ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

May 17, 2021
7:00 p.m.
Zoom Video Call

In accordance with the Open Meetings Act and the Michigan Department of Health and Human Services, those wishing to participate in the meeting can do so via video call using the instructions below.

You can join remotely in two different ways.

A. For Video and Audio: Use a Zoom App
B. For Audio Only: Dial-In

Video and Audio Instructions
At the time of the meeting use this link and/or passcode to join.
https://zoom.us/j/99160590637?pwd=SUVqVDFxTHdFY3JDd09ISGlaaVd5QT09
Passcode: aGxD76

Audio Only Instructions
Callers are responsible for any charges that may apply through their phone plan.
You can dial in using your phone.
Dial:1-929-205-6099
Meeting ID: 991 6059 0637
Participant ID: *Not Needed for callers.*
Passcode: 880426
For Individuals with disabilities you can use a relay service by dialing 711 first.
Dial-In Instructions:

1. Dial into the number provided above.
2. You will be asked for a Meeting ID.
3. Enter 991 6059 0637.
4. Press # to confirm Meeting ID.
5. You will be asked for a Participant ID. (Callers do not need a Participant ID.)
6. Press # to confirm you don't have a Participant ID.
7. You will be asked to enter a passcode.
8. Enter 880426.
9. Press # to confirm passcode.

*Once you enter the call you will be muted.
Public Comment:

Please note that meetings are open to the public, but are not structured for public discussion to occur throughout the entire meeting. Instead, there are opportunities for members of the public to address the Board/committee members during specific points in the meeting.

Two periods of public comment will be held during the times outlined in the attached agenda.

1. The admin for the call will unmute callers one by one.
2. When it is your turn to speak you will be notified that you have been "unmuted"
3. You will have 10 seconds to respond if you would like to speak.
   - If you confirm that you would like to speak you will be given "the floor" and 90 seconds to speak.
   - If you decline to speak or do not answer, the admin will move to the next caller.
4. At the end of each public comment period, the opportunity for public comment will be closed and the Board Chair will move the meeting forward.

Closing the Meeting:

1. Closing of the meeting will proceed by motion of the board after completion of the items on the agenda. The agenda can be found in the following pages.
2. Shortly after the meeting is closed the admin will end the meeting for all participants.

1. Call the Meeting to Order

2. Roll Call

3. Received for Information:

4. Approval of the May 3, 2021 Planning Commission Minutes

5. Approval of the Agenda

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

7. Public Hearings:

8. Site Plan Review:
    A. Allendale Christian School – Building Addition

9. Old Business:

10. New Business:
    A. Work Program – Updated

11. Public Comments

12. Township Board Reports

13. Commissioner and Staff Comments

14. Adjourn

<u>Next meeting Monday, June 7, 2021 at 7:00 p.m.</u>

◊

ALLENDALE CHARTER TOWNSHIP

PLANNING COMMISSION MEETING

May 3, 2021

7:00 p.m.

Via Zoom Software

1) Meeting called to order
2) Roll Call
   Present: Adams, Zuniga, Schut, Kelley, Zeinstra, Longcore
   Absent: Westerling
   Staff Present: Greg Ransford
   Other Guests Present: Leonard Beck, Megan Beltman, Brett Butler, Jimmy Christopoulos, Greg DeYoung, Steve Holub, Jay Knoper, Patrick Marks, Curtis Moran, Patrick Morrow, Lora Richmond, Matt Sikma, Mike Tiesma, Katelyn Wallace, Steve Witte, Kevin Yeomans
3) Received for information: Received emails of concern regarding the Warner site mining application and Mr. Burger, as well as Commissioners receiving an updated version of the text amendments approved last month.
4) Motion by Schut to approve the April 19, 2021 meeting minutes. Seconded by Adams. **Approved: 6-0**
5) Motion by Longcore to approve the May 3, 2021 Planning Commission Agenda. Seconded by Zeinstra. **Approved: 6-0**
6) Public Comments for *non-public hearing items:*
   Chairperson Longcore opened the public comment section for non-public hearing items. Kevin Yeomans facilitated the public comments beginning with callers, proceeding to participants using the web or app. Callers and participants were recognized and comments made were regarding the public hearings. Chairperson Longcore closed the public comment section.

   1. Jay Knoper - Expressed concerns regarding Warner site mining application with access and easements and requested a hydrogeological study.
   2. Megan Beltman - Expressed concerns regarding road conditions at Warner site mining and requested a hydrogeological study.
   3. Patrick Marks - Questions regarding Mr. Burger application, including landscaping, hours of operation, and drive through.
7) Public Hearings:
   A. Walgreens Planned Unit Development Major Amendment – Mr. Burger

   Planner Ransford summarized that Mr. Burger was proposing to amend the Walgreens PUD for similar reasons the prior applicant at the same address proposed. The current PUD does not permit for drive-through use, so an amendment was required. Mr. Burger has their site plan prepared which proposes a future building at the south end with an unknown occupant, subject to site plan review in the future. Commissioners reviewed and provided feedback on elimination of some parking spaces near the menu order board allowing for a clear designated access or path for pedestrians possibly coming to the property from 68th Avenue. The applicant proposed to construct a concrete sidewalk in front of the future building on the south end and to connect on the west side of the building at the sidewalk around the building. They also provided two alternative paths to get to the building. The drive through peninsula was also lengthened since last review.

Additionally, the Township Attorney had been consulted and the Planning Commission would need to address the drive through re-design because the Planning Commission cannot condition the drive-thru design specific to Mr. Burger.

Mr. Steve Witte, with Nederveld and representing Mr. Burger, explained the application proposed a 5,514 square foot restaurant and a future office building (at a later unknown date, understanding site approval would be needed). Other inclusions were proposing a total of 97 parking spaces and providing a 30' greenbelt and a berm to shield adjacent property on the west. On the south they would maintain existing landscape to meet ordinance requirements. The building would be the same Mr. Burger structure as the current one in Hudsonville. Since the last meeting, modifications had also been made to the sign. In addition, the sidewalk would go south of the parking area, then north to the building for optimal access and then set up for a future building. Elevations were modified and parapet walls were added to the south.

Kevin Yeomans opened the public hearing for comments and provided instructions for how to be recognized to make a comment. Callers and participants were recognized, and comments were made during the hearing. Chairman Longcore closed the public comment section and moved to Commissioner and Staff comments.

1. Patrick Marks – Expressed concern regarding the berm height and trash control, as well as the extended hours of business.

Mr. Schut asked Mr. Witte about the berm, with Mr. Witte clarified the proposal was more robust than the ordinance required, by providing larger trees and shrubs. He further explained Mr. Burger wanted the ability to have a drive through and did not want to eliminate that option. Mr. Longcore asked if drive through hours were limited, would it impact any potential future users, to which Planner Ransford confirmed was the case.

The Commissioners discussed whether hours should be limited or moved to 10:00 pm. Mr. Schut and Mr. Zeinstra did not want to reduce the business hours from the hours approved for the prior applicant, but also suggested adding fencing if the hours were kept to midnight. Mr. Zuniga and Mr. Adams both voiced concern that midnight was too late. Mr. Christopoulos agreed to the fence if that would allow the hours to remain at midnight. Ultimately, the compromise of 11:00 p.m. was decided upon.

The Commissioners discussed the sidewalk plans and agreed the new modifications tying it to the future office building were satisfactory.

After discussion, the Commission agreed that the proposed screening on the rooftop of the Mr. Burger should remain in the plan rather than addressing it when the later south building site plan is reviewed.

There were no comments to the proposed resolution presented by Planner Ransford.

Motion was made by Schut to recommend to the Board of Trustees the approval of the Walgreens PUD resolution with a modification to the hours of operation to be limited to 6:00 a.m. to 11:00 p.m. Seconded by Zuniga. Opposed by Mr. Adams. **Approved: 5-1**

B. University Park Planned Unit Development Major Amendment – Metro Health Signage

Planner Ransford summarized his memo indicating that Metro Health was recently approved for a medical facility building on the property, a use that is permitted by the PUD which went through the ordinary site plan review with the Planning Commission. The applicant inquired about the signage limitations of the zoning ordinances regarding the property being a corner lot and a through lot having three sides along right of way: 48th Avenue, Becker Drive and Lake Michigan Drive. The applicant had provided various

types of elevations for signage that comply along with non-compliant signage they were seeking through a request to amend the PUD regarding this specific site but would not affect the rest of the PUD.

Steve Witte with Nederveld addressed the additional signage request for Metro Health and MHP Allandale LLC, 1st request was more than one freestanding sign by including a second sign along Lake Michigan Drive in addition to the one along Becker Drive. The second request is to allow a larger than required ground mounted sign along Lake Michigan Drive. The third request was that the wall sign be increased to 234 square feet.

Kevin Yeomans opened the public hearing for comments and provided instructions for how to be recognized to make a comment. Participants and callers were recognized, and comments were made. Chairman Longcore closed the public comment section and moved to Commissioner and Staff comments.

1. Brett Butler – Reiterated the reasoning for the expanded signage and wayfinding, particularly due to the higher speed of traffic on Lake Michigan Drive.

The Commissioners commented on their appreciation seeing a side-by-side comparison, but the majority felt the ordinance size was appropriate rather than the expanded signage. Mr. Zeinstra voiced concern about Lake Michigan Drive Sign, and that it would be misleading about where to turn. The other Commissioners agreed.

Mr. Witte explained the sign on Becker Drive was a more directional sign and that the Lake Michigan was to help serve as a warning to slow down.

Mr. Schut wondered what recommendations might be for entrances and directional commercial signage mentioning he would not be opposed to amending the PUD but preferred not to go that route.

The Commissioners and applicant ultimately agreed to removing the free-standing sign on Lake Michigan Drive to allow for a larger sign on the south facing wall that exceeded the ordinance requirements as depicted in the plan. All other signs will remain compliant. The exception for the south facing wall sign was made due to the great distance from the roadway and in exchange for eliminating a free-standing sign on Lake Michigan Drive.

Motion made by Schut to recommend to the Board the approval of the University Park PUD Resolution prohibiting the ground mounted sign along Lake Michigan Drive and to allow for the larger sign on the south facing wall. Seconded by Zeinstra. **Approved: 6-0.**

8) Site Plan Review

9) Old Business

A. 5015 Warner – Mining Application – 70-09-13-200-006

Planner Ransford summarized changes to the proposal, now including two separate entrances on each side of the previously discussed 33' easement leading to the north two properties. The Township Attorney was apprised of the concerns of the easement and the idea of improving it as a road. He responded that the access to the rear lot, as presented, meets the end use for the district because the Zoning Administrator and Assessor would authorize those lots if they existed today. His opinion was that the applicant had satisfied that provision of the ordinance. The applicant modified the plan since the last meeting with two entrances, two gates, two crushed concrete mattes.

Mr. Curtis Moran addressed the Commission about the amended plan to provide access to the rear properties, while still looking at taking their use by rights splits. For the road frontage, they preferred to provide a maintenance easement around each of the proposed ponds to provide foot and vehicle access to the back of the property. Mr. Moran also

addressed comments about the condition of Warner Street, explaining they had not been hauling from the site yet, so the current condition of the road would improve going forward and they would be responsible to maintain it going forward; also, they had greater resources available than the county to maintain that road.

Mr. Longcore asked about the well issue in the Bliss Street area, water quality, and whether the pond water would be stagnant. Mr. Moran was not aware of the Bliss Street area well specifically but expounded on the Lakeshore Environmental hydrogeological study on the 20-acre expansion on JMM and how the draw down was very minimal. He also explained the Health Department required shallow wells be greater than 30 feet deep and all borings that JMM and Mr. Moran have conducted showing that the clay layer is less than 25 feet from surface. Anything in that glacial aquafer would be hard to point toward the work affecting any of those wells that historically had issues which the County and Michigan State had both spoken about. Regarding the stagnant ponds, Mr. Moran referred to the engineer specifications showing a 10' minimum height, preventing sunlight to reach the bottom to create algae bloom and overgrowth. Additionally, with the fields not being farmed, it would reduce the fertilizer possibly causing some of it.

Mr. Schut and Mr. Zuniga raised the idea of having a bigger body of water that looked more natural, rather than the two proposed ponds. Mr. Longcore asked for clarification on how close the water comes to the easement between the two ponds and expressed concern about the driveway that has been in place for many years. Mr. Moran explained that they would place stakes to prevent over-excavation and agreed to have a plan to repair the driveway if it was damaged. Mr. Zeinstra and Mr. Adams concurred that the slope was quite flat at 1:10.

A motion was made by Zeinstra to approve the resolution for the 5015 Warner Street Sand Pit with the additional language to Item #20: "The developer shall make sure the construction does not interfere with the existing driveway; all damage that occurs to the existing driveway will be repaired immediately." Seconded by Kelley. Opposed by Mr. Schut. **Approved: 5-1**

10) New Business

11) Public Comments
Chairperson Longcore opened the public comment section for non-public hearing items. Kevin Yeomans facilitated the public comments beginning with callers, proceeding to participants using the web or app. Callers and participants were recognized and comments made. Chairperson Longcore closed the public comment section.

1. Megan Beltman – Thanked the Commission for adding easements.
2. Leonard Beck – Expressed concern about damage to Warner Street and asked the Commission to address equipment storage. Thanked the Commission for adding easements.
3. Kevin Yeomans – Reminded the public to contact the Township with any concerns.

12) Township Board Reports
Staff Department Reports and discussed the IT Assessments.

13) Commissioner and Staff Comments
The Commissioners discussed the likelihood of meeting in person after May.

14) Adjourn – Chairperson Longcore adjourned the meeting at 9:39 p.m.

Next meeting Monday, May 17, 2021 at 7:00 p.m.

Planning Commission Minutes respectfully submitted by Lora Richmond

Fresh Coast Planning

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MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: May 12, 2021
Re: Allendale Christian School – Special Use Major Amendment

At your April 5, 2021 meeting, you reviewed a request from the Allendale Christian School for a building addition of approximately 12,878 square feet, and a determination of whether the request was a minor or major amendment pursuant to Section 20.10 – Amendment to an Approved Special Land Use of the Allendale Charter Township Zoning Ordinance (ACTZO). As you know, you concluded that the request was major. Given this, a formal site plan submission is required.

As a result, attached is a Special Use application from Lynnelle Berkenpas of Holland Engineering on behalf of the Allendale Christian School to construct said addition for the purpose of classrooms, offices, and storage. The property is located at 11050 64th Avenue and is located within the R-1 Low Density One-Family Residential (R-1) District. As aforementioned, the school is a special use within the R-1 District.

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, and your review at your April 5, 2021 meeting, we provided our review comments 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.

Existing Lighting

The applicant was unable to provide fixture specifications or photometrics for existing parking lot lighting and additional site lighting. Rather, they provided pictures of the fixtures within the Narrative Statement on page 10 of 11. The fixtures appear to be a shoe-box style, pointing downward. The Planning Commission will need to determine if these photos are sufficient or if further data is necessary and/or corrections are required.

Narrative Statement – Review of Criteria for Partial Compliance

As you will note within their Narrative Statement, the applicant requests deviation from ACTZO requirements regarding the following:

1. Dumpster Enclosure – While the dumpster enclosure contains masonry walls matching the principal building, it does not contain a gate, rear bollards, and is 12 feet deep rather than 13 feet deep. In addition, we are unable to discern whether enough width is provided around the dumpster, although the photo appears to show sufficient space (page 5 of 11 – Narrative Statement).
2. Roof Mounted Equipment – The applicant noted that existing rooftop equipment is located on the southeast corner of the gym and is shielded from view by landscaping and the roofline of the building (page 6 of 11 – Narrative Statement).

3. Landscaping (page 7 and 8 of 11 – Narrative Statement).
    a. Greenbelt – Given that the site abuts a residential zoning district to the south and southeast, the applicant shall provide a greenbelt pursuant to the ACTZO. The greenbelt shall be a minimum of 15 feet in width and shall contain one tree (mixture of evergreen, canopy, and ornamental trees) and two shrubs for every 20 linear feet. In lieu of the required greenbelt, the applicant proposes maintaining their existing, mature woods along those areas.
    b. Front Yard – That portion of the site along the public right-of-ways require four (4) additional shrubs in total. In-lieu of those shrubs, the applicant identifies a natural area near the intersecting roads, which provides significant vegetation.
    c. Henry Street Parking Lot Hedge – The parking spaces adjacent to Henry Street lacks the required hedge to screen the vehicles. In-lieu of said hedge, the applicant identifies a "native species" area.

Section 24.06L – Standards for Approval, Traffic Impact Study

As you are aware, Section 24.06L – Standards for Approval, Traffic Impact Study of the ACTZO requires the applicant to provide a trip generation analysis to determine if a formal Traffic Study is warranted. While the applicant initially provided a similar submission, the Township Traffic Engineer has been working with the applicant to develop a pick-up/drop-off plan with particular regard to determining if adequate space exists on site to accommodate the proposed addition. According to the Township Traffic Engineer, as long as an adequate plan can be developed in this regard, no off-site improvements would be necessary. We understand that this data may be available by your upcoming meeting. If not, we understand that it will be available prior to your June 7, 2021 public hearing, if scheduled.

<u>Section 24.11 – Expansion of Existing Use, Structure, or Building</u>

As you are aware, Section 24.11 – Expansion of Existing Use, Structure, or Building of the ACTZO, outlines situations in which your review standards could be applied to existing sites and the criteria to grant deviation. Below is a copy of said Section for your convenience.

> Sec. 24.11 EXPANSION OF EXISTING USE, STRUCTURE, OR BUILDING.
>
> It is recognized that land uses, buildings, and structures are existing which do not conform to the current regulations of this Ordinance and as such do not achieve the intended purposes of this Ordinance. When these uses, buildings, and structures are proposed to be expanded, enlarged, or increased in intensity so that a site plan review is required per Section 24.02 herein, the following regulations shall apply:
>
> A. The site development standards used in reviewing site plans shall be applied to existing uses, structures or buildings when they are affected by any expansions, enlargements or increases in intensity. These standards shall be applied if it is determined that as a result of such expansions, enlargements or increases in intensity, any of the following situations exist:
> 1. Existing stormwater drainage provisions on site are inadequate to protect nearby lakes, streams or creeks from runoff contaminants or to prevent drainage onto adjoining properties and do not substantially comply with the Ottawa County Stormwater Management Ordinance.
> 2. There is insufficient on-site parking to satisfy current Zoning Ordinance requirements and/or a hard surface parking area is needed to reduce dust, and to reduce gravel and soil runoff into the public stormwater drainage system.
> 3. Existing driveways may result in hazardous vehicle movements.
> 4. Additional plantings are needed in order to comply with the intent of Allendale Township landscape regulations or to replace trees and shrubs previously removed, or screening is needed in the form of fencing or landscaping to provide a buffer between uses, particularly to screen materials stored outside.

5. Access to adjoining properties is inadequate and can be improved by way of parking lot connections or installation of service drives to improve traffic circulation and reduce the number of turning movements onto the public street system.
6. Safety for pedestrians can be improved and better emergency vehicle access can be provided.
7. Better lighting conditions are needed to reduce or eliminate nuisance lighting situations for drivers and nearby properties.
8. Screening of dumpsters is needed to improve the appearance of a site and reduce the likelihood of windblown trash.
9. Sidewalks are needed to improve pedestrian safety.

B. In determining how to apply the site plan review standards to address the above deficiencies found on a site, the Planning Commission shall be guided by the following criteria:
    1. Whether compliance would ensue safer on site conditions, protect the natural environment, improve traffic circulation, achieve compatibility with adjacent land uses, promote the use of the land in a socially and economically desirable manner and generally accomplish the purposes of site plan review as described in this Section.
    2. The practicality of requiring complete compliance with the applicable regulations of this Ordinance based on the existing design, layout, and operation of the existing use and size of the site or if only partial compliance would be more practical.
    3. Whether or not requiring compliance would have a negative impact on the character, safety and welfare of the neighborhood or surrounding area.

Water & Sewer Department

No concerns were presented by the Water and Sewer Department.

Fire Department

No concerns were presented by the Fire Department.

Township Engineer

Following the submission of an adequate pick-up/drop-off plan, the Township Engineer is generally satisfied with the proposed plans.

<u>Public Hearing</u>

As you know, a public hearing is required for this special use amendment. Given this, the Planning Commission will need to schedule said hearing when deemed appropriate.

<u>Planning Commission Considerations</u>

As the Planning Commission performs their preliminary review of this request, the following warrant your review and consideration.

- Whether the existing lighting may remain or requires further data or correction
- Whether the ACTZO Deviation Requests should be granted
    - Dumpster enclosure
    - Roof mounted equipment
    - Greenbelt

- Front Yard landscaping
- Henry Street parking lot hedge

The application has been scheduled for preliminary review at your May 17, 2021 meeting. We expect the applicant to be in attendance. If you have any questions, please let us know.

GLR
Planner

Attachment

cc: Adam Elenbaas, Supervisor
Lynnelle Berkenpas, Holland Engineering

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

May 3rd, 2021

Gregory L. Ransford, MPA
523 Slayton Avenue
Grand Haven, Michigan 49417

RE: Allendale Christian School

Dear Mr. Ransford:

We have received and reviewed the plan submittal for the proposed Allendale Christian School Expansion. The following sheets were received and reviewed, all dated April 22nd, 2021:

- G – 100 Cover Sheet
- CD – 101 Civil Demolition Plan
- C – 100 Overall Site Layout
- C – 101 Site Layout Plan
- Project Narrative – Traffic Impact Calculations

Sheet G -100:

Sheet CD – 101:

Sheet C – 100:

Sheet C – 101:

Project Narrative – Traffic Impact Calculations:

- The number of Weekday Daily, AM and PM peak hour, and Daily vehicle trips that would be generated by the proposed school addition were forecast based on data published by ITE in the *Trip Generation Manual, 10th Edition*. The trip generation analysis was based on land use *Elementary School* (LUC 520), however the correct land use for this site is *Private School K-8* (LUC 534).
- The calculations utilized the daily traffic rates for the weekday and peak hour of the adjacent street (7-9AM) and PM (4-6PM) to determine the trip generations. For this land use, it is recommended to consider the peak hour for the generator.
- Alternative to ITE Trip Generation calculations, traffic volume data may be collected at the site to calculate the existing trip generation for the existing study population and used to calculate site specific trip generation rates.
- The school expansion has the capacity to accommodate 500 full time students. The site impacts should be evaluated based on the future operations at maximum capacity.
- The site access, circulation and safety should be reviewed to determine the projected traffic impacts associated with the school expansion at full capacity. This analysis should consider internal site circulation and adjacent street traffic impacts.

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

Summary

The following items should be addressed by applicant:

- Provide updated trip generation information for the site, including existing and future.
- Provide a summary of the existing and proposed site access and circulation. The analysis should include a calculation of the queue length required to accommodate the proposed school at full occupancy and projected vehicle queuing impacts to the adjacent street operations.

FLEIS & VANDENBRINK

Bruce Pindzia, P.E.
Sr. Project Engineer

cc:

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April 30, 2021

Gregory L. Ransford, MPA
950 Taylor Avenue, Ste 200
Grand Haven, MI 49417

Re: Site Plan and Special Use Review for
Allendale Christian School Expansion
11050 64th Avenue, Allendale, MI

Dear Mr. Ransford:

We appreciate your review letter dated April 26, 2021 on the Allendale Christian School project. Your comments are listed below, followed by our additional information in response:

General Comments

• Sheet C-101 – Surrounding zoning has been removed from the previous submission. Even though Sheet C-100 has a Zoning Map, some zoning districts are missing from adjacent parcels. Please revise accordingly.

Response: Additional zoning information has been added on sheets C-100 and C-101 for reference.

• Please provide documentation of existing exterior light fixtures and whether the light is directed downward (photograph of fixtures may be sufficient)

Response: Photos are added in the narrative.

• Please provide dimensions of existing parking (Section 21.09)

Response: Additional dimensions have been provided on Sheet CD-101.

Article 21-A – Landscaping Requirements

• Even though you have requested relief from landscaping pursuant to Section 24.11 of the Zoning Ordinance, we wanted to provide you our comprehensive list of required items. The first item below, however, I would suggest you attempt to address / illustrate if compliance exists because access has become an issue.

o Section 21A.02G – Access around fire hydrants
o Section 21A.04A3 and 4C – Greenbelt
o Section 21A.04F – Front yard landscaping
o Section 21A.04G2 – Henry Street parking lot hedge

Holland Engineering, Inc.
220 Hoover Boulevard
Holland, MI 49423

616-392-5938 **phone**
616-392-2116 **fax**
HollandEngineering.com

Response: Additional information has been added on Sheet L-101 to address these concerns.

Article 24 – Site Plan Review

Section 24.04D

o 1 – Provide

Response: Additional information has been added on Sheet C-100 to show the lot lines and dimensions for the entire site.

o 2 – Provide all uses within 100 feet of the site

Response: Additional information has been added on Sheet C-100 to show the specific uses and zoning on property's adjacent to the site.

o 8 – An excerpt of the zoning map has been historically accepted

Response: An excerpt of the zoning map has been added to the narrative.

Section 24.05D

o 2 – Provide

Response: The plans are signed and sealed.

o 3 – Same as 8 above

Response: An excerpt of the zoning map has been added to the narrative.

o 4 – Provide to scale

Response: A scale has been added to the map of the site location on Sheet G-100 for reference on the site location in the Township.

o 7 – Provide

Response: Additional information has been added on Sheet C-100 to show the lot lines and dimensions for the entire site, with specific setbacks noted in the area of improvements.

o 12 – Provide, as noted within the General Comments

Response: Additional zoning information has been added on sheets C-100 and C-101 for reference.

o 19 – Provide all details pursuant to Section 24.06H, to provide evidence of relief request

HOLLAND ENGINEERING

Response: Additional dimensional information has been added to Sheet CD-101 regarding the size and configuration of the existing dumpster enclosure. Additional information has also been added to the narrative.

Section 24.05F – Provide

Response: A more detailed, separate landscape plan is provided on Sheet L-101 for review and reference, relating to your previous comments on Article 21-A.

Section 24.06G – Is any ground mounted or roof mounted equipment exposed?

Response: We reviewed the site again and located one area where air conditioning units are exposed. This is addressed in the narrative and Sheet L-101. In terms of roof mounted equipment, we also located roof mounted equipment on the gym roof, and that is also addressed in the narrative. These are existing conditions on the site that were previously approved and were not otherwise planned to be modified in any way with this project.

Section 24.06H – See Section 24.05D19 above

Response: Additional dimensional information has been added to Sheet CD-101 regarding the size and configuration of the existing dumpster enclosure. Additional information has also been added to the narrative.

Please feel free to contact our office with any questions or concerns.

Sincerely,

Lynnelle E. Berkenpas, PE

Cc: Marcel Vander Laan (Lakewood Construction)

Allendale
CHARTER TOWNSHIP

"Where community is more than just a concept!"

Planning Commission

Site Plan Review Application

Submission Date: 4/29/2021

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

- ☐ Site Plan Review Only
- ☐ PUD Rezoning
- ☑ Special Use Application
- ☐ Other:_____

Property Owner:	Allendale Christian School		
Mailing Address:	11050 64th Ave., Allendale, MI, 49401		
Phone Number:	616-895-5108	Cell Phone:	
Email Address:	bkoetje@allendalechristian.org	Fax:	
Owner's Signature:			

Applicant Name: (if not owner)	Lakewood Construction / Marcel Vander Laan		
Mailing Address:	11253 James Street, Holland, MI 49424		
Phone Number:	616-392-6923	Cell Phone:	616-901-4329
Email Address:	mvanderlaan@lakewoodinc.com	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:	Holland Engineering (Lynnelle Berkenpas)		
Mailing Address:	220 Hoover Blvd., Holland, MI 49423		
Phone Number:	616-392-5938	Cell Phone:	616-888-0348
Email Address:	lberkenpas@hollandengineering.com	Fax:	616-392-2116

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

Address of Property:	11050 64th Ave.
Permanent Parcel Number:	70 - 09 - 26 - 100 - 087
Legal Description of Property (or attach to the application):	
NW 1/4 OF NW 1/4 EXC THAT PART LYING N OF A LINE COM S 0D 38M 18S E 831.07 FT, N 89D 21M 42S E 33 FT & S 0D 38M 18S E 33 FT FROM NW SEC COR, TH N 89D 21M 42S E 400.54 FT ALG S LI OF HENERY ST, NE'LY 241.15 FT ALG A 333 FT RAD CURVE TO LEFT (CHD BEARS N 68D 36M 53S E 235.92 FT), N 47D 52M 05S E 135.64 FT, TH S 88D 36M 58S E 564.46 FT TO E LI OF NW 1/4 OF NW 1/4 AND END OF SD LINE. ALSO EXC W 50 FT FOR RD R/W, ALSO THAT PART OF NW COM S 0D 39M 58S E 1328.04 FT & S 88D 48M 06S E 871.76 FT FROM NW SEC COR, TH S 88D 48M 06S E 447 FT, S 0D 29M 43S E 329.96 FT, N 88D 48M 06S W 447 FT, TH N 0D 29M 43S W 329.96 FT TO BEG. SEC 26 T7N R14W	

Lot Area:	20.20 acres	Lot Depth:	995	Lot Width:	1260

Current Zoning of Parcel:	R-1	Current Use of Parcel:	School
Proposed Use of Parcel:	Same use		
Name of Proposed Development (if applicable):	Allendale Christian School Expansion		
Name of Proposed Buildings to be constructed:	N/A		
Square feet of gross:	See site plan	Square feet of usable floor area:	See site plan
Number of Permanent Employees (if applicable):	47		

- Please include 6 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
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ALLENDALE CHARTER TOWNSHIP

6676 Lake Michigan Dr. Allendale, MI 49401
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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.

❖

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 Sheet G-100
X	Existing buildings and structures Sheet CD-101
X	Current zoning of site and all abutting properties Attached Zoning Map
X	Current use of site Sheet CD-101
X	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 The impacted portion of the site is shown on CD-101
X	Swales and existing drainage patterns Sheet CD-101
X	Existing strands of trees, tree lines and individual large trees. Sheet CD-101
N/A	Water bodies, streams, creeks and wetlands on the site and within 50' of subject property
N/A	Base flood elevation data (if applicable) None noted

2. SITE PLAN CHECKLIST

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

❖

GENERAL INFORMATION

Sheet G-100

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 The impacted portion of the site is shown

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 ___Square Footage

X 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

N/A 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:

N/A 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
N/A Traffic control signs No new signs are proposed
N/A 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
X Loading areas

LIGHTING (Article 24.06.E)

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

OTHER REQUIRED INFORMATION

X Waste disposal facilities (Sec. 24.06.H)
N/A Outdoor storage (Sec. 24.06.G)
N/A Signs (Article 22)
N/A 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

X Proposed phasing

N/A 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.

X 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

X 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

__X__ Underground irrigation system (Sec. 21A.03.E) Public water supply and reduced sprinkling area

__N/A__ Berms, walls and fences

__N/A__ Landscaping for multi-family buildings see also Sec. 23.06.I

__N/A__ 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.

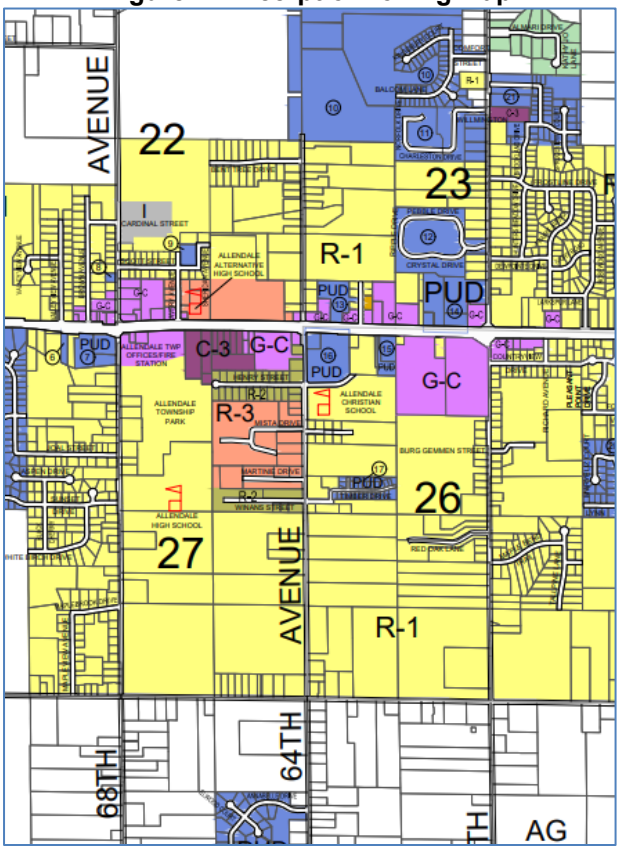
NARRATIVE STATEMENT

Current Site Layout

Allendale Christian School is located at the southeast corner of 64th Avenue and Henry Street in Allendale Township. The property is currently home to the school, which was originally constructed back in 2007 with 37,200 sft floorplan and expansions to the east and west wings of the school shown for future additions on the site plans. An expansion on the east wing in 2017 added approximately 5,700 square feet to the building. Prior site plans for the property were submitted and approved through the State site plan review process.

The property is zoned R-1 and is located in a primarily residential area, but also just south of Family Fare on 64th Avenue as shown below in the Township's zoning map.

Figure 1: Excerpt of Zoning Map



The enclosed plan sheet C-101 shows both the existing and proposed building layout on the property around the proposed improvements.

Prior construction plans for the 2007 and 2017 are available for reference.

Request

The property owner is requesting the approval of an extension of their special use and site plan review for an expansion of the west wing of the building that was shown in early master planning in 2007. This expansion will add 12,787 sft to the building on the west wing and will include a minor expansion of one of the stormwater ponds.

This building expansion will allow an increase in the student population of up to 500 total students, with approximately 25% of those students being part time. This would be an increase of approximately 100 students from the current student population. The floorplan and exterior architectural drawings are provided for reference on Sheets A003, A112, and A201.

In the future, the school is also planning to expand the gymnasium, and additional parking needs will be reassessed at that time.

Limited changes are needed to the site for this expansion, and the location of the expansion is behind the existing wooded corner at Henry and 64th. We are requesting consideration from the Planning Commission under Section 24.11.B for the site plan review to be limited to the portion of the site being altered by the project. Photo 1 is provided below of the area of the proposed expansion, looking toward the corner of 64th Avenue and Henry Street.

Photo 1: Location of Expansion, Looking Northwest

Additional information is provided below to outline the modest changes that are planned for the project.

Additional Information

Stormwater

The project plans have been submitted to the Ottawa County Water Resources for review and permit. It is anticipated that limited improvements and expansion of the stormwater ponds at 64th and Henry will be required to accommodate the building expansion based on the review that has been provided. The OCWRC has reviewed the plans, provided limited comments, and final permitting is in process.

Traffic Impact

Traffic

No significant changes are planned to the traffic flow routing into the site at this time. Allendale Christian is planning to finalize a traffic operation plan that will illustrate their ability to handle existing and future traffic on the site in advance of the public meeting. No off-site changes are anticipated to address traffic flow.

On 64th Avenue, there is a left turn lane available for incoming traffic into the south lot and an existing widening for right turning movements. The left turn lanes on 64th Avenue were installed with the original school construction.

Henry Street is a dead-end street that serves as the entry to the north lot and there is a left turn lane available to Henry Street. Current plans for this area conflict with an extension of Henry in the future and that land would need to be acquired from Allendale Christian or the neighboring Allendale Baptist Church if that connection were ever made.

Parking

Increased parking needs may include around five additional teachers. There are currently only 47 employees, and many are part-time or not always present at the same time. Approximately 40 cars are regularly parked on the site during school hours, and there are 110 available parking spaces. Parking calculations are on Sheet C-100, but no prior parking calculations could be located for this site. 500 total students are projected, and approximately 25% of the students are in part-time kindergarten. There are currently about 400 students enrolled with only 300 being full time.

Photos 2 and 3 depict parking at the site during normal school hours.

Photo 2: North Parking Lot with Staff Parking during School Hours

Photo 3: West Parking Lot during School Hours

It is anticipated that parking needs will be reassessed in a few years with a proposed expansion of the gymnasium, but the school's parking needs are limited at this time.

Irrigation

The property is currently served with public water and sewer, with irrigation provided with public water. The current expansion of the building will reduce yard space, and irrigation heads will be adjusted with the project as necessary.

Dumpster Enclosure

Photo 4 of the existing dumpster enclosure is provided below for reference. This enclosure was constructed and permitted with the original building and is located on the southeast corner of the gymnasium near the emergency access drive. This is a block structure that is consistent with the rest of the school on a concrete slab with adequate space for the needs of the school. While the enclosure does not currently include doors, it is in an area that is screened from surrounding properties. The school is requesting to leave the enclosure the way it is since work is not occurring in this area and the enclosure is sufficient for their needs.

The existing enclosure is 12’ deep, 23’ wide and 8’ tall. It does not include bump guards at the back of the enclosure, but the enclosure is an existing condition that has been functioning for the school for over 15 years. Should the Planning Commission feel that doors should be provided at this time, we request an approval with the condition that the plans be adjusted for staff approval to include the doors.

Photo 4: Existing Dumpster Enclosure on the Southeast Corner of the Gym

Rooftop and Ground Mounted Equipment

Photos of the existing ground mounted equipment on the site are included below for review. In most locations, the equipment is shielded by existing chain link fence with slats as showns in the first photo, and additional chain link fencing is proposed in the landscaping plans on Sheet L-101 around the exposed air conditioning units on the north side of the building.

Existing rooftop equipment is located in the far southeast corner of the gym, but this equipment is shielded from view by surrounding landscaping and the roofline of the building. No work is planned on this equipment, and no additional equipment is being added in this area.

Photo 5: Existing Equipment Screening

Photo 6: Existing Equipment Where Screening will be Added per Sheet L-101

Landscaping
A landscape planting plan is attached on Sheet L-101.

South Landscape Buffer- At the time of construction and approvals in 2007, a 15' wide landscape buffer along the south property line was required and was shown on the approved site plan. At this time, the landscape buffer has matured, and a photo is shown below for reference. We believe the existing vegetation meets the intent of this requirement, so no changes are proposed at this time.

Photo 7: Existing South Buffer

Front Yard Landscaping-At the time of construction and approvals in 2007, front yard landscaping and a natural area were placed along 64th and Henry. Current photos are provided below for reference. We believe the existing vegetation meets the intent of this requirement, so no changes are proposed at this time.

Photo 8: Existing Buffer on Henry Street

Off Street Parking Landscaping- No changes are currently proposed to the parking lot, but seven island trees were originally proposed for the parking lot that was constructed in 2007, which exceeds current requirements. There is also significant additional landscaping around the parking lots. We believe the existing vegetation meets the intent of this requirement, so no changes are proposed at this time.

Photo 9: Existing Parking Lot Landscaping

Landscaping at Hydrants- No changes are currently proposed to the landscaping around hydrants on the site. The site hydrants are easily accessed from the existing drives.

Photo 10: Existing Hydrant Accessibility

We are requesting consideration from the Planning Commission under Section 24.11.A.4 and B.3 for limited landscaping improvements due to the location of the expansion behind a wooded area at the corner of Henry Street and 64th Avenue. Due to the limited scope of the changes and location of these changes, additional compliance is unlikely to improve the character, safety or welfare of the neighborhood.

Should the Planning Commission feel that additional landscaping is needed or information provided for the existing landscaping conditions, we request conditional approval with final staff approval of an updated landscaping plan. We would then complete a survey of existing vegetation for the area in question and update the landscape plan to meet the current zoning requirements.

Lighting

A lighting and photometric plan is provided for the addition of six (6) wallpack fixtures to the exterior of the building. Existing site lighting is planned to remain in place in this area. Example photos are provided below of the existing downward directed lighting in the parking areas and bollards at the building entries.

Photos 11-13: Existing Property Lighting

REVIEW OF CRITERIA FOR PARTIAL COMPLIANCE

Section 24.11.B: In determining how to apply the site plan review standards to address the above deficiencies found on a site, the Planning Commission shall be guided by the following criteria:

1. Whether compliance would ensue safer on-site conditions, protect the natural environment, improve traffic circulation, achieve compatibility with adjacent land uses, promote the use of the land in a socially and economically desirable manner and generally accomplish the purposes of site plan review as described in this Section.

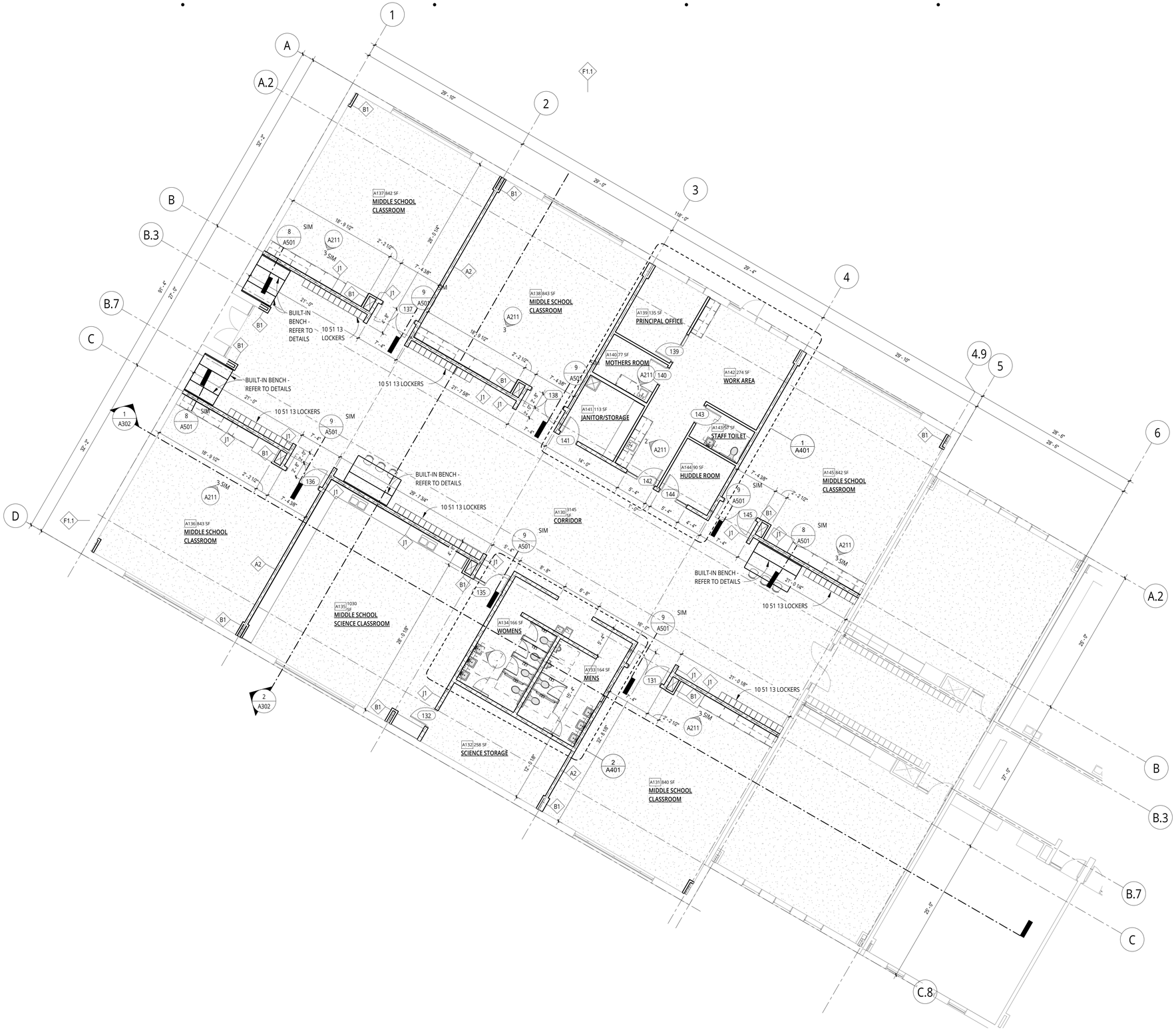
   Response: As noted above, the anticipated impact to the site and community are limited with this project.

2. The practicality of requiring complete compliance with the applicable regulations of this Ordinance based on the existing design, layout, and operation of the existing use and size of the site or if only partial compliance would be more practical.

   Response: In this case, we believe that partial compliance with the Ordinance achieves the intent of the ordinance as the school has been consistently improving the building and site over the years with site plan approvals occurring at the State level. With the location of the work and limited impact to the neighboring properties, the School is requesting consideration for making improvements in the immediate vicinity of the work.

3. Whether or not requiring compliance would have a negative impact on the character, safety and welfare of the neighborhood or surrounding area.

   Response: As previously outlined, the location of the site improvements and limited change in parking use limit the change that the surrounding community will see as a result of the expansion. Previous site plan work was previously approved at the State level.



ADDITION FLOOR PLAN - PHASE 2
1/8" = 1'-0"

FLOOR PLAN NOTES

1 ALL CONSTRUCTION TO MEET APPLICABLE LOCAL, STATE, AND NATIONAL CODES.

2 SUBCONTRACTORS TO REVIEW ALL CIVIL, STRUCTURAL, ARCHITECTURAL & DESIGN BUILD DRAWINGS TO COORDINATE THEIR WORK. NOTIFY ARCHITECT WITH ANY POTENTIAL CONFLICTS.

3 ALL DIMENSIONS ARE TO GRIDS, FINISH FACE OF DRYWALL OR FACE OF FOUNDATION AT EXTERIOR WALLS.

4 SUBCONTRACTOR TO USE CARE IN ALL AIRSEALING AND INSULATION DETAILS. SEE TYPICAL DETAILS FOR FURTHER INFORMATION.

5 SUBCONTRACTORS ARE TO VERIFY AND CHECK ALL DIMENSIONS BEFORE WORK IS STARTED.

6 SUBCONTRACTORS WHO FAIL TO VERIFY, REVIEW, AND COORDINATE WORK SHALL TAKE FULL RESPONSIBILITY OF ANY WORK IMPROPERLY CONSTRUCTED OR LOCATED.

7 SUBCONTRACTORS SHALL NOTIFY ARCHITECT IF DIMENSIONAL ERRORS OR STRUCTURAL CONFLICTS OCCUR; AND SHALL PROCEED UPON CLARIFICATION OR REVISION ISSUED BY ARCHITECT.

8 VERIFY ALL ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS BEFORE FRAMING.

9 ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS ARE DESIGN BUILD BY OTHERS.

10 ARCHITECT TO COORDINATE DESIGNS BY OTHERS WITH ARCHITECTURAL DRAWINGS.

11 SUBCONTRACTORS TO VERIFY ALL ROUGH OPENINGS WITH PRODUCT SUPPLIERS.

12 TRANSITION LINES OF DIFFERING FLOOR MATERIALS SHALL OCCUR AT CENTERLINE OF CLOSED DOOR.

13 UNLESS NOTED, ALL DOOR FRAMES TO BE 4" FROM ADJACENT FINISHED WALL AT HINGE, OR BE COORDINATED WITH DOOR FRAME SIZE.

14 PROVIDE CONTROL JOINTS IN GYP. WALLBOARD AS RECOMMENDED BY WALLBOARD MANUFACTURER. COORDINATE LOCATION WITH ARCHITECT (APPROX. 30').

15 SLOPE ALL EXTERIOR CONCRETE MIN. 1/8"/ FOOT AWAY FROM BUILDING.

16 FIELD VERIFY LOCATIONS OF ALL DOWNSPOUTS (INTERNAL OR EXTERNAL)

17 SUBCONTRACTOR TO PROVIDE 2X6 MINIMUM BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, MILLWORK, COAT HOOKS, MEDIA EQUIPMENT, HARDWARE, AND OTHER ITEMS AS REQUIRED. IF BLOCKING IS BURIED IN WALL FOR FUTURE USE, PHOTOGRAPHS AND DRAWINGS OF THE EXISTING CONDITIONS WILL BE GIVEN TO OWNER FOR FUTURE REFERENCE.

LAKEWOOD CONSTRUCTION
Holland, MI | 616.392.6923 | www.lakewoodinc.com

ALLENDALE CHRISTIAN SCHOOL
MIDDLE SCHOOL ADDITION
11050 64TH AVE., ALLENDALE, MI 49401

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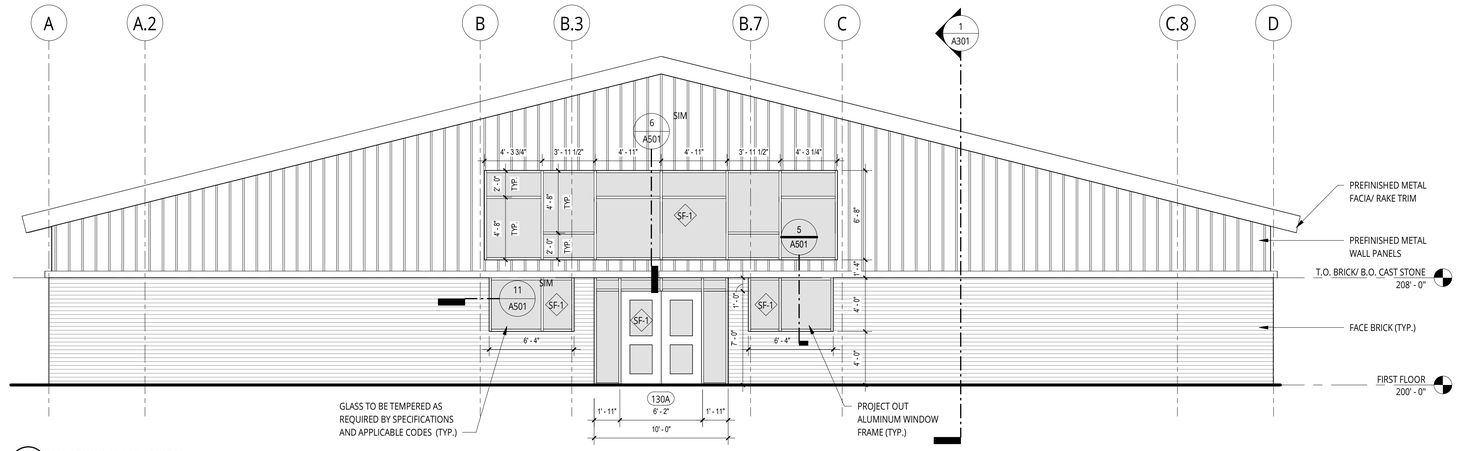
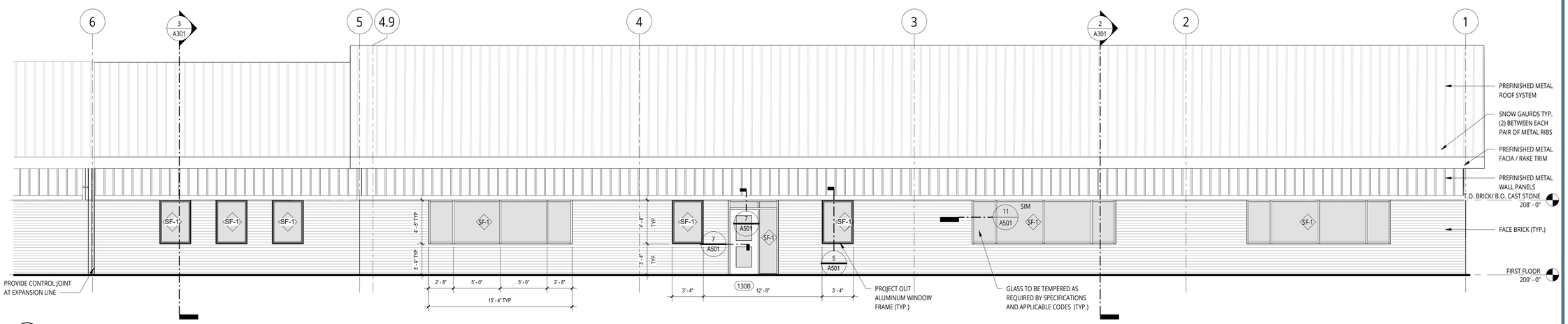
ISSUE DATE:
03.02.2021

REVISIONS:
03.02.2021
PERMIT SET

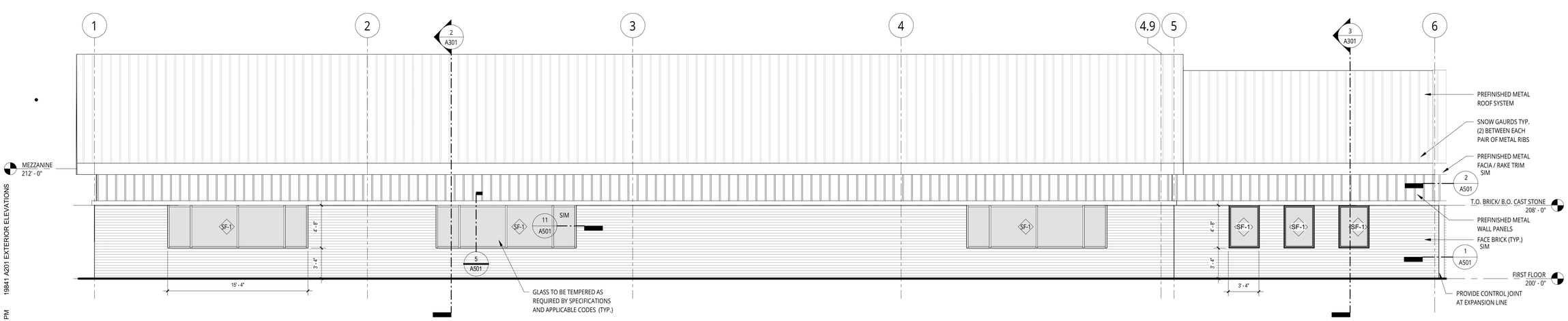
PROJECT NO: 19841
DRAWN BY: SH
REVIEWED BY: MN
SHEET NAME: FLOOR PLAN - PHASE 2
SHEET NO: A112



3 A111|A201 **NORTHWEST ELEVATION** 3/16" = 1'-0"



2 A111|A201 **NORTHEAST ELEVATION** 3/16" = 1'-0"



1 A111|A201 **SOUTHWEST ELEVATION** 3/16" = 1'-0"

ELEVATION NOTES

1 SUBCONTRATOR TO FIELD VERIFY BUILDING HEIGHTS AND ENVELOPE LIMITS. INFORM ARCHITECT OF ANY DISCREPANCIES.

2 ALL EXPOSED MECHANICAL AND PLUMBING VENT LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. COLOR TO MATCH ADJACENT MATERIALS, OR BE PAINTED TO MATCH. CONFIRM COLOR WITH ARCHITECT.

3 REFER TO EXTERIOR FINISH SCHEDULE AND PROJECT SPECIFICATIONS FOR ALL EXTERIOR INFORMATION.

LAKEWOOD CONSTRUCTION
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ALLENDALE CHRISTIAN SCHOOL

MIDDLE SCHOOL ADDITION
11050 64TH AVE., ALLENDALE, MI 49401

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ISSUE DATE:
03.02.2021

REVISIONS:
03.02.2021 PERMIT SET

PROJECT NO: 19841
DRAWN BY: SH
REVIEWED BY: MN
SHEET NAME: **EXTERIOR ELEVATIONS**
SHEET NO: **A201**

ALLENDALE CHRISTIAN SCHOOL EXPANSION

11050 64TH AVENUE
ALLENDALE, MI 49401

ZONING

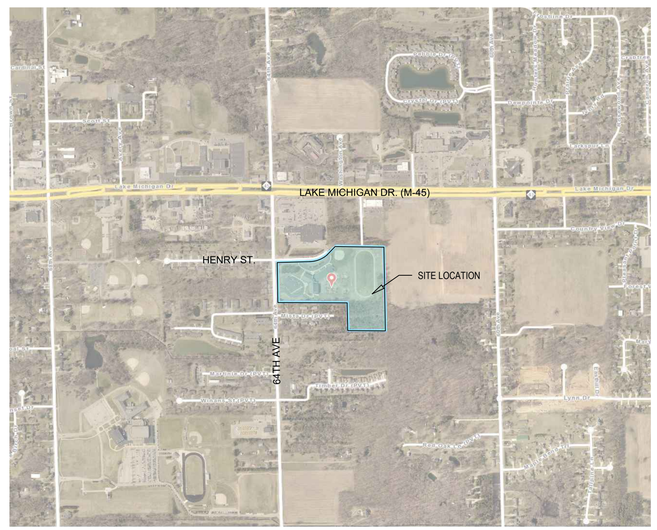
R-1 (LOW DENSITY ONE -FAMILY RESIDENTIAL DISTRICT)

SETBACKS:

FRONT YARD	50 FEET MIN.
SIDE YARD	25 FEET TOTAL (10 FT MIN)
REAR YARD	50 FEET MIN.
HEIGHT	30FEET MAX. (2 1/2 STORIES)

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26; EXCEPTING THAT PART LYING NORTH OF A LINE COMMENCING SOUTH 00 DEGREES 38 MINUTES 18 SECONDS EAST 831.07 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 42 SECONDS EAST 33.00 FEET & SOUTH 00 DEGREES 38 MINUTES 18 SECONDS EAST 33.00 FEET FROM THE NORTHWEST SECTION CORNER; THENCE NORTH 89 DEGREES 21 MINUTES 42 SECONDS EAST 400.54 FEET ALONG the SOUTH LINE OF HENERY STREET; THENCE NORTHEASTERLY 241.15 FEET ALONG A 333.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD THAT BEARS NORTH 68 DEGREES 36 MINUTES 53 SECONDS EAST 235.92 FEET; THENCE NORTH 47 DEGREES 52 MINUTES 05 SECONDS EAST 135.64 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 58 SECONDS EAST 564.46 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE END OF SAID LINE. ALSO EXCEPTING THE WEST 50.00 FEET FOR ROAD RIGHT-OF-WAY, ALSO THAT PART OF THE NORTHWEST 1/4 COMMENCING SOUTH 00 DEGREES 39 MINUTES 58 SECONDS EAST 1328.04 FEET & SOUTH 88 DEGREES 48 MINUTES 06 SECONDS EAST 871.76 FEET FROM THE NORTHWEST SECTION CORNER; THENCE SOUTH 88 DEGREES 48 MINUTES 06 SECONDS EAST 447.00 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 43 SECONDS EAST 329.96 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 06 SECONDS WEST 447.00 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 43 SECONDS WEST 329.96 FEET TO THE POINT OF BEGINNING. BEING PART OF SECTION 26 T.7N.,R.14W.



LOCATION MAP

SCALE: 1" = 850'

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

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SHEET	CD-101	CIVIL DEMOLITION PLAN
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SHEET	L-101	LANDSCAPE PLANTING PLAN

STATE OF MICHIGAN
LYNNELLE ERIN BERNHOLDS
ENGINEER
NO. 6201057579
LICENSED PROFESSIONAL
4/30/21

LEGEND

- SECTION CORNER
- SITE BENCHMARK
- SOIL BORING
- FOUND STEEL BAR
- FOUND IRON PIPE
- SET STEEL BAR
- MANHOLE
- CATCHBASIN
- HYDRANT
- WATER VALVE
- UTILITY POLE
- LIGHT POLE
- CLEANOUT
- DECIDUOUS TREE
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- CHAIN LINK FENCE
- MINOR CONTOUR
- INDEX CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL

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LAKEWOOD CONSTRUCTION

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PT. OF THE NW 1/4 SEC. 26 T7N, R14W
ALLENDALE TWP, OTTAWA CO., MI

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Project Manager: RYAN T. YSSELDYKE, PE

Vertical Datum	Horz. Datum
LOCAL	LOCAL

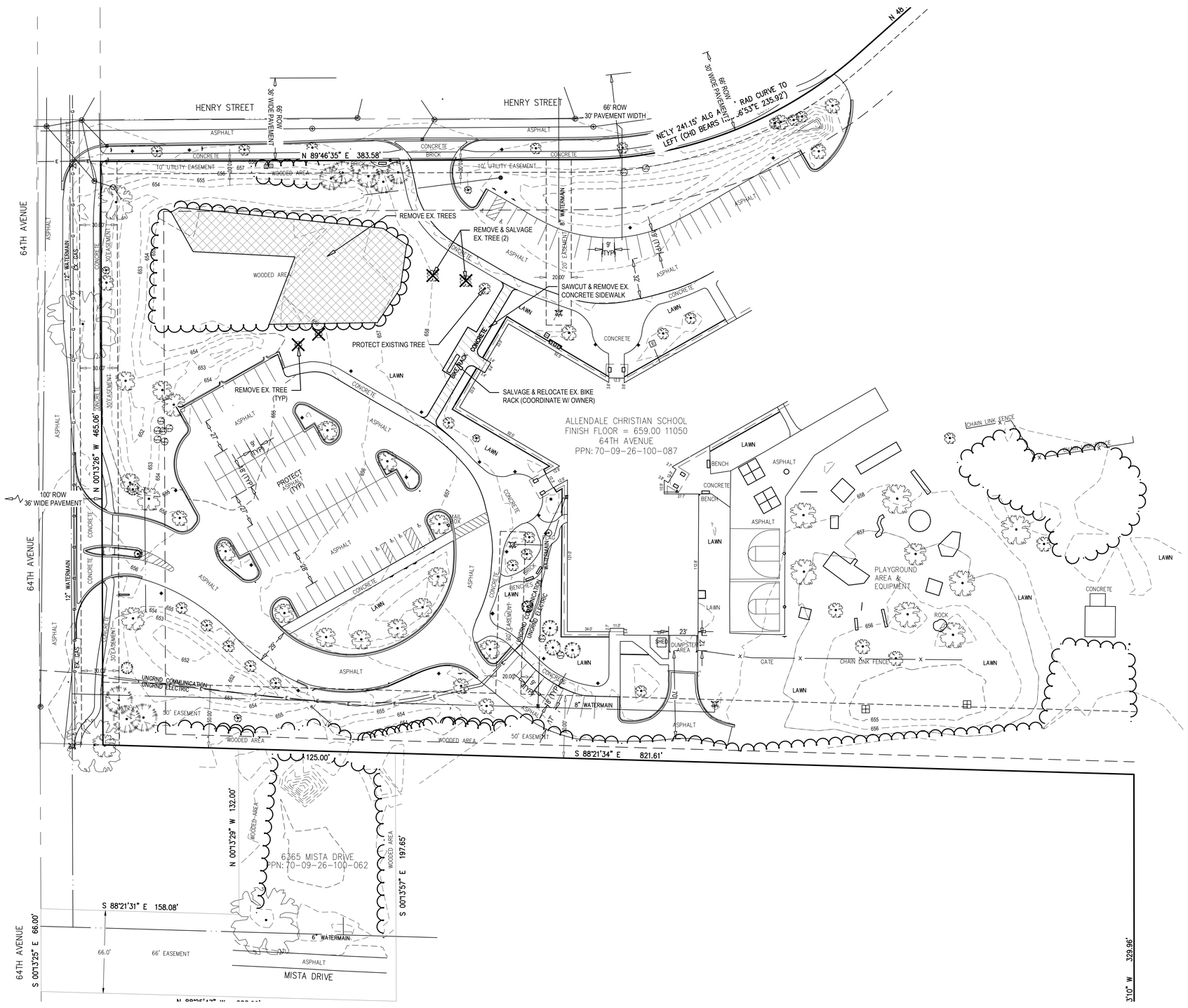
Drawn by: COLLIN DEPREKEL

Checked by		Date
Survey	.	.
Civil	.	.
Struc.	.	.
L. A.	.	.

HEI Project Number: 19-12-012

Sheet Title: COVER SHEET

Sheet No. G-100



SCALE 1" = 40'

CIVIL DEMOLITION NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ANOTHER FIRM AND PROVIDED TO HEI BY THE CLIENT. HEI IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION OR ANY DESIGN DISCREPANCIES RESULTING FROM THE PROVIDED SURVEY INFORMATION.
2. SEE BOUNDARY AND TOPOGRAPHIC SURVEY SHEET FOR PROPERTY, EASEMENT, BENCHMARK, ETC. INFORMATION.
3. LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON SURFACE EVIDENCE AND RECORD INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
4. DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER. THE PAVED ROADWAY SHALL BE SWEPT CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
5. CONTRACTOR SHALL PROVIDE BARRIERS, AS NECESSARY, TO PREVENT PEDESTRIAN AND VEHICULAR TRAFFIC FROM ENTERING THE CONSTRUCTION SITE.
6. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
7. REMOVAL ITEMS ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO VERIFY THE EXTENT OF WORK REQUIRED.
8. REMOVE ALL STRUCTURES, CONCRETE CURB, CONCRETE PAVING, ASPHALT PAVING, TREES, STUMPS, UTILITIES, AND OTHER EXISTING SITE FEATURES WITHIN THE LIMITS OF DEMOLITION. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE NOTED AND DISPOSED OF IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
9. ALL UTILITY LINES SHOWN "X" OUT SHALL BE PHYSICALLY REMOVED ALONG WITH STRUCTURES AND APPURTENANCES. CONTRACTOR SHALL CONFIRM UTILITY LINES REMOVED WILL NOT IMPACT UTILITIES TO REMAIN.
10. ALL REMOVALS OF PAVEMENT, CONCRETE, CURB AND GUTTER, ETC. SHALL BE PERFORMED TO THE NEXT JOINT BEYOND THE LIMITS OF REMOVAL. ALL REMOVALS SHALL BE PERFORMED BY SAWCUTTING.
11. PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
12. ALL TREE STUMPS SHALL BE REMOVED TO BELOW GRADE BY EITHER GRINDING OR COMPLETE REMOVAL IN ALL CASES NO WOODCHIPS AND/OR STUMPS SHALL BE LEFT IN PLACE.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITIES REMOVALS WITH PROPERTY OWNER AND UTILITY PROVIDER.
14. ALL WORK IN ROAD RIGHTS OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH OTTAWA COUNTY ROAD COMMISSION, AND ALLENDALE TOWNSHIP.
15. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

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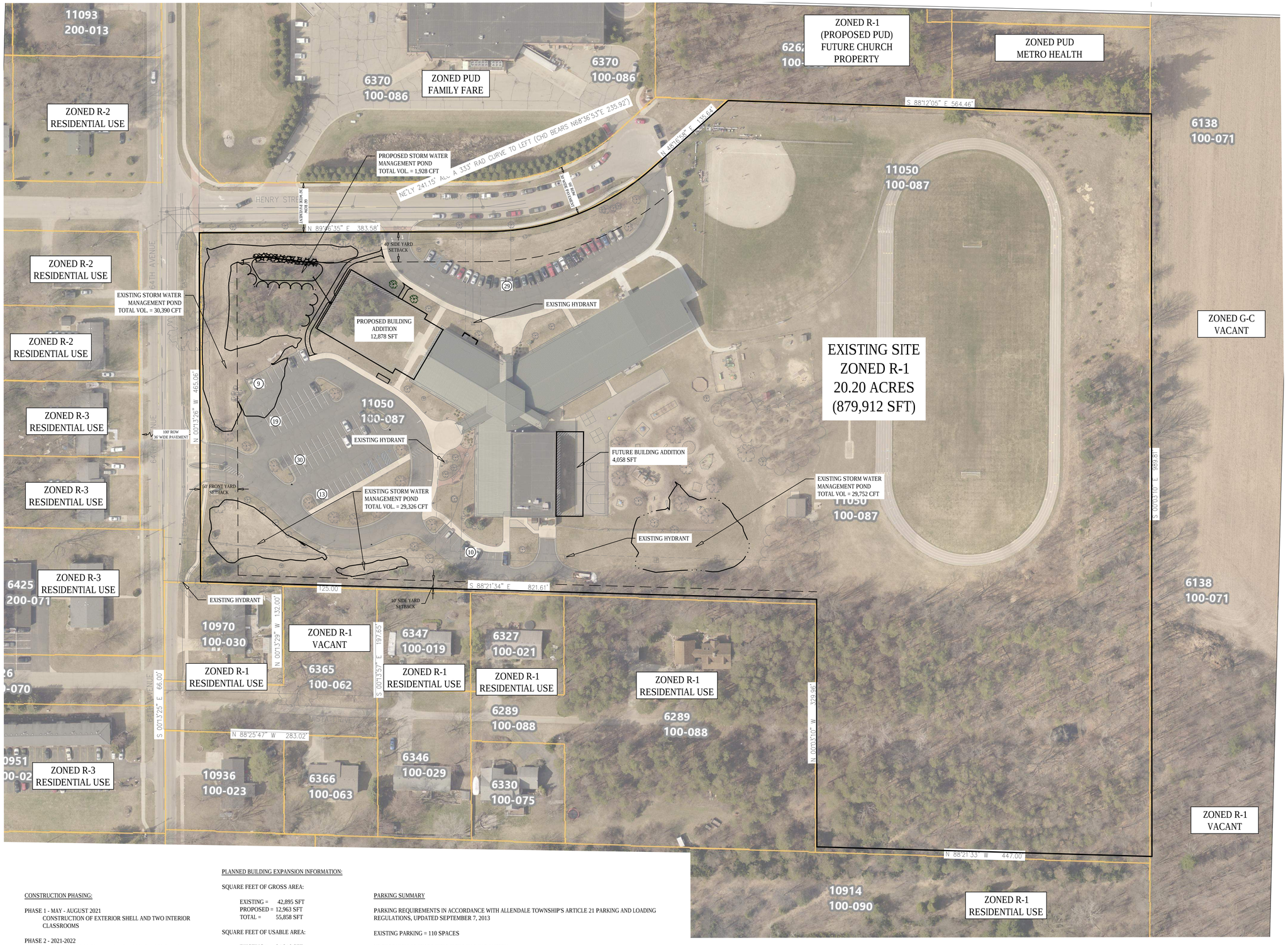
Drawn by
COLLIN DEPREKEL

Checked by	Date
Survey .	.
Civil .	.
Struc. .	.
L. A. .	.

HEI Project Number
19-12-012

Sheet Title
CIVIL DEMOLITION

Sheet No.
CD-101



N

0' 30' 60' 120'
SCALE 1" = 60'

CONSTRUCTION PHASING:

PHASE 1 - MAY - AUGUST 2021
CONSTRUCTION OF EXTERIOR SHELL AND TWO INTERIOR CLASSROOMS

PHASE 2 - 2021-2022
COMPLETION OF REMAINING INTERIOR CLASSROOMS

PLANNED BUILDING EXPANSION INFORMATION:

SQUARE FEET OF GROSS AREA:

EXISTING = 42,895 SFT
PROPOSED = 12,963 SFT
TOTAL = 55,858 SFT

SQUARE FEET OF USABLE AREA:

EXISTING = 34,316 SFT
PROPOSED = 10,371 SFT
TOTAL = 44,687 SFT

SQUARE FEET OF IMPERVIOUS AREAS:

EXISTING = 150,759 SFT
PROPOSED = 16,852 SFT
TOTAL = 167,611SFT

PARKING SUMMARY

PARKING REQUIREMENTS IN ACCORDANCE WITH ALLENDALE TOWNSHIP'S ARTICLE 21 PARKING AND LOADING REGULATIONS, UPDATED SEPTEMBER 7, 2013

EXISTING PARKING = 110 SPACES

NECESSARY PARKING WITH WEST WING EXPANSION:
EXISTING GYM (ASSEMBLY HALL) = 2 SPACES PER 5 SEATS ON THE BENCH = 197 SEATS / 5 SEATS / 2 SPACES = 79 SPACES
EXISTING EMPLOYEES = 47 EMPLOYEES (INCLUDING PART TIME) AT 1 SPACE PER 2 EMPLOYEES = 24 SPACES

TOTAL SPACES AVAILABLE = 110 SPACES
TOTAL SPACES REQUIRED = 103 SPACES

NOTE: SHARED PARKING ARRANGEMENTS WILL BE REVIEWED AS NECESSARY WITH THE FUTURE GYM EXPANSION.

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COLLIN DEPREKEL

Checked by		Date
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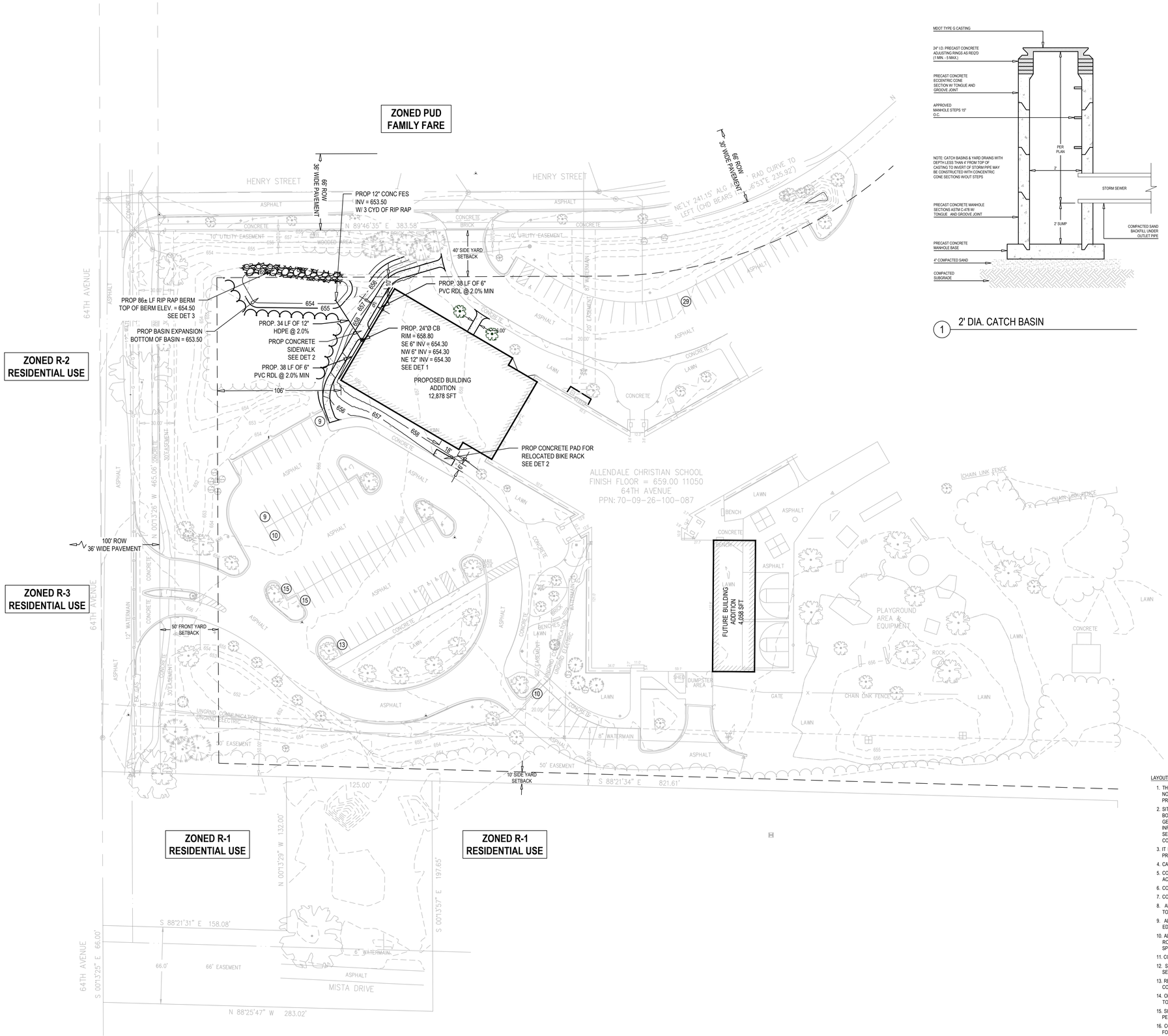
Civil	.	.
Struc.	.	.
L. A.	.	.

HEI Project Number
19-12-012

Sheet Title
OVERALL SITE LAYOUT

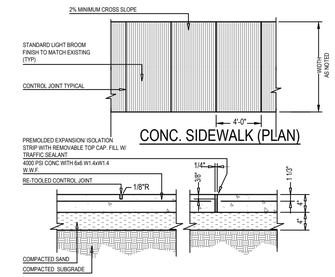
Sheet No.
C-100



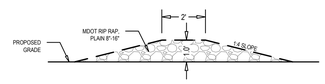
1 2' DIA. CATCH BASIN

0' 20' 40' 80'

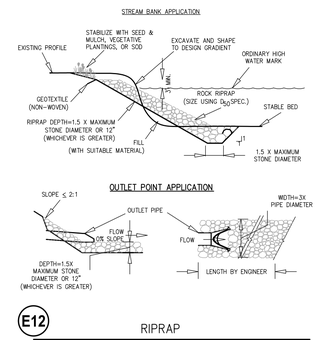
SCALE 1" = 40'



2 4" THICK CONCRETE



3 RIP RAP BERM DETAIL



E12 RIPRAP

LAYOUT & UTILITY NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ANOTHER FIRM AND PROVIDED TO HEI BY THE CLIENT. HEI IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION OR ANY DESIGN DISCREPANCIES RESULTING FROM THE PROVIDED SURVEY INFORMATION.
2. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED NOVEMBER 18, 2006 BY SOILS & STRUCTURES, INC. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
4. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
5. CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT DIMENSIONS AND ACTUAL SITE CONDITIONS.
6. COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
7. CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
8. ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE ALLENDALE TOWNSHIP STANDARDS & SPECIFICATIONS.
9. ALL WATERMAIN, WATER SERVICES, AND FIRE PROTECTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE ALLENDALE TOWNSHIP STANDARDS & SPECIFICATIONS.
10. ALL WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM THE OTTAWA COUNTY ROAD COMMISSION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
11. COORDINATE ALL SIGNAGE REMOVAL AND RELOCATION WITHIN THE RIGHT-OF-WAY WITH OTTAWA COUNTY ROAD COMMISSION
12. SITE CONTRACTOR RESPONSIBLE TO CONNECT EXISTING AND PROPOSED BUILDING TO WATER SERVICE AND SANITARY SEWER LATERAL, REFER TO PLUMBING PLANS FOR CONNECTION LOCATION AND DETAILS.
13. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDING SHALL BE STAKED BASED ON FOUNDATION PLAN. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE BUILDING AND SITE DRAWINGS.
14. ONSITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE ALLENDALE TOWNSHIP ZONING ORDINANCE.
15. SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE ALLENDALE TOWNSHIP ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
17. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

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Drawn by: COLLIN DEPREKEL

Checked by		Date
Survey	.	.
Civil	.	.
Struc.	.	.
L. A.	.	.

HEI Project Number: 19-12-012

Sheet Title: SITE LAYOUT PLAN

Sheet No. C-101

N

0' 20' 40' 80'

SCALE 1" = 40'

STATE OF MICHIGAN
BRUCE ZEINSTRA
LANDSCAPE ARCHITECT
No. 1311
REGISTERED LANDSCAPE ARCHITECT

PLANTING NOTES:

1. ALL LAWN AND PLANTING AREAS SHALL BE IRRIGATED WITH UNDERGROUND IRRIGATION IN SUCH WAY TO MAINTAIN VEGETATION IN A HEALTHY AND GROWING MANNER. EXISTING SYSTEM TO BE MODIFIED AROUND BUILDING ADDITION(S).
2. ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. TREES AND OTHER VEGETATION THAT DIE SHALL BE PROMPTLY REPLACED WITH IN KIND VEGETATION.
3. CONTRACTOR SHALL PROVIDE SPECIFIED TREES, SHRUBS, GROUND COVERS AND OTHER PLANT MATERIAL THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. SEED SHALL BE PLACED OVER 6" TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION EXCEPT AS NOTED ON THE PLANS. SOD SHALL BE PLACED IN ALL AREAS AS SHOWN ON THE PLANS OVER 4" TOPSOIL.
5. PLANTING SOIL CONSISTING OF 1/3 TOPSOIL, 1/3 PEAT MOSS AND 1/3 SAND SHALL BE PLACED IN ALL GROUND COVER AND FLOWER BEDS. DEPTH SHALL BE NOT LESS THAN 8".
6. FOLLOWING CONSTRUCTION, RESTORE ALL DISTURBED AREAS WITH EARTH CARPET SPARTAN GRADE "A" SEED MIX, UNLESS OTHERWISE NOTED.
7. PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY OWNER & LANDSCAPE ARCHITECT.
8. A CLEAR SPACE OF NOT LESS THAN FIVE (5) FEET SHALL BE PROVIDED IN FRONT OF AND COMPLETELY AROUND ALL FIRE HYDRANTS, MANHOLES, SERVICE BOXES, AND VALVE BOXES. THE CLEAR SPACE SHALL BE FREE OF ALL OBSTRUCTIONS SUCH AS PARKED CARS, LANDSCAPING AT MATURITY, UTILITIES, SERVICE VEHICLES, CONSTRUCTION WORK, SNOW AND SIMILAR ITEMS.

LAWN- SPARTAN GRADE A MIX

SPARTAN GRADE A MIXTURE by Earth Carpet
10% Cannon Kentucky Bluegrass
10% Gold Rush Kentucky Bluegrass
20% Ronde Kentucky Bluegrass
15% SR5100 Chewings Fescue
25% SR5210 Creeping Red Fescue
10% SR4500 Perennial Ryegrass
10% Manhattan 4 Perennial Ryegrass

SEEDING RATE: 5 LBS. PER 1,000 SQUARE FEET.
HYDROSEED ALL AREAS WITH A SLURRY OF SEED, PULVERIZED MULCH, FERTILIZER AND WATER.
PLACE IN ALL DISTURBED AREAS NOT LABELED AS DETENTION BASIN SEED MIX

BASIN SEED MIX

SEED STORM WATER BASIN AREAS WITH CARDINO SWALE SEED MIX @ 32 POUNDS/ACRE
PLACE EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1:3 AFTER SEEDING.

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Drawn by	COLLIN DEPREKEL
Checked by	Date
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Civil .	.
Struc. .	.
L. A. .	.
HEI Project Number	19-12-012
Sheet Title	LANDSCAPE PLANTING PLAN
Sheet No.	L-101

Submitted by West Michigan Lighting & Controls			
West Michigan Lighting	**Job Name:** Allendale Christian School - Shoreline	**Catalog Number:** WPX1 LED P2 50K MVOLT DDBXD Notes:	**Type:** W WML21-133611

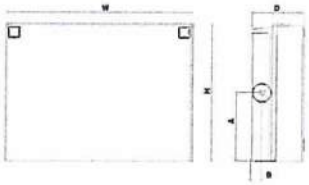
WPX LED
Wall Packs

Catalog Number

Notes

Type

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location A	Side Conduit Location B	Weight
WPX1	8.1"(20.6 cm)	11.1"(28.3 cm)	3.2"(8.1 cm)	4.0"(10.3 cm)	0.6"(1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1"(23.1 cm)	12.3"(31.1 cm)	4.1"(10.5 cm)	4.5"(11.5 cm)	0.7"(1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5"(24.1 cm)	13.0"(33.0 cm)	5.5"(13.7 cm)	4.7"(12.0 cm)	0.7"(1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W[1]	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V[3]	E4WH	Emergency battery backup, CEC compliant (4W, 0°C min)[2]	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20°C min)[2]	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell[3]	Note: For other options, consult factory.	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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Submitted by West Michigan Lighting & Controls	Catalog Number:	Type:
West Michigan Lighting — **Job Name:** Allendale Christian School - Shoreline	WPX1 LED P2 50K MVOLT DDBXD Notes:	**W** WML21-133611

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

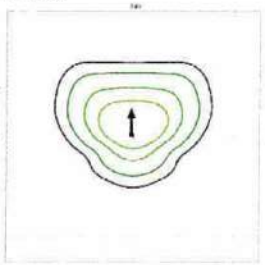
Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT **E4WH** DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT **E14WC** DDBXD

Photometric Diagrams

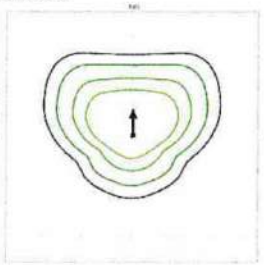
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND
- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

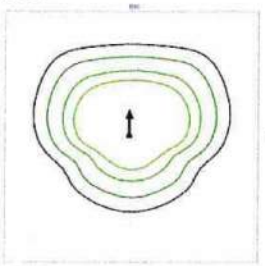
WPX1 LED P1



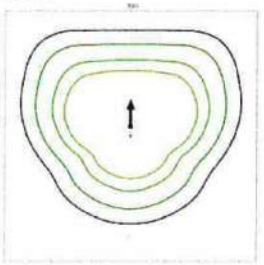
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

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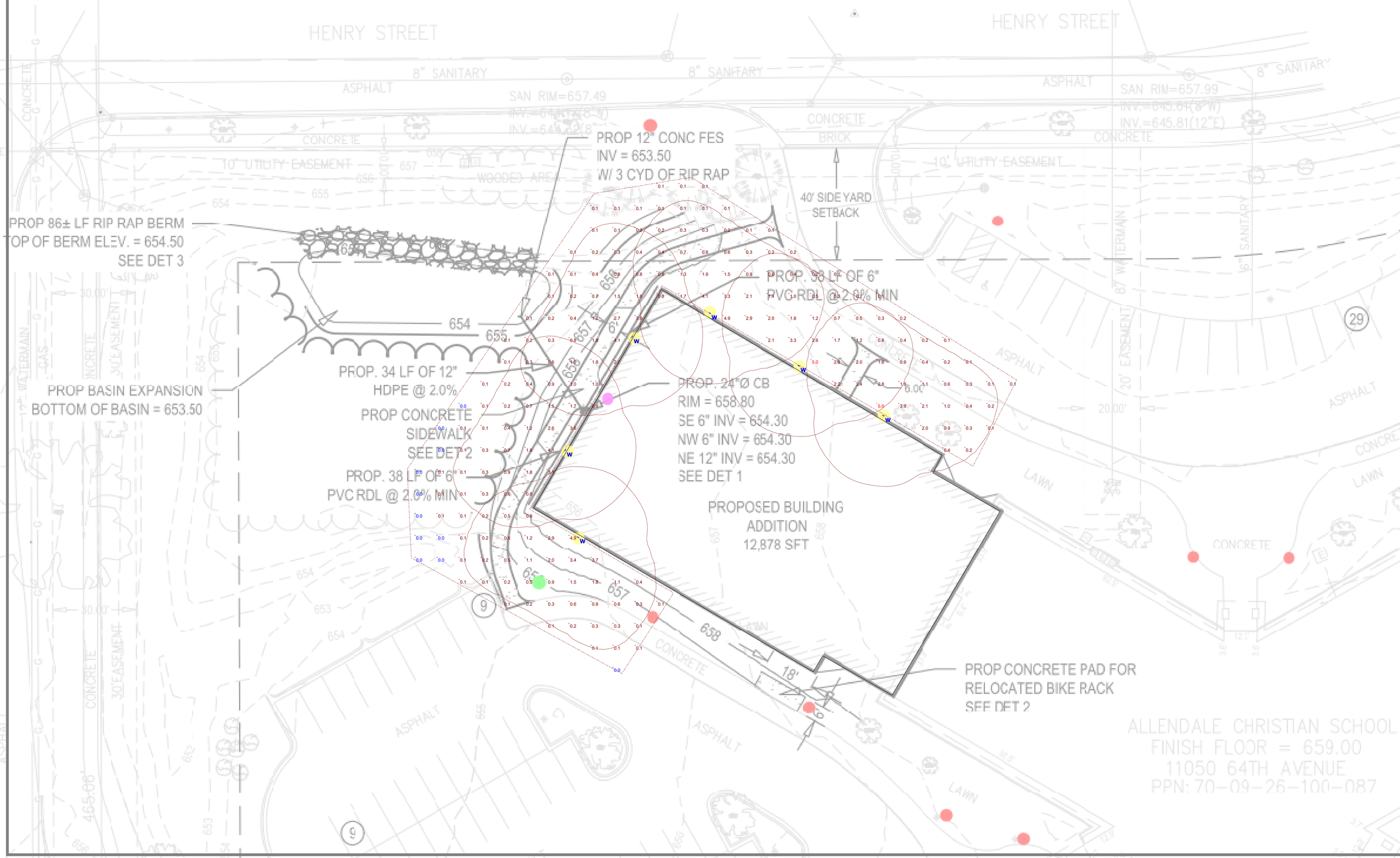
Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency	Distribution	Plot	Notes
	W		6	Lithonia Lighting	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts		1	WPX1_LED_P2_40K_Mvolt.ies	2913	1	1	24.42	100%	TYPE III, SHORT, BUG RATING: B1 - U0 - G1	Max: 1302cd	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.9 fc	5.0 fc	0.0 fc	N/A	N/A



Designer

Date
3/10/2021
Scale
Not to Scale
Drawing No.

Summary

ALLENDALE CHARTER TOWNSHIP PLANNING COMMISSION

2021 Work Program

Adopted: January 4, 2021

1. ~~Review Section 24.06J maximum glass provisions~~

2. Draft language requiring major development to be located within the township sanitary sewer district boundary

3. ~~Reexamine Zoning Ordinance provisions for Waste Disposal Facilities (dumpster) and determine whether revisions are appropriate~~

4. ~~Tree Preservation language~~

5. Allow zero yard setbacks within industrial (and commercial) projects when a shared design is proposed

6. Revise and clarify the requirements which trigger site plan review and major and minor amendments to an approved site plan

7. Regulations for development in the 100-year flood plain are needed

8. Examine means to improve ground water quality

9. Allow General Commercial uses within the Industrial District

10. Non-Motorized Pathway 2015 amendment to Section 24.06C1

11. Review the Zoning Ordinance to revise those sections in the Ordinance that allow certain discretionary decisions by the Zoning Administrator

12. Consider rezoning the Industrial zoned lands in Section 36 to the Agricultural zoning district

13. Consider amendments to regulate outdoor furnaces