C

DOLLAR GENERAL®

File Name: Dollar General Cutsheets 2013

Project #: 13-0181

Page 11 of 33

Date: 08/30/2013

Approved By:

LINK ENGINEERING LLC

135 South David Lane
Knoxville, TN 37922
Office: 865-539-4001
Fax: 865-539-0851
www.linkengr.com

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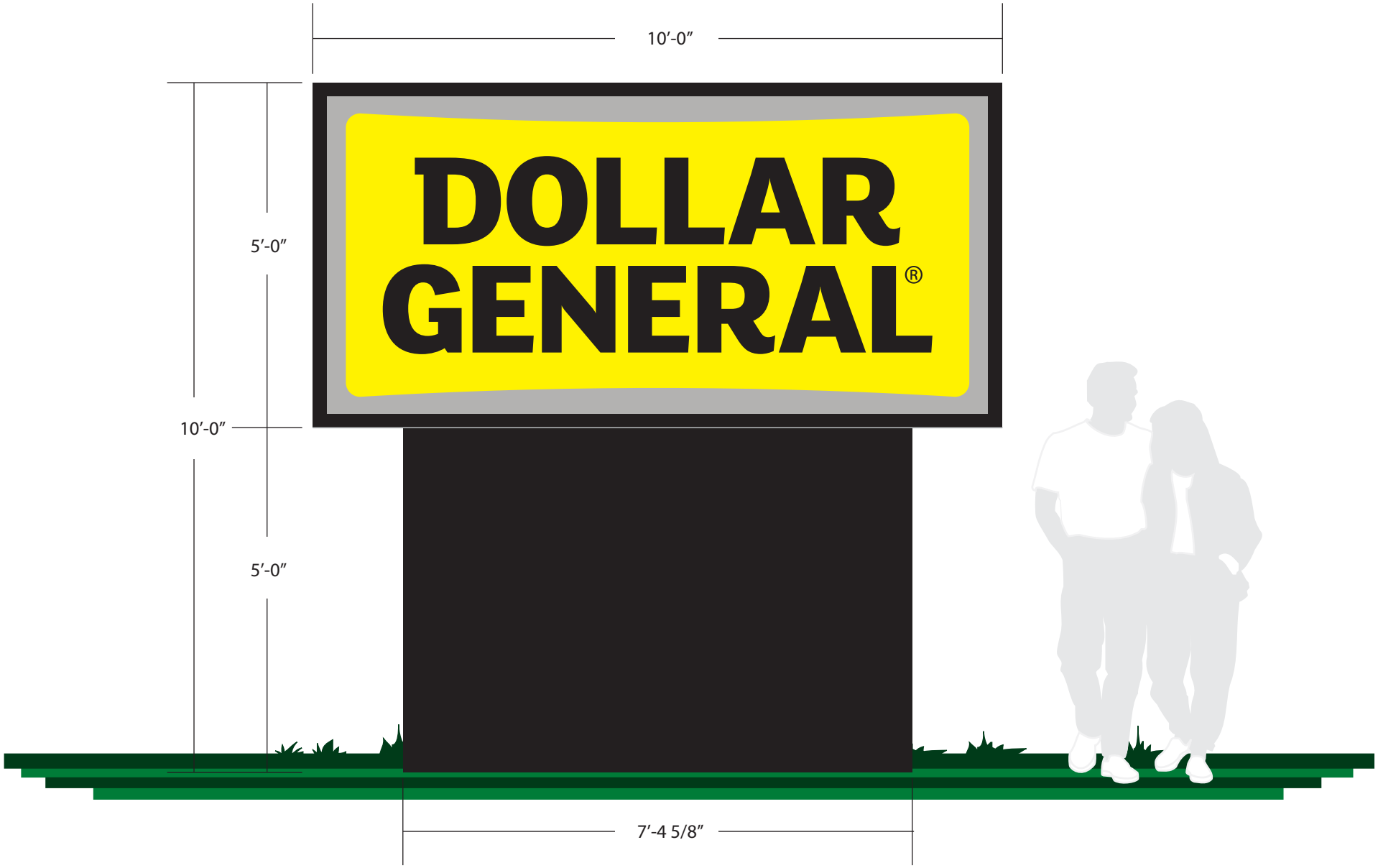
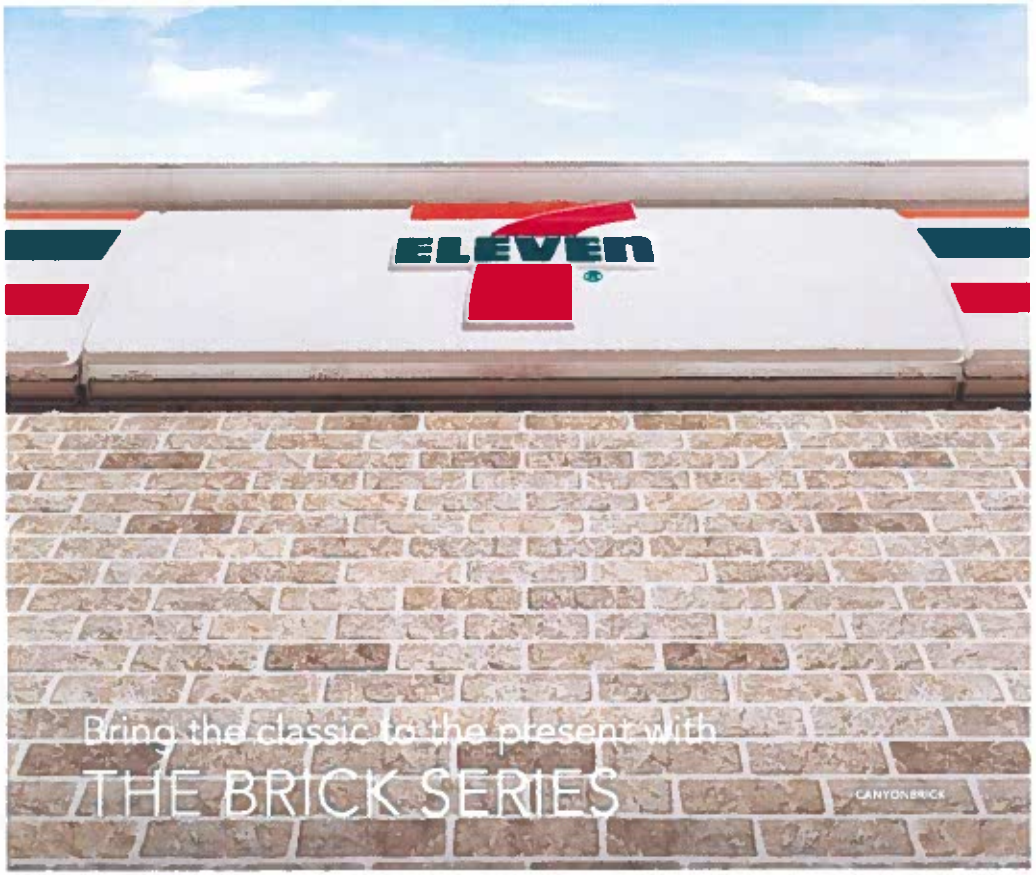


Everbrite

DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.
These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: Dollar General	Description: M50 @ 10’ OAH	Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.
Project No: 298739 / Scale: 1/2”=1’-0”		Please read carefully, check appropriate box and fax back to Everbrite: ☐ Sketch OK as is ☐ New sketch required
Date: 5/16/16 / Drawn By: DB	Revised:	SIGNATURE / DATE
Location & Site No:	Revised:	



Get a timeless brick finish without the traditional hassle.

The slight variations in color, the stately good looks, the grout lines — it's all there in the Nichiha Brick Series. Thanks to a proprietary multi-layered coating process, the beauty of brick is built to last in these fiber cement panels. With five finishes, you have the freedom to create the brick building of your choice without the extra cost or hassle. These panels really do have it all; however, we did leave out the tons of weight and the extra time required to see your project to completion. We figured they wouldn't be missed.

VINTAGEBRICK™

ALEXANDRIA BUFF

WHITE WASH

VINTAGEBRICK™ SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)
THICKNESS (ACTUAL MM)	3/4" (18MM)
WEIGHT (LBS. PER PANEL)	39.6
WEIGHT (LBS. PER SQ. FT.)	4.4
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 (17.76 SQ. FT.)

PLYMOUTHBRICK™

CRIMSON

Get the classic look of kiln-fired brick with the modern strength of PlymouthBrick panels.

PLYMOUTHBRICK™ SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	35.2
WEIGHT (LBS. PER SQ. FT.)	3.9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 (17.76 SQ. FT.)

CANYONBRICK™

SHALE BROWN

CANYONBRICK™ SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	35.2
WEIGHT (LBS. PER SQ. FT.)	3.9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 (17.76 SQ. FT.)

MODERNBRICK™

MIDNIGHT

MODERNBRICK™ SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	36.6
WEIGHT (LBS. PER SQ. FT.)	4.1
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 (17.76 SQ. FT.)

VINTAGEBRICK

VINTAGEBRICK | VINTAGEWOOD | EMPIREBLOCK

SP Cool Coatings

This cool silicone-polyester paint system utilizes a two-coat system that offers superior quality and durability.

NUCOR BUILDING SYSTEMS
a NUCOR® company

Polar White †	IR .67 SRI 81
Sandstone †	IR .59 SRI 69
Fox Gray †	IR .51 SRI 58
Sagebrush Tan †	IR .51 SRI 59
Brick Red †	IR .38 SRI 40
Aztec Blue †	IR .27 SRI 26
Forest Green †	IR .27 SRI 25
Burnished Slate †	IR .32 SRI 32
Galvalume *†	IR .77 SRI 72

• Non-Stock Color: Extended lead times may apply. * The Galvalume coating process is likely to result in variances in spangle (size, number, and reflection) from coil to coil which may result in noticeable shade variations. Galvalume is also subject to variable weathering and may appear to have different shades due to weathering characteristics. These shade variations are not cause for rejection. † ENERGY STAR® Qualified Color. All SP colors have a 25-year finish warranty. Colors shown closely approximate actual coating colors. These colors utilize Cool Coating Technology. The term "TBS" on the Order Document refers to "To Be Selected" from standard SP colors as shown on this chart.

ENERGY STAR

SP Cool Coatings

Product Specifications

a NUCOR® company

Solar Reflectance, Thermal Emittance and Solar Reflectance Index (SRI)

Solar Reflectance

To be considered "cool," products must have a Solar Reflectance of at least .25. Solar Reflectance is the fraction of the total solar energy that is reflected away from a surface.

Thermal Emittance

Thermal Emittance is the measure of a panel's ability to release heat that it has absorbed.

Solar Reflectance Index (SRI)

Put Solar Reflectance and Thermal Emittance together and you get the Solar Reflectance Index (SRI). SRI is calculated by using the values of solar reflectance, thermal emittance and a medium wind coefficient. The higher the SRI value, the lower its surface temperature and consequently, the heat gain into the building. Metal roofs coated with SP Cool Coatings achieve an SRI of 25-81, depending on the color.

Conventional roof surfaces have low reflectance (0.05 to 0.25) and high thermal emittance (typically over .85). Roof panels with both high reflectance and high emittance can reduce the surface temperature by as much as 30-50% based on color and geographic location, which will result in a reduced heat gain to the building, therefore reducing the energy demand.

GALVALUME® is a registered trademark of BIEC International Inc., and some of its licensed producers.

SP COOL PANEL COLORS

SP Cool Color	Initial Solar Reflectance (IR)	Initial Thermal Emittance	Solar Reflectance Index (SRI)
Polar White	.67	0.83	81
Sandstone	.59	0.84	69
Fox Gray	.51	0.85	58
Sagebrush Tan	.51	0.85	59
Brick Red	.38	0.85	40
Aztec Blue	.27	0.85	26
Forest Green	.27	0.83	25
Burnished Slate	.32	0.85	32
Galvalume®	.77	0.08	72

SP COOL TECHNICAL INFORMATION

Test	Test Methods	Performance
Dry Film Thickness	ASTM D1005	0.15 - 0.30 mil primer 0.70 - 0.90 mil topcoat
Gloss	ASTM D523 @ 60°	10 - 80+
Solar Reflectance	ASTM E903, ASTM E1918 Using portable reflectometer	0.25 (25%) min.
Emissivity	ASTM C1371, ASTM E408	0.80 (80%) min.
Pencil Hardness	ASTM D3363	F min.
Flexibility	T-Bend, ASTM D4145	2 T-bend, No pick off
Adhesion	ASTM D3359	1.5 x metal thickness, No adhesion loss
Reverse Impact	ASTM D2794	2 x gauge or 80 lbs.
Abrasion, Falling Sand	ASTM D968	25 - 40 l/mil
Mortar Resistance	ASTM C267	No effect
Detergent Resistance	ASTM D2248 3% detergent @ 100°F (72 hrs.)	No effect
Acid Resistance	ASTM D1308 10% muriatic acid - 15 min. 20% sulfuric acid - 24 hrs.	No effect No effect
Acid Rain Test	Kesternich SO2, DIN 50018	10 cycles min. No objectionable color change
Alkali Resistance	ASTM D1308 10% , 20% NaOH, 1 hr.	No effect
Salt Spray Resistance	ASTM B117 5% salt fog @ 95°F	Passes 1000 hrs.
Humidity Resistance	ASTM D714, ASTM D2247 100% relative humidity @ 95°F	Passes 1000 hrs. No blisters, cracks or peeling
Exterior Exposure	ASTM D2244, ASTM D4214 10 yrs. @ 45°F, South Florida	Max. 5 fade Max. 8 chalk

1 0 0 Mission Ridge
Goodlettsville, TN 3 7 0 7 2
6 1 5 . 8 5 5 . 4 0 0 0

www.dollargeneral.com

Kelli McGovern
Allendale Charter Township
6676 Lake Michigan Drive
Allendale, MI 49401

November 6, 2023

Re: Parking Requirements at the proposed Dollar General

Dear Ms. McGovern,

Through the years, Dollar General has refined the design criteria for new store development. With over 19,000 stores in productive operation, we have gathered significant data.

One area which we are balancing between is customer need is parking requirements and accessibility for our build-to-suit locations. Our stores average 15 to 20 transactions per hour. We have estimated and confirmed that 34 spaces will accommodate the customer flow rate that our business generates. This standard has also been sufficient for traffic generated at the peak seasonal levels.

Thank you for your consideration and feel free to contact me with any other questions you may have.

Sincerely,

Tom Arndts – PMI

Dollar General Corporation
Senior Construction Manager
Northeast Atlantic Region - CT,RI,MA,ME,NH,VT,MI,KY,TN,WV,&SC
tarndts@dollargeneral.com
Cell: 586-524-1792
Office: 615-855-5310

NOTICE OF AUTHORIZATION

Permit Number: WRP039068 v. 1 **Date Issued: October 26, 2023**
Site Name: 70-10955 48th Ave-Allendale **Expiration Date: October 26, 2028**

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

- ☐ Part 31, Floodplain Regulatory Authority of the Water Resources Protection.
- ☐ Part 301, Inland Lakes and Streams.
- ☒ Part 303, Wetlands Protection.
- ☐ Part 315, Dam Safety.
- ☐ Part 323, Shorelands Protection and Management.
- ☐ Part 325, Great Lakes Submerged Lands.
- ☐ Part 353, Sand Dunes Protection and Management.

Authorized activity:

Permanently impact 0.11 acres of emergent wetland to construct building and parking area and temporarily impact 0.02 acres of emergent wetland to install storm sewer. All work shall be completed in accordance with the attached plans and the specifications of this permit.

To be conducted at property located in: Ottawa County, Waterbody: Unnamed Wetland
Section 25, Town 07N, Range 14W, Allendale Township

Permittee:
Peter Oleszczuk
1435 Fulton Ave FL 2
Grand Haven, MI 49417

Abigail Richmond
Grand Rapids District Office
Water Resources Division
616-260-7328

This notice must be displayed at the site of work.
Laminating this notice or utilizing sheet protectors is recommended.
Please refer to the above permit number with any questions or concerns.

EGLE
WRP039068 v1.0
Approved
Issued On:10/26/2023
Expires On:10/26/2028

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
WATER RESOURCES DIVISION
PERMIT

Issued To:

Peter Oleszczuk
1435 Fulton Ave FL 2
Grand Haven, MI 49417

Permit No: WRP039068 v.1
Submission No.: HPS-SXDC-G9JHP
Site Name: 70-10955 48th Ave-Allendale
Issued: October 26, 2023
Revised:
Expires: October 26, 2028

This permit is being issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); specifically:

- ☐ **Part 301, Inland Lakes and Streams**
- ☒ **Part 303, Wetlands Protection**
- ☐ **Part 315, Dam Safety**
- ☐ **Part 31, Water Resources Protection (Floodplain Regulatory Authority)**
- ☐ **Part 323, Shorelands Protection and Management**
- ☐ **Part 325, Great Lakes Submerged Lands**
- ☐ **Part 353, Sand Dunes Protection and Management**

EGLE certifies that the activities authorized under this permit are in compliance with the State Coastal Zone Management Program and certifies without conditions under the Federal Clean Water Act, Section 401 that the discharge from the activities authorized under this permit will comply with Michigan's water quality requirements in Part 31, Water Resources Protection, of the NREPA and associated administrative rules, where applicable.

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Authorized Activity:

Permanently impact 0.11 acres of emergent wetland to construct building and parking area and temporarily impact 0.02 acres of emergent wetland to install storm sewer. All work shall be completed in accordance with the attached plans and the terms and conditions of this permit.

Waterbody Affected: Unnamed Wetland
Property Location: Ottawa County, Allendale Township,
Town/Range/Section 07N/14W/25,
Property Tax No. 70 09 25 200 013

EGLE
WRP039068 v1.0
Approved
Issued On:10/26/2023
Expires On:10/26/2028

Authority granted by this permit is subject to the following limitations:

A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31 of the NREPA.
C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with 2013 PA 174 (Act 174) and comply with each of the requirements of Act 174.
G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.
I. Permittee shall notify EGLE within one week after the completion of the activity authorized by this permit.
J. This permit shall not be assigned or transferred without the written approval of EGLE.
K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31 of the NREPA, and wetlands).
M. In issuing this permit, EGLE has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, EGLE may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the state: (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the state, and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act, 1969 PA 306, as amended, challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, EGLE may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.

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P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from EGLE. Such revision request shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by EGLE prior to being implemented.
Q. This permit may be transferred to another person upon written approval of EGLE. The permittee must submit a written request to EGLE to transfer the permit to the new owner. The new owner must also submit a written request to EGLE to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties that includes all the above information may be provided to EGLE. EGLE will review the request and, if approved, will provide written notification to the new owner.
R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.
S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.
T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA).
U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.
V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the water body are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the Michigan Department of Natural Resources, Fisheries Division.
Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:
    1. Authority granted by this permit does not waive permit or program requirements under Part 91 of the NREPA or the need to acquire applicable permits from the CEA. To locate the Soil Erosion Program Administrator for your county, visit https://www.michigan.gov/egle/about/organization/water-resources/soil-erosion/sesc-overview and select “Soil Erosion and Sedimentation Control Agencies”.
    2. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state, or federal approval or authorization necessary to conduct the activity.
    3. No fill, excess soil, or other material shall be placed in any wetland, floodplain, or surface water area not specifically authorized by this permit, its plans, and specifications.

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Issued On:10/26/2023
Expires On:10/26/2028

4. This permit does not authorize or sanction work that has been completed in violation of applicable federal, state, or local statutes.
5. The permit placard shall be kept posted at the work site in a prominent location at all times for the duration of the project or until permit expiration.
6. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by EGLE, will be for a five-year period beginning on the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.
7. Trench excavation shall be restored to pre-existing grade by backfilling the trench so native soils are replaced in reverse order of excavation, replacing the topsoil at the surface.
8. Prior to the initiation of any permitted construction activity, a sedimentation barrier shall be installed along the entire route of the disturbed wetland area and maintained in good working order until permanent stabilization and re-vegetation of all disturbed areas has occurred. The sedimentation barrier shall be removed after re-vegetation.
9. Construction must be undertaken and completed during the dry period of the wetland, or when frozen.
10. If the area does not dry out or freeze, construction shall be done on equipment mats to prevent compaction of the soil.
11. Upon completion of the project, the disturbed wetland areas shall be restored to the original contour elevation, revegetated and reseeded with species native to Michigan appropriate to the site, and mulched to prevent erosion.
12. This permit is limited to authorizing the construction as specified above and carries with it no assurances or implications that associated wetland or floodplain areas can be developed and serviced by the structures authorized by this permit.
13. No fill, excess soil, or other material shall be placed in any wetland or surface water area not specifically authorized by this permit, its plans, and specifications.

Issued By: Abigail Richmond

Abigail Richmond
Grand Rapids District Office
Water Resources Division
616-260-7328

EGLE
WRP039068 v1.0
Approved
Issued On:10/26/2023
Expires On:10/26/2028

THIS PERMIT MUST BE SIGNED BY THE PERMITTEE TO BE VALID.

I hereby assure that I have read, am familiar with, and agree to adhere to the terms and conditions of this permit.

_____ _____

Permittee Signature Date

cc: Allendale Township Clerk
Ottawa County Drain Commissioner
Ottawa County Clerk

EGLE
WRP039068 v1.0
Approved
Issued On:10/26/2023
Expires On:10/26/2028

December 22, 2023

Allendale Charter Township
Planning Commission
6676 Lake Michigan Dr
Allendale, MI 49401

Re: 10955 48th Street- Dollar General: Site plan review
Ordinance Section 24.06- Standards for Approval
Section A. General Access Requirements

To Whom It May Concern,

Midwest V, LLC is writing to the Planning Commission to ask for your consideration when reviewing the site plan for the proposed development at 10955 48th Street. Section 24.06, section A of the zoning ordinance states, in part, "The Planning Commission shall have the authority to require a frontage road or rear service drive for contiguous parcels along Lake Michigan Drive (M-45) or streets deemed necessary." The section of 48th street under the township jurisdiction begins at Warner Street and extends South to Fillmore Street, throughout that corridor there seems to be only one instance where a situation of shared access occurs at 4755 Lake Michigan Dr.

The development as submitted has a proposed shared access easement on the South property line for connectivity with any future development. The building is placed as far East on the property as allowed to mitigate as much wetland disturbance as possible, shifting the building further West to allow room for a frontage road would result in further impacts to the wetland area. Additionally, the North side of the property is encumbered with additional wetlands and multiple utility easements.

Based on the language in the ordinance, the existing conditions along the 48th Street corridor and limitations of the proposed site we ask the Planning Commission to consider a single shared access easement on the South side of the site.

Sincerely,

Jared DeVoursney

1435 Fulton | Second Floor | Grand Haven, MI 49417 | 616.842.2030

Prepared by and when recorded return to:

Midwest V, LLC
Attn: Scott M. Knowlton
1435 Fulton St., 2nd Floor
Grand Haven, MI 49417

DECLARATION OF EASEMENT

This Declaration of Easement (this "Declaration") is made this _____ day of December, 2023 by MIDWEST V, LLC, a Michigan limited liability company (hereinafter "Grantor"), in favor of the Adjacent Tract (as defined below).

WHEREAS, Grantor is the owner of that certain tract or parcel of land lying and being in Ottawa County, Michigan, being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference (hereinafter referred to as the "DG Tract");

WHEREAS, the DG Tract is adjacent to a parcel of land lying and being in Ottawa County, Michigan, and being more particularly described on Exhibit "B" attached hereto and made a part hereof by this reference (hereinafter referred to as the "Adjacent Tract"; the DG Tract and the Adjacent Tract each being herein sometimes referred to individually as a "Tract" and collectively as the "Tracts");

WHEREAS, to facilitate Grantor's development of the DG Tract, the **Michigan Department of Transportation (the "DOT")** has required that Grantor provide the Adjacent Tract with access rights over the DG Tract in the event that the owner of the Adjacent Tract seeks to develop the Adjacent Tract with a driveway connection to **48th Avenue**;

WHEREAS, Grantor is willing to convey an easement for the benefit of the Adjacent Tract upon the terms and conditions hereinafter set forth.

NOW THEREFORE, for valuable consideration the receipt and sufficiency of which are hereby acknowledged, Grantor hereby declares that the easement area identified and depicted on Exhibit "C" (the "Easement Area") shall be granted to the Adjacent Tract subject to the following easements and restrictions for the purpose of, among other things, assuring access to and from the Tracts for pedestrian and vehicular traffic to the adjacent public highway.

1. Benefited Parties/Binding Effect. The rights, easements and obligations established in this Declaration shall run with the land and be for the benefit of the Tracts and shall run with the land and be binding upon any use of the DG Tract or Adjacent Tract in the event that the Easement Area is utilized for the benefit of a Tract. The owners of the Tracts may delegate the right to use and maintain the easements granted herein to its respective tenants, customers, invitees, employees, agents, contractors and licensees and successors.

2. Easements. The Easement Area is hereby perpetually reserved for the nonexclusive right to ingress and egress for access from the DG Tract and the Adjacent Tract to and from the adjacent public right-of-way by vehicular and pedestrian access, ingress and egress; provided however, that in no event shall the Easement Area be used by construction vehicles accessing a construction project located on the Adjacent Tract. In no event shall the Easement Area be altered or changed in any manner without the written consent of the owner and lessee of the DG Tract.

Each party shall maintain in good order, condition and state of repair, at its sole expense, the portion of the Easement Area, including any driveways, curbing, paving and lighting located therein, that runs over its respective Tract. In the event that the either owner defaults in its obligation to so maintain the Easement Area, then the owner of the other Tract shall have the right to perform such maintenance upon ten (10) days advance written notice on behalf of the owner of the other Tract, and the owner of said tract shall reimburse the owner of the Tract that

performs the repairs within thirty (30) days of receipt of invoice for same. All rights granted in this Section 2 shall also be deemed granted to each Tract owners' successors and tenants/lessees.

Grantor hereby further declares that no party hereto shall at any time erect, construct, or cause to be erected or constructed, any fence, wall, curb or other barrier that would in any manner interfere with or restrict the full and complete use and enjoyment by the owner of the other Tract and its tenants/lessees of the easements granted herein. This Declaration does not dedicate the easements created herein to the general public, nor does this Declaration restrict the use and development of the Tracts except as stated herein. It is the intent of this Declaration to grant a non-exclusive, perpetual easement over the Easement Area without limiting the right of the owners of the Tracts to alter, demolish, redevelop or, subject to the provisions of this Paragraph 2, improve the remainder of each Tract unless expressly stated herein to the contrary.

3. Restrictions on the Use of the Easement Area. The Easement Area shall not be used to access any property that is leased, rented or otherwise used or occupied for conducting business as a Family Dollar Store, Bill's Dollar Store, Dollar Tree, Dollar Zone, Variety Wholesale, Ninety-Nine Cents Only, Deals, Bonus Dollar, Maxway, Super Ten, Planet Dollar, Big Lots, Walgreens, CVS, Rite Aid, or any Wal-Mart concept including but not limited to Super Wal-Mart, Wal-Mart, Wal-Mart Neighborhood Market, or Walmart Express. Further, the Easement Area shall not be used to access any property that is leased, rented or otherwise used or occupied for any of the following: (a) for any unlawful purpose or in any way which would constitute a legal nuisance to an adjoining owner or occupant; (b) as a discotheque, dance hall or night club; (c) as a massage parlor; (d) funeral parlor; (e) bingo parlor; (f) car wash; (g) any use which emits a strong, unusual, offensive of obnoxious odor, fumes, dust or vapors, or any sound which can be heard outside of any buildings on the DG Tract or Adjacent Tract, except that any usual paging system be allowed; (h) any assembling, manufacturing, distilling, refining, smelting, agricultural, or mining operation; (i) any "second hand" store or liquidation outlet; (j) any mobile home park, trailer court, labor camp, junk yard, recycling facility or stock yard; (k) any dumping, disposing, incineration or reduction of garbage (exclusive of garbage compactors located near the rear of any building); (l) any dry cleaners performing on-site cleaning services; (m) any automobile, truck, trailer or recreational vehicles sales, leasing, storage, display or body shop repair operation; (n) any living quarters, sleeping apartments or lodging rooms; (o) any veterinary hospital or animal raising facilities (except this provision shall not prohibit pet shops and shall not prohibit the provision of veterinary services in connection with pet shops or pet supplies business); (p) any establishment selling or exhibiting paraphernalia for use with illicit drugs, and establishment selling or exhibiting materials or devices which are adjudicated to be pornographic by a court of competent jurisdiction, and any adult bookstore, adult video store or adult movie theater; (q) any bar or tavern; provided, however, a bar within a restaurant shall be permitted; (r) any pool or billiard hall, gun range or shooting gallery, or amusement or video arcade; (s) any use which creates fire, explosives or other hazards; and (t) facilities for the use of treating addiction including but not limited to inpatient or outpatient substance abuse treatment facilities, pharmacological treatment facilities, safe injection sites and methadone maintenance therapy or clinics.

4. Manner of Performing Work. Whenever a party shall perform any construction, maintenance, repairs or replacements in the Easement Area or as otherwise permitted herein, such work shall be done expeditiously and in a good and workmanlike manner and in accordance with all applicable laws, codes, rules, statutes and regulations of governmental authorities having jurisdiction thereof. Such work shall be carried out in such manner so as to cause the least amount of disruption to any business operations being conducted on the surrounding land as is reasonably practicable.

5. Insurance and Indemnification. Any party using the Easement Area shall maintain or cause to be maintained in full force and effect commercial general liability insurance with respect to such activities with a combined single limit of liability of not less than One Million Dollars ($1,000,000.00) for bodily injury to or personal injury or death of any person and consequential damages arising therefrom, and for property damage arising out of any one occurrence, and with minimum excess or umbrella policy limits in commercially reasonable amounts per occurrence insuring against personal injury, bodily injury and property damage, and the other party shall be an additional insured under such policy. Such insurance shall be procured from a company licensed in the State of Michigan. Such insurance shall provide that it

shall not be cancelable without thirty (30) days prior, written notice to additional insureds. Upon request, each party shall provide a certificate of such insurance coverage to the other. The owner of the DG Tract shall indemnify and hold the owner of the Adjacent Tract harmless from and against any and all loss, cost, damage, liability or expense (including reasonable attorneys' fees actually incurred and court costs) incurred by the owner of the Adjacent Tract in connection with the exercise by the owner of the DG Tract of the easements and rights created herein, except to the extent caused by the negligence or willful act of the owner of the Adjacent Tract, its employees, tenants, contractors, agents or licensees. The owner of the Adjacent Tract shall indemnify and hold the owner of the DG Tract harmless from and against any and all loss, cost, damage, liability or expense (including reasonable attorneys' fees actually incurred and court costs) ever incurred by the owner of the DG Tract in connection with the exercise by the owner of the Adjacent Tract of its easements and rights created herein, except to the extent caused by the negligence or willful act of the owner of the DG Tract, its employees, tenants, contractors, agents or licensees.

6. Duration. The provisions of this Agreement shall run with and bind the land described herein and shall be and remain in effect perpetually to the extent permitted by law.

7. Miscellaneous. This Declaration shall be governed in accordance with the laws of the State of Michigan. The paragraph headings in this Declaration are for convenience only, shall in no way define or limit the scope or content of this Declaration, and shall not be considered in any construction or interpretation of this Declaration or any part hereof. Nothing in this Declaration shall be construed to make the parties hereto partners or joint venturers. No party hereto shall be obligated to take any action to enforce the terms of this Declaration or to exercise any easement, right, power, privilege or remedy granted hereunder. This Declaration may be amended, modified or terminated only in writing, executed and acknowledged by all parties owning an interest in the DG Tract and the Easement Area, and only with evidence of consent of Dollar General Corporation, so long as it, its affiliates, successors, assigns or assignees is leasing or otherwise occupying all or any portion of the dg Tract. Time is of the essence of this Declaration.

SIGNATURES APPEAR ON FOLLOWING PAGES

IN WITNESS WHEREOF, Grantor has set its hand and seal as of the day, month and year first above written

MIDWEST V, LLC, a Michigan limited liability company

By: _____
Name: Scott M. Knowlton
Its: Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF ______)

Acknowledged before me on this ____ day of _____, 2023, by Scott M. Knowlton, the Manager of Midwest V, LLC, a Michigan limited liability company, on behalf of the limited liability company.

_____
[signature]
Name: _____
Notary Public, _____County, MI
Acting in _____ County, MI
My Commission expires: _____

EXHIBIT "A"

Legal Description of DG Tract

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWN 7 NORTH, RANGE 14 WEST, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00° 21' 21" EAST ON THE EAST LINE OF SAID SECTION 1370.00 FEET; THENCE SOUTH 89° 38' 39" WEST PERPENDICULAR TO SAID EAST SECTION LINE 50.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 00° 21' 21" EAST PARALLEL WITH SAID EAST SECTION LINE 284.09 FEET; THENCE SOUTH 89° 38' 39" WEST PERPENDICULAR TO SAID EAST SECTION LINE 410.00 FEET; THENCE NORTH 00° 21' 21" WEST PARALLEL WITH SAID EAST SECTION LINE 284.09 FEET; THENCE NORTH 89° 38' 39" EAST PERPENDICULAR TO SAID EAST SECTION LINE 410.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.67 ACRES, MORE OR LESS.

EXHIBIT "B"

Legal Description of Adjacent Tract

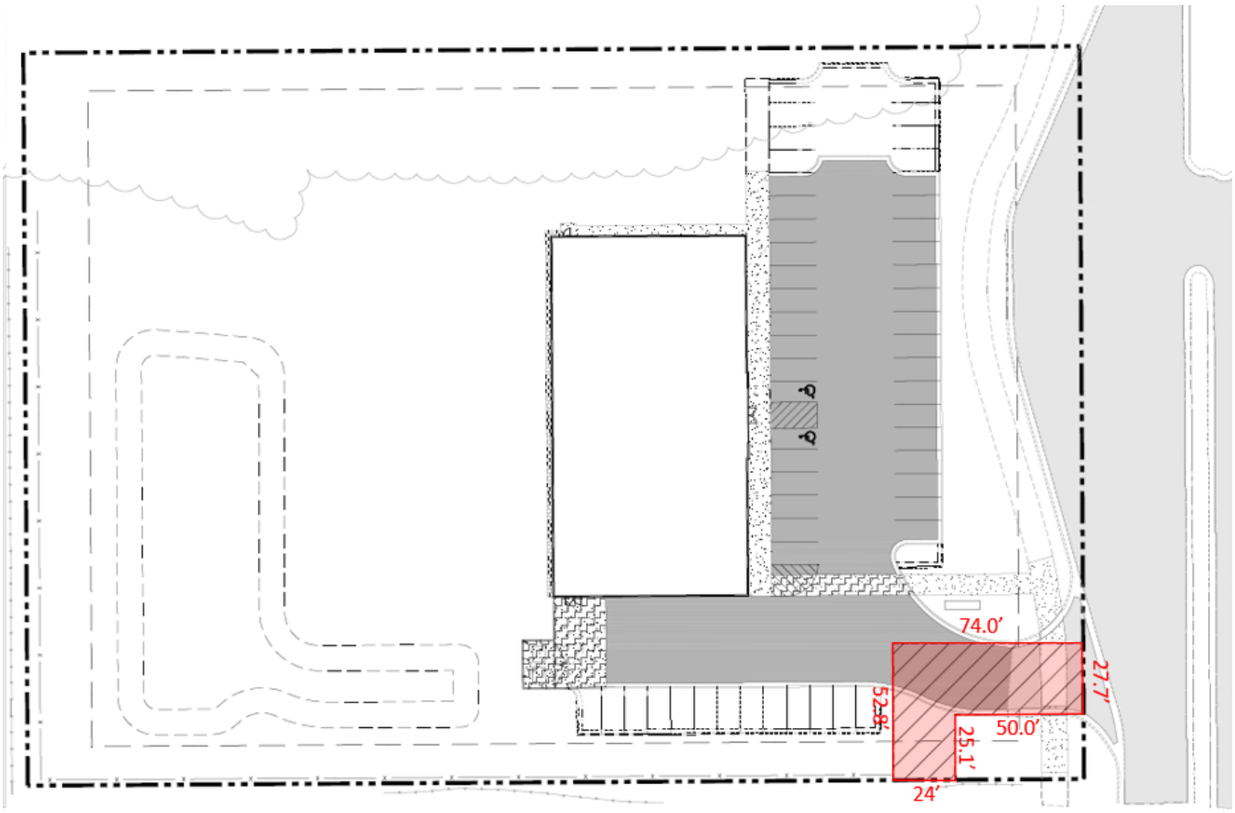
THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 14 WEST, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT NORTH 88 DEGREES 30 MINUTES 24 SECONDS WEST 350.02 FEET, NORTH 0 DEGREES 05 MINUTES 20 SECONDS WEST 33 FEET, SOUTH 88 DEGREES 30 MINUTES 24 SECONDS EAST 300.05 FEET, AND NORTH 0 DEGREES 0 MINUTES 22 SECONDS WEST 677.48 FEET FROM THE EAST 1/4 CORNER; THENCE NORTH 89 DEGREES 15 MINUTES 22 SECONDS WEST 410.05 FEET, NORTH 0 DEGREES 0 MINUTES 22 SECONDS WEST 275 FEET, NORTH 89 DEGREES 59 MINUTES 38 SECONDS EAST 410.01 FEET, AND SOUTH 0 DEGREES 0 MINUTES 22 SECONDS EAST 280.36 FEET TO THE POINT OF BEGINNING. CONTAINING 2.61 ACRES.

For Reference Purposes:

Commonly Known As - 10929 48TH Avenue, Allendale, MI 49401
Tax Parcel Number - 70-09-25-200-067
Tax Description - PART OF NE 1/4 COM N 88D 30M 24S W 350.02 FT, N 0D 05M 20S W 33 FT, S 88D 30M 24S E 300.05 FT & N 0D 0M 22S W 677.48 FT FROM E 1/4 COR, N 89D 15M 22S W 410.05 FT, N 0D 0M 22S W 275 FT, N 89D 59M 38S E 410.01 FT, TH S 0D 0M 22S E 280.36 FT TO BEG. SEC 25 T7N R14W 2.61 AC.

EXHIBIT "C"

Depiction of Easement Area



Closing on or before 5/1/2023

REAL ESTATE PURCHASE AGREEMENT

This Real Estate Purchase Agreement ("**Agreement**") is made as of the Acceptance Date (defined below) by and between **48th Student Housing LLC** ("**Seller**"), and **MIDWEST V, LLC**, a Michigan limited liability company, or its nominee or assignee ("**Buyer**"). Each of the Seller and Buyer are sometimes referred to in this Agreement as a "**Party**," and collectively as the "**Parties**." For purposes of this Agreement, the "**Acceptance Date**" shall be that day upon which this Agreement has been both (a) fully executed by Buyer and Seller, and (b) delivered to Buyer. In the event Buyer is purchasing a portion of a larger parcel, Buyer and Seller acknowledge and agree that the exact dimensions and acreage of the Property will be defined by a Buyer-commissioned survey to be completed after the Acceptance Date.

1. **Property**. Seller owns and desires to sell to Buyer, and Buyer desires to purchase from Seller, approximately **2.68 acres +/-** of real property located at **10955 48th Ave Allendale MI, 49401**, identified as Tax Parcel Number **70-09-25-200-013**, as generally depicted on **Exhibit A** attached to and made a part of this Agreement, together with all improvements now located on or in such real property and all rights (including division rights and development rights), privileges, licenses, and easements appurtenant or belonging to such real property (collectively, "**Property**"), on the terms and subject to the conditions contained in this Agreement.

2. **Purchase Price; Deposit**. The purchase price for the Property shall be **Two Hundred Eighty Thousand Dollars and 00/100 ($280,000.00)** ("**Purchase Price**"). Earnest money of **$10,000.00** ("**Deposit**") will be deposited with Transnation Title Agency of Michigan - Lakeshore Division, 570 Seminole, Ste. 102, Muskegon, MI 49444, Phone (231) 737-9111 / Fax (231) 737-7304 ("**Escrow Agent**") within fourteen (14) business days after the Acceptance Date, and will be applied toward the Purchase Price at the Closing (defined below).

3. **Title Defects**.

(a) Within thirty (30) days after the Acceptance Date, Buyer will order from Escrow Agent a commitment for an owner's policy of title insurance (without standard exceptions and with such endorsements as Buyer shall reasonably require) with respect to the Property ("**Commitment**"). The Commitment shall be in a form satisfactory to Buyer and shall commit to insure good and marketable title in fee simple, free and clear of all liens, encumbrances, easements, conditions, restrictions, or other matters except those that are acceptable to Buyer ("**Permitted Exception(s)**").

(b) If an exception to title or other matter that is not acceptable to Buyer appears on the Commitment or any survey of the Property that Buyer obtains (each, a "**Defect**"), Buyer shall give Seller notice of the Defect(s) within thirty (30) days after receipt of the last of both the Commitment and a current survey of the Property. Seller shall have a reasonable period, not to exceed thirty (30) days after notice

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from Buyer ("**Cure Period**"), to (i) remove or cure the Defect(s), (ii) advise Buyer that it will fully cure the Defect(s) prior to Closing to Buyer's satisfaction (in which case Seller shall be obligated to fully cure such Defect(s) prior to Closing to Buyer's satisfaction), or (iii) notify Buyer that it is unable or unwilling to fully cure the Defect(s) at or prior to Closing. In the event Seller provides the notice described in *Subparagraph 3(b)(iii)* above, Buyer shall have the right (but not the obligation) to either (A) accept title to the Property subject to the Defect(s) that Seller was unable or unwilling to fully cure, which shall then become a Permitted Exception, without reduction in the Purchase Price, or (B) cancel and terminate this Agreement and receive a refund of the Deposit. For purposes of clarification, in no event shall an exception that has been removed from the Commitment thereafter be deemed a Permitted Exception. Notwithstanding the forgoing, Seller shall in all circumstances be required to remove (or cause the Escrow Agent to remove) at Closing those exceptions or encumbrances that can be removed by paying an ascertainable sum of money such as mortgages, land contracts, liens, unpaid taxes, and special assessments.

4. **Conveyance**. Seller shall convey the Property to Buyer or its nominee by Warranty Deed ("**Deed**"), in recordable form, subject only to the Permitted Exceptions.

5. **Closing**. The closing of the purchase of the Property (the "Closing") shall be through escrow with Escrow Agent and shall occur on or before **May 1, 2023** ("Closing Deadline"). The Deposit shall be applied to the purchase price at Closing. If Buyer elects, prior to the Closing Deadline, not to proceed with the purchase of the property under this Agreement, Buyer shall be entitled to terminate the Agreement, for any reason or for no reason, by giving notice thereof to Seller, in which event the Deposit shall be returned to Buyer, except as follows:

Days after Acceptance Date	Amount of Deposit Nonrefundable to Buyer
February 1, 2023	$10,000.00

5. **Inspections, Investigations and Survey**. After the Acceptance Date, Buyer and its designated agents, consultants and other representatives may enter the Property, at reasonable times, for the purpose of inspecting and investigating all aspects and conditions of the Property, including, without limitation, making surveys, inspecting the physical condition of the Property, making soil and environmental tests or borings, and conducting such other due diligence of the Property as Buyer may deem necessary or desirable, provided that such inspections and investigations are conducted solely at Buyer's expense and do not materially damage the Property. Seller agrees to cooperate with Buyer in its inspections and investigations and in its efforts to satisfy any contingencies with respect to its development of the Property or any of the Closing Conditions (defined below), including the execution of related documentation. Within ten (10) days after the

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Acceptance Date, Seller shall deliver to Buyer, without charge, copies of all information and documentation in its possession (or which is reasonably accessible to Seller) relating to the Property, including, without limitation, any leases encumbering the Property; surveys; utility location information; soil and engineering studies or reports; environmental, hazardous waste, and wetlands audits/reports/data or other information; notices of violation or noncompliance with any environmental or hazardous substance requirements or any other requirements or laws; and any other reports, studies, site plans and development information pertaining to the Property.

6. **Conditions**. Notwithstanding anything to the contrary contained in this Agreement, if any Closing Conditions have not been satisfied in favor of and to Buyer's complete satisfaction, as determined by Buyer at any time prior to the Closing, Buyer shall be entitled to terminate this Agreement, in which event the Deposit shall be returned to Buyer subject to the limitations in paragraph #5 of this agreement. Said return and/or release shall be initiated by Buyer's written notice to Seller and Escrow Agent in accordance with *Paragraph 5* and, within seven (7) days thereafter, Escrow Agent shall disburse the Deposit pursuant to the previous sentence and the Parties shall thereafter be released from any and all obligations under this Agreement. The "**Closing Conditions**" are: (a) approval of the Property by any prospective tenant and/or assignee of Buyer; (b) zoning and site plan approval, permitting and all other approvals required for Buyer's desired development of the Property (the "**Project**"); (c) the availability and adequacy of utilities to the Project, either public or private; (d) the absence of wetlands, hazardous wastes, or other adverse environmental or physical conditions of the Property; (e) the annexation of the Property by another unit of government, if required as part of the Project; (f) the approval from applicable governmental authorities of full access to and from the adjacent road(s), as reasonably required by Buyer for the Project; (g) acquiring any necessary easements for the Project; and (h) the availability and adequacy of financing with respect to the Project. The above subjections "a through h" shall be at the expense of the Buyer, unless otherwise agreed.

7. **Covenants of Seller**.

(a) Seller, at its sole expense, shall deliver possession of the Property to Buyer at Closing, free from any rights of possession of anyone else whomsoever.

(b) From and after the Acceptance Date, Seller shall not: (i) suffer or permit any third party to adversely affect Seller's title to or interest in the Property, and will not suffer or permit to be created any exceptions to the title of the Property other than the Permitted Exceptions; or (ii) enter into any contracts or agreements pertaining to the Property with anyone other than, or as directed by, Seller.

8. **Representations and Warranties of Seller**. In order to induce Buyer to enter into this Agreement, Seller represents and warrants to Buyer that: (a) fee simple ownership of the Property is vested solely in Seller and no other person or entity has any right, title, or interest in or to the Property; (b) no lawsuits or proceedings of any type (including condemnation or similar proceedings) are pending or, to Seller's knowledge, are

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being contemplated against the Property or any part thereof; (c) the Property is not subject to any leases (written or oral), unrecorded easements, options to purchase, rights of first purchase or refusal, or any other agreement or contract to use, lease, or purchase the Property; (d) to the best of Seller's knowledge, (i) no hazardous substances have been stored or used on the Property, and (ii) there are presently no hazardous substances in, on, or under the Property; (e) if Seller is an entity, Seller has all necessary power and authority to execute this Agreement and to consummate the transactions contemplated by this Agreement without the joinder or consent of any other person or entity, and this Agreement constitutes the valid and binding obligation of Seller; (f) there are no uncured violations of any law, ordinance, order, regulation, rule or requirement affecting the Property or any part thereof; and (g) all statements, documents and information relating to the Property provided by Seller to Buyer are true and accurate, and Seller has no knowledge of any material adverse condition relating to the Property that Seller has not disclosed to Buyer. All representations and warranties of Seller contained in this *Paragraph 9* or elsewhere in this Agreement shall be deemed remade as of Closing and shall survive Closing.

9. **Provisions with Respect to Closing**. On or before the date of Closing: (a) Seller shall deliver to Escrow Agent (i) the executed Deed, (ii) all necessary executed state, county and municipal real estate transfer declarations, if any, (iii) a "Seller's Affidavit," as required by the Escrow Agent for the removal of its standard exceptions to title, (iv) a "Non-Foreign Seller Affidavit," in compliance with Section 1445 of the Internal Revenue Code, and (v) in the event Seller is a business entity, Seller's formation documents, incumbency certificate, and evidence of authority to consummate the sale of the Property; and (b) Buyer shall deliver to Escrow Agent the Purchase Price, less the Deposit and any other deductions permitted by this Agreement. Provided that both Parties have timely delivered to Escrow Agent the foregoing items, the time provided for Closing in *Paragraph 5* shall automatically extend for such time as the Escrow Agent reasonably needs to complete the Closing process (e.g., filing of deeds or other documents, obtaining governmental approval of legal descriptions, etc.).

10. **Adjustments at Closing**. Adjustments to the Purchase Price between Seller and Buyer shall be made by Escrow Agent for the following items, prorated on a per diem basis as of 11:59 p.m. of the day of Closing: (a) real estate taxes and other state or city taxes, charges and assessments, not yet due and payable, on the basis of the calendar year for which the same are levied or assessed (if the rate of any such taxes, charges or assessments shall not be fixed before the date of the Closing, the adjustment thereof at the Closing shall be calculated in accordance with local custom) and there shall be no later re-proration's; and (b) water and sewer rents, fees, and charges with respect to the Property. Seller shall pay in full, by deduction from the Purchase Price, any assessments, either general or special, whether material or immaterial, whether due in installments or not, for improvements completed prior to Closing, the amount of any stamp tax, state, county, or local transfer tax, and similar fees imposed upon the conveyance of real property by applicable law, any rollback tax or other assessment due pursuant to any agricultural property tax recoupment program, one-half (1/2) of the escrow fee charged by the Escrow Agent, and the full cost of the owner's policy of title insurance in the amount of the Purchase Price with respect to the Property (such owner's policy to be without standard

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exceptions, and to include such endorsements as Buyer shall reasonably require in connection with the Property). All other fees, recording costs, charges or expenses incidental to the sale and transfer of the Property to Buyer, except as otherwise expressly provided in this Agreement, shall be paid according to the custom of real estate transactions consummated in the county in which the Property is located, as determined by the Escrow Agent. All bills for utility services to the Property shall also be paid in full by Seller as of the Closing, and all such utility services shall be transferred by Seller into Buyer's name immediately following Closing.

11. **Waiver**. The exercise (or failure to exercise) of any one of Buyer's rights or remedies under this Agreement shall not be deemed to be in lieu of, or a waiver of, any other right or remedy contained in this Agreement or provided by law, except to the extent inconsistent with this Agreement.

12. **Remedies.**

(a) If Seller defaults in any of its obligations under this Agreement, then provided Buyer is not in default under this Agreement (and provided Buyer has notified Seller of the specific nature of the default and allowed Seller a ten (10) day period to cure such default ("**Remedy Period**"), Buyer may either: (i) declare this Agreement terminated, in which event the entire Deposit shall be returned to Buyer and the Parties shall have no further obligation to one another under this Agreement; or (ii) enforce specific performance of Seller's obligations under this Agreement.

(b) If Buyer defaults in any of its obligations under this Agreement and is not otherwise excused form performance under the terms of this Agreement, then provided Seller is not in default under this Agreement (and provided Seller has notified Buyer of the specific nature of the default and allowed Buyer the Remedy Period), Seller may declare this Agreement terminated, in which event the Deposit shall be forfeited to Seller as liquidated damages and as Seller's sole and exclusive remedy, and the Parties shall have no further obligation to one another under this Agreement.

(c) The prevailing Party in a suit to enforce the terms and conditions of this Agreement shall be entitled to recover its reasonable attorney fees.

13. **Disclosure**. Be advised that an affiliated entity of Buyer is a licensed real estate broker in the State of Michigan.

14. **Calendar Days**. If any of the deadlines contained in this Agreement fall on a Saturday, Sunday or legal holiday recognized by the Federal Government, such deadline shall be extended to the next business day. A "day" under this Agreement shall be deemed to expire at 11:59 p.m. on that particular day.

15. **Binding Effect**. This Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, successors and assigns.

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16. **Assignment**. Seller agrees that Buyer may, at any time after the Acceptance Date, assign or otherwise transfer all of Buyer's right, title and interest in and to this Agreement.

17. **Escrow Agreement**. Escrow Agent joins in this Agreement for the purpose of agreeing to serve as Escrow Agent, subject to the provisions of this Agreement. By signing this Agreement, Seller and Buyer agree that:

(a) performing any of its duties under this Agreement, Escrow Agent shall not be liable for any loss, costs or damage which may be incurred as a result of serving as Escrow Agent, except to the extent arising out of its willful default or gross negligence;

(b) Seller and Buyer shall each indemnify and hold harmless Escrow Agent against any and all losses, claims, damages, liabilities and expenses, including, without limitation, reasonable attorneys' fees and disbursements, which may be incurred by Escrow Agent in connection with its serving as Escrow Agent under this Agreement, except to the extent resulting from Escrow Agent's willful default or gross negligence in performing its obligations under this Agreement; and

(c) in the event of a dispute between any of the Parties, sufficient in the discretion of Escrow Agent to justify its doing so, Escrow Agent shall be entitled to tender into the registry or custody of any court of competent jurisdiction all money or property held by it under the terms of this Agreement and to file such legal pleadings as it deems appropriate and upon receipt of said money or property by such court, Escrow Agent shall be discharged from any and all further responsibility with respect to this Agreement.

18. **Notices**. All notices, requests, waivers, and other communications under this Agreement shall be in writing and shall be deemed properly served upon delivery (a) by hand; (b) by sender to the applicable carrier if sent postage prepaid by United States Registered or Certified Mail, Return Receipt Requested; (c) by sender to a nationally recognized overnight express mail courier; or (d) by electronic transmission (facsimile with notification of receipt or email) to the following street or email addresses or facsimile numbers:

(i) If intended for Buyer:

Midwest V, LLC
c/o Chad Lahey
1435 Fulton St., 2nd Floor
Grand Haven, MI 49417
616.842.2030
Email: chadmidwest@gmail.com

(ii) If intended for Seller:

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Chenette Group Attn Danny Chenette
DC@chenettegroup.com 333 Washington Ave
Grand Haven, MI 49417

each with a copy to Escrow Agent; or to such other addresses or facsimile numbers as Seller or Buyer shall have provided to the other in compliance with the above terms.

19. **Force Majeure**. Neither Party shall be responsible to the other Party for non-performance or delay in performance of the terms or conditions in this Agreement due to circumstances beyond the control of the non-performing Party, including, without limitation, acts of God, acts of government, wars, epidemics, riots, strikes, or other labor stoppages or shortages or other causes beyond the control of the Party.

20. **Counterparts**. This Agreement may be executed in one or more counterparts, and by different Parties to this Agreement on separate counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one and the same Agreement. Copies of executed counterparts transmitted by facsimile, electronic mail, DocuSign, Adobe Acrobat (.pdf), or other electronic transmission services shall be considered originally executed counterparts for purposes of this Agreement.

21. **Commission**. There is no commission related to this Agreement.

[SIGNATURES TO APPEAR ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the Parties have executed this Agreement.

SELLER: 18 Stuart Housing, LLC

By:_____
Name: Dery Chenette
Its: Manager
Date: 10/6, 2022

BUYER:

MIDWEST V, LLC, or its nominee or assignee

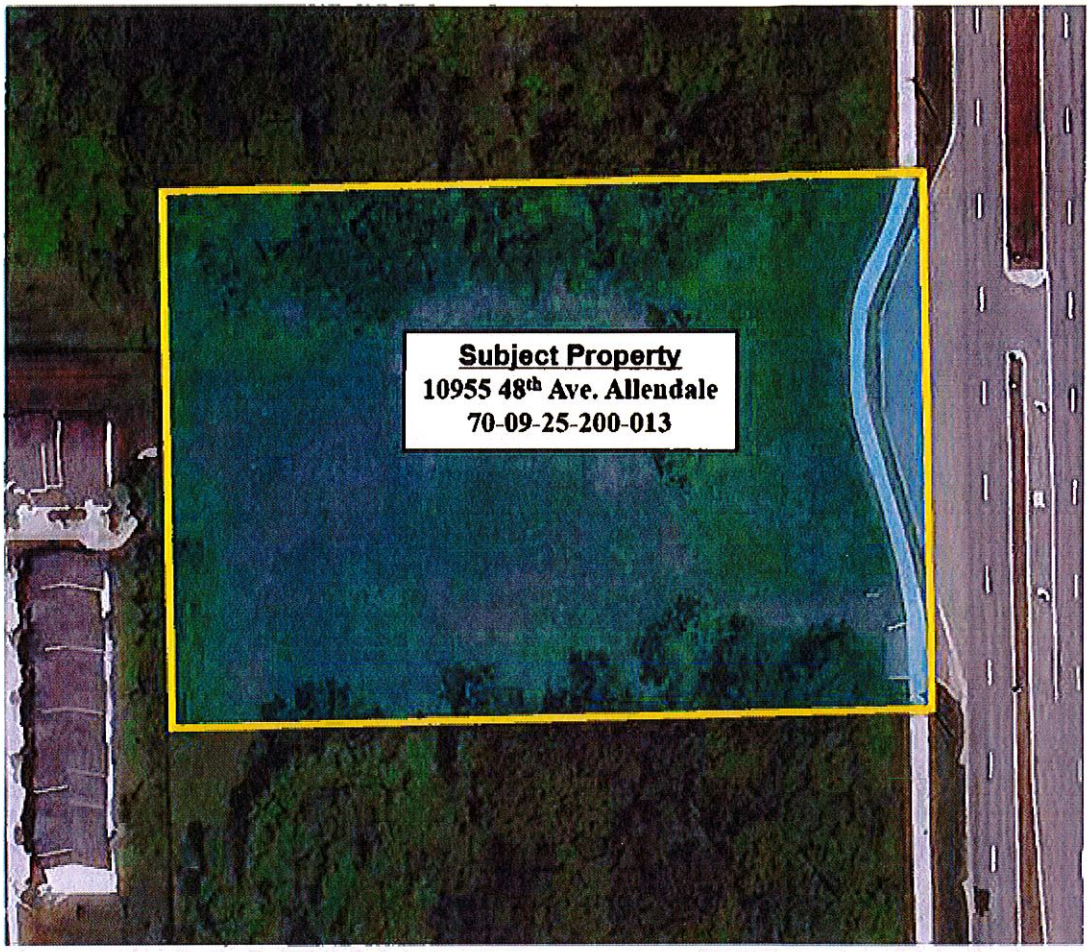
By:_____
Name: Peter Oleszczuk
Its: Manager
Date: Oct. 4th, 2022

ESCROW AGENT:

Transnation Title Agency of Michigan - Lakeshore Division

By:_____
Name:_____
Its:_____
Date:_____, 2022

Exhibit A



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AUTHORIZATION LETTER

Owner: 48th Student Housing LLC

Property: 10955 48th Ave Allendale MI, 49401

Date: 10/4/2022

To Whom It May Concern:

Midwest V, LLC ("**Buyer**"), of 1435 Fulton St., 2nd Floor, Grand Haven, MI 49417, is hereby authorized to act on our behalf in connection with the items listed below as it pertains to the development of our above-referenced Property pursuant to a Real Estate Purchase Agreement.

Due diligence – soil testing, geo-technical drilling, surveying, engineering, wetlands and environmental studies (Phase I, Phase II and/or BEA), asbestos and other physical inspections.

Permitting – Applications and filings with applicable municipalities for land division, lot line adjustment, and all entitlements, including, but not limited to, site plan approval, rezoning, variances, building permits, and any required construction permits.

Unless otherwise agreed in the Real Estate Purchase Agreement, any and all of the foregoing work shall be completed by Buyer at its sole cost and expense. Buyer will return the property to substantially the same condition prior to their work.

Sincerely,

Owner or Authorized Representative

Buyer Contact Information:
Attn: Peter Oleszczuk
1435 Fulton St., 2nd Floor
Grand Haven. MI 49417
Phone: 616-842-2030 ext. 2106
Fax: 616-842-1950

OCBA
LANDSCAPE
ARCHITECTS

O'BOYLE, COWELL, BLALOCK
& ASSOCIATES, INC.

141 E. Michigan Avenue, Suite 500
Kalamazoo, Michigan 49007

124 Fulton Street E., Suite 6B
Grand Rapids, MI 49503

T (269) 381-3357
F (269) 381-2944

ocba.com

December 5, 2023

Katie Chase
OCBA Landscape Architects
124 Fulton St. E, 6B
Grand Rapids, MI 49503

Re: Irrigation Plan for Allendale Dollar General

To Whom It May Concern:

The irrigation plan for the above-referenced project was designed by Spartan Distributors to meet the intent of Section 24.05.F of the Allendale Charter Township Zoning Ordinance.

Sincerely,

O'BOYLE, COWELL, BLALOCK & ASSOCIATES, INC.

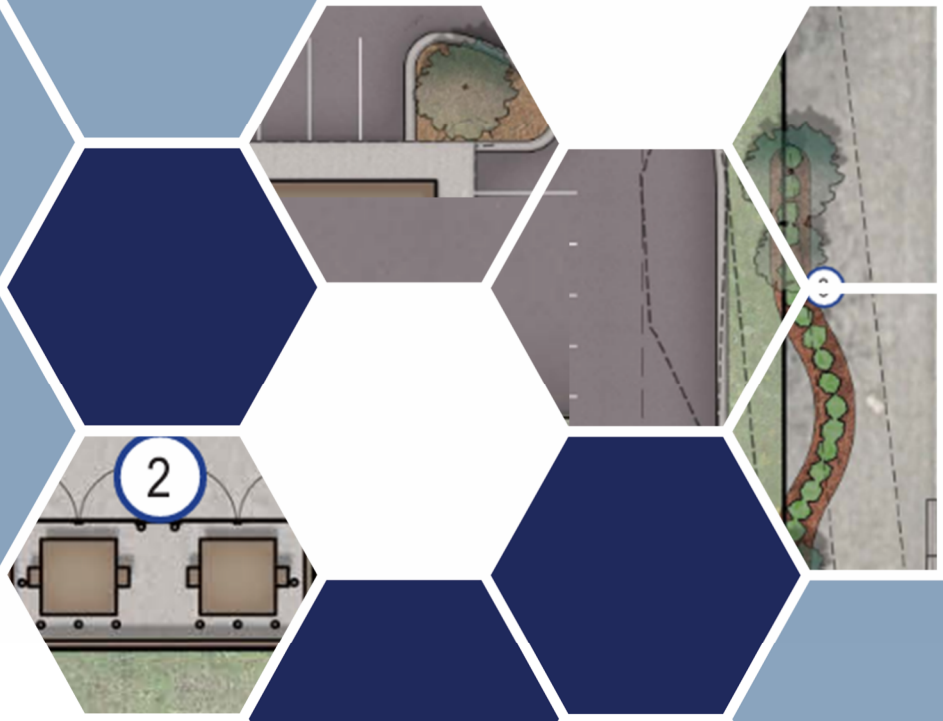
Katie Chase

Katie Chase, PLA

certified
WBENC
WOMEN'S BUSINESS ENTERPRISE

Allied Installations

Allendale Township



NEDERVELD

PROJECT NARRATIVE

Site Plan

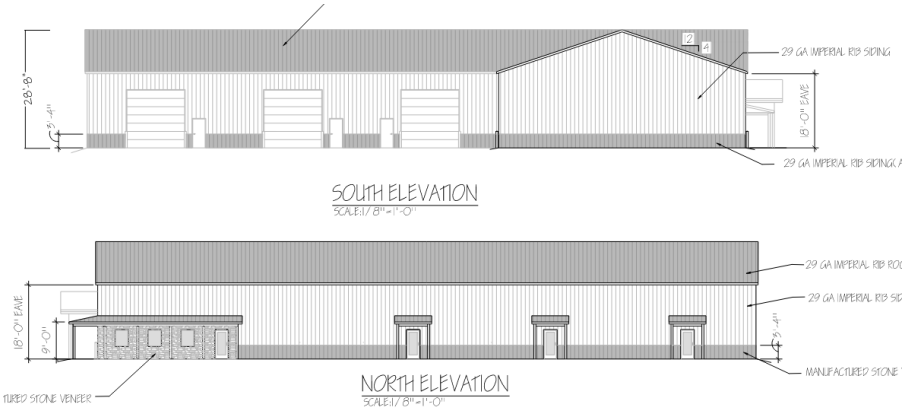
PROJECT OVERVIEW

The Site Plan Application is for a property located at 11500 56th Avenue in Allendale Township. The applicant, Allied Installations, specializes in a variety of pallet rack installations solutions. Allied Installations has been in business since 1999 and has operated in Allendale Township since then. The applicant currently has a Purchase Agreement with the owner, Sietsema Farm Feeds LLC, and will close on the property upon site plan approval. Allied Installation intends to occupy the majority of the proposed building, with future tenant spaces for the remainder of the structure. The enclosed site plan set has been created in accordance with Sec. 24.05 Final Site Plan of the Zoning Ordinance and no deviations from The applicant requests site plan approval from the Planning Commission without conditions.

The subject property is located at 11500 56th Avenue in the Industrial (I) zone district with an Industrial Future Land Use. According to Article 16, Sec 16.02 of the Zoning Ordinance, a manufacturing use such as Allied Installations is a permitted by right use. The proposed site improvements will be located on a 2.4 acre parcel which will be subdivided from a larger 33 acre parcel. Access to the property will be via 54th Avenue and the frontage on that road is approximately 275 feet. The structure is located approximately 60 feet from the front setback line and side yard setback line to the north. Lot coverage for this site, including the future expansion of the building, is 18%. All of the aforementioned dimensions are compliant with the Industrial zone district and no relief from the standards is requested.

The proposed building is 12,000 sf with a future expansion area of 7,200 sf. The project, therefore, is proposed as a "phased" project. It is unknown at this time when the second phase of the project will be complete, as it is depended on tenant acquisition. However, the initial phase of the project will be code compliant as constructed. The building is an industrial structure with a combination of masonry, aluminum siding, and metal roofing, There is no roof top equipment planed for the building and all site lighting will be handled via wall mounted lights. Allied installation plans to occupy roughly 6,000 sf within the primary structure and the balance is to occupied by up to 3 tenants. Uses for the tenant spaces is yet to be determined, but will either be an approved use or special land use of the Industrial zone district. A total of 35 parking spaces will be provided, located at the front and side yards, which is compliant with the Industrial section of Article 21 of the Zoning Ordinance. Waste receptacles have been noted on the site plan with the appropriate screening required. A code compliant landscaping plan has been provided within the site plan set which meets all of the standards within the Zoning Ordinance.

The site is adequately supplied by all utilities, with water and sewer located within Edgeway Drive. A Proposed 2 inch water service and 6 inch sanitary lateral will connect into the existing piping in the road. Stormwater management will be handled by a regional stormwater detention basin located to the north of the subject site. The stormwater basin is of adequate size to handle stormwater for this site and an outlet is provided into a stormwater pipe located within Edgeway Drive.



This site plan application for Allied Installations has met the required conditions set forth in the Zoning Ordinance The proposed use will not negatively impact any neighboring uses nor will it create excessive traffic, noise, odors, or other offensive conditions. The use is very compatible with all adjacent uses. The applicant is a long time Allendale Township business owner and employs 35 people. As the aforementioned required conditions have been met, the Planning Commission is requested to approve the Final Site Plan without conditions.

Response to Review Comments

Fleis and Vanderbrink

GENERAL:

- *Applicant must provide reasoning for each "NA" notation on the submitted site plan checklist.*

The checklist sheet is now updated with reasonings for each "NA" notation.

SHEET 31 OF APPLICATION:

- *Architectural elevations drawings and exterior building materials need to be added to the site plans.*

Architectural elevation drawings with exterior building materials have now been provided within the plan set.

SHEET C-201:

- *The site plan checklist requires that the applicant depict the location and the use of existing structures within 100 feet of the boundary of the subject property. The applicant should label or note the current use of the building at 5455 Auto Court Drive STE A, as it is within 100 feet of the south parcel line.*

Sheet C-201 has been updated to comply with this requirement.

SHEET C-205:

- *The applicant should call out the dimensions of the proposed curb cut for the driveway along 54th Avenue.*
- *Abutting streets need to have dimensions labeled.*
- *All sidewalk details shall be in accordance with the MDOT R-28-J detail.*
- *Sidewalk ramp location(s) need to be shown on the plan view.*
- *The right-of-way along 54th Avenue needs to be labeled with dimensions shown.*
- *In the legend, the "Standard Duty" and "Heavy Duty" hatch colors cannot be differentiated. Provide contrast to clearly define different pavement types.*

Sheet C-205 has been updated to comply with these requirements. Note that there is no proposed sidewalk.

- *Verify that applicable truck turning movements have been taken into account for parking lot layout.*
    - *o Standard semi (WB-67, 73.50 ft length) will not be able to maneuver to back into east facing overhead loading door. It would also obstruct access to all parking spaces.*

o Without "Future Loading Area" constructed, truck navigation for rear building overhead doors appears infeasible for a standard semi.

Note that semi-trucks are not proposed to be used on this site. A truck turn exhibit has been provided as part of the updated submittal packet depicting standard box truck movements.

SHEET C-300:

- *Provide drainage and detention calculations for the detention basin.*
- *Provide storm sewer profiles during construction plan development.*
- *Provide additional spot grades, specifically high points, during construction plan development.*

Sheet C-300 has now been updated with drainage calculations provided. Storm sewer profiles and additional spot grades will be provided with construction documents.

SHEET C-500:

- *Sheet C-500 has a detail for Bituminous Valley Gutter, yet no other sheets show the location of valley gutter on the proposed site. Please clarify where Bituminous Valley Gutter is used.*

Areas where bit valley gutter will be used have now been called out on the site plan documents.

SHEET L-100:

- *Consider relocating some landscaping trees and shrubs that are placed close to underground utility pipes. Potential for leaves to clog catch basin if not properly maintained or root intrusion for underground pipes.*

o Shrubs shown over top of the water and sanitary sewer service laterals.
o Trees located next to yard catch basin in the southeast corner of the site.

Relocated plantings are now depicted on sheet L-100. Plantings are now further from the catch basin.

Note, however, that the shrubs have remained as previously depicted in order to remain in compliance with the parking lot screening section of the Ordinance (Sec. 21A.04.G2). As the underground utility pipes are quite deep, the shrub placement should not interfere with any of the performance of the utility pipes.

Trip Generation Analysis

The Flies & Vanderbrink review letter included a trip generation analysis to determine whether a Traffic Impact Study (TIS) will be necessary for this site. The analysis showed that no further traffic analysis is required for this site.

<u>Fresh Coast Planning</u>

General Comments

- *Parking – The narrative indicates 36 parking spaces, but the Illustrative Site Plan indicates 24 parking spaces with 11 spaces later. While the 11 spaces are not necessarily a concern, these numbers should equal. Please adjust accordingly.*

The number of parking spaces for the initial phase of construction will be 24. Note that there potentially will be 30 employees attending Monday morning meetings at Allied Installations, for approximately 30 minutes, but many of them will be carpooling in company vehicles. Those vehicles will then leave the site and will not return all at once until the following Monday.

The future expansion area depicts a proposed 11 parking spaces at the front of the building. Therefore, the total proposed parking number is 35.

- *Edgeway Drive – is it intended to be constructed with this application? If so or if not, it will affect your front yard area on the north property line for the existing and future building.*

The road depicted as Edgeway Drive is not proposed to be constructed with this application. Images within the Purchase Agreement showing this have been removed.

o The Purchase Agreement shows access to the non-existent Edgeway Drive and the site plan shows access to 54th Avenue. While we do not recognize the Purchase Agreement as the official site plan, we want to make sure to

avoid confusion within the application materials. If the Purchase Agreement access is incorrect, please remove those documents.

See note above.

• *The light fixture specification sheet appears to show an open light fixture but the General Note #6 on Sheet C-205 suggests otherwise. Please clarify. (Also See Section 21.04A below)*

Revised light fixture specification sheets have been provided within this updated plan set. Light fixtures are now shielded from light intrusion to the road.

• *Please label elevations as North, South, East, West*

Updated architectural drawings have been provided which address this requirement.

• *Please label building materials on the elevations*

Updated architectural drawings have been provided which address this requirement.

• *Please provide product specification sheets for the building materials*

Product specifications have not been provided, however applicant proposes to discuss building materials during the Planning Commission meeting.

• *Typically, we ask for a truck turning template plan but it appears there is enough room on site. If you would like to provide one, please feel free. If not, we will leave this to the Planning Commission to determine.*

A truck-turning exhibit has been provided as part of this updated plan set. Note that there is no semi-truck traffic anticipated for this site. All truck traffic will be box truck size or smaller.

Article 16 – Industrial District

• *Section 16.05 – Please provide height of the proposed building*

Updated architectural drawings have been provided which address this requirement.

• *Section 16.08B – Is any outdoor storage proposed? If so, please show in compliance with this section.*

Outdoor storage is now shown only at the western edge of the proposed circulation area at the rear of the building. This area will be asphalt construction and will be for trailer storage.

Article 21 – Parking and Loading Regulations

• *Section 21.04*

o A – All illumination shall be deflected away from roadways. The open light fixtures appear to conflict with this requirement. Please modify accordingly.

Light fixture has been revised and cut sheet provided.

o E – FYI, the Flow Curb on your site plan does not meet Figure 21-A. Unless this is used within the right-of-way, please remove from the plans

Updated plan set has been revised accordingly.

o E2 – Extend the curbing on the south property line to the setback of the building

Updated plan set has been revised accordingly.

• *Section 21.06B – What are the maximum employees on site at any one time?*

Monday morning staff meetings may require up to 30 employees on site at one time. This would only be for approximately half an hour and many employees carpool in company vehicles.

Section 21A.04 – General Requirements

- *G(ii) – Even though the northwest landscape parking island is half proposed to be installed, a tree needs to be planted because the addition may never happen.*

The updated plan set now includes a note indicating that the tree at the edge of the building, where the future building expansion is to take place, will be installed during Phase I of this project. All plantings indicated on this plan are to be planted during Phase I of this project.

Article 24 – Site Plan Review

• *Section 24.05D*

o 10 – Provide pathway along 54th Avenue (Also see Section 24.06C1 below)

Request for Planning Commission to waive requirement for pathway along 54th Avenue. There are no sidewalks on any of the adjacent properties and none within the entire Edgewater industrial area (except for a short portion along 53rd st). Sidewalk installation would be impractical with the existing conditions on site and would not provide any benefit to the neighborhood. Waiving this requirement would allow this site to be consistent with neighboring properties.

o 16 – Provide details on architectural elevations (dimensions, label materials) and provide material specification sheets

Updated architectural drawings have been provided which address this requirement.

o 21 – Any signage?

No proposed signage is included within this application.

• *Section 24.05F9 – Provide*

A certification from a licensed landscape architect that the plan satisfies the requirements of the Ordinance has been provided within the updated plan set.

• *Section 24.06*

o C1 – Provide pathway along 54th Avenue

See note above regarding sidewalk.

o E1 – All light fixtures shall be shielded to minimize light trespass across property and from streets

See note above regarding light fixtures.

o F – Please add a plan note regarding underground utilities

A note has been included within the updated plan set noting that all electric and phone utilities be located underground.

o G1 – Where is ground mounted equipment located and how will it be screened?

A proposed location for ground mounted equipment is now shown on the updated plan set. Screening is provided for this equipment, but will be removed upon building expansion.

o G3 – Any outdoor storage of equipment or materials?

See note above regarding outdoor trailer storage. This is the only outdoor storage anticipated.

o H2 – Please provide dumpster enclosure detail/profile illustrating compliance with this section

Dumpster enclosure details have now been provided as part of this plan set.

o J3 – Provide details on architectural elevations (dimensions, label materials) and provide material specification sheets

Updated architectural drawings have been provided which address this requirement.

o L1 – Provide trip generation analysis

Per Fleis & Vanderbrink review letter, further Traffic Impact Study is not required.

Public Utility Review

1. The Buy and Sell Agreement indicates that there will be an extension of Edgeway Drive to create a cul-de-sac to service an addiϴonal five (5) lots. The plans do not indicate this extension. Who is going to responsible for this extension?

2. The Buy and Sell Agreement indicates the driveway for the site will enter off from Edgeway, but the plans indicate the driveway will be of 54th Ave. Will there be an additional driveway entrance off from Edgeway Drive?

3. The road, utilities, and industrial lots should be developed prior to a site being developed. Additional site are indicated in the Buy and Sell Agreement

4. Plans indicate Lot 6 will be for a storm retention pond. Given that Lots 5 and 6 will be developed, at a minimum the road and utilities are to be extended to the property lines .

5. There are concerns noted above between the Buy and Sell Agreement and the plans that must be addressed.

6. Cover sheet indicates 56th Ave and not 54th Ave

The proposed site plan does not include the extension of Edgeway Drive and the noted attachments to the Purchase Agreement have been removed. The proposed plan site plan contemplates an access off of 54th street. If future lots are to be developed, an extension of Edgeway Drive will be conducted. Designs of Edgeway Drive will be provided at that time. Note that minimum frontage requirements will be met for the proposed site upon construction of Edgeway. The proposed stormwater detention pond is designed to accommodate furture lots, if necessary. Note that while the access will be off 54th st, as noted, but the current address is 11500 56th Avenue. Therefore all cover sheets reflect the 56th Avenue address.

Allendale Charter Township Fire Department

Print has incorrect road names and address.

See note above regarding addresses. The site currently has a 56th street address, so the prints reflect that.

This building will have to have Automatic sprinkler systems as drawn. 903.2.9 Group S-1 An automatic sprinkler system shall be provided throughout all buildings containing a group S-1 occupancy where one of the following conditions exists: 1. A Group S-1 fire area exceeds 12,000 square feet.

Understood.

All new buildings in Allendale Twp. are required by code IFC2012 506.1 to have a Knox box installed on the building for Fire Department access.

Agreed.

Allendale Fire reserves the right to make additional comments as necessary.

Agreed.

PRELIMINARY

LGROW Design Spreadsheet
Ottawa County Water Resources Commissioner

GVMC

Version 3.4

Instructions

1) After opening the spreadsheet you will need to enable the use of an embedded macro. Look for security warning above and click "Enable Content."
2) Data is entered in yellow cells. Green cells allow selection of items from pulldown menus or buttons.
3) To clear all input data entered in a worksheet, click the Clear Worksheet button at the top of the page and hit the delete key.
4) Comments are indicated by red triangles in cells. Further direction is provided in the LGROW Design Spreadsheet Tutorial.
5) The spreadsheet can be used to model a single discharge point from the site including structural BMPs in series or parallel.

Project Description

Development Name	11500 56th Ave	**Design Firm**	Nederveld
Address/Location	11500 56th Ave	**Engineer**	CM
Developer/Owner		**Date**	11/8/2023

Run

	Select if Yes	Notes
Drainage District	☐	
Watershed Policy	☐	
Redevelopment/Addition	☐	
MS4	☐	
Hotspot	☐	
Coldwater Stream	☐	

Sensitive Areas

Description	Notes

Channel Protection Volume Basis

Pre-development Land Use Definition	Existing	Notes
Not Required	☐	
Provided Offsite	☐	
Alternative Approach	☐	

Subcatchment Connectivity

Number of Subcatchments 2

Subcatchment Name	**Downstream Subcatchment**	**Subcatchment Description**
Sub1	Sub2	Site
Sub2	none	Detention Basin - Wet

LGROW Design Spreadsheet
Ottawa County Water Resources Commissioner

GVMC

Subcatchment Hydrology Summary

Subcatchment Name	Existing			Developed		
	Area [ac]	% Impervious	Average CN	Area [ac]	% Impervious	Average CN
Sub1	2.40	0%	82	2.40	37%	83
Sub2	0.89	0%	82	0.89	0%	100
Site Totals and Averages:	**3.29**	**0%**	**82**	**3.29**	**27%**	**87**

Channel Protection Volume from Structural BMPs

Subcatchment Name	Channel Protection Volume [cft]			
	Required	Upstream	Credited	Unmet
Sub1	1,904	0	0	1,904
Sub2	4,928	1,904	0	6,832
Total	**6,832**		**0**	

Percent of Channel Protection Volume met by Onsite Retention	**0**
Required Extended Detention Volume [cft]	**6,832**
Required Extended Detention Release Rate [cfs]	**0.053**
1-year Existing Peak Discharge [cfs]	0.96

Water Quality Volume and TSS Removal

Subcatchment Name	Water Quality Volume [cft]	Volume Met	TSS			
			Generated	Upstream	Total	Removed
Sub1	4,262	No	4,262	0	4,262	0
Sub2	0	No	0	4,262	4,262	0
Total	**4,262**	**No**	**4,262**			**0**

TSS Removal Efficiency [%]	**0**
80% TSS removal met?	**No**

LGROW Design Spreadsheet
Ottawa County Water Resources Commissioner

GVMC

Sub1: Site

Runoff

Click here for documentation

Existing Land Use	HSG	Area	Units	Curve Number Existing	Curve Number Pre-settlement
Cultivated land	C	2.40	acre	82	71
		2.40	acre	82	71

Developed Land Use	HSG	Area	Units	Curve Number	Notes
DIST: Impervious (paved parking lot, roof, driveway, etc.)	C	0.88	acre	98	
DIST: Open spaces (grass cover) - good	C	1.52	acre	74	
Notes:		2.40	acre	83	

Subcatchment Runoff Volume for Developed Land Use

Rainfall Frequency	1-year	2-year	10-year	25-year	100-year
Volume from this Subcatchment [cft]	9,070	11,178	20,186	27,881	43,100

Channel Protection Volume

Click here for documentation

Required Channel Protection Volume

		2-year Runoff Volumes [cft] Developed	Pre-developed
Is Channel Protection Volume required? If no, provide reason.	Yes		
Required this Subcatchment [cft]	**1,904**	11,178	9,274
Unmet from Upstream Subcatchments [cft]	**0**		
Required Channel Protection Volume [cft]	**1,904**		

Structural BMPs used to meet Channel Protection Volume

Structural BMP	A Infiltration Area [sqft]	V Storage Volume [cft]	i Design Infiltration Rate [in/hr]	Drain Time [hr]	Volume Retained [cft]
				N.A.	
				N.A.	
				N.A.	
				N.A.	
Totals		**0**			**0**
				Credited Channel Protection Volume	**0**
Notes:				**Percentage of Channel Protection Volume Met by Retention**	**0%**

Water Quality Volume

Click here for documentation

		Paved [ac]	Pitched Roofs [ac]	Flat Roofs/Unpaved [ac]
Sum of Directly Connected Impervious Area [ac]	0.88	0.88		
Sum of Directly Connected Disturbed Pervious Area [ac]	1.52			
Required Volume this Subcatchment [cft]	**4,262**	**TSS Generated this Subcatchment**		**4,262**
Volume from Upstream Subcatchments [cft]	**0**	**TSS from Upstream Subcatchments**		**0**
Water Quality Volume to be Treated [cft]	**4,262**	**TSS to be Treated**		**4,262**

TSS Accounting

BMPs Used in Treatment Train	Treated Water Volume [cft]	TSS Removal Efficiency Tabulated	Third-Party	Effective	TSS Removed
					0
					0
					0
					0
					0
Released Water Volume [cft]	**4,262**			**Total TSS Removed**	**0**
Water Quality Volume met?	**No**			**TSS Remaining**	**4,262**
Notes:				**TSS Removal Efficiency [%]**	**0**

LGROW Design Spreadsheet
Ottawa County Water Resources Commissioner

GVMC

Sub2: Detention Basin - Wet

Runoff

Click here for documentation

Existing Land Use	HSG	Area	Units	Curve Number Existing	Curve Number Pre-settlement
Cultivated land	C	0.89	acre	82	71
		0.89	acre	82	71

Developed Land Use	HSG	Area	Units	Curve Number	Notes
S-BMP: Water	C	0.89	acre	100	
Notes:		0.89	acre		

Subcatchment Runoff Volume for Developed Land Use

Rainfall Frequency	1-year	2-year	10-year	25-year	100-year
Volume from this Subcatchment [cft]	7,269	8,368	12,632	15,992	22,292

Channel Protection Volume

Click here for documentation

Required Channel Protection Volume

		2-year Runoff Volumes [cft] Developed	Pre-developed
Is Channel Protection Volume required? If no, provide reason.	Yes		
Required this Subcatchment [cft]	**4,928**	8,368	3,439
Unmet from Upstream Subcatchments [cft]	**1,904**		
Required Channel Protection Volume [cft]	**6,832**		

Structural BMPs used to meet Channel Protection Volume

Structural BMP	A Infiltration Area [sqft]	V Storage Volume [cft]	i Design Infiltration Rate [in/hr]	Drain Time [hr]	Volume Retained [cft]
				N.A.	
				N.A.	
				N.A.	
				N.A.	
Totals		**0**			**0**
				Credited Channel Protection Volume	**0**
Notes:				**Percentage of Channel Protection Volume Met by Retention**	**0%**

Water Quality Volume

Click here for documentation

		Paved [ac]	Pitched Roofs [ac]	Flat Roofs/Unpaved [ac]
Sum of Directly Connected Impervious Area [ac]	0.00	0.00		
Sum of Directly Connected Disturbed Pervious Area [ac]	0.00			
Required Volume this Subcatchment [cft]	**0**	**TSS Generated this Subcatchment**		**0**
Volume from Upstream Subcatchments [cft]	**4,262**	**TSS from Upstream Subcatchments**		**4,262**
Water Quality Volume to be Treated [cft]	**4,262**	**TSS to be Treated**		**4,262**

TSS Accounting

BMPs Used in Treatment Train	Treated Water Volume [cft]	TSS Removal Efficiency Tabulated	Third-Party	Effective	TSS Removed
					0
					0
					0
					0
					0
Released Water Volume [cft]	**4,262**			**Total TSS Removed**	**0**
Water Quality Volume met?	**No**			**TSS Remaining**	**4,262**
Notes:				**TSS Removal Efficiency [%]**	**0**

LGROW Design Spreadsheet
Ottawa County Water Resources Commissioner

GVMC

Time-of-Concentration

Click here for documentation

	Worksheet	User	Value Used
Existing [hr]	0.00	1.00	**1.00**
Developed [hr]	0.00	0.25	**0.25**

Method Selected: User

Notes:

Flood Control Volume

Click here for documentation

Detention - Routing Method

Design Storm	**100-year**
Total Contributing Area [ac]	3.29
Developed Peak Discharge [cfs]	16.79

Allowable Discharge Worksheet		Select
Standard Discharge [cfs] - 0.13 [cfs/ac]	0.43	◉
Alternate Discharge [cfs]		○

Retention - Summary of Volumes

Design Storm	**100-year**
Site Runoff Volume [cft]	65,392
BMP Storage Volume [cft]	0
BMP Infiltrating Volume [cft]	0
Total Volume Provided [cft]	0
Runoff Volume Retained by BMPs [cft]	0
Unretained Runoff Volume [cft]	65,392

Credited BMP Retention Volume	Volume Retained
Detention Required?	**Yes**
Allowable Discharge [cfs]	**0.43**
Required Storage Volume [cft]	**49,505**
Time to Drain [hrs]	64.1

← **This should normally be set to "Volume Retained"**

Required Storage Volume [cft]

Minimum "BMP Storage Volume" that results in zero "Unretained Runoff Volume"

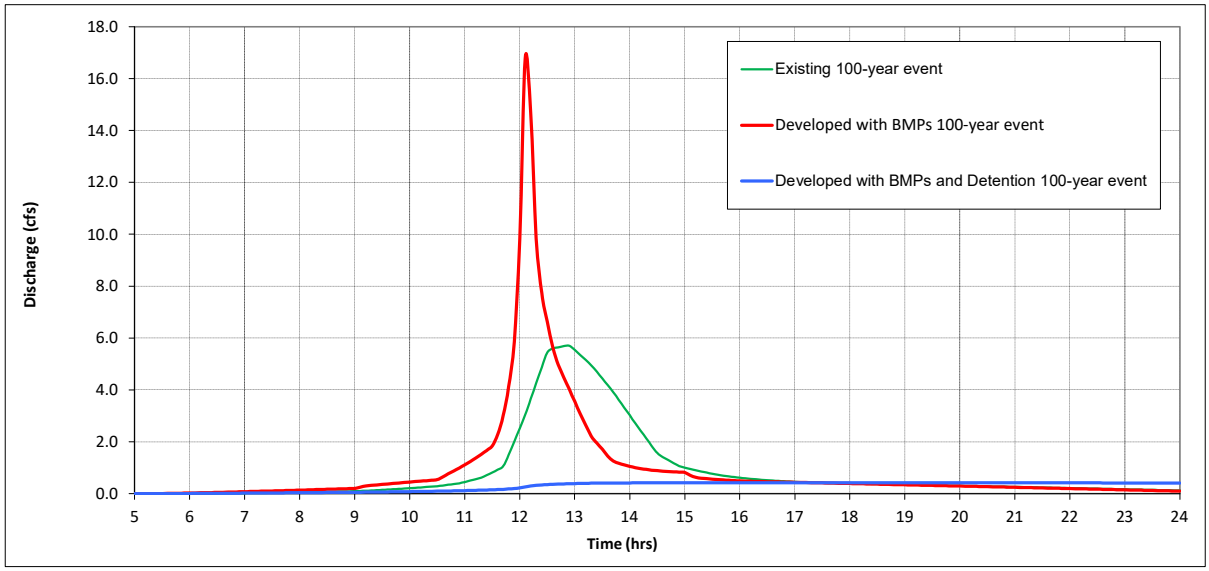
Calculate Detention Storage Volume

Calculated

No Emergency Overflow Routes ☐

Notes:

Hydrograph



Plot Event: 100-year

LGROW Design Spreadsheet
Ottawa County Water Resources Commissioner

GVMC

Results Summary

Volume Units	cft

Rainfall

Source and Distribution	24-hour, NOAA Atlas 14 at West Olive, MI, NRCS MSE4				
Rainfall Frequency	1-year	2-year	10-year	25-year	100-year
Rainfall Depth [in]	2.25	2.59	3.91	4.95	6.90

Pre-settlement Land Use

Time-of-Concentration [hr]	1.00				
Average Runoff [in]	0.37	0.54	1.33	2.08	3.64
Peak Discharge [cfs]	0.33	0.53	1.53	2.44	4.34
Runoff Volume [cft]	4,445	6,410	15,919	24,826	43,464

Existing Land Use

Time-of-Concentration [hr]	1.00				
Percent Impervious	0%	0%	0%	0%	0%
Average Runoff [in]	0.82	1.06	2.13	3.03	4.82
Peak Discharge [cfs]	0.96	1.25	2.54	3.63	5.70
Runoff Volume [cft]	9,777	12,714	25,393	36,239	57,594

Developed Land Use

Time-of-Concentration [hr]	0.25				
Percent Impervious	27%	27%	27%	27%	27%
Average Runoff [in]	1.37	1.64	2.75	3.67	5.48
Peak Discharge [cfs]	4.13	5.03	8.60	11.40	16.79
Runoff Volume [cft]	16,340	19,546	32,818	43,873	65,392
Volume Retained by BMPs [cft]	0	0	0	0	0
BMP Volume Credited to Detention [cft]	0	0	0	0	0
Volume Released [cft]	16,340	19,546	32,818	43,873	65,392
Peak Discharge Released [cfs]	4.13	5.03	8.60	11.40	16.79

Developed with BMPs and Detention

Peak Discharge Released [cfs]	0.20	0.22	0.29	0.34	0.43
Maximum Volume Detained [cft]	10,630	13,058	23,314	32,045	49,505

Disclaimer:

This spreadsheet is furnished by the Grand Valley Metropolitan Council (GVMC) Lower Grand River Organization of Watersheds (LGROW) and Fishbeck for the convenience of the recipient to show compliance with stormwater standards. Any other use or application of this spreadsheet will be at the user's sole risk.

Nederveld

Project:	11500 56th Ave
Project #:	23201324
Date:	10/23/23

Detention Storage Calculations

Detention Basin Contour Areas and Volumes

	Elev.	Area (s.f.)	Vol. (c.f.)	Vol. (ac-ft)	Cum. Vol.
Min. Elev.	654.00	20,252	0	0.00	0.00
	655.00	24,792	22,484	0.52	0.52
	656.00	27,945	26,353	0.60	1.12
	657.00	31,199	29,557	0.68	1.80
	658.00	34,552	32,861	0.75	2.55

100-Year Storm Elevation Interpolation

	Elev.	Vol. (ac-ft)	Area (s.f.)
	655.00	0.516	24,792
>	655.87	1.040	27,522
	656.00	1.121	27,945

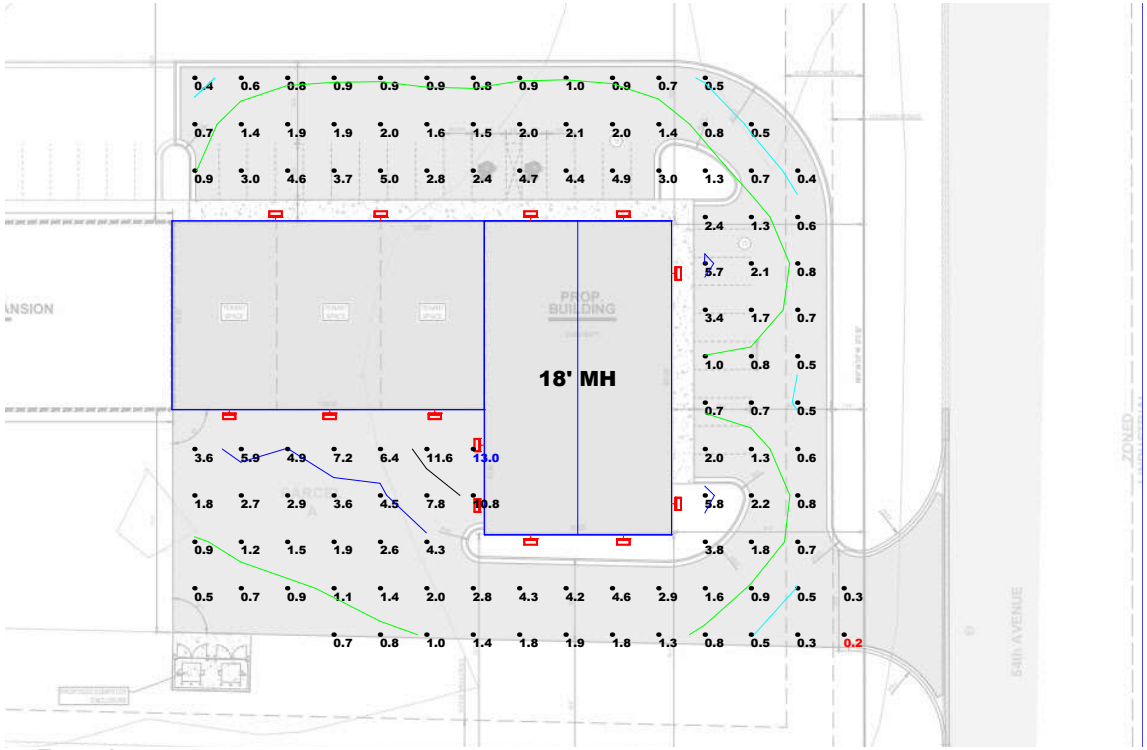
Elev. Interpolation for Volume Provided

	Elev.	Vol. (ac-ft)	Area (s.f.)
	656.00	1.121	27,945
>	656.03	1.140	28,035
	657.00	1.800	31,199

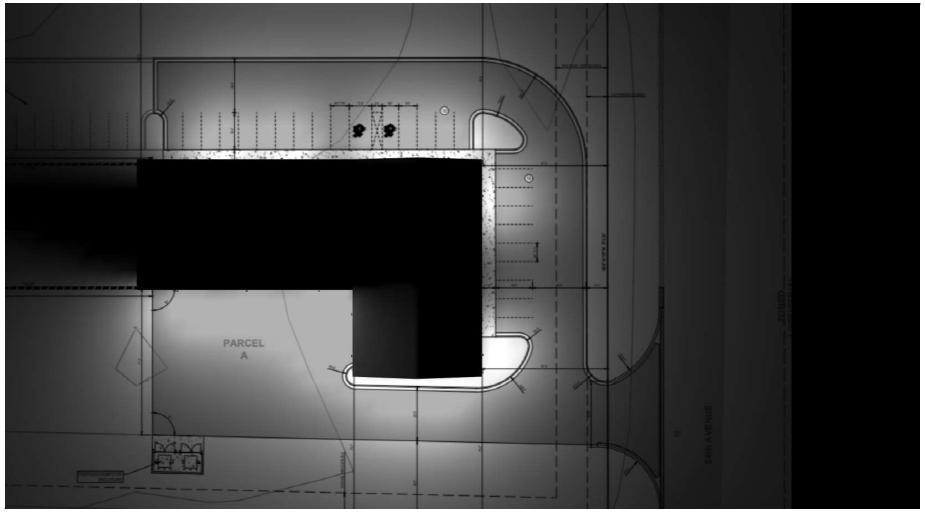
<Total detention volume required by Ottawa County

101060-Allendale

Scope of Work



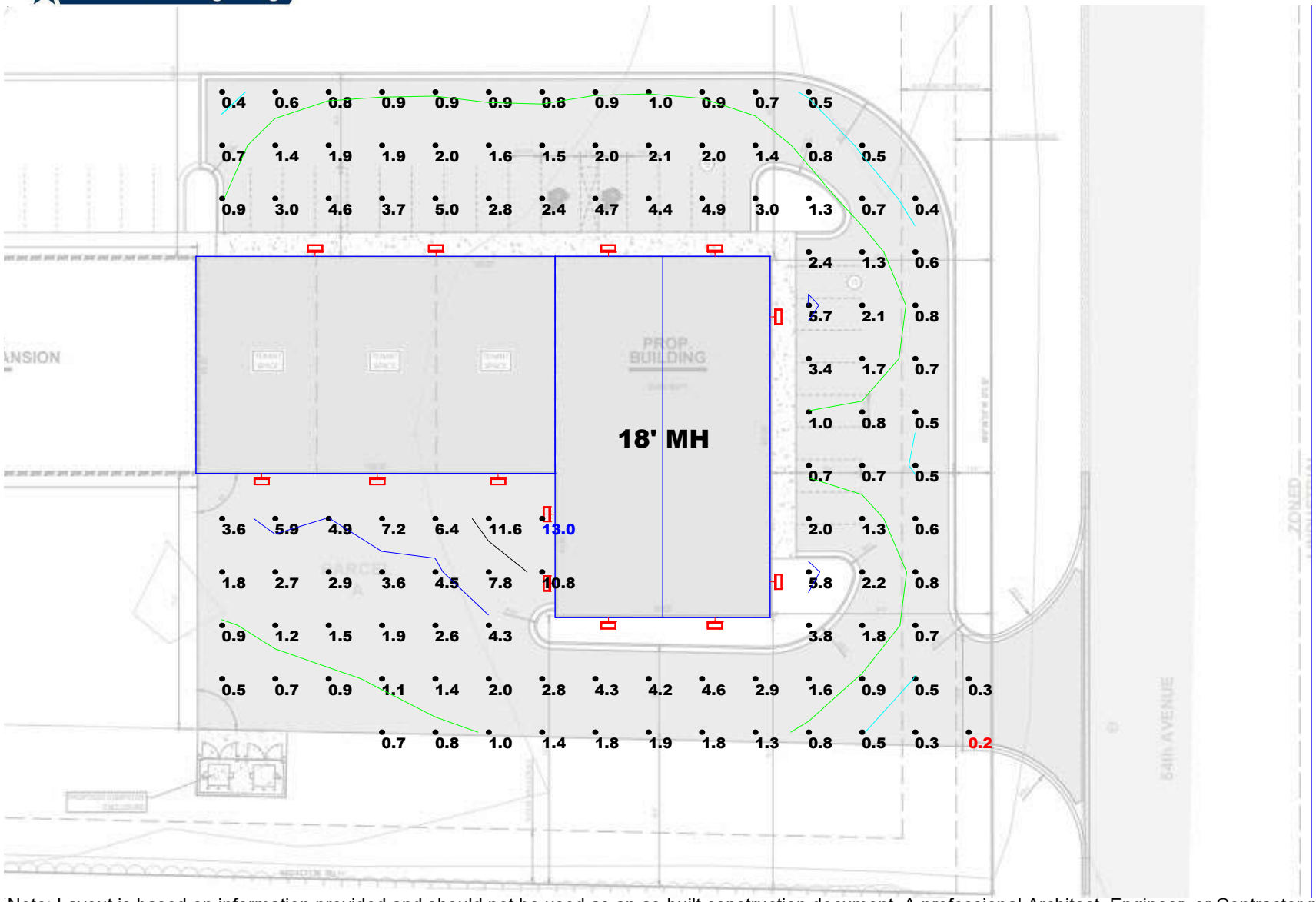
See full size on page 3 for Render



Luminaire Schedule			
Symbol	Label	Qty	Part #
		13	WM10L

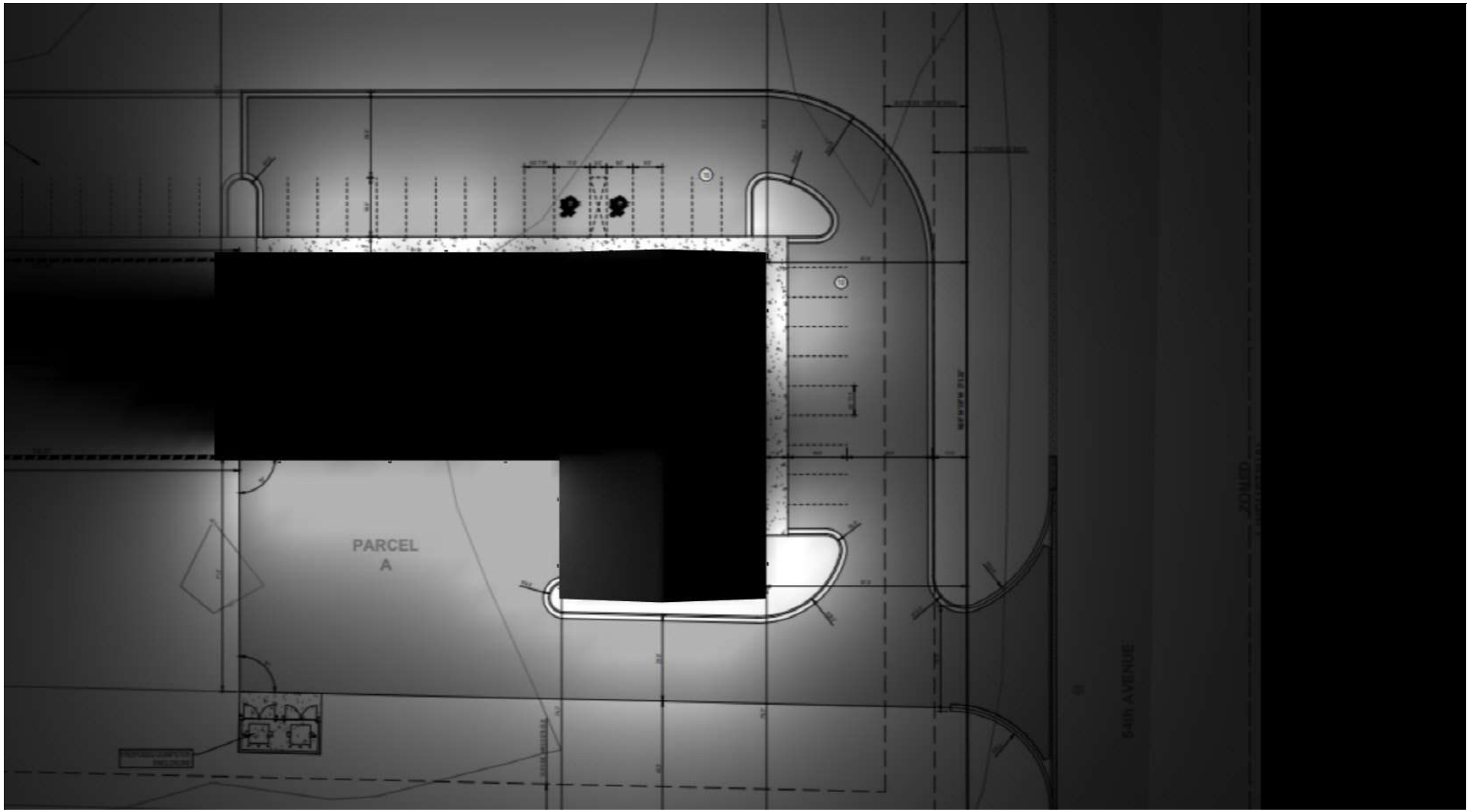
Calculation Summary				
Label	Avg	Max	Min	Height
Parking Lot	2.30	13.0	0.2	0

Note: Layout is based on information provided and should not be used as an as-built construction document. A professional Architect, Engineer, or Contractor must determine if layout wil work with current or future site conditions.Illumination levels can vary due to unforeseen site conditions such as major light obstructions. (i.e.-Trees, Indoor racking, etc.) Part #'s shown on this layout are standard and may not include additional options (i.e.-voltage, color, photocell,etc.) or mounting bracketry, those items should be addressed via quote before a order is p



Note: Layout is based on information provided and should not be used as an as-built construction document. A professional Architect, Engineer, or Contractor must determine if layout will work with current or future site conditions.Illumination levels can vary due to unforeseen site conditions such as major light obstructions. (i.e.-Trees, Indoor racking, etc.) Part #'s shown on this layout are standard and may not include additional options (i.e.-voltage, color, photocell,etc.) or mounting bracketry, those items should be addressed via quote before a order is pl

3D Contrast Render



Allendale
CHARTER TOWNSHIP
"Where community is more than just a concept!"

Planning Commission
Application

Submission Date: 11/14/2023

Application for Site Plan Review in conjunction with which of the following:

- ☑ Site Plan Review Only
- ☐ New PUD Development
- ☐ Rezoning
- ☐ Zoning Amendment (including PUD)
- ☐ Special Use Application
- ☐ Other:_____

Property Owner:	Sietsema Farms Feeds LLC		
Mailing Address:	11304 Edgewater Drive, Suite A, Allendale, MI 49401		
Phone Number:	616-895-7493	Cell Phone:	
Email Address:		Fax:	
Owner's Signature:			

Applicant Name: (if not owner)	Greg DeMott		
Mailing Address:	PO Box 86, Allendale, MI 49401		
Phone Number:	(616) 293-5309	Cell Phone:	
Email Address:	greg@allied-installations.com	Fax:	
Applicant's Signature:			

Who is the responsible party for future invoices? Check one: ☐ Property Owner ☑ Applicant

Architect, Engineer, Attorney or other professionals associated with the project (attach additional sheets if necessary):

Contact:	Chuck Hoyt - Nederveld, Inc.		
Mailing Address:	217 Cesar E Chavez Ave SW, Suite 302, Grand Rapids, MI 49503		
Phone Number:	(616) 575-5190	Cell Phone:	
Email Address:	choyt@nederveld.com	Fax:	
Address of Property:	11500 56th Avenue, Allendale, MI 49401		

6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org

Permanent Parcel Number: 70 - 09 - 24 - 300 - 091					
Legal Description of Property (or attach to the application):					
see attached					
Lot Area:	2.4 Acres	Lot Depth:	380 Ft	Lot Width:	275 Ft
Current Zoning of Parcel:	Industrial	Current Use of Parcel:	vacant/farm land		
Proposed Use of Parcel:	The site is to be used for Allied Installations, a material building installation company, as well as future industrial tenant spaces.				
Name of Proposed Development (if applicable):	Allied Installations				
Name of Proposed Buildings to be constructed:	One building (proposed & future expansion)				
Square feet of gross:	12,000 proposed 7,200 expansion	Square feet of usable floor area:	12,000 proposed 7,200 expansion		
Number of Permanent Employees (if applicable):	36 for Allied Installations, unknown for other tenants				

- Please include 5 sets of the proposed Site Plan and 1 electronic copy for staff review along with your application and escrow fee. (When ready for submission to the Planning Commission, smaller than typical plans are allowed when they can be easily interpreted and are to scale.)
- Please see Resolution 2011-2 for our full escrow fee policy. If you would like a copy of this policy it is available online or by request at the Township office.
- If your escrow is not kept up to date, according to our policy, the Township reserves the right to withhold approval of your project, issue a stop work order, or withhold final occupancy until the escrow balance is made current.

For Office Use Only

Date Received:			
Amount Paid:		Check No:	
Notes:			

ALLENDALE CHARTER TOWNSHIP
6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org

COMMERCIAL ALLIANCE OF REALTORS®

BUY AND SELL AGREEMENT FOR VACANT LAND

Office of Rietberg Companies, Broker,

Grandville (city), Michigan Phone: 616-551-4884 Fax: _____

Email: _____ Offer Date: 8-4-2023, _____(time)

1. **Agency Disclosure.** The undersigned Buyer and Seller each acknowledge the Broker named above is acting as (choose one):
   ☒ Subagent of the Seller ☐ Agent of the Buyer ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
   ☐ Other (specify): _____

2. **Buyer's Offer.** The undersigned Buyer hereby offers and agrees to purchase property located in the Township of Allendale, Ottawa, County, Michigan, commonly known as The east 16 to 17 acres per attached exhibit "A".

   Permanent Parcel Number Part of 70-09-24-300-017 and legally described as follows: See attached Exhibit "A"

   (the "Land"), together with all fixtures and improvements situated on the Land (the "Improvements"), all of which is collectively referred to herein as the "Premises", except the following:

3. **Purchase Price.** The purchase price for the Property is: $40,000 per acre based on a new survey App: 16 to 17 acres,

   Dollars ($_____).

4. **Payment of Purchase Price and Financing**. Complete subparagraph "A" and subparagraph "B".

   Terms of Payment. The purchase price shall be paid at the closing by Buyer to Seller as indicated by "X" below (mark one box or the other under this subparagraph "A").

   ☐ **Cash**. Buyer shall pay the full purchase price to Seller upon execution and delivery of warranty deed and performance by Seller of the closing obligations specified in this agreement.

   ☒ **Land Contract**. Buyer shall pay the full purchase price to Seller pursuant to the terms and conditions stated in the Commercial Alliance of REALTORS® Land Contract form, unless the parties mutually agree upon a different form of land contract, upon performance by Seller of the closing obligations specified in this Agreement. The Land Contract shall provide a down payment of $ 136,000. and payment of the balance $ 544,000. in monthly installments of $ intrest only or more, at Buyer's option, including interest at the rate of 6 % per annum computed monthly, interest to start on date of closing, and first payment to become due 30 after date of closing. The entire unpaid balance will become due and payable 36 months after closing. Seller understands that consummation of the sale or transfer of the Premises shall not relieve Seller of any liability that Seller may have under the mortgage(s) to which the Premises are subject, unless otherwise agreed to by the lender or required by law or regulation.

   Financing. Indicate by an "X" below which applies (mark one box or the other under this subparagraph "B").

   ☐ **No Financing Contingency**. Buyer's obligation to purchase the Premises is not contingent upon Buyer obtaining financing for all or any portion of the purchase price.

   ☐ **Financing Contingency**. Buyer's obligation to purchase the Premises is contingent upon Buyer obtaining financing for the purchase of the Premises that is acceptable to Buyer, in Buyer's sole and absolute discretion, within _____(____) days of the Effective Date of this Agreement (the "Financing Contingency Period"). Buyer agrees to diligently pursue in good faith obtaining financing for the purchase of the Premises. If after making such diligent effort Buyer fails to obtain financing for the purchase of the Premises that is acceptable to Buyer within the Financing Contingency Period, then Buyer may terminate this Agreement without liability and receive a refund of any deposit by delivering a written notice of termination to Seller in accordance with this Agreement within the Financing Contingency Period. If Buyer does not deliver a written notice of termination to Seller within the Financing Contingency Period, then Buyer shall be deemed to have waived this financing contingency.

5. **Survey.** Seller shall provide Buyer with a copy of any existing survey of the Premises that Seller has in Seller's possession within five (5) days of the date of the Effective Date. In addition, (select one of the following):

   ☒ A new survey:
   - ☒ ALTA showing all easements of record, improvements and encroachments, if any, and completed to the most current ALTA/NSPS Land Title Survey minimum requirements; or
   - ☐ boundary survey with iron corner stakes and with all easements of record, improvements and encroachments, if any; or

   ☐ A recertified survey; or

   ☐ No new or recertified survey;

   shall be ☐ obtained by Buyer at Buyer's expense; or ☒ provided by Seller to Buyer at Seller's expense, within Thirty (30) days after the title insurance commitment referenced in this Agreement has been provided by Seller to Buyer under the terms of Title Insurance paragraph contained in this Agreement. If Seller is responsible to provide a new or recertified survey under this paragraph and fails to do

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so within the required time, then Buyer may order the required survey at Seller's expense. If any matter disclosed in the new or recertified survey (or absent either, an existing survey) adversely and materially affects the value of the Premises or Buyer's intended use of the Premises, Buyer shall give seller written notice of the matter within ten (10) days after copies of both such survey and the title commitment (and all exception documents identified in the title commitment) referenced in this written Agreement are delivered to Buyer. If Seller fails to cure the matter within ten (10) days of receiving notice (the "Survey Cure Period"), Buyer shall have the right to terminate this Agreement by giving Seller written notice within ten (10) days after the expiration of the Survey Cure Period, otherwise Buyer's right to terminate this Agreement pursuant to this paragraph shall be deemed to have been waived. Other:

None

6. **Title Insurance.** At Seller's expense, Seller shall provide Buyer with a standard ALTA owner's policy of title insurance in the amount of the purchase price, effective as of the date of closing. A commitment to issue such policy insuring marketable title (as defined in this Agreement) vested in Buyer, including a tax status report, shall be ordered within seven (7) days after the Effective Date, and shall be delivered, with copies of all title exception documents, as soon as feasible thereafter. (Note that some title commitments do not report on the status of oil, gas, or mineral rights.)If any matter disclosed by the title commitment adversely and materially affects the value of the Premises or Buyer's intended use of the Premises, Buyer shall give Seller written notice of the matter within ten (10) days after copies of both the title commitment (and all exception documents identified in the title commitment) and survey referenced in this Agreement are delivered to Buyer. If Seller fails to cure the matter within ten (10) days of receiving written notice (the "Title Commitment Cure Period"), Buyer shall have the right to terminate this Agreement by giving Seller written notice within ten (10) days after the expiration of the Title Commitment Cure Period, otherwise Buyer's right to terminate this Agreement pursuant to this paragraph shall be deemed to have been waived. Other:

Title insuance and clsoing to be at River Valley Title Company in Grandville.

7. **Inspections.** By signing this Agreement, Buyer is representing that the Buyer is aware that professional services are commercially available at a fee by experts selected by Buyer. The Buyer has elected to arrange and pay for services/investigations, including, but not limited to, the following:
☐ No Inspections ☐ Soil Borings ☐ Zoning ☒ Site Plan Approval ☐ Utilities ☒ Permitting ☐ Other (specify):

Buyers preformance contingent upon all govermental approvals by closing.

The Buyer shall have the right to terminate this Agreement if the due diligence results are not acceptable to the Buyer by giving Seller written notice within _____(_____) days after the Effective Date of this Agreement, otherwise the right to terminate shall be deemed to have been waived. Buyer agrees that Buyer is not relying on any representation or statement made by Seller or any real estate salesperson (whether made intentionally or negligently) regarding any aspect of the Property or this sale transaction, except as may be expressly set forth in this Agreement, a written amendment to this Agreement, or a disclosure statement separately signed by the Seller. Accordingly, Buyer agrees to accept the Property "as is" and "with all faults" (whether obvious or concealed) except as otherwise expressly provided in the documents specified in the preceding sentence. Other:

None

8. **Closing Adjustments.** The following adjustments shall be made between the parties by the close of business on the closing date, with Buyer receiving a credit or assuming responsibility, as the case may be, for amounts attributable to time periods following the closing date:
a. Prepaid rent and Additional Rent (as defined in the paragraph);
b. Interest on any existing indebtedness assumed by Buyer;
c. Charges for any transferable service contracts assigned to Buyer described in Exhibit D;
d. Utility deposits;
e. Security deposits;
h. Additional Rent (as defined below).

If any tenant is late, delinquent or otherwise in default in the payment of rent on the closing date, Seller shall assign to Buyer the claim for and the right to collect the rent; Buyer shall pay such past due rent to Seller promptly upon receipt; but Buyer shall not be obligated to file suit to collect such rent and shall reassign the claim to Seller on demand. If any tenants are required to pay percentage rent, charges for real estate taxes, insurance, common area maintenance expenses, or other charges of a similar nature ("Additional Rent"), and any Additional Rent is collected by Buyer after closing attributable in whole or in part to any period prior to closing, Buyer shall promptly pay to Seller Seller's proportionate share of the Additional Rent. Other:

None

9. **Property Taxes.** All property taxes first billed prior to the year of closing will be paid by Seller, without proration. All property taxes billed or to be billed in the year of closing will be paid as follows (choose one):

☐ No Proration:

☐ Buyer ☐ Seller shall pay the taxes billed in July.

☐ Buyer ☐ Seller shall pay the taxes billed in December.

☒ Calendar Year Proration. Combined per diem tax amount representing both the July bill and the December bill shall be calculated based on a 365 day year. Seller shall be responsible for the per diem total from January 1 to, but not including, the day of closing. Buyer shall be responsible for the difference between the total of the two tax bills and the Seller's share. If the amount of either tax bill is unknown on the day of closing, such amount shall be based on the prior years' tax bill.

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10. **Special Assessments,** and deferred assessments, whether due in installments or otherwise, which are due and payable on or before the closing shall be paid by the Seller. All other special assessments, including deferred assessments, for improvements, now installed, not yet installed, or in the process of being installed, that are first due and payable after the closing shall be paid by Buyer. Other:

11. **Conveyance.** Upon performance by Buyer of the closing obligations specified in this Agreement, Seller shall convey the marketable title to the Property to Buyer by warranty deed or agree to convey marketable title by land contract or assignment, as required by this Agreement, including oil, gas and other mineral rights owned by Seller, if any, subject only to existing zoning ordinances, and the following matters of record: building and use restrictions, easements, oil and gas leases, and reservations, if any. As used herein, "marketable title" means marketable title within the meaning of the Michigan 40-Year Marketable Title Act (Mich. Comp. Laws §§ 565.101 et seq.).

    The following paragraph applies only if the Property includes unplatted land:
    Seller agrees to grant Buyer at closing the right to make (insert number) _____ division(s) under Section 108 (2), (3) and (4) of the Michigan Land Division Act. (if no number is inserted, the right to make divisions under the sections referenced above stays with any remainder of the parent parcel retained by Seller. If a number is inserted, Seller retains all available divisions in excess of the number stated; however, Seller and/or Broker do not warrant that the number of divisions stated is actually available.) If this sale will create a new division, Seller's obligations under this Agreement are contingent on Seller's receipt of municipal approval, on or before _____ (date), of the proposed division to create the Premises. Other:
    Seller to allow as many splits as possible. Buyer may have to subdivide at some time

12. **Warranties of Buyer.** Except as otherwise provided or acknowledged in this Agreement, Buyer represents and warrants to Seller as follows:
    a. The performance of the obligations of Buyer under this Agreement will not violate any contract, indenture, statute, ordinance, judicial or administrative order or judgment applicable to Buyer.
    b. There is no litigation or proceeding pending, or to Buyer's knowledge threatened, against or involving Buyer, and Buyer does not know or have reason to know of any ground for any such litigation or proceeding, which could have an adverse impact on Buyer's ability to perform, or Seller's interests, under this Agreement.
    c. In entering into this Agreement, Buyer has not relied upon any written or verbal representations made by Seller or any representative of Seller, including any real estate salesperson, regarding the Property or any aspect of this transaction, which are not expressly set forth in this Agreement.
    d. Other:
    None

13. **Warranties of Seller.** Except as otherwise provided or acknowledged in this Agreement, Seller represents and warrants to, and agrees with Buyer as follows:
    a. Seller's interest in the Property shall be transferred to Buyer on the closing date, free from liens, encumbrances and claims of others.
    b. The performance of the obligations of Seller under this Agreement will not violate any contract, indenture, statute, ordinance, judicial or administrative order or judgment applicable to Seller or the Property.
    c. There is no litigation or proceeding pending or to Seller's knowledge threatened against or involving Seller or the Property, and Seller does not know or have reason to know of any ground for any such litigation or proceeding which could have an adverse impact on Seller's ability to perform under this Agreement or that could adversely affect Buyer's title or use of the Property.
    d. Seller shall continue to operate the Property in the ordinary course of business and maintain the Property in a state of good condition and repair during the interim between the signing of this Agreement and the closing date.
    e. If a statement(s) of income and expense with respect to the operation of the Property is (are) described in Exhibit B, such statement(s) is (are) accurate for the period(s) designated in the statement(s).
    f. The information concerning written leases and tenancies not arising out of written leases described in Exhibit B is accurate as of the Effective Date, and there are no leases or tenancies with respect to the Premises other than those described in Exhibit B (the "Leases"). The warranties in this paragraph do not apply to oil and gas leases, if any. Except as otherwise described in the documents that will be delivered pursuant to the index of Exhibits:
        (1) All of the Leases are in full force and effect, no party thereto is in material default thereunder, and none of them have been modified, amended, or extended beyond what will be delivered per Exhibit B; with respect to renewal or extension options, options to purchase the Premises, advance payments in excess of one month, common area maintenance and utility fees, and security deposits, these items are set forth in the written leases described in Exhibit B.
        (2) The rents set forth are being collected on a current basis and there are no arrearages;
        (3) No real estate brokerage commission will become owing in the event of any tenant's exercise of any existing option to renew the term of any lease or purchase of the Premises.
    g. With respect to underlying land contracts or mortgages, the sale will not accelerate indebtedness, increase interest rates, or impose penalties and sanctions.
    h. Seller is without personal knowledge as to the presence on the Property of any toxic or hazardous substances or of any underground storage tanks.
    i. Other:
    None

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14. **Damage to Business.** If between the Effective Date and the closing date, all or any part of the Property is damaged by fire or natural elements or other causes beyond Seller's control that cannot be repaired prior to the closing date, or any part of the Property is taken pursuant to any power of eminent domain, Seller shall immediately notify Buyer or such occurrence, and either Seller or Buyer may terminate this Agreement by written notice to the other within fifteen (15) days after the date of damage or taking. If neither elects to terminate this Agreement, there shall be no reduction in the purchase price and, at closing, Seller shall assign to Buyer whatever rights Seller may be with respect to any insurance proceeds or eminent domain award.

15. **Closing.** The closing shall be held on or before 1-31-2024 (date) and as promptly as practical after all necessary documents have been prepared. An additional period of Thirty (30) days shall be allowed for closing to accommodate delays in title work or the correction of title defects and/or survey problems which can be readily correctable, delays in obtaining any required inspections, surveys or repairs, delays in completing Environmental Site Assessments, Baseline Environmental Assessment or Due Care Plan/Section 7a Compliance Analysis (if such assessments or plans were ordered in a timely manner), or if the terms of purchase require participation of a lender and the lender has issued a commitment consistent with the requirement but is unable to participate in the closing on or before the required date. Other:

16. **Possession.** Seller shall tender to Buyer possession of the Property upon completion of the closing, subject to all existing leases and rights of tenants in possession. Other:

    None

17. **Seller's Closing Obligations.** At closing, Seller shall deliver the following to Buyer:
    a. The warranty deed, land contract or assignment of land contract required by this Agreement.
    b. A bill of sale for any Personal Property (described in Exhibit "D").
    c. A written assignment by Seller of Seller's interest in all leases and a transfer to Buyer of all security deposits, accompanied by the original or a true copy of each lease.
    d. An assignment of all Seller's rights under any Service Contracts described in Exhibit C which are assignable by their terms and which Buyer wishes to assume, together with an original or true copy of each Service Contract assigned.
    e. A notice to any tenants advising the tenants of the sale and directing that future payments be made to Buyer.
    f. An accounting of operating expenses including, but not limited to, CAM, taxes, insurance and Additional Rent, collected in advance or arrears, spent or not yet spent by Seller, showing an accurate allocation between the parties pursuant to the leases.
    g. Payment of the County and State real estate transfer tax.
    h. Any other documents required by this Agreement to be delivered by Seller.

18. **Buyer's Closing Obligations.** At closing, Buyer shall deliver to Seller the following:
    a. The cash portion of the purchase price specified in this Agreement shall be paid by cashier's check or other immediately available funds, as adjusted by the apportionments and assignments in accordance to this Agreement.
    b. A written assumption by Buyer of the obligations of Seller under the leases arising after closing, including an acknowledgement of the receipt of all security deposits.
    c. Any other documents required by this Agreement to be delivered by Buyer.

19. **1031 Tax Deferred Exchange.** Upon either party's request, the other party shall cooperate and reasonably assist the requesting party in structuring the purchase and sale contemplated by this Agreement as part of a tax deferred, like-kind exchange under Section 1031 of the Internal Revenue code of 1986, as amended; provided, however, that in connection therewith, the non-requesting party shall not be required to (a) incur any additional costs or expenses; (b) take legal title to additional real property (i.e. the requesting party's "replacement property" or "relinquished property"); or (c) agree to delay the closing.

20. **Notices.** Any notice required or permitted to be given hereunder shall be deemed to have been properly given, if in writing and delivered to the parties at the addresses shown below, and shall be deemed received (a) upon delivery, if delivered in person or by facsimile transmission, with receipt thereof confirmed by printed facsimile acknowledgement, (b) one (1) business day after having been deposited for next day overnight delivery with a nationally recognized overnight courier service, (c) two (2) business days after having been deposited in any U.S. post office or mail depository and sent by certified mail, postage paid, return receipt requested, or (d) upon sending, if sent by email (with a confirmation copy sent the same day by overnight delivery).

21. **Authority of the Parties.** Each of the undersigned individuals who have signed this Agreement on behalf of Seller and Buyer entities represent and warrant that he/she is authorized to sign this Agreement on behalf of such party and to bind such party to the requirements of this Agreement.

22. **Additional Acts.** Buyer and Seller agree to execute and deliver such additional documents and to perform such additional acts after the closing as may become necessary to effectuate the transfers contemplated by this Agreement.

23. **Entire Agreement.** This Agreement contains the entire agreement of the parties with respect to the sale of the Property. All contemporaneous or prior negotiations have been merged into this Agreement. This Agreement may be modified or amended only by written instrument signed by the parties to this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

24. **Earnest Money.** Buyer shall deposit $ 10,000 with Rietberg Companies, Escrow Agent, [insert name of Broker, Title Company or other] ☐ with this offer or ☒ within Three (3) days after acceptance of this offer, evidencing Buyer's good faith, to be held by the Escrow Agent and to apply to the purchase price or the down payment portion thereof where applicable. If this offer is not accepted, or the title is not marketable, or if the purchase is contingent upon conditions specified that cannot be met, this deposit shall be promptly refunded. If the Buyer defaults, all deposits made may be forfeited as liquidated damages at Seller's election, or alternatively, Seller may retain the deposits as part payment of the purchase price and pursue Seller's legal or equitable remedies against Buyer. If the sale is not closed according to its terms, the selling Broker may notify Buyer(s) and Seller(s) of Escrow Agent's intended disposition of earnest deposit, and all parties shall be deemed to have agreed to the disposition of the earnest money deposit unless Escrow Agent is notified of a court action pending concerning this sale or disposition of earnest money within thirty (30) days after notice to the parties.

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25. **Disclosure of Price and Terms.** The purchase price and the terms of this sale may be disclosed by the Commercial Alliance of REALTORS® Multiple Listing Service (CARWM) in the ordinary conduct of its business. Deletion of this paragraph shall not be considered a counter offer that would require a counter acceptance.

26. **Credit Reports.** Buyer consents that, if not otherwise prohibited, the Broker(s) may give Seller information about the Buyer contained in a credit report that may be furnished to the Broker(s) by a credit reporting agency.

27. **Advice of Counsel.** Buyer acknowledges that the Broker has recommended that the parties retain an attorney or attorneys to review the terms of this Agreement.

28. **Attorneys' Fees**. In the event of litigation arising from the failure or alleged failure of either party to perform its obligations under this Agreement, the party prevailing in that litigation (including appeals of all levels) shall be entitled to collect its court costs and reasonable attorneys' fees incurred in connection with such litigation from the other party. The provisions of this Section shall survive Closing or termination of this Agreement.

29. **Environmental.**

A. **Notice to buyers and sellers (environmental risks).**

Whenever real property is acquired or occupied, the buyer incurs some degree of risk with regard to potential environmental contamination and/or protected natural resources on the property. Various federal, state, and local laws may impose liability upon the buyer for the remediation of the contamination even though the buyer did not cause it, or may restrict the buyer's ability to fully develop or utilize the property. Such risk can be minimized through the performance of environmental due diligence. Additionally, sellers are advised that they may have an obligation to provide certain environmental information and/or disclosures to prospective buyers. The failure to provide such information or disclosures may subject a seller to potential liability or result in the loss of certain liability protections.

No real estate brokers/salespersons in this transaction possess the expertise necessary to assess the nature or extent of these environmental risks or to determine the presence of environmental contamination or protected natural resources. The real estate brokers/salespersons involved in this transaction do not make independent investigations as to environmental contamination or protected natural resources with respect to any property, and they make no representations regarding the presence or absence, now or in the past, of environmental contamination. It is therefore prudent for each party to this transaction to seek legal and technical counsel from professionals experienced in environmental matters to provide an evaluation of the environmental risks associated with the transaction.

B. **Environmental reports and assessments.**

(1) Within _____(____) days of the Effective Date, Seller shall deliver to Buyer copies of any existing reports, data, plans, permits, notices and/or information in Seller's possession relating to environmental matters pertaining to the Premises ("Seller's Environmental Documents").

(2) Buyer shall have a period of _____(_____) days after the Effective Date to evaluate environmental matters relating to the Premises ("Environmental Due Diligence Period"). Buyer and Buyer's agents shall have the right to enter upon the Premises during the Environmental Due Diligence Period during reasonable business hours for the purpose of conducting, at Buyer's expense, any environmental assessments of the Premises that Buyer deems appropriate, which assessments may include, but shall not be limited to, a Phase I Environmental Site Assessment, Transaction Screen, and/or evaluation of other regulated conditions or matters such as wetlands, asbestos containing materials, mold, or lead based paint ("Environmental Assessments"). The Environmental Assessments may not include the collection or analysis of samples of soil, groundwater, soil gas, indoor air, surface water, building components or any other environmental medium unless Buyer obtains prior written consent from Seller, which consent shall not be unreasonably withheld, delayed or conditioned. Buyer agrees that the Environmental Assessments shall not unreasonably interfere with the rights of Seller or any tenants in possession and Seller agrees to reasonably cooperate and to request that its tenants reasonably cooperate with the Environmental Assessments.

(3) Buyer shall have the right to terminate this Agreement if Seller's Environmental Documents or the Environmental Assessments are not acceptable to Buyer by delivering written notice to Seller prior to the expiration of the Environmental Due Diligence Period. If Buyer determines that any additional environmental due diligence activities (including, but not limited to, any additional environmental investigations, reports, approvals or permits) are warranted, then Buyer may provide Seller with a proposed amendment to this Agreement to extend the Environmental Due Diligence Period to allow Buyer to conduct such activities. If Buyer does not deliver a termination notice or proposed amendment to Seller prior to the expiration of the Environmental Due Diligence Period, then Buyer shall be deemed to have waived any objections to environmental matters relating to the Premises. If Buyer provides Seller with a proposed amendment to this Agreement, then Seller shall have a period of _____(____) days to execute or negotiate mutually acceptable terms for such amendment, otherwise Buyer may, but shall not be obligated to, terminate this Agreement by delivering written notice to Seller with two (2) days after Seller's deadline for executing or negotiating an amendment to this Agreement.

(4) If the Environmental Assessments cause any damage to the Premises, Buyer agrees to reasonably restore the Premises to the condition that existed prior to such damage. The restoration obligation does not require the remediation of any existing environmental condition. Buyer shall indemnify, defend and hold Seller and Broker harmless from and against any damage to persons or property caused by Buyer or Buyer's agents in conducting the Environmental Assessments.

C. **Nondisclosure.**

(1) If Seller's Environmental Documents or the Environmental Assessments identify the Land as a "facility" as defined in Part 201 of Michigan's Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended ("NREPA") or a "site" as defined in Part 213 of NREPA, then Buyer may conduct a Baseline Environmental Assessment ("BEA") and/or a Due Care Plan ("DCP"); provided, however, that Buyer may not submit or otherwise disclose such BEA, DCP, or similar report (e.g., a response activity plan) to the Michigan Department of Environmental Quality prior to closing unless Buyer obtains prior written consent from Seller.

(2) If Buyer exercises its right to terminate this Agreement pursuant to subparagraph b(3) above, Buyer shall not disclose Seller's Environmental Documents or the Environmental Assessments to any third party unless required by mandatory disclosure pursuant to legal process. At Seller's request, Buyer shall provide copies of any Environmental Assessments to Seller.

D. **Other:**

None

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30. **Brokerage Fee.** Seller and/or Buyer agree(s) to pay the broker(s) involved in this transaction a brokerage fee as specified in any agency agreement or other written agreement between them. In the event no such agreement exists, ☐ Buyer ☐ Seller agrees to pay a brokerage fee of 7% _____. This brokerage fee shall be paid in full promptly after it is earned, but not later than closing. Unless otherwise previously agreed, Buyer and/or Seller agree(s) that the brokerage fee may be shared by the recipient with any cooperating broker who participates in the sale, in such amount as the recipient decides, without further disclosure to or consent from Buyer and/or Seller. Seller and Buyer agree that the broker(s) involved in this transaction is/are an intended third party beneficiary entitled to enforce the obligation set forth herein to pay the brokerage fee. Other:

31. **Other Provisions:**

Seller to provide buyer with any past wet lands studies or enviromental reports they have.

32. **Time.** Time is of the essence in this Agreement. In any case where a date for performance by either party or a deadline falls on a Saturday, Sunday or federal government holiday, the time for performance or the deadline, as applicable, shall automatically extend until 11:59 p.m. on the next business day. As used in this Agreement, a "business day" shall mean a day other than Saturday, Sunday or a federal government holiday. All other references to "days" in this Agreement shall refer to calendar days. The term "Effective Date" as used in this Agreement shall be the date upon which this Agreement is fully executed (as described below).

33. **Index of Exhibits.** Seller to furnish within _____(____) days from Effective Date unless specified below:

Not Applicable	Attached	Exhibit #	Subject	Exhibit to be furnished within ____ number of days
		A	**Disclosure Regarding Real Estate Agency Relationships**	
		B	**Income and Expense with respect to the operation of the Premises**	
		C	**Written leases and any tenancies not arising out of written leases**	
		D	**Service Contracts**	
		F	**Addendum**	

34. **By signing below, Buyer acknowledges having read this Agreement and authorizes delivery of this Agreement to Seller.** If this Agreement is signed by Seller without any modifications, the date Seller signs becomes the Effective Date. Buyer gives Broker above named until _____(time) _____(date) to obtain Seller's written acceptance of the Buyer's offer.

Buyer: _____
(print name of individual or entity)

Signature: _____

Its: _____
(if Buyer is an entity)

Buyer's Address: _____

_____

Buyer: _____
(print name of individual or entity)

Signature: _____

Its: _____
(if Buyer is an entity)

Bus. Phone: _____ Fax: _____

Email: _____

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☐ ☐ Buyer's Initials ☐ ☐ Seller's Initials

35. **SELLER'S ACCEPTANCE** Date: 8-8-23 Time: 2 PM

The above offer is hereby accepted ☐ as written ☒ modified as follows:

See Attached Addendum #2

By signing below, Seller acknowledges having read and authorizes delivery of this Agreement to Buyer. If this Agreement is signed by Seller without any modifications, the date Seller signs becomes the Effective Date. If this Agreement is signed by Seller subject to any modifications, Seller gives Broker above named until 5 pm (time) Thursday August 10 (date) to obtain Buyer's written acceptance of Seller's counter offer.

Seller: _____ (print name of individual or entity) Seller: _____ (print name of individual or entity)

Signature: _____ Signature: _____

Its: _____ (if Seller is an entity) Its: _____ (if Seller is an entity)

Seller's Address: _____ Bus. Phone: _____ Fax: _____

_____ Email: _____

36. **BUYER'S RECEIPT OF ACCEPTANCE** Date: _____ Time: _____

Buyer acknowledges receipt of Seller's acceptance of Buyer's offer. If Seller's acceptance of Buyer's offer was subject to a counter offer, Buyer agrees to accept the terms of the counter offer:

☐ as written (with all other terms and conditions of Buyer's offer remaining unchanged); or ☒ modified as follows:

See Attached Addendum #2

If Buyer is accepting a counter offer from Seller as written, the date Buyer signs below becomes the Effective Date. If Buyer is accepting Seller's counter offer subject to any modifications, Buyer gives Broker above named until _____ (time) _____ (date) to obtain Seller's written acceptance of Buyer's counter offer.

Buyer: _____ (print name of individual or entity) Buyer: _____ (print name of individual or entity)

Signature: _____ Signature: _____

Its: _____ (if Buyer is an entity) Its: _____ (if Buyer is an entity)

37. **SELLER'S RECEIPT OF ACCEPTANCE** Date: _____, Time: _____

Seller acknowledges receipt of a copy of Buyer's acceptance of Seller's counter offer (if Seller made a counter offer), or Seller agrees to accept the terms of Buyer's counter offer as written. If Seller is accepting the terms of Buyer's counter offer as written, then the date Seller signs below becomes the Effective Date.

Seller: _____ (print name of individual or entity) Seller: _____ (print name of individual or entity)

Signature: _____ Signature: _____

Its: _____ (if Seller is an entity) Its: _____ (if Seller is an entity)

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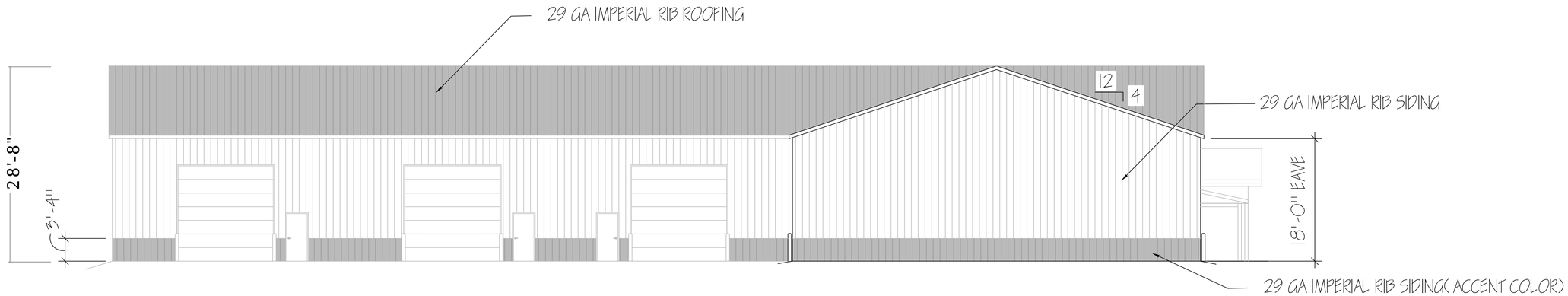
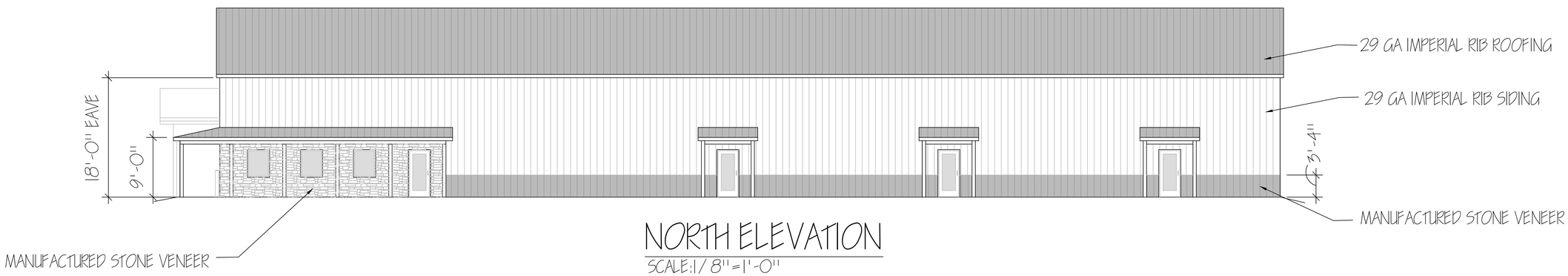
Revision Date 5/2019

☐ ☐ Buyer's Initials ☒ ☐ Seller's Initials



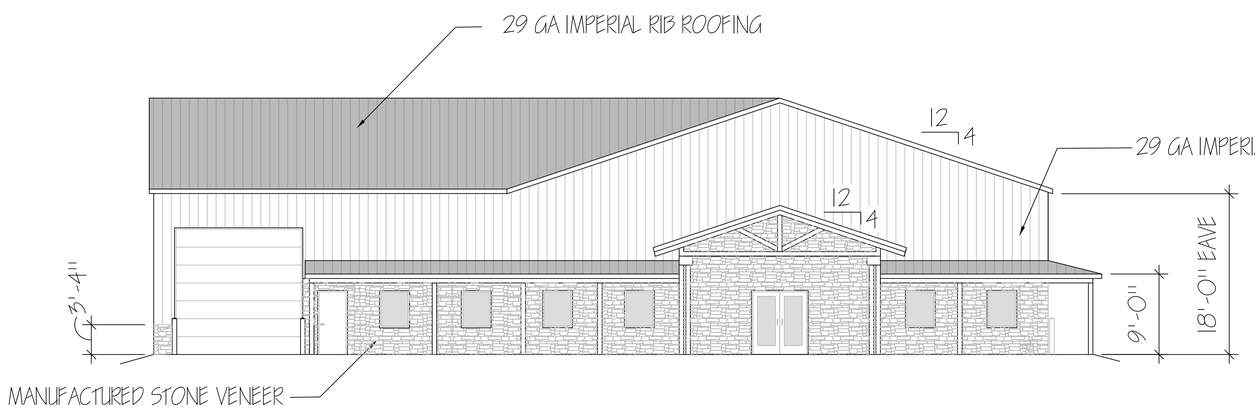
SOUTH ELEVATION

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



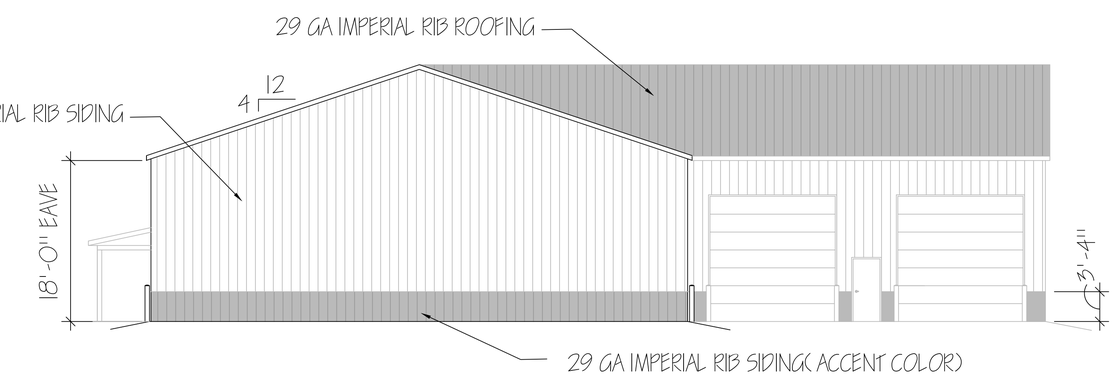
NORTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

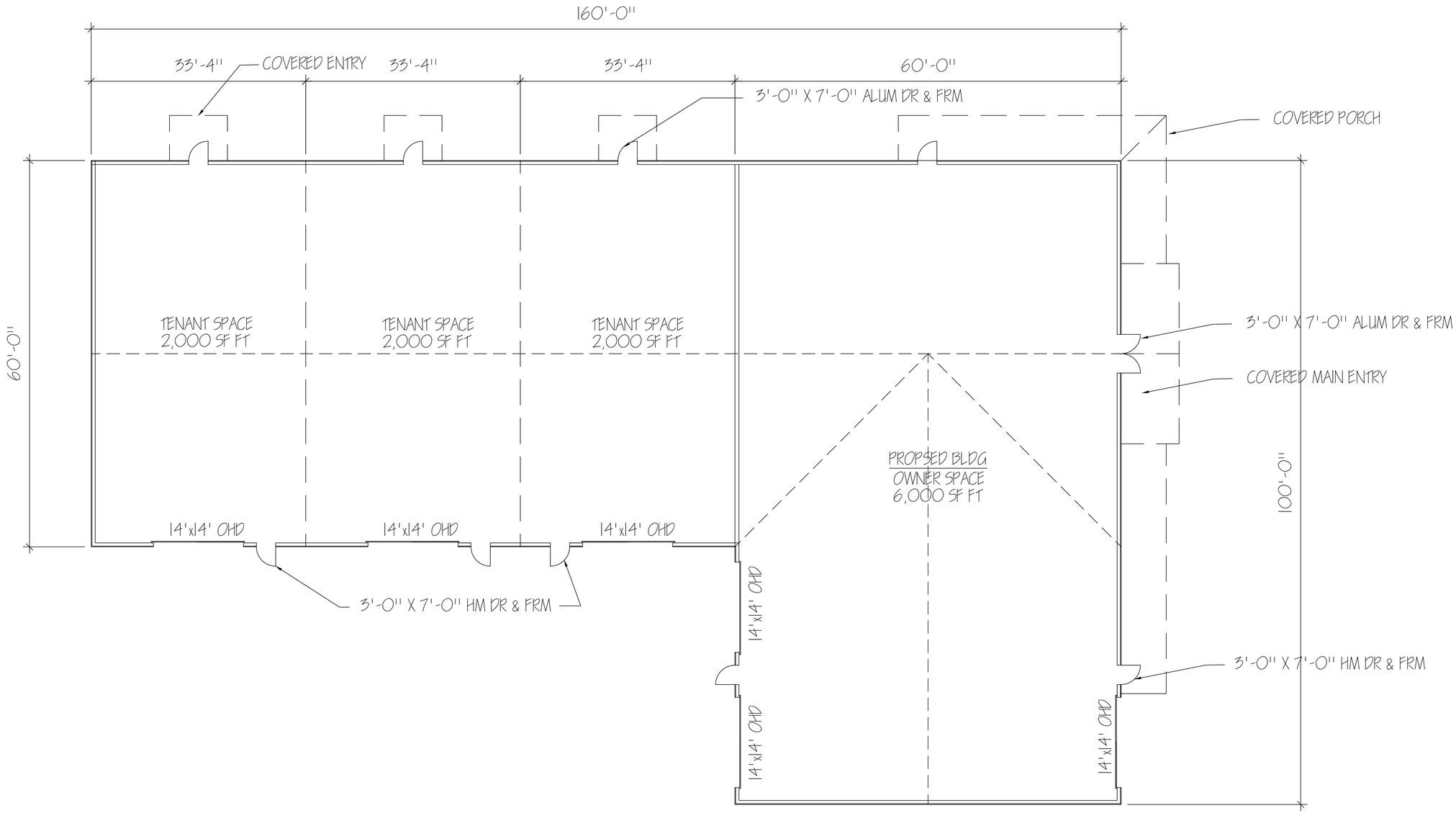
CONSTRUCTION BY:
STEDFAST CONSTRUCTION
6090 ALDEN NASH AVE.
ALTO, MI 49302

NEW PROPOSED BLDG. FOR:
ALLIED INSTALLATIONS
11500 56TH AVE.
ALLENDALE, MI 49401

DATE:
DEC. 1, 2023
DEC. 19, 2023
JAN. 2, 2024

REVISED:

SHEET
1
OF 2 SHEET(S)



NORTH

FLOOR PLAN

SCALE:1/8=1'-0"

USE GROUP: B/ S-2 LOW- HAZARD USE
TYPE OF CONSTRUCTION :5B
TOTAL BUILDING SQ. FT.=12,000 SQ. FT.
ASSUMED SOIL BRG. 3,000 # / SF

CONSTRUCTION BY:
STEDFAST CONSTRUCTION
6090 ALDEN NASH AVE.
ALTO, MI 49302

NEW PROPOSED BLDG. FOR:
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DATE:
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DEC. 19, 2023
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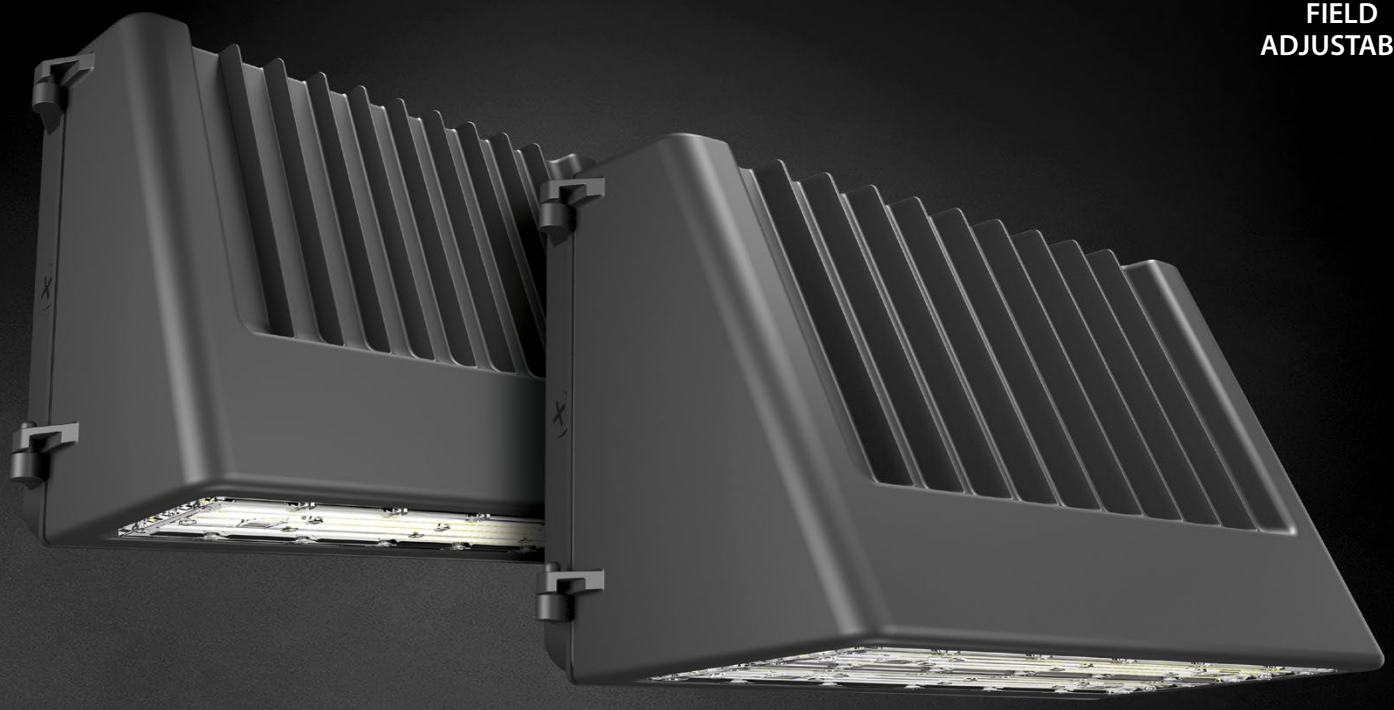
REVISED:

SHEET
2
OF 2 SHEET(S)

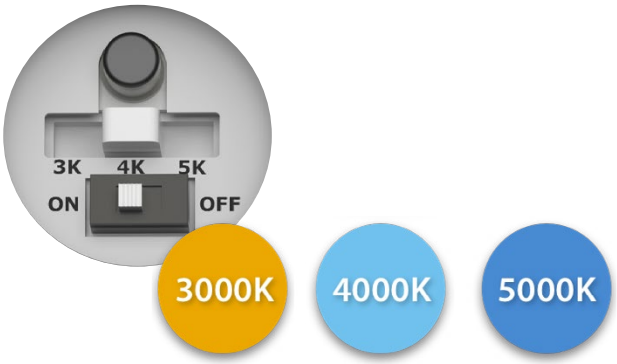
RAB

FIELD ADJUSTABLE



Full cutoff, field adjustable and priced right.

SLIM17 ultra-economy wall packs.



Field-adjustable control.

The SLIM17 comes with a field-adjustable CCT switch that's easily accessed on the side of the fixture and allows you to choose between 3000, 4000 and 5000K.

On when you need them, off when you don't.

All models come standard with an integrated, selectable, on/off photocell that can automatically control when the wall packs turn on for even greater energy savings.

FIELD ADJ.

100,000 HOUR LED LIFESPAN

SELECTABLE PHOTOCELL

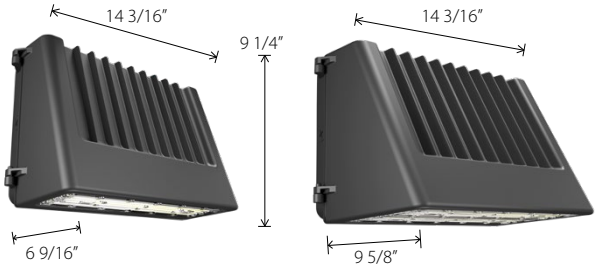
EASY INSTALL

DLC PREMIUM

IP65 RATING

5-YEAR, LIMITED WARRANTY

RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty



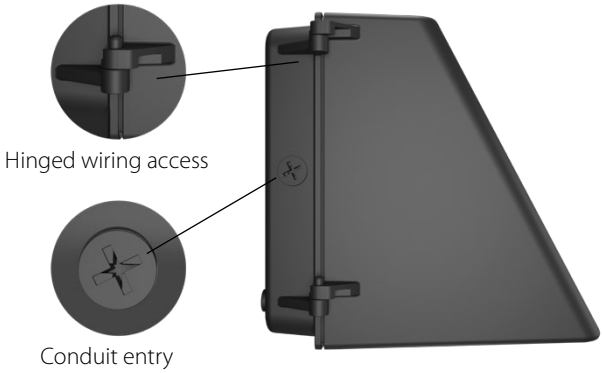
MEDIUM	LARGE
40W	100W
60W	120W
	150W

Plenty of options.

These larger SLIM17s come in two sizes and are available in five different wattages: 40, 60, 100, 120 and 150W.

The proof is in the performance.

Tight budgets don't mean having to sacrifice on performance. The SLIM17 delivers 80+ CRI and a high efficacy of up to 145 lm/W, all with 0-10V dimming. Its diffuse, uniform output comes without the flickering or humming often found in ultra-economy lighting.



Easy installation.

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap.

Ordering Matrix

WALLPACK FULL CUTOFF

Family	Style		Wattage		Color Temp		Finish		Driver/Voltage		Options	
SLIM17FA	FC											
	FC	Full Cutoff	40	40W	Blank	5000K/4000K/3000K selectable	Blank	Bronze	Blank	120-277V	Blank	Selectable photocell
			60	60W								
			100	100W								
			120	120W								
			150	150W								

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

December 6, 2023

Gregory Ransford, MPA
Fresh Coast Planning
950 Taylor Avenue, Suite 200
Grand Haven, Michigan 49417

RE: Allied Installations Inc. – 11500 56th Avenue
Planning Commission Review

Dear Mr. Ransford:

Fleis & VandenBrink (F&V) received the Allied Installations Inc at 11500 56th Avenue planning documents on November 15, 2023 which were prepared by Nederveld and dated November 14, 2023.

F&V staff have a performed a review of the aforementioned plan set and have the comments below to offer. Additionally, it is noted that the applicant should ensure plans are sent to Ottawa County Water Resources Commission for review and approval of the storm water management (SWM) of this site.

GENERAL:

- Applicant must provide reasoning for each "NA" notation on the submitted site plan checklist.

SHEET 31 OF APPLICATION:

- Architectural elevations drawings and exterior building materials need to be added to the site plans.

SHEET C-201:

- The site plan checklist requires that the applicant depict the location and the use of existing structures within 100 feet of the boundary of the subject property. The applicant should label or note the current use of the building at 5455 Auto Court Drive STE A, as it is within 100 feet of the south parcel line.

SHEET C-205:

- The applicant should call out the dimensions of the proposed curb cut for the driveway along 54th Avenue.
- Abutting streets need to have dimensions labeled.
- All sidewalk details shall be in accordance with the MDOT R-28-J detail.
- Sidewalk ramp location(s) need to be shown on the plan view.
- The right-of-way along 54th Avenue needs to be labeled with dimensions shown.
- In the legend, the "Standard Duty" and "Heavy Duty" hatch colors cannot be differentiated. Provide contrast to clearly define different pavement types.

2960 Lucerne Drive SE
Grand Rapids, MI 49546
P: 616.977.1000
F: 616.977.1005
www.fveng.com

- Verify that applicable truck turning movements have been taken into account for parking lot layout.
  - Standard semi (WB-67, 73.50 ft length) will not be able to maneuver to back into east facing overhead loading door. It would also obstruct access to all parking spaces.
  - Without "Future Loading Area" constructed, truck navigation for rear building overhead doors appears infeasible for a standard semi.

SHEET C-300:

- Provide drainage and detention calculations for the detention basin.
- Provide storm sewer profiles during construction plan development.
- Provide additional spot grades, specifically high points, during construction plan development.

SHEET C-500:

- Sheet C-500 has a detail for Bituminous Valley Gutter, yet no other sheets show the location of valley gutter on the proposed site. Please clarify where Bituminous Valley Gutter is used.

SHEET L-100:

- Consider relocating some landscaping trees and shrubs that are placed close to underground utility pipes. Potential for leaves to clog catch basin if not properly maintained or root intrusion for underground pipes.
  - Shrubs shown over top of the water and sanitary sewer service laterals.
  - Trees located next to yard catch basin in the southeast corner of the site.

Additionally, a trip generation analysis was performed to verify whether a Traffic Impact Study (TIS) would be needed in accordance with the Township Zoning Ordinance. Analysis was performed utilizing a land use category of General Light Industrial, ITE Land Use Code 110 to categorize the proposed Dollar General for evaluation. The trip generation analysis was performed assuming the current and future expansion areas for a total floor area of 19,200 SF as depicted in the received plans.

The trip generation is summarized below and shows that the trip generation for the proposed development is below the Township Zoning Ordinance thresholds and no further traffic analysis is required for this site.

Land Use	ITE Code	Size	Unit	Weekday Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
General Light Industrial	110	19,200	SF	123	15	2	17	2	10	12
TIS Threshold				*750*	*50*	*50*	*n/a*	*50*	*50*	*n/a*
Meets TIA/TIS Threshold				**No**	**No**	**No**		**No**	**No**	

Sincerely,

FLEIS & VANDENBRINK

Shane Peterson, PE
Project Manager

Brant Mercer, P.E.
Project Manager

cc: Kevin Yeomans, Fresh Coast Planning
Chad Doornbos, ACT

Allendale Charter Township Fire Department

FIRE DEPARTMENT

FIRE CHIEF
MICHAEL KEEFE

DEPUTY CHIEF
RANDY BOSCH

CAPTAIN
BUSINESS
FIRE INSPECTOR
TONY DOLCE

LIEUTENANT
TRAINING OFFICER
SCOTT HARKES

LIEUTENANT
RENTAL INSPECTOR
KYLE GARLANGER

LIEUTENANTS
WILLIAM
O'DONNELL
BRUCE NAGELKIRK
DAVE MARSHALL
STEVE WOLBRINK

SERGEANTS
CHRIS HOLMES
NICK RICHARDS
DOUG ANDERSON
JOE FLAGSTADT
TROY TELLER
ERIC BUSSCHER

Nov 20 , 2023

Gregory Ransford, Planner
Planning Commission
6676 Lake Michigan Drive

RE: 11500 56th Ave
Allied Installations
Allendale , MI 49401

Greg:

Site plan for 11500 56th Ave has been completed by Allendale Fire. Print has adequate fire department access. There is adequate water supply for the building projected at 12,000 sq ft. When the addition is done on the building of an additional 7,200 sq ft a fire hydrant will need to be added for the building to have adequate water supply.

Print has incorrect road names and address.

This building will have to have Automatic sprinkler systems as drawn.
903.2.9 Group S-1 An automatic sprinkler system shall be provided throughout all buildings containing a group S-1 occupancy where one of the following conditions exists:
1. A Group S-1 fire area exceeds 12,000 square feet.

All new buildings in Allendale Twp. are required by code ***IFC2012 506.1*** to have a Knox box installed on the building for Fire Department access.

Allendale Fire reserves the right to make additional comments as necessary.

Print Date 11/14/2023

Respectfully submitted

Capt. Tony Dolce
Fire Inspector
Allendale Fire Department
616-892-3116
tonydolce@allendale-twp.org

Fresh Coast Planning

119 1/2 Washington Avenue, Studio B
Grand Haven, MI 49417
www.freshcoastplanning.com

Gregory L. Ransford, MPA
616-638-1240
greg@freshcoastplanning.com

Julie Lovelace
616-914-0922
julie@freshcoastplanning.com

Kevin Yeomans
616-821-4969
kevin@freshcoastplanning.com

Alexis Sorrell
616-773-4638
alexis@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: January 10, 2024
Re: Allied Installations Site Plan Application – Preliminary Review

---

In accordance with Article 24 – Site Plan Review of the Allendale Charter Township Zoning Ordinance (ACTZO), attached is Site Plan application from Greg DeMott to construct a 12,000 square foot office and warehouse building with units for future tenants. The property is located at 11500 56th Avenue, parcel number 70-09-24-300-091 and is zoned Industrial.

Preliminary Review Comments

Pursuant to your longstanding direction, we reviewed the proposed site plan and related documents as a preliminary plan review. While our review was comprehensive related to the ACTZO, our notations within this memorandum are not composed of the traditional final review format (i.e. site plan review standards, inclusion of all staff recommendations and etcetera). Subsequent to our initial review, we provided our review comments to the applicant and received the attached in response. Below are our remaining observations for the Planning Commission and applicant to consider prior to final plan review as well as other relevant notations regarding the proposed.

Parking

As noted above, the applicant seeks to construct space for their business use as well as up to three future business uses. The applicant has satisfied the requirement for minimum parking for their use but may not have provided enough parking for future tenants to also occupy the building. The Planning Commission will need to discuss the parking details further with the applicant.

Dumpster

As you will note within the site plan materials, additional bollards are required at the rear of the enclosure. Also, the applicant has indicated that the dumpster enclosure is proposed to contain "rib siding material" to match the building. The Planning Commission will need to determine if the proposed is acceptable. Lastly, we inquired regarding the gate material but the applicant indicated that they deferred the final material selection to their architect.

Elevations

As you will note on the elevation submission, the North elevation identifies stone veneer with a similar type of symbol. The North elevation also identifies the same material with a chair rail color along the base of the building, which conflicts with other elevations where different material is identified with the same color. While we directed the applicant to clarify this error, they deferred its expected correction to their architect, who we have not heard from as of the date of this memorandum.

In addition, we directed the applicant to provide more details regarding the proposed stone veneer and windows on the east elevation to verify compliance with the minimum requirement of 50% stone and glass (or other compliant material) adjacent to a street. We

asked for this because the elevation does not appear to meet the minimum. Similar to the labeling error, they deferred this inquiry to their architect.

Finally, while we directed the applicant to provide exterior product specification sheets for your review. They replied that they would like to "discuss" those with you.

Pathway

As you know, the ACTZO requires that the applicant construct pedestrian pathway along 54th Avenue unless deferment from the Planning Commission is provided. As you will note within the application materials, the applicant seeks deferment.

Access

As you know, the Planning Commission has the authority to require internal access drives between properties. While the applicant is not showing a continuation of Edgeway Drive on the north side of their property within the formal submission, previous documents have shown such extension to serve future lots.

Stormwater

Related, it is important to note that the proposed stormwater area is to be located off-site to the north. The applicant will need to provide access documents at final plan submission to illustrate legal use for stormwater and access to perform maintenance is granted on separate property.

Township Department Reviews

Water & Sewer Department

Attached is the review letter from the Superintendent of Public Utilities, Chad Doornbos, regarding the proposed project. A number of items require correction or revision but are not expected to affect the site layout.

Fire Department

The Fire Department is generally satisfied with the proposed project.

Township Engineer

Attached is the review letter from the Township Engineer, Brant Mercer, regarding the proposed project. A number of items require correction or revision but are not expected to affect the site layout.

Planning Commission Considerations

As the Planning Commission performs their preliminary review of this request, the following warrant your review and consideration.

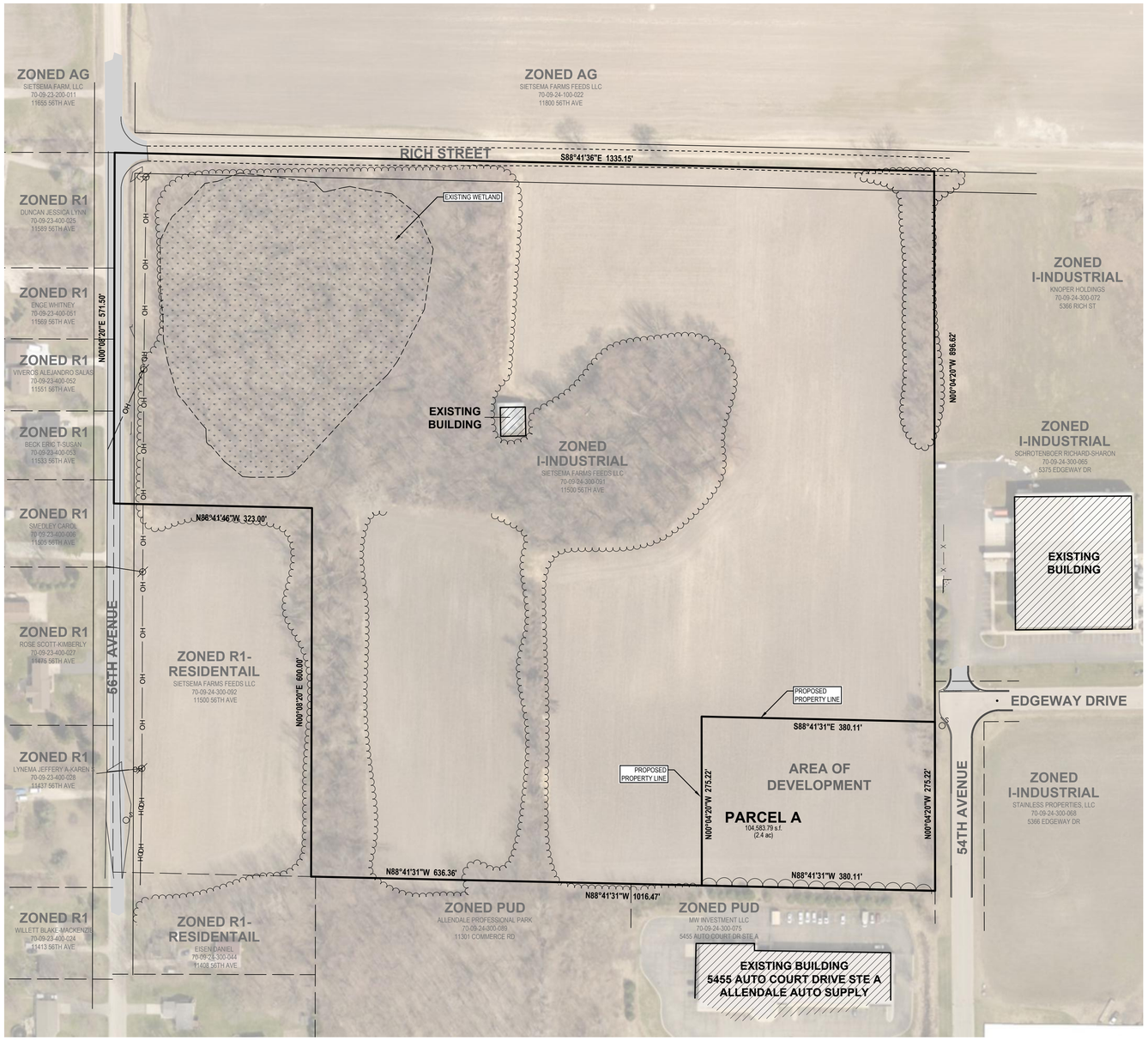
- The extent of parking for future tenants related to the parking spaces occupied by the business use of the applicant
- Whether the rib siding material is acceptable for the dumpster enclosure
- The dumpster enclosure gate material
- The North elevation labels for stone veneer
- East elevation material details
- The lack of product specification sheets
- Whether deferment of the 54th Avenue pedestrian pathway is appropriate and under what parameters
- Whether internal access drives and or easements should be provided to adjacent property

The application has been scheduled for preliminary review at your January 15, 2024 meeting. We expect the applicant to be in attendance. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor
Greg DeMott, Allied Installations



LOCATION MAP

NOT TO SCALE

N

N

0' 50' 100' 200'

SCALE: 1" = 100'

DESCRIPTIONS

PARCEL A
PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 14 WEST, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE S00°08'20"W 1171.74 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE S88°41'31"E 959.35 FEET ALONG THE SOUTH LINE OF THE NORTH 1171.50 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION TO THE POINT OF BEGINNING; THENCE N00°04'20"W 275.22 FEET; THENCE S88°41'31"E 380.11 FEET; THENCE S00°04'20"E 275.22 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE N88°41'31"W 380.11 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINS 2.40 ACRES. SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

REMAINDER
PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 14 WEST, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE S88°41'31"E 1335.15 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION; THENCE S00°04'20"E 1171.84 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE N88°40'37"W 1016.47 FEET ALONG THE SOUTH LINE OF THE NORTH 1171.50 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE N00°08'20"E 600.00 FEET; THENCE N88°41'46"W 323.00 FEET; THENCE N00°08'20"E 571.50 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING. CONTAINS 31.51 ACRES. SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD. ALSO SUBJECT TO HIGHWAY RIGHT-OF-WAY FOR 56TH AVENUE OVER THE MOST WESTERLY 33.00 FEET THEREOF AND FOR RICH STREET OVER THE NORTHERLY MOST 33.00 FEET THEREOF.

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

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

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

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

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

PREPARED FOR:
Allied Installations Inc.
Greg DeMott

PO BOX 86
Allendale, MI 49401
Phone: 616.293.5309

REVISIONS:

Title: FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.03
Title: REVISED FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.09

ALLIED INSTALLATIONS

Site Analysis Plan

11500 56TH AVE
PART OF THE SOUTHWEST 1/4 OF SECTION 24, T7N, R14W, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
RICHARD A. PULASKI
License No. 6201045117
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
23201324

SHEET NO:
C-201

23201324-PREL M-2.dwg DC 1/5/2024 11:08

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LOCATION MAP

NOT TO SCALE

0' 10' 20' 40'

SCALE: 1" = 20'

LEGEND

- Benchmark
- Catch Basin - Round
- Catch Basin - Square
- Cleanout
- Culvert
- Deciduous Tree
- Evergreen Tree
- Hydrant
- Iron - Set
- Iron - Found
- Manhole
- Stop Box
- Sign
- Sanitary Sewer Manhole
- Stormwater Manhole
- Water Valve
- SS — Sanitary
- ST — Storm
- W — Watermain
- Tree
- Ex. Grade Contour
- Asphalt
- Concrete
- Gravel
- Building

PARCEL A DESCRIPTION

PARCEL A
PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 14 WEST, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE S00°08'20"W 1171.74 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE S88°41'31"E 959.35 FEET ALONG THE SOUTH LINE OF THE NORTH 1171.50 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION TO THE POINT OF BEGINNING; THENCE N00°04'20"W 275.22 FEET; THENCE S88°41'31"E 380.11 FEET; THENCE S00°04'20"E 275.22 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE N88°41'31"W 380.11 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINS 2.40 ACRES. SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

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.

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

PREPARED FOR:

Allied Installations Inc.
Greg DeMott

PO BOX 86
Allendale, MI 49401
Phone: 616.293.5309

REVISIONS:

Title: FINAL
Drawn:DAC Checked: CH Date:2024.01.03
Title: REVISED FINAL
Drawn:DAC Checked: CH Date:2024.01.09

ALLIED INSTALLATIONS

Existing Site Conditions Plan

11500 56TH AVE
PART OF THE SOUTHWEST 1/4 OF SECTION 24, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
Scott A Hendges
License No. 4001047953
LICENSED PROFESSIONAL SURVEYOR

PROJECT NO:
23201324

SHEET NO:
C-202

23201324-PREL1A-2.dwg DC 1/9/2024 11:09

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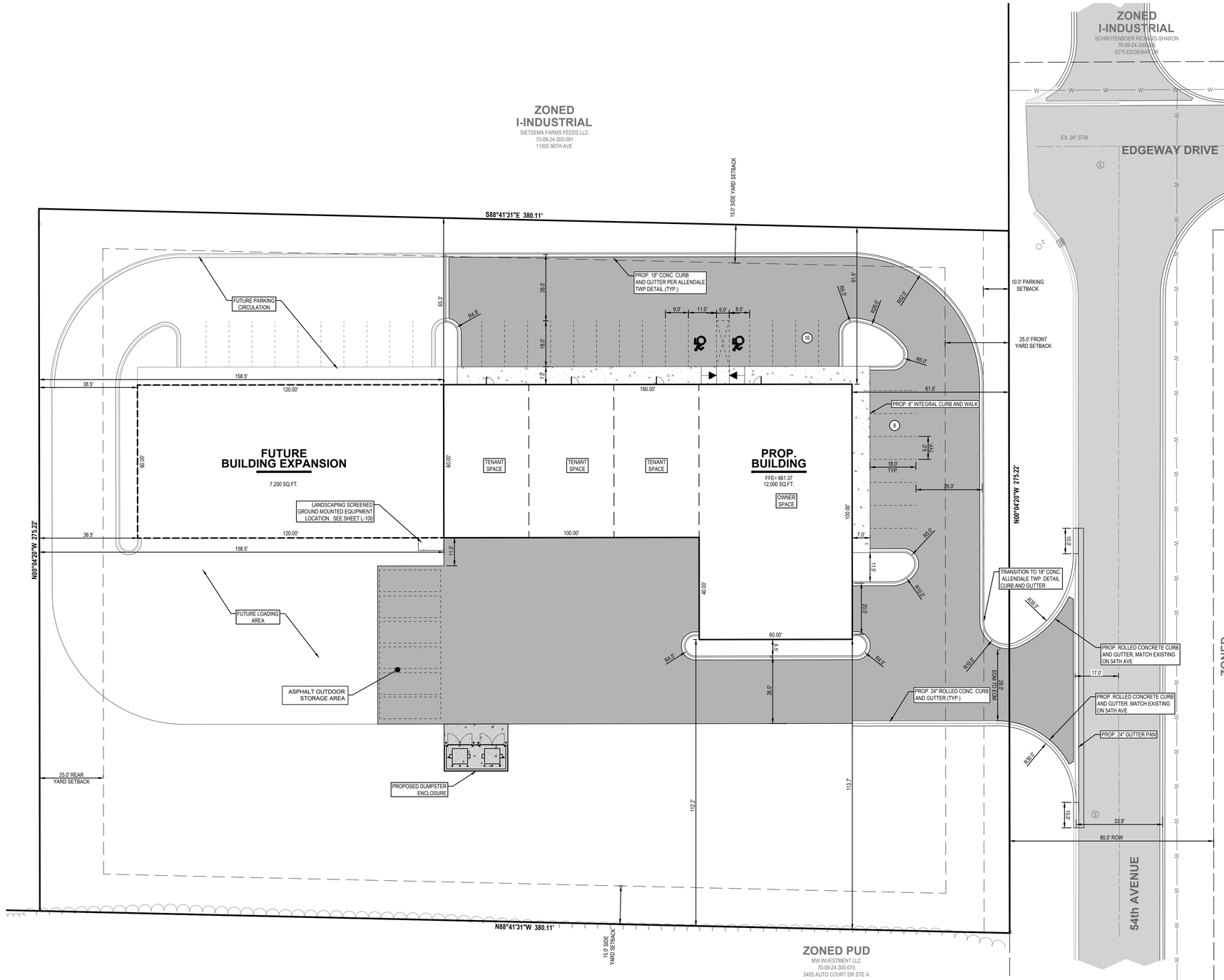

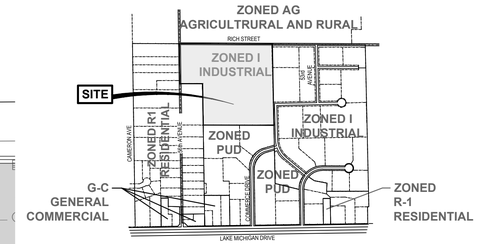

AREA ZONING MAP

NOT TO SCALE

LEGEND

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

0' 10' 20' 40'

SCALE: 1" = 20'

GENERAL NOTES

1) ZONING OF PROPERTY: I - INDUSTRIAL
   I - INDUSTRIAL ZONING REQUIREMENTS
   - A) MINIMUM LOT AREA = 43,560 SQ.FT.
   - B) MINIMUM LOT WIDTH = 150 FT.
   - C) MAXIMUM BUILDING HEIGHT = 35 FT OR 2 1/2 STORIES
   - D) MAXIMUM LOT COVERAGE = 50%

   SETBACKS
   - A) FRONT YARD = 25 FT.
   - B) SIDE YARD = 15 FT.
   - C) REAR YARD = 25 FT.
2) SUMMARY OF LAND USE:
   - A) TOTAL ACREAGE OF PARCEL A = 2.4 ACRES (106,262 SQ.FT.) (EXCLUDING R.O.W.)
   - B) AREA OF PROPOSED BUILDING = 12,000 SQ.FT. , FUTURE EXPANSION 7,200 SQ.FT.
   - C) BUILDING HEIGHT = APPROX. 32 FT.
   - D) LOT COVERAGE = 11.3%, WITH FUTURE EXPANSION = 18.1%
   - E) ZONING OF PARCELS TO SOUTH = PUD
     ZONING OF PARCELS TO NORTH,WEST AND EAST = I-INDUSTRIAL
3) PARKING REQUIREMENTS:
   - A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9'x18' (26' AISLE)
   - B) TYPICAL PARKING SPACE PROVIDED = 9'x18' (26' AISLE)
   - C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11'x18' WITH 5' AISLE
   - D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 8'x18' WITH 5' AISLE
   - E) NUMBER OF SPACES REQUIRED PER TOWNSHIP, 1 PER 1,500 SQ.FT. U.F.A. = 8 , WITH FUTURE EXPANSION =13
   - F) NUMBER OF SPACES PROVIDED = 24, WITH FUTURE EXPANSION = 35
4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
6) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT.
7) ALL TELEPHONE, CABLE, AND ELECTRICAL SERVICE CONNECTIONS SHALL BE PLACED UNDERGROUND.
8) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-09-24-300-091.
   THE ADDRESS OF THE PROPERTY IS 11500 56TH STREET AVE.

IMPERVIOUS AREAS

EXISTING IMPERVIOUS AREAS
- IMPERVIOUS AREA = 0.0% (0 SQ.FT.)
- LOT GREEN SPACE = 100.0% (104,544 SQ.FT.)

PROPOSED IMPERVIOUS AREAS
- IMPERVIOUS AREA = 36.6% (38,333 SQ.FT.)
- LOT GREEN SPACE = 63.4% (66,211 SQ.FT.)

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

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NOTE:
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INDIANAPOLIS

PREPARED FOR:
Allied Installations Inc.
Greg DeMott

PO BOX 86
Allendale, MI 49401
Phone: 616.293.5309

REVISIONS:

Title: FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.03
Title: REVISED FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.09

ALLIED INSTALLATIONS

Site Layout Plan

11500 56TH AVE
PART OF THE SOUTHWEST 1/4 OF SECTION 24, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
RICHARD A. PULASKI
License No. 6201045117
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
23201324

SHEET NO:
C-205

23201324-PREL-M-2.dwg DC 1/5/2024 11:59

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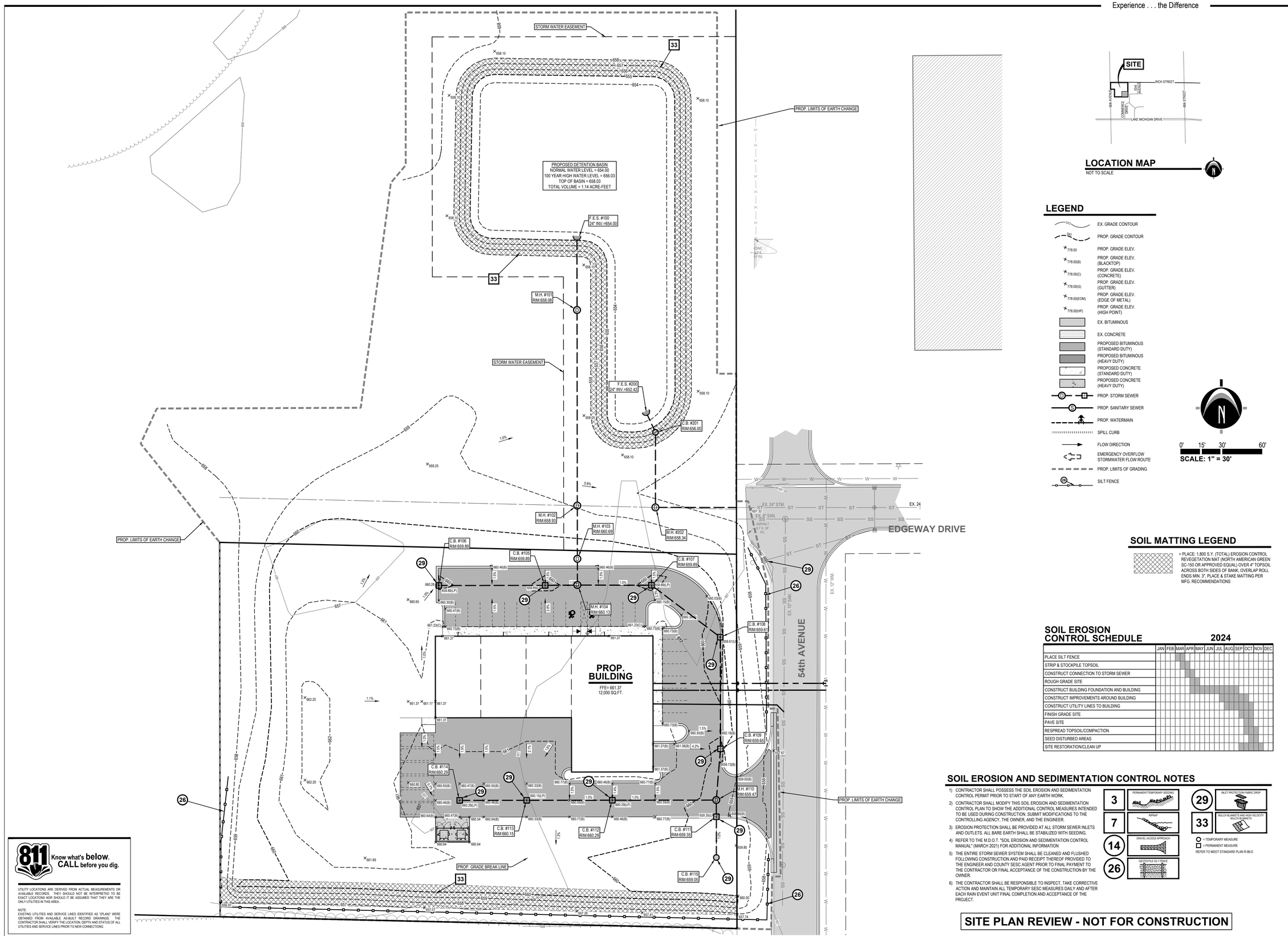

LOCATION MAP

NOT TO SCALE

LEGEND

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

N

0' 15' 30' 60'

SCALE: 1" = 30'

SOIL MATTING LEGEND

= PLACE: 1,800 S.Y. (TOTAL) EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL) OVER 4" TOPSOIL ACROSS BOTH SIDES OF BANK. OVERLAP ROLL ENDS MIN. 3", PLACE & STAKE MATTING PER MFG. RECOMMENDATIONS

SOIL EROSION CONTROL SCHEDULE 2024

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

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
2) CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
4) REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (MARCH 2021) FOR ADDITIONAL INFORMATION
5) THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
6) THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNIT FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

3	PERMANENT/TEMPORARY SEEDING
7	RIPRAP
14	GRAVEL ACCESS APPROACH
26	GEOTEXTILE SILT FENCE
29	INLET PROTECTION FABRIC DROP
33	MULCH BLANKETS AND HIGH VELOCITY MULCH BLANKETS

○ = TEMPORARY MEASURE
□ = PERMANENT MEASURE
REFER TO MDOT STANDARD PLAN R-96-D

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

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PREPARED FOR:
Allied Installations Inc.
Greg DeMott

PO BOX 86
Allendale, MI 49401
Phone: 616.293.5309

REVISIONS:

Title: FINAL
Drawn:DAC Checked: CH Date:2024.01.03
Title: REVISED FINAL
Drawn:DAC Checked: CH Date:2024.01.09

ALLIED INSTALLATIONS

S.E.S.C. & Grading Plan

11500 56TH AVE
PART OF THE SOUTHWEST 1/4 OF SECTION 24, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
RICHARD A. PULASKI
License No. 6201045117
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
23201324

SHEET NO:
C-300

DC: 1/9/2024 11:59
23201324-PREL1NE-2.dwg

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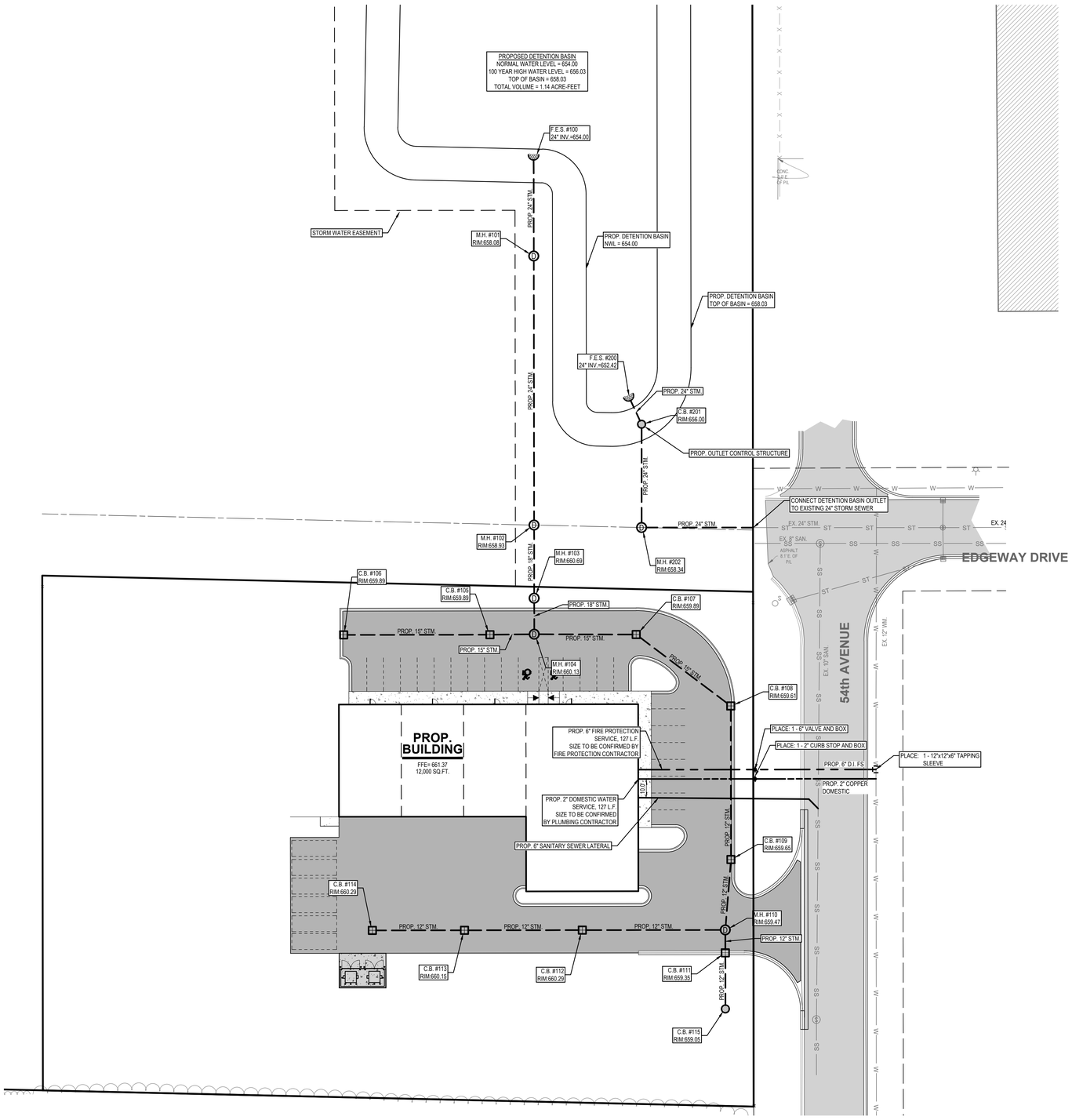

LOCATION MAP

NOT TO SCALE

LEGEND

- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN

0' 15' 30' 60'

SCALE: 1" = 30'

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SITE PLAN REVIEW - NOT FOR CONSTRUCTION

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Phone: 616.293.5309

REVISIONS:

Title: FINAL
Drawn:DAC Checked: CH Date:2024.01.03
Title: REVISED FINAL
Drawn:DAC Checked: CH Date:2024.01.09

ALLIED INSTALLATIONS

Utility Plan

11500 36TH AVE
PART OF THE SOUTHWEST 1/4 OF SECTION 24, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
RICHARD A. PULASKI
License No. 6201045117
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
23201324

SHEET NO:
C-400

23201324-PREL1A-2.dwg DC 1/9/2024 11:59

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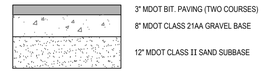
NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
2. HMA MIXTURE TO BE TIER I OR TIER II
3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

HEAVY DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL

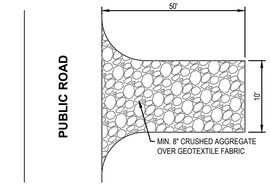
N.T.S.



NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
2. HMA MIXTURE TO BE TIER I OR TIER II
3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

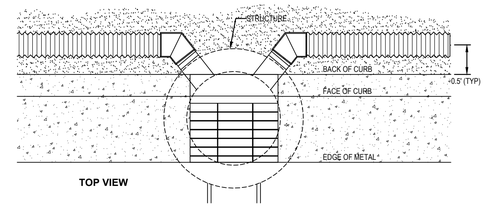
STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL

N.T.S.

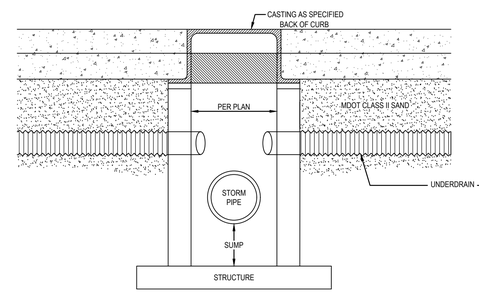


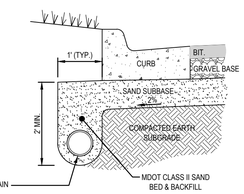
TEMPORARY CRUSHED ROCK TRACKING PAD

N.T.S.



TOP VIEW





SIDE VIEW

UNDER DRAIN AT CURB DETAIL

N.T.S.

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REVISIONS:

Title: FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.03
Title: REVISED FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.09

Figure 21-A

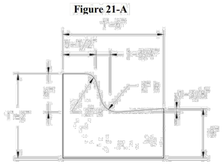
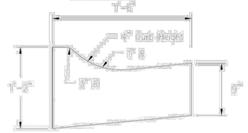
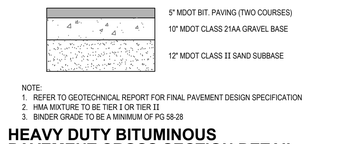


Figure 21-B



ALLENDALE TOWNSHIP CURB DETAILS

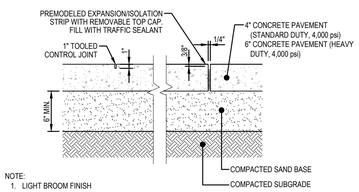
N.T.S.



NOTE:
1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. PANEL SIZE SHALL NOT EXCEED 8 FEET
4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
5. AIR ENTRAINMENT - 7% ± 1%
6. SLUMP 4"±1"

INTEGRAL CURB AND WALK DETAIL

N.T.S.



NOTE:
1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. PANEL SIZE SHALL NOT EXCEED 8 FEET
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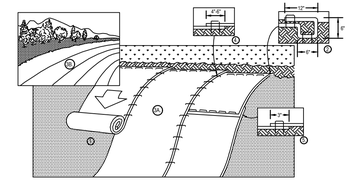
5. AIR ENTRAINMENT - 7% ± 1%
6. SLUMP 4"±1"

CONCRETE PAVEMENT DETAIL

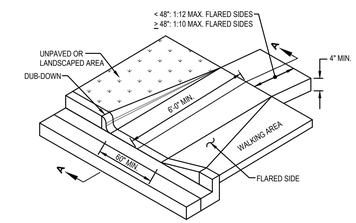
N.T.S.



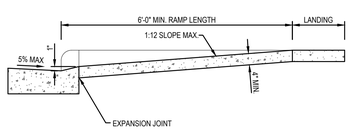
NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4" OF OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED) ON TOP EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.
7. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
8. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

EROSION CONTROL BLANKET DETAIL

N.T.S.



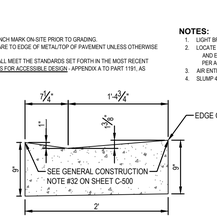
DUB-DOWN OR FLARED SIDE OPTION



SECTION A-A

SIDEWALK CURB RAMP DETAIL

N.T.S.

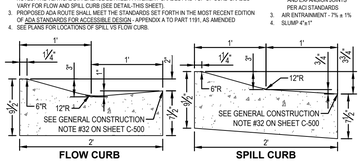


GRADING NOTES:
1. ESTABLISH PERMANENT BENCH MARK ON-SITE PRIOR TO GRADING.
2. PROPOSED SPOT GRADES ARE TO EDGE OF METAL/TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. PROPOSED ADA ROUTE SHALL MEET THE STANDARDS SET FORTH IN THE MOST RECENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN - APPENDIX A TO PART 1191, AS AMENDED

NOTES:
1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. AIR ENTRAINMENT - 7% ± 1%
4. SLUMP 4"±1"

24" CONCRETE GUTTER PAN DETAIL

N.T.S.

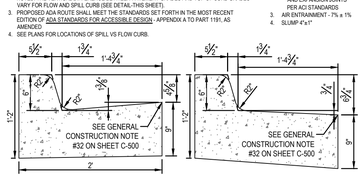


GRADING NOTES:
1. ESTABLISH PERMANENT BENCH MARK ON-SITE PRIOR TO GRADING.
2. PROPOSED SPOT GRADES ARE TO EDGE OF METAL/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADES AND TOP OF CURB GRADES VARY FOR FLOW AND SPILL CURB (SEE DETAIL-THIS SHEET).
3. PROPOSED ADA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

NOTES:
1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. AIR ENTRAINMENT - 7% ± 1%
4. SLUMP 4"±1"

24" CONCRETE ROLLED CURB DETAIL

N.T.S.

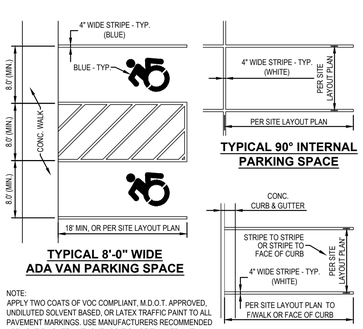


GRADING NOTES:
1. ESTABLISH PERMANENT BENCH MARK ON-SITE PRIOR TO GRADING.
2. PROPOSED SPOT GRADES ARE TO EDGE OF METAL/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADES AND TOP OF CURB GRADES VARY FOR FLOW AND SPILL CURB (SEE DETAIL-THIS SHEET).
3. PROPOSED ADA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

NOTES:
1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. AIR ENTRAINMENT - 7% ± 1%
4. SLUMP 4"±1"

24" CONCRETE CURB AND GUTTER DETAIL

N.T.S.



TYPICAL 90° INTERNAL PARKING SPACE

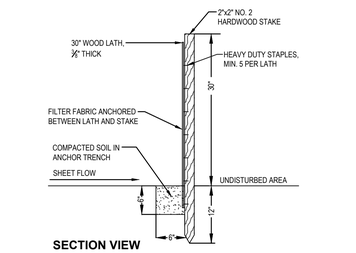
TYPICAL 8'-0" WIDE ADA VAN PARKING SPACE

TYPICAL 90° PERIMETER PARKING SPACE

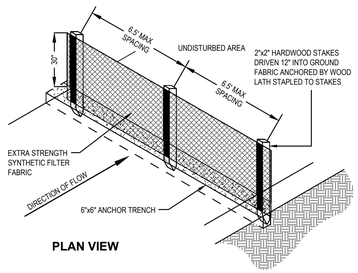
NOTE:
APPLY TWO COATS OF VOC COMPLIANT, M.D.O.T. APPROVED, UNDILUTED SOLVENT BASED, OR LATEX TRAFFIC PAINT TO ALL PAVEMENT MARKINGS. USE MANUFACTURERS RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF THINNER, WITH A MAXIMUM OF 100 SFT PER GALLON, OR MINIMUM 15 MILS WET FILM THICKNESS, AND 7.5 MILS DRY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

PARKING SPACE MARKING DETAILS

N.T.S.



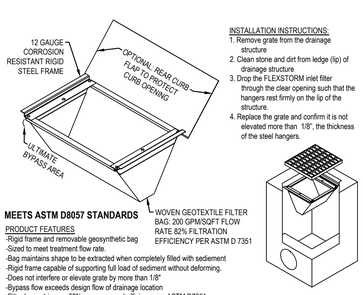
SECTION VIEW



PLAN VIEW

SILT FENCE DETAIL

N.T.S.



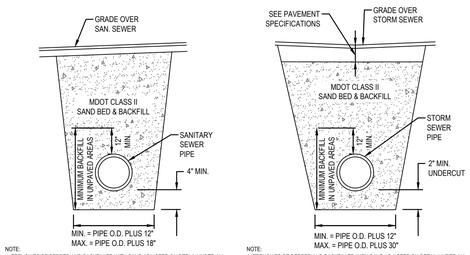
INSTALLATION INSTRUCTIONS:
1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the FLEXSTORM inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure.
4. Replace the grate and confirm it is not elevated more than 1/8", the thickness of the steel hangers.

MEETS ASTM D8057 STANDARDS

PRODUCT FEATURES
-Rigid frame and removable geosynthetic bag
-Sized to meet treatment flow rate.
-Bag maintains shape to be extracted when completely filled with sediement
-Rigid frame capable of supporting full load of sediment without deforming.
-Does not interfere or elevate grate by more than 1/8"
-Bypass flow exceeds design flow of drainage location
-Filter bag achieves +80% gross removal efficiency per ASTM D7351.

FLEXSTORM INLET FILTER LITE DETAIL

N.T.S.



NOTE:
1. TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL PAVED AREAS.
2. WHEN SANITARY SEWER PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF STORM PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOILS.

SANITARY SEWER TRENCH AND BACKFILL DETAIL

N.T.S.

NOTE:
1. TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL PAVED AREAS.
2. WHEN STORM SEWER PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF STORM PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOILS.

STORM SEWER TRENCH AND BACKFILL DETAIL

N.T.S.

NOTE:
1. TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL PAVED AREAS.
2. WHEN WATER MAIN PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF WATERMAIN PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOILS.

WATER MAIN TRENCH AND BACKFILL DETAIL

N.T.S.

CONSTRUCTION NOTES

STORM SEWER
1. ALL CATCH BASINS SHOULD BE PROVIDED WITH A MINIMUM 2' SUMP.
2. ALL STORM SEWER SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (SLCPP), WITH WATERTIGHT JOINTS MEETING THE REQUIREMENTS OF THE MICHIGAN PLUMBING CODE, AASHTO M-252 AND M-294, ASTM F-2306, F-2648, D-3212, F-477, F-2487, D-3350 AND F-1417. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASTM D-2321 OR CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM C-76-III UNLESS OTHERWISE NOTED
3. 6" UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOCK, MEETING THE REQUIREMENTS OF AASHTO M-252 AND THE GEOTEXTILE SHALL MEET AASHTO M-288 REQUIREMENTS
4. ALL FLARED END SECTIONS SHALL BE CONCRETE.
5. ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETED JOINTS WITH BOOT TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-923 FOR ALL PIPE CONNECTIONS 24" DIAMETER AND SMALLER.
6. ALL CATCH BASINS ARE DRAWN AND WILL BE STAKED AT CENTER OF CASTING.

WATERMAIN AND SANITARY SEWER
1. ALL WATERMAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE TOWNSHIP STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING POST CONSTRUCTION VIDEO INSPECTION OF THE SANITARY SEWER SYSTEM.

GENERAL
1. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MDOT CONSTRUCTION AND MATERIALS SPECIFICATIONS (LATEST EDITION) AND THE ORDINANCES OF THE TOWNSHIP. WHERE CONFLICTS OCCUR IN THE ABOVE, THE TOWNSHIP SHALL BE THE GOVERNING AUTHORITY.
2. SOIL BORINGS HAVE BEEN PERFORMED BY THE OWNER AND SHALL BE PROVIDED TO THE CONTRACTOR. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNUSABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWAGE SYSTEM RESULTING FROM NON-CONFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
4. ALL WORK, INCLUDING INSPECTIONS AND TESTING COST REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE VARIOUS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE TOWNSHIP AND COUNTY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
5. ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE TOWNSHIP OR OWNER WITHOUT ANY ADDITIONAL COST TO THE TOWNSHIP OR OWNER.
6. ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOD WHERE NEEDED AND SHALL BE RESEEDED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
7. ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
8. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE TOWNSHIP BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES.
10. THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
11. THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL FURNISH, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL TRAFFIC CONTROL DEVICES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION AS ARE REQUIRED ON THOSE STREETS WHICH ARE USED AS DETOURS, INCLUDING "ROAD CLOSED" SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.
12. THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.
13. ALL WORK CONTEMPLATED SHALL AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF THE TOWNSHIP, OWNER AND THEIR REPRESENTATIVES. THE TOWNSHIP AND OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NONCONFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
14. PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE TOWNSHIP.
16. PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL OR DISTURBANCES OUTSIDE LIMITS. THE TOWNSHIP AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS IN THE FIELD.
17. ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE TOWNSHIP AND THE OWNER.
18. NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEE'S VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
19. ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE TOWNSHIP AND THE OWNER.
20. DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE TOWNSHIP, COUNTY, MDEQ OR ANY OTHER GOVERNING AUTHORITY.
21. ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE TOWNSHIP AND OWNER.
22. IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
23. ADJUST TO GRADE OR RECONSTRUCT TO GRADE WORK SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF ANY EXISTING CONCRETE BLOCKOUT PAVEMENT. DAMAGED PAVEMENT DOWELS OR OTHER SUCH LOAD TRANSFERS DEVICES SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND THE ENGINEER.
24. ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACED.
25. COMPACTED PREMIUM BACKFILL (MDOT CLASS II SAND) WILL BE REQUIRED AT ALL FILL AREAS OR ANY STREETS WHERE REMOVAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY DRIVEWAY OR PAVEMENT INCLUDING THE 45 DEGREE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB. COMPACTION TESTS SHALL BE REQUIRED EVERY 50 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.
26. NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
27. STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
28. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
29. CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS.
30. ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.
31. CONTRACTOR TO FIELD VERIFY AND SCOPE EXISTING SANITARY SEWER LATERAL TO CONFIRM ELEVATION, SLOPE, CONDITION AND PHYSICAL CONNECTION TO PUBLIC SANITARY SEWER MAIN PRIOR TO CONNECTION OF NEW LATERAL SERVICE.
32. ALL CONCRETE PAVEMENT OR CURB EDGES AT HOT MIX ASPHALT JOINTS SHALL BE IMMEDIATELY SEALED AFTER PAVING WITH A SUITABLE RUBBERIZED ASPHALT SEALANT PER MDOT STANDARD CONSTRUCTION SPECIFICATIONS SECTION 502
33. ALL SITE WORK INCLUDING BUILDING PAD AND SITE PREPARATION, FOUNDATIONS, FLOORS, RETAINING WALLS, EXCAVATIONS, FILL PLACEMENT, UNSUITABLE SOIL EXCAVATION AND BACKFILL, GROUNDWATER MANAGEMENT, ASPHALT PAVEMENT, CONCRETE PAVEMENT AND QUALITY CONTROL TESTING SHALL COMPLY WITH THE REPORT OF GEOTECHNICAL INVESTIGATION FOR 11500 56TH AVENUE PREPARED BY SOILS AND STRUCTURES DATED OCTOBER 20, 2023.

ALLIED INSTALLATIONS

Details & Specifications

11500 36TH AVE
PART OF THE SOUTHWEST 1/4 OF SECTION 24, T7N, R14W, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
RICHARD A. PULASKI
License No. 6201045117
LICENSED PROFESSIONAL ENGINEER

PROJECT NO: 23201324

SHEET NO: C-500

23201324 | PRELIM | 2-Aug-24 | 1:51 | DC | 1/50/24 | 1:51

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

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NOTE:
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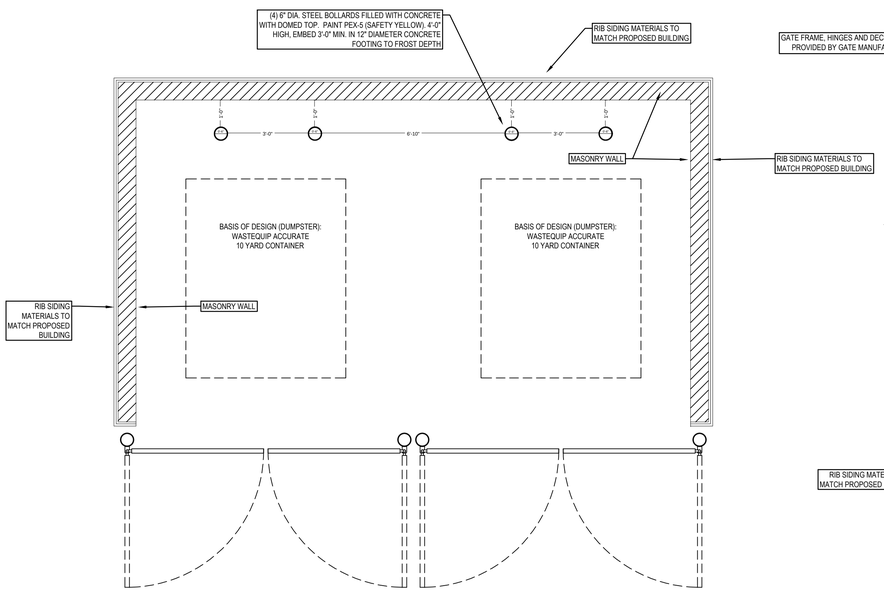
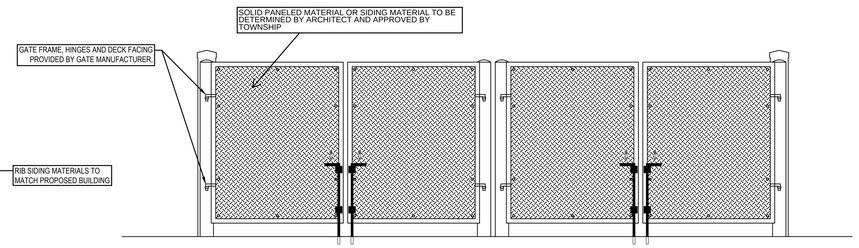


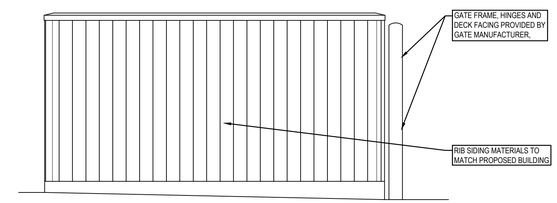
DUMPSTER ENCLOSURE PLAN

SCALE: 3/8" = 1'-0"



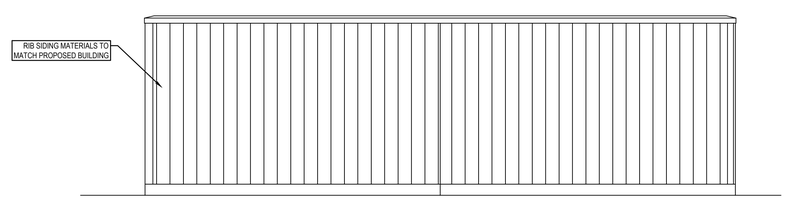
DUMPSTER ENCLOSURE FRONT ELEVATION

SCALE: 3/8" = 1'-0"



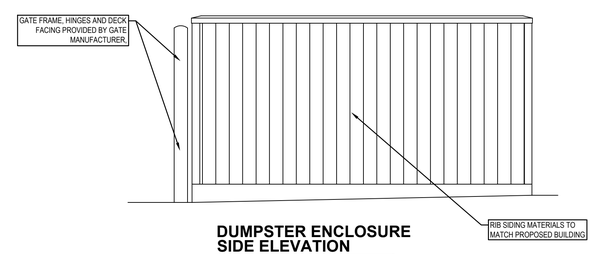
DUMPSTER ENCLOSURE SIDE ELEVATION

SCALE: 3/8" = 1'-0"



DUMPSTER ENCLOSURE REAR ELEVATION

SCALE: 3/8" = 1'-0"



DUMPSTER ENCLOSURE SIDE ELEVATION

SCALE: 3/8" = 1'-0"

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

PREPARED FOR:

Allied Installations Inc.
Greg DeMott

PO BOX 86
Allendale, MI 49401
Phone: 616.293.5309

REVISIONS:

Title: FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.03
Title: REVISED FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.09

ALLIED INSTALLATIONS

DUMPSTER ENCLOSURE DETAIL

11500 58TH AVE
PART OF THE SOUTHWEST 1/4 OF SECTION 24, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
23201324

SHEET NO:
C-501

23201324-PRELIM-2.dwg DC 1/9/2024 11:59

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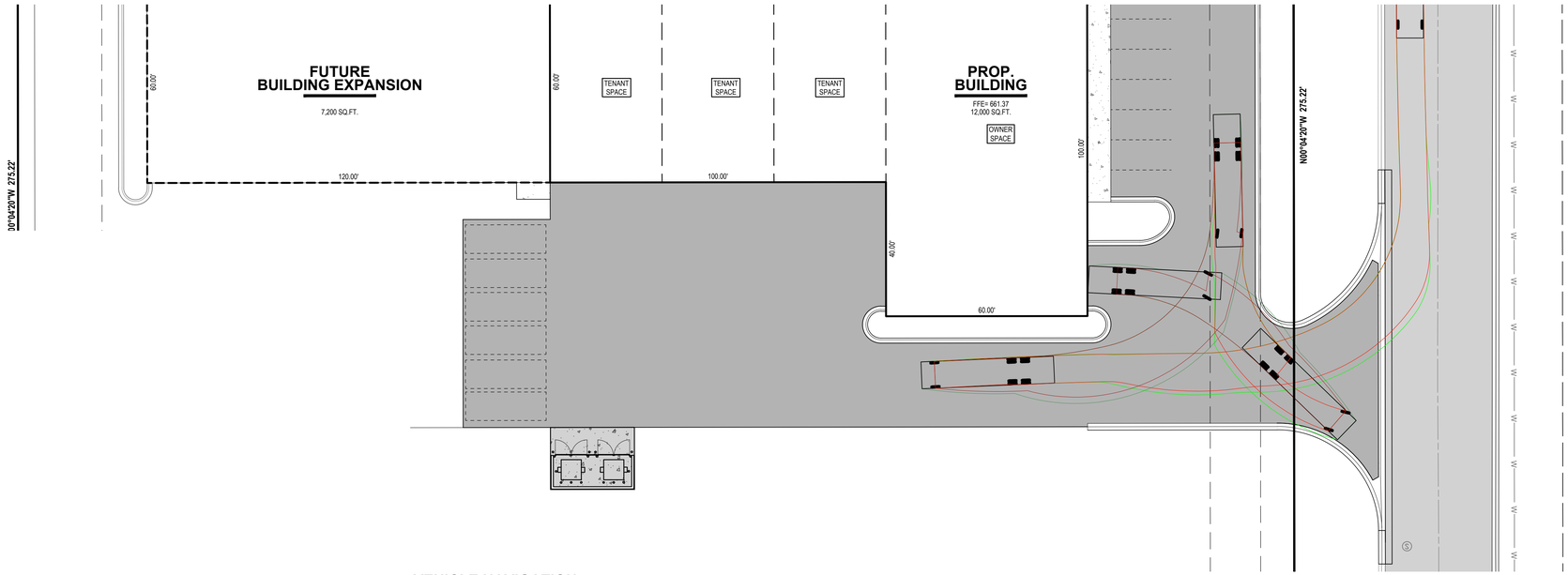
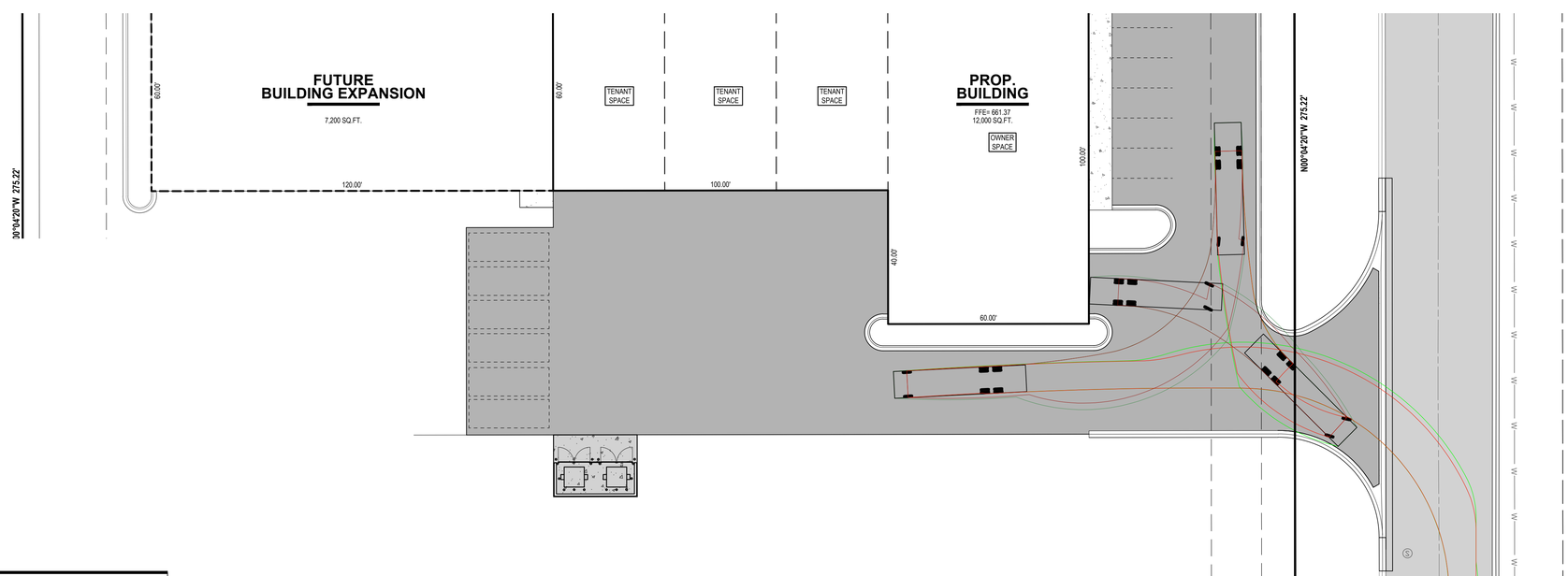
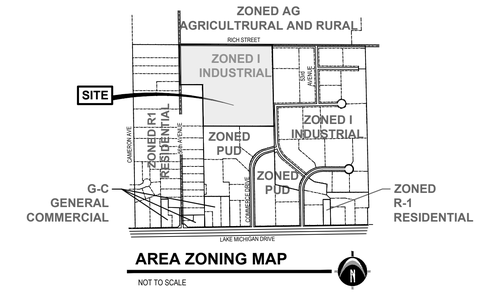


VEHICLE NAVIGATION
SU-40 ENTERING FROM NORTH, ACCESSING EAST OHD



VEHICLE NAVIGATION
SU-40 ENTERING FROM SOUTH, ACCESSING EAST OHD

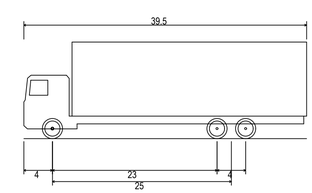


AREA ZONING MAP
NOT TO SCALE

0' 10' 20' 40'
SCALE: 1" = 20'

LEGEND

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



SU-40 - Single Unit Truck	
Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

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SITE PLAN REVIEW - NOT FOR CONSTRUCTION

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

PREPARED FOR:
Allied Installations Inc.
Greg DeMott

PO BOX 86
Allendale, MI 49401
Phone: 616.293.5309

REVISIONS:

Title: FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.03
Title: REVISED FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.09

ALLIED INSTALLATIONS

Vehicle Navigation
11500 56TH AVE
PART OF THE SOUTHWEST 1/4 OF SECTION 24, T7N, R14W, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
RICHARD A. PULASKI
License No. 6201045117
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
23201324

SHEET NO:
C-900

DC 1/9/2024 11:59
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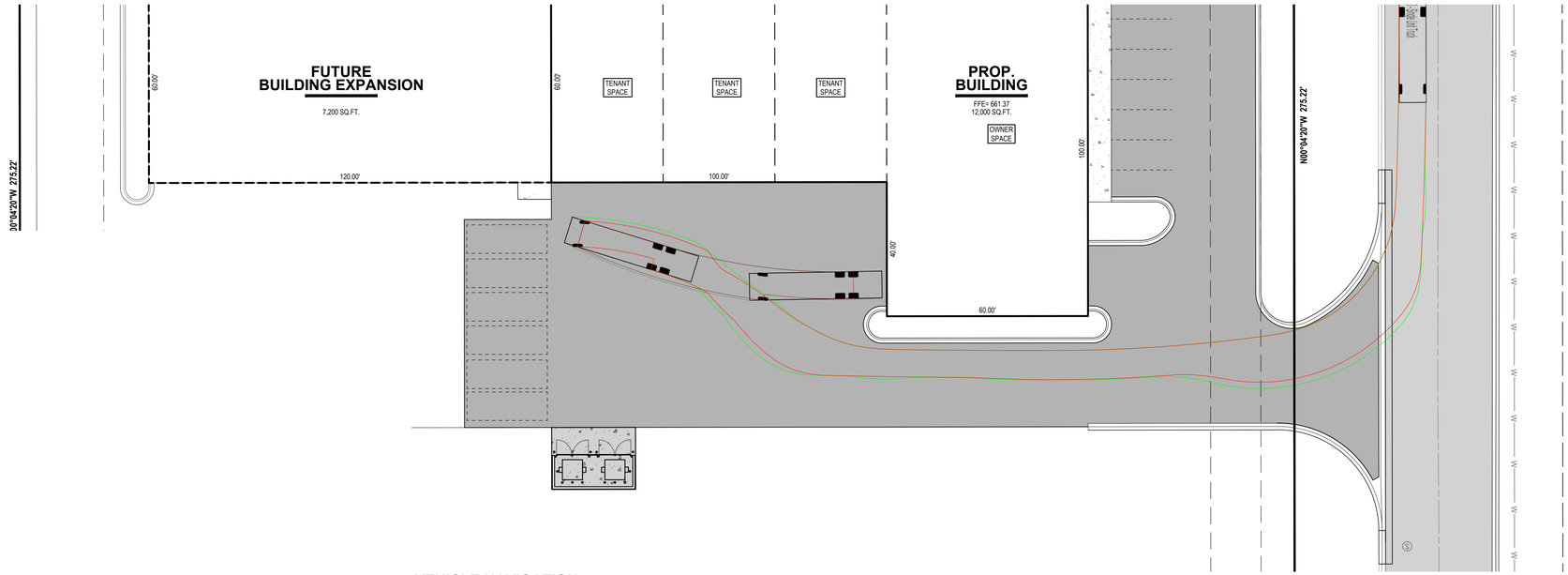
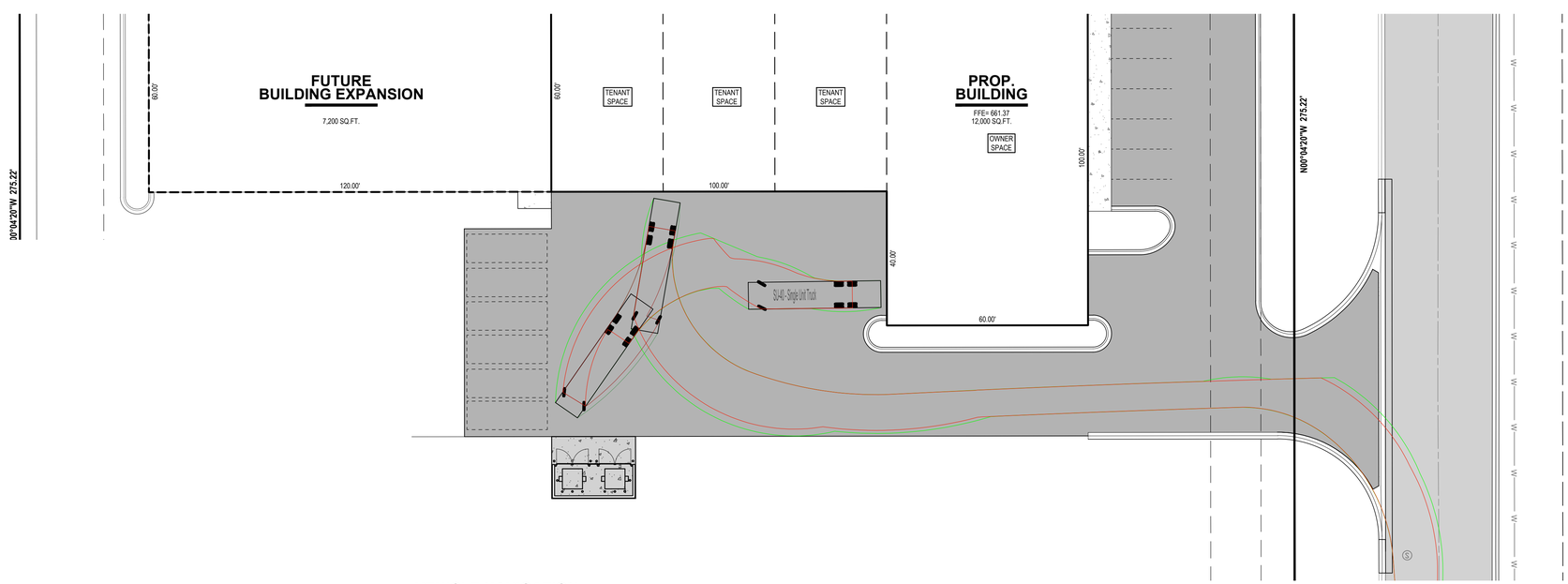
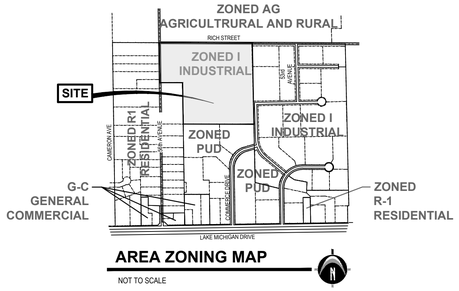


VEHICLE NAVIGATION
SU-40 ENTERING FROM NORTH, ACCESSING WEST OHD



VEHICLE NAVIGATION
SU-40 ENTERING FROM SOUTH, ACCESSING WEST OHD

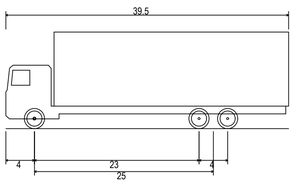


AREA ZONING MAP
NOT TO SCALE

0' 10' 20' 40'
SCALE: 1" = 20'

LEGEND

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



SU-40 - Single Unit Truck	
Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

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

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SITE PLAN REVIEW - NOT FOR CONSTRUCTION

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

PREPARED FOR:
Allied Installations Inc.
Greg DeMott

PO BOX 86
Allendale, MI 49401
Phone: 616.293.5309

REVISIONS:

Title: FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.03
Title: REVISED FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.09

ALLIED INSTALLATIONS

Vehicle Navigation

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ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:
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License No. 6201045117
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
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SHEET NO:
C-901

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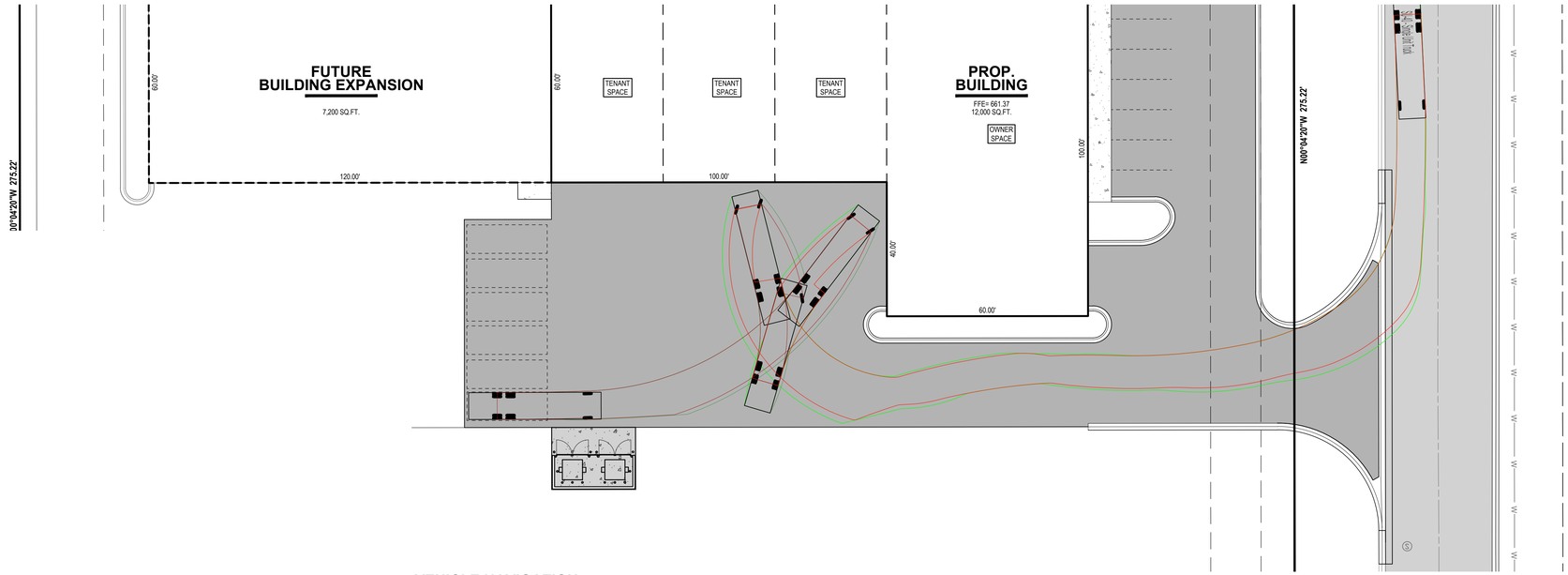
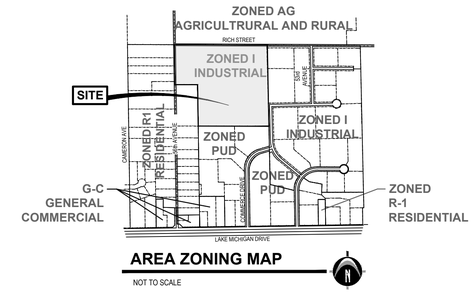


VEHICLE NAVIGATION
SU-40 ENTERING FROM NORTH, ACCESSING WEST PARKING



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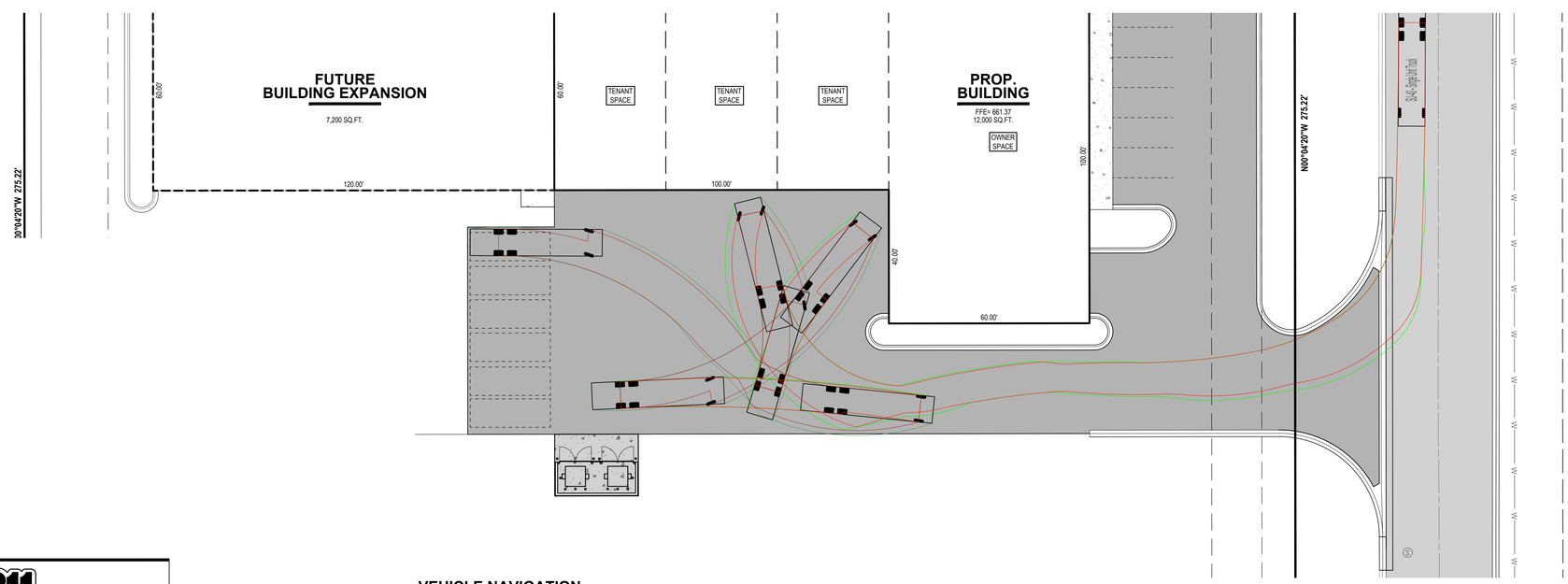

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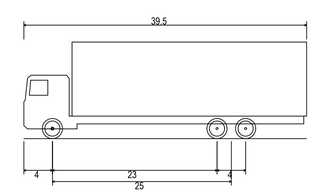

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REVISIONS:

Title: FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.03
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ALLIED INSTALLATIONS

Vehicle Navigation

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STAMP:

STATE OF MICHIGAN
RICHARD A. PULASKI
License No. 6201045117
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
23201324

SHEET NO:
C-902

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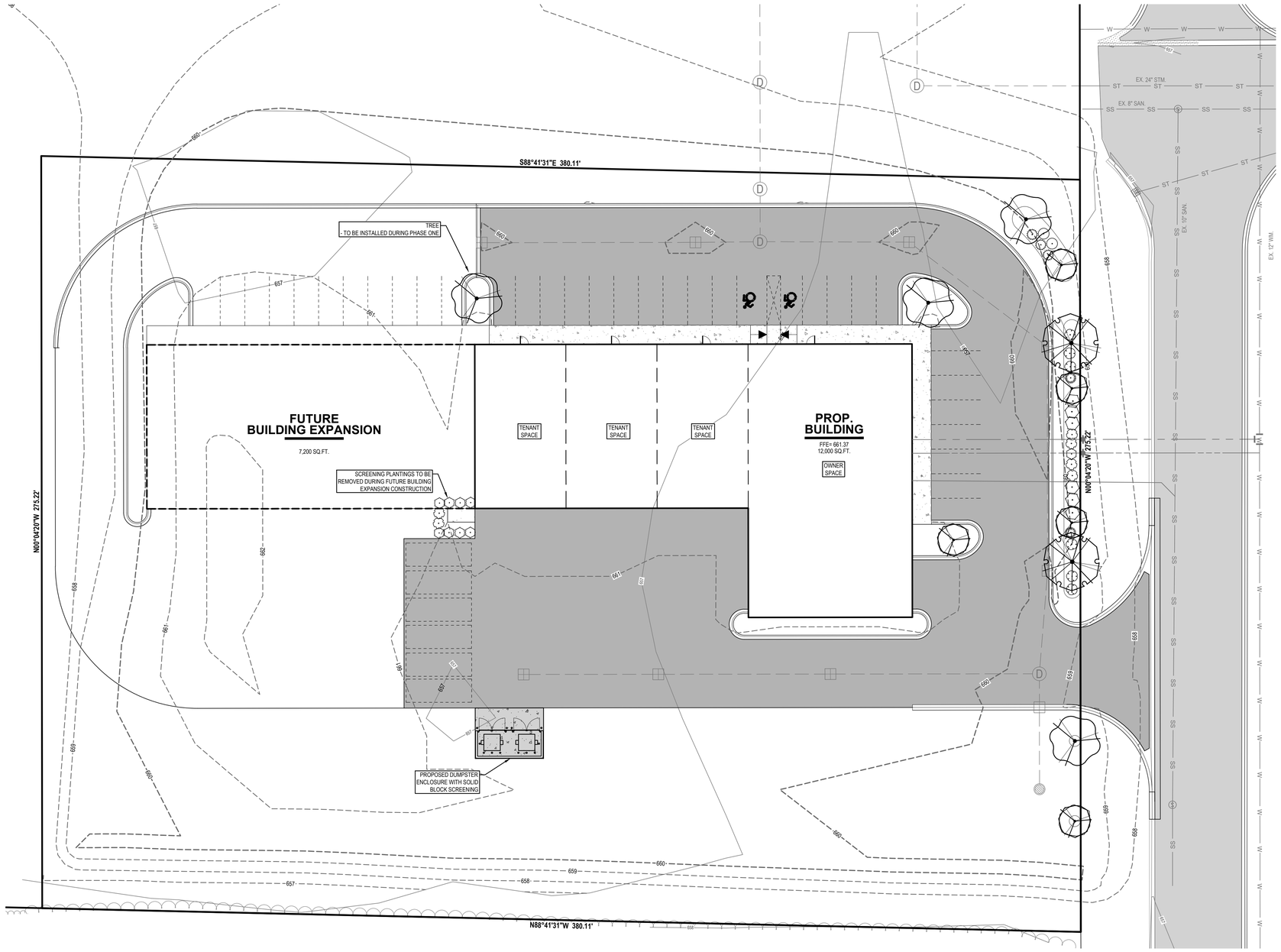

0' 10' 20' 40'
SCALE: 1" = 20'

LOCATION MAP
NOT TO SCALE

LANDSCAPE SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	Ag2	Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.75" cal.	5
	Cf	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbean	2.5" cal.	4
	Tb	Tilia americana 'Boulevard'	Boulevard American Linden	2.5" cal.	2
SHRUBS					
	Cg	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Cypress	5 gal.	6
	Hl	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire® Hydrangea	5 gal.	6
	Hm	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea	5 gal.	2
	Ic	Ilex x meserveae 'Heckenstar'	Castle Wall® Holly	5 gal.	9
	Ix	Ilex x meserveae 'SMNIFA'	Castle Keep® Blue Holly	5 gal.	6
	Pm	Pinus mugo	Mugo Pine	5 gal.	2
	Tn	Thuja occidentalis 'Aurea Nana'	Dwarf Golden Arborvite	5 gal.	3

LANDSCAPE NOTES

PLANTING NOTES:

THIS PLAN WAS CREATED BY DUSTIN CORR, A LICENSED LANDSCAPE ARCHITECT, AND IS HEREBY CERTIFIED AS BEING IN ACCORDANCE WITH THE ORDINANCE SUBSECTION.

ADDRESS: 217 GRANDVILLE AVE SW STE. 302, GRAND RAPIDS, MI 49503
PHONE: 616.575.5190

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

TOPSOIL AND SEED NOTES:

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

IRRIGATION NOTES:

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

LANDSCAPE CALCULATIONS

	PLANTING REQUIREMENTS	APPLICABLE AREA	PLANTINGS REQUIRED	PLANTINGS PROVIDED
FRONT YARD LANDSCAPING (SEC. 21A.04.F)	2 DECIDUOUS TREES, 2 ORNAMENTAL TREES, AND 3 SHRUBS FOR EACH 150' OF FRONTAGE	275.22' OF FRONTAGE	275.22 / 150 = 1.8 4 DECIDUOUS TREES, 4 ORNAMENTAL TREES, AND 6 SHRUBS REQUIRED	4 DECIDUOUS TREES, 4 ORNAMENTAL TREES, AND 24 SHRUBS PROVIDED
PARKING LOT LANDSCAPE (SEC. 21A.04.G)	20 SQ.FT. OF LANDSCAPE PER PARKING SPACE, ONE TREE PER EVERY 20 PARKING SPACES (MIN 2 TREES)	35 PARKING SPACES PROPOSED	2 TREES AND 700 SQFT OF LANDSCAPE BED REQUIRED	2 TREES, 600 SQ.FT. OF INTERNAL PARKING ISLAND, AND 930 SQ.FT. OF EXTERNAL LANDSCAPE PROVIDED
PARKING LOT LANDSCAPE SCREEN (SEC. 21A.04.G.2)	A CONTINUOUS LANDSCAPE HEDGE 3' IN HEIGHT ALONG FRONT YARD PARKING	73' OF FRONT YARD PARKING	73' OF CONTINUOUS LANDSCAPE HEDGE REQUIRED	73' OF CONTINUOUS LANDSCAPE HEDGE PROVIDED

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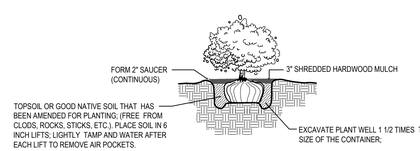
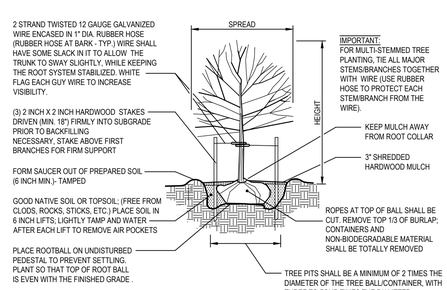


TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL
N.T.S.



TYPICAL TREE PLANTING DETAIL
N.T.S.

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
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PREPARED FOR:
Allied Installations Inc.
Greg DeMott

PO BOX 86
Allendale, MI 49401
Phone: 616.293.5309

REVISIONS:

Title: FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.03
Title: REVISED FINAL		
Drawn:DAC	Checked: CH	Date:2024.01.09

ALLIED INSTALLATIONS

Landscape Plan
11500 56TH AVE
PART OF THE SOUTHWEST 1/4 OF SECTION 24, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

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

PROJECT NO:
23201324

SHEET NO:
L-100

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Allendale Public Utilities

Gregory L. Ransford, MPA
Principal
Fresh Coast Planning
119 1/2 Washington Avenue, Studio B
Grand Haven, MI 49417

Date: November 30, 2023

Project: 11500 56th Ave, Allied Installations

Mr. Ransford,

The Public Utility Department has reviewed the plans for 11500 56th Ave and has the following comments:

1. The Buy and Sell Agreement indicates that there will be an extension of Edgeway Drive to create a cul-de-sac to service an additional five (5) lots. The plans do not indicate this extension. Who is going to responsible for this extension?

2. The Buy and Sell Agreement indicates the driveway for the site will enter off from Edgeway, but the plans indicate the driveway will be of 54th Ave. Will there be an additional driveway entrance off from Edgeway Drive?

3. The road, utilities, and industrial lots should be developed prior to a site being developed. Additional site are indicated in the Buy and Sell Agreement

4. Plans indicate Lot 6 will be for a storm retention pond. Given that Lots 5 and 6 will be developed, at a minimum the road and utilities are to be extended to the property lines .

5. There are concerns noted above between the Buy and Sell Agreement and the plans that must be addressed.

6. Cover sheet indicates 56th Ave and not 54th Ave

Thank you,

Chad Doornbos
Superintendent of Public Utilities
Allendale Charter Township
616-892-3117

Fresh Coast Planning

119 1/2 Washington Avenue, Studio B
Grand Haven, MI 49417
www.freshcoastplanning.com

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kevin@freshcoastplanning.com

Alexis Sorrell
616-773-4638
alexis@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: January 9, 2024
Re: Section 12.06 Density Table Relative to the Commercial Master Plan Classification

---

Pursuant to our email on December 29, 2023 concerning the Joe Modderman property on Lake Michigan Drive, this memorandum serves as our formal documentation of the related situation for discussion at your January 15, 2024 meeting. In particular, the situation is a lack of a maximum density within Section 12.06 – Development Requirements for PUD's with Residential Uses of the Allendale Charter Township Zoning Ordinance (ACTZO) for a residential Planned Unit Development (PUD) proposal on property master planned for commercial.

As you know, the Modderman property is currently zoned commercial and contains two multi-family residential buildings. The applicant desires to establish a PUD with commercial buildings adjacent to Lake Michigan Drive and additional residential buildings on the south end of the property. In order to determine the maximum residential density, the applicant must refer to the table provided within Section 12.06 of the ACTZO. That table establishes the maximum density based on the Master Plan Classification. Those classifications are limited to residential only. Given that the property is master planned for commercial, no density recommendation exists.

We suspect this language was intentional by the Township to prohibit residential development in areas master planned for commercial. However, given your recent favorable (informal) review of the Modderman property and after consultation with Chairperson Adams, we have added this to your January 15, 2024 meeting for your discussion.

If you have any questions, please let us know.

GLR
Planner

cc: Adam Elenbaas, Supervisor

Fresh Coast Planning

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Grand Haven, MI 49417
www.freshcoastplanning.com

Gregory L. Ransford, MPA
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kevin@freshcoastplanning.com

Alexis Sorrell
616-773-4638
alexis@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: December 26, 2023
Re: Section 12.06 – Version 13.2

Pursuant to your direction at your December 18, 2023 meeting, we have updated the draft language for Section 12.06 – Development Requirements for PUD's with Residential Uses of the Allendale Charter Township Zoning Ordinance (ACTZO). As you will recall, you directed us to perform the following:

1. Subsection E – provide clearer language regarding the identification of the open space within the development
2. Subsection E5 – change the minimum number of additional lots to a maximum percentage of additional lots. Also, include the average width to accompany the average area required for the amenity or open space.
3. Subsection C – update with the Michigan Department of Environment, Great Lakes, and Energy as well as simplify the professional language

While we believe the draft achieves your direction, given the number of versions we have presented, we reexamined this draft to identify any conflicts, broken language, and to check the overall structure of the section. In that that regard, we observed and suggest the following.

Density Determination Sections

The following sections are involved with the determination of density for a residential Planned Unit Development. As you will note, its organization is slightly cumbersome to complete the process to accomplish final density.

- Subsection B establishes the base density with a parallel plan, which equals the Net Site Area.
- That area is then multiplied by the Residential Density Table numbers in Subsection A to determine the maximum number of units.
- Subsection E3 identifies the minimum percentage required for open space.
- Subsection D provides reference to Section 23.18D2 of the ACTZO for increases in density
- However, Subsection E5 provides for increases in density, which we address further below in the Conflict section of this memorandum

While we make every effort to work within existing subsections of a larger section, it may make the most sense to reorganize the overall language therein.

Conflict within Language

- Subsection D – Additional Dwellings
    - This section provides for an equation, by reference within the ACTZO, for additional lot density in exchange for an amenity and or open space beyond the minimum required. The reference within the ACTZO is to Section 23.18D2, which is for Residential Open Space Development, as required by Statute. Our notes indicate that, early on in this process, you wanted to

follow the same provisions for Planned Unit Developments approved through Article 12 as Section 23.18D2 outlines.

- Subsection E5 – Minimum Required Open Space for Residential PUD's with Single and Two Family Dwellings
    - This was the most recently discussed language, as noted in number 2 above, to regulate additional density. While we could filter through all of our meeting notes to determine why this language conflicts with Subsection D, we believe this section was initially established to outline the area of the amenity or open space and even the related density lots but should have been kept separate from the specifics of additional density. It appears this section was accidentally expanded into the same purpose as Subsection D.

Given this, the Planning Commission should determine which path for additional density they desire to include and we will remove the other. Whichever path is chose, the language regarding density should be maintained in Subsection D.

Our Recommendations

Following your review and conclusions of our notations above, we propose creating a "new" document accepting all of the revisions to date as if Section 12.06 is entirely new for your review. We believe all of your intentions are captured by the most recent draft, Version 13.2, but need reorganization into a more streamlined section.

Subsequently, we recommend that the Township Engineer test the language on a typical 40 acre property as if they were developing the land to determine if this language achieves your objectives as well as encourages the use of the Planned Unit Development for residential projects.

If you so desire, we can also ask the Township Engineer to update their development table for your review.

<u>Planning Commission Considerations</u>

We believe the following warrant your review. They are listed in no particular order.

- The revisions as you directed
- The reorganization of the density language subsections
- The path for additional density (conflict language)
- Creation of a "New" Section 12.06
- A test of the language by the Township Engineer on a typical 40 acre parcel
- Whether the Township Engineer updates the development table further

Section 12.06 of the ACTZO has been scheduled as an Old Business item at your January 15, 2024 meeting. If you have any questions, please let us know.

GLR
Planner

Attachment

cc: Adam Elenbaas, Supervisor

VERSION 13.2

- Version 1 10% open space
- Base Density Parallel Plan requirement
- 50% of the required open space can be water, floodplains, steep slopes, wetlands, detention ponds, retention ponds, etc when accessible to humans. The remaining required open space cannot be water, etc.
- Steep slopes are redefined as over 33% or a 1:3 rise to run

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Section 12.06 – Development Requirements for PUD's with Residential Uses

For Planned Unit Developments which will devote all or a portion of the site to residential use the following requirements shall apply in addition to the requirements of Section 12.05.

A. Determination of Number of Dwellings

The maximum average density for a PUD shall generally be the density as set forth in the following density table at the time the application for the PUD approval is submitted to the Township. The allowed number of dwellings for the proposed PUD shall be based on the density recommendations for dwellings or bedrooms as set forth in the following density table. The Planning Commission shall have the discretion to recommend to the Township Board the density and number of dwellings or the number of bedrooms that should be permitted in the PUD based upon the Master Plan ~~category~~classification recommended for that area. The Planning Commission shall base its recommendation on the following standards:

1. The impact that the number of occupants allowed by either of the density options will have on nearby existing land uses, roads, public utilities and services.
2. A determination regarding which of the density options and the number of dwellings or bedrooms allowed by that option is most compatible with the ~~future land use~~ recommendations for the nearby area as set forth in the Master Plan.

The Township Board, after receiving a recommendation from the Planning Commission, may choose to allow fewer dwellings or bedrooms than recommended by the Planning Commission if, in the opinion of the Township Board, a reduction in the number of dwellings or bedrooms recommended would better achieve the intent and standards of this Article. In making this determination the Township Board shall also consider the standards (1) and (2) utilized by the Planning Commission contained in this sub-section.

They type and placement of the dwellings proposed, however, shall be subject to the approval of the Township Board after receiving a recommendation from the Planning Commission.

Residential Density Table

Master Plan Classification	Maximum Average Density
Agricultural and Residential Estate	1 dwelling unit per acre
Low Density Residential (LDR)	2.9 dwelling units/acre
Moderate Density Residential (MOD)	For single family detached dwellings • 4.35 dwelling units per acre with public sanitary sewer • 2.9 dwelling units per acre w/o sanitary sewer
Medium Density Residential (MDR)	For two family dwellings

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	• 6.70 dwelling units per acre with public sanitary sewer • 12,000 sq. ft./two family dwelling regardless of bedrooms per dwelling unit Public sanitary sewer & water required For Multiple Family Dwellings • 20 bedrooms/acre Public sanitary sewer & water required
High Density Residential (HDR)	For two family dwellings • 12,000 sq. ft./two family dwelling regardless of bedrooms per dwelling unit Public sanitary sewer & water required For Multiple Family Dwellings • 36 bedrooms/acre Public water & sewer required

B. Formula to Determine Base Number of Dwellings.

Subject to the additional dwellings or bedrooms authorized by Section 12.06.D. below, the base number of dwelling units permitted within a PUD shall be determined through the completion and submission of a parallel plan. The parallel plan shall satisfy the~~as~~ following~~s~~ requirements:

1. ~~Determine gross site area which is the entire area of all property within the legal description of the PUD. The gross site area shall include the road right of way if it is included in the legal description, but shall exclude the road right of way if it is not included in the legal description.~~ The parallel plan shall contain enough detail to permit the Township to evaluate the feasibility of development for each lot or building area and each dwelling unit in the PUD.

2. ~~Subtract all existing public and private road rights of way included in the legal description.~~ The parallel plan shall be drawn to comply with the requirements of the underlying zoning district, particularly with respect to access, lot area, lot width, lot coverage, setbacks, dwelling unit sizes and other applicable provisions of the underlying zoning district.

3. ~~Subtract one-half of the area of all wetlands, floodplains, lakes, creeks, ponds and any other similar bodies of water and slopes with a grade of over 20% percent.~~ The parallel plan shall comply with the density of the underlying zoning district of the property in the proposed PUD. Alternatively, the parallel plan shall comply with the density of the Master Plan Map and the recommendations set forth within the Master Plan text.

4. ~~Subtract any property devoted to any existing non-residential use(s) to be included in the PUD. Such property to be subtracted shall include the sum of the area occupied by the building, the off-street parking area, driveways serving the use, required building setbacks and other property area or accessory uses associated with the existing use. The minimum area to be subtracted shall be the minimum lot size required for the zoning district in which the existing use is located.~~ All lots or building areas shown on the parallel plan shall be buildable, which, for the purposes of this Section, shall mean lots or building areas that have an area of sufficient size and shape to accommodate the proposed principal building, required driveways, streets or other means of permitted access. Areas of wetlands, water bodies and other such areas shall be considered unbuildable but may be included in the lot or

building area calculations if the lot or building area has sufficient other areas to accommodate any proposed improvements.

~~5. Do not subtract the area of any existing utility easements and proposed non-residential uses such as commercial, institutional, recreational or similar uses.~~

~~6.~~5. The resulting acreage is the Net Development Acreage (also referred to as Net Site Area) which is then multiplied by the Maximum Average Density from the Density Tables to determine the number of dwelling units or bedrooms permitted. (for example, the Net Development Acreage for an LDR area would be multiplied by 2.9 dwelling units per acre to determine the maximum average density while for an HDR area the net development acreage would be multiplied by 36 bedrooms per acre.

Sample Computation to Determine # of Bedrooms

Gross Site Acreage:	50 acres (site has public water & sewer)
Existing road right of way:	-3 acres
Wetlands & pond: (10 acres x 50%) -	5 acres
Net Development Acreage:	42 acres
Maximum Ave. Density (From density table)	x 36 bedrooms/acre (HDR density)
Total Dwellings/Bedrooms Allowed	1512 bedrooms

~~7.~~6. If the property requested for PUD rezoning has more than one Master Plan land use classification the number of dwelling units or bedrooms allowed for each zone corresponding to the Master Plan classification shall be computed separately using the above formula to determine the total number of dwellings or bedrooms allowed for the entire proposed PUD site. The placement of the dwellings shall be subject to the approval of the Township Board following a recommendation from the Planning Commission during review of the PUD site plan.

C. Wetland Determination

The determination of the existence and the extent of wetlands and floodplain areas on a parcel shall be demonstrated to the satisfaction of the Planning Commission through ~~a~~ written ~~determination~~ documentation by the Michigan Department of ~~Natural Resources~~Environment, Great Lakes, and Energy or successor agency, or by an analysis performed by an ~~professional biologist, ecologist,~~ environmental ~~engineer~~ professional qualified to make such determination and ~~person~~ deemed acceptable to the Planning Commission.

D. Additional Dwellings

Additional dwellings and bedrooms above what is allowed by Section 12.06.B. above may be permitted at the discretion of the Township Board following a recommendation by the Planning Commission if the development provides additional amenities or preserves additional open space which would result in a significant recognizable benefit to the Township and residents of the PUD. Where additional open space is provided, the maximum amount of additional density that the Township Board may allow shall be based on Section 23.18D2 of this Ordinance, provided that the additional open space is based on the gross acreage of the lot.

Examples of amenities which could be added to a PUD so it may be eligible for consideration for additional dwelling units shall include one or more of the following items as well as similar items:

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1. Provision of recreational facilities such as playground areas with play equipment, ball fields, golf course, bike path, man-made lake, and community building or similar recreation facilities.

2. Additional landscaping to preserve or enhance the view along the roadway.

3. Enhancement of existing wetlands, subject to applicable regulations.

4. Provision of additional unique open space or mature stands of trees which would be of recognizable benefit to Allendale Township residents.

5. Provision of additional open space off the PUD site but within the Township which would be of benefit to Allendale Township by adding property for recreational opportunities, adding property to existing Township owned property or allowing for the preservation of property along the Grand River or other natural area.

If additional dwelling units are to be permitted, the maximum number of dwelling units shall be determined by multiplying the Maximum Average Density permitted in the Density Table by the Gross Site acreage of the site instead of the Net Development Acreage. In no case shall the number of dwelling units exceed what is permitted by this subsection.

E. Minimum Required Open Space Requirements for Residential PUD's with Single and Two Family Dwellings

For a Planned Unit Development which will devote all or a portion of the site to single family detached dwellings and/or two family dwellings, Dedicated Open Space shall be provided according to the following requirements. Dedicated Open Space which is not contiguous to the proposed PUD property shall not be considered as Dedicated Open Space except as may be permitted by Section 12.06.D. All open space shall be accessible to the occupants of the development and such access shall be clearly identifiable by the occupants therein throughout the entire year through landscaping, signage, or other improvements above grade level.

1. A mixed use PUD (one that include both residential and non-residential uses) shall provide and maintain a minimum of 20 percent of that portion of the PUD site acreage devoted to residential use (including any property occupied by commercial and office buildings with residential uses) as preserved Dedicated Open Space in accordance with the standards of this Article.

The Township Board, after receiving a recommendation from the Planning Commission, may approve a lesser amount of Dedicated Open Space if it is clear that the proposed PUD substantially meets the intent of the Dedicated Open Space requirement as set forth in Section 12.06.E.~~4~~6.

2. Uses listed in Section 23.06 being multi-family, townhouses and mobile home developments designed for 25 or more dwellings, shall comply with the open space and other requirements set forth in Section 23.06.

For purposes of this Section Dedicated Open Space shall mean that portion of a PUD which is permanently preserved in an undeveloped state through an open space preservation agreement as required herein.

3. Single family developments of any number of dwellings, or developments being single-family, multi-family, townhomes, or mobile home developments in combination of or individually, designed for less than 25 dwellings, shall provide at least ten percent (10%) of the gross site area as open space.

~~3.~~4. Areas Not Counted as Open Space.

a. The area within all public or private road rights-of-ways.

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b. Golf course.

c. The area within a platted lot, site condominium unit, or metes and bounds parcel occupied or to be occupied by a dwelling unit, a non-residential building or any similar principal building.

d. Off street parking area.

e. ~~Detention and retention ponds created to serve the development unless such ponds are proposed as an amenity in which case 50% of the area of the pond may count toward open space.~~

f. No more than fifty percent (50%) of the required open space may include floodplains, slopes with a grade of more than 33%, ~~50% of the area of~~ wetlands, creeks, streams, existing and proposed ponds, detention or retention ponds, ~~(detention and retention as noted above in (e) or lakes or other bodies of water~~)) lakes, or other bodies of water.

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~~g. 50% of the area of floodplains and 50% percent of areas of slopes with a grade of more than 20%.~~

~~4~~5. For amenities or additional open space provided by Section 12.06D of this Ordinance for the purpose of additional dwellings, the area dedicated to the amenity or the open space shall each be an area no less than the average lot size and lot width within the development. The additional density that may be awarded shall not exceed ten percent (10%) of the Lots or units within the development for each amenity or open space based on the average lot size calculated by Section 12.06B of this Ordinance.

The minimum open space required by Sections 12.06E1, 12.06E2, and 12.06E3 of this Ordinance shall be provided separately from additional open space for the purpose of additional dwellings and shall comply with the minimum area requirements provided in each section.

6. Standards for Open Space

The following standards shall apply to the Dedicated Open Space required by this Section:

a. Open space shall be located so as to preserve significant natural resources, natural features, scenic or wooded conditions, bodies of water, and wetlands.

b. The open space may include a recreational trail, picnic area, children's play area, community building, a building used to house equipment for maintaining the Dedicated Open Space or other use which, as determined by the Planning Commission, is substantially similar to these uses. These uses, however, shall not utilize more than 50% of the Dedicated Open Space.

c. Dedicated Open Space areas encouraged to be linked with any adjacent open spaces, public parks, bicycle paths or pedestrian paths.

d. The Dedicated Open Space shall be available for all residents of the development, subject to reasonable rules and regulations and shall be reasonable accessible to the residents of the open space development. Safe and convenient pedestrian access points to the Dedicated Open Space from the interior of the site shall be provided.

e. If the property contains a lake, stream or other body of water, the Planning Commission may require that a portion of the Dedicated Open Space abut the body of water.

f. Grading in Dedicated Open Space areas shall be kept to a minimum.

~~5~~7. Methods to Preserve Dedicated Open Space.

The applicant shall provide an open space preservation and maintenance agreement to the Township Board stating that all Dedicated Open Space portions of the development shall be maintained in the manner approved. Documents shall be presented that bind all successors and future owners in title to commitments made as part of the proposal. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is provided to the Township and the property uses continue as approved in the PUD plan, unless an amendment is approved by the Township Board. The agreement must be acceptable to the Township Board and may consist of a recorded deed restriction, covenants that run perpetually with the property or a conservation easement established according to the Michigan Conservation and Historic Preservation Act, Public Act 197 of 1980 as amended.

The legal instrument shall:

a. Indicate the proposed permitted use(s) of the Dedicated Open Space.

b. Identify the parties who have an ownership interest in the Dedicated Open Space. The owners of property which is within the PUD by virtue of an association or other similar entity shall all times maintain an ownership interest in the Dedicated Open Space.

c. Require that the open space be maintained and controlled by parties who have an ownership interest in the Dedicated Open Space.

d. Provide standards for scheduled maintenance of the open space, including periodic removal of underbrush to reduce fire hazard and the necessary pruning and harvesting of trees and new plantings.

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MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: December 26, 2023
Re: Parking and Drive Surface Material Requirements – Fourth Draft

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Pursuant to your direction at your December 18, 2023 meeting, we updated the draft amendment to Section 21.03 – Parking Lot Pavement Requirement of the Allendale Charter Township Zoning Ordinance. As you will recall, you directed us to perform the following:

1. Subsection E (now F in the draft) – change the percentage to 50 and change the hours to 24
2. Subsection F (now G in the draft) – add the side yard but limit the area to the back half of the building depth
3. Relocate the dustless provisions to make it clear at the beginning of the section that the exempt parking areas are subject to the dustless requirement

We believe the attached draft achieves your direction. As always, proposed deletions are shown in strikethrough text and proposed additions are shown in bold text. The previous revisions remain generally shown in the same regard within the draft.

Consistent with the previous drafts, the language has not yet been provided to the Township Legal Counsel for review and comment. We wanted your review and direction regarding the draft prior to sending it to Legal Counsel. The draft has been scheduled as an Old Business item at your January 15, 2024 meeting.

If you have any questions, please let us know.

GLR
Planner

Attachment

cc: Adam Elenbaas, Supervisor

Sec. 21.03 PARKING LOT PAVEMENT REQUIREMENT.

All parking facilities ~~required for uses mentioned in Section 21.06 of this Chapter~~ shall be hard-surfaced with a pavement having an asphalt or concrete binder except ~~the following:~~ those provided in subsections B through H below.

A. Any parking facility that is not required to be constructed of hard-surface pavement of asphalt or concrete binder or the area is exempt in subsections B through H below, shall be constructed of crushed asphalt, crushed concrete, or another alternative and equally supportive and dustless surface, as determined by the Planning Commission. During site plan review, the Planning Commission has the discretion to require the non-hard-surfaced parking facility to be screened with a solid fence and or landscaping based upon a consideration of the following factors:

    1. The proximity of the parking facility to commercial uses;
    2. The proximity of the parking facility to residential uses;
    3. The proposed surface material;
    4. The intended number of vehicle spaces and the square footage of the parking facility;
    5. The type of vehicular use, frequency of traffic, and expected traffic volume; and
    6. The location of the parking facility on the Lot.

B. Parking areas for non-residential uses in the agricultural and rural district are not required to be paved if none of the public roads adjacent to the site are paved.
C. Driveways and parking areas for single family or two family dwellings or agricultural uses in the agricultural and rural district or any residential district are not required to be paved unless the dwelling is located within a platted subdivision or condominium subdivision plan or project as defined by Michigan State Act 59, 1978, as amended, in which case paving shall be required.
D. Parking areas used temporarily for the purpose of parking cars or other vehicles to attend carnivals, fairgrounds, motocross, tractor pulls, short-term open air businesses, recreational activities, or park-n-ride transit lots are not required to be paved.
E. During site plan review, the Planning Commission may approve temporary exceptions to the paving requirements to accommodate project phasing or weather-related delays.
F. During site plan review, the Planning Commission may allow an alternative surface for a parking facility that demonstrates the use of the parking area will be characterized as low volume, infrequent, or intermittent. Low volume means an area that shall not exceed fifty percent (50%) of the required parking area. Infrequent or intermittent means a period of time not exceeding twenty-four (24) hours and no more than twelve (12) times per year.
G. Any parking facility that is located within the side or rear yard of a Lot and is fully screened from view from a public or private right-of-way or both, and adjacent property. When located within the side yard, the parking facility shall not be located between the midpoint of the building wall that it abuts and the road right-of-way. These parking areas shall not be used by employees, customers, visitors, or vendors.
H. Exempt Surfaces Not Considered Parking Facilities When Located Within the Industrial District
    1. An outdoor processing area related to the raw processing of materials by excavators, composting operations, or similar uses. Such areas may be required to be screened to the extent practicable.
    2. Staging areas used for equipment, trucks, trailers, or other related machinery or vehicles, when fully screened from view from a public or private right-of-way and adjacent property. Staging areas are not intended for long-term parking or similar storage. Storage areas shall comply with Section 16.08B of this Ordinance.

All parking areas shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area, and shall be completely constructed prior to a Certificate of Occupancy being issued.

For the purposes of this Section, the words and phrases below shall mean the following:

PARKING FACILITIES/PARKING AREA – Refer to Parking Area, Space, Lot

[Inserted for convenience: PARKING AREA, SPACE, LOT. An off-street open area, the principal use of which is for the parking of automobiles, whether for compensation or not, or as an accommodation to clients, customers, visitors, or employees. Parking area shall include access drives within the actual parking area.]

Storage – The placement of an automobile, truck, trailer, equipment, or other related machinery or vehicles for a period in excess of seven (7) days.