

GAINES CHARTER TOWNSHIP
PLANNING COMMISSION – REGULAR MEETING
Township Board Room - 8555 Kalamazoo Ave. S.E. Caledonia, MI 49316

DRAFT Agenda

7:00 p.m. – Thursday, October 24th, 2024

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
 - a. Consideration of September 26th, 2024, Planning Commission Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment**
- VI. New Business**
 - 1. Public Hearings**
 - a. 1587 108th Street – Special Use Permit – Accessory Building
 - b. 9443 Meadow Valley – Special Use Permit – Solar Panels
 - c. 3805 92nd Street – Caledonia Meadows - OSP-PUD Rezone/ Final Site Plan Review
 - 2. Site Plan Review**
 - a. 4200 60th Street – Switch - Phase 2 Substation
 - 3. Items not requiring a Public Hearing**
 - a. 7114 Cornerstone – Special Use Permit – Accessory Building
 - b. 7174 Martin – Special Use Permit – Adult Foster Care Small Group Home
- VII. General Discussion**
 - a. 2025 Meeting Schedule
- VIII. Adjournment**

Persons with disabilities needing special accommodations should contact Kim Triplett at (616) 698-6640 one week prior to the meeting to request mobility, visual or any other assistance.

DRAFT Minutes of the Gaines Charter Township Planning Commission

Regular Meeting held September 26th, 2024, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

MEMBERS PRESENT: Billips, Rober, Giarmo, Wiersema, Thomas, Waayenberg, Haagsma

MEMBERS ABSENT: None

STAFF PRESENT: Dan Wells, Community Development Director; Dakota Swan, Assistant Planner

I. CALL TO ORDER AND ROLL CALL

Chair Giarmo called the meeting to order at 7:00 PM.

II. CONSIDERATION OF MEETING AGENDA

III. CONSIDERATION OF MEETING MINUTES

Consideration of the August 22nd, regular Planning Commission meeting minutes.

Motion: Motion by Waayenberg, supported by Rober to approve the minutes of August 22nd, 2024, with corrections.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (7-0)

IV. INQUIRY OF CONFLICT OF INTEREST

Commissioner Wiersema stated that he had a conflict of interest with agenda item VI.1.c and would abstain from voting on that agenda item.

Commissioner Waayenberg stated that his company, through a secondary source, obtains material from the applicant for agenda item VI.1.e, however, he has no personal interest in the matter and doesn't believe that it is a conflict of interest. Commissioner Haagsma echoed the same idea and stated that the entity he works for purchases materials from the applicant, however, he has no authority over said purchases. Planner Wells stated that he doesn't believe either of those instances constitute conflicts of interest.

V. PUBLIC COMMENT

Chair Giarmo opened the public hearing at 7:04 PM and subsequently closed it as nobody approached the podium to speak.

VI. NEW BUSINESS

1. Public Hearings

a. 6844 Rosecrest Drive – Special Use Permit – Accessory Dwelling Unit

Vinton Hubbard, the homeowner and applicant for this project, explained that they are seeking a Special Use Permit to allow for an attached accessory dwelling unit to accommodate his wife, Sheryl's, mother. They want to be able to provide her with a living area that offers her independence, but still provides room for them to care for her. Hubbard added that the addition is set to go on the opposite side of the house from the garage, and that they intend to match the addition to the house.

Community Development Director Dan Wells explained that attached accessory dwelling units are permitted in the RL-10 zoning district so long as the applicant obtains a Special Use Permit. Wells added that the addition is planned to share a common wall and interior door with the primary dwelling, which is a requirement for accessory dwelling units. Wells concluded by stating that staff recommends a condition in which the applicant would be required to register their deed with the county and ensure it states that the primary structure and accessory dwelling unit must remain in the same ownership.

Chair Giarmo opened the public hearing and subsequently closed it as nobody approached the podium to speak.

Commissioner Haagsma inquired about if there is currently a shed in the location where the ADU is planned to go; Hubbard responded that he already relocated it to the other side of the house.

Chair Giarmo inquired about the staff recommended condition, and sought clarification on a potential timeframe in which the applicant would have to register their updated deed with the county; Planner Wells stated that there is nothing in the ordinance regulating the timeframe in which this must be completed.

Commissioner Wiersema added that he noticed the shed was gone and he thinks it looks nice.

Motion:	Motion by Waayenberg, supported by Billips to approve the Special Use Permit for an attached accessory dwelling unit with the condition that an updated deed reflecting that the ownership of the primary and accessory dwelling units must remain in the same name.
DISCUSSION:	None
AYES:	ALL
NAYS:	None
ABSTAIN:	None
DECISION:	Motion Carried (7-0)

b. 7174 Martin Avenue – Special Use Permit – Adult Foster Care Small Group Home

Stephen V. Forkpah, the applicant for this project, approached the podium to explain that he is seeking a Special Use Permit to increase the capacity of his Adult Foster Care Small Group Home from 6 individuals to 12 individuals. Forkpah stated that the house has 8 bedrooms and was previously licensed to accommodate 10 individuals under different ownership.

Planner Wells offered the Township's perspective on this application and stated that state regulations ordain that the state is responsible for inspections of this property, and that the Township Fire Chief will be responsible for ensuring that fire safety in the building is adequate. Wells added that standards from Section 19.8 and 19.19 S of the Zoning Ordinance are applicable for this request.

Planner Wells explained that the general standards for Special Uses are undetermined at this point in time; the Township's Building Inspector stated that numerous permits for interior renovations have not been finalized and that he is unsure of the status of the work inside the home at this time. Wells added that he is unsure if the state will be carrying out those specific inspections at this time.

Fire Chief Ken Van Hall stated that he is unsure of the status of the sprinkler system at this time and cannot determine the status of fire protection in the home until he is granted permission from the state to inspect and ensure that fire protection measures are up to code. Van Hall added that when the number of residents exceeds 5 individuals, a certain sprinkler system is required. Van Hall concluded by stating that he wants to ensure that the proper fire protection measures are in place before the Special Use Permit is granted approval.

Planner Wells continued by stating that there are federal laws that apply to this request in terms of fair housing, and that there are protections in place to ensure that individuals with disabilities have access to adequate housing. The Township's Zoning Ordinance states that standards of proof for nuisance must be verified with factual evidence; although neighbors verbalize issues or nuisances they have observed, the Township must consider standards of fact and what can be recorded and proven as substantial evidence. Wells added that the Township likely needs an attorney's opinion on what would be considered substantial evidence and to what degree the Township needs to present facts about care facilities as such. Adverse impacts are undetermined at this point due to the previously noted uncertainty regarding what would be considered substantial evidence. Wells added that the increase in capacity could be a point of nuisance even with a fence.

Wells continued and stated that electrical and mechanical permits have been applied for, however, no inspections have been completed, and the Township is recommending that inspections be completed through the Building Department, LARA, and the Fire Chief prior to approval. Wells added that staff is recommending that the Planning Commission table this request until the owner can demonstrate and confirm that the building is up to code, and to allow for time to obtain an opinion from the Township Attorney outlining the extent of legal ramifications from both state and federal laws related to these uses.

Wells reiterated that the Township's current ordinance language doesn't specify what constitutes as findings of fact, and that it will be tricky to determine what constitutes as substantial evidence without

an opinion from an attorney. He added that the gaps in the current ordinance language will be addressed and remedied in the updated Zoning Ordinance that is nearing completion.

Chair Giarmo opened the public hearing.

Lilalee Mumper of 7175 Martin stated that she has lived in the house across the street since 1979 and has seen the house in all of its stages since, and that at the moment it is quiet in comparison to previous years. She said that she would prefer it if the increase in capacity didn't entail additional cars and traffic on the street.

Melissa Maxon of 785 72nd Street stated that her backyard abuts the backyard at 7174 Martin, and that she has been a resident there for 14 years. Maxon stated that there are frequently several foster adults outside, however, now there is an individual who screams all times of the day. She added that there are parking issues in the area, and that she is concerned the increased number of pickups and drop offs will only exacerbate that problem. Maxon also added that she has seen semi-trucks parked there, which worsens the parking issue, and that she often hears swearing and vulgar music coming from the property.

Vern and Debra Johnson of 761 72nd Street live directly south of the property in question, and they expressed that they are concerned about the noise coming from the property. They added that they are concerned about the safety of residents, and that they speculate they may need additional care. Debra specifically stated that even with a fence between the two properties, she is made to feel uncomfortable by hysterical laughter and vulgar language. Vern added that although the residence is permitted to accommodate 6 residents, he doesn't believe the square footage of the home is appropriate to accommodate 6 residents.

Planner Wells responded that state regulations determine the amount of square footage that is necessary and appropriate to accommodate residents.

Vern inquired about routine inspections at the state level and added that there has been furniture on the curb for an extended period of time, and that there is garbage strewn about the property; Planner Wells responded that junk violations are a separate issue that the Township addresses as it occurs rather than waiting on the state to inspect violations as such. Wells added that staff did inspect the property and found violations, and assured Vern that staff intends to work with the applicant to address and remedy the junk violations prior to approval.

Planner Wells added that there is a staff person on site 24/7, as it is a requirement at the state level.

Dale Vandermolen of 7147 Eastern Avenue stated that he is concerned for children in the neighborhood and added that he speculates they must be scared. Vandermolen added that he is concerned about the increase in capacity, and that he is concerned about selling his house in the future as prospective buyers may be uninterested if they observe loud and vulgar conduct from residents of the facility.

Lois Elzinga of 686 72nd Street stated that she was "disturbed" that she knew nothing of this until a few days prior to the meeting and that she did not receive notice in the mail; additionally, she expressed frustration that a neighbor of hers didn't receive legal notice either. Staff followed up on this concern and confirmed that the neighbor she had mentioned indeed did receive a public notice in the mail, however, Elzinga herself lives outside of the legally required 300-foot buffer for public notices and did

not receive one. She also expressed that she is worried about cumulative traffic issues related to this project due to both staff and deliveries.

Chair Giarmo closed the public hearing and stated that due to technical issues related to fire and building inspections, in addition to discrepancies between state jurisdiction ends and Township jurisdiction begins, it is unlikely that the Planning Commission will be able to make an informed decision on this application at this time.

Motion: Motion by Thomas, supported by Rober to table this application until proper fire and mechanical inspections are completed.

DISCUSSION: Commissioner Wiersema expressed that he is concerned about the health and safety of residents in the home due to incomplete inspections. He also expressed concerns regarding ingress and egress points in the home, to which Fire Chief Ken Van Hall responded that there are 3-4 of them and several are located at the back of the home which aren't visible from the right of way.

Commissioner Haagsma asked that in the interim while the Planning Commission waits for inspections to be conducted to close permits, if the Township attorney can offer insight as to what authority the Planning Commission has over this decision and what tools they might be permitted to use and exercise.

Commissioner Wiersema echoed Haagsmas concerns, and elaborated further, questioning what the Planning Commission is able to do retroactively since the facility already exists.

Chair Giarmo clarified and added that this request is for an expansion of the current use rather than a change in use.

Commissioner Waayenberg echoed earlier analyses and added that the Planning Commission needs to seek legal counsel to determine what statute would grant the Planning Commission the ability to deny the application based on adverse impacts to the neighborhood.

Commissioner Billips inquired about whether or not the regulations differ due to disabilities the residents may have; Planner Wells responded that every individual is entitled to the right to safe secure housing under the law, which is embedded in the Fair Housing Act. Wells elaborated further and explained that oftentimes facilities as such are housing of last resort for residents, and the state undertakes a vetting process via psychological evaluations to ensure that no residents are deemed a threat by LARA, even if they yell or are a point of nuisance in the neighborhood. Wells added that if there was a basis for denial based on obnoxious behavior, there would be nowhere for these individuals to live.

Chair Giarmo added that although tabling is likely, it may take more than a month for this application to return for Planning Commission consideration, depending on the amount of time it takes to get an opinion from legal counsel.

AYES:	ALL
NAYS:	None
ABSTAIN:	None
DECISION:	7-0

c. 7514 Melinda Court – Special Use Permit – Group Child Day Care Home

Heather Duff of 7514 Melinda Court, the applicant and homeowner, explained that she is requesting a Special Use Permit to allow for a Group Child Day Care Home with the capacity to care for up to 12 children. Duff explained that she intends to care for 6 children during the school year and increase her capacity to 12 during the summer months when children aren't in school. Duff went on to state that her driveway is anticipated to provide adequate parking for parents during staggered pick up and drop off times, and that the previous owner of the home also ran a daycare and had licensing to care for 12 children; she added that the interior of the home is built and equipped to accommodate 12 children.

Planner Wells offered the Townships perspective on this request and began by stating that there is an increased need for childcare facilities in the area as the Township grows. He continued and added that there is a fence in the backyard to minimize any point of nuisance, and that this request is consistent with the intent of both the Zoning Ordinance and Master Plan, since uses as such are permitted so long as the applicant obtains a Special Use Permit. Wells stated that Duff has applied for the necessary licensing at the state level, and that the only issue staff recognized with this request is the cul-de-sac, which could potentially concentrate the traffic flow despite pick ups and drop offs being staggered. There will certainly be more cars coming and going from the area with the increase in capacity, however, staff did not recognize this as a major concern, and there is no anticipated impact on public welfare or safety. Additionally, the Township has no record indicating prior complaints or concerns about the Special Use or existing daycare operations at this property.

Chair Giarmo opened the public hearing and subsequently closed it as nobody approached the podium to speak.

Chair Giarmo began discussion by stating that although the biggest concern from staff regarding this proposal was traffic, there was no comment from the public indicating that anyone had an issue with it.

Vice Chair Rober added that she was anticipating traffic concerns from the public, and that she never observed anything out of the ordinary at the property.

Motion: Motion by Waayenberg, supported by Rober to approve the Special Use Permit.

DISCUSSION: Planner Wells stated that is has been determined that traffic will not become a substantial hazard in the area, and he asked for confirmation that the Planning Commission would not consider this special use to be a potential point of nuisance for neighbors; Commissioner Waayenberg responded that no public comment was made and that it doesn't appear to be a point of nuisance.

AYES: Giarmo, Rober, Haagsma, Thomas, Billips, Waayenberg

NAYS:	None
ABSTAIN:	Wiersema
DECISION:	6-0

d. 7114 Cornerstone Drive – Special Use Permit – Accessory Building

As the applicant was not present, Planner Wells proceeded to explain that the applicant and homeowner, Michael Resma, is requesting a Special Use Permit to allow for 500 square feet in accessory buildings. Wells stated that the shed the applicant intends to install totals 384 square feet, however, he is requesting 500 square feet to account for future expansions to the shed. Wells continued and stated that the applicant intends to remove the existing shed and use the remaining concrete pad for recreation; staff is recommending a condition in which the applicant must remove the existing shed within 30 days of completion of the new shed. He added that there is a discrepancy between the calculated square footage and the listed square footage of the shed on the product sheet provided by the applicant; the product sheet lists the shed as being 384 square feet, however, when using the provided length and width of the shed to calculate the total area, it yields 412 square feet. He concluded by stating that this building would be slightly larger than other accessory buildings in the immediate area, however, the request isn't anything outrageous. Overall, staff is recommending approval of this application.

Chair Giarmo opened and closed the public hearing as nobody approached the podium to speak.

Commissioner Wiersema began discussion by stating that he is concerned about the size of the building and added that he was surprised no neighbors attended the meeting to state their opinions. Wiersema added that typically accessory buildings in this area are around 100 square feet, and he is concerned due to the lack of vegetation in the area that would screen the view of the shed from neighboring properties.

Commissioner Thomas echoed Wiersema's concerns and added that despite this being private property, it would still be visible to neighbors.

Vice Chair Rober agreed that screening in the immediate area did not seem to be adequate to accommodate a building of this scale.

Chair Giarmo raised concerns about this request setting a negative precedent for development in the area.

Commissioner Waayenberg said that he doesn't have an issue with the size of the building, and that he'd rather have items stored in a structure as such rather than strewn about the yard; Vice Chair Rober agreed with that sentiment.

Chair Giarmo inquired about imposing a condition in which additional screening is required

Commissioner Haagsma expressed that the discrepancy between the actual square footage of the building and what is being requested in the Special Use Permit is a cause for concern, and he is worried about future expansion without approval from the Planning Commission.

Chair Giarmo echoed Haagsma's concerns and expressed uncertainty about the potential for future expansion occurring without discretion from the Planning Commission. She added that she would feel more comfortable with the request if the square footage being requested was consistent with the

proposed size of the building. Additionally, Giarmo stated that she would be more comfortable with a request for a 400 square foot building.

Motion:	Motion by Haagsma, supported by Rober to table this application until more information and a clearer request is provided by the applicant.
DISCUSSION:	The Planning Commissioners expressed that they want to see exactly what the applicant intends to construct.
AYES:	ALL
NAYS:	None
ABSTAIN:	None
DECISION:	7-0

e. 10287 Kalamazoo Avenue – Stoneco Annual Review – Jeplawy Parcel

Austin Fischer, a representative from Stoneco gave a brief introduction to the Stoneco Annual Review of the Jeplawy parcel. Fischer stated that reclamation is continuing on the Barnaby east parcel; it is going quite well, and they intend to continue work as the season progresses. Fischer stated that the Jeplawy parcel is on track and well within the anticipated 2024-time range, and that they intend to continue removal during the winter season so that more reclamation areas open up along Kalamazoo Avenue.

Planner Wells offered the Township’s perspective on this request; he began by stating that this parcel was approved as a Planned Unit Development – Mineral Removal two years ago, and annual reviews of the mining operations were included as a condition of approval. The annual reviews give the Planning Commission an opportunity to oversee and review how the operation is going. Wells stated that Stoneco has provided operating plans, and they have remained in accord with all necessary conditions of approval. The only complaints received about the mining operation were in the beginning when the property was being cleared for mining and prescribed stump burning was taking place, however, nearby residents have not had any complaints since. The Sand and Gravel Subcommittee met to review the application for an annual review and voted to make a positive recommendation to the Planning Commission; Wells added that staff agrees with the subcommittee’s recommendation.

Chair Giarmo opened the public hearing.

Bill Johnson of 1307 100th Street explained that he lives approximately 200 yards from Pease Avenue, and the traffic from heavy trucks is a point of nuisance for him. Johnson stated that the issue isn’t necessarily with Stoneco; he believes they are doing a good job with reclamation and can hardly hear them, however, the trucks that haul material down Pease Avenue are extremely loud and bothersome. He added that he was told trucks would not be permitted to haul materials down Pease Avenue, however, they are, and also mentioned that he has measured the noise from the trucks with a device that indicated the noise was over 100 decibels.

Commissioner Haagsma responded that there are multiple other uses on Pease Avenue that are unrelated to Stoneco's operations. Commissioner Waayenberg added that there are several older gravel pits on Pease Avenue, and it is likely that the traffic is flowing that way to avoid construction in the area. Waayenberg also mentioned that there is a disposal company near Pease Avenue which tends to have loud trucks, although its not something the Township has much control over.

Johnson also mentioned it sounds as though the trucks are engine braking which is another point of nuisance; Commissioner Haagsma and Chair Giarmo recommended reaching out to the Michigan State Police to see if they would be able to assist in remedying this issue.

Dennis Daniels of 1320 100th Street explained that he moved to the area two years ago, and if he would've known about the truck traffic, he likely wouldn't have moved in. Daniels expressed that he speculates they are taking too much gravel from the mines.

Planner Wells interjected to clarify that the Planning Commission and Township Board granted approval of the mining operation, and that denials for mineral removal projects are heavily litigated across various court systems.

Daniels inquired about the truck traffic on Pease Avenue, and how any of it got approved; Chair Giarmo added that both the Planning Commission and the Kent County Road Commission have some jurisdiction in the matter, but inquiries regarding noise and engine braking should be taken up with the Michigan State Police.

Daniels inquired about the state of the Stoneco pit at the corner of 100th Street and Kalamazoo Avenue, commonly referred to as the Barnaby parcel. He explained that it appears as though reclamation is unfinished; there is water in the pit, and they haven't taken down the berms that are in place, which he believes to be an eyesore.

Fischer returned to the podium to explain that reclamation at the Barnaby parcel is ongoing, and contractors had to shift their focus to roadwork during the summer months, hence the slowdown in work at that location. He added that Stoneco spoke with Planner Wells regarding the use of bulldozers outside of the approved stripping timeframe to remain on track. Ultimately, Stoneco plans on hitting their seeding windows, and Fischer stated that the operation is 85-90% complete, with a final completion date anticipated to be in 2025. Regarding the Jeplawy parcel, however, Fischer stated that they are right on track with the 3 phases approved for the operation and anticipate reclamation efforts will extend into 2026.

Planner Wells elaborated further and stated that original estimation of the amount of gravel is not entirely accurate as conditions on the ground have varied slightly from what was anticipated.

Fischer added that there was a little over a million and a half tons of material in the mine to be extracted, but it could vary and end up being 2 million tons of material. He stated that

Stoneco intends to extract all they are able to, and if they don't meet MDOT standards, it will be used as part of the reclamation process.

Planner Wells clarified that materials from the mine are moved via conveyor belt, and relocation of the mining materials is not contributing to the truck traffic on Pease Avenue.

Commissioner Haagsma said a lot of the truck traffic in the area comes from other places; Commissioner Waayenberg added that it is a fairly standard truck route.

Jackie Jonker of 1347 100th Street explained that she believes the truck traffic to be from individual contractors, and she speculates they are hauling material from US-131. She added that Stoneco has been wonderful to work with.

Randy Harkema of 10687 Kalamazoo Avenue stated that he has resided there for 33 years, and the area has had fairly low traffic over the years, though recently traffic has been increasing on 100th Street. Harkema asked if there is any end in sight, as he is holding off on making property investments in lieu of this nuisance.

Chair Giarmo encouraged Harkema to consult staff for more information regarding what is happening in the Township.

Chair Giarmo then closed the public hearing.

Motion: Motion by Waayenberg, supported by Haagsma to approve the Annual Operation, Restoration, and End Use plan for 2024 based on compliance with requirements and resolution 2023-10.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: 7-0

2. Site Plan Review

a. None

3. Items Not Requiring a Public Hearing

a. 3316 68th Street – Resolution – Dutton Center

Planner Wells explained that this resolution is confirmation of the Planning Commission's findings regarding this project, which was approved at the previous meeting. Wells added that staff resolved any standards that were found to be undetermined in the initial briefing memo; now they read as "standard met". Furthermore, Wells stated that the resolution is an indication that the Planning Commission is ready to make a formal recommendation to the Township Board on this project. To clarify, Wells added

that although there may be minor adjustments and changes when this project is seeking site plan approval, the overall framework is approved here.

Motion: Motion by Waayenberg, supported by Haagsma to approve the rezoning to PUD, approve the Phase 1 Site Plan Review, and make a positive recommendation to the Township Board for a rezoning with the following conditions:

1. Site plan approval for Phase 1 is contingent on receiving approval for the PUD rezoning by the Township Board of Trustees.
2. Phases 2 (plat), 3, 4, and 5 shall be subject to the final site plan review process by the Planning Commission.
3. Secure all Township department and outside agency approvals.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: 7-0

b. 3495 68th Street – Resolution – Dutton Marathon

Planner Wells once again clarified that the language in the resolution has been altered to indicate that all standards have been met.

Motion: Motion by Rober, supported by Thomas to approve the PUD amendment with the following conditions:

1. The parking requirement is waived, and 12 parking spaces be permitted for the site.
2. Signage and lighting for the site will be regulated under General Commercial standards in the Zoning Ordinance.
3. Asphalt on the north side of the addition must be resurfaced as indicated on the site plan.

DISCUSSION: None

AYES: Giarmo, Rober, Waayenberg, Wiersema, Billips, Thomas

NAYS: Haagsma

ABSTAIN: None

DECISION: 6-1

VII. GENERAL DISCUSSION

VIII. ADJOURNMENT

The meeting adjourned at 9:09 PM.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the July 25th, 2024, Planning Commission Meeting of the Gaines Charter Township Planning Commission held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,

Lani Thomas,

Secretary

Gaines Charter Township Planning Commission

Date: _____, 2024

Gaines Charter Township

Planning Commission Memo

Meeting Date: October 24th, 2024

AGENDA ITEM: VI.1.a

PROPOSED REQUEST: Special Use Permit

ADDRESS: 1587 108th Street

PARCEL NUMBER: 41-22-32-400-006

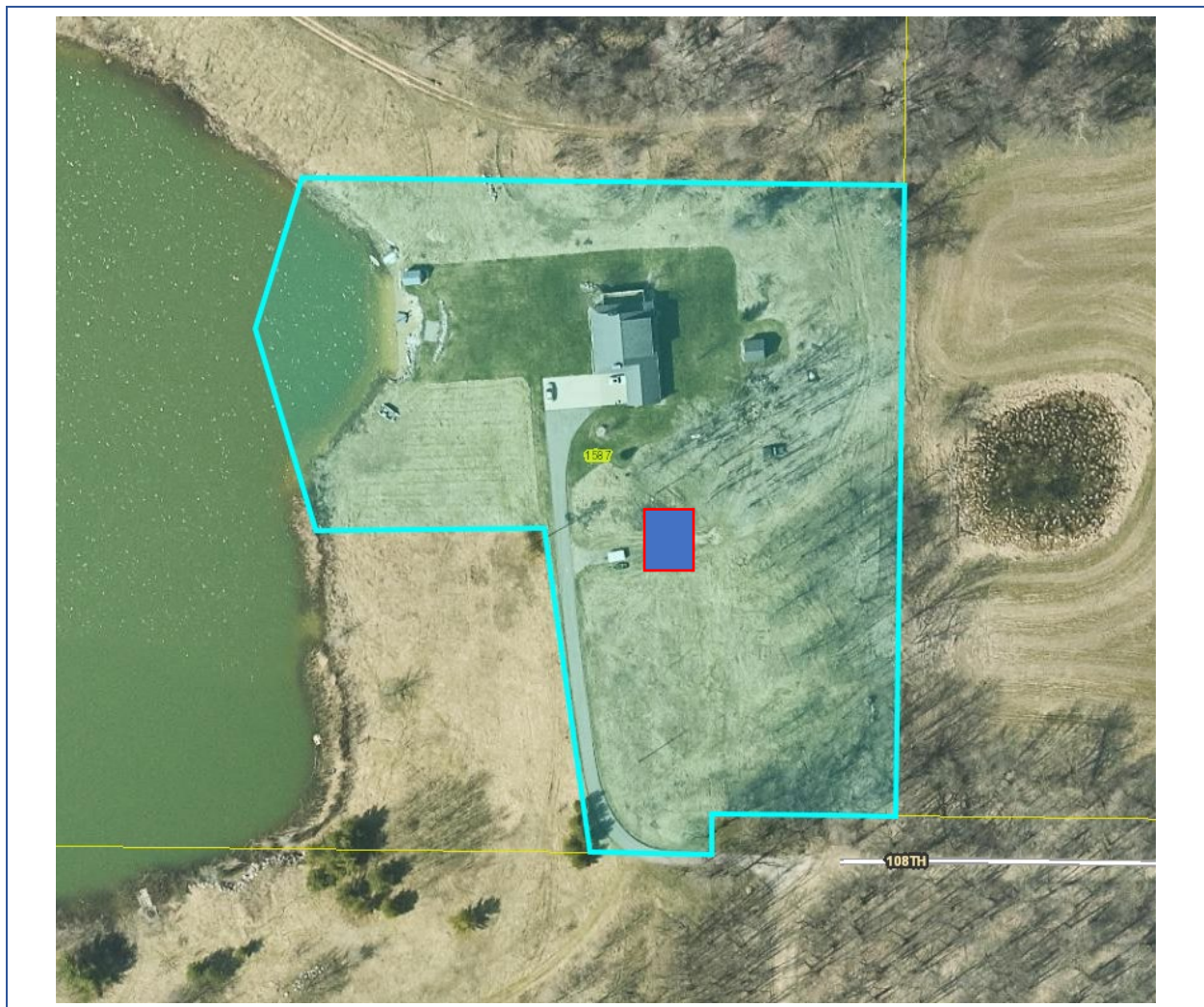
FILE NUMBER: 240924SD

APPLICANT: Seth and Renee DeHaan

PROPERTY ZONING DISTRICT:
Agricultural/Rural-Residential (A-R)

PROPERTY SIZE: 4.88 Acres

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW

The applicant is requesting a Special Use Permit to allow for 2,600 square feet (SF) in accessory buildings to construct a 40' x 60' pole barn. There are two existing accessory buildings on the property; one is 143 SF and the other is 272 SF. The addition of this proposed pole barn will bring the total square footage of accessory buildings on the property to 3015 SF.

Based on the zoning ordinance, the property is limited to 2,400 SF of accessory buildings, or 3% of the lot size, which ever is less. In this instance, 2400 SF is less than 3% of the lot size, thus the request for a special use permit.

The proposed accessory building will be used primarily for personal residential storage use.

Surrounding zoning:

	NORTH: Agricultural/Rural-Residential (A-R)	
WEST: Agricultural/Rural-Residential (A-R)	SUBJECT PARCEL	EAST: Agricultural/Agri-Business (A-B)
	SOUTH: Agricultural/Rural-Residential (A-R)	

STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Section 19.8 "General Standards for All Special Land Uses" and the specific standards of Section 20.2 (A) "Accessory Buildings – Standards for Increasing Maximum Floor Area".

Section 19.8 General Standards for All Special Land Uses

The Planning Commission shall review the particular circumstances and facts of each proposed special use and in addition to the specific standards of consideration stated for each special use type within this Ordinance, and shall be guided in rendering a decision by the following general standards:

- A. *The proposed special use shall be sufficiently designed to maintain adequate provision for the protection of the health, safety, conveniences, and social and economic welfare of those who will use the special use, residents and landowners adjacent to the special use, and the community as a whole.*

Meets standard. The proposed accessory building will be used for residential storage purposes. As proposed, the use and character of the building will not hinder the health, safety, or economic welfare of surrounding properties or landowners.

- B. *The proposed special use shall be consistent with the intent of this Ordinance and the intent of the Master Plan.*

Meets standard. The 2023 Future Land Use Plan designates this parcel as rural. A request for a detached accessory building is consistent with the Master Plan's guidance for rural residential properties and is provided for by the Zoning Ordinance subject to certain standards being met.

If it is determined that the proposed accessory building is consistent with the standards of Section 20.2 (D), then consistency with the zoning ordinance will be achieved.

- C. *The special use shall not create or substantially add to traffic hazards in the area.*

Meets standard. As an accessory building set to be utilized for residential storage, it is not anticipated that traffic will be affected.

- D. *Public services and facilities such as roads, police and fire protection, drainage structures, water and sewage facilities or schools, shall be sufficiently extended to the proposed special use such that load capacities are not exceeded.*

Meets standard. As a residential accessory building, staff does not anticipate any impacts on roads, police and fire protection, drainage structures, water or sewage facilities, or schools.

- E. *The proposed special use shall not set precedents for development which could adversely affect the long-term plans or policies of the Township.*

Meets standard. Accessory buildings of this scale are typical in rural areas of the township; several surrounding lots have similarly sized accessory buildings.

If the Planning Commission determines that the proposed accessory building meets the standards of Section 20.2 (D), the proposed special use will not set precedents for development that adversely impact the long-term plans or policies of the Township.

- F. *The proposed special use shall not have significant adverse environmental, ecological or natural resource impacts.*

Meets standard. The accessory building is not anticipated to have any impact on the environment and natural resources.

- G. *The proposed special use shall not have significant adverse impacts upon adjoining properties or uses.*

Meets standard. The proposed accessory building addition will be located in the rear yard, and all setbacks will be met. It is not expected that there will be any adverse impacts on adjoining properties or uses.

Section 20.2(D).4: Accessory Buildings – Standards for Increasing Maximum Floor Area

In considering a special use permit for an accessory building exceeding the maximum floor area, the Planning Commission shall consider the standards stated in Chapter 19 and the following additional standards:

- A. *The intended use for the Building.*

Meets standard. The proposed accessory building will be used for residential storage purposes and will be secondary to a primary residential use.

- B. The size, proposed location, type and kind of construction and general architectural character of the Building.*

Regulation	Required Setback	Proposed
Distance from Primary Building	10 Feet	Ca. 82 Feet
Front Yard Setback	60 Feet with Type I Buffer	Ca. 65 Feet
Side Yard Setback	20 Feet	Ca. 233 Feet
Rear Yard Setback	3 Feet	135 Feet
Maximum Building Height	20 Feet	19 Feet

Meets standard. The setback and height requirements for the building have been meet. For gable roofs, height is measured at the midpoint between the eave and the peak; the height is proposed to be 19 feet. The sidewalls are proposed at 14'. The building will also be approximately 82 feet from the home on the parcel, which is well over the required 10 foot separation distance.

The building addition will be of pole barn construction with steel siding. It is unclear what the color of the building addition will be, but the applicant has clarified that the steel siding will match the house. Staff is recommending a condition of approval that the building be architecturally similar and the same color as the existing accessory building on the site.

- C. The type and kind of principal and Accessory Buildings and Structures located on properties in the same neighborhood.*

Meets standard. There are several accessory buildings similar in size to the proposed building located in the immediate area.

- D. Whether the Building will affect the light and air circulation or views of any adjoining properties.*

Meets standard. The proposed building is not anticipated to affect light or air circulation on surrounding properties.

- E. The reason why the applicant has requested an Accessory Building in excess of the maximum floor area.*

Meets standard. The applicant desires additional square footage for residential storage purposes. The accessory building will not be utilized for commercial purposes.

- F. The extent the Building absorbs required yards and other open spaces.*

Meets standard. The total requested square footage of accessory building coverage is less than 2% of the total lot size.

STAFF RECOMMENDATION

Staff recommends approval of the Special Use Permit with the following conditions of approval:

1. The accessory building addition shall be architecturally similar to and the same color as the existing building on the site.



FILE NO.

240924SD

8555 Kalamazoo Avenue SE • Caledonia MI 49316
Ph: 616 698-6640 • Fax: 616 698-2490
www.gainestownship.org

Special Use Permit Application

Project Address	1587 108 TH ST SE		
Owner Name	SETH & RENEE DEHAAN		
Owner Address	Street Address	City, State, Zip	
	1587 108 TH ST. SE	CALEDONIA, MI 49316	
Parcel Number(s):	41-22-	41-22-	
Description of Proposed Project/Use	CONSTRUCT 40'x60' ACCESSORY BUILDING w/ 10'x20' FRONT COVERED PORCH.		

Applicant/Contact	RUSSELL HUBERT EAGLE POINT CONSTRUCTION, LLC		
Applicant/Contact Address	Street Address	City, State, Zip	
	12855 BOWEN'S MILL RD	WAYLAND, MI 49348	
Contact Info	Home / Office / Cell	E-Mail	
	(616) 366-1299	eaglepoint.construction@yahoo.com	
<i>"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.</i>			
Signature			
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.			

Township Use Only

Current Zoning District:				RL-14	RL-10	R-3	R-4	C-1	C-2	O-S	I-1	I-2	PUD	A-R	A-B
One / Two Family Construction	☐	Zoning Board of Appeals	☐	Planning Commission	☐	Land Combination	☐								
Site Plan Review	☐	Rezoning / PUD Rezoning	☐	PUD Amendment	☐	Land Division	☐								
Subdivision / Site Condo Review	☐	Special Use Permit	☐	Lot Line Adjustment	☐										
Other:															
Approved	☐	Approved with Conditions	☐	Denied	☐	Withdrawn	☐								
Zoning Administrator:														Date:	

Applicant Response to General Standards of Review

Special Land Uses are those that have been identified as uses requiring special consideration based upon their potential effect on the adjacent area. Special regulation of these uses is necessary to protect and preserve the quality of the Township's residential and commercial neighborhoods and not all locations are appropriate for all special uses. The proposed location, the site design and layout of the use, the size and magnitude of the use and hours of operation may all be important considerations.

1. How much traffic, what kind of traffic and at what times of the day and or week will traffic be generated by the proposed use.

TRAFFIC WILL NOT CHANGE AS IT IS AN ACCESSORY BUILDING ON
HOMEDOWNERS PERSONAL PROPERTY.

2. Will the use or activity generate any noise, dust, odor, light or other emissions? If so what type and how frequently.

ONLY DURING CONSTRUCTION PROCESS.

3. In addition to the above, describe any other the activities or characteristics associated with the building(s) and use and what measures will be taken in the location design, and operation of the use to keep the use, building or activity in harmony with neighboring properties and avoid the imposition of adverse impacts on them and the community.

BUILDING DESIGN WILL ACCOMMODATE EXISTING STRUCTURES ON PROPERTY.

4. Describe how the proposed special use will avoid the creation of adverse environmental, ecological or natural resource impacts.

NO CHANGES TO THE PROPERTY WILL BE MADE EXCEPT FOR
DRIVE TO TIE INTO EXISTING DRIVEWAY



ESTIMATE

Eagle Point Construction, LLC

12855 Bowens Mill Rd.
Wayland, MI 49348
(616)366-1299
eaglepoint.construction@yahoo.com
Russell Hubert-Owner

7/22/2024

Customer-Job Name:

Seth & Renee Dehaan
1587 108th St. SE
Caledonia, MI 49316

Job Description:

Construct 40'x60'x14' Pole Barn.
6"x6" ground contact posts 8' o/c.
2"x8" ground contact skirt board with 2"x4" purlins 2' o/c.
11-7/8" carriers with 6/12 engineered trusses 2' o/c with cathedral on south half of trusses.
1/2" OSB clipped and stapled to trusses.
T-drip, ice and water, synthetic underlayment, asphalt shingles, ridge vent, and shingled cap.
12 " overhangs with vented aluminum soffit on eaves, solid soffit on gables with aluminum fascia.
29 gauge steel with necessary trim screwed to purlins.
3- 36" service doors with hardware.
2-12'x12' insulated steel back overhead doors on bearing wall.
5-6'x3' vinyl windows.
2-3'x3' vinyl windows.
10'x20' covered porch with standing seam metal roof.
2-36"x36" cupolas.
Housewrap between framing and steel to prevent foam from adhering to exterior steel siding.
3" closed cell spray foam on exterior walls.
12" cellulose insulation in attic space.
2"x4" purlins on interior to attach steel liner panel.
Steel liner panel on walls and ceilings throughout interior of building.
Interior partition wall dividing building in half from front to back.
Pine jamb extensions and casing around windows and doors.
Wrap overhead door jambs and framing with trim coil to match liner panel.

1:14



POLARIS



Legend

DEHAAN SETH & RENEE



Owner

Land Info

Details



mapbox



Tools



Home



Map



Rides



Community



More

Date 10/01/08 Drawn acb Job Number 3340703

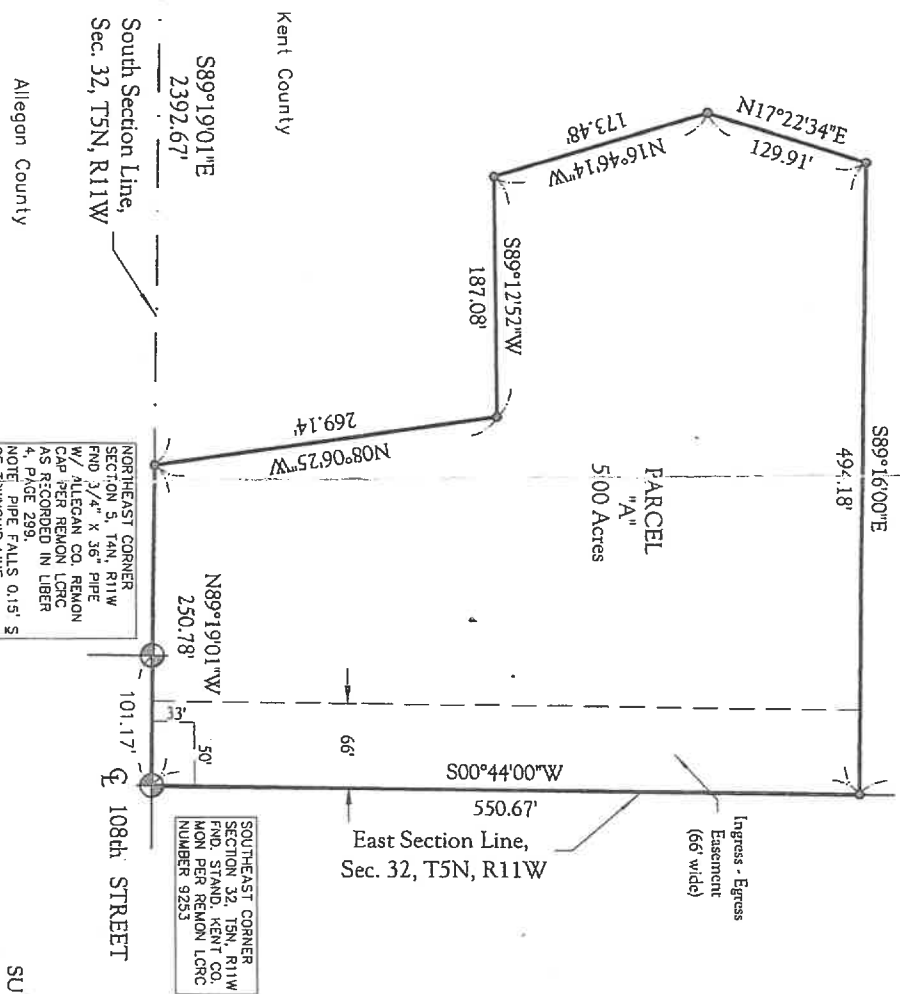
P.O. Box 410 Allendale, MI 49401 Phone (616) 895-7190 Fax (616) 895-7191

Parcel A: Part of the East 1/2 of the Southeast 1/4, Section 32, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Beginning at the Southeast corner of said Section; thence along the South line of said Section North 89°19'01" West 250.78 feet; thence North 08°06'25" West 269.14 feet; thence South 89°12'52" West 187.08 feet; thence North 16°46'14" West 173.48 feet; thence North 17°22'34" East 129.91 feet; thence South 89°16'00" East 494.18 feet; to the East line of said Section; thence along the East line of said Section South 00°44'00" West 550.67 feet to the point of beginning. Subject to and together with easement for ingress/egress. Said parcel contains 5.00 acres.

Ingress/Egress Easement Description:
Part of the East 1/2 of the Southeast 1/4, Section 32, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Beginning at the Southeast corner of said Section; thence along the South line of said Section North 89°19'01" West 66.00 feet; thence North 00°44'00" West 550.73 feet; thence South 89°16'00" East 66.00 feet to the East line of said Section; thence along the East line of said Section, South 00°44'00" West 550.67 feet to the point of beginning.

SOUTH 1/4 CORNER
SECTION 32, T5N, R11W
FND. STAND. KENT CO.
MON. PER REMON LCRC
NUMBER 9240

NORTH 1/4 CORNER
SECTION 5, T4N, R11W
FND 1 1/2" x 36" PIPE
W/ ALLEGAN CO. REMON
CAP PER REMON LCRC
AS RECORDED IN LIBER
5, PAGE 231.
NOTE: PIPE FALLS 0.7' S
OF TOWNSHIP LINE.



Note: This drawing was made from the description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and encroachments.

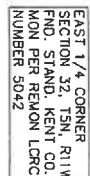
We certify that we have examined the premises described, that buildings and improvements are within the property lines, and that they do not encroach except as noted above.

SURVEYOR'S CERTIFICATE
I hereby certify that this survey
requirements of Act No. 132, f
less than 1 in 5000.
Adam C. Burgess

Parent Parcel Descri
The East 1/2 of the
Range 11 West
Prepared for: Mark I
RE: 1551 108th Str
(Land Division

Phone (616) 895-7190
Fax (616) 895-7191

1/4 Section 32, Town 5
Ship, Kent County, Michigan,
ast corner of said Section;
ction North 89°19'01" West
'est 550.73 feet; thence South
line of said Section; thence
uth 00°44'00" West 550.67



Sheet 1 of 1

Parent Parcel Description (41-22-32-400-003)
The East 1/2 of the Southeast 1/4 of Section 32, Town 5 North,
Range 11 West.

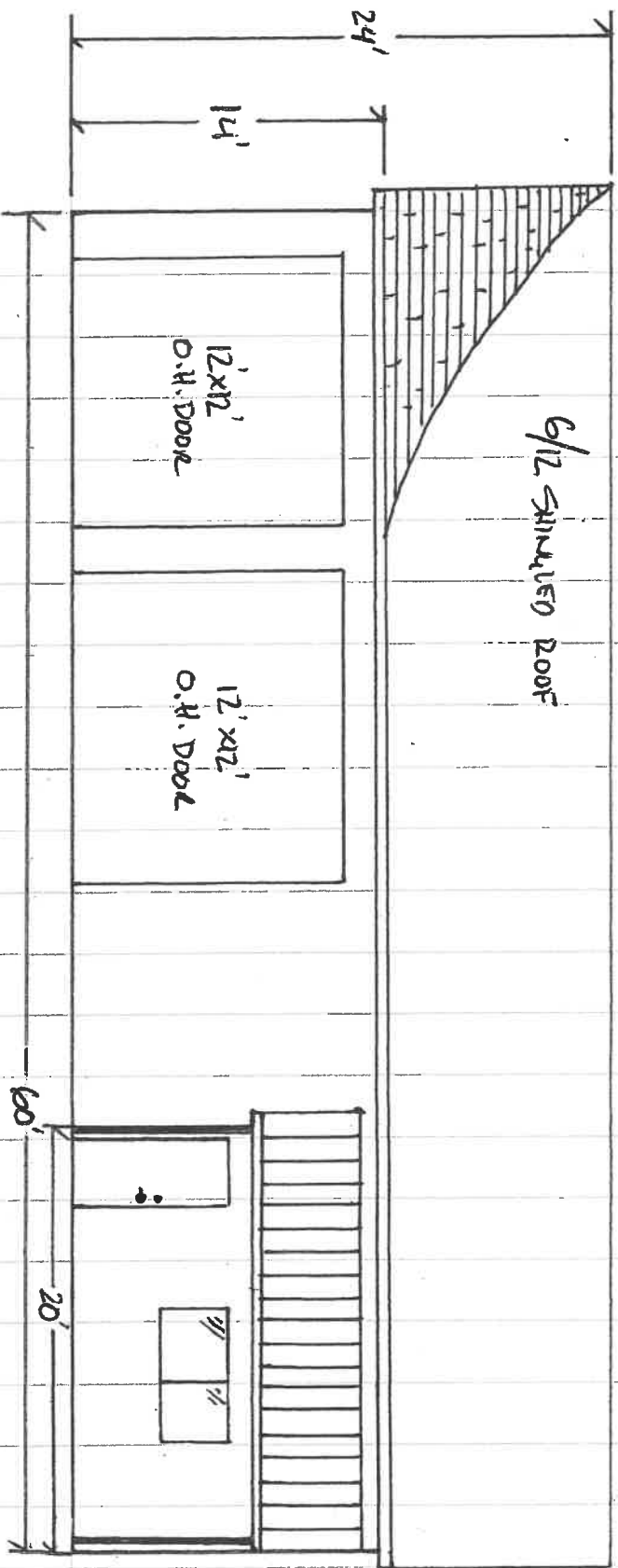
Prepared for: Mark Fennema
RE: 1551 108th Street
(Land Division Survey)



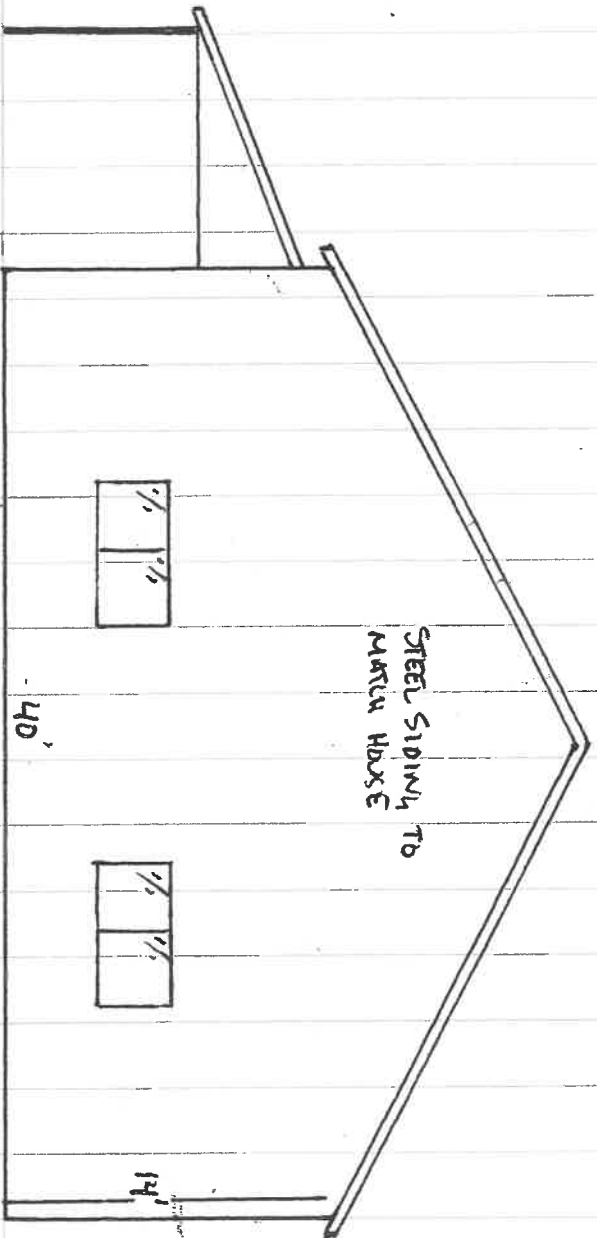
SURVEYORS CERTIFICATE:
I hereby certify that this survey has been prepared in conformance with the requirements of Act No. 132, P.A. 1970, as amended and that the error of closure is less than 1 in 5000.

Adam C. Burgess

RLS #55446



SOUTH ELEVATION



Gaines Charter Township

Planning Commission Memo

Meeting Date: October 24th, 2024

AGENDA ITEM: VI.1.b

FILE NUMBER: 240905BP

PROPOSED REQUEST: Special Use Permit for
Consumer Scale Ground Mounted Solar Energy
Collector

PROPERTY ZONING DISTRICT: A-R,
Agricultural/ Rural-Residential/ A-B,
Agricultural/ Agri-Business (Split Zoned)

ADDRESS: 9443 Meadow Valley SE

PROPERTY SIZE: 11.4 acres

PARCEL NUMBER: 41-22-26-200-028

REPORT BY: Dakota Swan, Assistant Planner

APPLICANT: Brendan Pugh, Mid-America Solar



OVERVIEW

The applicant requests to obtain a Special Use Permit in order to construct a ground mounted solar array located on the north side of the house at 9443 Meadow Valley. The array will consist of thirty-six panels and cover an approximately 928 square-foot area and be mounted to a maximum height of ten feet. The power generated by the solar array will be used by the homeowner.

Surrounding zoning:

	NORTH: Agricultural/Rural-Residential (A-R)	
WEST: Agricultural/Rural-Residential (A-R)	SUBJECT PARCEL	EAST: Agricultural/Rural-Residential (A-R)
	SOUTH: Agricultural/Rural-Residential (A-R)	

STANDARDS OF REVIEW

Ground mounted solar systems greater than 50 square feet and higher than five feet high may only be established as accessory uses when authorized by the Planning Commission through the issuance of a special use permit per Section 4.18 Solar Energy Collectors and Commercial Solar Energy Systems (4.18.A). The permit is obtained under the review requirements of Section 4.18.B “General Requirements”, 4.18.D; “Consumer Scale Ground Mounted Solar Energy Collectors”, and Section 19.8 “Special Land Uses”.

4.18.B General Requirements

The following specific standards shall apply to all Solar Energy Collectors:

- 1. Applications. In addition to all other content required for the completion of an application for building permit and zoning approval, the applicant shall submit for review unit renderings and plan details for the proposed solar energy collector equipment.***

Meets Standard, Condition Recommended. See attachments to the application for site location and images of the proposed panels. Details regarding mounting and electrical connections to the home shall be subject to approval by the Township Engineer and Building Inspector.

- 2. Glare and Reflection. The exterior surfaces of solar energy collectors shall be generally neutral in color and substantially non-reflective of light. A unit shall not be installed or located so that sunlight or glare is reflected into neighboring residences or occupied yard space or onto adjacent streets.***

Meets standard. The panels being used feature tempered, low iron glass on the surface. The applicant has clarified that the panels do also feature an anti-reflective coat. Additionally, there are no other dwellings in the immediate area so that in the event of glare being produced, no neighbors are anticipated to be impacted.

- 3. Location. To the maximum extent practical while still being functional, solar energy equipment shall be located so as to be visually unobtrusive to adjacent residential properties.***

Meets Standard. The view of the panels will be blocked on the north side by a wood lot that separates the subject parcel from the two parcels to the north. The wood lot extends to the east, which is anticipated to screen the visual impact to residents driving on Meadow Valley.

4. Installation.

- a. A solar energy collector shall be permanently and safely attached to the ground or an approved structure. Solar energy collectors and the installation and use thereof, shall comply with building codes and other applicable Township, County, State and Federal requirements.*

Meets Standard, Condition Recommended. The applicant has provided details regarding the mounting system for the solar panels, which specify that the panels will be ground mounted and anchored to a spread footer with a 16 anchor bolt configuration. The mounting system shall be subject to Building Inspector and Township Engineer review.

- b. Solar energy collectors shall be installed, maintained and used only in accordance with the manufacturer's instructions. Upon request of the building inspector, a copy of the instructions shall be submitted to the building department prior to the issuance of a permit allowing installation.*

Meets Standard, Condition Recommended. The applicant has provided details on how the panels will be mounted, and site plans depicting the location of the panels and the respective electrical system. All plans shall be subject to Building Inspector and Township Engineer review.

5. Power lines. On-site power lines between solar panels and inverters shall be placed underground.

Meets Standard, Condition Recommended. Site plans provided by the applicant indicate that the conduit connecting the solar panels to the home will be a minimum of 18 inches deep, however, the applicant has stated that typically they are closer to 24 inches deep. The applicant has also specified that all wiring will be encased in standard PVC electrical conduit. The wiring and electrical distribution system shall be subject to Building Inspector and Township Engineer review.

4.18.D. Consumer Scale Ground-Mounted Solar Energy Collectors.

The following specific requirements shall apply:

- 1. Location. The unit shall be located in the rear yard and shall be subject to the setbacks for accessory buildings.**

Meets standard. The panels are proposed to be in the rear yard and all setbacks are met.

- 2. Maximum Size. 1,500 square feet of collector panels per ground-mounted solar energy collector structure.**

Meets standard. The panels total ca. 928 SF.

3. ***Maximum Height. 12 feet, measured from the natural grade below the unit to the highest point.***

Meets standard. The panels will be set at ten feet high.

4. ***Screening. Screening may be required in cases where ground-mounted units impact views from adjacent residential properties.***

Meets Standard. The proposed location is currently adequately screened by surrounding vegetative buffers including a wood lot to the rear of the property, and a tree line that runs along the rear yard and extends into the west side yard. Additionally, the dwelling on the parcel offers screening to the south. Considering that the foliage providing screening may be removed in the future, a condition may be added to maintain adequate screening.

Section 19.8 Special Land Uses

The Planning Commission shall review the particular circumstances and facts of each proposed special use and in addition to the specific standards of consideration stated for each special use type within this Ordinance, shall be guided in rendering a decision by the following general standards:

- a. ***The proposed special use shall be sufficiently designed to maintain adequate provision for the protection of the health, safety, conveniences, and social and economic welfare of those who will use the special use, residents and landowners adjacent to the special use, and the community as a whole.***

Meets standard. In the broad sense, energy generated by solar collectors is the most sustainable energy source available and will reduce carbon emission use by the homeowner compared to any other energy generation system. The solar array itself presents no threat to health or safety or welfare of residents. Its only negative impact is visual.

- b. ***The proposed special use shall be consistent with the intent of this Ordinance and the intent of the Master Plan.***

Meets standard. The proposed array is consistent with alternative energy rules in the ordinance and is in accord with Agricultural/Rural-Residential zoning in the Master Plan.

- b. ***The special use shall not create or substantially add to traffic hazards in the area.***

Meets standard. No additional traffic will be generated at the residence.

- d. ***Public services and facilities such as roads, police and fire protection, drainage structures, water and sewage facilities or schools, shall be sufficiently extended to the proposed special use such that load capacities are not exceeded.***

Meets standard. The proposed array will not draw on public facilities.

- e. ***The proposed special use shall not set precedents for development which could adversely affect the long-term plans or policies of the Township.***

Meets standard. While solar arrays may well become more common, this array is not setting any precedents that would adversely affect the Township.

- f. ***The proposed special use shall not have significant adverse environmental, ecological or natural resource impacts.***

Meets standard. Solar energy is generally regarded as very environmentally friendly, and this array is not located in an area that has any special environmental considerations.

- g. *The proposed special use shall not have significant adverse impacts upon adjoining properties or uses.***

To be Determined. The system will not interfere with any uses of adjoining properties. However, it has the potential to adversely affect the visual qualities in the immediate area, as it is essentially a mechanical installation. If current screening is considered to be adequate, negative visual impacts are unlikely to bother surrounding landowners.

STAFF RECOMMENDATION

Staff recommends reconsideration of the location for the array in order to meet the requirement that it be located in the rear yard (4.18.D.1). Otherwise, staff recommends approval of the site plan for the construction of the solar array, with the following conditions;

- 1) Solar panel mounting and electrical systems must be approved by the Building Inspector and Township Engineer.
- 2) Optional; adequate screening shall be maintained until the panels are removed.



FILE NO.

240905BP

8555 Kalamazoo Avenue SE • Caledonia MI 49316

Ph: 616 698-6640 • Fax: 616 698-2490

www.gainestownship.org

Special Use Permit

Project Address	9443 Meadow Valley SE. Caledonia, MI 49316		
Owner Name	Norris William R. & Nancy		
Owner Address	Street Address	City, State, Zip	
	9443 Meadow Valley SE	Caledonia, MI 49316	
Parcel Number(s):	41-22- 26-200-028	41-22-	
Description of Proposed Project/Use	Ground Mount dual axis tracking solar array; 42 modules.		

Applicant/Contact	Mid-America Solar		
Applicant/Contact Address	Street Address	City, State, Zip	
	901 S. Bridge St.	DeWitt, MI, 48820	
Contact Info	Home / Office / Cell	E-Mail	
	877-606-9191	contact@mid-americasolar.com	
<i>"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.</i>			
Signature	<i>Brendan Pugh</i>		
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.			

Township Use Only

* SPLIT-ZONED A-R

Current Zoning District:	RL-14	RL-10	R-3	R-4	C-1	C-2	O-S	I-1	I-2	PUD	A-R	(A-B)
One / Two Family Construction	☐	Zoning Board of Appeals	☐	Planning Commission	☐	Land Combination	☐					
Site Plan Review	☐	Rezoning / PUD Rezoning	☐	PUD Amendment	☐	Land Division	☐					
Subdivision / Site Condo Review	☐			Special Use Permit	☐	Lot Line Adjustment	☐					
Other:												
Approved	☐	Approved with Conditions	☐	Denied	☐	Withdrawn	☐					
Zoning Administrator:										Date:		

Applicant Response to General Standards of Review

Special Land Uses are those that have been identified as uses requiring special consideration based upon their potential effect on the adjacent area. Special regulation of these uses is necessary to protect and preserve the quality of the Township's residential and commercial neighborhoods and not all locations are appropriate for all special uses. The proposed location, the site design and layout of the use, the size and magnitude of the use and hours of operation may all be important considerations.

1. How much traffic, what kind of traffic and at what times of the day and or week will traffic be generated by the proposed use.

No additional traffic will be created from the installation of the proposed dual-axis tracking ground mount solar array.

2. Will the use or activity generate any noise, dust, odor, light or other emissions? If so what type and how frequently.

The construction of the solar array will generate minimal noise and or dust. As the contractor we take necessary precautions to minimize the impact. Construction is estimated to be completed in 2 business day and abide by all local ordinances.

3. In addition to the above, describe any other the activities or characteristics associated with the building(s) and use and what measures will be taken in the location design, and operation of the use to keep the use, building or activity in harmony with neighboring properties and avoid the imposition of adverse impacts on them and the community.

The solar array was designed with the intention of minimal community impact, as can be seen through the project documents and aerial photo. The array is strategically placed with intentional screening from surrounding vegetation.

4. Describe how the proposed special use will avoid the creation of adverse environmental, ecological or natural resource impacts.

Being that this special use is solar, its functionality is intended to promote environmental sustainability and the creation of clean energy that will offset the utility energy consumption of the property in question.

GENERAL NOTES

- 1.1.1 PROJECT NOTES:
- 1.1.2 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURERS'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.
- 1.1.3 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION
- 1.1.4 ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC 690.4: PV MODULES: UL1703, IEC61730, AND IEC61215, AND NFPA 70 CLASS C FIRE INVERTERS: UL 1741 CERTIFIED, IEEE 1547, 929, 519 COMBINER BOX(ES): UL 1703 OR UL 1741 ACCESSORY
- 1.1.5 MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC. IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.
- 1.1.6 ALL INVERTERS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING [NEC 110.3].
- 1.1.7 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.
- 1.2.1 SCOPE OF WORK:
- 1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ONSITE REQUIREMENTS TO DESIGN, SPECIFY, AND INSTALL THE GROUND MOUNT ARRAY PORTION OF THE PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT.
- 1.3.1 WORK INCLUDES:
- 1.3.2 PV GROUND MOUNT SYSTEM INSTALLATION - SUN ACTION TRACKERS DUALTRACK 42
- 1.3.3 PV MODULE AND INVERTER INSTALLATION - CROSSROADS SOLAR CRS 72-390 / ENPHASE IQ8A-72-2-US (240V)
- 1.3.4 PV EQUIPMENT GROUNDING
- 1.3.5 PV LOAD CENTERS (IF INCLUDED)
- 1.3.6 PV METERING/MONITORING (IF INCLUDED)
- 1.3.7 PV DISCONNECTS
- 1.3.8 PV GROUNDING ELECTRODE & BONDING TO (E) GEC
- 1.3.9 PV FINAL COMMISSIONING
- 1.3.10 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV
- 1.3.11 SIGNAGE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE
- 1.3.12 TRENCHING (IF NECESSARY)

SCOPE OF WORK

SYSTEM SIZE: STC: 42 x 390W = 16.380kW
PTC: 42 x 360.87W = 15.157kW DC
(42) CROSSROADS SOLAR CRS 72-390
(42) ENPHASE IQ8A-72-2-US (240V)

ATTACHMENT TYPE: SUN ACTION TRACKERS DUALTRACK 42

MSP UPGRADE: NO

NEW PV SYSTEM: 16.380 kWp
NORRIS RESIDENCE

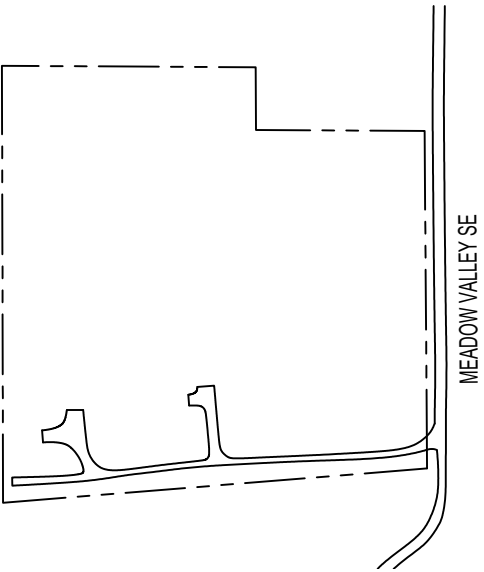
9443 MEADOW VALLEY SOUTH EAST,
CALEDONIA, MI 49316
ASSESSOR'S #: 412226200028



01

AERIAL PHOTO

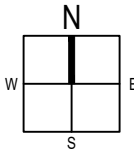
NOT TO SCALE



02

PLOT MAP

NOT TO SCALE



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
T-001	COVER PAGE
G-001	NOTES
A-101	SITE PLAN
A-102	ELECTRICAL PLAN
A-103	SOLAR ATTACHMENT PLAN
E-601	LINE DIAGRAM
E-602	DESIGN TABLES
E-603	PLACARDS
S-501	ASSEMBLY DETAILS
R-001	RESOURCE DOCUMENT
R-002	RESOURCE DOCUMENT
R-003	RESOURCE DOCUMENT
R-004	RESOURCE DOCUMENT
R-005	RESOURCE DOCUMENT

PROJECT INFORMATION

OWNER

NAME: WILLIAM NORRIS

PROJECT MANAGER

NAME: DYLAN PUGH
PHONE: 248-804-9921

CONTRACTOR

NAME: MID-AMERICA SOLAR LLC
PHONE: 248-804-9921

AUTHORITIES HAVING JURISDICTION

BUILDING: GAINES, MI, KENT COUNTY, MI
ZONING: GAINES, MI, KENT COUNTY, MI
UTILITY:

DESIGN SPECIFICATIONS

OCCUPANCY: II
CONSTRUCTION: SINGLE-FAMILY
ZONING: RESIDENTIAL
GROUND SNOW LOAD: 35 PSF
WIND EXPOSURE: B
WIND SPEED: 115 MPH

APPLICABLE CODES & STANDARDS

BUILDING: MBC 2015
RESIDENTIAL: MRC 2015
ELECTRICAL: NEC 2017
FIRE: MFC 2015



CONTRACTOR

MID-AMERICA SOLAR LLC

PHONE: 248-804-9921
ADDRESS: 901 S BRIDGE STREET #557
DEWITT, MI 48820

LIC. NO.: 262100473
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS
DRAWING SET WITHOUT WRITTEN
PERMISSION FROM CONTRACTOR IS IN
VIOLATION OF U.S. COPYRIGHT LAWS
AND WILL BE SUBJECT TO CIVIL
DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 16.380 kWp

NORRIS
RESIDENCE

9443 MEADOW VALLEY
SOUTH EAST,
CALEDONIA, MI 49316
APN: 412226200028

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

COVER PAGE

DATE: 08.13.2024

DESIGN BY: M.S.

CHECKED BY: M.M.

REVISIONS

T-001.00

(SHEET 1)

	A	B	C	D	E	F	G	H
1	2.1.1	SITE NOTES:			COMBINED OVERCURRENT DEVICE MAY BE EXCLUDED ACCORDING TO NEC 705.12 (B)(2)(3)(C).			
	2.1.2	THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES.		2.5.5	FEEDER TAP INTERCONNECTION (LOAD SIDE) ACCORDING TO NEC 705.12 (B)(2)(1)			
	2.1.3	THE SOLAR PV INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING OR MECHANICAL.		2.5.6	SUPPLY SIDE TAP INTERCONNECTION ACCORDING TO NEC 705.12 (A) WITH SERVICE ENTRANCE CONDUCTORS IN ACCORDANCE WITH NEC 230.42			
	2.1.4	PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION NEC 110.26.		2.5.7	BACKFEEDING BREAKER FOR ELECTRIC POWER SOURCES OUTPUT IS EXEMPT FROM ADDITIONAL FASTENING [NEC 705.12 (B)(5)].			
2	2.2.1	EQUIPMENT LOCATIONS		2.6.1	DISCONNECTION AND OVER-CURRENT PROTECTION NOTES:			
	2.2.2	ALL EQUIPMENT SHALL MEET MINIMUM SETBACKS AS REQUIRED BY NEC 110.26.		2.6.2	DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING ENERGIZED ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS).			
	2.2.3	WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY NEC 690.31 (A),(C) AND NEC TABLE 310.15 (B)(2)(A).			DISCONNECTS TO BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH.			
	2.2.4	JUNCTION AND PULL BOXES PERMITTED INSTALLED UNDER PV MODULES ACCORDING TO NEC 690.34.		2.6.3	BOTH POSITIVE AND NEGATIVE PV CONDUCTORS ARE UNGROUNDED. THEREFORE BOTH MUST OPEN WHERE A DISCONNECT IS REQUIRED, ACCORDING TO NEC 690.13.			
	2.2.5	ADDITIONAL AC DISCONNECT(S) SHALL BE PROVIDED WHERE THE INVERTER IS NOT WITHIN SIGHT OF THE AC SERVICING DISCONNECT.		2.6.4	ISOLATING DEVICES OR EQUIPMENT DISCONNECTING MEANS SHALL BE INSTALLED IN CIRCUITS CONNECTED TO EQUIPMENT AT A LOCATION WITHIN THE EQUIPMENT, OR WITHIN SIGHT AND WITHIN 10 FT. OF THE EQUIPMENT. AN EQUIPMENT DISCONNECTING MEANS SHALL BE PERMITTED TO BE REMOTE FROM THE EQUIPMENT WHERE THE EQUIPMENT DISCONNECTING MEANS CAN BE REMOTELY OPERATED FROM WITHIN 10 FT. OF THE EQUIPMENT, ACCORDING TO NEC 690.15 (A).			
	2.2.6	ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.		2.6.5	PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION TO REDUCE SHOCK HAZARD FOR EMERGENCY RESPONDERS IN ACCORDANCE WITH 690.12(A) THROUGH (D)			
	2.2.7	ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.			ALL OCPD RATINGS AND TYPES SPECIFIED ACCORDING TO NEC 690.8, 690.9, AND 240.			
	2.2.8	SOLAR ARRAY LOCATION SHALL BE ADJUSTED ACCORDINGLY TO MEET LOCAL SETBACK REQUIREMENTS.		2.6.6	BOTH POSITIVE AND NEGATIVE PV CONDUCTORS ARE UNGROUNDED, THEREFORE BOTH REQUIRE OVER-CURRENT PROTECTION, ACCORDING TO NEC 240.21. (SEE EXCEPTION IN NEC 690.9)			
3	2.3.1	STRUCTURAL NOTES:			IF REQUIRED BY AHJ, SYSTEM WILL INCLUDE ARC-FAULT CIRCUIT PROTECTION ACCORDING TO NEC 690.11 AND UL1699B.			
	2.3.2	RACKING SYSTEM & PV ARRAY WILL BE INSTALLED ACCORDING TO CODE-COMPLIANT INSTALLATION MANUAL. TOP CLAMPS REQUIRE A DESIGNATED SPACE BETWEEN MODULES, AND RAILS MUST ALSO EXTEND A MINIMUM DISTANCE BEYOND EITHER EDGE OF THE ARRAY/SUBARRAY, ACCORDING TO RAIL MANUFACTURER'S INSTRUCTIONS.		2.6.7				
	2.3.3	JUNCTION BOX WILL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. IT SHALL BE SEALED PER LOCAL REQUIREMENTS.		2.6.8				
	2.3.4	ALL PV RELATED ATTACHMENTS TO BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER.		2.6.9				
4	2.4.1	GROUNDING NOTES:		2.7.1	WIRING & CONDUIT NOTES:			
	2.4.2	GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVICES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR SUCH USE.		2.7.2	ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.			
	2.4.3	PV SYSTEMS REQUIRE AN EQUIPMENT GROUNDING CONDUCTOR. ALL METAL ELECTRICAL EQUIPMENT AND STRUCTURAL COMPONENTS BONDED TO GROUND, IN ACCORDANCE WITH 250.134 OR 250.136(A). ONLY THE DC CONDUCTORS ARE UNGROUNDED.		2.7.3	ALL CONDUCTORS SIZED ACCORDING TO NEC 690.8, NEC 690.7.			
	2.4.4	PV EQUIPMENT SHALL BE GROUNDED ACCORDING TO NEC 690.43 AND MINIMUM NEC TABLE 250.122.		2.7.4	EXPOSED PV SOURCE CIRCUITS AND OUTPUT CIRCUITS SHALL USE WIRE LISTED AND IDENTIFIED AS PHOTOVOLTAIC (PV) WIRE [690.31 (C)]. PV MODULES WIRE LEADS SHALL BE LISTED FOR USE ON PV ARRAYS, ACCORDING TO NEC 690.31 (A).			
	2.4.5	METAL PARTS OF MODULE FRAMES, MODULE RACKING, AND ENCLOSURE CONSIDERED GROUNDED IN ACCORD WITH 250.134 AND 250.136(A).		2.7.5	PV WIRE BLACK WIRE MAY BE FIELD-MARKED WHITE [NEC 200.6 (A)(6)].			
	2.4.6	EACH MODULE WILL BE GROUNDED USING WEEB GROUNDING CLIPS AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ. IF WEEBS ARE NOT USED, MODULE GROUNDING LUGS MUST BE INSTALLED AT THE SPECIFIED GROUNDING LUG HOLES PER THE MANUFACTURERS' INSTALLATION REQUIREMENTS.		2.7.6	MODULE WIRING SHALL BE LOCATED AND SECURED UNDER THE ARRAY.			
	2.4.7	THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDING CONDUCTOR TO ANOTHER MODULE.		2.7.7	ACCORDING TO NEC 200.7, UNGROUNDED SYSTEMS DC CONDUCTORS COLORED OR MARKED AS FOLLOWS:			
	2.4.8	GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLORED GREEN OR MARKED GREEN IF #4 AWG OR LARGER [NEC 250.119]			DC POSITIVE- RED, OR OTHER COLOR EXCLUDING WHITE, GRAY AND GREEN			
	2.4.9	THE GROUNDING ELECTRODE SYSTEM COMPLIES WITH NEC 690.47 AND NEC 250.50 THROUGH 250.106. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, A GROUNDING ELECTRODE SYSTEM PROVIDED ACCORDING TO NEC 250, NEC 690.47 AND AHJ.		2.7.8	DC NEGATIVE- BLACK, OR OTHER COLOR EXCLUDING WHITE, GRAY AND GREEN			
	2.4.10	DC PV ARRAYS SHALL BE PROVIDED WITH DC GROUND-FAULT PROTECTION MEETING THE REQUIREMENTS OF 690.41(B)(1) AND (2) TO REDUCE FIRE HAZARDS.			AC CONDUCTORS COLORED OR MARKED AS FOLLOWS:			
5	2.5.1	INTERCONNECTION NOTES:			PHASE A OR L1- BLACK			
	2.5.2	LOAD-SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH [NEC 705.12 (B)]			PHASE B OR L2- RED, OR OTHER CONVENTION IF THREE PHASE			
	2.5.3	THE SUM OF 125 PERCENT OF THE POWER SOURCE(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUSBAR SHALL NOT EXCEED 120 PERCENT OF THE AMPACITY OF THE BUSBAR, PV DEDICATED BACKFEED BREAKERS MUST BE LOCATED OPPOSITE END OF THE BUS FROM THE UTILITY SOURCE OCPD [NEC 705.12(B)(2)(3)].			PHASE C OR L3- BLUE, YELLOW, ORANGE*, OR OTHER CONVENTION			
	2.5.4	AT MULTIPLE ELECTRIC POWER SOURCES OUTPUT COMBINER PANEL, TOTAL RATING OF ALL OVERCURRENT DEVICES SHALL NOT EXCEED AMPACITY OF BUSBAR. HOWEVER, THE			NEUTRAL- WHITE OR GRAY			
6				*	IN 4-WIRE DELTA CONNECTED SYSTEMS THE PHASE WITH HIGHER VOLTAGE TO BE MARKED ORANGE [NEC 110.15].			
				2.7.9	ELECTRICAL WIRES IN TRENCH SHALL BE AT LEAST 18IN. BELOW GRADE (RESIDENTIAL).			
	A	B	C	D	E	F	G	H



CONTRACTOR

MID-AMERICA SOLAR LLC

PHONE: 248-804-9921
ADDRESS: 901 S BRIDGE STREET #557
DEWITT, MI 48820

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HIC. NO.:
ELE. NO.:
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DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 16.380 kWp

NORRIS
RESIDENCE

9443 MEADOW VALLEY
SOUTH EAST,
CALEDONIA, MI 49316
APN: 412226200028

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

NOTES

DATE: 08.13.2024

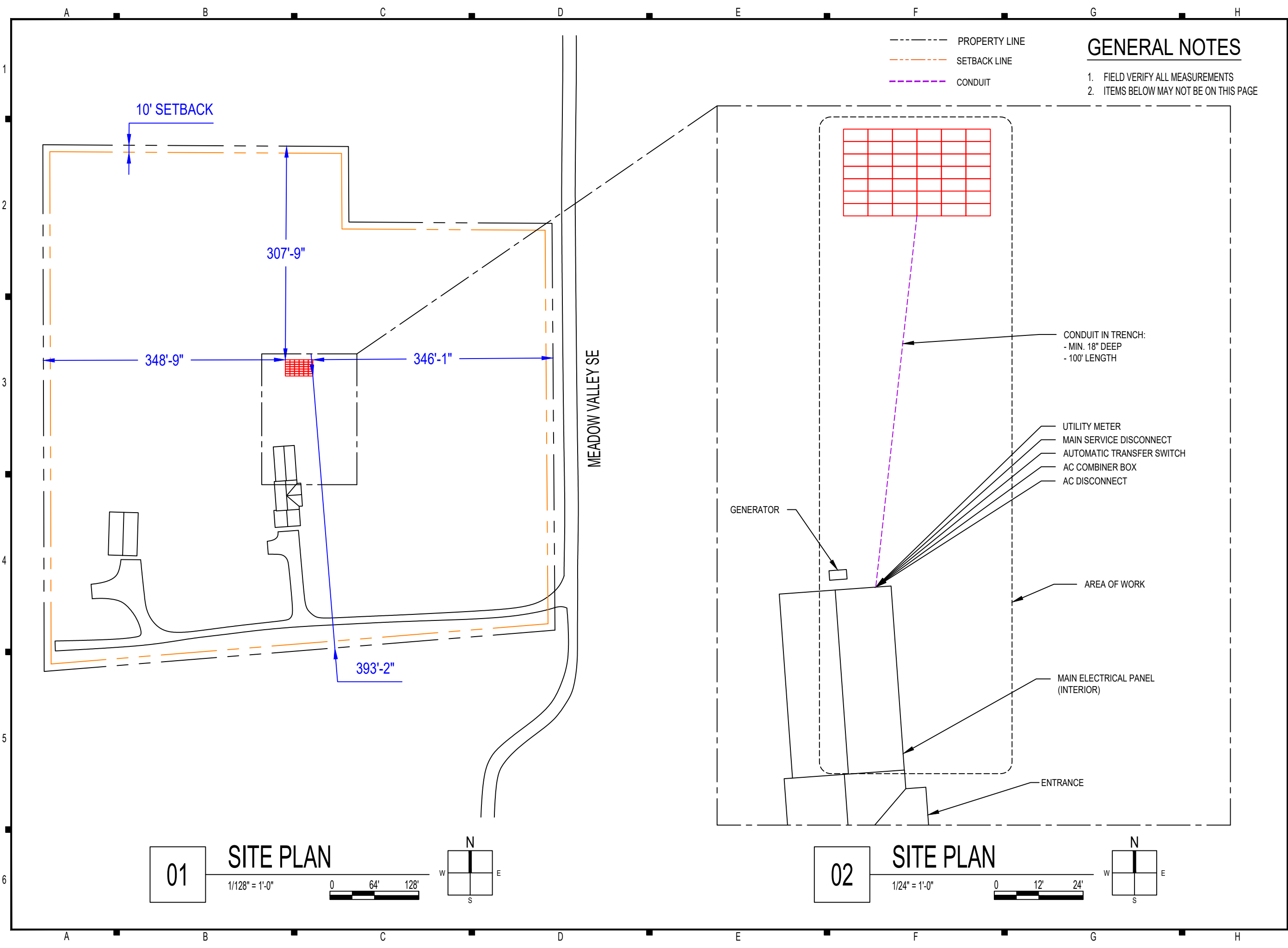
DESIGN BY: M.S.

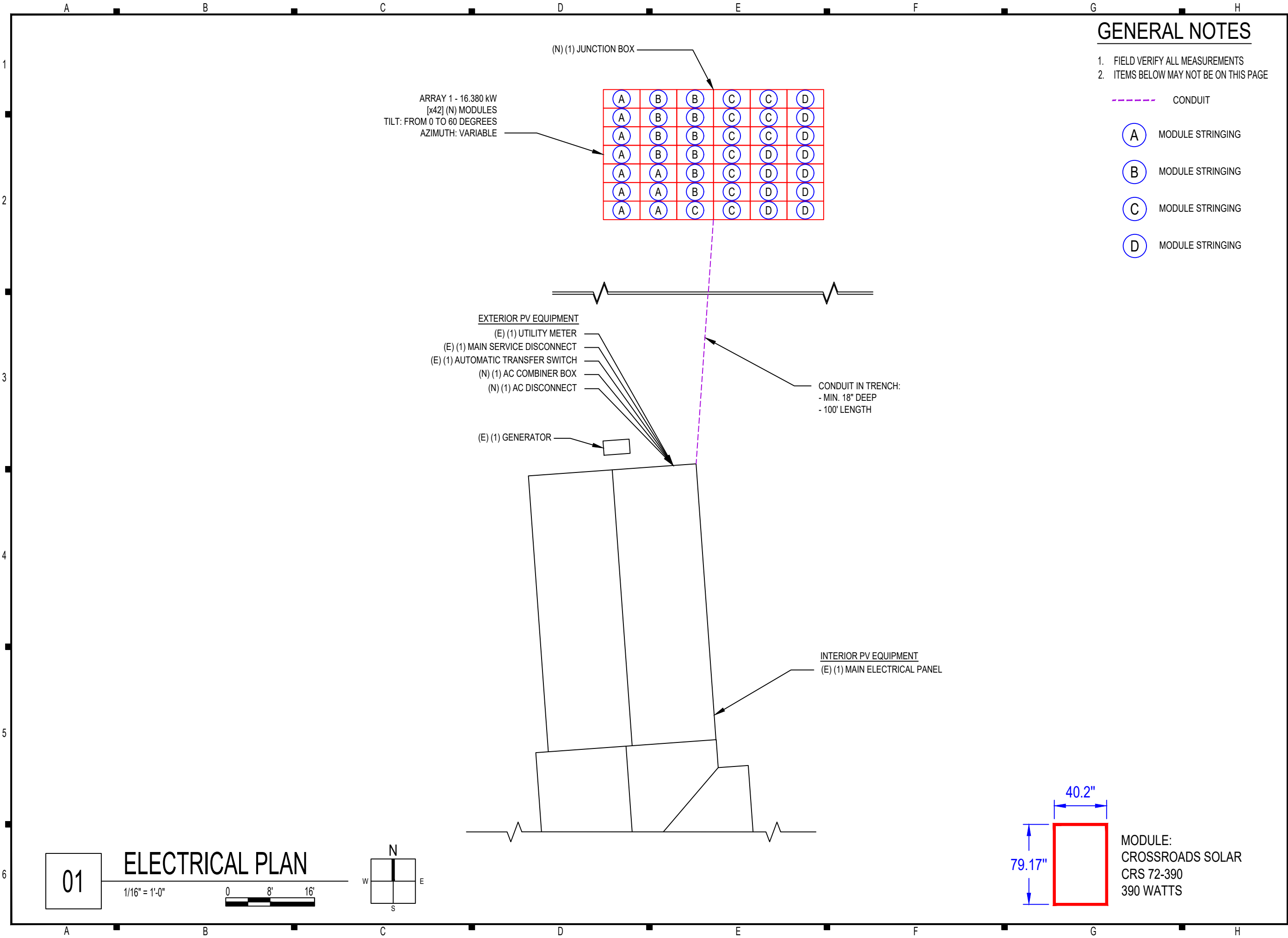
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REVISIONS

G-001.00

(SHEET 2)





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NEW PV SYSTEM: 16.380 kWp

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ENGINEER OF RECORD

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ELECTRICAL PLAN

DATE: 08.13.2024

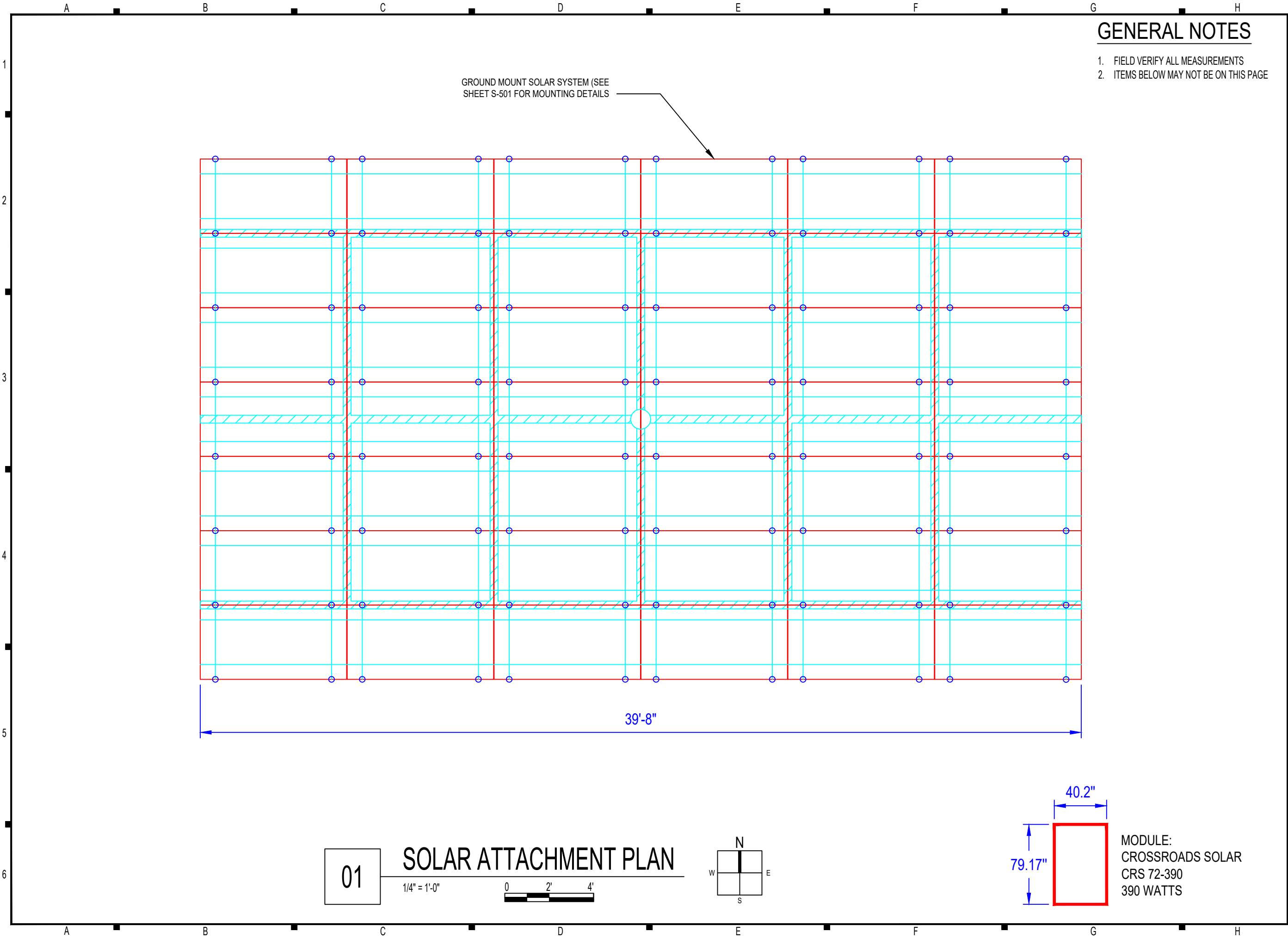
DESIGN BY: M.S.

CHECKED BY: M.M.

REVISIONS

A-102.00

(SHEET 4)



GENERAL NOTES

- 1. FIELD VERIFY ALL MEASUREMENTS
- 2. ITEMS BELOW MAY NOT BE ON THIS PAGE



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CALEDONIA, MI 49316
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ENGINEER OF RECORD

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SOLAR ATTACHMENT
PLAN

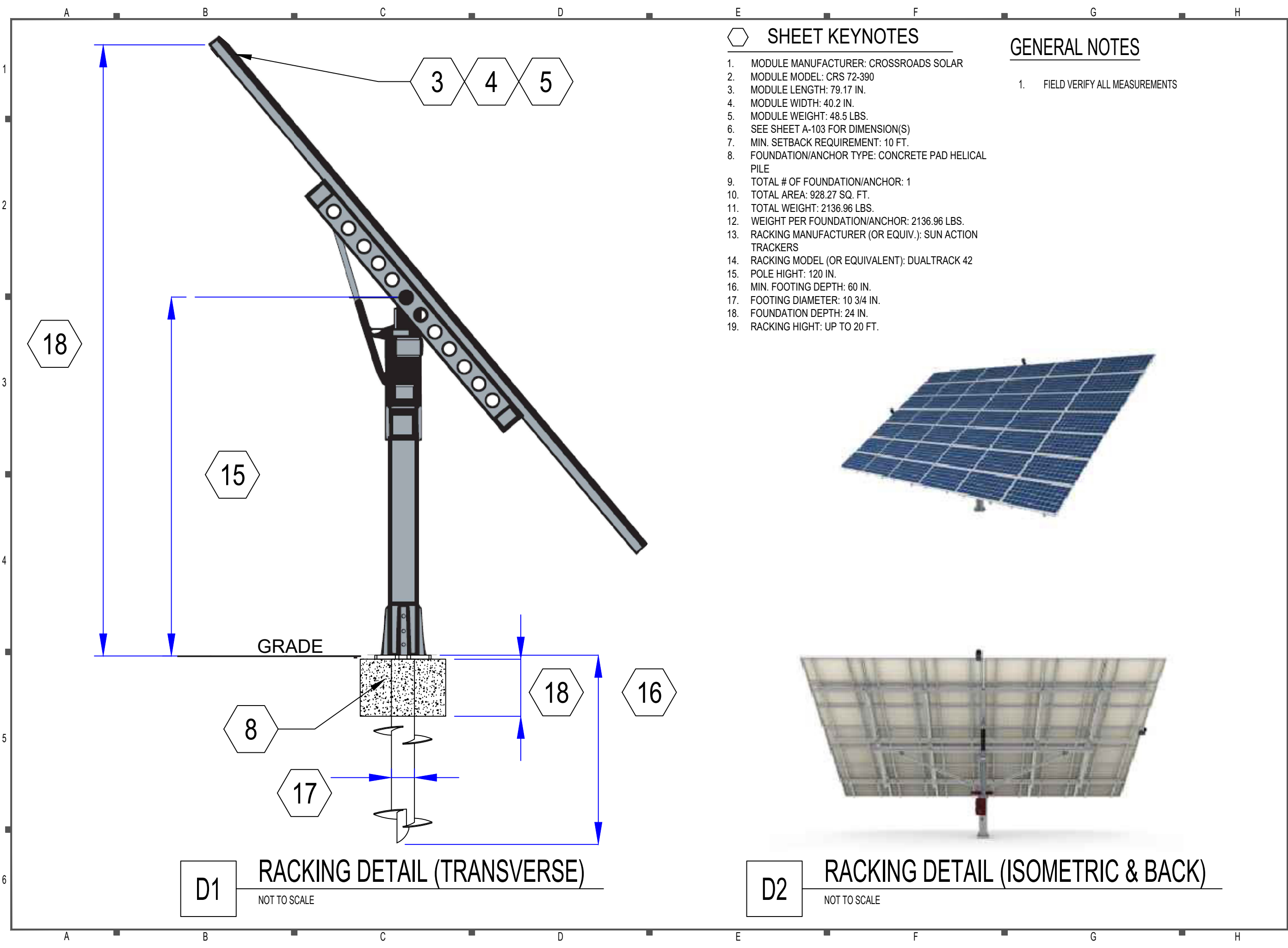
DATE: 08.13.2024

DESIGN BY: M.S.

CHECKED BY: M.M.

REVISIONS

A-103.00
(SHEET 5)



SHEET KEYNOTES

1. MODULE MANUFACTURER: CROSSROADS SOLAR
2. MODULE MODEL: CRS 72-390
3. MODULE LENGTH: 79.17 IN.
4. MODULE WIDTH: 40.2 IN.
5. MODULE WEIGHT: 48.5 LBS.
6. SEE SHEET A-103 FOR DIMENSION(S)
7. MIN. SETBACK REQUIREMENT: 10 FT.
8. FOUNDATION/ANCHOR TYPE: CONCRETE PAD HELICAL PILE
9. TOTAL # OF FOUNDATION/ANCHOR: 1
10. TOTAL AREA: 928.27 SQ. FT.
11. TOTAL WEIGHT: 2136.96 LBS.
12. WEIGHT PER FOUNDATION/ANCHOR: 2136.96 LBS.
13. RACKING MANUFACTURER (OR EQUIV.): SUN ACTION TRACKERS
14. RACKING MODEL (OR EQUIVALENT): DUALTRACK 42
15. POLE HIGHT: 120 IN.
16. MIN. FOOTING DEPTH: 60 IN.
17. FOOTING DIAMETER: 10 3/4 IN.
18. FOUNDATION DEPTH: 24 IN.
19. RACKING HIGHT: UP TO 20 FT.

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS



D1

RACKING DETAIL (TRANSVERSE)

NOT TO SCALE

D2

RACKING DETAIL (ISOMETRIC & BACK)

NOT TO SCALE



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PAPER SIZE: 11" x 17" (ANSI B)

ASSEMBLY DETAILS

DATE: 08.13.2024

DESIGN BY: M.S.

CHECKED BY: M.M.

REVISIONS

S-501.00

(SHEET 9)

krannich

EXCLUSIVE DISTRIBUTOR



PERC
5 BUSBAR CELLS

380-390
POWER OUTPUT

10/25 Year
PRODUCT/PERFORMANCE
WARRANTY

Made in America
Compliant



CROSSROADS 380-390 ALL BLACK



Crossroads Solar manufactures solar panels in South Bend, IN



Our core mission is to provide jobs and life training opportunities for recently released felons



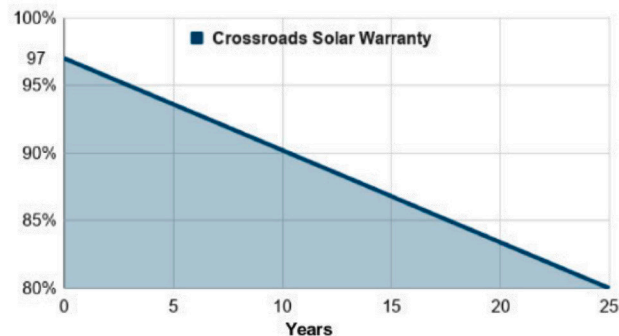
We make solar panels because it is good for the planet



We help remake people because it is good for our communities

Our panels are American made with automated equipment, from top quality components, and certified to IEC 61730 & IEC 61215 standards. They come with a 10 year product and a 25 year performance warranty, consistent with industry standards.

25 YEAR PERFORMANCE WARRANTY



Specifications

SKU	CRS 72-380	CRS 72-390
Max Power (Watts)	380	390
Open Circuit Voltage Voc	49.17	49.25
Short Circuit Current Isc	10.19	10.24
Voltage Max Power Vmp	41.68	41.90
Current Max Power Imp	9.63	9.66
Module Efficiency	19	19
Operating Temperature Range	-40°C (-40°F) to 85°C (185°F)	
Maximum System Voltage	1500Vdc	
Maximum Series Fuse Rating	20A	
Power Tolerance	3.0%	
Temperature Coefficient of P _{max}	-0.38%/°C	
Temperature Coefficient of V _{oc}	-0.36%/°C	
Temperature Coefficient of I _{sc}	0.068%/°C	

General Characteristics

Solar Cell	G 1, Mono Crystalline Silicon 158.75mm x 158.75mm ± 0.25mm
Cell Orientation	72 cells (6x12)
Module Dimension (L x W x H)	2011mm x 1021mm x 40mm (79.17in x 40.20in x 1.575in)
Weight	22kg (48.5lb)

Construction Materials

Front Glass	3.2mm (tempered, low iron, ARC)
Frame	Anodized Aluminum
Encapsulant	EVA
Junction Box	IP 68
Cables	1 meter
Connector	MC4

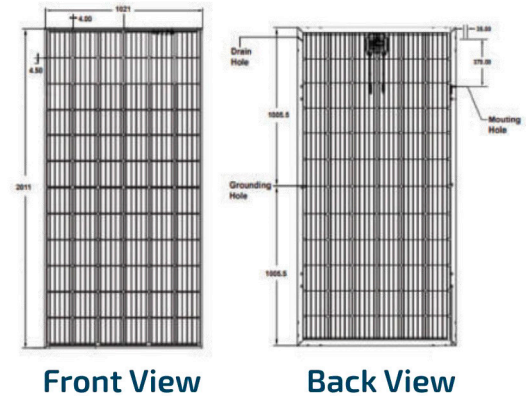
Packaging Information

Number of modules per pallet	26
Pallet Dimensions	81in x 44in x 45in
Pallet Weight	400kg
Number of pallets per container	28

Qualifications and Certifications

UL/IEC	UL 61730, IEC 61215, CEC LISTED
--------	---------------------------------

Panel Drawing
Units: mm



Front View

Back View

Website: crossroads-solar.com
Email: patrickregan@crossroads-solar.com
Tel: 607-759-1058



CONTRACTOR

MID-AMERICA SOLAR LLC

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NEW PV SYSTEM: 16.380 kWp

NORRIS
RESIDENCE

9443 MEADOW VALLEY
SOUTH EAST,
CALEDONIA, MI 49316
APN: 412226200028

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 08.13.2024

DESIGN BY: M.S.

CHECKED BY: M.M.

REVISIONS

R-001.00
(SHEET 10)

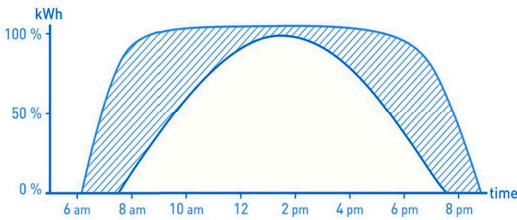


DualTrack 24/42
Residential Dual Axis Solar Trackers



More Power To You

The DualTrack 24/42 captures the most optimal energy for your home, thanks to our Real-Time Sensors that guide our systems to the maximum point of sunlight throughout the day. This results in **up to 60% increased production with bi-facial solar modules and up to 45% increased production with standard mono-facial modules**.



Dual Axis vs. Rooftop Output

Sun Action Trackers
3660 Thousand Oaks Blvd Suite 316
San Antonio, TX 78247
www.sat-energy.com
info@sat-energy.com

Key Features

Reliability

Contains self-healing Magnesium Alloy Coated (MAC) Steel, a strong alloy that is 5-10 times more resistant to corrosion than galvanized steel.

Utilizes patented Real-Time Sensors for ultimate tracking, allowing no wasted energy during cloudy days unlike conventional GPS input tracking systems that follow a pre-programmed path.

We provide company support during the lifetime of the tracker (Operation and Troubleshooting).

Installation Flexibility

Simple electrical Plug N' Play connections with the use of Real Time Sensing Technology. No pre-programming or skilled technicians required.

Can be installed on any terrain.

Flexible system that can accommodate any commercially available solar modules.

Low Maintenance

Low voltage DC motors which require low maintenance and minimum downtime.

No skilled technicians are required.



DualTrack 24/42
Residential Dual Axis Solar Trackers

Key System Advantages



Real Time Sensing

Real Time Sensing Technology is a patented solar tracking sensor developed to provide a more efficient way of solar tracking than traditional solar tracking methods. Key advantages to Real Time Sensing:

No calibration required
No wasted energy during low light conditions
Guaranteed Maximum Production based on light conditions

MAC Steel

Magnesium Alloy Coated (MAC) Steel is tested and engineered to be **5-10 times more resistant to corrosive environments compared to standard galvanized steel.**

The self-healing properties of MAC steel can extend the life of your project and provide further bankability to your investment.

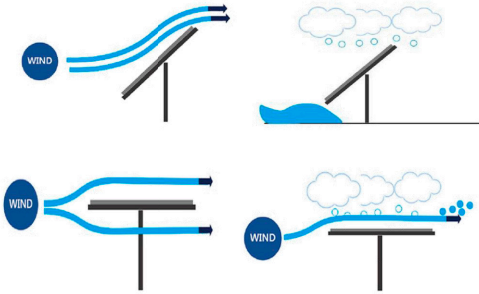


Wind/Stow Mode

When defined wind speed is triggered, Sun Action Trackers move to Stow Mode to protect project investment. Once the wind speed has returned to normal operational tolerances, Sun Action Trackers will return to work.

Operational Wind Loads support up to 56 Mph (25 m/s) before Stow Mode initiates.

Once Stow Mode has been initiated, wind loads up to 105 Mph (47 m/s) can be sustained by the tracker safely.



Snow Mode

Certain environments require the use of snow shedding and other accommodations to keep trackers working year round.

With the use of Real Time Sensing, Sun Action Trackers can determine snowy and overly cloudy conditions and move to Snow Mode.

Snow Mode sends the tracker into a 60 degree tilt to easily shed snow from the solar panels and keep snow from accumulating.

Remote Monitoring and Control [Optional]

Use communication protocol programmed with wireless capabilities to remotely control and to check your tracker status from anywhere with a WIFI connection. You can track production, current weather conditions and much more.



System Specifications

Model	DualTrack 24/42	DualTrack 24		DualTrack 42	
		DT-24	PST-2AL	DT-24	PST-2AL
Tracking Range of Motion	Azimuth: -120° to +120° Vertical: 0° to 60°	✓	✓	✓	✓
Azimuth Rotation	Slew Drive	✓	✓	✓	✓
Vertical Tilt	Linear Actuator	✓	✓	✓	✓
Power Supply to Controller	100-240VAC / 50~60Hz	✓	✓	✓	✓
Materials	MAC Steel / Hot Dipped Galv	✓	✓	✓	✓
Max Wind Speed	47 m/s 105 Mph	✓	✓	✓	✓
Stow Mode (Auto Horizontal)	Wind Mode Less Than 3000 Lux	✓	✓	✓	✓
Safety Mode (Tilted Position)	Snow Mode	✓	✓	✓	✓
Operating Temperature Range	-35° to 55°C (-13° to 131°F)	✓	✓	✓	✓

Sun Action Trackers | 3660 Thousand Oaks Blvd Suite 316, San Antonio, TX 78247 | www.sat-energy.com | info@sat-energy.com



CONTRACTOR

MID-AMERICA SOLAR LLC

PHONE: 248-804-9921
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DEWITT, MI 48820

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NEW PV SYSTEM: 16.380 kWp

NORRIS
RESIDENCE

9443 MEADOW VALLEY
SOUTH EAST,
CALEDONIA, MI 49316
APN: 412226200028

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

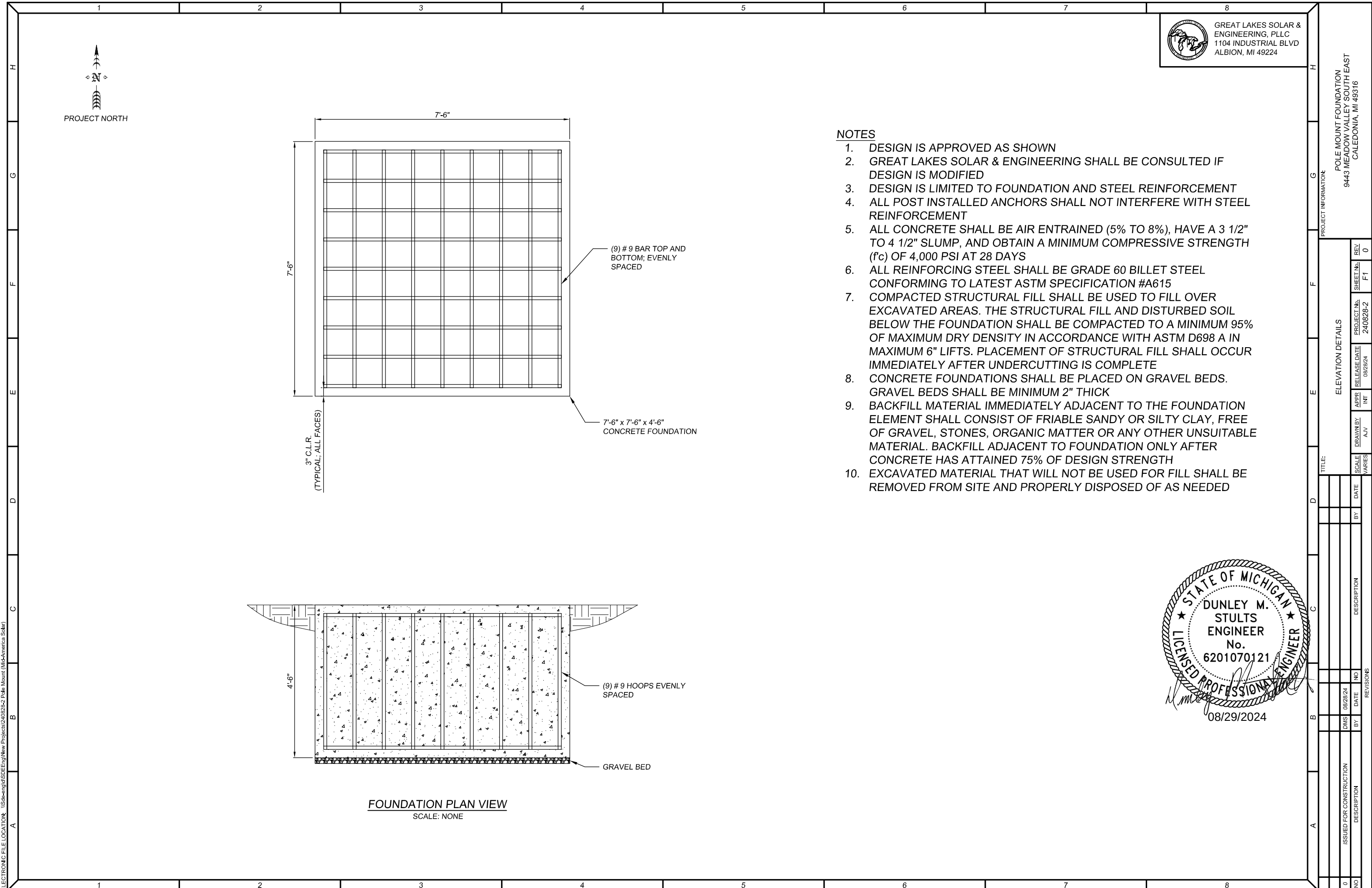
DATE: 08.13.2024

DESIGN BY: M.S.

CHECKED BY: M.M.

REVISIONS

R-005.00
(SHEET 14)



GREAT LAKES SOLAR &
ENGINEERING, PLLC
1104 INDUSTRIAL BLVD
ALBION, MI 49224

POLE MOUNT FOUNDATION
9443 MEADOW VALLEY SOUTH EAST
CALEDONIA, MI 49316

PROJECT INFORMATION:

[illegible]

A circular professional engineer seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the name "DUNLEY M. STULTS", the title "ENGINEER", and the license number "No. 6201070121". Below the seal, the date "08/29/2024" is stamped. The entire seal and date are overlaid with a large, stylized signature.

08/29/2024

PLOT DATE/TIME: 8/28/2024 5:02 PM FILE NAME: Pole Mount Details -Norris.dwg

Gaines Charter Township Planning Commission Memo

Meeting Date: October 24th, 2024

AGENDA ITEM: VI.1.c

PROPOSED REQUEST: PUD-Open
Space Rezoning, Condominium, and
Site Plan Review

ADDRESS: 3805 92nd Street SE

PARCEL NUMBER: 41-22-23-401-002

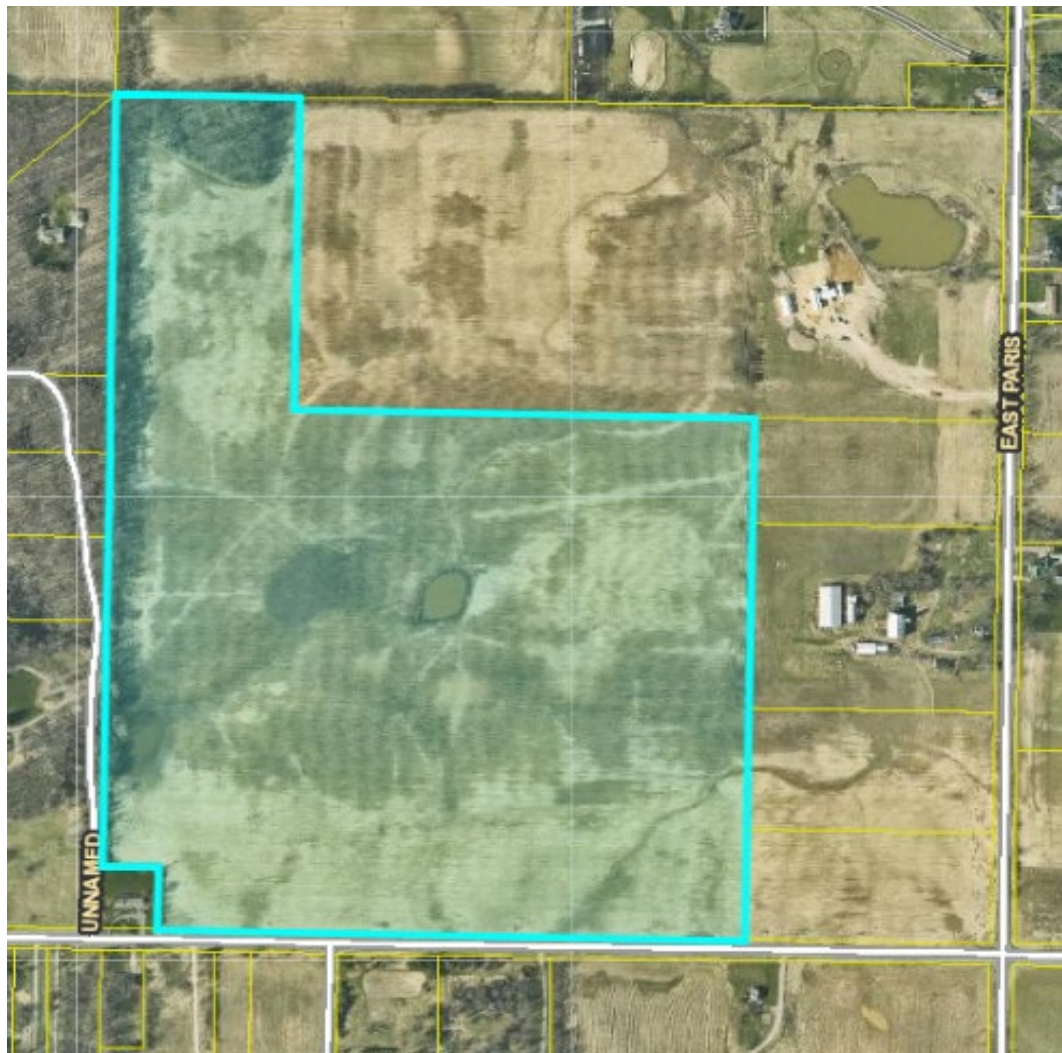
APPLICANT: DHS Holdings LLC & DAS
Holdings LLC, Duke Suwyn

FILE NUMBER: 231120DS

PROPERTY ZONING DISTRICT:
Agricultural /Rural Residential

PROPERTY SIZE: 83 Acres

REPORT BY: Dan Wells, Community
Development Director



OVERVIEW

The applicant requests approval of a site plan and recommendation to the Township Board for rezoning to a Planned Unit Development-Open Space Preservation (PUD-OSP) for a residential “site” condominium (dated September 9th, 2024). The Planning Commission gave preliminary approval on January 25th, 2024 and the applicant has modified the plans to address some of the concerns expressed at that time, as well as Fire Inspector requirements. In addition, the applicant has submitted a Master Deed to the Township Attorney and received approval for it.

Thirty residential lots with a minimum area of 80,000 square-feet are proposed (formerly 34), to be accessed by a private road. Each home lot will be served by a private well, and sewer service is proposed to be a community Septic Tank Effluent Pumping (STEP) system and onsite sewer (soil dispersal facility).

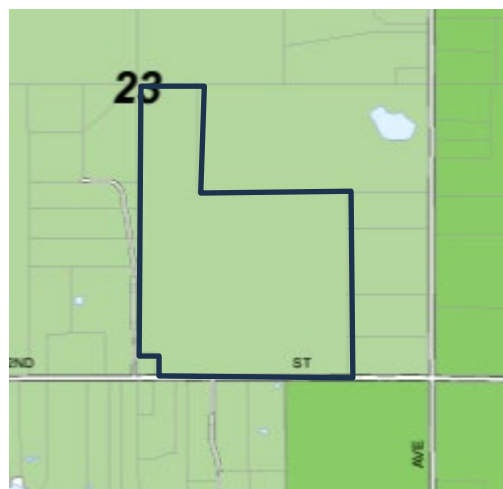
The current parcel is approximately 83 acres (excluding right-of-way). Approximately 66.72 acres (81%) of the parcel is requested to be rezoned PUD-OS and subject to the Master Deed, and the remaining 16.72 acres (19%) of the overall parcel will remain in Ag/Rural-Residential zoning.

Of the 66.72-acre project area, approximately 43.75 acres is open space when subtracting the drainfield (0.5 ac), detention basins (3.1 ac), and powerline easement (1.65 ac). The viable farmable area is not defined but includes the “remainder parcel” and area between the two detention basins.

For amenities, a small playground is designated at the north end of the development adjacent to the community soil dispersal facility. A five-foot wide “natural surface” walking path is designated along the east side of the residential parcels and loops through the northern open space.

Surrounding zoning:

	NORTH: Agricultural /Rural-Residential	
WEST: Agricultural /Rural-Residential	SUBJECT PARCEL: Agricultural /Rural-Residential	EAST: Agricultural /Rural-Residential
	SOUTH: Agricultural /Rural-Residential	



ZONING LEGEND

	A-B, Agricultural/Argi-Business
	A-R, Agricultural/Rural-Residential
	RL-10, Residential
	RL-14, Single Family Residential
	R-3, Multiple Family Residential
	R-4, Mobile Home
	O-S, Office Service
	C-1, Neighborhood Commercial
	C-2, General Commercial
	PUD, Planned Unit Development
	I-1, Light Industrial
	I-2, Heavy Industrial
	PUD-LSP, Large Scale Plan
	PUD-MR, Mineral Removal

PLANNED UNIT DEVELOPMENT-OPEN SPACE PRESERVATION ELIGIBILITY CRITERIA

PUD-OSP developments are intended to carry out the provisions of Act 177 of 2001 (MCL 125.286(h)). The standards under Chapter 10 also apply, unless modified under Chapter 14. Act No. 177 requires that townships having a population of 1,800 or more and which have a zoning ordinance must adopt provisions in their zoning ordinances known as “open space preservation” provisions, which permit lands satisfying certain criteria to be developed, at the option of the landowner, with the same number of dwellings on a portion of the land specified in the zoning ordinance, but not more than 50%, that, as determined by the townships could otherwise be developed under existing ordinances, laws, and rules on the entire land area.

Staff believes the project is eligible for PUD-OSP review as it is located in the Agricultural /Rural-Residential (Ag/RR) zoning district; the development will not require the extension of public water & sewer utilities, and the land has not previously been subject to another PUD-OSP development. The Planning Commission and Township Board must find that the project will result in a recognizable benefit to the Township to approve the rezoning to PUD.

PROCESS

Review of the PUD-OSP application is subject to the following process:

1. Preliminary PUD plan review and Planning Commission approval based on Chapter 10 and 14 PUD-Open Space Preservation (January 25th, 2024).
2. Planning Commission PUD-OSP final site plan review based on Section 25.3 and a public hearing (October 24th, 2024).
3. Recommendation concerning the final PUD-OSP plan and rezoning by the Planning Commission through a resolution and draft ordinance.
4. Review by the Township Board at first reading.
5. Review, public hearing, and consideration of the final PUD plan and rezoning by the Township Board at second reading.

SUBMITTAL REQUIREMENTS

The applicant provided a complete application with fees. A PUD plan was provided, along with a narrative concerning the project. An Existing Zoning Plan that accurately shows the number of lots available under traditional development and Site Development Plan that shows development under the PUD-OSP scenario was provided for review.

Under 14.6, the Existing Zoning Plan must have a number of elements detailed so that the Planning Commission can evaluate the number of units that would normally be possible. In general, the Existing Zoning Plan provides adequate details, except in the following;

14.6.B.1(d) The applicant has not provided adequate information to the Township Engineer to evaluate whether the stormwater retention and/or detention indicated on the Existing Zoning Plan is adequate. Such facilities can take up large areas of land and may reduce the number of lots.

14.6.B.2 and 3: The Site Development Plan provides adequate information for preliminary consideration and the developable area is not restricted by wetlands, waterbodies, steep slopes, or flooding.

The applicant satisfied the requirements of Section 10.5 Preliminary Plan - Submittal Requirements except for providing final STEP system stormwater management plans. Per discussions with the Township Engineer, the standard for the final stage of site plan review is to be able to review a basic set of workable sewage and stormwater management plans, with some minor details to be worked out later after a project is approved. In the opinion of the Township Engineer, the plans submitted so far fall short for even a working understanding of whether either system will effectively manage sewage or stormwater for the proposed project.

PUD STANDARDS OF REVIEW

The preliminary PUD request has been reviewed using the applicable review standards of Chapter 10 (PUD Zoning Districts) and Section 11.1 (PUD Review Standards), as well as specific standards under Chapter 14 (PUD-Open Space Preservation). Additional information is included in the following pages concerning review considerations and standards.

Section 10.5: Preliminary Plan - Submittal Requirements

The submittal requirements have been met with adequate maps, narratives, and proof of ownership. Staff does not feel a Development Impact Statement is warranted.

Section 11.1: Planned Unit Development - General Review Standards

- A. Consistency with Master Plan and Zoning Ordinance: The Planned Unit Development must further the goals and objectives of the Township Master Plan and must be consistent with it. It must also be consistent with the intent and purpose of this Zoning Ordinance.**

Meets Standard. The project is in the Rural area under the Master Plan and Agricultural/Rural Residential zoning district. Under the Master Plan, residential use is generally supposed to be sparse, and located on large lots. However, regarding PUD-OSP projects it states:

"Projects that preserve natural amenities will be considered on the urban fringe area in the Rural Residential area. Types of projects could include cluster developments conserving open space with dwellings concentrated on smaller lots to gain maximum benefit of natural features and open space area." (pg. 49)

- B. Aesthetics: The Planned Unit Development must be aesthetically pleasing and be an integrated development with respect to building facades, building materials, landscape and berming, noise and visual screening mechanisms, and signs. It should contribute to creating a distinctive attractive community with a strong sense of place.**

Meets standard. Proposed house plans submitted by the applicant show a variety of 3–4-bedroom homes with front loaded garages, with architectural details that would be considered typical for suburban or rural development.

- C. Compatibility with Adjacent Uses: The Planned Unit Development must be compatible with surrounding uses. Efforts must be made to reduce any adverse effects on surrounding uses.**

Meets standard. A housing development of this scale would not be considered out of place in this area of the Township, and an approximately 32-acre portion of the parcel will remain in agricultural use.

- D. *Density: The density requirements of the proposed Planned Unit Development shall be based on the underlying land use district in the Master Plan. The Township Board, upon recommendation of the Planning Commission, may vary the density requirements if doing so would result in a development that better achieves the intent of the Master Plan.***

Meets standard. The proposed development is more akin to the Suburban Residential land use category, but this is balanced by the conservation of the open space/farm portion of the property. This is the point of a PUD-OSP development, a tradeoff between allowing smaller lots than would typically be allowed for setting aside open land. The overall density of the PUD area is 0.45 units per acre, and density of the area allocated to residential development is 1.47 dwelling units per acre.

- E. *Traffic: The Planned Unit Development shall be designed to minimize the effect of traffic generated by the proposed development on surrounding uses. Consideration should be given to:***

- 1. *The amount and type of traffic generated by the proposed project and capacity of existing and proposed streets to safely absorb that additional traffic.***

Meets standard. The additional vehicles will not exceed capacity of 92nd and connecting arterial streets.

- 2. *Whether the streets and pedestrian walkways within each project are designed to facilitate safe pedestrian and vehicular traffic flow patterns.***

Undetermined. Only one side of the proposed private street is paved with a sidewalk. Sidewalks would be required on both sides of the street for a similar project elsewhere in the Township. Since this is a PUD the Planning Commission has the discretion to allow one side of the street without sidewalks, and if it's decided that sidewalks are not necessary, this standard will be met.

- 3. *All points of ingress and egress to the project shall be located and designed to maximize safety.***

Meets standard. The private road entrance onto 92nd Street will be permitted and built to KCRC standards.

- F. *Protection of Natural Environment: Each project shall be designed to minimize adverse effects on the environment. Special emphasis shall be placed on maintaining the quality of air, soils, groundwater, streams, wetlands, and rivers.***

Undetermined, condition recommended. By concentrating residential development on a portion of the property, the applicant is setting a portion of it aside for farming. Approximately 10.6 acres of open space at the north end of the development has a 2.5-acre area of mature woods which will be preserved.

Applicant has not submitted a detailed set of plans indicating how the sewage generated by residential development will be managed over the long term. How this sewage is managed has the potential to affect groundwater and soils. The STEP system will have to be approved by the Township Engineer, the County Health Department or Department of Environment, Great Lakes, and Energy (EGLE) depending on the volume of flow. Data has not been provided to determine if

individual wells are a viable way to serve each individual lot; staff recommends that data be provided to the Township Engineer.

- G. *Schools: Whether a project can be served by existing schools and school related facilities and the impact upon schools if the property is developed in accordance with the Planned Unit Development plans or in accordance with the conventional zoning district requirements shall both be considered. In addition, streets and pedestrian walkways shall be designed and located in any project to facilitate the ability of students to make the best and safest use of existing schools and school related facilities.***

Meets standard. School districts monitor new housing developments annually to gauge future growth. Thirty dwelling units will not have a significant impact on Caledonia Public Schools.

- H. *Public Facilities: The Planning Commission shall consider the impact a project will have on:***

1. *Public safety and protection services.*

Meets standard. The proposed development is located approximately four miles from both the Kent County Sheriff Department and Dutton Fire Department respectively. The Fire inspector will review the project and provide comments if there are access concerns.

2. *Water and sewer facilities.*

Does not meet standard. The Township Engineer has provided a preliminary review and stated that it remains undetermined whether a community septic system will work on this site as they have not been provided with enough detail on system design to make that determination.

3. *The costs for such services.*

Meets standard. Costs for the development will be borne by the developer.

- I. *Water, Sewer, and Drainage Systems: A Planned Unit Development shall be served by a public or private water and sanitary sewer systems. The Kent County Health Department and/or the Township Engineer must approve the systems. A PUD shall also have a drainage system for surface water run-off which the Kent County Drain Commission and / or the Township Engineer must approve.***

Undetermined, condition recommended. Kent County Health Department has approved the proposed concept of a STEP sewer system and individual wells for each lot, but final design plans will need to be reviewed by them, and possibly EGLE if the volume of sewage requires their oversight. The Township Engineer will review the STEP sewer system and stormwater plans so that surface runoff is managed properly.

- J. *Open Space: The Planning Commission and Township Board should consider whether the PUD permanently preserves significant amounts of open space or significant natural features. The Township Board may require, upon recommendation of the Planning Commission, that natural amenities such as, but not limited to, ravines, rock outcrops, wooded areas, tree or shrub specimens, unique wildlife habitat, ponds, streams, and wetlands be preserved as part of the open space system.***

Meets standard. As noted in "F" above, ca. 32-acres of agricultural, and ca. 10.6 open space land will be set aside, and about 2.4 acres of mature woods will be preserved.

- K. *Non-Motorized Trail Network: Projects within an identified trail network corridor may be required to construct a portion of the trail.***

Undetermined. No potential improved trail segments are planned for this area under the 2010 Non-Motorized Transportation Plan. The applicant proposes to build a ca. 0.7 mile, five-foot wide “natural” trail around the east side of the developed area and into the north open space. Staff recommends that an ADA accessible trail be constructed with a hard surface.

In addition, portions of the trail along 92nd Street are located within the power line right-of-way. This may not be a problem, but some sort of assurance by the access easement holder that this is acceptable is necessary.

Section 14.7 Requirements for Open Space

- A. *Required Open Space. At least 50%, but no more than 80%, of the land proposed for development under the provisions of this Chapter shall remain in a perpetually undeveloped state (i.e., “open space”) by means of a conservation easement, plat dedication, restrictive covenant, or other legal instrument that runs with the land as approved by the Township Board (upon recommendation by the Planning Commission) and the Township Attorney.***

Undetermined, condition recommended. The current estimate is that approximately 60% of the net area of the parcel is set aside as open space. However, if the Township Engineer determines that the Existing Zoning Plan is not accurate in terms of required stormwater or sewage treatment facility scale, the open space ratio may change.

The Township Attorney has reviewed the draft master deed and bylaws and have found them acceptable.

- B. *Lands to be Set Aside as Open Space. It shall be the Township Board (upon recommendation from the Planning Commission) that determines which 50% or more of the land shall be set aside for open space, as well as which portion or portions of the land may be developed. At the discretion of the Township Board (upon recommendation from the Planning Commission), the land to be set aside as permanent open space need not be contiguous. The Township Board (upon recommendation from the Planning Commission) shall also determine what percentage of the total land area (between 50% and 80%) shall be set aside as permanent open space.***

Meets requirement. If the proposed PUD-OSP site plan and condominium is recommended for approval by the Planning Commission and approved by the Board, then the agricultural land set aside will be 57%.

- C. *The following areas shall not constitute open space and may not be utilized to satisfy the open space requirement:***

1. Any areas located within or under any public street easement or right-of-way.
2. Property located under or within any private street or road easement.
3. The land located under or the area within any easement for overhead utility lines.
4. The area within a platted lot or site condominium unit.
5. Off-street parking areas.
6. Detention and retention ponds.
7. Community drain fields.

8. *The lands or area located underneath a lake, pond, river, or stream.*
9. *The area within a wetland as defined by Michigan law.*
10. *Lands with slopes exceeding 15%.*
11. *Areas subject to flooding or within a flood plain.*

Meets Standard. Site plan notes the applicable acreage deductions.

D. *Standards for Open Space. The following standards shall apply to the open space required pursuant to this Chapter:*

1. *The open space shall not include a golf course.*

Meets requirement.

2. *The open space may include a recreational trail, picnic area, children's play area, greenway, linear park, an agricultural use or other use which, as determined by the Planning Commission, is substantially similar to these uses.*

Undetermined. A play area and preserved woods are elements of the plan. A "natural" walking path is noted on the east side of the developed area, the Planning Commission will need to determine whether the trail is adequate for the scale of development.

Another question for the applicant is whether the pathway is possible as a permanent path considering the utility easement it lies within along 92nd Street.

3. *The open space shall be available for all residents of the development, subject to reasonable rules and regulations. The open space may be, but is not required to be, dedicated to the use of the public.*

Undetermined. It is not clear if the "natural" trail surrounding the farm area is ADA accessible, and there is no public parking for people outside of the immediate neighborhood.

4. *If the land contains a lake, stream or other body of water, the Planning Commission may require that a portion of the open space abut the body of water.*

Not applicable.

5. *A portion of the open space shall be located along the public street frontage abutting the land. The depth of this area shall be at least 50 feet, not including public right-of-way, and this area shall be left in its natural condition or be landscaped to help to preserve or enhance the existing views.*

Meets requirement. A 50-foot buffer follows along 92nd Street outside of the right-of-way owned by the KCRC. The 50-foot buffer is shared with a utility easement. Landscaping is not indicated on the site plan so it's assumed it will be left in the natural condition, and subject to utility vegetation maintenance.

6. *A portion of the open space shall be reasonably useable by the residents of the land for passive recreational uses such as hiking or picnicking.*

Meets requirement. A play area, walking path, and preserved woods are elements of the plan.

7. *Open space shall be located so as to be reasonably accessible to the residents of the development. Safe and convenient pedestrian access points to the open space from the interior of the clustered development shall be provided.*

Undetermined. Access to the trail is from planned sidewalks at the north and south ends of the development, but there is no cutoff to avoid the slopes at the north end of the PUD. This may limit use as a loop trail by people with limited mobility.

- 8. Open space shall be located so as to preserve significant natural resources, natural features, scenic or wooded conditions, bodies of water, wetlands or agricultural land.**

Meets requirement. Although there are no especially significant natural features present, approximately 32 acres of agricultural land is set aside for continued farming.

- E. Use of Open Space. All dwelling units and other structures and improvements shall be located outside that portion of the land designated as open space. However, the Township Board (upon recommendation by the Planning Commission), at its discretion, may permit structures or improvements to be located in the open space if the structures and/or improvements would be consistent with the designated purpose of the open space. By way of example only, park or playground equipment could be permitted on open space designated for recreational use, or agricultural structures could be permitted on open space designated for agricultural use.**

Meets requirement. Only play structures are proposed for recreational use at this point. Additional buildings are subject to site plan review and potentially PUD amendment.

Section 14.8 Individual Lots, Streets, and Other Improvements; Miscellaneous Provisions

- A. Underlying Zoning District. The development of land under this Chapter shall comply with all requirements of this Ordinance applicable to the zoning district in which the land is located, except those setback, area, lot width to depth ratio, and yard size requirements that must be adjusted to allow the clustering option permitted under this Chapter where approved by the Township Board (upon recommendation from the Planning Commission).**

Does not meet standard. Underlying zoning is Ag/RR and the setbacks for the PUD-OSP are compared below;

Development Standard	Ag/RR	PUD-OSP
Lot Area	80,000 SF (1.8 ac)	25,000 SF (0.57 ac)
Lot Width	200 feet	60 feet
Front Setback	60 feet	30 feet
Side Setback	20 feet	10 feet
Rear Setback	100 feet	30 feet
Height (primary residence)	35 feet	35 feet

The requested minimum lot size is 25,000 square feet, and unit 14 is 23,664 square feet.

- B. Uniform Lot Size. Lots for dwellings in the clustered portion of the development shall be as uniform in area as is reasonably practicable, unless otherwise approved by the Township Board (upon recommendation from the Planning Commission).**

Meets standard. Adise from the lot size not meeting the requirement under 14.8.A, staff recommends the Planning Commission consider that units ranging from 23,664 SF (0.54 acre) to 42,587 SF (0.97 acre) are fairly close in size and create a uniform development.

- C. ***Building Envelopes.*** *The location and area of building envelopes, as proposed by the applicant, shall be subject to the review and approval of the Township Board (upon recommendation from the Planning Commission). The location and area of building envelopes shall be established to achieve the intent and purpose of the zoning district in which the land is located.*

Meets standard. Building envelopes are clearly outlined on the plan maps.

- D. ***Required Street Frontage.*** *Each lot shall have a minimum of at least 60 feet of frontage on a lawful street, measured at the street right-of-way line.*

Meets standard. Most lots are at least 100 feet wide, and all lots seem to meet the 60-foot standard.

- E. ***Lot Width.*** *Each lot shall have a minimum width equal to no less than 1/2 the minimum lot width specified for the zoning district in which the land is located, unless otherwise approved by the Township Board (upon recommendation from the Planning Commission). If there is a conflict between Subsection D “Required Street Frontage” and Subsection E “Lot Width”, the greater requirement shall apply. Notwithstanding the provisions of this subsection, each lot which abuts or has frontage on a lake, river, stream or creek shall have frontage on such body of water equal to or greater than the minimum lot width requirement for the zoning district in which the land is located.*

Undetermined. Lots 14 and 15 may meet the 100-foot requirement but the measurement is obscured by a label related to tree canopy. If recommended for approval by the Planning Commission, the Township Board may find the frontage for all lots to be adequate.

- F. ***Maximum Number of Lots.*** *The clustered portion of the development shall contain no more than the maximum number of lots, as determined from the Existing Zoning Plan approved by the Planning Commission and Township Board, and as reduced to reflect the inclusion of non-dwelling unit structures, if any, as described in Subsection H.*

Undetermined. Per the current Existing Zoning Plan, the site plan with 30 units meets the standard, but if the number of lots changes due to limits from adjustments due to other review clarifications or amendments (e.g. Engineering requiring larger stormwater retention areas), the lot number may change.

- G. ***Non-dwelling Unit Structures.*** *Lots containing non-dwelling structures such as a clubhouse and its related amenities shall be subject to all requirements of this Chapter applicable to lots containing dwellings and shall further be subject to all other requirements of this Ordinance and other Township ordinances applicable to the type of structure proposed. However, the Township Board (upon recommendation by the Planning Commission) may, at its discretion, permit the enlargement of a lot containing a non-dwelling structure so as to reasonably accommodate it.*

Not applicable. Future buildings are subject to PUD amendment and site plan review process as required by the ordinance.

- H. ***Reduction in Lots for Non-dwelling Structures.*** *If structures other than dwellings, such as a clubhouse, are constructed on a lot in the clustered portion of the land, the number of dwelling lots permitted in the clustered portion of the land shall be reduced as follows:*

1. *The area of a lot or lots occupied by non-dwelling structures shall be calculated and then divided by the average area of a dwelling lot that could be situated in the clustered development if the non-dwelling structures were not included in the clustered development, as determined from the approved Existing Zoning Plan. If this number is a fraction, it shall be rounded up to the nearest whole number.*
2. *The number calculated under Subsection (1) shall be subtracted from the number of dwelling lots that could be permitted in the clustered development in the absence of the non-dwelling structures, as determined from the approved Existing Zoning Plan, in order to determine the maximum number of dwelling lots permitted to be included in the clustered portion of the development with the non-dwelling structures included.*

Not applicable. Future buildings are subject to PUD amendment and site plan review process as required by the ordinance.

- I. *Perimeter Lots. Notwithstanding any other provision of this Chapter, the Township Board (upon recommendation from the Planning Commission) may require that the clustered development be designed and constructed with lot sizes and setbacks on the perimeter that will be reasonably consistent with the lot sizes and setbacks of adjacent uses (planned or existing).***

Undetermined. The Planning Commission may consider this option, however, with only a single block, this option would defeat the whole purpose of the development.

- J. *Sidewalks. The Township Board (upon recommendation from the Planning Commission) may require sidewalks.***

Does not meet standard. Both the Township Engineer and Planning staff recommend requiring sidewalks on both sides of the street for better pedestrian circulation, as is typically done in similar scale developments. The Planning Commission may recommend the plan as presented.

- K. *Grading. Grading within the clustered development shall comply with the following requirements:***

1. *To preserve the natural appearance of the land, all graded areas, cuts and fills shall be kept to a minimum. Specific requirements may be placed by the Township Board on the area of land to be graded or to be used for building, and on the size, height, and angles of cut-and-fill slopes and the shape thereof. Retaining walls may be required by the Township Board.*
2. *All areas indicated as open space on the approved development plan shall be undisturbed by grading, excavating, structures or otherwise, except as permitted by the Township Board (upon recommendation from the Planning Commission). Drainage improvements, utility lines, riding trails, hiking trails, picnic areas, and similar recreational improvements and amenities may be placed in open space areas if approved by the Township Board (upon recommendation from the Planning Commission).*
3. *Grading within the clustered development shall be planned and carried out so as to avoid erosion, pollution, flooding or other adverse effects upon the land, and so as to have only such minimal effect upon lakes, streams, wetlands, and the environmental characteristics of the land as may be reasonably feasible.*

Meets standards, condition recommended. All cut and fill and mass grading plans will be reviewed by the Township Engineer to insure proper drainage and adequate building sites.

- L. *Private Streets. Private streets within a clustered development shall conform to the private street requirements (and approval process) of this Ordinance or any other applicable Township ordinance. The Township Board (upon recommendation from the Planning Commission) may, however, modify***

the requirements for private streets and in doing so, shall consider the following criteria:

1. *The number and type of dwelling units served by the private street; traffic generation;*
2. *Existing topography and vegetation;*
3. *Security provisions;*
4. *Inter-relationship with the public street network;*
5. *Future installation of public utilities; and*
6. *Likelihood of public dedication of the roadway.*

Meets standards, condition recommended. All road construction plans will be reviewed by the Township Engineer to insure they meet dimensional and engineering standards for a private road.

M. Other Laws. *The development of land under this Chapter is subject to all other applicable Township ordinances, and state and federal laws, rules and regulations, including, but not limited to, rules relating to suitability of groundwater for on-site water supply for land not served by a public water system, and rules relating to the suitability of soils for on-site sewage disposal for land not served by public sanitary sewers.*

Undetermined. Kent County Health Department will require groundwater testing to determine well water availability for each individual lot, and to gather water quality data surrounding the STEP system area.

N Access to or Frontage on Lakes and Streams.

1. *An approved Residential Open Space Preservation PUD or other approved development pursuant to Act No. 177 and this Chapter, shall comply fully with the lake access, frontage, and other requirements contained in this Ordinance with regards to lakes, rivers and streams if the property at issue has frontage on a lake, river or stream.*
2. *No approved Residential – Open Space Preservation PUD or other development approved pursuant to Act No. 177 and this Chapter shall permit any more lots or dwellings to have access to or frontage upon a lake, river or stream than would be otherwise legally permissible under existing zoning.*

Not applicable.

O. County Drain Commissioner Approval. *Any matters involved with drainage, retention/detention ponds, water runoff, and similar matters associated with any proposed development pursuant to this Chapter shall require the approval of the Kent County Drain Commissioner and shall be subject to the applicable rules and regulations of the same.*

Meets standard, condition recommended. All plans will be reviewed by the Drain Commission.

SITE PLAN REVIEW

The request has been reviewed using the applicable review standards of Section 25.6 Site Plan Review Standards. Additional information is included on the following pages concerning site plan review considerations and standards.

A. Adequacy of Information: *Whether the required information has been furnished in sufficiently complete and understandable form so as to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.*

Does not meet standards. The site plan lacks several required items required for review. Some proposed PUD modifications may be considered.

Landscaping standards are not met and a lighting plan has not been submitted.

Building. The proposed architectural design and building materials are compatible with typical front loaded suburban housing. The applicant has provided house plans for over five designs.

Dumpster Enclosure. Trash will be managed via roll out carts.

Dimensional Requirements. See 14.8.A (above) for requested setback modifications.

Parking. The parking requirements will be met as each home will have a driveway and garage.

Signage. No specific sign plan have been submitted, future signs will comply with zoning ordinance requirements.

Lighting. Applicant must request the creation of a Street Light Assessment District before applying for residential building permits.

No Photometric plan has been provided for review.

Landscaping. Street trees are noted on the Overall Development Plan as being approximately 80 feet apart and place between the sidewalk and street on the south side of the road. Tree species and planting details were not provided.

No landscaping plans for the buffer areas along 92nd Street were provided.

B. Compliance with Township Master Plan: The site plan must comply with the Township Master Plan and its goals and objectives and any secondary plans that may have been adopted by the Township for the area containing the site.

Meets standard. Please Review Standard 11.1 (A) above.

C. Compliance with all Township Ordinances and Other Laws: The site plan must comply with the standards of this Ordinance and all other applicable Township ordinances, as well as all county, state, and federal regulations and laws.

Meets standard, condition recommended. The applicant is required to secure all applicable township and outside agency approvals prior to site development, including the Township Engineer/BGUA, Fire Department, Kent County Road Commission, Kent County Drain Commission, and EGLE.

There are a number of items for consideration to determine whether the proposed development is compliant with the zoning ordinance requirements. The project is being proposed as a PUD, which leaves room for design flexibility to carry out the goals and intent of the Master Plan. If the Planning Commission finds that the standards of review for Sections 11.1 and 25.6 are met, then compliance with the ordinance will be achieved.

D. Configuration of Uses: Whether there are ways in which the configuration of uses and structures could be changed that would improve the effect of the development on adjoining and nearby properties, persons,

activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and the proposed use and structures.

Meets standard. Besides division of the land using utilities or building individual septic systems, it is unlikely the land could be used for anything but agriculture. The proposed final PUD has been modified throughout the process to meet the guidelines of the Gaines Charter Township 2023 Master Plan and zoning ordinance.

E. Preservation of Natural Features: The landscape, natural features, and topography shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and alteration of natural features, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Meets standard. Some grade changes will need to be made, which will require soil erosion and sedimentation control permits from the KCRC prior to the start of any site work. No natural features are present that would require protection.

F. Privacy: The site design must provide reasonable visual and sound screening and privacy for dwelling units on the site and on adjacent properties using fences, buffers, berms, and other measures, as appropriate.

Meets standard. Existing homes are located along the western border of the PUD at 300 feet+ from the PUD boundary. The development will create rear yard setbacks at 30 feet, but there is also a drainage easement along the west side of the development that provides an additional 60+ feet of buffer.

G. Safety: Buildings and uses shall be arranged and designed to provide emergency vehicle access. Site plans shall conform to all applicable fire codes.

Condition recommended. All site plans, along with measures for fire protection and access, are subject to review and approval by the Fire Inspector. No second access road is required with 30 housing units.

H. Vehicular Circulation: The site design shall provide safe, convenient, and well defined vehicular and pedestrian circulation within and to/from the site. Access to/from the site shall be designed to minimize conflicts with traffic on adjacent streets. Shared curb cuts and service drives shall be utilized as necessary to reduce traffic conflicts and improve the functionality of the site.

Does not meet standard. The street will be private and maintained by the homeowners association. All work within the public right-of-way must be approved by the Kent County Road Commission.

The Township Engineer has requested additional details regarding the intersection and cul-de-sac before final site plan approval.

I. Pedestrian Circulation: The site plan shall provide a pedestrian circulation system that is insulated as completely as is reasonably possible from the vehicular circulation system for safety and convenience.

Does not meet standard. There is a sidewalk proposed along the east side of the street, but not the west. Specific dimensions are not noted.

J. Drainage: Site plans shall conform with the Kent County Drain Commission's surface water drainage standards and to the Township Stormwater Ordinance (and other applicable Township ordinances) with

special attention given to proper site drainage so that removal of storm water will not adversely affect neighboring property owners. Stormwater management system and facilities shall preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible.

Does not meet standard. The Township Engineer has requested additional calculations regarding the volume of overland runoff through entrapped backyards and indicated that backyard swale slopes do not meet Kent County Drain Commission Site Development Rules. All stormwater and utility plans are subject to review and approval by the Township Engineer.

K. Traffic Impact: Measures must be taken to reduce any adverse effects on existing roads, circulation patterns on the roads, or access to the site from the expected volume of traffic to be generated by the proposed use.

Does not meet standard. The amount of traffic generated by the development will have a negligible effect on traffic in the Township. The Township Engineer has requested additional information regarding road intersection and cul-de-sac dimensions.

L. Hazardous Materials: Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals shall be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater or nearby surface water bodies. Each site shall be designed to meet all applicable state and federal regulations.

Not applicable.

M. Public Health, Safety, or Welfare: The site plan must be adequate to provide for the health, safety, and general welfare of the persons and property on this site and in the neighboring community. The site plan and proposed buildings and uses must be reasonable and promote the goals and intent of this Ordinance. All elements of the site plan shall be designed to take into account the site's topography, the size and type of lot involved, the character of the adjoining properties, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding properties for uses permitted in this Ordinance. The site plan must be harmonious with and not injurious to existing and projected uses in the immediate area.

Does not meet standard. The site plan has been designed to promote the goals and intent of the Zoning Ordinance and Master Plan in terms of conservation design. However, it remains to be determined whether the proposed STEP system will adequately serve the proposed number of houses. The Township Engineer has expressed concern regarding the assumptions of sewage flow volumes per unit and the ability of the proposed STEP system to handle sewage volumes, as well as assumptions related to stormwater management. Both of these issues may become issues for surrounding landowners if they are not adequately evaluated and mitigated.

STAFF RECOMMENDATION

The applicant has requested to hold a public hearing for the PUD-OSP rezoning and staff has noticed neighbors. The Township Attorney has reviewed the master deed for the condominium and found them acceptable.

Neither stormwater calculations nor the final STEP wastewater system design with adequate levels of detail

have been submitted to or reviewed by the Township Engineer. Staff recommends a condition be placed that full and detailed wastewater system design and stormwater management plans be submitted to the Township Engineer and that those plans are approved by the Engineer prior to final site plan approval and a recommendation for Board consideration.

The Township Engineer also recommends that a special assessment district be established for the 30 units so that costs for long term maintenance of the STEP system can be accrued.

The planning Commission has the option to approve the site plan if it is found to meet the standards, deny it if it does not, or postpone the decision for additional information. Similarly, they may recommend approval, postponement, or denial for the rezoning to the Board of Trustees.

If Planning Commission approves the site plan, staff recommends the following conditions;

1. Condominium Bylaws shall be signed and fully executed by the owners of the land and shall be recorded with the Kent County Register of Deeds before any lots are sold.
2. A full set of STEP wastewater and stormwater design plans shall be submitted to the Township Engineer, and those plans shall be approved by the Township Engineer prior to the Planning Commission recommendation being made to the Board.
3. Soil boring information related to individual lot wells shall be provided to the Township Engineer as part of the STEP wastewater design evaluation.
4. Sidewalks shall be installed on both sides of the private road.
5. Staff shall confirm that no less than four house models that meet the requirements of the GCTZO Section 6.4.A are built within the condominium.
6. Staff shall enforce the street tree requirement of the GCTZO Section 16.13.A at the time of final condominium consideration.
7. The applicant must request the creation of a Street Light Assessment District before applying for residential building permits.
8. Secure all Township department and necessary outside agency approvals:
 - a. Township Engineer/BGUA
 - b. Fire Department
 - c. Kent County Road Commission
 - d. Kent County Drain Commission
 - e. Department of Energy, Great Lakes, and Environment (EGLE).

Narrative for Proposed Caledonia Meadows Site Condominium Development

PUD – Open Space Preservation 3805 – 92nd Street SE

Objective: The Development is a single family, residential Site Condominium project. It is proposed to develop it as a PUD - Open Space Preservation development. The development is to be served by a private road, individual wells, and a community septic system as described below.

Zoning and Use: The parcel is currently zoned AR (Agricultural Residential) for home sites no smaller than 80,000 s.f. (1.83 acres), with a 200-foot minimum width. Proposed PUD Zoning: Minimum area of 25,000 s.f. (0.57 acres), with a minimum width of 100 feet. The average unit area is 29,862 s.f.

Access: Access for the proposed units will be provided by a private road. The private road will be constructed to Gaines Charter Township standards. The private road, including the cul-de-sac, is approximately 2,049 lineal feet.

Existing Zoning Plan: An existing zoning plan has been developed under the AR (Agricultural Residential) zoning requirements. That plan yields 35 units.

Density: The total acreage of the proposed project is 75.4 acres. 34 units are proposed, resulting in a density of 0.45 units per acre.

Proposed Home Construction: The minimum height and area requirements for the proposed homes shall be as specified in Gaines Charter Township's zoning ordinance except as further restricted in the Master Deed and Bylaws. Same home designs have been submitted. The type of construction and materials shall be reviewed and approved by the condominium association's Architectural Review Committee.

Recreational Area: A playground area has been proposed in the open space adjacent to 19 and 20. A walking path has also been proposed that loops around the open space.

Sewer and Potable Water: Each newly created unit will be serviced by an individual private well. All units will have a septic tank effluent pumping (STEP) system. The effluent will be pumped to a community wastewater treatment and onsite soil dispersal facility per the requirements of the Kent County Health Department.

Storm Water Management: A Storm Water Management Basin shall be in conformity with the Gaines Charter Township Storm Water Ordinance.

Street Lighting: No streetlights are proposed.

Side Walks: A 5' sidewalk is proposed on the east side of the street.

Landscaping: Street trees will be provided as shown on the site plan. A Type 1 landscape buffer will be provided as shown. There is 468 lf of frontage.

Required Plantings

468 L.F. x 3 trees/30 L.F. = 47 trees

There will 12 evergreen trees (25% of the total) and 35 deciduous

Signage: Project Signage is proposed at the Entrance. It will be designed and installed according to the Township sign ordinance.

I HEREBY CERTIFY that there are No Tax Liens or Titles held by the State or any Individual against the within description, and all Taxes on same are paid for five years previous to the date of the instrument, as appears by the records in my office. This certificate does not apply to current Taxes, if any, now in process of collection.

Date: 2/20/2023 By: sd

Peter F. MacGregor

Kent County Treasurer, Grand Rapids, Michigan



202302200008778 Total Pages: 5

02/20/2023 01:19 PM Fees: \$30.00

Lisa Posthumus Lyons, County Clerk/Register
Kent County, MI SEAL

WARRANTY DEED

The Grantors,

FPH Holdings, LLC, a Michigan limited liability company, and
PEH Holdings, LLC, a Michigan limited liability company,

whose address is

801 – 140th Avenue, Wayland, Michigan 49348, and
576 – 140th Avenue, Wayland, Michigan 49348, respectively,

**warrant and convey
to Grantees,**

DAS Holdings, LLC, a Michigan limited liability company, and
DHS Holdings, LLC, a Michigan limited liability company,

whose address is

3333 Deposit Drive, N.E., Suite 330, Grand Rapids, Michigan
49546, and
P.O. Box 155, Caledonia, Michigan 49316, respectively,

all of the Grantors' undivided one-half (1/2) interest as tenants in common in the following premises situated in the **Township of Gaines, County of Kent, and State of Michigan:**

See attached Exhibit A (Legal Description),

subject to easements, reservations, restrictions, and mortgages, if any, of record.

The Grantor grants to the Grantees the right to make all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

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 given for the full consideration of \$479,460.

41-22-23-476-002

41-22-23-476-003

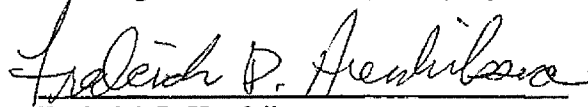
Dated: January 13, 2023

Verified by PDM JH '21

FROM 400-003 '99

GRANTOR:

FPH Holdings, LLC
a Michigan limited liability company

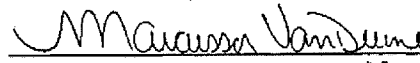


By: Frederick P. Hendriksma
Its: Sole Member

STATE OF MICHIGAN)
) ss.
COUNTY OF Allegan)

On this 13th day of January, 2023, before me, a Notary Public, in and for said County, personally appeared Frederick P. Hendriksma, Sole Member, on behalf of FPH Holdings, LLC, a Michigan limited liability company, who executed the Warranty Deed and acknowledged that he has executed it on behalf of FPH Holdings, LLC, a Michigan limited liability company in his capacity as its Sole Member.

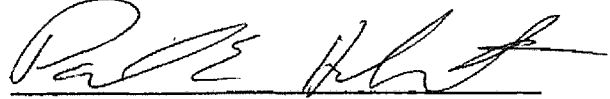
MARAISSA VANDUINE
Notary Public, State of Michigan
County of Allegan
My Commission Expires 07/02/2025
Acting in the County of Allegan


_____, Notary Public
Allegan County, Michigan
My Commission Expires: July 2, 2025
Acting in Allegan County

[PEH Holdings, LLC Signature Page on Following Page]

GRANTOR:

PEH Holdings, LLC
a Michigan limited liability company

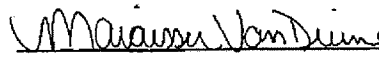


By: Paul E. Hendriksma
Its: Sole Member

STATE OF MICHIGAN)
) ss.
COUNTY OF Allegan)

On this 13th day of January, 2023, before me, a Notary Public, in and for said County, personally appeared Paul E. Hendriksma, Sole Member, on behalf of PEH Holdings, LLC, a Michigan limited liability company, who executed the Warranty Deed and acknowledged that he has executed it on behalf of PEH Holdings, LLC, a Michigan limited liability company in his capacity as its Sole Member.

MARAISSA VANDUINE
Notary Public, State of Michigan
County of Allegan
My Commission Expires 07/02/2025
Acting in the County of Allegan


_____, Notary Public
Allegan County, Michigan
My Commission Expires: July 2, 2025
Acting in Allegan County

**Drafted (without opinion) By and
When Recorded Return To:**

Steven J. Tjapkes
Foster Swift Collins & Smith PC
1700 East Beltline, N.E., Suite 200
Grand Rapids, Michigan 49525
(616) 726-2215

Send Subsequent Tax Bills to:

DAS Holdings, LLC
333 Deposit Drive, N.E., Suite 330
Grand Rapids, Michigan 49546

EXHIBIT A
(Legal Description)

Grantors' undivided one-half (1/2) interest as tenants in common in the following premises situated in the Township of Gaines, County of Kent, State of Michigan, and legally described as follows:

Parcel 4:

That part of the Southeast 1/4 of Section 23, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Beginning at a point on the East line of said Section 23 S 00 degrees 56' 24" W, 1893.72 feet from the East 1/4 corner of said Section 23; thence continuing S 00 degrees 56' 24" W, 380.00 feet along said East line; thence N 88 degrees 57' 28" W, 755.00 feet parallel with the South line of said Section 23; thence N 00 degrees 56' 24" E, 380.00 feet; thence S 88 degrees 57' 28" E, 755.00 feet parallel with said South line to the Point of Beginning.

More commonly known as: 9117 East Paris Avenue, S.E., Caledonia, Michigan 49316

Property Tax Parcel No.: 41-22-23-476-002

Parcel 5:

That part of the Southeast 1/4 of Section 23, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Beginning at Southeast corner of said Section 23; thence N 88 degrees 57' 28" W, 755.00 feet along the South line of said Section 23; thence N 00 degrees 56' 24" E, 380.00 feet parallel with the East line of said Section 23; thence S 88 degrees 57' 28" E, 755.00 feet parallel with said South section line; thence S 00 degrees 56' 24" W, 380.00 feet along said East section line to the Point of Beginning.

More commonly known as: 9185 East Paris Avenue, S.E., Caledonia, Michigan 49316

Property Tax Parcel No.: 41-22-23-476-003

Parcel 6:

The Southeast 1/4 of said Section 23, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, except the East 755.00 feet and also except the South 231 feet of the West 165 feet thereof. Said parcel may be more particularly described as: Beginning at a point on the South line of said Section 23 N 88 degrees 57' 28" W, 755.00 feet from the Southeast corner of said section; thence continuing N 88 degrees 57' 28" W, 1732.35 feet along said South section line; thence N 00 degrees 54' 41" E, 231.00 feet along the East line of the West 165 feet of said Southeast 1/4; thence N 88 degrees 57' 28" W, 165.00 feet along the North line of the South 231 feet of said Southeast 1/4 to the North and South 1/4 line of said Section 23; thence N 00 degrees 54' 41" E, 2422.99 feet along said 1/4 line to the Northwest corner of said Southeast 1/4; thence S 88 degrees 57' 08" E, 1898.68 feet along the East and West 1/4 line of said Section 23 to the West line of the East 755.00 feet of said Southeast 1/4; thence S 00 degrees 56' 24" W, 2653.80 feet along said West line to the South line of said Section 23 and the Point of Beginning.

Commonly known as: 3805 – 92nd Street, S.E., Caledonia, Michigan 49316

Property Tax Parcel No.: 41-22-23-401-001

87718:00001:6844535-1



Location map showing the site (shaded area) relative to surrounding streets: HANNA LAKE AVE, 92ND ST, 94TH ST, and E PARIS AVE. The site is located between 92ND ST and 94TH ST, and between HANNA LAKE AVE and E PARIS AVE.

LEGAL DESCRIPTION

Part of the Southeast 1/4 of Section 23 T5N, R11W, Gaines Township, Kent County, Michigan, described as: Commencing at the East 1/4 corner of said Section; thence N88°57'08"W 2110.00 feet along the East-West 1/4 line of said Section to the Point of Beginning; thence S00°56'24"W 980.00 feet; thence S88°57'08"E 1355.0 feet to a point on the West line of the East 755 feet of said Southeast 1/4; thence S00°56'24"W 1674.13 feet along said West line to a point on the South line of said Section; thence N88°57'28"W 1732.68 feet along said South line to a point on the East line of the West 165 feet of said Southeast 1/4; thence N00°54'41"E 231.00 feet along said East line to a point on the North line of the South 231 feet of said Southeast 1/4; thence N88°57'28"W 165.00 feet along said North line to a point on the North-South 1/4 line of said Section; thence N00°54'41"E 2423.32 feet along said line to the Center of said Section; thence S88°57'08"E 544.01 feet along the East-West 1/4 line of said Section to the Point of Beginning. Subject to the road right of way for 92nd Street over the South 33.0 feet thereof.

SOIL BORING 210:
0-10" LOAMY SAND TOPSOIL
10"-49" LOAMY SAND (FINE TO MED)
49"-56" SANDY CLAY LOAM (FINE TO MED)
NOTES: MOTTLING AT 37". MAY BE SUITABLE FOR A MOUND SYSTEM
WITH ADDITIONAL SUPPORTING INFORMATION/HOLES.

0-10" SANDY LOAM TOPSOIL
10"-18" LOAMY SAND (FINE)
18"-30" SANDY CLAY LOAM (FINE)
NOTES: MOTTLED AT 20". NOT SUITABLE, SEASONAL SOIL SATURATION
WITHIN 24" OF NATURAL GROUND SURFACE.

SOIL BORING 212:
0-10" LOAM TOPSOIL
10"-13' CLAY LOAM (WITH MOTTLING)
13'-17' SAND (FINE TO MED)
NOTES: SUITABLE FOR PARTIAL CUTDOWN WITH ADDITIONAL
SUPPORTING INFORMATION/HOLES.

SOIL BORING 306:
0-8" LOAM TOPSOIL
8"-60" CLAY LOAM (MOTTLING AT 12")
60"-12' SILTY CLAY (WITH MOTTLING)
12'-17" SAND (FINE TO MED)
NOTES: SUITABLE FOR FULL CUTDOWN DRAIN BED.

SOIL BORING 307:
0-10" LOAM TOPSOIL
10"-72" CLAY LOAM (MOTTLING AT 12")
72"-14' SILTY CLAY (WITH MOTTLING)
14'-19' SAND (FINE TO MED)
NOTES: SUITABLE FOR FULL CUTDOWN DRAIN BED.

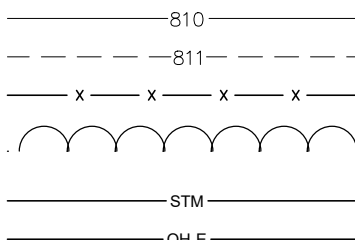
SOIL BORING 308:
0-10" LOAM TOPSOIL
10"-72" CLAY LOAM (MOTTLING AT 12")
72"-14' SILTY CLAY (WITH MOTTLING)
14'-19' SAND (FINE TO MED)
NOTES: SUITABLE FOR FULL CUTDOWN DRAIN BED.

SOIL BORING 309:
0-11" LOAM TOPSOIL
11"-3' CLAY LOAM (MOTTLING AT 12")
3'-13" SILTY CLAY (WITH MOTTLING)
13'-19" CLAY (WITH MOTTLING)
NOTES: NOT SUITABLE, NO UNDERLYING PERMEABLE SOIL

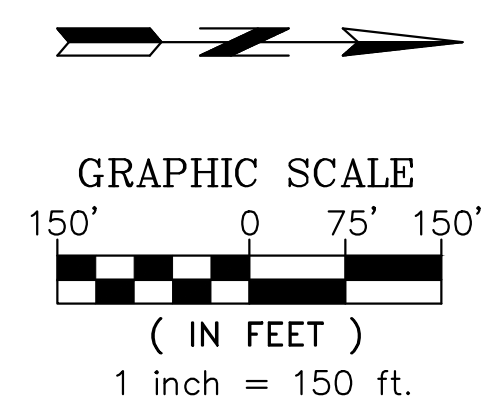
SOIL BORING 310:
0-10" LOAM TOPSOIL
10"-72" CLAY LOAM (MOTTLING AT 12")
72"-12' SILTY CLAY (WITH MOTTLING)
12'-17' SAND (FINE TO MED)
NOTES: SUITABLE FOR FULL CUTOUP DRAIN BED.

SOIL BORING 311:
0-8" LOAM TOPSOIL
8"-60" CLAY LOAM (MOTTLED AT 8")
60"-15' SILTY CLAY (WITH MOTTLED)
15"-19' SAND (FINE TO MED)
NOTES: SUITABLE FOR FULL CUTOFF DRAIN BED.

EXISTING LEGEND

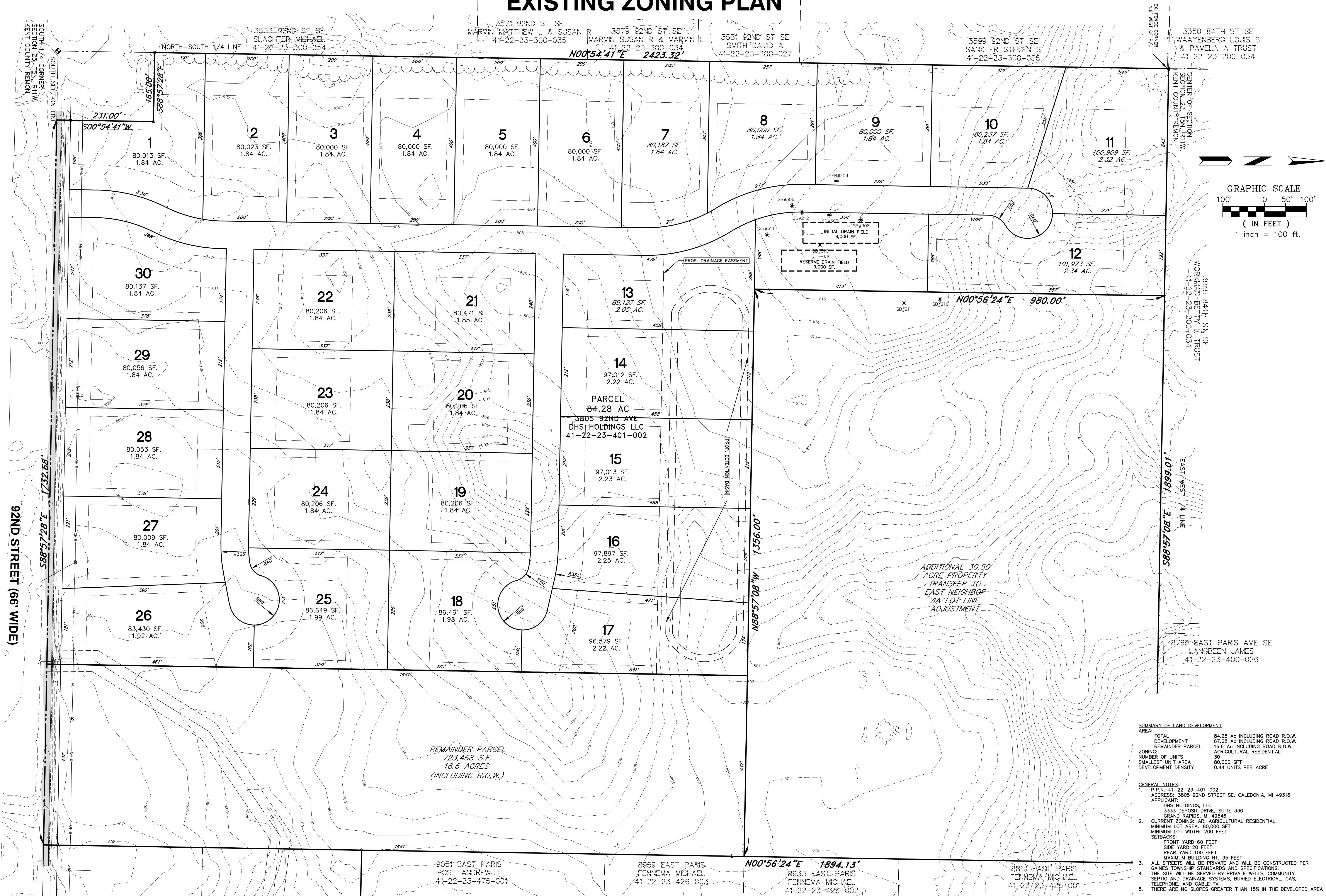
<u>SURVEY</u> ● SECTION CORNER ● PROPERTY IRON FOUND ○ PROPERTY IRON SET BM# BENCHMARK	<u>ELECTRIC</u> - Ø UTILITY POLE ■ UTILITY RISER/METER <u>STORM SEWER</u> ▷ FLARED END SECTION
	BITUMINOUS EXIST. BIT REMOVAL
	PROPERTY LINE CONTOUR LINE (MAJOR) CONTOUR LINE (MINOR) FENCE TREE LINE STORM SEWER OVERHEAD ELECTRIC

STATE OF MICHIGAN
PAUL D. HENDERSON
ENGINEER
No. 6201042805
LICENSED PROFESSIONAL ENGINEER



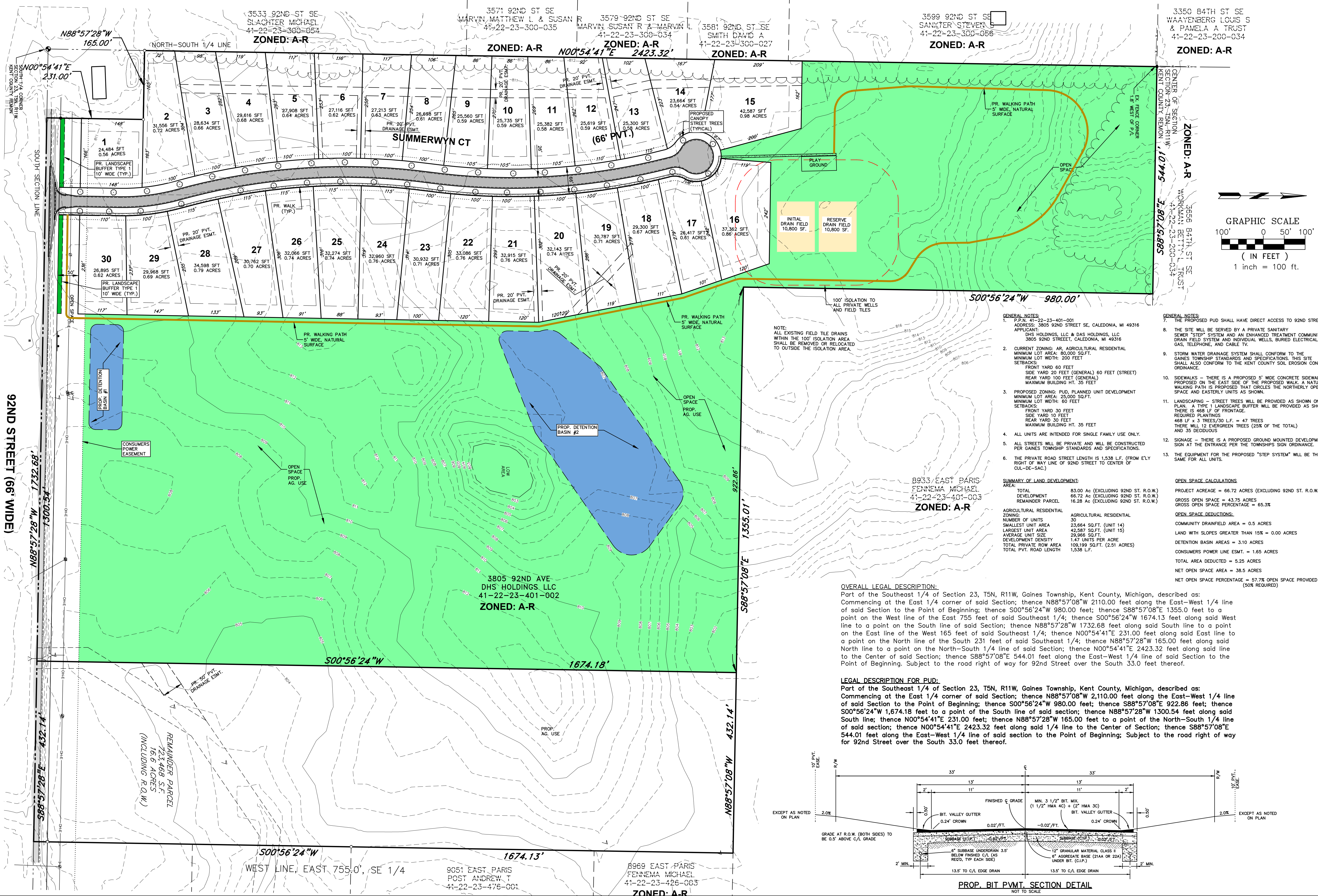
DHS HOLDINGS LLC 3333 DEPOSIT DRIVE NE, SUITE 330 GRAND RAPIDS, MI 49546 616-327-2615	EXISTING CONDITION & REMOVAL PLAN CALEDONIA MEADOWS SEC. 23, T5N, R11W GAINES TOWNSHIP, KENT COUNTY, MICHIGAN		5055 PLAINFIELD AVE. NE GRAND RAPIDS, MI 49525 TELE. (616) 361-7720 FAX. (616) 361-1622	Roostin & Associates SURVEYING AND ENGINEERING	SERVING THE NEEDS OF OUR CLIENTS SINCE 1987	APPROVED BY: PH	JAN. 18, 2024 – REV. PER TWP.
						DATE: MAY 23, 2023	JULY 22, 2024 – REV. PER TWP.
PROJECT NO. 220026	SHEET C-101	REVISIONS:	SEPT. 27, 2023 – REV. PER KCHD	OCT. 16, 2023 – REV. PER KCHD	NOV. 16, 2023 – FOR SUBMITTAL	SEPTEMBER 09, 2024 – REV. PER TWP.	

CALEDONIA MEADOWS EXISTING ZONING PLAN



CLIENT: DHS HOLDINGS LLC 3333 DEPOSIT DRIVE NE, SUITE 330 GRAND RAPIDS, MI 49546 616-327-2615	EXISTING ZONING PLAN CALEDONIA MEADOWS SEC. 23, T5N, R11W GAINES TOWNSHIP, KENT COUNTY, MICHIGAN	 Roosien & Associates SURVEYING AND ENGINEERING 5045 PLAINFIELD AVE. NE GRAND RAPIDS, MI 49525 TEL (616) 361-7220 FAX (616) 361-1822		DRAWN BY: CSN APPROVED BY: PGH DATE: MAY 23, 2023 REVISIONS: SEP. 27, 2023 – REV. PER KCHD OCT. 16, 2023 – REV. PER KCHD NOV. 16, 2023 – FOR SUBMITTAL	REVISIONS: JAN. 18, 2024 – REV. PER TWP. JULY 22, 2024 – REV. PER TWP. SEPTEMBER 09, 2024 – REV. PER TWP.
					PROJECT NO. 220026 SHEET C-102

CALEDONIA MEADOWS
OPEN SPACE PRESERVATION - SITE DEVELOPMENT PLAN



REVISIONS:
JAN. 18, 2024 - REV. PER TWP.
JULY 22, 2024 - REV. PER TWP.
SEPTEMBER 09, 2024 - REV. PER TWP.

DRAWN BY: CSN
DATE: MAY 23, 2023
REV. PER TWP.
OCT. 16, 2023 - REV. PER KOCH
NOV. 16, 2023 - FOR SUBMITTAL

SERVING THE NEEDS OF OUR
CLIENTS SINCE 1987

Roosman & Associates
SURVEYING AND ENGINEERING
3655 PLUMFIELD AVE. SE
GRAND RAPIDS, MI 49525
TEL: (616) 961-7222
FAX: (616) 961-1222

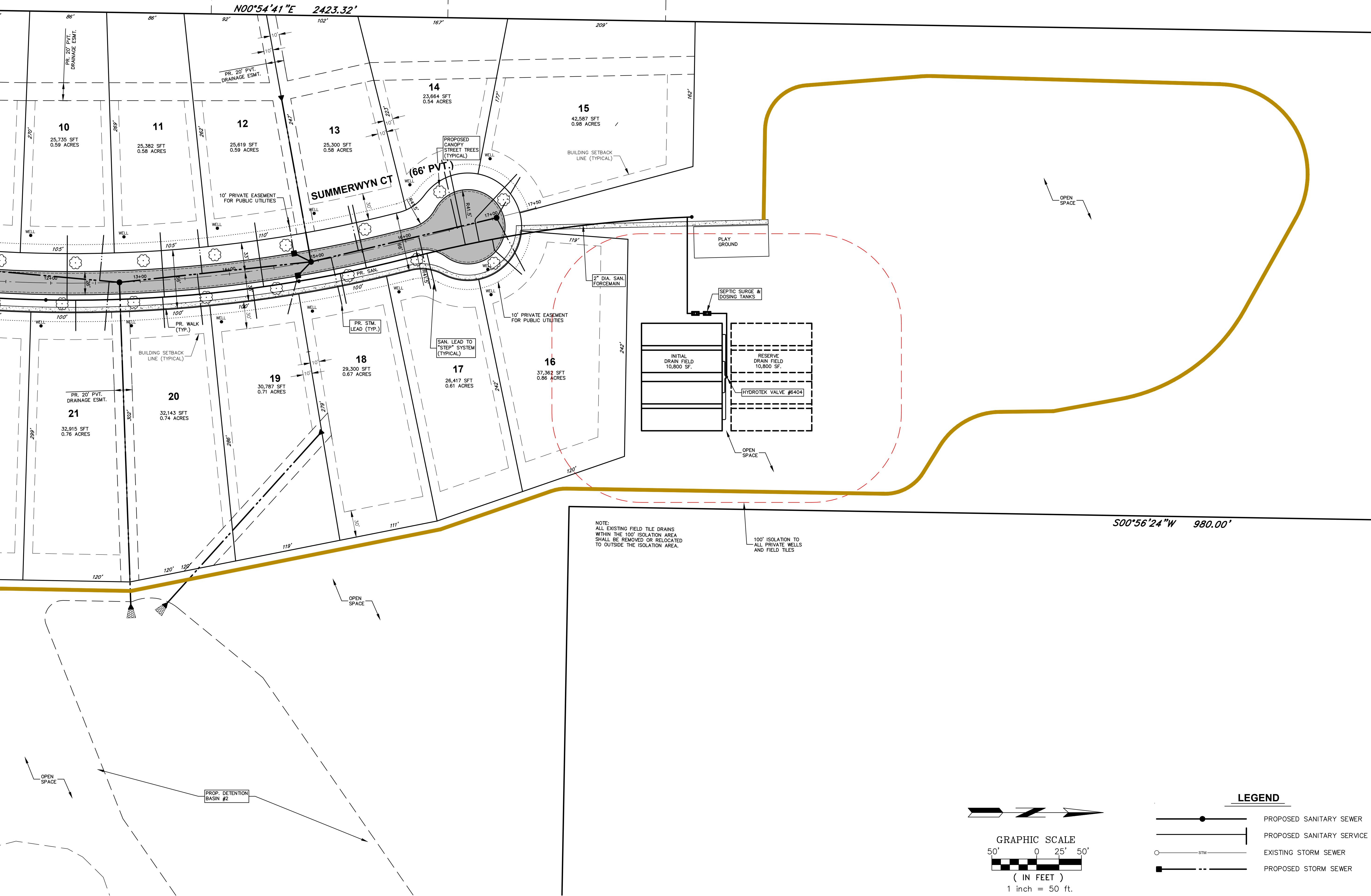
OVERALL SITE DEVELOPMENT PLAN
CALEDONIA MEADOWS
SEC. 23, T5N, R11W
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

CLIENT:
DHS HOLDINGS LLC
3333 DEPOSIT DRIVE NE, SUITE 330
GRAND RAPIDS, MI 49546
616-327-2615

PROJECT NO.
220026

SHEET
C-103

CALEDONIA MEADOWS
RESIDENTIAL PUD



CLIENT:
DHS HOLDINGS LLC
3333 DEPOSIT DRIVE NE, SUITE 330
GRAND RAPIDS, MI 49546
616-327-2615

PROJECT NO.
220026
SHEET
C-104

SITE LAYOUT AND UTILITY PLAN
CALEDONIA MEADOWS
SEC. 23, T5N, R11W
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

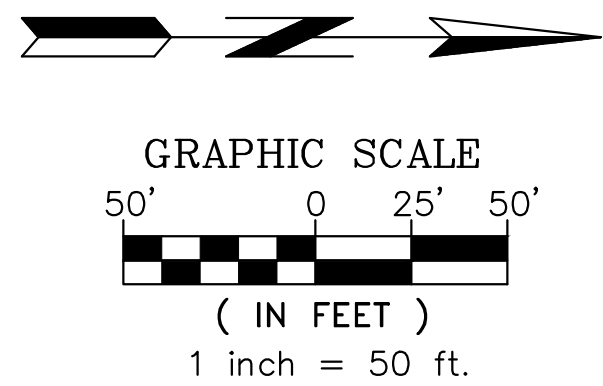
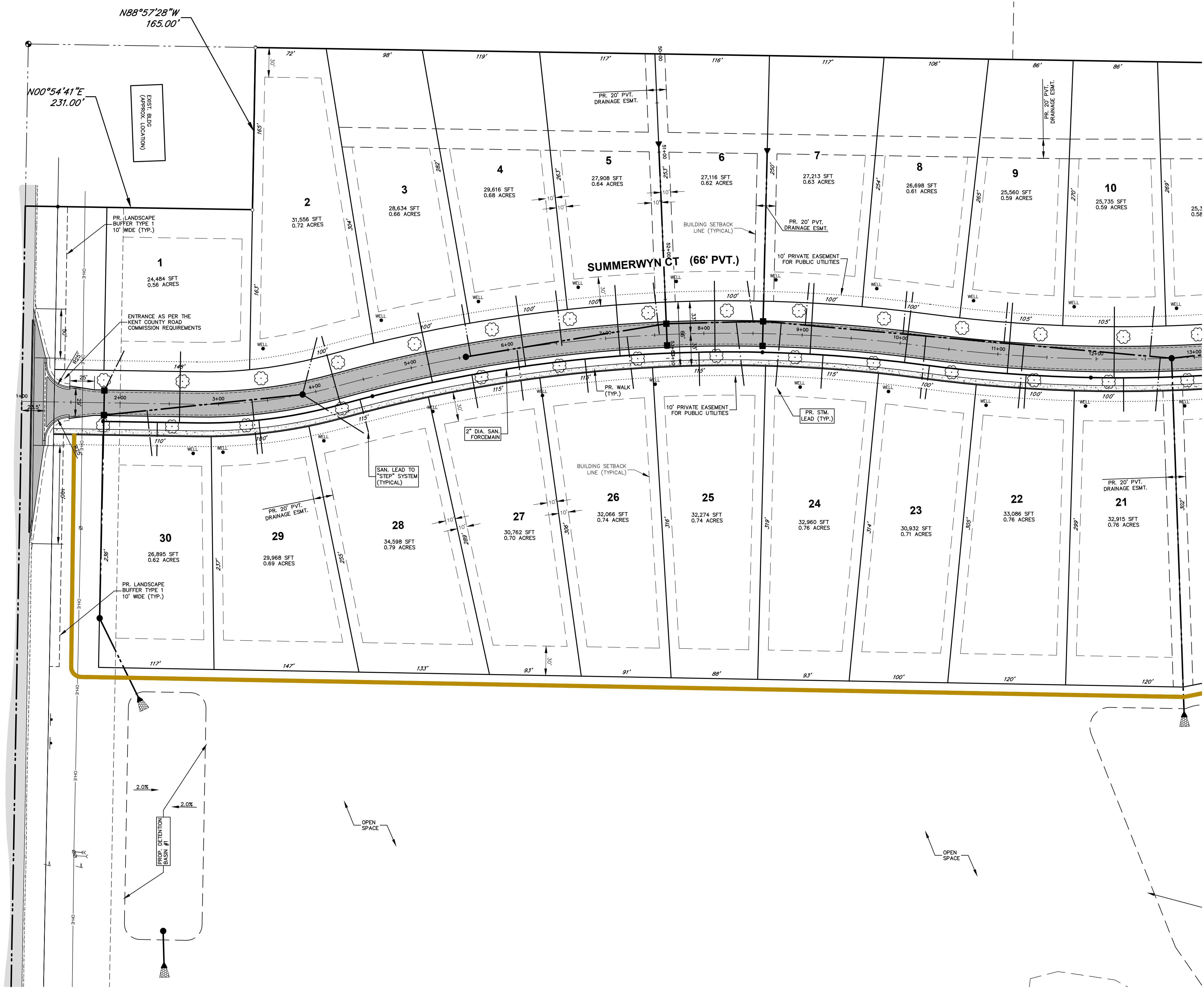
Roosin & Associates
SURVEYING AND ENGINEERING
2658 FARMFIELD AVE. SE
GRAND RAPIDS, MI 49525
TEL: (616) 361-7222
FAX: (616) 361-1222

SERVING THE NEEDS OF OUR
CLIENTS SINCE 1987

DRAWN BY: CSN
APPROVED BY: PCH
DATE: MAY 23, 2023

REVISIONS:
JAN. 18, 2024 - REV. PER TWP.
JULY 22, 2024 - REV. PER TWP.
SEPTEMBER 09, 2024 - REV. PER TWP.
SEPT. 27, 2023 - REV. PER KCHD
OCT. 16, 2023 - REV. PER KCHD
NOV. 16, 2023 - FOR SUBMITTAL

CALEDONIA MEADOWS
RESIDENTIAL PUD



LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

REVISIONS:

JAN. 18, 2024 - REV. PER TWP.

JULY 22, 2024 - REV. PER TWP.

SEPTEMBER 09, 2024 - REV. PER TWP.

DRAWN BY: CSN

APPROVED BY: PCH

DATE: MAY 23, 2023

REVISIONS:

SEPT. 27, 2023 - REV. PER KCHD

OCT. 16, 2023 - REV. PER KCHD

NOV. 16, 2023 - FOR SUBMITTAL

ROOSTER & ASSOCIATES

SURVEYING AND ENGINEERING

2655 PLUMFIELD AVE. SE

GRAND RAPIDS, MI 49505

TEL: (616) 361-7222

FAX: (616) 361-1222

SITE LAYOUT AND UTILITY PLAN

CALEDONIA MEADOWS

SEC. 23, T5N, R11W

GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

CLIENT:

DHS HOLDINGS LLC

3333 DEPOSIT DRIVE NE, SUITE 330

GRAND RAPIDS, MI 49546

616-327-2615

PROJECT NO.

220026

SHEET

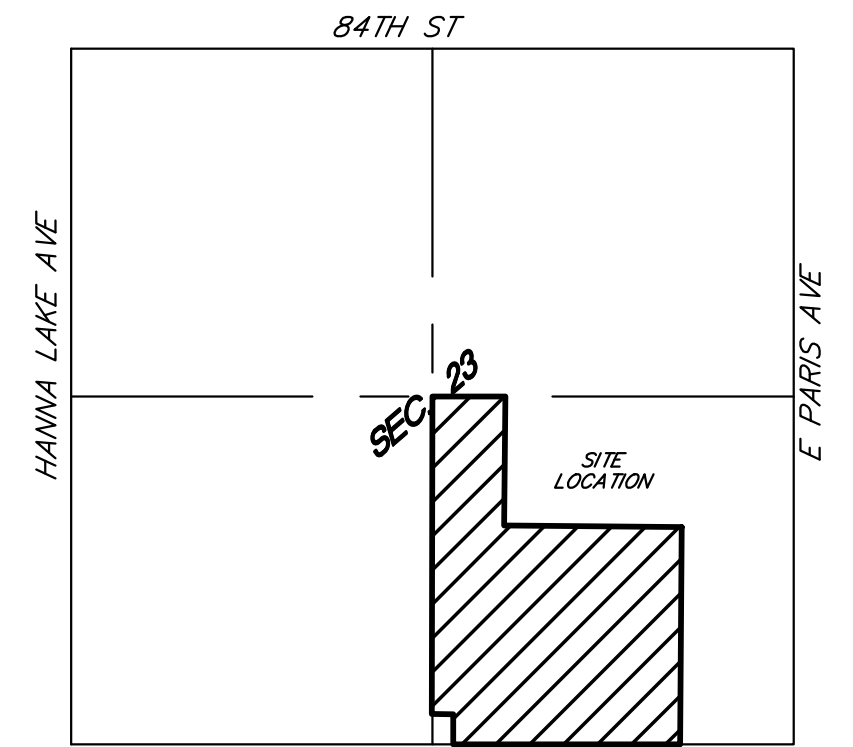
C-105



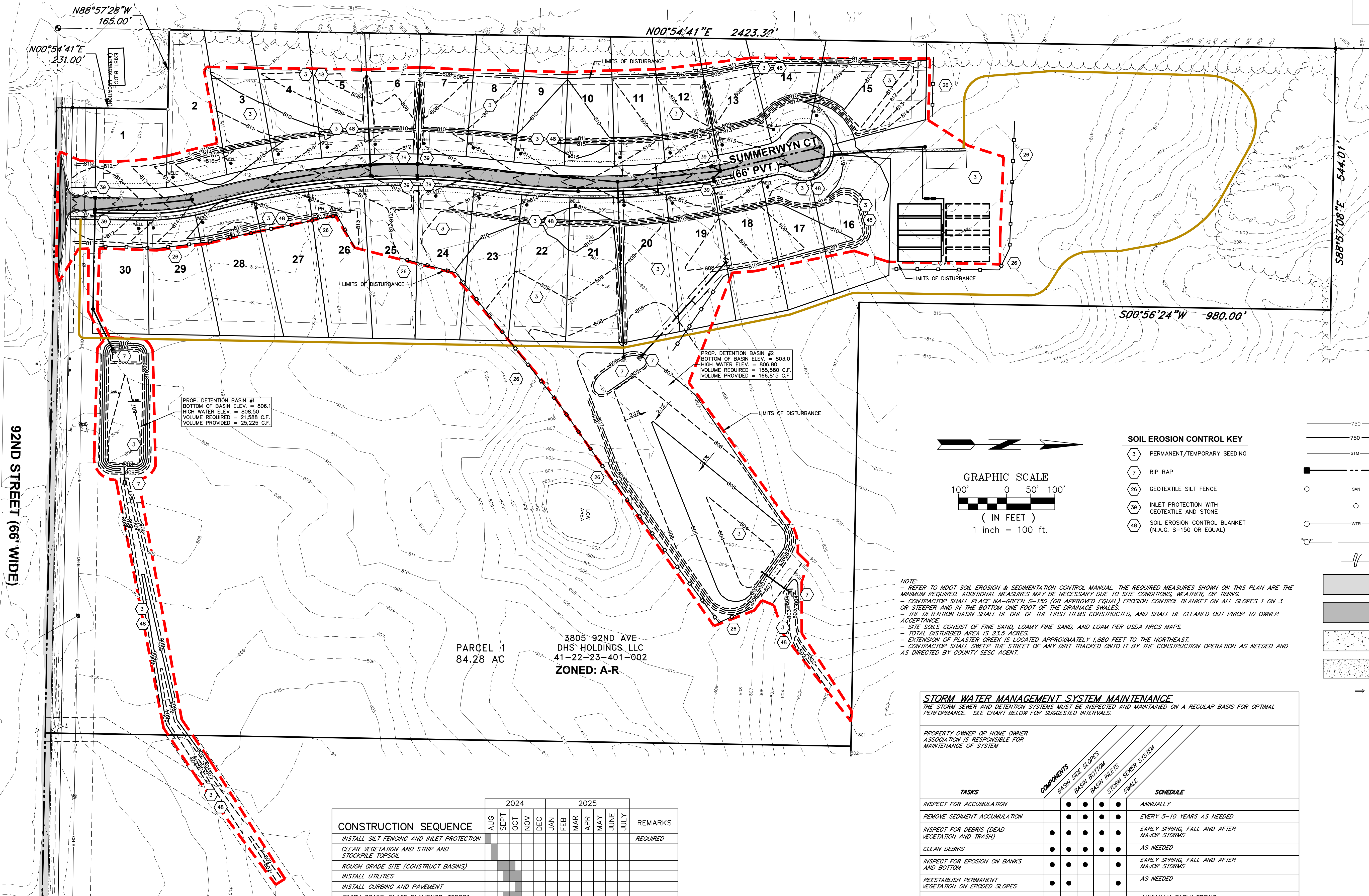
Know what's below.
Call before you dig.

CALEDONIA MEADOWS RESIDENTIAL PUD

ADDRESS: 3805 92ND STREET SE, CALEDONIA, MI 49316



LOCATION MAP
NOT TO SCALE

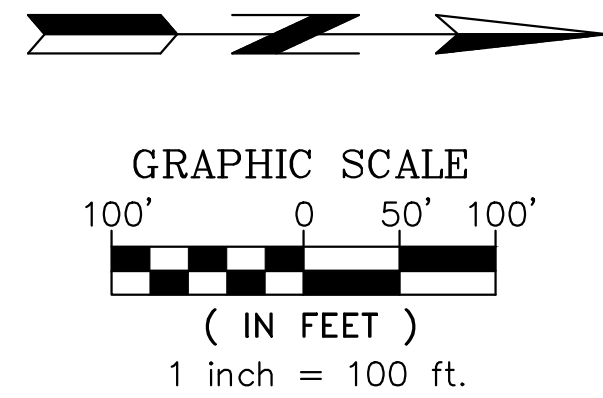


92ND STREET (66' WIDE)

PROP. DETENTION BASIN #1
BOTTOM OF BASIN ELEV. = 806.1
HIGH WATER ELEV. = 808.50
VOLUME REQUIRED = 21,588 C.F.
VOLUME PROVIDED = 25,225 C.F.

PROP. DETENTION BASIN #2
BOTTOM OF BASIN ELEV. = 803.0
HIGH WATER ELEV. = 806.80
VOLUME REQUIRED = 155,580 C.F.
VOLUME PROVIDED = 166,815 C.F.

PARCEL 1
84.28 AC
3805 92ND AVE
DHS HOLDINGS LLC
41-22-23-401-002
ZONED: A-R



NOTE:
- REFER TO MDOT SOIL EROSION & SEDIMENTATION CONTROL MANUAL. THE REQUIRED MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE NECESSARY DUE TO SITE CONDITIONS, WEATHER, OR TIMING.
- CONTRACTOR SHALL PLACE NA-GREEN S-150 (OR APPROVED EQUAL) EROSION CONTROL BLANKET ON ALL SLOPES 1 ON 3 OR STEEPER AND IN THE BOTTOM ONE FOOT OF THE DRAINAGE SWALES.
- THE DETENTION BASIN SHALL BE ONE OF THE FIRST ITEMS CONSTRUCTED, AND SHALL BE CLEANED OUT PRIOR TO OWNER ACCEPTANCE.
- SITE SOILS CONSIST OF FINE SAND, LOAMY FINE SAND, AND LOAM PER USDA NRCS MAPS.
- TOTAL DISTURBED AREA IS 23.5 ACRES.
- EXTENSION OF PLASTER CREEK IS LOCATED APPROXIMATELY 1,880 FEET TO THE NORTHEAST.
- CONTRACTOR SHALL SWEEP THE STREET OF ANY DIRT TRACKED ONTO IT BY THE CONSTRUCTION OPERATION AS NEEDED AND AS DIRECTED BY COUNTY SESC AGENT.

LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- SURFACE DRAINAGE
- EXISTING BIT. PAVEMENT
- PROPOSED BIT PAVEMENT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- DIRECTION OF FLOW

SOIL EROSION CONTROL KEY

- PERMANENT/TEMPORARY SEEDING
- RIP RAP
- GEOTEXTILE SILT FENCE
- INLET PROTECTION WITH GEOTEXTILE AND STONE
- SOIL EROSION CONTROL BLANKET (N.A.G. S-150 OR EQUAL)

STORM WATER MANAGEMENT SYSTEM MAINTENANCE

THE STORM SEWER AND DETENTION SYSTEMS MUST BE INSPECTED AND MAINTAINED ON A REGULAR BASIS FOR OPTIMAL PERFORMANCE. SEE CHART BELOW FOR SUGGESTED INTERVALS.

TASKS	COMPONENTS				SCHEDULE
	BASIN SIDE SLOPES	BASIN BOTTOM	BASIN INLETS	STORM SEWER SYSTEM	
INSPECT FOR ACCUMULATION	•	•	•	•	ANNUALLY
REMOVE SEDIMENT ACCUMULATION	•	•	•	•	EVERY 5-10 YEARS AS NEEDED
INSPECT FOR DEBRIS (DEAD VEGETATION AND TRASH)	•	•	•	•	EARLY SPRING, FALL AND AFTER MAJOR STORMS
CLEAN DEBRIS	•	•	•	•	AS NEEDED
INSPECT FOR EROSION ON BANKS AND BOTTOM	•	•	•	•	EARLY SPRING, FALL AND AFTER MAJOR STORMS
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES	•	•	•	•	AS NEEDED
RAKE OUT DEAD VEGETATION	•	•	•	•	ANNUALLY-EARLY SPRING
REPLACE STONE RIP-RAP	•	•	•	•	AS NEEDED
MOWING	•	•	•	•	AS NEEDED (MIN. ANNUALLY)

CONSTRUCTION SEQUENCE	2024				2025				REMARKS
	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	
INSTALL SILT FENCING AND INLET PROTECTION									REQUIRED
CLEAR VEGETATION AND STRIP AND STOCKPILE TOPSOIL									
ROUGH GRADE SITE (CONSTRUCT BASINS)									
INSTALL UTILITIES									
INSTALL CURBING AND PAVEMENT									
FINISH GRADE, PLACE PLANTINGS, TOPSOIL AND SEED, AND MULCH BLANKETS									
CLEAN PAVEMENTS AND STORM SEWER									
REMOVE TEMPORARY EROSION CONTROL									

REVISIONS:

JAN. 18, 2024	- REV. PER TWP.
JULY 22, 2024	- REV. PER TWP.
SEPTEMBER 09, 2024	- REV. PER TWP.

DRAWN BY: CSN

APPROVED BY: RGH

DATE: MAY 23, 2023

REVISIONS:

SEPT. 27, 2023	- REV. PER KCHD
OCT. 16, 2023	- REV. PER KCHD
NOV. 16, 2023	- FOR SUBMITTAL

SERVING THE NEEDS OF OUR CLIENTS SINCE 1987

Roostin & Associates

SURVEYING AND ENGINEERING

3650 PLAINFIELD AVE. SE

GRAND RAPIDS, MI 49525

TEL: (616) 964-7222

FAX: (616) 961-1222

SITE GRADING AND SESC PLAN

CALEDONIA MEADOWS

SEC. 23, T5N, R11W

GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

CLIENT:

DHS HOLDINGS LLC

3333 DEPOSIT DRIVE NE, SUITE 330

GRAND RAPIDS, MI 49546

616-327-2615

PROJECT NO.

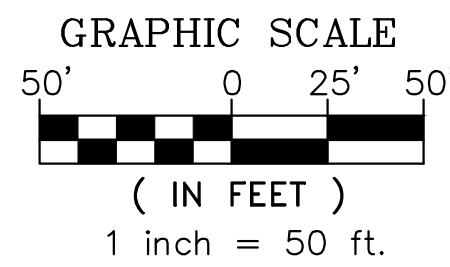
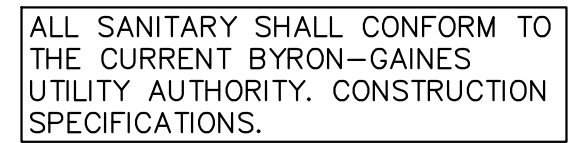
220026

SHEET

C-106

ZONED: A-R

1" CURB STOP AND BOX	20 EA.
-------------------------	--------



SCALE: 1"=50' HORZ. 1"=5' VERT.

STREET IMPROVEMENT PLAN
CALEDONIA MEADOWS
SEC. 23, T5N, R11W
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

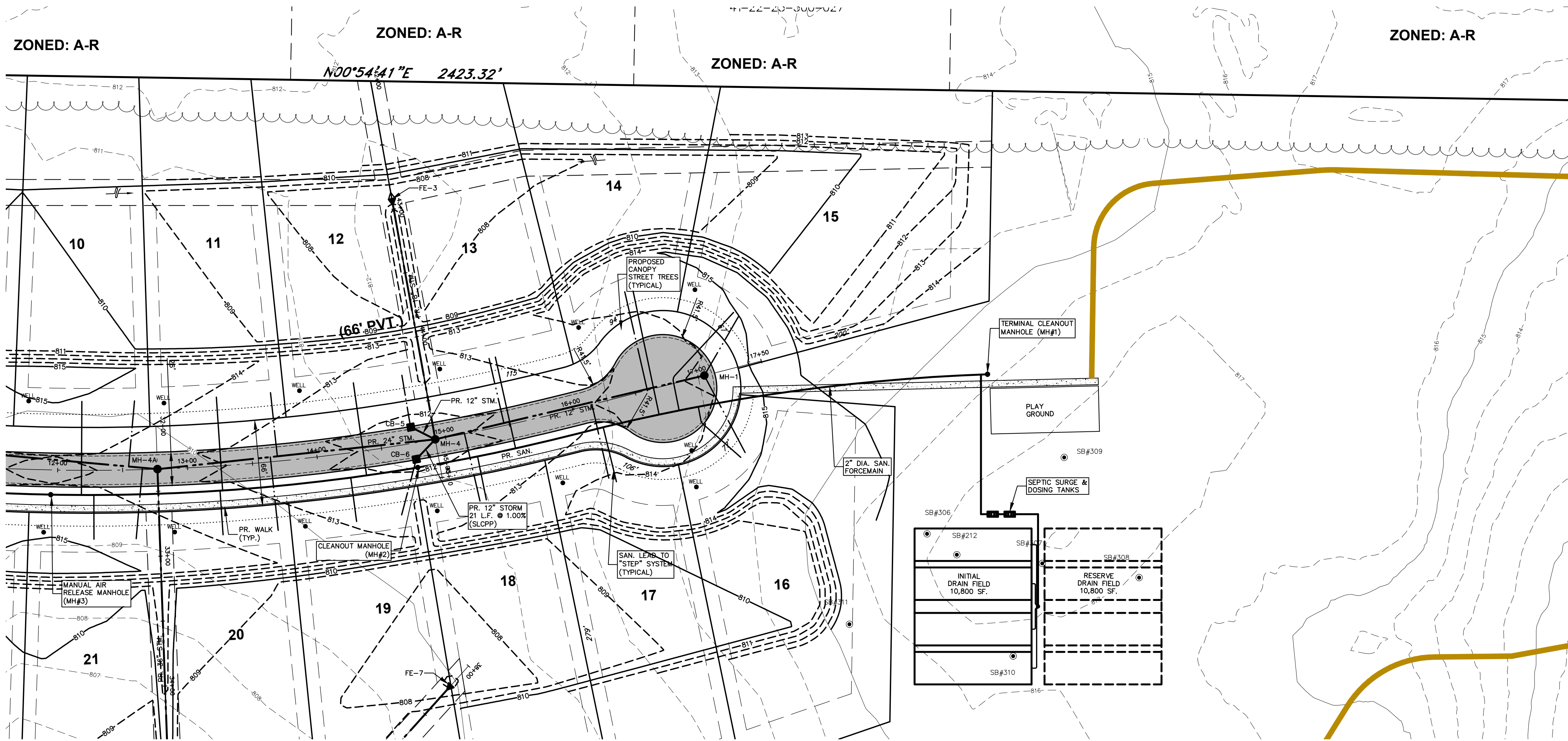
CLIENT: DHS HOLDINGS LLC
3333 DEPOSIT DRIVE NE, SUITE 330
GRAND RAPIDS, MI 49546
616-327-2615

PROJECT NO.
220026

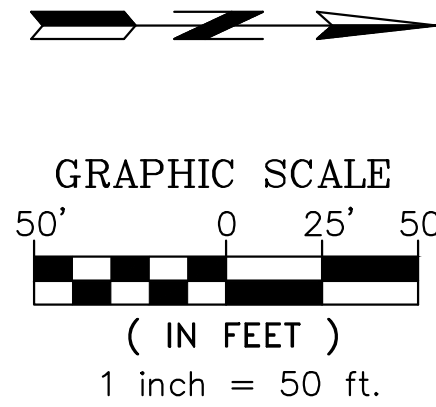
SHEET
C-201

CALEDONIA MEADOWS
RESIDENTIAL SITE PUD

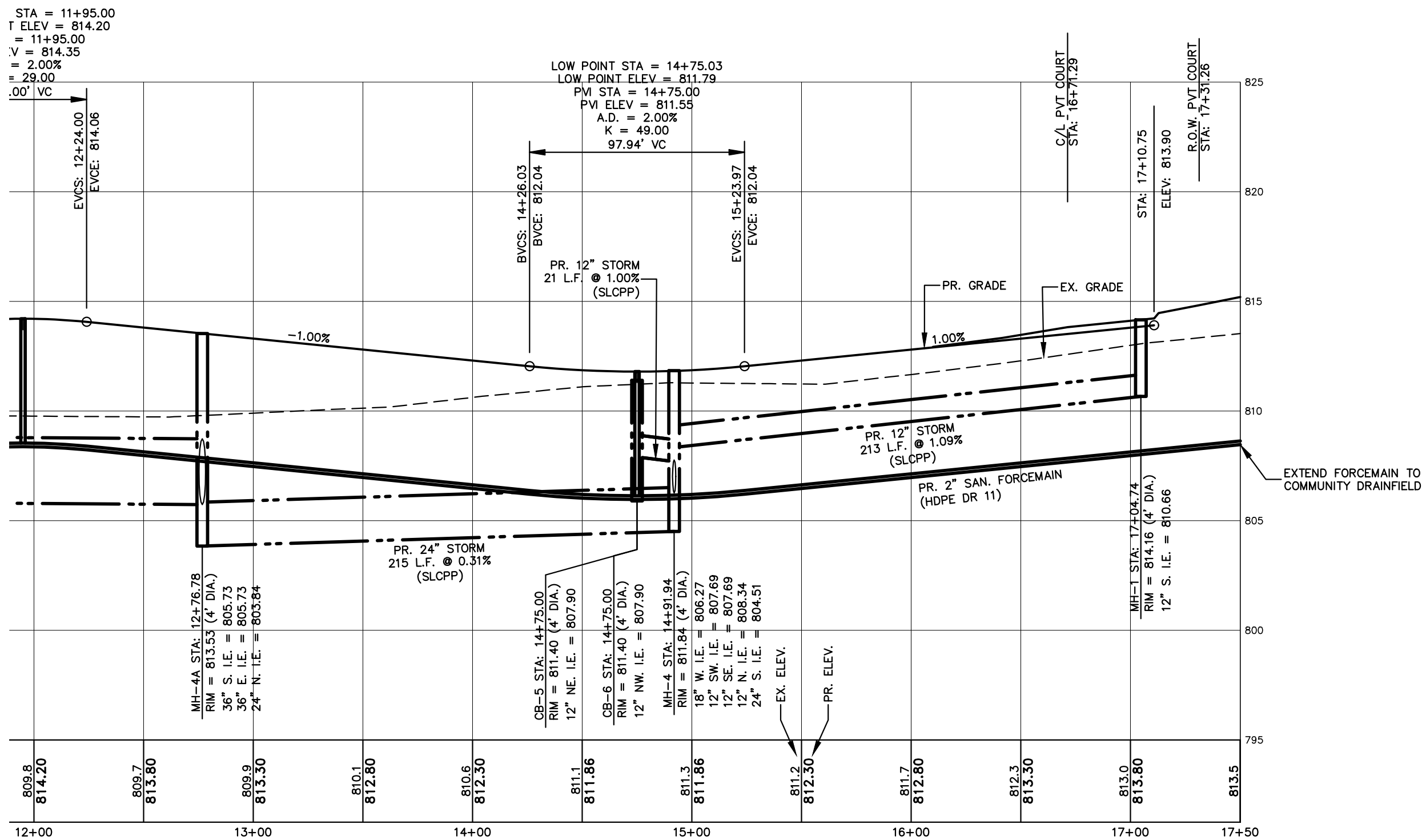
TOTALS THIS SHEET:	
1" SANITARY SEWER LATERAL (PVC)	712 L.F.
1" CURB STOP AND BOX	12 EA.



ALL SANITARY SHALL CONFORM TO
THE CURRENT BYRON-GAINES
UTILITY AUTHORITY. CONSTRUCTION
SPECIFICATIONS.



- LEGEND
- 780 EXISTING MAJOR CONTOUR
 - 781 EXISTING MINOR CONTOUR
 - PROPOSED BIT. PAVEMENT
 - PROPOSED CONC.
 - PROPOSED STORM SEWER



SUMMERWYN COURT (66' PRIVATE)

SCALE: 1"=50' HORIZ. 1"=5' VERT.

REVISIONS:
JAN. 18, 2024 - REV. PER TWP.
JULY 22, 2024 - REV. PER TWP.
SEPTEMBER 09, 2024 - REV. PER TWP.

REVISIONS:
SEPT. 27, 2023 - REV. PER KCHD
OCT. 16, 2023 - REV. PER KCHD
NOV. 16, 2023 - FOR SUBMITTAL

DRAWN BY: CSN
APPROVED BY: RGH
DATE: MAY 23, 2023

Roostin & Associates
SURVEYING AND ENGINEERING
3450 PLUMFIELD AVE. SE
GRAND RAPIDS, MI 49525
TEL: (616) 961-7222
FAX: (616) 961-1222

STREET IMPROVEMENT PLAN
CALEDONIA MEADOWS

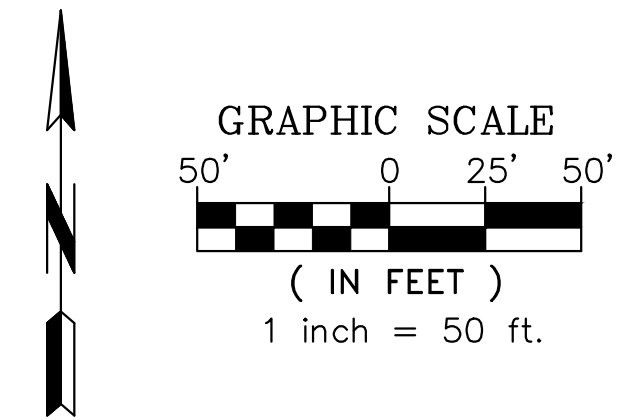
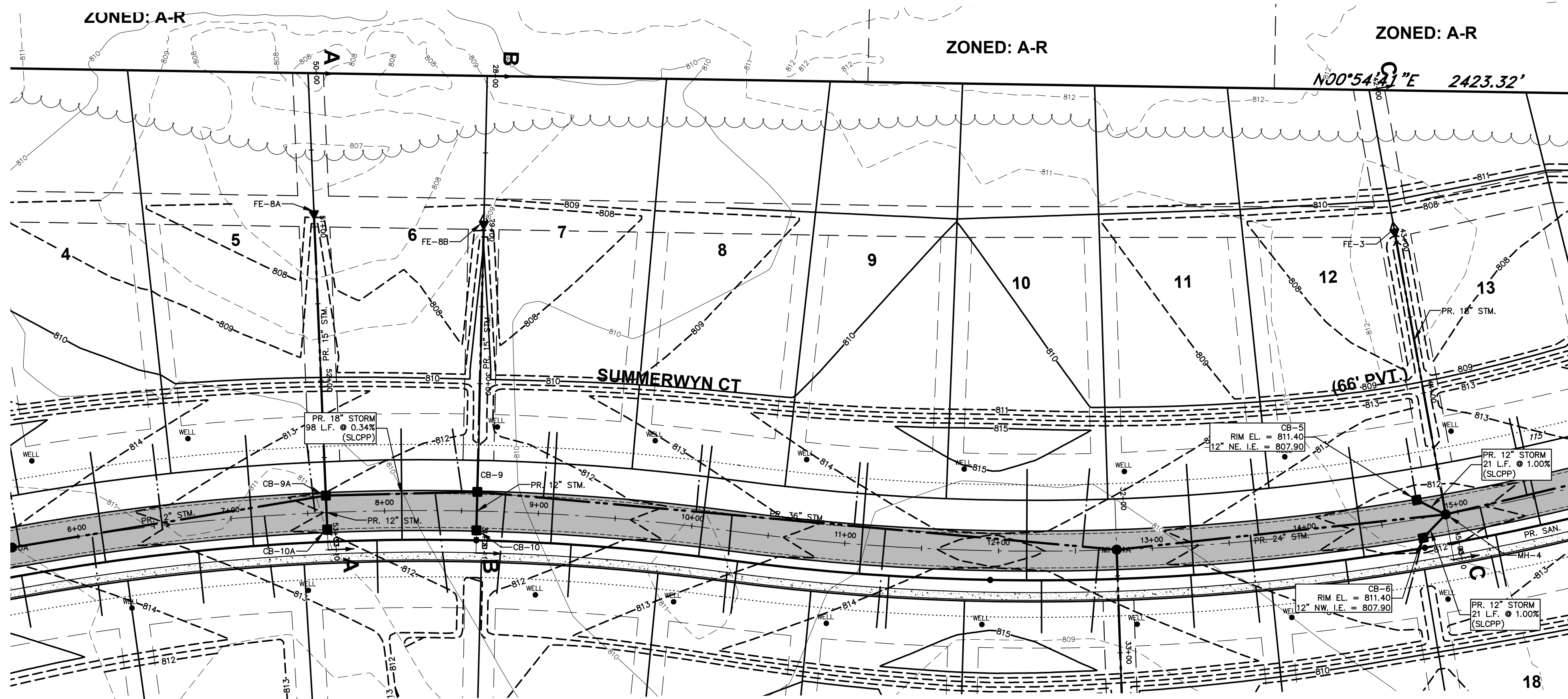
SEC. 23, T5N, R11W
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

CLIENT:
DHS HOLDINGS LLC
3333 DEPOSIT DRIVE NE, SUITE 330
GRAND RAPIDS, MI 49546
616-327-2615

PROJECT NO.
220026

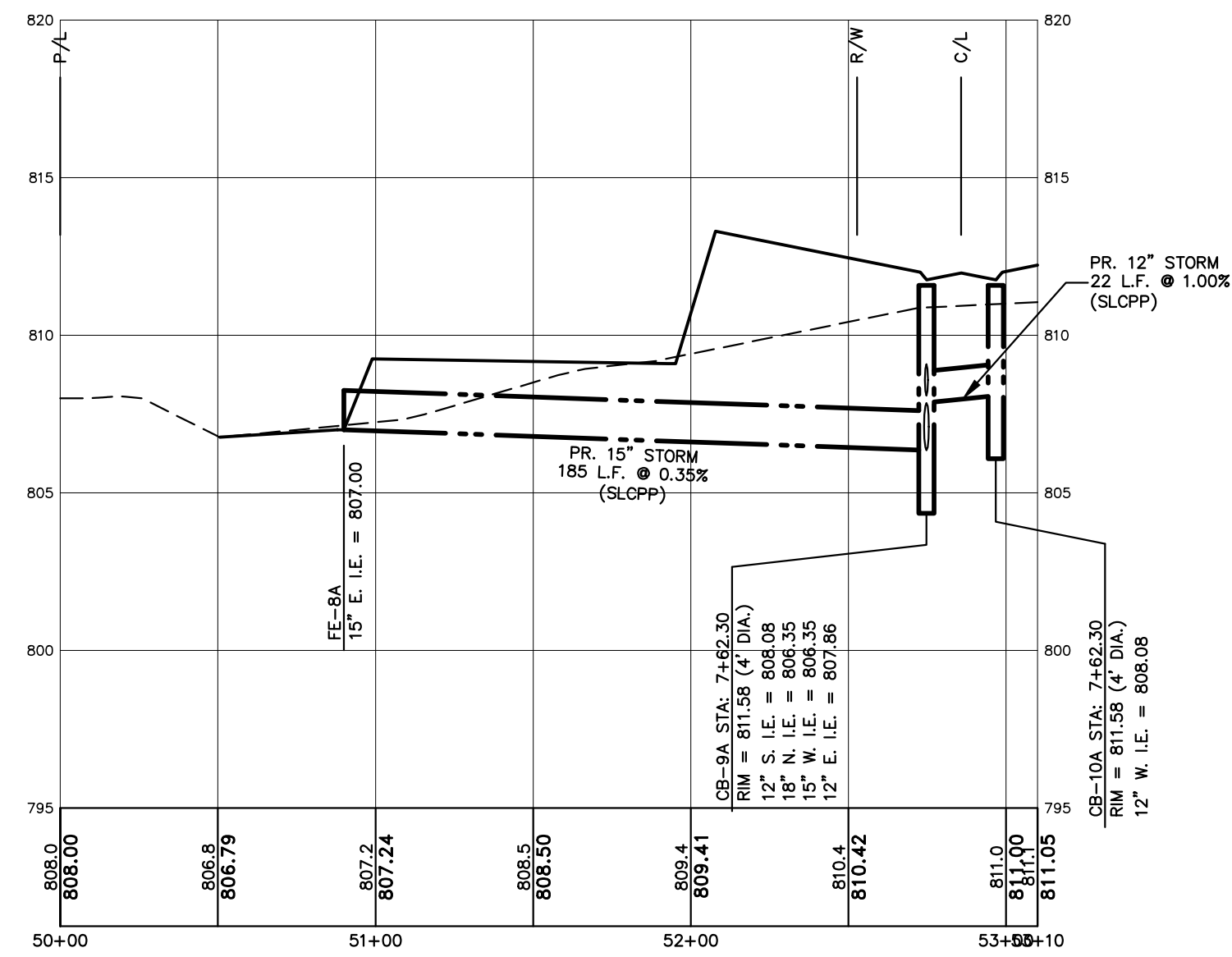
SHEET
C-202

CALEDONIA MEADOWS RESIDENTIAL SITE PUD



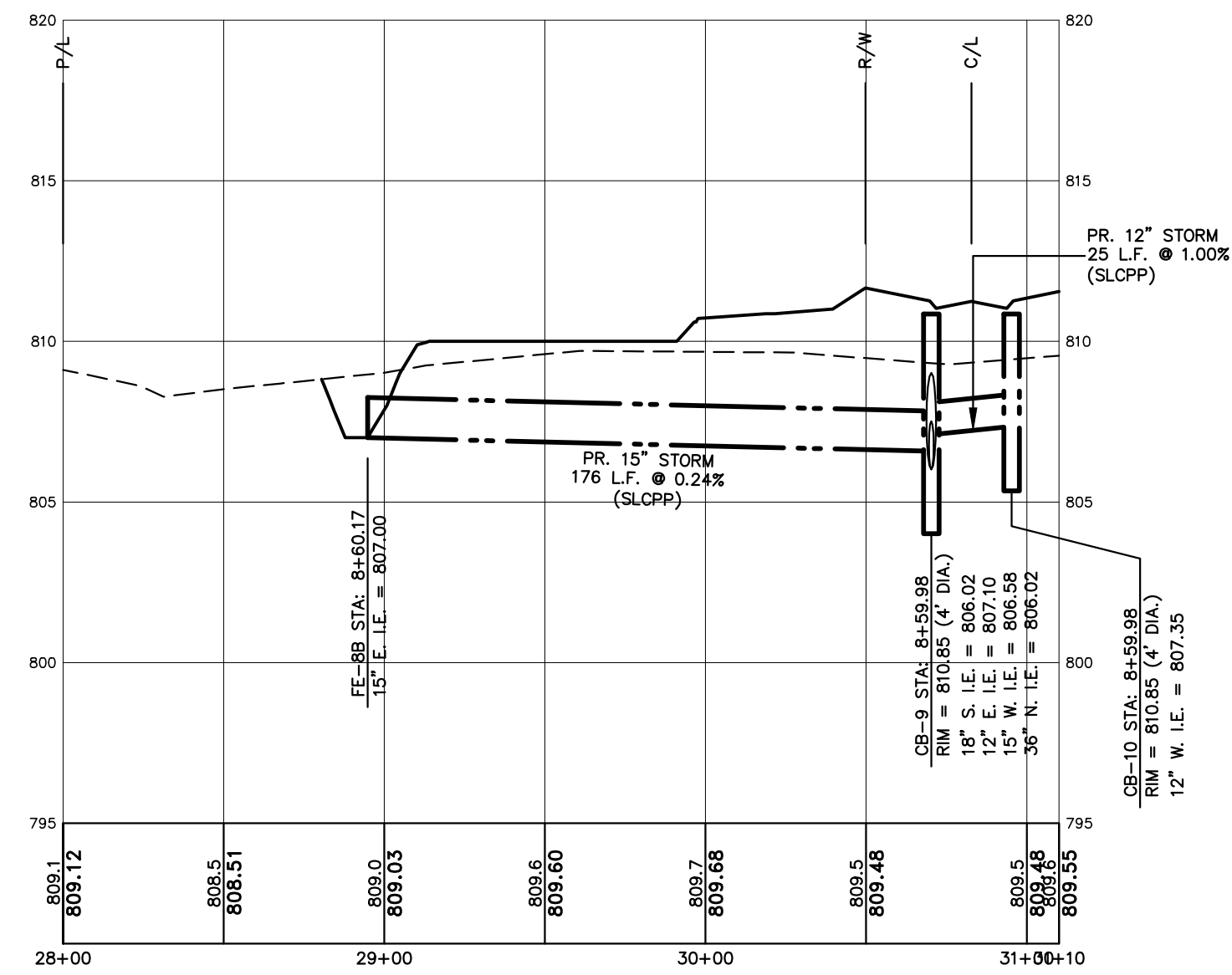
LEGEND

-



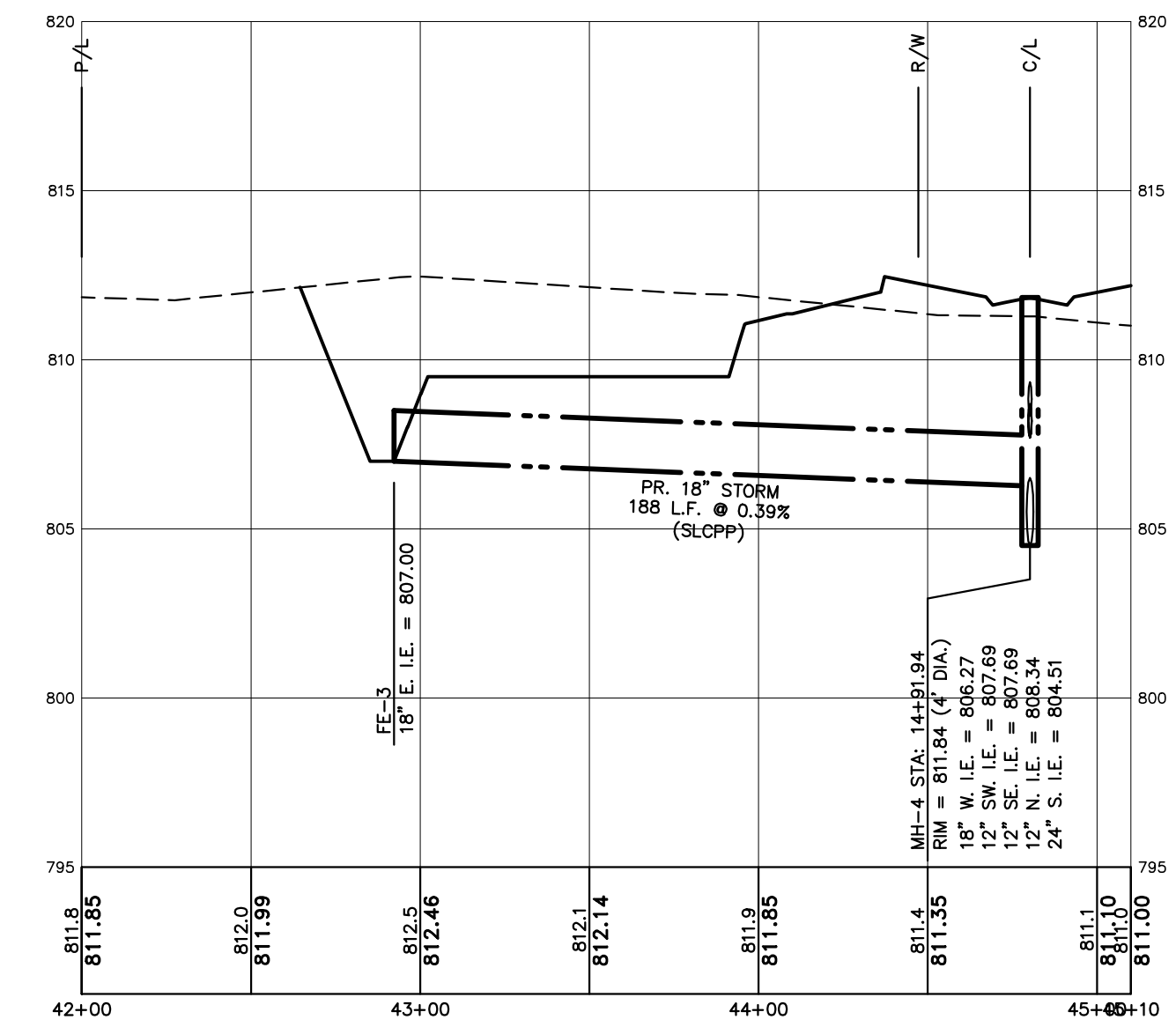
SECTION A-A

SCALE: 1"=50' HORIZ. 1"=5' VERT.



SECTION B-E

SCALE: 1"=50' HORIZ. 1"=5' VERT.



SECTION C-C

SCALE: 1"=50' HORZ. 1"=5' VERT

JAN. 18, 2024 – REV. PER TWP.
JULY 22, 2024 – REV. PER TWP.
SEPTEMBER 09, 2024 – REV. PER TWP.

APPROVED BY: PGH
DATE: MAY 23, 2023
REVISIONS:
SEPT. 27, 2023 – REV. PER KCHD
OCT. 16, 2023 – REV. PER KCHD
NOV. 16, 2023 – FOR SUBMITTAL

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Roosien & Associates
SURVEYING AND ENGINEERING

5055 PLAINFIELD AVE. NE
GRAND RAPIDS, MI 49525

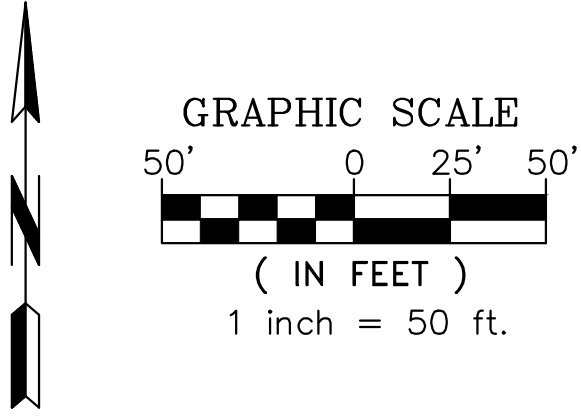
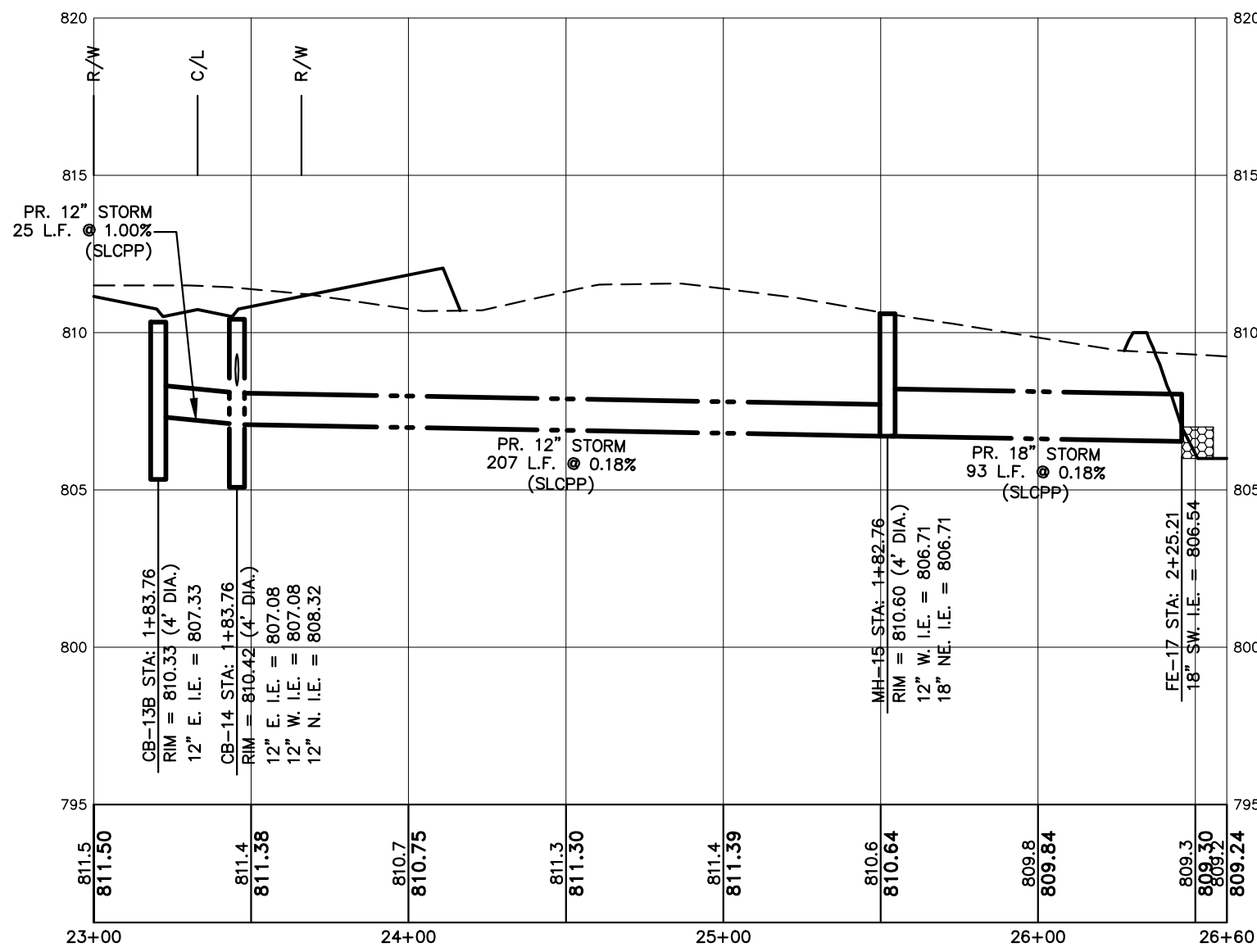
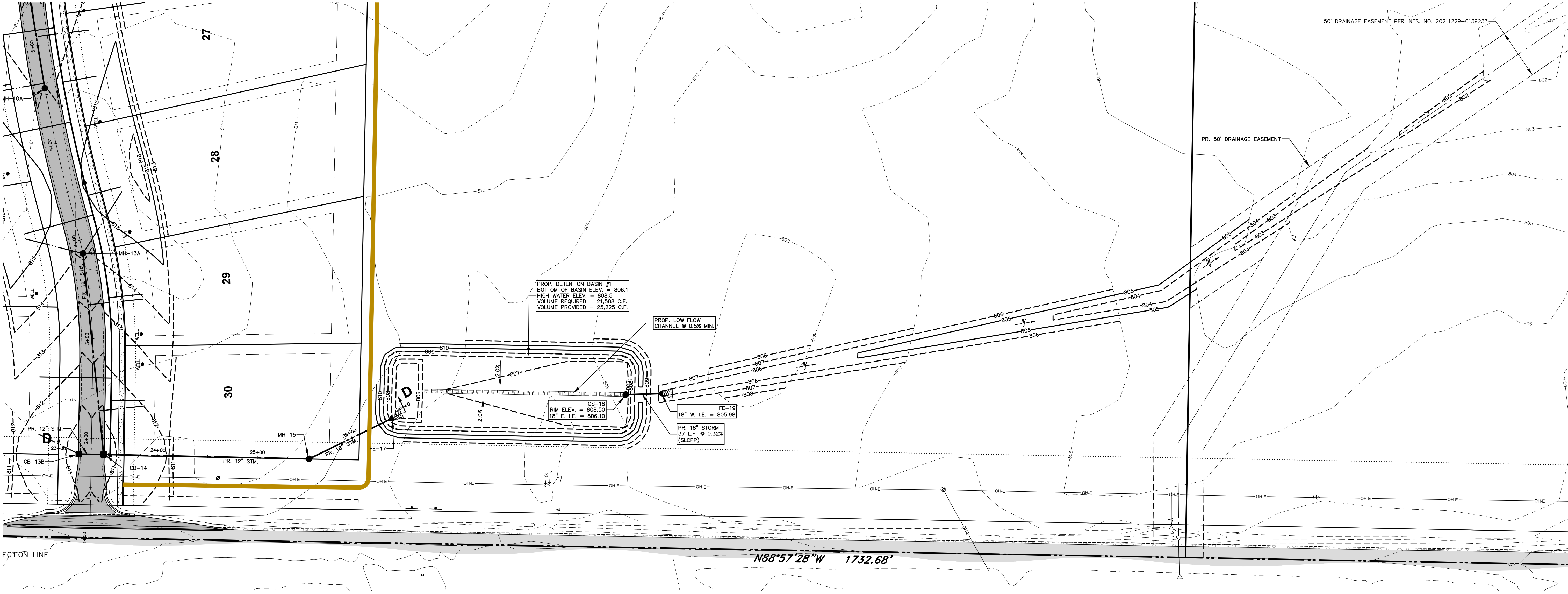
TELE. (616) 361-7220
FAX (616) 361-1822

STORM SEWER PROFILE
CALEDONIA MEADOWS
SEC. 23, T5N, R11W
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

DHS HOLDINGS LLC
3333 DEPOSIT DRIVE NE, SUITE 330
GRAND RAPIDS, MI 49546
616-327-2615

PROJECT NO. 220026
SHEET C-203

CALEDONIA MEADOWS
RESIDENTIAL SITE PUD



- LEGEND
- 780 — EXISTING MAJOR CONTOUR
 - 781 — EXISTING MINOR CONTOUR
 - PROPOSED BIT. PAVEMENT
 - PROPOSED CONC.
 - PROPOSED STORM SEWER

REVISIONS:

JAN. 18, 2024 – REV. PER TWP.

JULY 22, 2024 – REV. PER TWP.

SEPTEMBER 09, 2024 – REV. PER TWP.

DRAWN BY: CSN

APPROVED BY: RGH

DATE: MAY 23, 2023

REVISIONS:

SEPT. 27, 2023 – REV. PER KCHD

OCT. 16, 2023 – REV. PER KCHD

NOV. 16, 2023 – FOR SUBMITTAL

Roostin & Associates

SURVEYING AND ENGINEERING

3658 PLAINFIELD AVE. NE

GRAND RAPIDS, MI 49525

TEL: (616) 361-7222

FAX: (616) 361-1222

STORM SEWER PROFILE

CALEDONIA MEADOWS

SEC. 23, T5N, R11W

GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

CLIENT:

DHS HOLDINGS LLC

3333 DEPOSIT DRIVE NE, SUITE 330

GRAND RAPIDS, MI 49546

616-327-2615

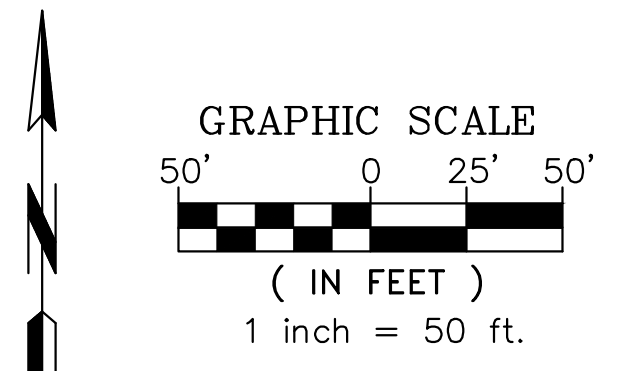
PROJECT NO.

220026

SHEET

C-204

Site plan showing proposed detention basin #2 and stormwater management system. The plan includes a proposed low flow channel (0.5% min. slope) and a proposed detention basin #2. The basin has a bottom elevation of 803.00, high water elevation of 806.80, and a volume provided of 166,815 C.F. The plan also shows existing features like a 36-inch stormwater pipe (0.36% slope) and a 36-inch water line (0.5% slope). The site is located on a parcel owned by DHS Holdings LLC, 3805 92nd Ave, 41-22-23-401-002, Parcel 1, 84.28 AC. The plan is dated 11/1/2023 and is a preliminary plan (Preliminary Plan).



- ### LEGEND
- | | |
|---|------------------------|
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | PROPOSED BIT. PAVEMENT |
|  | PROPOSED CONC. |
|  | PROPOSED STORM SEWER |

STORM SEWER PROFILE
CALEDONIA MEADOWS
SEC. 23, T5N, R11W
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

CLIENT:
DHS HOLDINGS LLC
3333 DEPOSIT DRIVE NE, SUITE 330
GRAND RAPIDS, MI 49546
616-327-2615

PROJECT NO. 220026
SHEET C-205

Roosten & Associates
SURVEYING AND ENGINEERING

5055 PLAINFIELD AVE. NE
GRAND RAPIDS, MI 49525

TEL: (616) 361-7271
FAX (616) 361-1818

*SERVING THE NEEDS OF OUR
CLIENTS SINCE 1987*

REVISED BY: CSN	DATE: MAY 23, 2023
APPROVED BY: POH	REVISIONS:
DRAWN BY: CSN	SEPT. 27, 2023 – REV. PER KCHD
	OCT. 16, 2023 – REV. PER KCHD
	NOV. 16, 2023 – FOR SUBMITTAL

REVISIONS:
 JAN. 18, 2024 – REV. PER TWP.
 JULY 22, 2024 – REV. PER TWP.
 SEPTEMBER 09, 2024 – REV. PER TWP.



Vriesman
& Korhorn

October 16, 2024
1199

Via Email: dan.wells@gainestownship.org

Dan Wells, Community Development Director
Gaines Charter Township
8555 Kalamazoo Ave SE
Caledonia, MI 49316

RE: Caledonia Meadows Preliminary PUD Site Condominium – Site Plan Review

Dear Dan:

We have reviewed the preliminary PUD site plan for Caledonia Meadows PUD Site Condominium that we received on August 26, 2023. We provide the following comments for the consideration of the Planning Commission and the Applicant:

1. The Developer is proposing to serve the proposed development with a community septic system. Our understanding of how this community septic system would work is that each individual homesite would have a septic tank installed on their property. The effluent from each septic tank would then be pumped by a grinder pump into a small diameter forcemain. The small diameter forcemain(s) would then discharge into an equalization tank or dosing tank. The wastewater would then be pumped from this tank into a community drain field. We have reservations recommending that the Township approve the development based on the information that has been submitted. The plans dated July 22, 2024 provide very little detail on how this system would be designed and constructed. Information has not been provided regarding the long-term operation and maintenance of the system. We recommend that the Applicant provide additional information and details regarding all parts of the community septic system for review by the Planning Commission and the Township Engineer. We recommend that soil boring information be included with future submittals.
2. We have concerns with how the proposed design flows of the community septic system (STEP system) are being determined for the basis of design. Given that the development consists of larger than average lots for single family homes, we find a value of 3 or more people per unit to be a realistic and accurate estimate of the population. In previous correspondence with EGLE, it was stated that a peaking factor of 1.3 should be used for a system of this size. In our opinion, a daily flow for a development of this size would be around a minimum of 9,000 gpd, which would correspond to a peak flow of approximately 11,700 gpd at peak hours.

3. We recommend that if a STEP system is approved for the community wastewater disposal system that all of the homesites be required to use the same equipment for ease of long-term maintenance. The equipment proposed to be used for this development shall be submitted to the Township for review prior to final approval of the development.
4. We recommend that the approval of the proposed development and the proposed community wastewater disposal system be contingent upon the review and approval of the long-term maintenance agreement by the Township's Attorney.
5. We recommend that a special assessment district be established at this time for the Township to be able to recover future expenses associated with the maintenance, operation, repair, and/or replacement of the community wastewater disposal system.
6. Individual wells are proposed to serve each site condominium unit in this development and a permit shall be acquired from the Kent County Health Department for the installation of each well.
7. A private street is proposed which requires the review and approval of the Township Engineer and the Fire Department. The Kent County Road Commission will need to review and approve of the private street connection to the public road system.
8. We recommend that the Planning Commission require sidewalks on both sides of the proposed private street to provide a walkable neighborhood and to meet the requirements of the Township's sidewalk ordinance. The sidewalk at 92nd Street shall terminate in a way the is accessible.
9. We recommend that the Applicant's engineer provide additional details for review for the proposed private street, specifically intersection and cul-de-sac details, prior to approving the development.
10. All lots are required to have a storm sewer lead to dispose of water from eave trough down spouts, roof drains, and sump pumps. Storm sewer leads should not be connected through tees into storm sewers under pavement. Storm leads in the road shall be provided from manholes or catchbasins.
11. The design of the stormwater management system is required to meet all the requirements of the Township's Stormwater Ordinance, and the design standards established by the Kent County Drain Commissioner's office. We note specifically that when an outlet is available a detention basin design is required. We note that the property does have a positive outlet at the southeast corner of the parent parcel and the Applicant's engineer shall design a detention pond for the proposed development.
12. We have concerns about the appropriateness of the locations chosen for infiltration basins for the development. The current primary retention basin location proposed can often be

seen with significant standing water on aerial photography over the years. This would indicate the poor infiltrative capacity of the existing soils. Infiltration tests shall be performed in accordance with the procedures outlined in the Kent County Drain Commissioner's Site Development Rules, and the results submitted to the Township Engineer for review.

13. The Applicant's Engineer shall submit drainage plans and detailed stormwater management calculations for review. The calculations should include a copy of the LGROW spreadsheet filled out for the site, a map showing the delineated drainage areas, storm sewer sizing calculations for the storm sewer on site, a map showing the delineated sub areas for the individual runs of storm sewer, an analysis of all entrapped areas determining the 100-year floodway flow elevations, and any other relevant information to the storm sewer design. Review of the stormwater management facilities will be performed by the Township Engineer and shall comply with all requirements of the Kent County Drain Commission's Site Development Rules.
14. Calculations shall be submitted demonstrating the depth of overland flow through entrapped backyard areas. The MBOs of the units adjacent to these floodways shall be set a minimum of 1-foot above the 100-year flood level in the backyards.
15. The swales being proposed in the backyard areas of the development require a minimum of 1% bottom slope per the Kent County Drain Commissioner's Site Development Rules. Currently these swales found on the plans have less than 1% slope.
16. Storm drainage improvements may be needed for the continuation of drainage from off-site areas.
17. We have concerns with the amount of road runoff being directed into the catchbasins. Kent County Road Commission Standards specify a maximum of 350 feet of road runoff drainage to a single catchbasin. We note that the spacing has been improved but several catchbasins further to the north are still proposed to accept more than 350 feet of road runoff.

Thank you for your consideration in this matter. If you have any questions or concerns, please do not hesitate to call.

Sincerely,

VK Civil

A handwritten signature in blue ink, appearing to read "Jeff M. Gritter", with a stylized flourish at the end.

Jeffrey M. Gritter, P.E.

JMG/nfb

Dan Wells, Community Development Director

October 16, 2024

Page 4

- c. Rob DeWard, Supervisor
 - Connie Giarmo, Planning Commission Chair
 - Rod Weersing, Township Manager
 - John Stuyfzand, Building Inspector
 - Tracy Lawrence, Water & Sewer Administrator
 - Ken Van Hall, Fire Chief
- Pat Quick, Fire Marshall
 - Jason Buck, Kent County Health Department
 - Leslie Sorensen, P.E., EGLE
 - Erik Easterly, P.E., Kent County Road Commission
 - Dave Beck, Kent County Road Commission
 - Paul Henderson, P.E., Roosien & Associates



D U T T O N F I R E D E P A R T M E N T

Site plan review for Caledonia Meadows; 3805 92nd St SE, Caledonia, MI 49316

Introduction:

ITEM: REVIEW REQUIREMENTS We have reviewed your plans for the above facility. The following items are noted for compliance with code requirements. Code references to the International Fire Code 2015, as amended, are noted IFC; references to the Michigan/International Building Code are noted MBC; references to National Fire Protection Association codes and standards are noted NFPA. Please review the appropriate code for further details. All construction and processes must meet applicable code provisions.

RESULT: Plan Review for 30 new homes

ITEM: REQUIRED ACCESS Approved vehicle access for firefighting shall be provided to all construction or demolition sites prior to and during the time of construction. Access road(s) (20 feet wide, designed and maintained to support a vehicle weighing 20 tons on a single axle with dual wheels and standard road tires) shall be constructed as required. This road may be gravel, but vehicle access must be maintained and unobstructed at all times. (IFC 501.4, 503.1.1, 503.2.3, 503.4, 3310.1)

RESULT: Plan Review

ITEM: TEMPORARY ADDRESS NUMBERS DURING CONSTRUCTION Install supplementary 6 inch Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)

RESULT: Plan Review

ITEM: MAINTENANCE OF MEANS OF EGRESS Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building. (IFC 3311.2)

RESULT: Plan Review



D U T T O N F I R E D E P A R T M E N T

ITEM: WASTE DISPOSAL/WASTE ACCUMULATION All combustible debris, rubbish and waste material must be removed daily, and shall not be disposed of by burning. (IFC 304.1, 3304.2)

RESULT: Plan Review

Closing :

ITEM: SUBJECT TO FIELD INSPECTION There may be additional requirements as a result of conditions found during inspections.

RESULT: Plan Review

Plans Approval:

ITEM: PLANS APPROVED/DENIED We have reviewed your plans for the above facility and approve them as submitted. Any changes must be reviewed and approved by the Gaines Township Fire Department. All construction and processes must meet applicable codes and standards.

RESULT: Approved

Inspection Signatures

Inspector Signature

A handwritten signature in black ink that reads "Pat Quick".

Pat Quick

--

Deputy Chief/Fire Marshal

Caledonia Meadows PUD



Elevation A



Enclave
Select Series

3 Bedrooms | 2 Baths
1,556 Square Feet



Elevation A - Stone Upgrade



Enclave
Select Series

3 Bedrooms | 2 Baths
1,556 Square Feet



Elevation B



www.interrahomes.com
info@interrahomes.com



Elevation B - Stone Upgrade



www.interrahomes.com
info@interrahomes.com

Single Family Homes – Interra Enclave

Caledonia Meadows PUD



Elevation C



Enclave
Select Series

3 Bedrooms | 2 Baths
1,556 Square Feet



Elevation C - Stone Upgrade



Enclave
Select Series

3 Bedrooms | 2 Baths
1,556 Square Feet



Elevation D



www.interrahomes.com
info@interrahomes.com



Elevation D - Stone Upgrade



www.interrahomes.com
info@interrahomes.com

Single Family Homes – Interra Enclave

Caledonia Meadows PUD



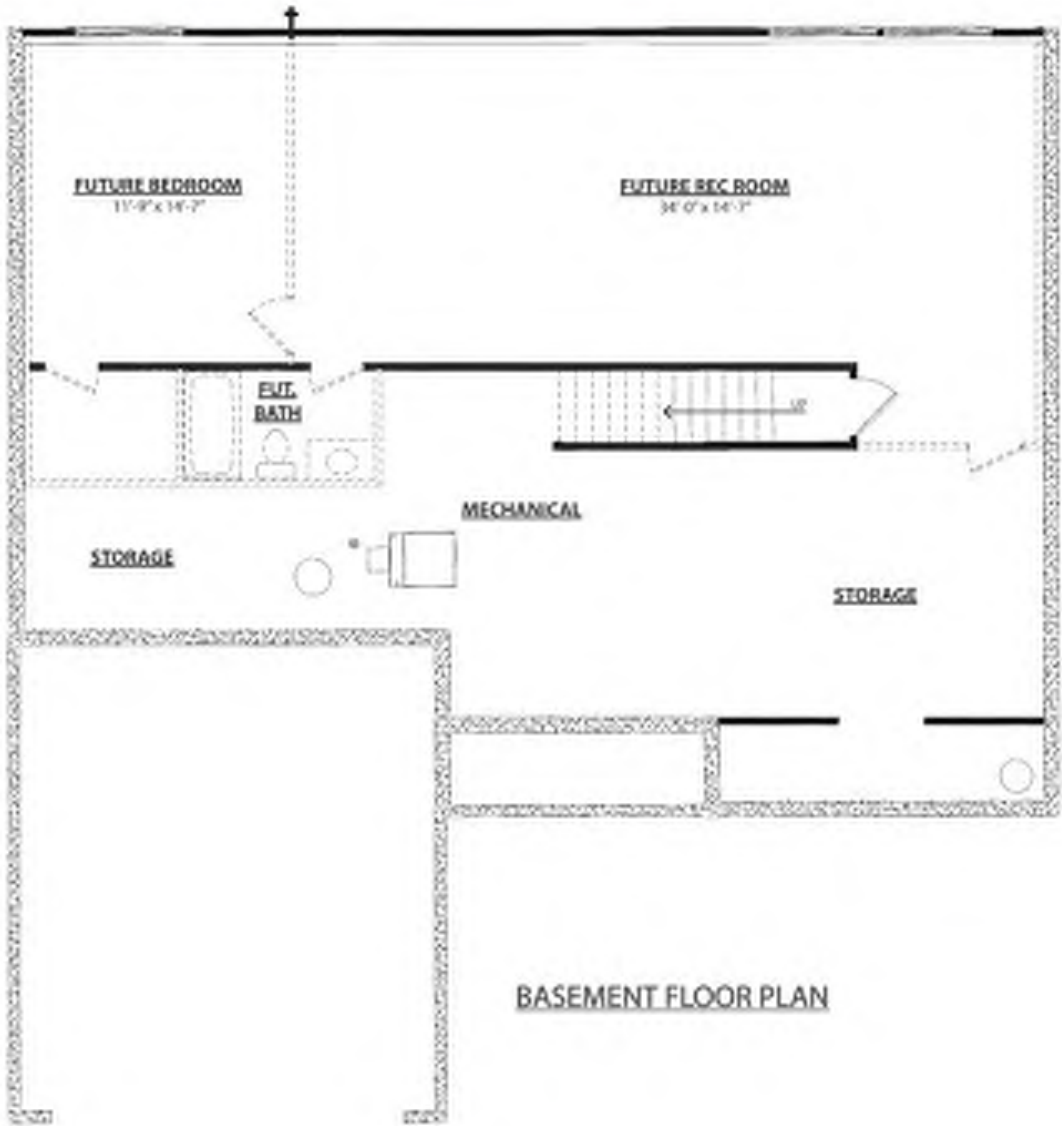
Enclave
Select Series

3 Bedrooms | 2 Baths
1,556 Square Feet



Enclave
Select Series

3 Bedrooms | 2 Baths
1,556 Square Feet



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DISCLAIMER: INTERRA HOMES, House Number/Design and Floor Plans are for illustrative purposes only. All room sizes and room names are subject to change without notice. The actual design and floor plans may vary from the information provided. The actual design and floor plans are the property of Interra Homes. It cannot be reproduced without written permission from Interra Homes.



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info@interrahomes.com

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DISCLAIMER: INTERRA HOMES, House Number/Design and Floor Plans are for illustrative purposes only. All room sizes and room names are subject to change without notice. The actual design and floor plans may vary from the information provided. The actual design and floor plans are the property of Interra Homes. It cannot be reproduced without written permission from Interra Homes.



www.interrahomes.com
info@interrahomes.com

Caledonia Meadows PUD

JTB HOMES

Sycamore
Woodland Series

4 Bedrooms | 2.5 Baths
2,089 Square Feet



Elevation A



Elevation B

Experience. Quality. Excellence.

JTB HOMES

www.jtbhomes.com
info@jtbhomes.com

JTB HOMES

Sycamore
Woodland Series

4 Bedrooms | 2.5 Baths
2,089 Square Feet



Elevation C



Elevation D

Experience. Quality. Excellence.

JTB HOMES

www.jtbhomes.com
info@jtbhomes.com

Single Family Homes – JTB Sycamore

Caledonia Meadows PUD

JTB HOMES

Sycamore
Woodland Series

4 Bedrooms | 2.5 Baths
2,531 Square Feet



Elevation A

JTB HOMES

Sycamore
Woodland Series

4 Bedrooms | 2.5 Baths
2,531 Square Feet



Elevation C



Elevation B



Elevation D

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Caledonia Meadows PUD

JTB

HOMES

Sycamore

Woodland Series

4 Bedrooms | 2.5 Baths

2,531 Square Feet

JTB

HOMES

Sycamore

Woodland Series

4 Bedrooms | 2.5 Baths

2,531 Square Feet



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MASTER DEED

CALEDONIA MEADOWS

(Act 59, Public Acts of 1978)
as amended

Kent County Condominium Subdivision Plan No. _____

- (1) Master Deed establishing Caledonia Meadows, a site Condominium Project.
- (2) Exhibit A to Master Deed: Condominium Bylaws of Caledonia Meadows.
- (3) Exhibit B to Master Deed: Condominium Subdivision Plan for Caledonia Meadows.
- (4) Exhibit C to Master Deed: Affidavit of Mailing of Notices required by Section 71 of the Michigan Condominium Act.
- (5) Exhibit D to Master Deed: Consent to submission of real property to condominium project.

No interest in real estate being conveyed hereby, no revenue stamps are required.

This instrument drafted by, and when recorded return to:

Steven J. Tjapkes
Foster Swift Collins & Smith, PC
1700 E. Beltline Ave NE, Ste 200
Grand Rapids, MI 49525

MASTER DEED

Caledonia Meadows

(Act 59, Public Acts of 1978)
as amended

This Master Deed is signed on the _____ day of _____, 2023, by DHS, LLC, and DAS, LLC, each a Michigan limited liability company of 3333 Deposit Drive NE, Suite 100, Grand Rapids, MI 49546 (together the "Developer").

PRELIMINARY STATEMENT

A. The Developer is engaged in developing a Site Condominium Project to be known as Caledonia Meadows (the "Project"), on a parcel of land described in Article II; and

B. The Developer desires, by recording this Master Deed together with the Condominium Bylaws attached as Exhibit "A" and the Condominium Subdivision Plan attached as Exhibit "B" (both of which are incorporated by reference as a part of the Master Deed), to establish the real property described in Article II, together with the improvements located and to be located on such property, as a site condominium project under the provisions of the Michigan Condominium Act, as amended (the "Act").

C. Upon the recording of this Master Deed, Caledonia Meadows shall be established as a Condominium. Project under the Act and shall be held, conveyed, encumbered, leased, rented, occupied, improved or in any other manner utilized, subject to the provisions of the Act and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations contained in this Master Deed, all of which shall be deemed to run with the land and to be a burden upon and a benefit to the Developer, its successors and assigns, and to any persons who may acquire or own an interest in such real property, their grantees, successors, heirs, personal representatives, administrators and assigns. In furtherance of the establishment of the Project, it is provided as follows:

ARTICLE I NATURE OF PROJECT

1.1 Project Description. The Project is a residential site condominium which consists of 34 condominium building sites (the "Units"). The number of units in the Project may be decreased to no less than two (2) units, by the exercise of the Developer's reserved rights under Article VI of the Master Deed. The number, boundaries, dimensions and area of each. Unit, are shown on the Condominium Subdivision Plan, attached as Exhibit B, Each such Unit is capable of individual utilization by reason of having its own entrance from and exit to a common element of the Project. Notwithstanding any contrary provision of this Master Deed, no change shall be made to the Project's Final Condominium Subdivision Plan without the prior approval of Gaines Charter Township ("Township"), as provided in the applicable Ordinances of the Township. The Project was approved by the Township in accordance with the provisions of Township Board

Resolution _____ (the "Township PUD Ordinance"), which is fully incorporated herein by reference.

1.2 Co-Owner Rights. Each Co-owner in the Project shall have an exclusive property right to his Unit and to the limited common elements which are appurtenant to his Unit and shall have an undivided right to share with other Co-owners in the ownership and use of the general common elements of the Project as described in this Master Deed.

ARTICLE II LEGAL DESCRIPTION

2.1 Condominium Property. The land which is being submitted to condominium ownership in accordance with the provisions of the Act, is described as follows:

Part of the Southeast $\frac{1}{4}$ of Section 23, T5N, R11W, Gaines Township, Kent County, Michigan, described as: Commencing at the East $\frac{1}{4}$ corner of said Section; thence N88°57'08"W 2110.00 feet along the East-West $\frac{1}{4}$ line of said Section to the Place of Beginning; thence S00°56'24" W 980.00 feet; thence S88°57'08"E 1355.0 feet; thence S00°56'24" W 1674.13 feet along the West line of the East 755 feet of said Southeast $\frac{1}{4}$; thence N88°57'28" W 1732.68 feet along the South line of said Section; thence N00°54'41"E 231.00 feet along the East line of the West 165 feet of said Southeast $\frac{1}{4}$; thence N88°57'28" W 165.00 feet along the North line of the South 231 feet along the East line of the West 165 feet of of said Southeast $\frac{1}{4}$; thence N88°57'28" W 165.00 feet along the North line of the South 231 feet of said Southeast $\frac{1}{4}$; thence N00°54'41"E 2423.32 feet along the North-South $\frac{1}{4}$ line of said Section to the Center of said Section; thence S88°57'08"E 544.01 feet along the East-West $\frac{1}{4}$ line of said Section to the Place of Beginning. Subject to the road right of way for 92nd Street over the South 33.0 feet thereof. Also subject to easements of record.

subject to and together with easements and restrictions of record.

ARTICLE III DEFINITIONS

3.1 Definitions. Certain terms are used in this Master Deed and in various other instruments such as, by way of example and not of limitation, the Articles of Incorporation, Association Bylaws and Rules and Regulations of the Caledonia Meadows Condominium Association, a Michigan non-profit corporation, and various deeds, mortgages, land contracts, easements and other instruments affecting the establishment or transfer of interests in the Project. As used in such documents, unless the context otherwise requires:

(a) Act. "Act" or "Condominium Act" means the Michigan Condominium Act, which is Act 59 of the Public Acts of 1978, as amended,

- (b) Administrator. "Administrator" means the Michigan Department of Licensing and Regulatory Affairs, or its successor, which is designated to serve in such capacity by the Act.
- (c) Association. "Association" or "Association of Co-owners" means Caledonia Meadows Condominium Association.
- (d) Condominium Association. "Condominium Association" means the Michigan non-profit corporation of which all Caledonia Meadows Co-owners shall be members (together with the current and future co-owners of Caledonia Meadows), which shall administer, operate, manage and maintain the Project.
- (e) Association Bylaws. "Association Bylaws" means the corporate Bylaws of the Association.
- (f) Chapter 14. "Chapter 14" means Chapter 14 of the Gaines Charter Township Zoning Ordinance entitled Open Space Preservation PUD.
- (g) Common Elements. "Common Elements", where used without modification, means the portions of the Project other than the condominium units, including all general and limited common elements described in Article IV of this Master Deed.
- (h) Condominium Bylaws. "Condominium Bylaws" means Exhibit "A" to this Master Deed, which are the Bylaws which describe the substantive rights and obligations of the Co-owners.
- (i) Condominium Documents. "Condominium Documents" means this Master Deed with its exhibits, the Articles and Bylaws of the Association, the Rules and Regulations adopted by the Board of Directors and any other document which affects the rights and obligations of a Co-owner in the Condominium.
- (j) Condominium Property. "Condominium Property" means the land described in Article II, as the same may be amended, together with all structures, improvements, easements, rights and appurtenances located on or belonging to such property.
- (k) Condominium Subdivision Plan. "Condominium Subdivision Plan" means Exhibit "B" to this Master Deed, which is the site, survey and other drawings depicting the real property and improvements to be included in the Project.
- (l) Condominium Unit. "Condominium Unit", "Unit" or "Building Site" means a single residential building site which is designed and intended for separate ownership and use, as described in this Master Deed.
- (m) Co-owner. "Co-owner" means the person, firm, corporation, partnership, association, trust or other legal entity or any combination of such entities who or which own a Condominium Unit in the project, including both the vendee(s) and vendor(s) of any land contract of purchase.

- (n) Developer. "Developer" means DAS, LLC, and DHS, LLC, each a Michigan limited liability company who has made and executed this Master Deed, its successors and assigns. Both successors and assigns of the Developer under Section 9.3 shall always be deemed to be included within the term "Developer" whenever, wherever and however such term is used in the Condominium Documents.
- (o) Development and Sales Period. "Development and Sales Period", for purposes of the Condominium Documents and the rights reserved by the Developer and its successors, shall be deemed to continue for as long as the Developer or its successors continue to own and to offer for sale any Unit in the Project.
- (p) Electronic Transmission. "Electronic Transmission" means any form of communication that meets all of the following: (a) it does not directly involve the physical transmission of paper; (b) it creates a record that may be retained and retrieved by the recipient; and (c) it may be directly reproduced in paper form by the recipient through an automated process. To the extent the definition of "electronic transmission" is modified or expanded under Section 106 of the Michigan Non-profit Corporation Act, P.A. No. 162 of 1982, as amended, the definition utilized in this Consolidating Master Deed shall be similarly modified or expanded. An "electronic transmission" is a writing for all purposes of the Condominium Documents.
- (q) General Common Elements. "General Common Elements" means those Common Elements of the Project described in Section 4.1, which are for the use and enjoyment of all Co-owners in the Project.
- (r) Limited Common Elements. "Limited Common Elements" means those Common Elements of the Project described in Section 4.2, which are reserved for the exclusive use of the Co-owners of a specified Unit or Units.
- (s) Master Deed. "Master Deed" means this instrument, together with the exhibits attached to it and all amendments which may be adopted in the future, by which the Project is being submitted to condominium ownership.
- (t) Ordinance. "Ordinance" means the Gaines Charter Township Zoning Ordinance.
- (u) Percentage of Value. "Percentage of Value" means the percentage assigned to each Unit by this Master Deed, which is determinative of the value of a Co-owner's vote at meetings of the Association when voting by value or by number and value, and the proportionate share of each Co-owner in the Common Elements of the Project
- (v) Private Road. "Private Road" means the Private Road designated on the Condominium Subdivision Plan attached as Exhibit B and designated as Caledonia Meadows Lane.
- (w) Project. "Project" or "Condominium" means Caledonia Meadows, a residential site condominium development established in conformity with the provisions of the Act.

(x) Transitional Control Date. "Transitional Control Date" means the date on which a Board of Directors for the Association takes office pursuant to an election in which the votes that may be cast by eligible Co-owners unaffiliated with the Developer exceed the votes which may be cast by the Developer.

(y) Township. "Township" means Gaines Charter Township, a municipality situated within Kent County, Michigan.

(z) Township PUD Ordinance. "Township PUD Ordinance" means Gaines Charter Township Resolution _____.

3.2 Applicability. Whenever any reference is made to one gender, it will be assumed to include any and all genders where such reference would be appropriate; similarly, whenever a reference is made to the singular, it will be assumed to include the plural where such reference would be appropriate.

ARTICLE IV COMMON ELEMENTS

4.1 General Common Elements. The General Common Elements are:

(a) Land. The land described in Article II of this Master Deed (except for that portion described in Section 5.1 as constituting a part of a Condominium Unit, and any portion designated in Exhibit B as a Limited Common Element), and easement interests of the Condominium provided to it for ingress, egress and utility installation over, across and through non-condominium properties and/or individual Units in the Project, and over, under and across adjacent parcels of land outside of the Project. The Land includes the ponds and open space areas designated on the Plan;

(b) Improvements. The private drives and the common walkways, lawns, trees, shrubs, and other improvements not located within the boundaries of a Condominium Unit. All structures and improvements located within the boundaries of a Condominium Unit shall be owned in their entirety by the Co-owner of the Unit within which they are located and shall not, unless expressly provided in the Condominium Documents, constitute Common Elements;

(c) Community Wastewater Collection and Treatment System. The private Community Wastewater Collection and Treatment System (including, if any, easements, land, control systems, piping, mains, pumps, and related assets and appurtenances) throughout the Project located within General Common Elements as shown on Exhibit B drawings; not including those located or subsequently constructed within Unit boundaries;

(d) Water and Public Sanitary Sewer. There is no public water and public sanitary sewer system presently contemplated for the Project. In the event a public system becomes available in the future to service the Project, then any water and sanitary sewer system situated throughout the common areas of the Project, up to, but not including the point of lateral connection for service to each resident now located or subsequently constructed within the Unit boundaries;

- (e) Electrical. The electrical transmission system throughout the Project up to, but not including the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;
- (f) Gas. The future natural gas line network and distribution system throughout the Project, up to, but not including the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;
- (g) Sidewalks. The sidewalk system shown on Exhibit B Sidewalks shall be constructed to comply with applicable Township's standards.
- (h) Storm Water Management System. "Storm Water Management System" means the storm water management system throughout the Project, which shall be constructed in accordance with the plans approved by the Kent County Drain Commissioner and Township Engineer and shall be regularly maintained by the Association in a condition to ensure its proper and intended operation.
- (i) Telecommunications. The telephone, cable television and/or other telecommunications systems installed throughout the Project up to, but not including the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;
- (j) Entry Improvements. The entry signage, plantings and other improvements located at or near the entry to the Project; and
- (k) Open Space. The undeveloped open space area as designated on Exhibit B and maintained pursuant to Chapter 14, the terms of this Master Deed, and the terms of the Bylaws (the "**Open Space**").
- (l) Miscellaneous. All other Common Elements of the Project which are not designated as Limited Common Elements and are not enclosed within the boundaries of a Condominium Unit, and which are intended for common use or are necessary to the existence, upkeep or safety of the Project. Some or all of the utility lines, equipment and systems (including mains and service leads), and the telecommunications systems described above may be owned by the local public authority or by the company that is providing the pertinent service, Accordingly, such utility.

4.2 Limited Common Elements. The Limited Common Elements are:

- (a) Utility Service Lines. The pipes, ducts, wiring and conduits supplying service for electricity, gas, sewer, telephone, television and/or other utility or telecommunication services to or from a Unit, up to and including the point of lateral connection with a General Common Element of the Project or utility line or system owned by the local public authority or company providing the service;
- (b) Subterranean Land. The subterranean land located within Unit boundaries, from and below a depth of twenty (20) feet as shown on Exhibit B, including all utility and/or supporting lines located on or beneath such land;

- (c) Footings and Foundations. The portion of any footing or foundation extending more than twenty (20) feet below surrounding grade level;
- (d) Yard Areas. The portion of any yard area designated as a Limited Common Element on the Condominium Subdivision Plan (Exhibit B), which is limited in use to the Unit of which it is a part;
- (e) Delivery Boxes. The mail and/or paper box which is located on a Unit or is permitted by the Association to be located on the General Common Elements in order to serve a residence in the Project;
- (f) Driveways. The portion of any driveway which is located between a Unit and the paved common roadway;
- (g) Privately Owned Community Wastewater Collection and Treatment System. The Developer will be responsible for the initial construction and installation of the common sanitary sewer/wastewater collection and treatment system (the “**Wastewater System**”), including, without limitation, service laterals, mains, community tanks and pumps, and septic fields, to be located within the portion of the General Common Elements granted for such purposes. Thereafter, the costs of maintenance, operation, repair and replacement of the Wastewater System and its components shall be borne by the Association (and the Owners), all of which shall be performed in strict conformance with all applicable statutes, ordinances, rules and regulations of the Township, the State of Michigan, Kent County, and all other governmental units and agencies thereof having jurisdiction, and in strict conformity with the restrictive covenants contained in the Condominium Bylaws attached hereto, unless and until easements therefore and all components of the Wastewater System have been agreed to and accepted by a public agency at its sole discretion. Such public agency shall determine (at its own and sole discretion) whether the responsibility for such maintenance, repair, and replacement of the Wastewater System shall be assumed by that public agency. All costs of such maintenance, repair, and/or replacement shall be the cost of administration of the Association (and the Owners) and shall be assessed to the Owners in accordance with the Condominium Documents and the Bylaws.
- (h) Water Wells. The water well (including well shafts, pumps, and distribution lines) located within or beneath Unit boundaries, and serving only the residence constructed on that Unit;
- (i) Sidewalks. Each Unit owner, identified on Exhibit B as having sidewalk located on its Unit, will construct a sidewalk located in the position designated on the Subdivision plan attached as Exhibit B. Cost to construct this limited common element shall be borne by the Unit owner and the sidewalk will be accessible by all Unit holders.
- (j) Caledonia Meadows Lane. The private road designated on the Plan as Caledonia Meadows Lane,
- (k) Miscellaneous. Any other improvement designated as a Limited Common Element appurtenant to a particular Unit or Units in the Subdivision Plan attached as Exhibit B or in any future amendment to the Master Deed made by the Developer or the Association.

In the event that no specific assignment of all the Limited Common Elements described in this Section has been made in the Condominium Subdivision Plan, the Developer (during the Development and Sales Period) and the Association (after the Development and Sales Period has expired) reserve the right to designate each such space or improvement as a Limited Common Element appurtenant to a particular Unit by subsequent amendment or amendments to this Master Deed.

4.3 Maintenance Responsibilities. Responsibility for the cleaning, decoration, maintenance, repair and replacement of the Common Elements will be as follows;

(a) Limited Common Elements. Each Co-owner shall be individually responsible for the routine cleaning, snow removal, maintenance, repair and replacement of all Limited Common Elements appurtenant to his Unit;

(b) Caledonia Meadows Lane. It shall be the responsibility of the Association, at the expense of the Co-owners to fully maintain, repair, replace, and snowplow Caledonia Meadows Lane (the "Private Road") in good repair at all times so as to afford continuous access and safe and unimpeded passage for vehicles (including emergency vehicles) and pedestrians under all weather conditions, and to ensure that snow and ice is removed in a timely fashion during the winter. The Co-owners shall be jointly and severally liable for the maintenance of the Private Road in accordance with the Township's current applicable ordinances. By applying for and securing a building permit for construction of a building or structure that utilize the Private Road, all such persons shall use the Private Road at their own risk and the Township (and its employees, officials, and agents) shall not be responsible for any aspect of the maintenance of the Private Road. The Co-owners agree to indemnify the Township and hold it harmless from any and all claims for personal injury or property damage arising out of or in any way relating to the use of the Private Road or the failure to properly maintain, repair and replace the Private Road in whole or in part. If the Private Road is not maintained in accordance with Township ordinances, the Township shall have the option, but not the obligation, to establish a special assessment district to fund the required maintenance and/or improvements. All current and future Co-owners hereby consent to the imposition of the special assessment district for such purpose and to the inclusion of their units within the special assessment district, and they appoint the Association as their attorney in fact to create and implement the district. This subparagraph (b) may not be amended or deleted except with the approval of the Township Planning Commission and Township Board.

(c) Storm Water Management. It shall be the responsibility of the Association, at the expense of all Unit Owners, to ensure the proper installation and permanent maintenance of any and all storm water drainage and water retention systems, pipes, ponds, and facilities serving the Project are regularly inspected and maintained in proper functioning condition as necessary to ensure their continued effectiveness and in compliance with all present and future and present regulations, including, but not limited to, those requirements contained in the Township PUD Ordinance and with all drainage requirements of the Kent County Drain Commissioner; provided, however, that if the maintenance, repair, or replacement is caused by any action or inaction of a Co-owner or the family member, guest, pet, invitee, or other person for whom a Co-owner is responsible, the responsible Co-owner, upon demand, shall either pay, or reimburse the Association, for such costs. In addition, with respect to the two basins that are a part of the storm drainage system, it shall be the responsibility of the Association, at the expense of all Unit Co-owners, to maintain each of the two basins in the

Project in a manner that prevents stagnant water and the accumulation of algae, and which maintains the water level in the basins so that there is no adverse effects on lands in the Project or on adjacent or nearby lands, by reason of flooding, overflow or similar events. This subparagraph (c) may not be amended or deleted except with the approval of the Township Planning Commission and Township Board.

(d) Unit Improvements. Unit owners shall also be responsible for the maintenance, repair and replacement of all structures and improvements situated within the boundaries of a Unit, including any portion which may extend beyond Unit boundaries up to the paved roadway. If a Co-owner elects, with the prior written consent of the Association, to construct or install any improvements within a Unit or on the Common Elements which increase the costs of maintenance, repair or replacement for which the Association is responsible, such increased costs or expenses may, at the option of the Association, be specially assessed against such Unit or Units;

(e) Association Approval. The exterior appearance of all structures, improvements and yard areas (to the extent visible from any other Unit or from a Common Element), shall be subject at all times to the approval of the Association and to such reasonable aesthetic and maintenance standards as may be prescribed by the Association in duly adopted rules and regulations; provided, that the Association may not disapprove the appearance of an improvement so long as it is maintained as constructed by the Developer or constructed with the Developer's approval;

(f) Other Common Elements. The cost of cleaning, decoration, maintenance, repair and replacement of all Common Elements other than as described above shall be the responsibility of the Association, except to the extent of repair or replacement of a Common Element due to the act or neglect of a Co-owner or his agent, invitee, family member or pet; and

(g) STEP Tank. Each Unit also contains a pipe connection to the Wastewater System main, a tank, a pump and a control panel for the pump that shall be connected to a telephone line or internet service to notify the maintenance provider of alarms and system operating conditions for troubleshooting. Each Unit shall provide telephone or internet service as well as electrical power to this control panel and the Owner must maintain it in active service at all times. Periodic routine maintenance of these STEP components on each Unit shall be provided by the maintenance provider selected and contracted by the Association. The maintenance provider shall determine when STEP tanks need to be cleaned and shall be responsible for determining the need for repairs to the STEP components. The cost of tank cleaning and required repair and replacement of STEP components located within or appurtenant to a Unit shall be the responsibility of the Unit owner.

(h) Snow Removal and Trash. The Association shall have the option to contract for snow removal services for driveway areas, regardless of whether the driveway is situated within a Unit yard or Common Element, and/or to contract for common trash removal services, on behalf of co-owners and to include the cost thereof as an expense of administering the Project. The Association shall make this election on an annual basis, at the time it budgets for the next fiscal year, and if the Association fails to assume responsibility for these expenses, the expenses shall be incurred by the individual co-owners. The Association shall give notice to

co-owners of the exercise of its option at the time it notifies the Co-owners of their responsibilities for assessments under the budget.

- (i) Open Spaces. The cost of maintenance, construction, and modification of the Open Space to conform to the terms of Chapter 14 and the By-laws, shall be paid by the Association.

4.4 Oversight Authority. While it is intended that each Co-owner will be solely responsible for the performance and cost of maintaining, repairing and replacing the residence and all other improvements constructed or located within a Unit, it is nevertheless a matter of concern that a Co-owner may fail to properly maintain the exterior of his residence, improvements or any appurtenant Limited Common Element in a proper manner and in accordance with the standards adopted by the Association, and they hereby appoint the Association as their attorney

- (a) Maintenance by Association. In the event a Co-owner fails, as required by this Master Deed, the Bylaws or any rules or regulations promulgated by the Association, to properly and adequately decorate, repair replace or otherwise maintain his Unit, any structure or improvement located within the Unit or any appurtenant Limited Common Element, the Association (and/or the Developer during the Development and Sales Period) shall have the right, but not the obligation, to undertake such reasonably uniform, periodic exterior maintenance functions with respect to improvements constructed or installed within any Unit boundary as it may deem appropriate (including without limitation all elements of the STEP Tank contained in Section 4.3(g), painting or other decoration, weed removal, snow removal, tree trimming and replacement of shrubbery and other plantings, building repair, such as siding or roofing, exterior light replacement); provided, that the Association (or Developer) will in no event be obligated to repair or maintain any such improvement. Failure of the Association (or the Developer) to take any such action shall not be deemed a waiver of the right to take any such action at a future date,

- (b) Assessment of Costs. All costs incurred by the Association or the Developer in performing any maintenance functions which are the primary responsibility of a Co-owner shall be charged to the affected Co-owner or Co-owners on a reasonably uniform basis and collected in accordance with the assessment procedures established by the Condominium Bylaws. The lien for nonpayment shall attach to any such charges as in all cases of regular assessments and may be enforced by the use of all means available to the Association under the Condominium Documents or Bylaws for the collection of regular assessments, including without limitation, legal action, foreclosure of the lien securing payment and the imposition of fines,

4.5 Power of Attorney. By acceptance of a deed, mortgage, land contract or other instrument of conveyance or encumbrance, all Co-owners, mortgagees and other interested parties shall be deemed to have appointed the Developer (during the Development and Sales Period) and/or the Association (after the Development and Sale Period has expired) as their agent and attorney, to act in connection with all matters concerning the Common Elements and their respective interests in the Common Elements. Without limiting the generality of this appointment, the Developer (or Association) will have full power and authority to grant easements over, to sever or lease mineral interests and/or to convey title to the land or improvements constituting the General Common Elements or any part of them, to dedicate as public streets any part of the

General Common Elements, to amend the Condominium Documents for the purpose of assigning or reassigning the Limited Common Elements and in general to execute all documents and to do all other things necessary or convenient to the exercise of such powers.

4.6 Separability. Except as provided in this Master Deed, Condominium Units shall not be separable from their appurtenant Common Elements, and neither shall be used in any manner inconsistent with the purposes of the Project, or in any other way which might interfere with or impair the rights of other Co-owners in the use and enjoyment of their Units or their appurtenant Common Elements.

ARTICLE V ESTABLISHMENT AND MODIFICATION OF UNITS

5.1 Description of Units. A complete description of each Condominium Unit in the Project, with elevations referenced to an official benchmark of the United States Geological Survey, is contained in the Condominium Subdivision Plan as surveyed by Roosien & Associates, consulting engineers and surveyors. Site plans have been filed with the Township. Each such Unit shall include the space located within Unit boundaries upward from and above a depth of twenty (20) feet below the surface of the ground, as shown on Exhibit B and as delineated with heavy outlines, together with all appurtenances to the Unit.

5.2 Percentage of Value. The total value of the Project is 100, and the percentage of such value which is assigned to each of the Condominium Units in the Project shall be equal. The determination that Percentages of Value for all such Units shall be equal was made after reviewing the comparative characteristics of each Unit which would affect maintenance costs and value and concluding that there are no material differences among them as far as the allocation of Percentages of Value is concerned. The Percentage of Value assigned to each Unit shall be changed only in the manner permitted by Article VIII, expressed in an amendment to this Master Deed and recorded in the public records of Kent County, Michigan.

5.3 Unit Modification. The number, size and/or location of Units or of any Limited Common Element appurtenant to a Unit may be modified from time to time by the Developer or its successors without the consent of any Co-owner, mortgagee or other interested person, so long as such modifications do not unreasonably impair or diminish the appearance of the Project or the view, privacy or other significant attribute of any Unit which adjoins or is proximate to the modified Unit or Limited Common Element; provided, that no Unit which has been sold or which is subject to a binding Purchase Agreement shall be modified without the consent of the Co-owner or Purchaser and the mortgagee of such Unit. The Developer may also, in connection with any such modification, readjust Percentages of Value for all Units in a manner which gives reasonable recognition to such changes based upon the method of original determination of Percentages of Value for the Project. No Unit may be modified under this Section 5.3 without Township approval.

5.4 Conditions Precedent. Unless prior approval has been obtained from the title insurance company issuing policies to Unit purchasers, no Unit modified pursuant to Section 5.3 shall be conveyed until an amendment to the Master Deed reflecting all material changes has been recorded. All Co-owners, mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have unanimously consented to any such amendments, and to

have granted a Power of Attorney to the Developer and its successors for such purpose which is similar in nature and effect to that described in Section 4.5 of this Master Deed.

ARTICLE VI CONTRACTION, CONVERSION, SUBDIVISION, RELOCATION

6.1 Limits of Contraction. Subject to the approval of the Township as provided in the Township Zoning Ordinance, the Condominium Project established by this Master Deed may, at the election of the Developer, be contracted to a minimum of two (2) Units,

6.2 Withdrawal of Units. Subject to the approval of the Township as provided in the Township Zoning Ordinance, the number of Units in the Project may, at the option of the Developer from time to time within a period ending not later than six (6) years after the initial recording of a Master Deed, be decreased by the withdrawal of all portion of the lands described in Article II; provided, that no Unit which has been sold or which is the subject of a binding Purchase Agreement may be withdrawn without the consent of the Co-owner, purchaser and/or mortgagee of such Unit, The Developer may also, in connection with any such contraction, readjust Percentages of Value for Units in the Project in a manner which gives reasonable recognition to the number of remaining Units, based upon the method of original determination of Percentages of Value.

Other than as provided in this Article, there are no restrictions or limitations on the right of the Developer to withdraw lands from the Project or as to the portion or portions of land which may be withdrawn, the time or order of such withdrawals or the number of Units and/or Common Elements which may be withdrawn; provided, however, that the lands remaining shall not be reduced to less than that necessary to accommodate the remaining Units in the Project with reasonable access and utility service to such Units, Open Space shall not be withdrawn.

6.3 Contraction Not Mandatory. There is no obligation on the part of the Developer to contract the Condominium Project nor is there any obligation to withdraw portions of the Project in any particular order nor to construct particular improvements on any withdrawn lands. The Developer may, in its discretion, establish all or a portion of the lands withdrawn from the Project as a separate condominium project (or projects) or as any other form of development. Any development on the withdrawn lands will, however, be residential in character or at least not detrimental to the adjoining residential development. Any lands contracted from the Project may be re-added to the Project by the exercise of the Developer's right to expand the Project within a period ending not later than six (6) years after the initial recording of a Master Deed. The Developer may also, in connection with any such expansion, readjust Percentages of Value for Units in the Project in a manner which gives reasonable recognition to the number of remaining Units, based upon the method of original determination of Percentages of Value,

6.4 Amendment(s) to Master Deed. A withdrawal of lands from this Condominium Project by the Developer will be given effect by an appropriate amendment or amendments to the Master Deed, which amendment(s) will not require the consent or approval of any Co-owner, mortgagee or other interested person. Such amendment(s) will be prepared by and at the sole discretion of the Developer and may proportionately adjust the Percentages of Value assigned by Section 5.2 in order to preserve a total value of one hundred (100%) percent for the entire Project resulting from such amendment or amendments.

6.5 Conversion. Subject to the approval of the Township as provided in the Township Zoning Ordinance, the Developer reserves the right, to elect, on or before the expiration of six (6) years after the recording of this Master Deed for the Project, for itself, and after the Development and Sales Period, by the Association, to convert the General Common Element areas into Limited Common Elements(s), Unit areas, and to modify the size and nature of General Common Element areas in the vicinity therewith. Subject to the approval of the Township as provided in the Township Zoning Ordinance, the Developer or the Association may also, with the consent of an affected co-owner and mortgagee, convert a Unit area or Limited Common Element into a Common Element, limited or general. All exercises of the conversion rights described in this Section 6.5 shall be reflected by an appropriate amendment(s) to the Master Deed.

6.6 Subdivision of Units. Subject to the approval of the Township as provided in the Township Zoning Ordinance, condominium units may be subdivided by the Co-owner of the Unit, including the Developer, pursuant to Section 49 of the Act. The Developer reserves the right, to elect, on or before the expiration of six (6) years after the recording of this Master Deed for the Project, to subdivide any unsold Unit into one or more additional Condominium Units, by an amendment or series of amendments to this Master Deed, without the consent of any Co-owner, mortgagee, or other person, and to modify the size and nature of Common Element areas in connection with such amendment. The Developer reserves the right, on behalf of itself and, after the Development and Sales Period expires, for the Association, to subdivide any Unit into one or more additional Condominium Units with the consent of the Co-owner(s) of the Unit(s) to be subdivided, and to modify the size and nature of Common Element areas in connection with such amendment. Any amendment shall allocate to the new condominium units the former percentage of value attributed to the Unit. The cost of any amendment shall be borne by the co-owner undertaking the subdivision.

6.7 Relocation of Boundaries. Subject to the approval of the Township as provided in the Township Zoning Ordinance, the boundaries between adjoining Condominium Units may be relocated by the co-owners of the affected Units, with the consent of the mortgagee(s) of such unit, pursuant to Section 48 of the Act, The Developer reserves the right, to elect, on or before the expiration of six (6) years after the recording of this Master Deed for the Project, to relocate the boundaries of any unsold Unit owned by the Developer by an amendment or series of amendments to this Master Deed, without the consent of any Co-owner, mortgagee, or other person, and to modify the size and nature of Common Element areas in connection with such amendment, The Developer reserves the right, on behalf of itself and, after the Development and Sales Period, the Association, to relocate the boundaries of any Unit with the consent of the Co-owner(s) of the Unit(s) to be subdivided, and to modify the size and nature of Common Element areas in connection with such amendment. The cost of any amendment shall be borne by the co-owner(s) undertaking the boundary relocation,

6.8 Additional Provisions. Any amendment or amendments to the Master Deed made by the Developer to contract, convert, subdivide, or, relocate the boundaries of a Unit may also contain such provisions as the Developer may determine necessary or desirable: (i) to create easements burdening or benefitting portions or all of the parcel or parcels being withdrawn from the Project; and (ii) to create or change restrictions or other terms and provisions, including designations and definition of Common Elements, affecting the parcel or parcels being withdrawn from the Project or affecting the balance of the Project, as reasonably necessary in the Developer's judgment to enhance the value or desirability of the parcel or parcels being modified or withdrawn from the Project, The Developer or, as the case may

be, the Association, is irrevocably appointed the agent and attorney in fact for each Co-owner and each mortgagee of the Project in order to accomplish the purposes described in this Article.

ARTICLE VII EASEMENTS

7.1 Easements for Maintenance and Repair. In the event that any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to the shifting, settling or moving of a building, or due to survey errors or construction deviations, reciprocal easements shall exist for the maintenance of the encroachment for so long as the encroachment exists, and for the maintenance of the encroachment after rebuilding in the event of destruction. There shall also be permanent easements in favor of the Association (and/or the Developer during the Development and Sale Period) for the maintenance and repair of Common Elements for which the Association (or Developer) may from time to time be responsible or for which it may elect to assume responsibility, and there shall be easements to, through and over those portions of the land (including the Units) as may be reasonable for the installation, maintenance and repair of all utility services furnished to the Project. Public utilities shall have access to the Common Elements and to the Units at such times as may be reasonable for the installation, repair or maintenance of such services, and any costs incurred in the opening or repairing of any common element or other improvement to install, repair or maintain common utility services to the Project shall be an expense of administration assessed against all Co-owners in accordance with the Condominium Bylaws.

7.2 Easements Reserved by Developer. Until the initial sale of all Units in the Project as described in Article II of this Master Deed has been completed, the Developer reserves non-exclusive easements for the benefit of itself, its successors and assigns which may be utilized at any time or times without the payment of any fee or charge other than the reasonable cost of corrective work performed, utilities consumed and/or maintenance required as a direct result of such use:

- (a) to use, improve and/or extend all roadways, drives and walkways in the Condominium for the purpose of ingress and egress to and from any Unit or real property owned by it; and
- (b) to utilize, tap, tie into, extend and/or enlarge all utility lines and mains, public and private, located on the land described in Article II.

The easements described above shall be permanent, subject to payment by the owners of the benefitted property of a reasonable share of the cost of maintenance and repair of the improvements constructed on such easements.

7.3 Storm Water Management. The Developer grants and reserves for the benefit of itself, the Association, and the Co-owners of the Project, and their successors and assigns, a perpetual easement appurtenant to the lands comprising the Project, as described in Article II of this Master Deed, and appurtenant to any land adjacent to the Project which the Developer may now own or later acquire, for storm water drainage purposes and water detention or ponding purposes over, under and across those areas of the Project, if any, which are designated for such purposes on the Subdivision Plan. Surface drainage easements and Common Element areas used for drainage and/or detention purposes as shown on the Plan are intended for either periodic or occasional use as conductors for the flow of surface water runoff to a suitable outlet, and the building pipes and gutters, and/or land surface

shall be maintained so as to achieve this intention. There shall be no construction within a drainage easement, including, or any other permanent structure that may interfere with storm water drainage, without the prior consent of the Developer or Association. The Developer (and the Association after the Development and Sales Period) shall have the right to determine if any obstruction exists and to determine what repair or change, if any, is necessary to keep the conductors unobstructed.

7.4 Special Assessment District. The Association shall have the authority to action behalf of all co-owners to consent to a special assessment district for the provision of public water and sewer or other utility facilities for the Project or improvements to those facilities. All Co-owners, mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have unanimously consented to any special assessment district, and to have granted a Power of Attorney to the Association for such purpose which is similar in nature and effect to that described in Section 4.5 of this Master Deed.

7.5 Utility Easement. The Developer reserves non-exclusive easements for the benefit of public and private utility services, including but not limited to water and sewer, within the private road designated on the Plan as Caledonia Meadows Lane, and the twenty-one (21) foot area on both sides of such private roads within the Project, for public and private utility purposes to service the Project. This paragraph may not be amended or deleted without the written approval of the Township Planning Commission and Township Board.

ARTICLE VIII AMENDMENT AND TERMINATION

8.1 Non-Material Amendments. The Developer and the Association reserve the right to amend the Master Deed and other Condominium Documents without the consent of co-owners or mortgagees if the amendment does not materially alter or change the rights of a co-owner or mortgagee. An action by the Association is only authorized to be taken with either the unanimous consent of the Board of Directors of the Association or by a majority vote of all Co-owners who are entitled to vote thereon, and it is presumed to include, without limitation, changes:

- (1) To correct arithmetic errors, typographical errors, survey or plan errors, deviations in construction, or any similar errors, or to correct errors in the boundaries or locations of improvements;
- (2) To clarify or explain provisions;
- (3) To comply with the Act, or rules promulgated under the Act, fair housing laws, or to comply with any requirement of any governmental or quasi-governmental agency or any financing institution providing mortgages on Units in the Condominium Project;
- (4) To make, define or limit easements affecting the Condominium Project;
- (5) To exercise any right which the Association has reserved to itself in the Master Deed, such as the re-assignment of Limited Common Elements, and the subdivision of Units, or the subdivision or relocation of Unit boundaries (with the consent of affected Units).

(6) To modify general common elements and convert them into limited common elements; to convert general or limited common element areas into additional space to be encompassed within the dimensions of a Unit or into common elements, limited or general; and to convert Units into general or limited common elements. No exercise of rights hereunder shall result in a transfer of the area of a Unit or of a limited common element area without the consent of the co-owner whose Unit or limited common element is affected by the exercise of the right. Although the size of Unit dimensions may be increased, no new or additional Units may be created from such convertible areas. All improvements constructed within a convertible area shall be constructed, maintained, repaired and replaced according to such designs, conditions and standards which may from time to time be established by the Developer or the Association, provided however, that any such permitted improvement shall have a design which is reasonably compatible with the design and appearance of the Project.

(7) To terminate or eliminate reference to or assign any right which the holder has reserved to itself; and to restate the provisions of this Master Deed or its exhibits, or any other Condominium Document, without making any material changes thereto; and

(8) To facilitate conventional mortgage loan financing for existing or prospective Co-owners and to enable the purchase or insurance of such mortgage loans by the Federal Home Mortgage Corporation, the Federal National Mortgage Association, the Veterans Administration, the Federal Housing Administration, the Farmers Home Administration, the Government National Mortgage Association, and/or by other public or private secondary mortgage entities participating in or guarantying mortgages of Units in the Condominium Project, if the Board of Directors has notice of such participation, and to limit the number of Units in the Condominium Project which may be leased in order to facilitate the foregoing purposes.

8.2 Material Amendments. Except as provided in Section 8.3, the Master Deed, Bylaws, and Condominium Subdivision Plan may be amended by the Association, even if the amendment will materially alter or change the rights of the co-owners or mortgagees, with the consent of not less than 2/3rds of the votes of the co-owners and if required by the Act, not less than 2/3rds of the votes of mortgagees who are required to vote on the amendment under the Act. Mortgagee voting shall occur in the manner required by the Act.

8.3. Restrictions on Amendment. Any amendment to the rental provisions of the Master Deed shall not affect the rights of any lessors or lessees under a written lease executed before the effective date of the amendment, provided the lease is otherwise in compliance with the Condominium Documents and the Act; nor shall any such amendment affect the rental rights associated with any Condominium Unit(s) as long as the Unit(s) is/are owned or leased by the Association. Notwithstanding any other provision of this Article, the method or formula used to determine the Percentages of Value of Units in the Condominium Project, as described in Article V of the Consolidating Master Deed, may not be modified without the consent of each affected Co-owner and mortgagee. A Co-owner's Unit dimensions or appurtenant Limited Common Elements may not be modified without the Co-owner's consent.

8.4 Miscellaneous. Co-owners shall be notified of a proposed amendment under this Article VIII not less than 10 days before the amendment is recorded. A person causing or requesting

an amendment to the Condominium Documents shall be responsible for costs and expenses of the amendment, except for amendments based upon a vote of the board of directors, or a prescribed majority of co-owners and mortgagees, the costs of which are expenses of administration, Each proposed amendment shall be accompanied by a separate statement which need not be recorded, designating who is responsible for the costs of the amendment, but the failure to include such statement will not invalidate any duly approved amendment.

8.5 Project Termination. The Project may be terminated only with the written consent of the Association and not less than eighty (80%) of the Co-owners and mortgagees, as follows:

- (1) Agreement of the required number of Co-owners and mortgagees to termination of the Project shall be evidenced by their execution of a termination agreement or by written ratification of the termination agreement, and the termination shall become effective only when the agreement is so evidenced of record.
- (2) Upon recordation of an instrument terminating the Project, the property constituting the Common Elements of the Project shall be owned by the Co-owners as tenants in common in proportion to their respective undivided interests in the Common Elements immediately before recordation. As long as the tenancy in common lasts, each Co-owner or the heirs, successors, or assigns shall have an exclusive right of occupancy of that portion of the property which formerly constituted their Condominium Unit,
- (3) Upon recordation of an instrument terminating the Project, any rights the Co-owners may have to the assets of the Association shall be in proportion to their respective undivided interests in the Common Elements immediately before recordation, except that common profits shall be distributed in accordance with the Condominium Documents and the Act.
- (4) Notification of termination by first class mail shall be made to all parties interested in the Project, including escrow agents, land contract vendors, creditors, lien holders, prospective purchasers who deposited funds, and the Township. Proof of dissolution must also be submitted to the Michigan Department of Licensing and Regulatory Affairs or its successor,

8.6 Township Approval. No amendment may be made to this Master Deed or to other Condominium Documents for the purpose of modifying or eliminating the requirement for Township approval to a matter to which the Township is required to approve, without the prior approval of the Township Planning Commission and Township Board, The use of the Project is subject to the Township PUD Ordinance notwithstanding anything to the contrary in the Master Deed or Bylaws,

ARTICLE IX THE COMMUNITY WASTEWATER SYSTEM AND OTHER COMMON UTILITIES

9.1 Generally. The Project has a common sanitary sewer system called the Community Wastewater Collection and Treatment System which is private and owned by the Association.

If it fails or the Association no longer desires or is unable to keep and/or operate the system, Gaines Charter Township has no obligation to accept or take over the system and may decline to do so.

If the Wastewater System fails or closes down and Gaines Charter Township declines or refuses to take over the system, then the Owners will likely have to vacate their houses.

9.2 Optional Township Takeover. If the Association requests the Township to take over the Wastewater System or the Township is otherwise requested or ordered to take over the system, no such takeover by or transfer to the Township shall occur without the Township's prior written consent (which shall be at the Township's sole and absolute discretion). Should the Township take over the Wastewater System (or community water system or any utility facility of the Project), then the following shall be applicable:

a. Establishment of a Special Assessment District or Districts. The Township may establish a special assessment district for the system to pay for and/or reimburse the Township for any and all such costs and expenses (as well as to ensure future required repairs, operation and maintenance) pursuant to whichever state statute or other procedure the Township desires to utilize. In such event, all of the Owners and the Association shall all be deemed to have fully consented to and agreed with the establishment, implementation and enforcement of such a special assessment district or districts and the resulting special assessments.

b. Proceeding to Collect Pursuant to the Master Deed and Condominium Documents. Alternately, the Township shall also have the authority to collect or require reimbursement for any and all such costs and expenses from the Association and the Owners as if such obligations of the Association and the Owners were in the form of a permanent deed restriction or covenant on the Project. Should the Township pursue this remedy, the Township would have any and all rights attributable to the Association when collecting dues or assessments from the Owners. Additionally, such costs shall also be a lien on each of the Units or lots, which shall be enforceable in accordance with Act No. 94 of the Public Acts of 1933, as amended from time to time. Any such charges which are delinquent for six (6) months or more may be certified annually to the Township Treasurer, who shall enter the lien on the next tax roll against the applicable Unit or lot, and the costs shall be collected and the lien shall be enforced in the same manner as provided for in the collection of taxes assessed upon the roll in the enforcement of a lien for taxes. In addition to any other lawful enforcement methods, the Township shall have all remedies authorized by Act No. 94 of the Public Acts of 1933, as amended. The Master Deed or deed restrictions shall be deemed amended accordingly.

The above alternate remedies (14a. and 14b.) shall be deemed to be in addition to any and all other remedies for the Township provided for elsewhere in the deed restrictions or Master Deed or condominium documents or at law or equity. The Township shall have the sole authority and discretion to determine whether or not to proceed pursuant to 14a. or 14b. above, or both. The remedies available to the Township are cumulative and broad and are not exclusionary or preclusive.

ARTICLE X
OTHER PROVISIONS

10.1. Definitions. All terms used in these Bylaws will have the same meaning assigned by the Master Deed to which the Bylaws are attached or as defined in the Act.

10.2. Severability. If any of the terms, provisions, or covenants of these Bylaws or of any Condominium Document are held to be partially or wholly invalid or unenforceable for any reason, that holding shall not affect, alter, modify, or impair any of the other terms, provisions, or covenants of the documents or the remaining portions of any terms, provisions, or covenants held to be partially invalid or unenforceable.

10.3. Notices. Notices provided for in the Act, Master Deed, or Bylaws shall be in writing and shall be addressed to the Association at its registered office in the State of Michigan and to any Owner at the address in the deed of conveyance or at another address subsequently provided. The Association may designate a different address for notices to it by giving written notice of the change of address to all Owners. Any Owner may designate a different address for notices by giving written notice to the Association. Notices addressed as above shall be deemed delivered when mailed by U.S. mail with postage prepaid or when delivered in person.

10.4. Amendment. These Bylaws may be amended, altered, changed, added to, or repealed only in the manner prescribed by Section 9 of the Master Deed, subject to prior approval of Gaines Charter Township for any clause, provision, right, regulation, or restriction involving, referencing or benefitting Gaines Charter Township.

10.5. Non-Waiver. Should any provision of the Bylaws not be enforced in a particular situation, that shall not affect the enforceability of that provision in a later case or situation.

10.6. Conflicting Provisions. In the event of a conflict between the Act (or other laws of the State of Michigan) or any Gaines Charter Township ordinance, code or requirement and any Condominium Document, the Act (or other laws of the State of Michigan) or the Gaines Charter Township ordinance, code or requirements shall govern, as applicable. In the event of a conflict between the provisions of any one or more of the Condominium Documents themselves, the following order of priority shall be applied, and the provisions of the document having the highest priority shall govern:

1. the Master Deed, including the Condominium Subdivision Plan but excluding these Bylaws
2. these Condominium Bylaws
3. the Articles of Incorporation of the Association
4. the Association Bylaws
5. the Rules and Regulations of the Association
6. the Disclosure Statement

10.6. Township Costs. Any costs and attorney fees incurred by the Township in reviewing and approving or denying any amendment or change to these Bylaws shall be reimbursed to the Township by any Owner advocating for the change or amendment or by the Association.

ARTICLE XI
MISCELLANEOUS PROVISIONS

11.1 Time for Completion. If the development and construction of all improvements to the common elements of the Project have not been completed within a period ending ten (10) years after the date on which construction was commenced, or six (6) years after the date on which rights of contraction or convertibility were last exercised, whichever first occurs, the Developer shall have the right to withdraw all remaining undeveloped portions of the Project without the consent of any Co-owner, mortgagee or other party in interest. Any undeveloped portions not so withdrawn shall remain as General Common Elements of the Project, and all rights to construct Units on such lands shall cease,

11.2 Access and Use. At the option of the Developer, any undeveloped portions of the Project which have been withdrawn under the provisions of Section 9.1 shall be granted easements for access and utility installation over, across and through the remaining Condominium Project, subject to the payment of a pro rata share of the cost of maintaining such easements based upon the number of units developed on the withdrawn lands to the number of units developed in the Condominium Project. Removed lands shall be developed in a manner which is not detrimental to, or inconsistent with, the character of the remaining Condominium Project,

11.3 Right to Assign. Any or all of the rights and powers granted to or reserved by the Developer in the Condominium Documents or bylaw, including without limitation the power to approve or to disapprove any act, use or proposed action, may be assigned by the Developer to any other entity or person, including the Association. Any such assignment or transfer shall be made by appropriate instrument in writing, and shall be duly recorded in the office of the Kent County Register of Deeds.

11.4 Township Approval. Notwithstanding any other provision in this Master Deed, the Project shall at all times conform to and be consistent with the requirements of all applicable federal, state, county and Township laws and ordinances, as well as the conditions of approval placed upon this Project by the Township and the Township PUD Ordinance. This section is not subject to amendment.

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THIS MASTER DEED has been executed by the Developer as of the day and year which appear above.

DAS, LLC, a Michigan limited liability company

By: Duwane A. Suwyn
Its: Sole Member

STATE OF MICHIGAN)
) ss
COUNTY OF KENT)

This instrument was acknowledged before me the _____ day of _____, 2023, by Duwane A. Suwyn, Manager of _____, LLC, a Michigan limited liability company, on behalf of the company.

_____, Notary Public
_____ County, Michigan
My commission expires: _____
Acting in _____ County, Michigan

DHS, LLC, a Michigan limited liability company

By: Dick H. Suwyn
Its: Sole Member

STATE OF MICHIGAN)
) ss
COUNTY OF KENT)

This instrument was acknowledged before me the _____ day of _____, 2023, by Dick H. A. Suwyn, Manager of _____, LLC, a Michigan limited liability company, on behalf of the company.

_____, Notary Public
_____ County, Michigan
My commission expires: _____
Acting in _____ County, Michigan

Gaines Charter Township

Planning Commission Memo

Meeting Date: October 24th, 2024

AGENDA ITEM: VI.2.a

FILE NUMBER: 240819KW

PROPOSED REQUEST: Site Plan Review- Switch
Utility Substation Phase 2

PROPERTY ZONING DISTRICT: Light Industrial-1
(I-1)/Steelcase PUD

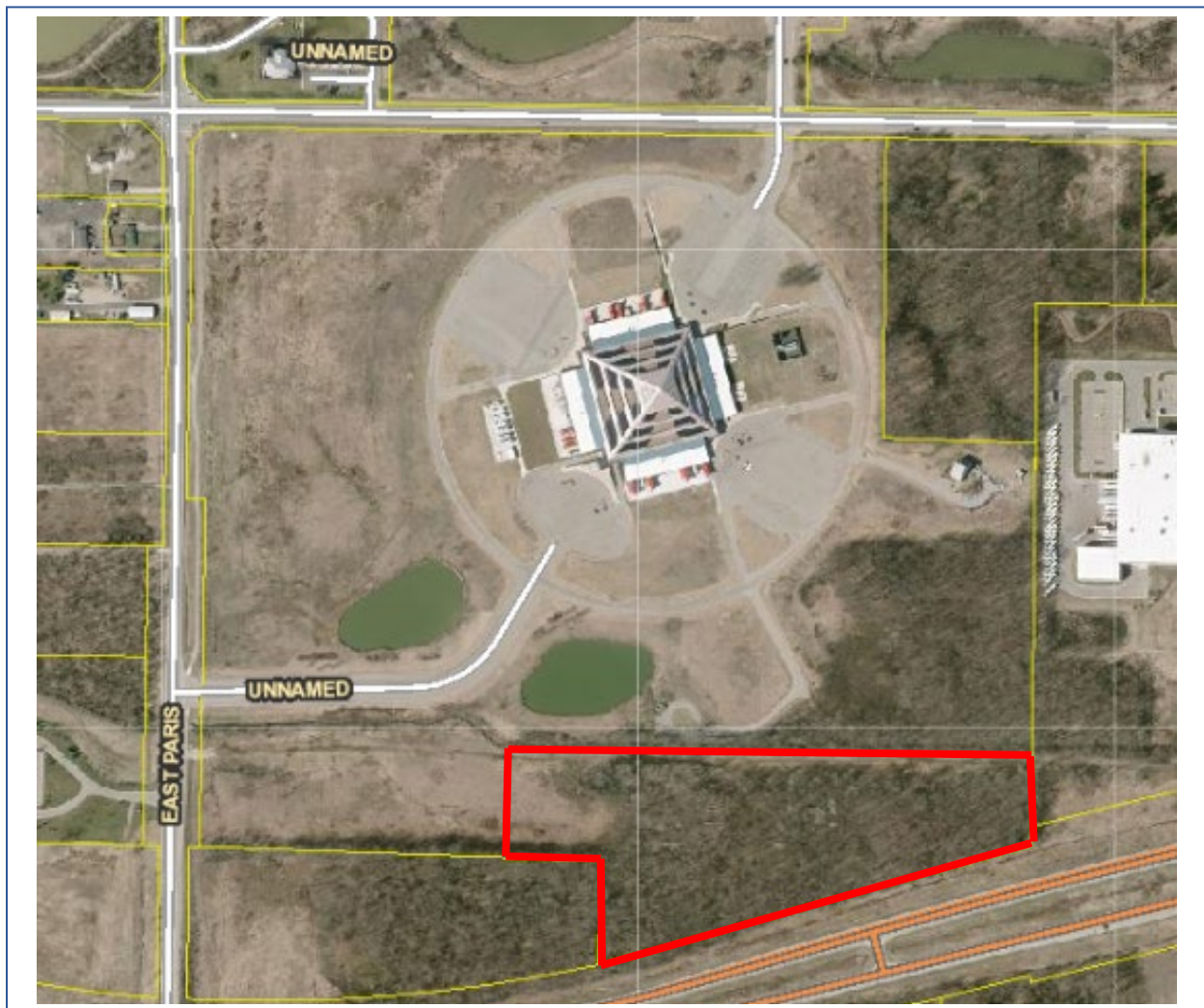
ADDRESS: 4200 60th Street

PROPERTY SIZE: 89.5 Acres

PARCEL NUMBER: 41-22-01-101-004

REPORT BY: Dakota Swan, Assistant Planner

APPLICANT: Kevin Wilks, Spicer Group, for
Switch Ltd.



OVERVIEW

The applicant is requesting a site plan review for Phase 2 of an electric utility substation immediately south of the Switch pyramid and new server building that is currently under construction. The electrical substation is to provide the transformation of the electric utility's overhead transmission along East Paris Road to distribution circuits for support of the Switch campus development. Phase 1 ("Pyramid", approved by PC May 25th, 2023) has been completed, and the applicant is now seeking site plan approval to continue with the next phase of the substation project.

The substation is expected to be configured with two (2) 40MVA transformers and includes a utility switching yard and transformers designed by the Utility and then a customer distribution switchgear yard with underground electrical feeders to the buildings. A water detention basing will lie at the east end of the site.

The parcel is split zoned, there is a remnant of the Steelcase PUD-LSP at the south margin of the parcel that was isolated during M-6 construction. As a utility substation, the proposed project is permitted "by right" in Industrial-1 zoning and is an allowed use in the Steelcase PUD-LSP. In keeping with other industrial uses in the Steelcase PUD-LSP the project is subject to site plan review rather than PUD amendment.

Surrounding zoning:

	NORTH: City of Kentwood	
WEST: I-1	SUBJECT PARCEL	EAST: I-1
	SOUTH: OTP Development PUD	

STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Section 25.6 Site Plan Review Standards. Additional information is included on the following pages concerning site plan review considerations and standards.

A. Adequacy of Information: Whether the required information has been furnished in sufficiently complete and understandable form so as to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.

Meets standard. A site plan has been submitted for review that adequately diagrams current site conditions, the layout of the proposed facilities, and site improvements. The site facilities will be accessed via a compacted gravel road.

Building: The only building on the site is a 20 x 32' control house.

Dimensional Requirements: The electrical structures are within the required setbacks.

Parking: Once the facility is built, traffic will be intermittent for servicing and inspecting the equipment. No surface parking is required under the ordinance for utility substations.

Signage: No signage is requested.

Lighting: No external lighting is proposed.

Landscaping: A row of evergreen junipers, hollies and spruce trees are placed 8-feet apart approved as part of the Phase 1 site plan will line East Paris to screen the view of the facility from the west. The proposed landscaping exceeds the 168-point requirement for the frontage and comes out to 174 points. Consumers Energy and/or ITC may or may not prohibit the planting of portions of the right-of-way due to the presence of overhead lines but will not make a determination for several months. Staff requests that the Planning Commission waive proposed plantings if Consumers Energy and/or ITC requires portions of the right-of-way remain barren.

Along the M-6 right-of-way, the applicant will retain a row of existing vegetation to screen the substation from the freeway. Much of this area is wetlands and preservation of existing vegetation is the preferred method for screening. Screening along portions of the ROW may be subject to vegetation management requirements by Consumers Energy and/or ITC. Staff recommends a condition for staff review of any significant changes to the buffer proposed in the July 2024 plan.

B. Compliance with Township Master Plan: The site plan must comply with the Township Master Plan and its goals and objectives and any secondary plans that may have been adopted by the Township for the area containing the site.

Meets standard. The 2023 Future Land Use Plan anticipates industrial use on the parcel.

C. Compliance with all Township Ordinances and Other Laws: The site plan must comply with the standards of this Ordinance and all other applicable Township ordinances, as well as all county, state, and federal regulations and laws.

Meets standard. The utility substation will be permitted through the State of Michigan, Consumers Energy, and ITC. The applicant is required to secure all applicable Township and outside agency approvals prior to site development, including Township Engineering/BGUA, Fire Department, Kent County Road Commission, and Kent County Drain Commission.

D. Configuration of Uses: Whether there are ways in which the configuration of uses and structures could be changed that would improve the effect of the development on adjoining and nearby properties, persons, activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and the proposed use and structures.

Meets Standard. The electrical utility substation is necessary for the increased demand for electricity due to the operation of the new Switch servers being installed in the coming months. The area is transitioning to light industrial and may see additional investment with the increased availability of power.

E. Preservation of Natural Features: The landscape, natural features, and topography shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and alteration of natural features, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Meets standard. The parcel has been graded and no natural features are present. Wetlands have been avoided to the extent possible, but some filling will occur that will be permitted through EGLE.

F. Privacy: The site design must provide reasonable visual and sound screening and privacy for dwelling units on the site and on adjacent properties using fences, buffers, berms, and other measures, as appropriate.

Meets standard. The proposed landscaping on the property will help to screen the view of the site from adjacent properties to the west. The parcel to the south is MDOT and will not likely be developed, and the facility will be over 1,800 feet from 60th Street to the north.

G. Safety: Buildings and uses shall be arranged and designed to provide emergency vehicle access. Site plans shall conform to all applicable fire codes.

Meets standard. The Fire Inspector has reviewed the plans, and no issues were identified. All site plans, along with measures for fire protection and access, are subject to review and approval by the Fire Inspector.

H. Vehicular Circulation: The site design shall provide safe, convenient, and well defined vehicular and pedestrian circulation within and to/from the site. Access to/from the site shall be designed to minimize conflicts with traffic on adjacent streets. Shared curb cuts and service drives shall be utilized as necessary to reduce traffic conflicts and improve the functionality of the site.

Meets standard. There will be one external access point to the site from East Paris which will require permits from the Kent County Road Commission. Internal access drives will be compacted gravel and will serve as emergency access to the facilities.

I. Pedestrian Circulation: The site plan shall provide a pedestrian circulation system that is insulated as completely as is reasonably possible from the vehicular circulation system for safety and convenience.

Does not apply. A multi-use pathway currently exists along East Paris Avenue, and pedestrian access to the site is restricted to the site due to security concerns.

J. Drainage: Site plans shall conform with the Kent County Drain Commission's surface water drainage standards and to the Township Stormwater Ordinance (and other applicable Township ordinances) with special attention given to proper site drainage so that removal of storm water will not adversely affect neighboring property owners. Stormwater management system and facilities shall preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible.

Meets standard, condition recommended. Stormwater will be collected by catch basins throughout the site and will be conveyed to the detention area. Stormwater and utility plans are subject to review and approval by the Township Engineer.

K. Traffic Impact: Measures must be taken to reduce any adverse effects on existing roads, circulation patterns on the roads, or access to the site from the expected volume of traffic to be generated by the proposed use.

Meets standard. Traffic to and from the site will be limited, no adverse impacts are anticipated.

L. Hazardous Materials: Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals shall be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater or nearby surface water bodies. Each site shall be designed to meet all applicable state and federal regulations.

Meets standard. The Fire Inspector has reviewed the plans, and no issues were identified. All site plans, along with measures for fire protection, are subject to review and approval by the Fire Inspector.

M. Public Health, Safety, or Welfare: The site plan must be adequate to provide for the health, safety, and general welfare of the persons and property on this site and in the neighboring community. The site plan and proposed buildings and uses must be reasonable and promote the goals and intent of this Ordinance. All elements of the site plan shall be designed to take into account the site's topography, the size and type of lot involved, the character of the adjoining properties, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding properties for uses permitted in this Ordinance. The site plan must be harmonious with and not injurious to existing and projected uses in the immediate area.

Meets standard. Issues concerning compatibility are not anticipated, as the area is industrial in nature. There are no sensitive uses nearby. The proposed site development is not anticipated to negatively impact adjacent properties, natural resources, or the future development of the industrial area.

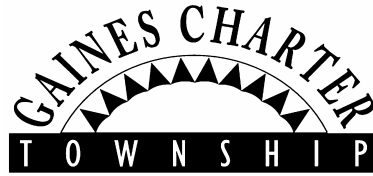
STAFF RECOMMENDATION

Staff recommends approval of the site plan with the following conditions.

1. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission (access and SESC).
 - d. Kent County Drain Commission.
2. Any changes to the vegetation buffer along the M-6 corridor must be reviewed by staff.

FILE NO.

Gaines Charter Township
8555 Kalamazoo Avenue SE
Caledonia, MI 49316
Phone (616)6986640 Fax (616)698-2490



Application for Zoning Approval

Project Address	6100 East Paris Ave SE / 4200 60th St SE, Caledonia, MI 49316	
Owner Name	GRR, LLC, A Switch, LTD Company	
Owner Address	7135 South Decatur Boulevard, Las Vegas, Nevada	
Parcel Number(s):	41-22- 01-101-004	41-22-
Description of Proposed Project/Use	Electrical substation. The site will be developed in conjunction with METC/ITC and Consumer's Energy in two phases. This application is for an expansion of a substation that has an approved site plan, which is currently under application/review for revision.	

Applicant/Contact	Kevin J. Wilks, P.E.
Phone/Email	616-550-7837 kevinw@spicergroup.com
"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application	
Signature	
For Planning Commission/Zoning Board of Appeals requests, and Land Divisions/Combinations, please complete the appropriate Worksheet as part of your application packet – See staff for more information	

Township Use Only

Current Zoning District: RL-14 RL-10 R-3 R-4 C-1 C-2 O-S I-1 I-2 PUD A-R A-B

___ One/Two-Family Construction	___ Rezoning/PUD Rezoning	___ Land Division
___ Special Use Permit Request	___ PUD Amendment	___ Text Amendment
___ Zoning Board of Appeals Request	___ Site Plan Review	
___ Subdivision/Site Condo Review	Other _____	

DENIED _____ APPROVED _____ APPROVED, WITH CONDITIONS _____ WITHDRAWN _____

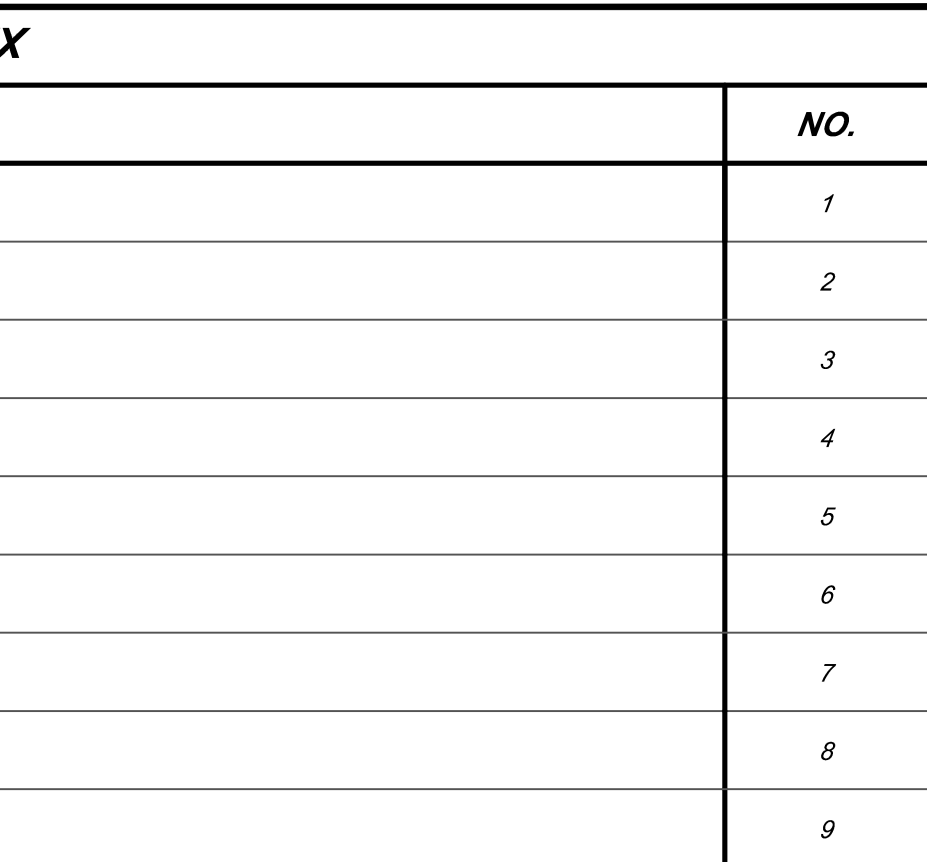
ZONING ADMINISTRATOR SIGNATURE

DATE



Map showing the project location in the SE 1/4 of Section 36, Township 36N, Range 12E. The project location is highlighted by a shaded rectangle, situated east of E Paris Ave SE and south of 60th St SE. A box labeled "PROJECT LOCATION" with an arrow points to this area. Other features include Plaster Creek to the north and Paul B. Henry Fwy to the west.

SECTION 01
T.05N.-R.11W.,
GAINES TOWNSHIP,
KENT COUNTY, MICHIGAN

[illegible]

P:\Proj2023\134058SG2023 - GRR SUB 01\ CAD_GISC3D\2024 Design\05706-01_TITLE PHASE II. 7/19/2024 1:39:58 PM, kayla.cserbough, DWG To PDF.pc3, ARCH full bleed D (36.00 x 24.00 inches), 1:1

GENERAL NOTES

CONTRACTOR SHALL CONFORM WITH ANY APPLICABLE LOCAL NOISE ORDINANCES.

CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER 48 HOURS PRIOR TO START OF CONSTRUCTION, CONSTRUCTION STAKING AND INSPECTION.

CONTRACTOR TO PROVIDE DUST CONTROL AND SWEEP ROADS AS NECESSARY.

ALL EXCAVATED MATERIAL, NOT TO BE REUSED OR DISPOSED OF ON SITE SHALL BE REMOVED FROM SITE. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING MATERIALS ACCORDING TO LOCAL AND STATE REQUIREMENTS.

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- SURVEY - AL TANSIP SURVEY FOR SWITCH LTD
- GEOTECHNICAL REPORT - REPORT OF GEOTECHNICAL INVESTIGATION - GRP SUPERMAP 02 - GAINES TOWNSHIP, KENT COUNTY, MICHIGAN - SEPTEMBER 17, 2018
- GRADING CONSTRUCTION PLAN FOR SWITCH GRP NAP 02
- UTILITY CONSTRUCTION PLAN FOR SWITCH GRP NAP 02
- SWITCH GRP NAP02 POWER - 13.8 KV SUBSTATION
- GRP NAP 02 SITE INFRASTRUCTURE
- GEOTECHNICAL REPORT - SWITCH SUPERMAP 02 - SUBSTATION

PRIOR TO THE START OF ANY WORK AND THROUGHOUT THE COURSE OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING HE/SHE HAS THE LATEST EDITION OF ALL RELEVANT PLANS AND DOCUMENTS. FURTHER, CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY CONFLICTS OR DISCREPANCIES BETWEEN OR WITHIN THE RELEVANT PLANS AND DOCUMENTS AS WELL AS ANY EXISTING UTILITIES, NOTIFYING OWNER AND ASSISTING IN RESOLUTION OF SAID CONFLICTS OR DISCREPANCIES.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. CONTRACTOR IS RESPONSIBLE FOR ACQUISITION OF ANY NECESSARY PERMITS NOT ALREADY OBTAINED AND FOR PAYMENT OF ANY ASSOCIATED FEE. NO CONSTRUCTION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY AND/OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS. CONTRACTOR MUST BE AWARE THAT ANY VIOLATION OF ANY GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

THESE PLANS ARE BASED ON INFORMATION PROVIDED TO SPICER GROUP, INC. BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR AND NOTIFY ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION. IF ACTUAL, SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

CONTRACTOR MUST REFER TO THE ARCHITECTURAL BUILDING PLANS "OF RECORD" AND/OR COORDINATE WITH THE OWNER FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT, AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.

DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.

THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.

THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DUE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL, INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION EQUIPMENT MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE TO AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

ALL CONCRETE MUST MEET THE REQUIREMENTS OF ASTM C94 AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS OR DISCREPANCIES WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES IS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.

CONTRACTOR SHALL PURCHASE AND MAINTAIN OWNER'S AND CONTRACTOR'S PROTECTIVE LIABILITY INSURANCE WHICH SHALL: 1) BE A SEPARATE POLICY TO PROTECT OWNER, ENGINEER, THEIR CONSULTANTS, AGENTS, EMPLOYEES, AND SUCH PUBLIC CORPORATIONS IN WHOSE JURISDICTION THE WORK IS LOCATED FOR THEIR LIABILITY FOR WORK PERFORMED BY CONTRACTOR OR SUBCONTRACTORS UNDER THE CONTRACT; 2) MAINTAIN THE INSURANCE COVERAGE AS REQUIRED BY THE FOLLOWING NAMED INSURER; 3) INCLUDE ANY SPECIFIC INSURANCE LANGUAGE REQUIRED BY THE FOLLOWING NAMED INSURER; 4) NAME SPICER GROUP, INC. AS AN ADJACENT INSURED WHICH WILL BE HELD HARMLESS AND INDEMNIFIED.

OWNER MAY CONTRACT WITH OTHERS FOR THE PERFORMANCE OF OTHER WORK AT OR ADJACENT TO THE SITE: 1) OWNER AND OWNER'S REPRESENTATIVES SHALL HAVE AUTHORITY AND RESPONSIBILITY FOR COORDINATION OF THE VARIOUS CONTRACTORS AND WORK FORCES AT THE SITE; 2) PROJECTS WITH WORK ON OR ADJACENT TO THE SITE INCLUDE THE FOLLOWING RELATED TO THE PROJECT AND/OR CONSTRUCTION OF THE GRP NAP 02 FACILITY; 3) OWNER MAY ENGAGE IN OTHER PROJECTS ON THE SITE IN ADDITION TO THOSE DESCRIBED ABOVE. CONTRACTOR SHALL COORDINATE WITH OWNER TO RESOLVE ANY SCHEDULING OR WORKSPACE CONFLICTS THAT MAY ARISE.

ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME SPICER GROUP, INC. AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, SUBSIDIARIES, AND RELATED ENTITIES, AND THE PROJECT AND/OR PROJECT SITE. SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROJECT SITE. SPICER GROUP, INC. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. SPICER GROUP, INC. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN THESE NOTES FOR JOB SITE SAFETY.

CONTRACTOR SHALL PROVIDE A SAFE MEANS FOR OWNER OR ENGINEER TO INSPECT THEIR WORK AT ALL TIMES. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY AND MUST COMPLY WITH OSHA AND MOSHIA REQUIREMENTS AS APPLICABLE. SHOULD THE CONTRACTOR NEGLECT TO PROVIDE SAFE ACCESS FOR OWNER OR ENGINEER TO INSPECT WORK, SAID WORK MAY NOT BE ACCEPTED.

IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS. ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM, AND FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 1 HEREIN, FOR AND FROM ALL FEES, ATTORNEY'S FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

GENERAL NOTES CONT.

ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. CONTRACTOR IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.

CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORKSPACE, WHICHEVER IS CORRECT FOR THE STATE. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND LOCATING ALL UTILITIES AND SERVICES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.

THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION AND UTILITY DEBRIEF AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROMPTLY NOTIFY THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

THE CONTRACTOR MUST INSTALL ALL STORM SEWER, SANITARY SEWER, AND UNDERDRAIN COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. VERIFYING THAT ALL FILL AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBGRADE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIAL. SHOULD SUBBASE BE DESIGNATED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.

ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.

THE CONTRACTOR MUST COMPLY TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.

PAYMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BOLT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES, WHERE THE FINAL GRADING OF THE AREA SURROUNDING SAID TOPS IS NOT INCLUDED IN THIS CONTRACT. CONTRACTOR SHALL COORDINATE THE ELEVATIONS WITH ENGINEER AND OWNER.

DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.

WHEN THE SITE IMPROVEMENT PLANS INCLUDE PROVISIONS FOR FUTURE DEVELOPMENT, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREA FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE. MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.7% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE AOA REQUIREMENTS LIMIT GRADES). TO PREVENT PONDING, CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING THIS INFORMATION, MUST BE AT CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.

CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.

CONTRACTOR MUST SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.

UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH WATERTIGHT JOINTS. WHEN HIGH DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M24 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SLT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 80 UNLESS INDICATED OTHERWISE.

CONTRACTOR SHALL COORDINATE WITH OWNER AND OWNERS' GEOTECHNICAL ENGINEER DURING GRADING TO ALLOW FOR THE PLACEMENT OF SETTLEMENT MONITORING DEVICES. SAID DEVICES SHALL BE PROTECTED AND CARE SHALL BE TAKEN BY THE CONTRACTOR NOT TO DAMAGE OR DISPLACE SETTLEMENT MONITORING DEVICES.

GENERAL NOTES CONT.

STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.

SEWER AND WATER MAINS MUST BE SEPARATED BY AT LEAST 10 FEET HORIZONTALLY. WHERE SEWER AND WATER MAINS CROSS, A MINIMUM OF 18 INCHES VERTICAL SEPARATION MUST BE PROVIDED AND THE SEWER MUST BE PLACED SUCH THAT A FULL STICK OF PIPE IS CENTERED AT THE WATER MAIN CROSSING TO ACHIEVE THE MAXIMUM DISTANCE POSSIBLE FROM SEWER JOINTS TO WATER MAIN. CONTRACTOR IS RESPONSIBLE FOR SUPPORTING SEWER PIPES OR OTHER UTILITIES WHILE CROSSING A WATER MAIN UNDERNEATH.

CONTRACTOR MUST COORDINATE ANY RELOCATION OF, OR CONNECTION TO, PRIVATELY OWNED UTILITIES WITH THE OWNER OF SAID UTILITY.

CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

CONTRACTOR SHALL TAKE CARE TO PROTECT ALL CONDUIT, SEWER, UNDERDRAIN, WATER MAIN, WATER SERVICES, AND ANY OTHER UTILITIES DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION EQUIPMENT, INCLUDING THOSE USED FOR SOIL COMPACTION, IS APPROPRIATE FOR THE GIVEN USE WHILE ALSO NOT CAUSING DAMAGE. CONTRACTOR SHALL ENSURE SUFFICIENT MATERIAL IS PLACED OVER UTILITIES TO PROTECT UTILITIES FROM LIVE LOADS.

CONTRACTOR SHALL INSTALL ALL UTILITIES AND OTHER MATERIALS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

PRIOR TO ACCEPTANCE, CONTRACTOR MUST PROVIDE CCTV VIDEO INSPECTION OF ALL STORM SEWER, SANITARY SEWER, AND UNDERDRAIN PIPE. CONTRACTOR MUST ALSO PROVIDE MANDEREL TESTING OF ALL SANITARY SEWER AND UNDERDRAIN PIPE. MANDEREL INSPECTION SHALL BE COORDINATED WITH OWNER AND ENGINEER.

CONTRACTOR SHALL, UPON COMPLETION OF GRADING, PROVIDE TOPSOIL, SEED, AND MULCH AS REQUIRED TO PROTECT AND STABILIZE THE SURFACE. CONTRACTOR MAY FOREGO THIS REQUIREMENT WITH APPROVAL OF ENGINEER AND OWNER, PENDING SCHEDULING OF FUTURE PHASES OF WORK.

UNDERGROUND UTILITIES MISS DIG
CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND LOCATING ALL UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 174, 2013, THE CONTRACTOR SHALL DIAL 1-800-482-7171 OR 811 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL, THIS BE POSITIVELY 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.

THE EXISTING UTILITIES ON THESE DRAWINGS HAVE BEEN SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND SHALL NOTIFY THE ENGINEER AS TO WHERE POSSIBLE CONFLICT EXISTS.

ALL CONSTRUCTION BACKFILL OR EMBANKMENT SHALL BE PLACED IN CONFORMANCE WITH THE PROVIDED GEOTECHNICAL REPORT UNLESS NOTED OTHERWISE.

ANY UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE SUPPORTED, PER THE SPECIFICATIONS OF THE ORIGINAL UTILITY COMPANY CLAIMING OWNERSHIP OF THE UTILITY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES
APPROPRIATE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EARTH-DISTURBING ACTIVITIES. PLACE TURF ESTABLISHMENT ITEMS AS SOON AS POSSIBLE ON POTENTIAL ERODABLE SLOPES AS DIRECTED BY THE ENGINEER. CRITICAL DITCH GRADES SHALL BE PROTECTED WITH EITHER SOD OR SEED/MULCH OR MULCH BLANKET AS DIRECTED BY THE ENGINEER.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND MAINTAINED UNTIL THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MEASURES SHALL ONLY BE PAID FOR ONCE.

ALL CATCHBASINS AND SEDIMENTATION TRAP/BASIN SHALL BE CLEANED OUT UPON COMPLETION OF THE PROJECT.

CONTRACTOR SHALL CONFORM TO SOIL EROSION AND SEDIMENTATION CONTROL ACT, PART 91 OF ACT 451 OF 1994.

PROPERTY OWNERS
PROPERTY OWNERS' NAMES, WHERE SHOWN, ARE FOR INFORMATION ONLY, AND THEIR ACCURACY IS NOT GUARANTEED.

ADJUSTING MONUMENT BOXES
ALL MONUMENT BOXES SHOWN ON THIS PROJECT SHALL BE PRESERVED, WHETHER SHOWN OR NOT. IT MAY BE NECESSARY TO PLACE OR ADJUST MONUMENT BOXES, AS REQUIRED.

TRAFFIC
THE CONTRACTOR SHALL MAINTAIN LOCAL TRAFFIC AT ALL TIMES. SIGNAGE MUST BE IN ACCORDANCE WITH THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHALL BE COORDINATED WITH THE ENGINEER AND GOVERNING ROAD AGENCY. PERMITS MAY BE REQUIRED.

PERMITS
CONTRACTOR SHALL SIGN FOR, PAY FOR, AND PICK UP PERMITS AS REQUIRED.

CONSTRUCTION PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE AGENCIES.

TOPOGRAPHY
CONTOURS AND SPOT GRADES SHOWN ON THESE PLANS WERE TAKEN FROM AERIAL MAPPING AND CONFORM TO THE FOLLOWING STANDARDS:

XY ACCURACY: 1/50" AT MAP SCALE

Z ACCURACY: 1/2" CONTOUR INTERVAL

SPOTS: 1/4" CONTOUR INTERVAL

DASHED LINES MAY NOT MEET MAP ACCURACY STANDARDS.

BUILDING OUTLINES INDICATE DRIP LINE BUT MAY ALSO INCLUDE STAIRS AND ATTACHMENTS.

FEATURES IN SHADOW AND VEGETATION AREAS OR NEAR TALL OBJECTS MAY BE OBSCURED DUE TO PHOTOGRAPHIC ANGLE.

MAPPING OUTSIDE OF CONTROL PERIMETER MAY NOT MEET MAP ACCURACY STANDARDS.

SMALL SHADOW AREAS ARE NOT SHOWN FOR CLARITY.

BASIS OF BEARING
BASIS OF BEARING IS THE STATE PLAN COORDINATES, MICHIGAN SOUTH ZONE (NAD83/2011).

SITE WORK
ELECTRIC SERVICE TO BUILDING AND PARKING LOT LIGHTS SHALL BE UNDERGROUND. ALL UTILITY COMPANY SERVICE LINES AND PAD LOCATIONS ARE SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS TO BE COORDINATED WITH UTILITY COMPANY.

UNPAVED AREAS SHALL BE SMOOTHLY GRADED AND THE SURFACE STABILIZED BY SEEDING OR OTHERWISE. THE MAXIMUM DESIRABLE SLOPE IS 3% HORIZONTAL, TO 1 VERTICAL, UNLESS NOTED OTHERWISE.

CONTRACTOR SHALL SAWCUT PAVEMENT AND CURB & GUTTER FOR A CLEAN EDGE TO INSTALL PROPOSED PAVEMENT AND CURB & GUTTER.

CONTRACTOR IS RESPONSIBLE TO MAINTAIN POSITIVE DRAINAGE PATTERN TO ENSURE NO PONDING OF WATER ON ADJACENT EXISTING AND PROPOSED PAVED SURFACES.

DIMENSIONS SHOWN ARE GIVEN TO THE BACK OF CURBS AND FACE OF BUILDINGS UNLESS NOTED OTHERWISE.

CONTRACTOR IS RESPONSIBLE FOR MANAGING SURFACE AND GROUND WATER AS NEEDED DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, PUMPING, Dewatering, COFFERDAMS, SHEET PILING, ETC.

CONTRACTS

GAINES CHARTER TOWNSHIP PLANNING & ZONING DEPARTMENT
ATT: DAN WELLS
8555 KALAMAZOO AVE. SE.,
CALEDOONIA, MI 49316
PHONE: (616) 698-6640
FAX: (616) 698-2490
EMAIL: DAN.WELLS@GAINES.TOWNSHIP.MI.GOV

GAINES CHARTER TOWNSHIP BUILDING DEPARTMENT
ATT: JOHN STUYFZAND
8555 KALAMAZOO AVE. SE.,
CALEDOONIA, MI 49316
PHONE: (616) 944-0339x26
FAX: (616) 698-2490
EMAIL: JOHN.STUYFZAND@GAINES.TOWNSHIP.MI.GOV

GAINES TOWNSHIP ENGINEERING DEPARTMENT
ATT: JEFF GRITTER, P.E.
8555 KALAMAZOO AVE. SE.,
CALEDOONIA, MI 49316
PHONE: (616) 277-2165
FAX: (616) 954-6914
EMAIL: JEFF@GVCVCL.COM

KENT COUNTY DRAIN COMMISSIONER
ATT: JOEL MORGAN, P.E.
775 BALL AVE. NE
GRAND RAPIDS, MI 49503
PHONE: (616) 336-3689
EMAIL: JOEL.MORGAN@KENTCOUNTYMI.GOV

KENT COUNTY ROAD COMMISSION
ATT: JOHN STRUNK
1800 SCORNBUR AVE. NW
GRAND RAPIDS, MI 49504
PHONE: (616) 242-6901x6913
EMAIL: JOHN@KENTCOUNTYROADS.NET

DTE ENERGY
ATT: ANDRE DIAZ
444 WEALTHY ST SW,
GRAND RAPIDS, MI 49503
PHONE: (616) 954-6914
FAX: (616) 954-6914
EMAIL: ANDRE.DIAZ@DTEENERGY.COM

CONSUMERS ENERGY
ATT: TANYA MARTIN
4501 47TH ST. SE.
KENTWOOD, MI 49512
PHONE: (616) 530-4365
FAX: (616) 530-4365
EMAIL: TANYA.MARTIN@CMSENERGY.COM

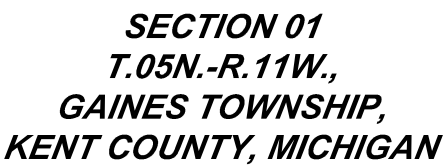
AT&T
ATT: CORY VANPIL
PHONE: (616) 246-7573
EMAIL: CV1657@ATT.COM

LINE TYPE LEGEND

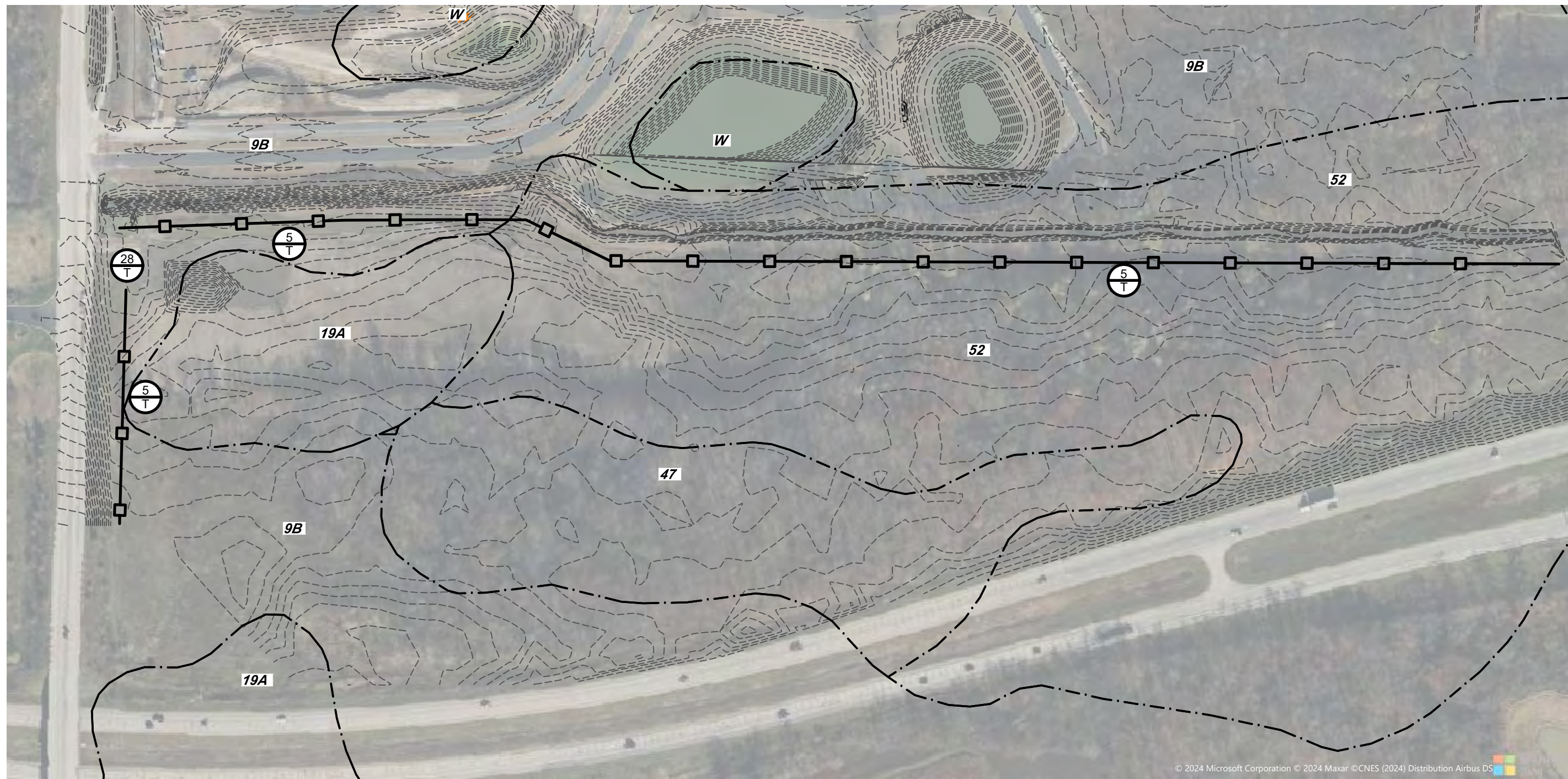
- EXISTING ROAD CENTERLINE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER OR FORCEMAIN
- EXISTING STORM SEWER
- EXISTING TELEPHONE CABLE
- EXISTING GAS MAIN
- EXISTING ELECTRIC
- PROPOSED UTILITY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FENCE LINE
- OVERHEAD UTILITY
- RAILROAD TRACKS
- STATION LINE
- LIMITS OF RIGHT OF WAY
- EASEMENT
- SILT FENCE
- REVERSE PAN CURB & GUTTER
- TREE LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS

ABBREVIATIONS

- BC = BACK OF CURB
- BM = BENCH MARK
- CC = CENTER TO CENTER
- CB = CATCH BASIN
- CL = CENTERLINE
- CJ = CONSTRUCTION JOINT
- CMP = CORRUGATED METAL PIPE
- CSP = CORRUGATED STEEL PIPE
- CONC = CONCRETE
- DI = DUCTILE IRON PIPE
- EF = EACH FACE
- ELEC = ELECTRIC
- EL OR ELEV = ELEVATION
- EM = EDGE OF METAL
- EOP = EDGE OF PAVEMENT
- EQSP = EQUALLY SPACED
- ESMT = EASEMENT
- EW = EACH WAY
- EX OR EXIST = EXISTING
- FF = FINISH FLOOR
- FI = FINISH SURFACE
- FG = FINISH GROUND
- GALV = GALVANIZED
- GP = GUTTER
- HDD = HOT DIP



	Month 1	Month 2	Month 3	Month 4
Install Temporary Controls in and Near Existing Ponds and County Drain				
Construct Storm Sewer System				
Grade Site for Proposed Substation				
Construct Duct Banks				
Construct Proposed Headwall				
Excavate Proposed Detention Basin				
Construct Outlet Control Structure				
Construct Gravel Drives				
Install Permanent Controls Throughout Construction				
Remove Temporary Controls				



ALL PROPOSED EXCAVATION ACTIVITIES FOR THIS PROJECT MUST ADHERE TO THE FOLLOWING SEQUENCE.

1. *CONTRACTOR IS TO PERFORM PROPOSED EXCAVATION ACTIVITIES REQUIRED TO OBTAIN PROPOSED GRADES AND SIDE SLOPES AS DESIGNATED ON PLANS.*
2. *CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING SOIL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE ENTIRE PROJECT.*

<i>KENT COUNTY</i>	
<i>SOIL CLASS</i>	<i>SOIL COMPOSITION</i>
<i>9B</i>	<i>RIMER LOAMY FINE SAND, 0 TO 4 PERCENT SLOPES</i>
<i>19A</i>	<i>BLOUNT LOAM, 0 TO 2 PERCENT SLOPES</i>
<i>52</i>	<i>BELLEVILLE LOAMY SAND</i>
<i>47</i>	<i>PEWAMO LOAM</i>
<i>W</i>	<i>WATER</i>

CONTINUED MAINTENANCE PROGRAM FOR PERMANENT SESC MEASURES	
RESPONSIBLE PARTY:	<u>SWITCH, LTD</u>
PERMANENT SESC MEASURE	MAINTENANCE PROCEDURE
SEEDING:	REPAIR BARE AREAS: APPLYING SUPPLEMENTAL SEED, MULCH, AND WATER AS NEEDED. MOWING CAN BE USED PERIODICALLY TO DISCOURAGE WEEDS.
RIPRAP:	REPAIR AREAS WHERE ROCK HAS BEEN DISPLACED. EXPAND RIPRAP AREA IF NEEDED.

KEY	BEST MANAGEMENT PRACTICE	SESC PLAN
A	Debris Removal	NO
B	Sediment Removal	> 100 FEET
C	Stormwater Basin Maintenance	NO
D	Drain Crossing Maintenance	NO
E	Enclosed Drain Maintenance	NO

DETAILED DRAWINGS AND SPECIFICATIONS ARE
LOCATED IN THE MICHIGAN ASSOCIATION OF COUNTY
DRAIN COMMISSIONERS SOIL EROSION AND
SEDIMENTATION CONTROL AUTHORIZED PUBLIC
AGENCY PROCEDURES MANUAL

SYMBOLGY FOR INSERTION INTO CONSTRUCTION
DRAWINGS:

$\frac{\#}{\text{D}} = \text{PERMANENT MEASURE}$

$\textcircled{\frac{\#}{T}}$ = TEMPORARY MEASURE

GENERAL MAINTENANCE

- TEMPORARY SESC MEASURES MUST BE INSTALLED, MAINTAINED, AND REMOVED BY THE CONTRACTOR.
- TEMPORARY MEASURES MUST BE MAINTAINED AND IN PLACE UNTIL AREAS ARE PERMANENTLY STABILIZED.
- PERMANENT MEASURES MUST BE INSTALLED AND MAINTAINED BY THE CONTRACTOR UNTIL FINAL COMPLETION.
- DAILY MAINTENANCE IS THE CONTRACTOR'S RESPONSIBILITY.
- TEMPORARY SESC MEASURES MUST BE REMOVED AT THE END OF THE PROJECT ONCE PERMANENT MEASURES ARE ESTABLISHED.
- TEMPORARY SESC MEASURES MUST BE INSTALLED PRIOR TO OR AT THE TIME OF EARTH DISTURBANCE.
- INSPECT WEEKLY AND AFTER EACH RAIN EVENT UNTIL VEGETATION HAS BEEN ESTABLISHED.
- IF NECESSARY, REPAIR AND RE-SEED OR REPLANT ERODED AREAS IMMEDIATELY.

SEEDING AND MULCHING

- SEEDING PRACTICES INCLUDE TOPSOIL (AS DIRECTED BY ENGINEER), SEED, POLYMER, AND MULCH OR MULCH MATTING (AS DIRECTED BY ENGINEER OR WHERE SHOWN ON PLANS).
- WHERE NECESSARY, APPROPRIATE MULCH MUST BE APPLIED BASED ON SLOPE AND GROWING CONDITIONS AS APPROVED BY THE PROJECT ENGINEER.
- ALL SLOPES AND HIGHLY ERODIBLE AREAS MUST BE SEED, POLYMER APPLIED AND MULCHED AS NEEDED WHEN CONSTRUCTION ACTIVITY IS NOT TAKING PLACE.
- SEED AND MULCH IS TO BE INSPECTED DAILY FOLLOWING EACH RAIN EVENT TO DETERMINE IF CONCENTRATED FLOWS ARE PRESENT.
- IN THE EVENT THAT SEED AND MULCH ARE REMOVED BY ERODIBLE RUNOFF, REPAIRS ARE TO BE MADE IMMEDIATELY.
- ALL AREAS DURING CONSTRUCTION MUST BE PERMANENTLY STABILIZED WITHIN 72 HOURS OF FINAL GRADE (GRADE LISTED ON PLAN).

STORM DRAIN INLET PROTECTION

- *INSPECT ROUTINELY AND FOLLOWING A PRECIPITATION EVENT THAT RESULTS IN RUNOFF UNTIL SEDIMENT FILTER IS REMOVED.*
- *ROUTINELY REMOVE SEDIMENT ACCUMULATION.*
- *REPAIR AND OR REPLACE CONTROL MEASURES AS NEEDED.*

SILT FENCE

- *SILT FENCE IS TO BE TRENCHED IN NO LESS THAN 6 INCHES BELOW THE GROUND SURFACE.*
- *INSPECT SILT FENCE DAILY AND IMMEDIATELY FOLLOWING EACH RAINFALL.*
- *REPAIR WHEN SILT FENCE IS SAGGING OR HAS BEEN REMOVED/TORN DOWN.*
- *WHEN SILT COLLECTS TO HALF THE HEIGHT OF THE FENCE ALL SILT IS TO BE REMOVED AND FENCE REPAIRED.*
- *REMOVE SILT FENCE WHEN PERMANENT SESS MEASURES ARE IN PLACE AND VEGETATION IS ESTABLISHED.*

STABILIZED CONSTRUCTION ACCESS

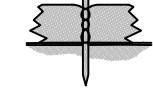
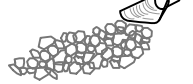
- *INSPECT WEEKLY AND AFTER EACH RAINFALL.*
- *WHEN CONSTRUCTION ACCESS IS NO LONGER EFFECTIVE, SCRAPE THE TOP LAYER AND ADD 2" OF AGGREGATE.*

TURBIDITY CURTAIN

- *INSPECT CURTAIN DAILY AND MAKE REQUIRED ADJUSTMENTS TO ENSURE THAT ANCHORS, TIE-DOWNS, OR OTHER MECHANISMS ARE SUFFICIENTLY ISOLATING CONSTRUCTION ACTIVITIES FROM THE WATERBODY.*

COMPLIANCE WITH PART 91 OF PA 451

- *RESPOND IMMEDIATELY TO STORMWATER OPERATOR AND/OR SOIL EROSION AND SEDIMENTATION CONTROL INSPECTOR CONCERNS. MAKE CORRECTIVE MEASURES AS REQUIRED IMMEDIATELY AS DETAILED BY THE APPROVED APA MANUAL(S).*

KEY	SESC MEASURE	SYMBOL	WHERE USED
1	Seeding		When bare soil is exposed, temporarily or permanently, to erosive forces from wind and/or water on flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
5	Perimeter Sediment Control Measures (Silt Fence, Straw Watties, etc.)		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets.
13	Slope Stabilization		Slope stabilizing measures provide an immediate and effective cover over raw erodible slopes affording excellent protection against rain and wind erosion.
15	Riprap		Along drain banks, shorelines, or where concentrated flows occur. Slows velocity, reduces erosion and sediment load.
28	Stone Construction Access		At locations where construction equipment will enter and exit the drain easement and tracking of soil is anticipated.

SOIL EROSION AND
SEDIMENTATION CONTROL NOTES

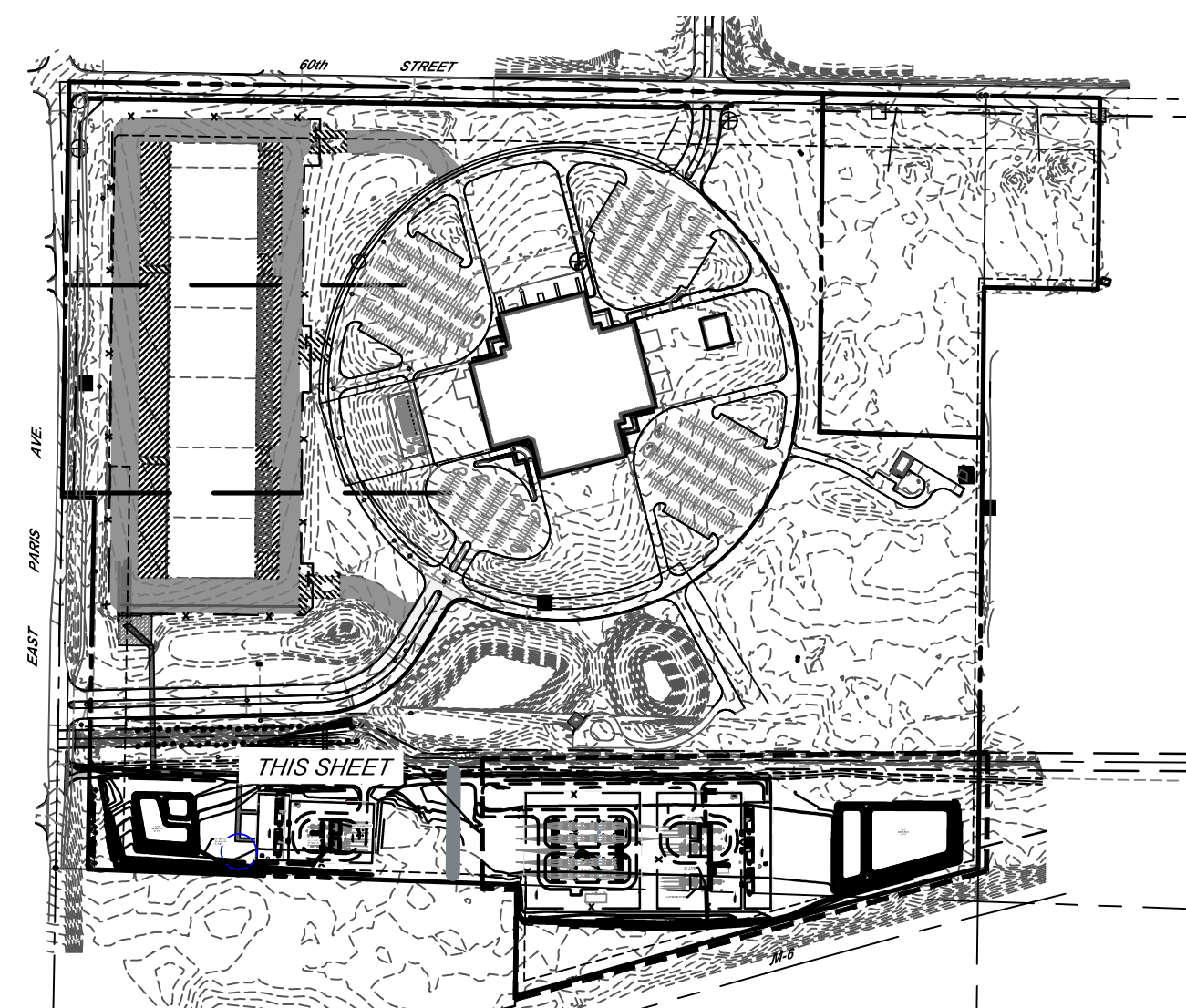
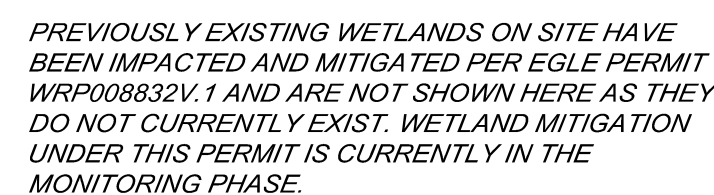
3. **INSTALL AND MAINTAIN ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION OR MASS GRADING. ALL SESC MEASURES MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE BELL CREEK DRAIN SESC PLAN AND PROJECT SPECIFICATIONS.**
2. **SOIL EROSION CONTROL MEASURES MUST BE INSPECTED BY A STATE CERTIFIED INSPECTOR AFFILIATED WITH THE COUNTY DRAIN COMMISSIONER'S OFFICE PRIOR TO COMMENCEMENT OF CONSTRUCTION OR MASS GRADING.**
3. **DAILY INSPECTION AND MAINTENANCE MUST BE MADE TO ENSURE ALL EROSION CONTROL MEASURES ARE FUNCTIONING PROPERLY AND INTACT. NECESSARY REPAIRS MUST BE PERFORMED WITHIN 24 HOURS.**
4. **ADDITIONAL SOIL EROSION CONTROL MEASURES MUST BE PROVIDED THROUGHOUT CONSTRUCTION ACTIVITY AS NEEDED AND DETERMINED BY THE AP/ENGINEER. THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN IS TO BE AMENDED TO INCLUDE ADDITIONAL EROSION CONTROL MEASURES IMPLEMENTED ON-SITE.**
5. **SEDIMENT FROM WORK ON THIS SITE IS TO BE CONTAINED ON THE SITE AND IS NOT TO BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS, AND WETLANDS.**
6. **ALL VISUAL TRACKING INCLUDING MUD, DIRT, AND DEBRIS TRAPPED ONTO EXISTING ROADWAYS MUST BE IMMEDIATELY REMOVED NO LESS THAN ON A DAILY BASIS BY SCRAPING AND SWEEPING AND/OR AS DIRECTED BY THE ENGINEER.**
7. **DUST CONTROL MUST BE EXERCISED AT ALL TIMES DURING THE PROJECT AND AS DIRECTED BY THE ENGINEER OR APA. APPLY DUST SUPPRESSANT TO SURFACES USING A PRESSURE TYPE WATER DISTRIBUTOR TRUCK EQUIPPED WITH A SPRAY SYSTEM.**
8. **ALL PERMANENT SOIL EROSION CONTROL MEASURES MUST BE IN PLACE WITHIN 24 HOURS OF FINAL GRADING (GRADE LISTED ON PLANS), THIS INCLUDES ALL VEGETATIVE STABILIZATION, VEGETATIVE STABILIZATION WILL BE ONGOING, TOPSOIL, FERTILIZER, SEED, POLYMER, SILT STOP (OR EQUAL), MULCH AND/OR RIPRAP MUST BE IN PLACE BEFORE PROCEEDING TO THE NEXT WORK AREA. ALL TEMPORARY MEASURES SUCH AS SILT FENCE AND INLET PROTECTION BAGS ARE TO BE REMOVED ONCE PERMANENT SESC MEASURES ARE IN PLACE AND VEGETATION IS ESTABLISHED. REMOVAL OF TEMPORARY MEASURES, FOLLOWING ACCEPTANCE OF THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR.**
9. **PRIOR TO WINTER CONSTRUCTION, ALL EXPOSED SOILS MUST BE STABILIZED WITH A COMBINATION OF SILT STOP 705 POLYMER BLEND, NORTH AMERICAN GREEN EROSION CONTROL BLANKETS, MULCH, OR OTHER APPROVED METHOD IF VEGETATION COULD NOT BE ESTABLISHED DURING THE GROWING SEASON AS DETERMINED BY THE APA OR ENGINEER.**
10. **WORK AREAS MUST BE STABILIZED WITH TOPSOIL, SEED, FERTILIZER, AND MULCH WITHIN 24 HOURS FOLLOWING CONSTRUCTION. VEGETATIVE STABILIZATION IS ONGOING THROUGHOUT THE PROJECT.**
11. **ALL SOIL EROSION CONTROL MEASURES MUST BE INSPECTED DAILY. THE STORM WATER OPERATOR IS TO MAKE A WEEKLY INSPECTION OR INSPECT AFTER EACH RAIN EVENT THAT RESULTED IN A DISCHARGE TO ENSURE PROPER MAINTENANCE OF THE SOIL EROSION CONTROL MEASURES. ANY DEFICIENCIES OR REPAIRS TO SOIL EROSION CONTROL MEASURES MUST BE CORRECTED IMMEDIATELY. INLET PROTECTION MEASURES, DANDY BAG II (OR EQUAL), FLEX STORM (OR EQUAL), MUST BE INSTALLED IN CATCHBASINS BEFORE ANY STORMWATER RUNOFF IS ALLOWED TO ENTER THE TOP OF THE STRUCTURES. THE SILT AND SEDIMENT MUST BE REMOVED FROM INLET PROTECTION MEASURES AS NEEDED TO ENSURE PROPER FUNCTION OF THE BAGS.**
12. **THE NEED FOR TEMPORARY MEASURES SUCH AS SILT FENCE AND DANDY BAG II (OR EQUAL), FLEX STORM (OR EQUAL) FOR EXISTING OR NEW CATCHBASINS MUST BE ASSESSED ON A DAILY BASIS. PIPES ARE TO BE CAPPED AT THE END OF EACH WORKDAY. AT NO TIME SHOULD SEDIMENT COLLECT IN A CATCHBASIN OR AN OFF-SITE AREA. TEMPORARY MEASURES MUST BE REMOVED ONCE PERMANENT MEASURES ARE IN PLACE AND VEGETATION IS ESTABLISHED.**
13. **IF DEWATERING IS NECESSARY, CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO THE APA FOR APPROVAL.**
14. **THE NOTICE OF COVERAGE (IF REQUIRED), SOIL EROSION AND SEDIMENTATION CONTROL PLAN, AND STORMWATER OPERATOR LOGS MUST BE LOCATED ON SITE AT ALL TIMES.**
15. **ALL RESTORATION TO OCCUR WITHIN 24 HOURS OF FINAL GRADING.**

[illegible]

SOIL EROSION & SEDIMENTATION CONTROL PLAN

IN COMPLIANCE WITH SECTION 323.1703 OF PART 91, SOIL
EROSION AND SEDIMENTATION CONTROL, OF THE NATURAL
RESOURCES AND ENVIRONMENTAL PROTECTION ACT,
1994 PA 451, AS AMENDED.

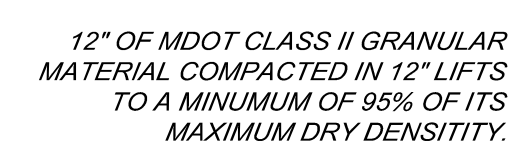
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SITE LOCATION MAP

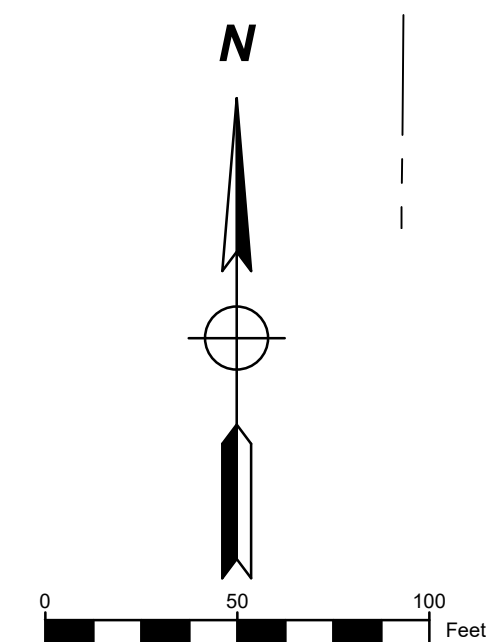


NOT TO SCALE



TYPICAL GRAVEL SECTION

NOT TO SCALE



SECTION 01
T.05N.-R.11W.,
GAINES TOWNSHIP,
KENT COUNTY, MICHIGAN

[illegible]



Vriesman
& Korhorn

September 18, 2024
1207

Via Email: kevinw@spicergroup.com

Kevin Wilks
Spicer Group
2464 Byron Station Drive SW
Byron Center, MI 49315

RE: Switch GRR NAP 02 – Construction Plan Review
Section 1, Gaines Charter Township

Dear Kevin:

We have reviewed the stormwater management calculations and associated construction plans submitted for the proposed Switch substations that we received on August 8, 2024. Please address the following comments and submit a revised set of plans to the BGUA and a digital copy to our office.

1. Clearly show and label the existing sanitary sewer easement with its instrument number or liber/page number. The easement lines are currently hard to distinguish from some of the other line work.
2. The existing sanitary sewer shall be more clearly shown on the plans. Please improve the linework and labeling to clearly distinguish the existing sanitary sewer from proposed utilities. Pipe diameter and material information shall be included. Pipe inverts and manhole rim elevations shall also be provided at each existing sewer manhole.
3. Benchmark elevations shall be included on all sheets.
4. The calculations indicate a retention basin is being proposed for meeting the 2-year/channel protection requirement. However, the soil types on site are not compatible with a retention basin. The Kent County Drain Commissioner's (KCDC) Site Development Rules doesn't allow for infiltration practices in non-sandy soils. If retention is indeed intended, please provide soil boring logs and infiltration test results to justify this approach.
5. The runoff coefficient (C-factor) values used in the stormwater calculations seem low for the proposed site conditions. Please review and revise these values to align with the published values in the KCDC rules.
6. Storm sewers must be designed to convey the 10-year, 24-hour storm event without surcharging. Currently this is not the case for all runs of storm sewer in either phase.

7. Include callouts demonstrating that no conflicts will exist with the detention pond outlet pipes crossing the existing sanitary sewer.
8. Please provide maps clearly showing the drainage areas used in the LGROW spreadsheets and storm sewer calculations.
9. It is unclear why four orifices that are under the KCDC standard 4-inch orifice diameter are being proposed in each outlet control structure. At the Pyramid substation outlet control structure, it appears that one 3.5-inch orifice will adequately control flow. At the Scarab substation outlet control structure, it appears that one 7.5-inch orifice will work adequately control flow. We note that these diameters may become too large with the inclusion of a channel protection, low flow orifice.
10. Provide outlet control structure details as a part of the site plans.
11. Provide a copy of the grading plans when available.

If you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

VK Civil

A handwritten signature in blue ink, appearing to read "Jeff M. Gritter", with a stylized flourish at the end.

Jeffrey M. Gritter, P.E.

JMG/nfb

- c. Rob DeWard, Supervisor
Rod Weersing, Manager
John Stuyfzand, Building Inspector
Tracy Lawrence, Water & Sewer Administrator
Dan Wells, Director of Community Development
Dakota Swan, Assistant Planner
Ken Van Hall, Fire Chief
Pat Quick, Fire Marshall
Dave Beck, Kent County Road Commission
Casey Bennett, Byron-Gaines Utility Authority

Gaines Charter Township

Planning Commission Memo

Meeting Date: October 24th, 2024

AGENDA ITEM: VI.3.a

PROPOSED REQUEST: Special Use Permit

ADDRESS: 7114 Cornerstone Drive SE

PARCEL NUMBER: 41-22-09-252-001

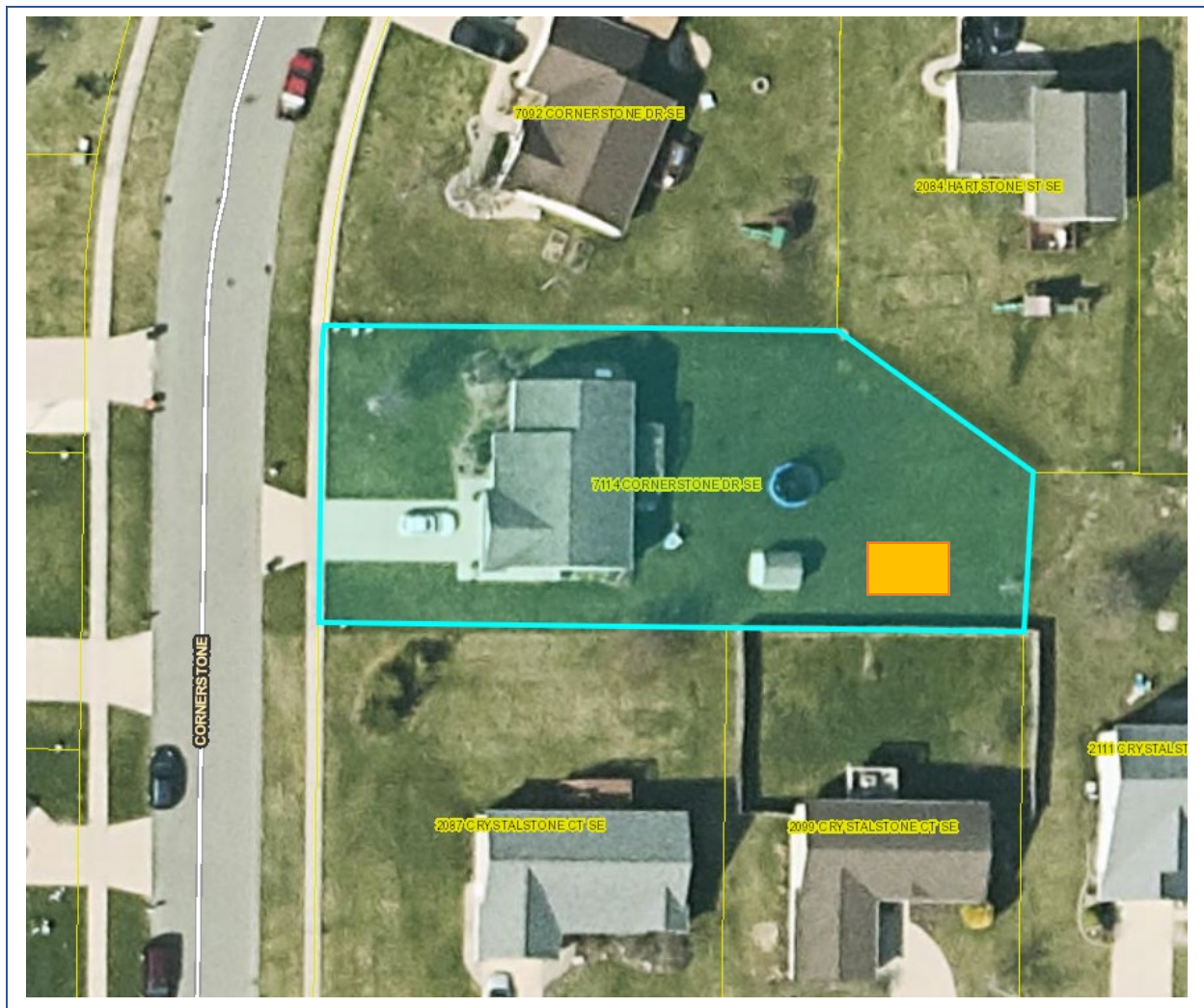
FILE NUMBER: 240724MR

APPLICANT: Michael Resma

PROPERTY ZONING DISTRICT: Residential (RL-10)

PROPERTY SIZE: 0.33 Acres

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW

The applicant is requesting a Special Use Permit to allow for 412 square feet (SF) of accessory buildings to construct a 16' x 24' wood framed shed. The shed will be 384 SF after construction; however, the applicant is requesting 412 SF worth of accessory buildings to account for a discrepancy on the product sheet for the shed, which was provided by the applicant. The product sheet lists the coverage area of the shed as 384 SF, however, when using the listed width and depth to calculate the area of the shed, the calculation yields coverage area of 412 SF.

Based on the zoning ordinance, the property is limited to 1,200 SF of accessory buildings, or 1.5% of the lot size, whichever is less. In this instance, 1.5% of the lot size limits the applicant to 216 SF, thus the request for a special use permit.

The proposed accessory building will be used for personal residential storage use. There is an existing accessory building on the property, however, the applicant has clarified they intend to remove that structure after the new accessory building is completed, and use the concrete pad left behind for a bonfire pit and lawn chairs.

Surrounding zoning:

	NORTH: Residential (RL-10)	
WEST: Residential (RL-10)	SUBJECT PARCEL	EAST: Residential (RL-10)
	SOUTH: Residential (RL-10)	

STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Section 19.8 "General Standards for All Special Land Uses" and the specific standards of Section 20.2 (A) "Accessory Buildings – Standards for Increasing Maximum Floor Area".

Section 19.8 General Standards for All Special Land Uses

The Planning Commission shall review the particular circumstances and facts of each proposed special use and in addition to the specific standards of consideration stated for each special use type within this Ordinance, and shall be guided in rendering a decision by the following general standards:

- A. *The proposed special use shall be sufficiently designed to maintain adequate provision for the protection of the health, safety, conveniences, and social and economic welfare of those who will use the special use, residents and landowners adjacent to the special use, and the community as a whole.***

Meets standard. The proposed accessory building will be used for residential storage purposes. As proposed, the use and character of the building will not hinder the health, safety, or economic welfare of surrounding properties or landowners.

- B. *The proposed special use shall be consistent with the intent of this Ordinance and the intent of the Master Plan.***

Meets standard. The 2023 Future Land Use Plan designates this parcel as Suburban Residential. Accessory buildings are a permitted use under the Master Plan's guidance for suburban residential properties and is provided for by the Zoning Ordinance subject to certain standards being met.

If it is determined that the proposed accessory building is consistent with the standards of Section 20.2 (D), then consistency with the zoning ordinance will be achieved.

C. *The special use shall not create or substantially add to traffic hazards in the area.*

Meets standard. As an accessory building set to be utilized for residential storage, it is not anticipated that traffic will be affected.

D. *Public services and facilities such as roads, police and fire protection, drainage structures, water and sewage facilities or schools, shall be sufficiently extended to the proposed special use such that load capacities are not exceeded.*

Meets standard. As a residential accessory building, staff does not anticipate any impacts on roads, police and fire protection, drainage structures, water or sewage facilities, or schools.

E. *The proposed special use shall not set precedents for development which could adversely affect the long-term plans or policies of the Township.*

Meets standard. Accessory buildings of this scale are relatively common in suburban areas of the township and several surrounding lots have accessory buildings that are about 200 SF. However, this would be the largest shed in the immediate area.

If the Planning Commission determines that the proposed accessory building meets the standards of Section 20.2 (D), the proposed special use will not set precedents for development that adversely impact the long-term plans or policies of the Township.

F. *The proposed special use shall not have significant adverse environmental, ecological or natural resource impacts.*

Meets standard. The accessory building is not anticipated to have any impact on the environment and natural resources.

G. *The proposed special use shall not have significant adverse impacts upon adjoining properties or uses.*

Meets standard. The proposed accessory building addition will be located in the rear yard, and all setbacks will be met. It is not expected that there will be any adverse impacts on adjoining properties or uses.

Section 20.2(D).4: Accessory Buildings – Standards for Increasing Maximum Floor Area

In considering a special use permit for an accessory building exceeding the maximum floor area, the Planning Commission shall consider the standards stated in Chapter 19 and the following additional standards:

A. *The intended use for the Building.*

Meets standard. The proposed accessory building will be used for residential storage purposes and will be secondary to the primary residential use.

B. The size, proposed location, type and kind of construction and general architectural character of the Building.

Regulation	Required Setback	Proposed
Distance from Primary Building	10 Feet	Ca. 55 Feet
Front Yard Setback	Not Permitted	Not Applicable
Side Yard Setback	8 Feet	Ca. 8 Feet
Rear Yard Setback	3 Feet	Ca. 30 Feet
Maximum Building Height	16 Feet	12.9 Feet

Meets standard. The setback and height requirements for the building have been met. The accessory building will be prefabricated, therefore the height to ridgeline will be 12.9 feet.

The building addition will be of pole barn construction with wood siding. The building is anticipated to feature blue siding with white trim.

C. The type and kind of principal and Accessory Buildings and Structures located on properties in the same neighborhood.

Undetermined. There are several accessory buildings in the surrounding neighborhood, but most are in the 200 SF size range.

D. Whether the Building will affect the light and air circulation or views of any adjoining properties.

Meets standard. The proposed building is not anticipated to affect light or air circulation on surrounding properties.

E. The reason why the applicant has requested an Accessory Building in excess of the maximum floor area.

Meets standard. The applicant desires additional square footage for residential storage purposes. The accessory building will not be utilized for commercial or residential purposes.

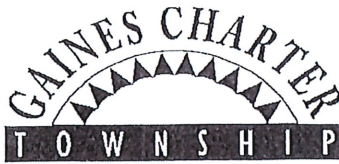
F. The extent the Building absorbs required yards and other open spaces.

Meets standard. The total requested square footage of accessory building coverage is less than 3% of the total lot size.

STAFF RECOMMENDATION

Staff recommends approval of the Special Use Permit with the following conditions of approval:

1. The accessory building addition shall be architecturally similar to the existing building on the site.
2. The existing accessory building must be removed within 30 days after completion of the new accessory building



FILE NO.

240724MR

8555 Kalamazoo Avenue SE • Caledonia MI 49316
Ph: 616 698-6640 • Fax: 616 698-2490
www.gainestownship.org

Special Use Permit Application

Project Address	7114 CORNERSTONE DR SE, CALEDONIA, MI 49316		
Owner Name	MICHAEL RESMA		
Owner Address	Street Address	City, State, Zip	
	7114 CORNERSTONE DR SE	CALEDONIA, MI 49316	
Parcel Number(s):	41-22-	41-22-	
Description of Proposed Project/Use	BUILDING A SHED. PLANNING OF BUILDING 384 SQ FT SIZE SHED. REQUEST FOR ADDL SQUARE FOOTAGE.		

Applicant/Contact	MICHAEL RESMA		
Applicant/Contact Address	Street Address	City, State, Zip	
	7114 CORNERSTONE DR SE	CALEDONIA, MI 49316	
Contact Info	Home / Office / Cell	E-Mail	
<i>"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.</i>			
Signature			
<i>Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.</i>			

Township Use Only

Current Zoning District:	RL-14	<u>RL-10</u>	R-3	R-4	C-1	C-2	O-S	I-1	I-2	PUD	A-R	A-B
One / Two Family Construction	☐	Zoning Board of Appeals	☐	Planning Commission	☐	Land Combination	☐					
Site Plan Review	☐	Rezoning / PUD Rezoning	☐	PUD Amendment	☐	Land Division	☐					
Subdivision / Site Condo Review	☐	Special Use Permit	☒	Lot Line Adjustment	☐							
Other:												
Approved	☐	Approved with Conditions	☐	Denied	☐	Withdrawn	☐					
Zoning Administrator:							Date:					

Applicant Response to General Standards of Review

Special Land Uses are those that have been identified as uses requiring special consideration based upon their potential effect on the adjacent area. Special regulation of these uses is necessary to protect and preserve the quality of the Township's residential and commercial neighborhoods and not all locations are appropriate for all special uses. The proposed location, the site design and layout of the use, the size and magnitude of the use and hours of operation may all be important considerations.

1. How much traffic, what kind of traffic and at what times of the day and or week will traffic be generated by the proposed use.

NONE

2. Will the use or activity generate any noise, dust, odor, light or other emissions? If so what type and how frequently.

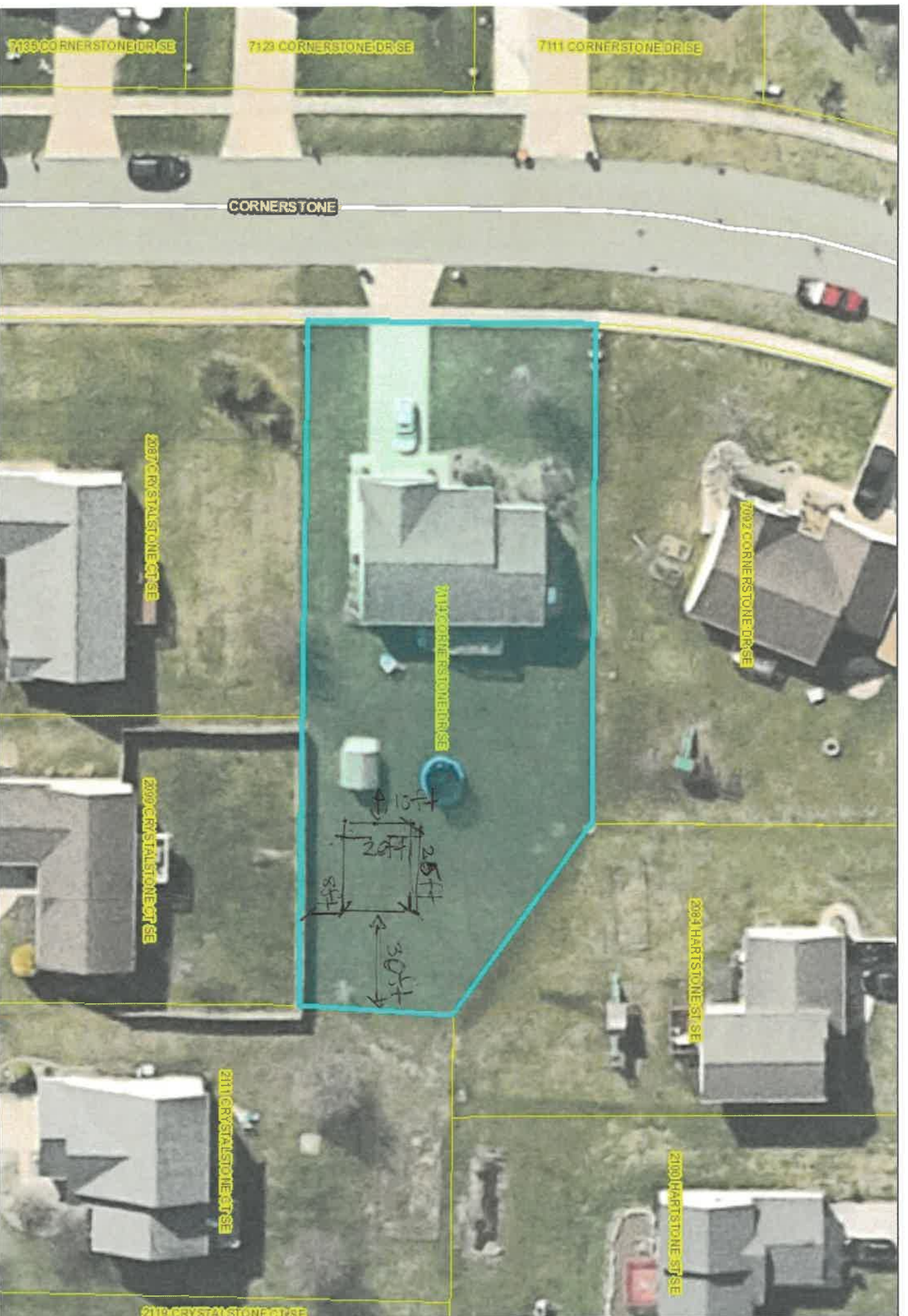
NO

3. In addition to the above, describe any other the activities or characteristics associated with the building(s) and use and what measures will be taken in the location design, and operation of the use to keep the use, building or activity in harmony with neighboring properties and avoid the imposition of adverse impacts on them and the community.

N/A

4. Describe how the proposed special use will avoid the creation of adverse environmental, ecological or natural resource impacts.

N/A





Roof Color Family: **Brown**

Black

Brown

Gray

Unavailable at South Loop

Delivering to 60607

Pickup

Unavailable

Delivery

Aug 29 - Sep 4

66 available

FREE

Delivery Details

-

1

+

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 **Free & Easy Returns In Store or Online**
Return this item within **90 days** of purchase. [Read Return Policy](#)

Product Details	
Specifications	
Dimensions: H 154.25 in, W 201.00 in, D 295.75 in	
Dimensions	
Approximate Depth (ft.)	25
Approximate Width (ft.)	17
Assembled Depth (in.)	295.75 in
Assembled Height (in.)	154.25 in
Assembled Width (in.)	201.00 in
Coverage Area (sq. ft.)	384 sq ft
Door Opening Height (in.)	70
Door Opening Width (in.)	96
Exterior Peak Height (ft.)	12.85 ft
Sidewall Height (in.)	146.13
Details	
Assembly Required	No
Capacity (cu. ft.) - Total	3976 cu ft
Color Family	Beige
Door Type	Double

Live Chat

Feedback

Features	Double Door, Loft, No additional features, Shingles included, Vents
Floor Options	With Floor
Foundation	Foundation Not Included
Included	No Additional Items Included
Manufacturers Recommended Assembly Time (hours)	0
Manufacturers Recommended Tools needed for Assembly	None
Maximum Roof Load	30
Maximum Wind Resistance	90
Number of People Recommended by Manufacturer to Assemble	0
Number of Windows	4
Product Weight (lb.)	6000 lb
Returnable	90-Day
Roof Color Family	Black
Roof Material	Asphalt
Roof Material	Shingle
Roof Pitch	5/12
Roof Shape	Peak
Shed Type	Wood
Siding Color Family	Unfinished Wood
Storage Capacity (cu. ft.)	3976 cu ft
Style	Ranch

Live Chat

Feedback

Warranty / Certifications

Manufacturer Warranty	10-year limited material
-----------------------	--------------------------

How can we improve our product information? Provide feedback.

Questions & Answers

112 Questions

Customer Reviews

Sponsored



BRING NEW LIFE TO YOUR SPACE WITH
KETER

Shop Now

More from Handy Home Products

Gaines Charter Township

Planning Commission Memo

Meeting Date: October 24th, 2024

AGENDA ITEM: VI.3.b

PROPOSED REQUEST: Special Use Permit

ADDRESS: 7174 Martin Avenue SE

PARCEL NUMBER: 41-22-07-280-012

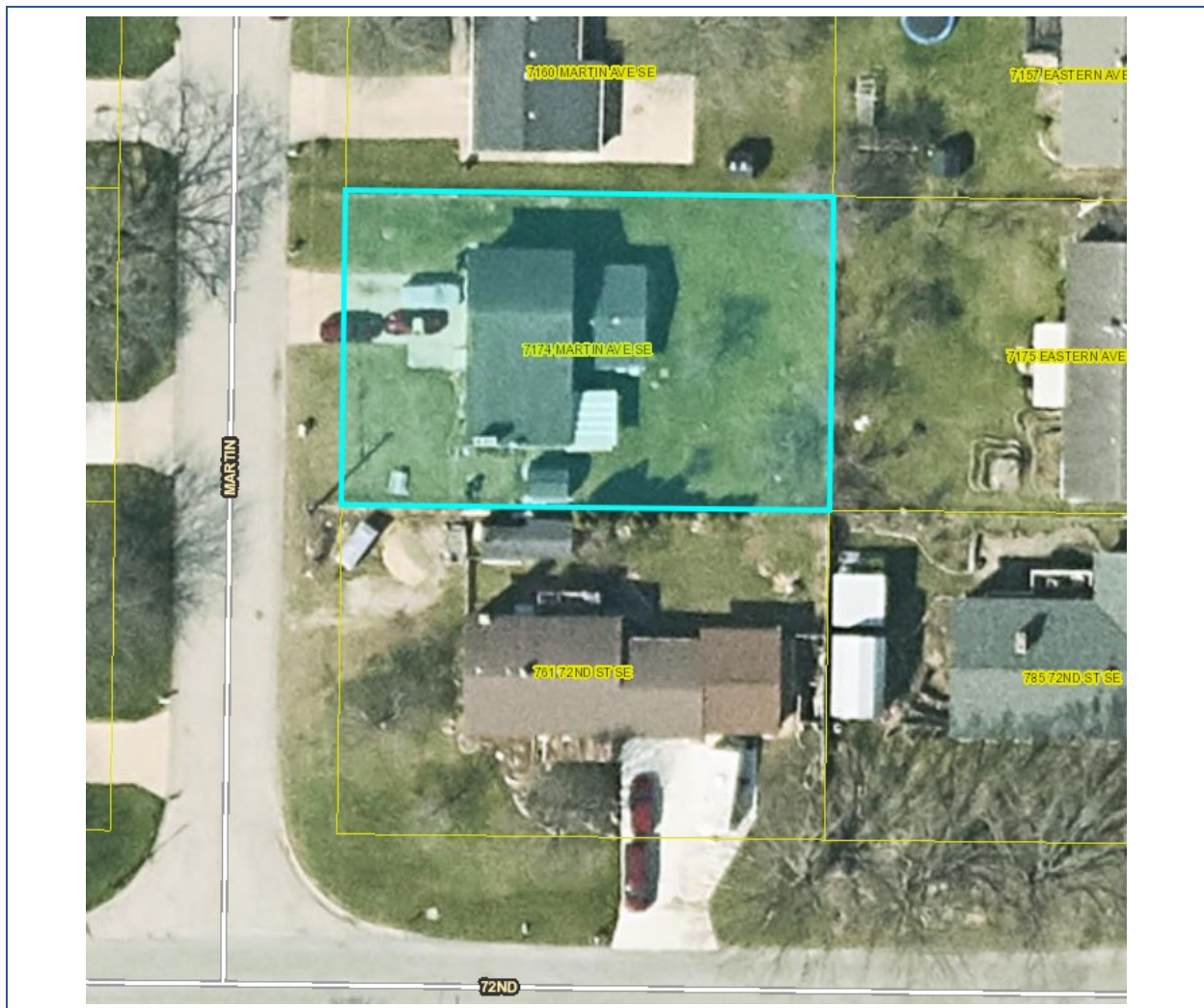
FILE NUMBER: 240807SF

APPLICANT: Stephen V. Forkpah

PROPERTY ZONING DISTRICT: Residential-RL-10

PROPERTY SIZE: 0.25 Acres

REPORT BY: Dakota Swan- Assistant Planner, Dan Wells- Community Development Director



OVERVIEW

The applicant is requesting a Special Use Permit to allow for an Adult Foster Care Small Group Home with the capacity for up to twelve individuals in the RL-10 zoning district. Based on the zoning ordinance, the applicant is required to obtain a Special Use Permit to operate an Adult Foster Care Small Group Home within the RL-10 zoning district.

The applicant is currently operating an Adult Foster Care Small Group Home at the property named Kingdom Rest Center (Inspection Report attached) with the capacity to care for six individuals, and they wish to obtain a Special Use Permit so they may increase their capacity to twelve individuals.

Surrounding zoning:

	NORTH: Residential (RL-10)	
WEST: Residential (RL-10)	SUBJECT PARCEL	EAST: Residential (RL-10)
	SOUTH: Residential (RL-10)	

STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Section 19.8 “General Standards for All Special Land Uses” and 19.19.S “Adult Foster Care Small Group Home”.

Section 19.8 General Standards for All Special Land Uses

The Planning Commission shall review the particular circumstances and facts of each proposed special use and in addition to the specific standards of consideration stated for each special use type within this Ordinance, and shall be guided in rendering a decision by the following general standards:

- A. *The proposed special use shall be sufficiently designed to maintain adequate provision for the protection of the health, safety, conveniences, and social and economic welfare of those who will use the special use, residents and landowners adjacent to the special use, and the community as a whole.***

Undetermined. The Building Department has raised the issue that several building permits for the property have not been finalized. Michigan Building Code Section 105 requires an inspection when there is a change in use, which the increase from 6 to 12 people triggers. The Building Department has recommended inspection of furnaces, water heaters, fire alarms and fire suppression system.

- B. *The proposed special use shall be consistent with the intent of this Ordinance and the intent of the Master Plan.***

Meets standard. Adult Foster Care Small Group Homes are permitted in the RL-10 zoning district with a special use permit. If the Planning Commission finds that the proposed Adult Foster Care Small Group Home is consistent with the standards of Section 19.8, then consistency with the zoning ordinance will be achieved.

- C. *The special use shall not create or substantially add to traffic hazards in the area.***

Meets standard. It is not anticipated that there will be any substantial increase in traffic hazards in the immediate area, as the capacity is only proposed to increase by six individuals, none of which will be

driving on a regular basis. Kent County Sheriff Department has never received a complaint regarding traffic problems in the vicinity of this AFC related to staff or residents.

- D. Public services and facilities such as roads, police and fire protection, drainage structures, water and sewage facilities or schools, shall be sufficiently extended to the proposed special use such that load capacities are not exceeded.***

Meets standard. Staff does not anticipate any significant impacts on roads, police and fire protection, drainage structures, water or sewage facilities, or schools. The Kent County Sheriff Department provided information that they have had three calls to the residence since 2021: an Adult Protective Services Complaint (06/05/2024), a Wellbeing Check (09/30/2023), and a Civil Standby by to Keep the Peace (03/31/2023).

- E. The proposed special use shall not set precedents for development which could adversely affect the long-term plans or policies of the Township.***

Meets standard. Adult Foster Care Small Group Homes are accounted for in Chapter 19 of the zoning ordinance, and are permitted in the RL-10 zoning district so long as a special use permit is obtained.

- F. The proposed special use shall not have significant adverse environmental, ecological or natural resource impacts.***

Meets standard. The Adult Foster Care Small Group is not anticipated to have any impact on the environment and natural resources.

- G. The proposed special use shall not have significant adverse impacts upon adjoining properties or uses.***

Undetermined. At the September public hearing for this application, several neighbors voiced that they do not approve of the increase in capacity for this facility due to concerns regarding “loud” and “vulgar” conduct, and being made to feel generally uncomfortable by this use. However, denying this application based on intimidation that is felt as a result of the residents handicap is not a lawful or valid reason for denial. The residents handicap or disability should not be weighed as a negative factor in this decision; the Fair Housing Act (FHA) prohibits local governments from applying land use regulations in a way that will give disabled people less opportunity to live in certain neighborhoods than those without disabilities.

Absent actual incidents of physical harm, Planning Commission should not deny the application based on perceived threats based on AFC residents’ disability status. It is likely that this would be a violation of the Fair Housing Act under the requirement that “reasonable accommodation” be made for housing of disabled persons.

As noted above, records indicate that from October of 2021 to October of 2024, there have been three emergency calls made to the Kent County Sheriff Department on behalf of this property, none of which were pertinent to noise violations (See “D” above).

Adult Foster Care Small Group Home

1. The applicant must be able to demonstrate that all applicable state requirements will be met, such as compliance with State Building and Fire Codes and compliance with state licensing requirements.

Undetermined, condition recommended. The owner of the property has applied for electrical and mechanical permits at the property but has not completed inspections. Staff recommends requiring completion of all open inspections through the Building Department, and Fire Inspector approval prior to SUP approval.

2. If proposed as new construction, the building shall have an appearance that is non-intrusive and consistent in color, materials, roofline and architecture with the area in which it is located, as determined by the Planning Commission.

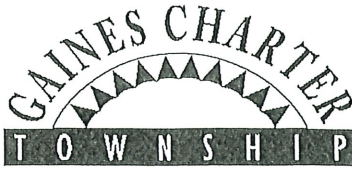
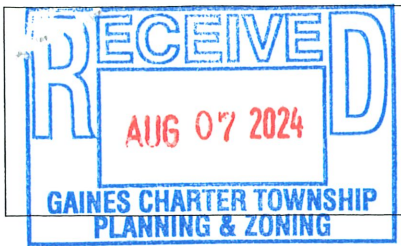
Not applicable. The building is an existing home that is in scale with the neighborhood.

3. An on-site drive shall be provided for drop-offs/loading. This drive shall be arranged to allow maneuvers without creating a hazard to traffic flow on the fronting street.

Meets standard. The existing driveway is adequate for the infrequent pick up and drop offs at the residence which occurs 4-5 times a day.

STAFF RECOMMENDATION

Staff recommends the Planning Commission postpone indefinitely a decision on the application until the owner can demonstrate completion and approval of all electrical and mechanical permits, and have a completed and approved Fire Inspection for the residence, whether by state or local inspectors due to the increase in residents.



FILE NO.

240807SF

8555 Kalamazoo Avenue SE • Caledonia MI 49316
Ph: 616 698-6640 • Fax: 616 698-2490
www.gainestownship.org

Special Use Permit Application

Project Address	7174 Martin Ave. SE Grand Rapids MI 49548		
Owner Name	Stephen Vewue Forkpah		
Owner Address	Street Address	City, State, Zip	
	5896 Sable Ridge Dr SE	Kentwood MI 49508	
Parcel Number(s):	41-22-	41-22-	
Description of Proposed Project/Use	Zooning from 10 to 12 people		

Applicant/Contact	Stephen V. Forkpah		
Applicant/Contact Address	Street Address	City, State, Zip	
	5896 Sable Ridge Dr. SE	Kentwood MI 49508	
Contact Info	Home / Office / Cell	E-Mail	
	616 323 4379	stephenforkpah@gmail.com	
<i>"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.</i>			
Signature			
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.			

Township Use Only

Current Zoning District: RL-14 RL-10 R-3 R-4 C-1 C-2 O-S I-1 I-2 PUD A-R A-B			
One / Two Family Construction ☐	Zoning Board of Appeals ☐	Planning Commission ☐	Land Combination ☐
Site Plan Review ☐	Rezoning / PUD Rezoning ☐	PUD Amendment ☐	Land Division ☐
Subdivision / Site Condo Review ☐	Special Use Permit ☐	Lot Line Adjustment ☐	
Other:			
Approved ☐	Approved with Conditions ☐	Denied ☐	Withdrawn ☐
Zoning Administrator:			Date:

Applicant Response to General Standards of Review

Special Land Uses are those that have been identified as uses requiring special consideration based upon their potential effect on the adjacent area. Special regulation of these uses is necessary to protect and preserve the quality of the Township's residential and commercial neighborhoods and not all locations are appropriate for all special uses. The proposed location, the site design and layout of the use, the size and magnitude of the use and hours of operation may all be important considerations.

1. How much traffic, what kind of traffic and at what times of the day and or week will traffic be generated by the proposed use.
4 to 5 cars a day. Come and go traffic.
2. Will the use or activity generate any noise, dust, odor, light or other emissions? If so what type and how frequently.
No
3. In addition to the above, describe any other the activities or characteristics associated with the building(s) and use and what measures will be taken in the location design, and operation of the use to keep the use, building or activity in harmony with neighboring properties and avoid the imposition of adverse impacts on them and the community.
No distracted activity to the community. All the activities are in door. Some walking around the neighborhood and the building.
4. Describe how the proposed special use will avoid the creation of adverse environmental, ecological or natural resource impacts.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

May 31, 2023

Stephen Forkpah
5896 Sable Ridge Drive SE
KENTWOOD, MI 49508

RE: License #: AS410415177
Kingdom Rest Center
7174 Martin Avenue SE
Grand Rapids, MI 49548

Dear Mr. Forkpah:

Attached is the Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and rules. Your license and special certification are renewed. It is valid only at your present address and is nontransferable.

Please contact me with any questions. In the event that I am not available, and you need to speak to someone immediately, you may contact the local office at (616) 356-0183.

Sincerely,

Megan Aukerman, MSW

Megan Aukerman, Licensing Consultant
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503
(616) 438-3036

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
RENEWAL INSPECTION REPORT**

I. IDENTIFYING INFORMATION

License #:	AS410415177
Licensee Name:	Stephen Forkpah
Licensee Address:	5896 Sable Ridge Drive SE KENTWOOD, MI 49508
Licensee Telephone #:	(616) 323-4379
Licensee/Licensee Designee:	Gayflor Cooper
Administrator:	Stephen Forkpah
Name of Facility:	Kingdom Rest Center
Facility Address:	7174 Martin Avenue SE Grand Rapids, MI 49548
Facility Telephone #:	(616) 323-4379
Original Issuance Date:	12/22/2022
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL AGED TRAUMATICALLY BRAIN INJURED
Certified Programs:	DEVELOPMENTALLY DISABLED MENTALLY ILL

II. METHODS OF INSPECTION

Date of On-site Inspection(s): 05/30/2023

Date of Bureau of Fire Services Inspection if applicable: N/A

Date of Health Authority Inspection if applicable: N/A

No. of staff interviewed and/or observed 2

No. of residents interviewed and/or observed 1

No. of others interviewed Role:

- Medication pass / simulated pass observed? Yes ☒ No ☐ If no, explain.
- Medication(s) and medication record(s) reviewed? Yes ☒ No ☐ If no, explain.
- Resident funds and associated documents reviewed for at least one resident? Yes ☒ No ☐ If no, explain.
- Meal preparation / service observed? Yes ☒ No ☐ If no, explain.
- Fire drills reviewed? Yes ☒ No ☐ If no, explain.
- Fire safety equipment and practices observed? Yes ☒ No ☐ If no, explain.
- E-scores reviewed? (Special Certification Only) Yes ☒ No ☐ N/A ☐ If no, explain.
- Water temperatures checked? Yes ☒ No ☐ If no, explain.
- Incident report follow-up? Yes ☒ No ☐ If no, explain.
Reviewed as received
- Corrective action plan compliance verified? Yes ☐ CAP date/s and rule/s:
N/A ☒
- Number of excluded employees followed-up? N/A ☒
- Variances? Yes ☐ (please explain) No ☐ N/A ☒

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

On 05/30/2023, an onsite inspection was completed at the facility. An exit conference was conducted, and the facility was determined to be in substantial compliance with rules and requirements.

IV. RECOMMENDATION

I recommend issuance of a 2-year regular adult foster care license and special certification (capacity 6).



05/31/2023

Megan Aukerman
Licensing Consultant

Date

From: [Dan Wells](#)
To: [Dan Wells](#)
Subject: 7174 Martin
Date: Friday, September 13, 2024 2:04:27 PM
Attachments: [image001.png](#)

Dan,

Notes for 7174 Martin:

I would recommend a new building permit be obtained for the change of use back to Adult foster care facility even though it met the requirements by the State of Michigan.

The use of the building is changed from previously licensed Adult foster care facility that lost its license under Pleasz Daniels. A change occupancy requires a new building permit. (MBC 2015 Section 105). The occupancy as licensed adult foster home ceased when the previous owner lost the license. It was operated as a private home with rental rooms for several years. There were anonymous reports of issues unapproved living quarters in the basement areas and problems with proper heat in some of the units under previous ownership.

Our records indicate that there are :

1. Open permits for Electrical from Riverside integrated Systems for **alarm systems that were never inspected (2009)** These alarms are most likely not functional after a normal 10-year life. **It is not noted if Carbon monoxide detectors are installed.**
2. Open permits for Mechanical From Alpha fire for a new fire suppression system. **No inspections noted.**
3. Open permits for the replacement of an alarm system with tie-in to the new fire suppression system. **No indication of any monitoring system with 911 notification in place. No inspections noted.**

Recommend inspections from licensed contractors for furnace and water heaters. No permits are on file for any replacements by licensed contractors of water heaters or furnaces with inspections. **The equipment is well past its normal life span.**

I would get feedback from other departments as well.

Sherrif dept-

1. Past complaints of parking and other complaints of past owners
2. Possible investigate registration of any sex offenders and distance to church and other possible daycare if applicable.

Fire Dept-

1. Inspection of fire safety along with building department approvals as condition for occupancy.
2. Recommendation of fire safety inspections on regularly scheduled basis. Testing of

alarm systems and notification.

GAINES CHARTER

TOWNSHIP

www.gainestownship.org

john.stuyfzand@gainestownship.org

John Stuyfzand

Building Official & Building Inspector

Office: 616-698-6640 Ext. 126

Direct: 616-433-8560

From: [Dan Wells](#)
To: [Dakota Swan](#)
Subject: FW: 7174 Martin Inspections
Date: Wednesday, October 16, 2024 4:52:17 PM
Attachments: [image001.png](#)

GAINES CHARTER
TOWNSHIP
www.gainestownship.org
dan.wells@gainestownship.org

Dan Wells
Community Development Director
Office: 616-698-6640 Ext.120
Cell: 616-980-6188

From: John Stuyfzand <john.stuyfzand@gainestownship.org>
Sent: Wednesday, October 16, 2024 4:47 PM
To: Pat Quick <Pat.Quick@gainestownship.org>; Dan Wells <dan.wells@gainestownship.org>
Subject: RE: 7174 Martin Inspections

We do have open permits for fire protection and alarms.

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John Stuyfzand
Building Official & Building Inspector
Office: 616-698-6640 Ext. 126
Direct: 616-433-8560

From: Pat Quick <Pat.Quick@gainestownship.org>
Sent: Wednesday, October 16, 2024 10:37 AM
To: Dan Wells <dan.wells@gainestownship.org>
Cc: John Stuyfzand <john.stuyfzand@gainestownship.org>
Subject: RE: 7174 Martin Inspections

Hi Dan,

I think they should have an inspection in the case of doubling the amount of people since the latest inspection was for only 6 people and was almost a year and a half ago anyway. Not to mention that will ease our minds at the FD if we know the State has been in there.

The State does have jurisdiction over AFC homes, so they would have to request an inspection through the Bureau of Fire Services.

GAINES CHARTER
TOWNSHIP

Pat Quick

www.gainestownship.org
Pat.Quick@gainestownship.org

Deputy Chief of Prevention/Fire Marshal
Gaines Charter Township Fire Department - Dutton

From: Dan Wells <dan.wells@gainestownship.org>
Sent: Wednesday, October 16, 2024 10:15 AM
To: Pat Quick <Pat.Quick@gainestownship.org>
Cc: John Stuyfzand <john.stuyfzand@gainestownship.org>
Subject: 7174 Martin Inspections

Hello Pat,

I'm working on the memo for this applicants request to go from 6 to 12 people. PC was concerned about whether the facility has been through adequate inspections. (Latest report attached)

It looks like Bureau of Fire Safety might have jurisdiction in this situation, would we be able to require a safety inspection prior to approval of the special use permit?

GAINES CHARTER
TOWNSHIP
www.gainestownship.org
dan.wells@gainestownship.org

Dan Wells
Community Development Director
Office: 616-698-6640 Ext.120
Cell: 616-980-6188



DRAFT 2025 Meeting Schedule and Application Deadlines
Gaines Charter Township – Planning and Zoning Department

Planning Commission	
<i>Meeting Date</i>	<i>Application Deadline</i>
January 23, 2025	December 21, 2024
February 27	January 23
March 27	February 27
April 24	March 27
May 22	April 24
June 26	May 22
July 24	June 26
August 28	July 24
September 25	August 28
October 23	September 25
November 20	October 23
December 18	November 20
January 22, 2026	December 18, 2025

Zoning Board of Appeals	
<i>Meeting Date</i>	<i>Application Deadline</i>
January 8, 2025	December 11, 2024
February 12	January 8
March 12	February 12
April 9	March 12
May 14	April 9
June 11	May 14
July 9	June 11
August 13	July 9
September 10	August 13
October 8	September 10
November 12	October 8
December 10	November 12
January 14, 2026	December 10, 2025

Please note the following:

1. All meetings will be held in the Board Room at the Township Offices, 8555 Kalamazoo Avenue SE, Caledonia, MI 49316.
2. Planning Commission and Zoning Board of Appeals meetings begin at 7:00 PM
3. Meetings may be cancelled due to a lack of applications and/or agenda items
4. Meeting agendas are available at the Township Offices or on the Township website, www.gainestownship.org.

All interested persons are invited to attend and participate. Persons with disabilities needing accommodation for effective participation in the meeting should contact the Township Office at (616) 698-6640 one week in advance to request mobility, visual, hearing or other assistance.