Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

November 2, 2016, 7:30 p.m.

1. Call To Order
2. Roll Call
3. Approval Of The Agenda
4. Approval Of The Minutes Of The Previous Meeting
5. Old Business
6. New Business

6.I. (PUD1603-01) Final Development Plan For Phase 1 For The 44th St./8th Ave. PUD, For A Gas Station/Convenience Store, Retail/Bank Building, Drive-Through Restaurant And Three Apartment Buildings On A Parcel Of Land Described As P.P. # 70-14-26-200-077, Located At 850 44th St., In A (PUD) Planned Unit Development District, Georgetown Township, Ottawa County, Michigan.

Documents:

FINAL PUD NARRATIVE STATEMENT2016-9-19.PDF
FINAL PUD PLANS 2016-9-26.PDF
GAS BUILDING ELEVS.PDF
LIGHTING PLAN 2016-9-16.PDF
6 UNIT TOWNHOUSE (1).PDF
7 UNIT TOWNHOUSE.PDF
8TH RETAIL BUILDING ELEVS.PDF
44TH RETAIL BUILDING ELEVS.PDF
COVER LETTER 2016-9-30.PDF
151499-FINAL-PUD-OVERALL.PDF
151499-FINAL-PUD-SDP.PDF
151499-FINAL-PUD-GRD.PDF
CONV-GAS BUILDING PLANS WITH WALL.PDF
CORNER WALL SIGNS 10MM EMC.PDF
ENTRY MONUMENT SIGNS 10MM OPTION.PDF
(PUD1603 01) 44TH 8TH PUD FINAL DEV PHASE STAFF REPORT.PDF

6.II. (ST1617) Fillmore Woods Site Condo Development, P.P. # 70-14-06-100-010, Located At 4590 Fillmore. The Request Is For Site Plan Approval For A Site Condo Development For Ten Lots In The Agriculture District. Septic Systems And Private Water Wells Are Proposed.

Documents:

NARRATIVE.PDF

SITE PLANS.PDF
(ST1617) FILLMORE WOODS STAFF REPORT.PDF

7. Communications, Letters And Reports
8. Public Comments
9. Other Business
10. Commissioner/Staff Comments
11. Adjournment

N A R R A T I V E S T A T E M E N T

44th Street / 8th Avenue – A Planned Unit Development
Final PUD Buildings B-G
9/19/2016

Project History: In February of 2015 DeVries Properties, Inc. and Dr. Lee received reinstatement of the overall preliminary PUD plan (originally approved in 2006) and final PUD approval of Dr. Lee's site. Since then Dr. Lee's Dental Office has been constructed. In August of 2016, the applicant received amended preliminary PUD approval of the plan now being submitted for final PUD.

Project Overview: The applicant has purchased the portion of PUD property North of the existing drive that services the existing apartments. The request made as part of this application is to secure Final PUD approval of the plan as submitted. The plan calls for a mixed-use development of office, retail, restaurant, and residential which is consistent with the Township current master plan designation for the site, neighborhood service commercial (NS). Design standards used during the development of this plan are based on the township's requirements for neighborhood service commercial zoning.

PUD Intent: The proposed PUD would provide for flexibility in the regulation of land development and allow for the proposed innovation in land use design, layout, and structures. The PUD would allow us to achieve economy and efficiency in the use of land, provision of public services and utilities, and allow for preservation of useful open space. This proposed PUD will provide enhanced landscape features, open space seating areas, and architectural styles not commonly associated with commercial developments. This planned development would provide unique living, working, and shopping environments in a first class mixed use setting. Development of this property under conventional zoning regulations would not allow for the interrelationship of uses, variety of spaces, nor the flexibility to accomplish the objectives listed above.

Acreage Requirement: Although the parcel of land is less than the normal twenty acres required for a PUD containing a mixture of residential and non-residential uses, the proposed residential component is minor (only nineteen apartments) and the proposed PUD substantially provides for the intent of a PUD as stated in the ordinance.

Utilities: This proposed PUD will be served by public water and sanitary sewer facilities. Storm water will be collected and managed as required by the Ottawa County Water Resources Commission utilizing on-site detention as well as the existing storm water management ponds adjacent to the subject parcel. Final engineering of all utilities will be provided and all required permits will be obtained prior to construction.

Land Ownership: The parcel of land south of the existing drive (Building H) is owned by entities of which Ed DeVries has legal interest in. The applicant owns the portion of the PUD development North of the existing drive over which Final PUD approval is being requested.

Pedestrian Access: The proposed PUD provides safe, integrated, and abundant pedestrian access and movement within the PUD and to adjacent properties. In addition, the PUD proposes a continuous sidewalk along 8th Avenue. Modifications to the alignment of the walk along the north portion of the site was made per comments by the Planning Commission at the August 10, 2016 meeting.

Architecture: The PUD proposes uniquely innovative architectural styles and coordinated building relationships. Buildings will have visually appealing residential character with pitched roofs, awnings, and lower scale profiles.

Signage: A proposed sign will be located at the corner of 44th Street and 8th Avenue with an additional sign at each entrance in the site (East of the existing 44th street entrance and South of the proposed 8th Ave entrance). Locations of these signs and sizes are indicated on the PUD Plan. Final details of these signs will be submitted prior to placement. These signs will be consistent and complement the architectural theme of the overall PUD. Proposed wall signs will comply with the current township standards. Waivers for sign placement, size and height, are being requested and are summarized at the end of this narrative.

Traffic: The proposed PUD provides safe and efficient vehicular movements into, within, and off of the PUD site. For ingress-egress, one full access exists along 44th Street and one is proposed on 8th Avenue with full turn movement in and right out only along 8th Avenue In addition, the PUD integrates traffic calming techniques within the site such as landscaped parking lot islands, focal points, and pedestrian crosswalks. This further enhances vehicular/pedestrian safety and parking lot aesthetics.

Open Space: The proposed PUD development contains 104,750 sq. ft. (24.7%) of usable open space. The PUD clearly and substantially provides for the intent of a PUD as stated in the ordinance. Consistent with the PUD plan approved in 2006, any green space beyond 10' wide along the west boundary is included in the open space calculation. This PUD proposes lush landscaping that will be irrigated, and skillfully maintained during all seasons. Streetscapes along 8th Avenue and 44th Street will include gently rolling earth berms that are landscaped to help screen parking areas. In addition, pedestrian areas around buildings will include landscaping appropriate for continuous design in keeping with surrounding properties. Please refer the phasing/open space plan in the upper right hand corner of the plans for exact limits of the open space areas.

PUD Phases: The applicant intends to phase this project based on market demand. The next phase of this development will be the gas/convenience and the 7 unit townhouse residential building (Building E) located along the golf course.

Deed Restrictions: None anticipated.

APPROVED WAIVERS (Per August 10, 2016 Planning Commission meeting) FROM PREVIOUS UNDERLYING NS ZONING – following are applicant's specific requests for waivers for the proposed PUD:

1. PUD Acreage – the PUD proposal includes a mixture of residential and non-residential uses that would normally require a 20 acre parcel. However, our residential component includes only 19 dwelling units which are located on a second level above a proposed retail center making it a minor component of the PUD. This residential area serves as a transitional land-use from the Eagle Nest Apartments to the proposed retail and restaurant uses. Based on the township ordinance, removing the residential component from the proposed PUD would reduce the required parcel size from 20 to 10 acres.

2. Building Setback – The setback of residential building "E" shows proposed setbacks of 20 feet. This waiver requested is justified since the dental office site was granted the same waiver. The overall setback of building "E" from the existing apartment building to the South is twice as large as the present setback between the apartment buildings in the complex to the South. The setback from the East property line of the adjacent apartment development varies from 40' to 90', with an average of 65', this average is greater than the 50' setback of the NS zone. This is also consistent with the requested waivers of the previously approved PUD.

3. Parking and Drive Setbacks –The amended PUD proposes a pavement setback adjacent to the existing carports ranging from 10 to 20 feet (25' required per NS zone). This waiver request is consistent with the existing PUD plan. In this area the amended PUD provides an irrigated greenbelt landscaped with appropriate plantings on a rolling earth berm. Careful planning and design was considered with the amended PUD assuring a reasonable and sensitive buffer zone.

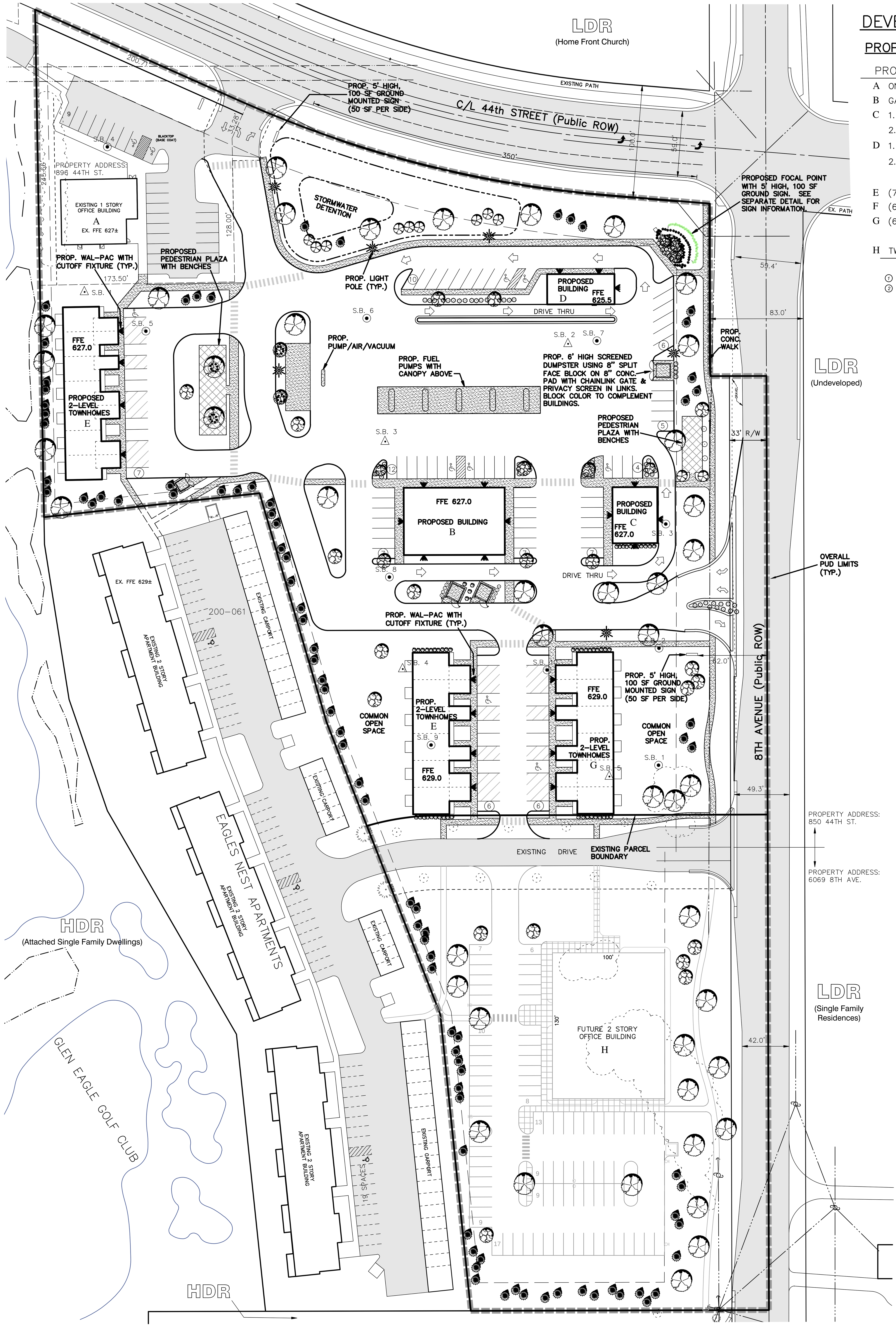
   The parking and drive setbacks along 8th Ave. requires a waiver to allow an 80' setback where the NS zone requires 90'. This waiver request is also consistent with the existing approved PUD plan.

4. Landscaping Along 44th Street and 8th Avenue – the PUD proposes the use of the Streetscape standard along 44th St. and 8th Ave. instead of the Greenbelt standard. The proposed Streetscape is requested due to the need for visibility of the commercial development along 44th St. and 8th Ave. Using the Greenbelt standard along these major roads would create a solid screen of evergreen trees and effectively eliminate visibility and hinder the success of the commercial development. To further offset this request, the average combined setback along 44th St. and 8th Ave. is greater than the required 90 foot setback. In addition, our proposed Streetscape standard includes a rolling earth berm, irrigated and manicured lawn and abundant trees to produce an aesthetically pleasing front yard landscape appropriate for this commercial development.

5. 44th Street Sidewalk – no sidewalk presently exists on the south side of 44th St. from 8th Ave. to Chicago Dr. Virtually the entire frontage is already developed and it seems very unlikely that the sidewalk would ever be constructed.

   Additionally, a bike path already exists on the north side that would allow pedestrians to walk to the development and it encourages them to cross at a controlled intersection (8th Ave. and 44th St.). Because an internal walk system is designed as part of the overall PUD to provide pedestrian access from 8th Ave. to the Gleneagle Condominiums, a separate walk along 44th St. is not warranted. The Township Board acknowledged this by granting a waiver in 2015 to the requirements of sidewalk along 44th St. The northerly walk that provides access across the site has been realigned as requested based on the August 10, 2016 Planning Commission meeting.

6. Signage Waivers – The proposed signs at the 44th St. and 8th Ave. entrances are approved as 100 s.ft. (50 s.ft./side) 5 ft. high and are shown 62' off of centerline (75' required per sign ordinance). The sign at the NE corner of the development is intended to be a focal point and the height and size approved is 5 ft. high and 100 s.ft. (50 s.ft. max per sign ordinance). The applicant will be submitting details of the signs as part of the final PUD package for approval. A waiver is also being requested to allow for placement of wall signs on the sides of buildings in addition to fronts. These waivers are consistent with the existing PUD plan.



DEVELOPMENT STATISTICS

PROPOSED BUILDINGS & PARKING

	PROPOSED USE	SIZE (SF)	REQUIRED PARKING	PROPOSED PARKING
A	ONE STORY DENTAL OFFICE (3 SP./EXAM ROOM, 7 RMS TOT)	3,724	21 SPACES	26 SPACES
B	GAS STATION (1 SPACE PER 200 SF GFA)	5,400	27 SPACES	36 SPACES [26 SP. + 2 SP. PER ISLAND (10 SP.)]
C	1. RETAIL (1 SPACE PER 200 SF GFA)	2,000	10 SPACES	16 SPACES
	2. BANK (1 SPACE PER 300 SF GFA + 4 TELLERS x 2 SP.)	2,000	15 SPACES (1)	21 SPACES
D	1. RETAIL (1 SPACE PER 200 SF GFA)	1,620	9 SPACES	16 SPACES
	2. RESTAURANT (DRIVE IN) (1 SPACE PER 75 SF GFA)	1,620	22 SPACES (1)	23 SPACES [16 SP. + 7 SP. (DRIVE THROUGH STACKING)]
	A-D COMMERCIAL SUBTOTALS		83 SPACES	106 SPACES (2)
E	(7) APARTMENTS @ 1,260 SF EACH (2 SPACES PER UNIT)	8,820	14 SPACES	7 GARAGE + 7 SURFACE
F	(6) APARTMENTS @ 1,551 SF EACH (2 SPACES PER UNIT)	9,306	12 SPACES	6 GARAGE + 6 SURFACE
G	(6) APARTMENTS @ 1,551 SF EACH (2 SPACES PER UNIT)	9,306	12 SPACES	6 GARAGE + 6 SURFACE
	E-G RESIDENTIAL SUBTOTALS		38 SPACES	38 SPACES
H	TWO STORY OFFICE BUILDING (1 SPACE PER 300 SF GFA)	26,000	87 SPACES	88 SPACES
		TOTALS	210 SPACES	232 SPACES

C1 (16 SPACES), C2 (21 SPACES) and D1 (16 SPACES): 16 SPACES + 5 SPACES (DRIVE THROUGH STACKING)

(1) THIS USE GOVERNS
(2) INCLUDES 10 SPACES AT GAS STATION PLUS 12 DRIVE THROUGH STACKING

BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT YARD	90'	80' & 90'
SIDE YARD	25'	20'
REAR YARD	50'	VARIES (SEE LAYOUT)

PROPOSED PARKING:

STANDARD SPACES ARE 9' x 20' WITH 24' PARKING ISLES. BARRIER FREE SPACES WILL BE PROVIDED AS REQUIRED.

PROPOSED LOT COVERAGE:

PARKING/CONCRETE PADS		151,019 S.F.	
BUILDING		43,865 S.F.	
TOTAL BLDG+PARKING COVERAGE		194,884 S.F.	46% (100% total)
GROSS OPEN AREA		225,034 S.F.	54% (100% total)
*NET OPEN SPACE (20% MIN. REQ'D)		104,750 S.F.	24.7% (OF 9.64 ACRES)
TOTAL AREA	9.64 ACRES	419,918 S.F.	

PROPOSED OPEN SPACE:

*AS DEFINED BY PUD ORDINANCE

OPEN SPACES TO BE CONNECTED BY INTERIOR PEDESTRIAN WALKWAYS. THE LARGE OPEN SPACES ADJACENT TO THE PROPOSED 2-LEVEL TOWNHOMES, LOCATED SOUTH OF THE GAS STATION/CONVENIENCE STORE AND BANK/RETAIL, TO BE COMMON OPEN SPACE. TWO PEDESTRIAN PLAZAS WITH BENCHES TO BE PROVIDED AS SHOWN. SPECIFIC DESIGN TO BE SUBMITTED WITH FINAL PUD PLANS.

PROPOSED LANDSCAPING:

A REVISED LANDSCAPING PLAN WILL BE PROVIDED PRIOR TO ANY FINAL PUD APPROVAL AND WILL MEET PREVIOUS APPROVED PLANS PENDING APPROVAL OF THIS AMENDED PRELIMINARY PUD PLAN.

PROPOSED LIGHTING:

PROPOSED PARKING LOT LIGHTS SHALL BE DEFLECTED AWAY FROM ADJACENT RESIDENTIAL AREAS AND SHALL BE INSTALLED IN SUCH A MANNER AS TO ALLOW THE REDUCTION OF THE AMOUNT OF LIGHT ON OTHER THAN NORMAL PARKING HOURS EACH DAY. THE SOURCE OF ILLUMINATION IN ALL PARKING LOTS ABUTTING A RESIDENTIAL AREA SHALL BE LIGHTS MOUNTED ON GARAGES.

PROPOSED UTILITY SERVICES:

PUBLIC SEWER AND WATER SERVICE SHALL BE PROVIDED TO PROPOSED BUILDINGS.

PROPOSED SIGNAGE:

ONE PROPOSED SIGN LOCATED AT CORNER OF 44TH STREET AND 8TH AVENUE, TO BE COORDINATED WITH FOCAL POINT FEATURE (SEE SEPARATE DETAIL), AND ONE PROPOSED GROUND MONUMENT SIGN LOCATED AT EACH ENTRANCE DRIVE (3 SIGNS TOTAL).

PROPOSED WALL SIGN AREAS TO COMPLY WITH TOWNSHIP SIGN ORDINANCE FOR NS DISTRICT, CHAPTER 25, SECTION 25.6 (B). PUD REQUESTS WAIVER FROM ORDINANCE TO PLACE WALL SIGNS ON SIDES AND BACKS OF BUILDINGS IN ADDITION TO FRONTS OF BUILDINGS.

MISCELLANEOUS NOTES:

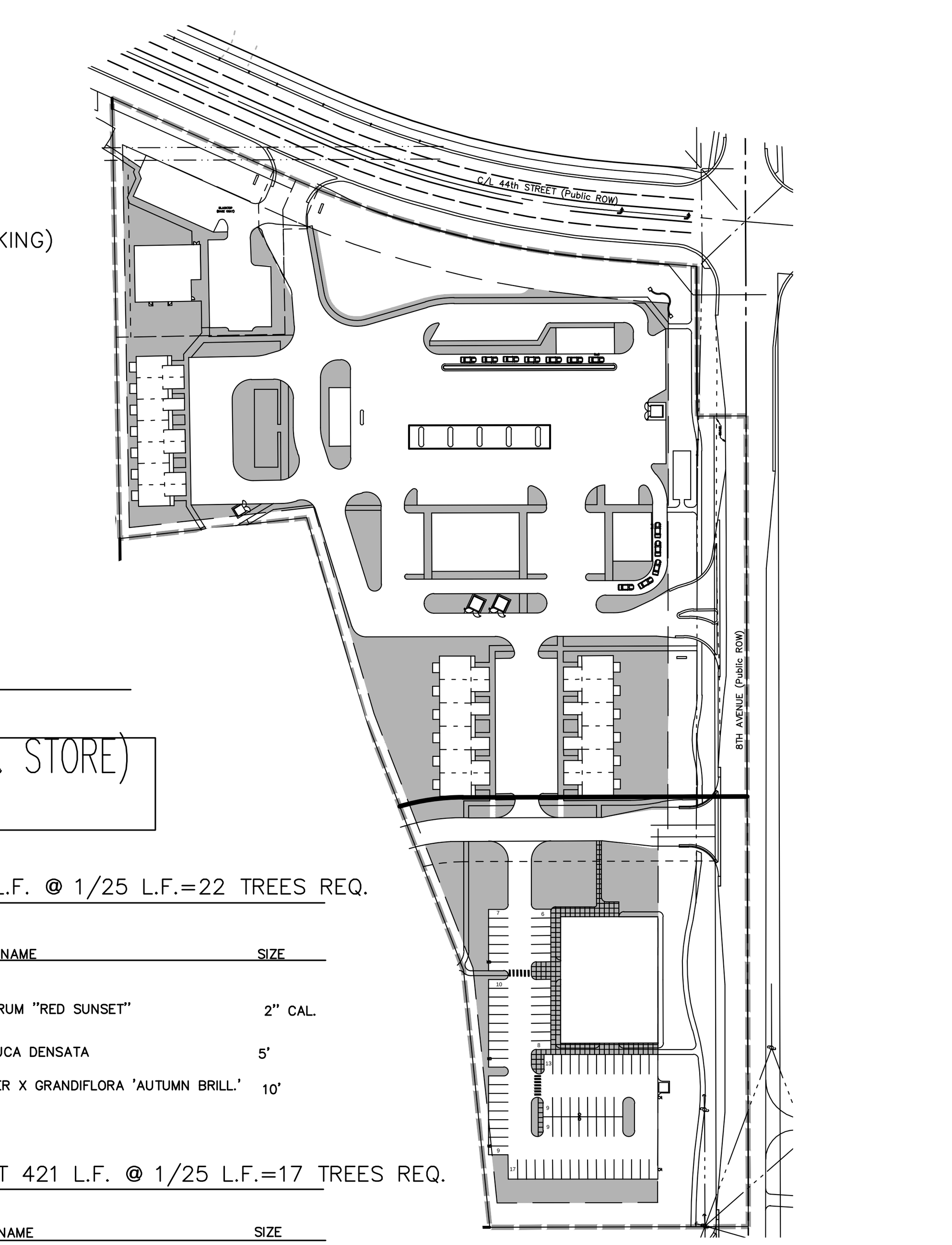
THIS SITE IS NOT WITHIN THE 100 YEAR FEMA FLOOD HAZARD AREA.

DESCRIPTION OF OVERALL PUD

Description of Overall PUD:
Part of the NE 1/4, Section 26, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the E 1/4 corner of Section 26; thence N00°09'30"W 240.00 feet along the East line of said NE 1/4 to the PLACE OF BEGINNING of this description; thence S89°51'30"W 265.71 feet; thence N05°51'46"W 265.50 feet; thence N21°15'52"W 279.45 feet; thence N16°19'00"W 212.75 feet; thence S83°39'07"W 193.25 feet; thence N01°00'00"W 452.37 feet; thence S65°59'07"E 200.71 feet along the Southerly line of 44th Street; thence Southeasterly 337.94 feet along said Southerly line on a 1004.93 foot radius curve to the left, the chord of which bears S75°37'08"E 336.35 feet; thence S85°15'10"E 92.36 feet along said Southerly line; thence S00°09'30"E 153.78 feet along the Westerly line of 8th Avenue; thence N89°45'58"E 50.00 feet to the East line of said NE 1/4; thence S00°09'30"E 832.55 feet along said East line to the place of beginning. Subject to highway R.O.W. for 8th Avenue. This parcel contains 10.27 acres, including highway R.O.W., and 9.64 excluding it.

SEE SHEETS 2 AND 3 OF 3 FOR SPECIFIC DETAILS OF WHAT IS TO BE CONSTRUCTED AS PART OF THIS FINAL PUD REQUEST

PROPOSED OPEN SPACE



PROPOSED LANDSCAPE:

FOR AREA B(GAS STATION/CONV. STORE) AND AREA C (BANK/RETAIL)

ZONE 1: EAST BUFFER ALONG 8TH AVE 540L.F. @ 1/25 L.F.=22 TREES REQ.

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
	10	RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	2" CAL.
	8	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	5'
	4	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL.'	10'

ZONE 2: NORTH BUFFER ALONG 44TH STREET 421 L.F. @ 1/25 L.F.=17 TREES REQ.

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
	6	RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	2" CAL.
	5	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	5'
	9	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL.'	10'

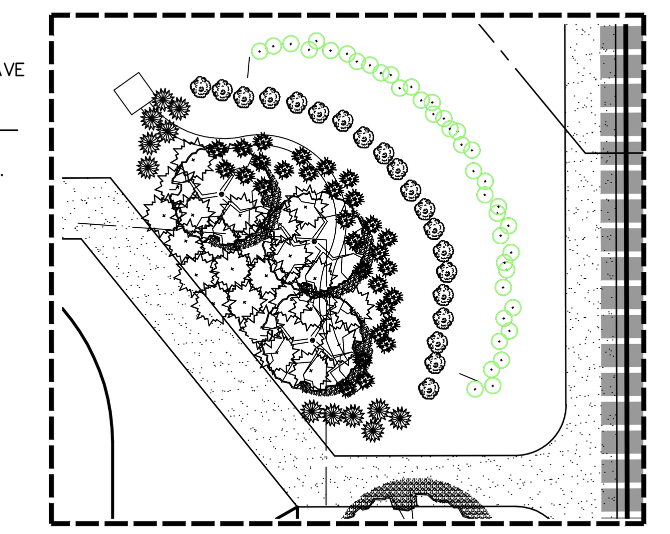
ZONE 5: INTERIOR LANDSCAPE NORTH OF MOST NORTHERLY ENTRANCE OFF 8TH AVE

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
	7	RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	2" CAL.
	15	ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2"
	55	MOP CYPRESS	CHAMAECYPARIS PISIFERA MOP CYPRESS	18"
	10	GOLDFLAME SPIREA	SPIREA X BUMALDA 'GOLDFLAME'	18"
	17	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL
	15	NIKKO BLUE HYDRANGEA	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	18"
	3	RUMBA WEIGELA	WEIGELA FLORIDA 'RUMBA'	18"

FOCAL POINT: CORNER OF 44TH STREET AND 8TH AVE.

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
	3	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL.'	10'
	30	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1GAL
	25	MOP CYPRESS	CHAMAECYPARIS PISIFERA MOP CYPRESS	18"
	12	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL
		40 LF OF WALL 3-4' IN TOTAL HEIGHT WITH OPTIONAL COLUMN ON EACH END IF MADE OF BLOCK, INFORMATIVE SIGNAGE ON NORTH AND SOUTH ENDS OF WALL ANNUAL AREA IN FRONT OF WALL		

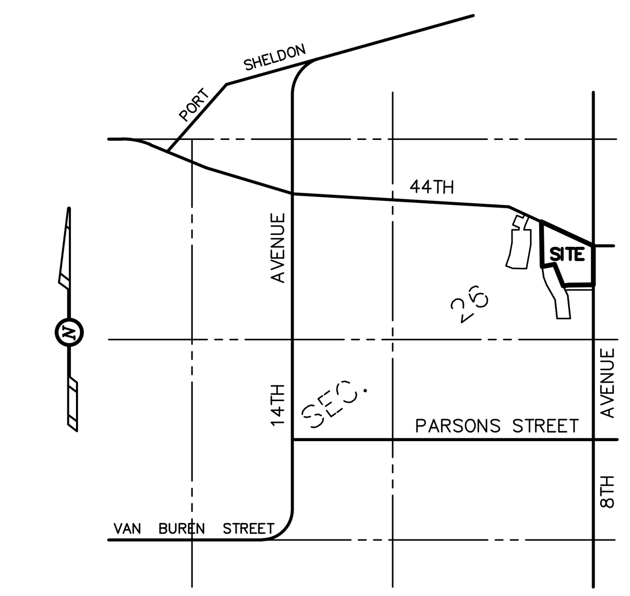
GREENLINE INC.
2506 QUINCY STREET HUDSONVILLE MI 49426
DRAWN BY: MATT MICHMERHUIZEN B.L.A.
SEPTEMBER 13, 2016



FOCAL POINT/SIGN DETAIL

S.B. 1 (triangle) = SOIL BORINGS TAKEN BY SOILS & STRUCTURES 3/21/06
S.B. 1 (circle) = SOIL BORINGS TAKEN BY EXXEL ENGINEERING 1/19/06
(LOCATIONS ARE APPROXIMATE)

STATE OF MICHIGAN
DONALD DE GROOT ENGINEER No. 34629
LICENSED PROFESSIONAL ENGINEER



LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1"= 50'

FINAL PUD - CONVENIENCE/OFFICE/RETAIL/TOWNHOUSE
OVERALL SITE DEVELOPMENT PLAN
44TH STREET / 8TH AVENUE PUD

ATTN: GREAT LAKES CONVENIENCE, INC.
ATTN: DON ZIEMKE, JR.
6785 WHITNEYVILLE ROAD SE
ALTO, MI 49302
IN: PART OF THE NE 1/4 OF SECTION 26, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:
9/26/16 REVISED PER STAFF REVIEW (JR)

exxel engineering, inc.
planners · engineers · surveyors
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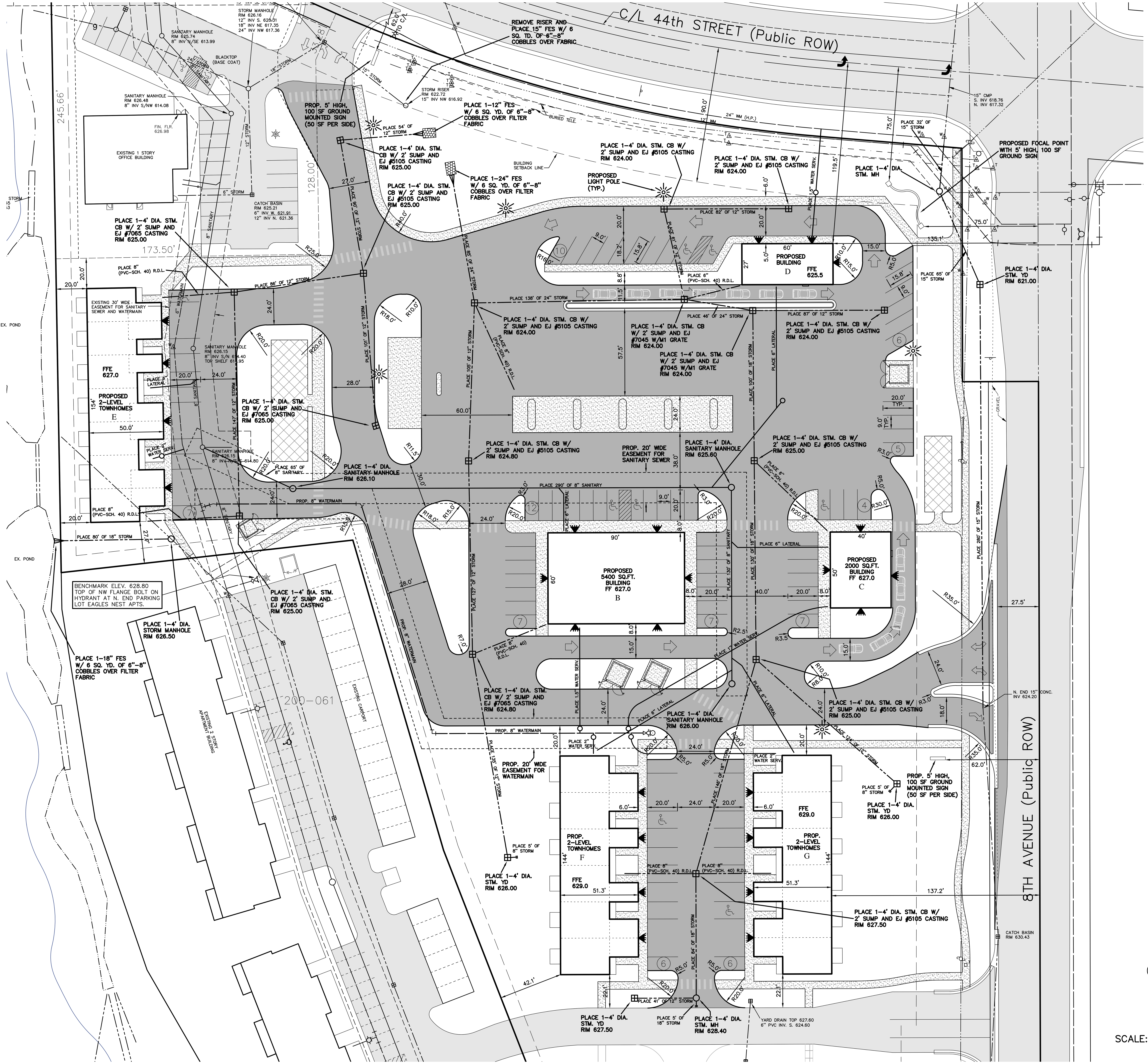
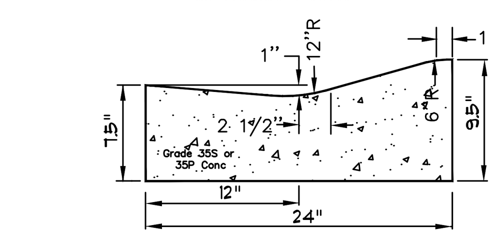
www.exxelengineering.com

DRAWN BY:	JDR	PROJ. ENG.:	DDG	SHEET
APPROVED BY:	DDG	PROJ. SURV.:	JCB	1 of 3
FILE NO.:	151499E	DATE:	9/19/2016	

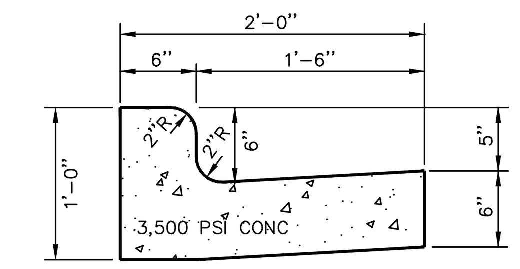
P:\Projects\2015\151499\Drawings\dwg\151499.dwg, FINAL-PUD-OVERALL, 9/26/2016 3:00:39 PM, jroot



Notes : 1 Contraction Joints shall be placed every 10 ft
2 Expansion Joints shall be placed at 350 ft Min and at all Radius Points



24" CONC ROLLED CURB DETAIL
(PITCHED IN)



24" HEAD CURB DETAIL
(PITCHED IN)

1. Legal Description:
Part of the Northeast 1/4, Section 26, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the East 1/4 corner of Section 26; thence N00°09'30"W 925.55 feet along the East line of said NE 1/4 to the PLACE OF BEGINNING of this description; thence S89°50'30"W 330.00 feet; thence Northwesterly 57.96 feet along a 50.0 foot radius curve to the right, the chord of which bears N33°22'09"W 54.77 feet; thence N00°09'30"W 120.00 feet; thence Northwesterly 96.43 feet along a 80.0 foot radius curve to the left, the chord of which bears N34°41'20"W 90.70 feet; thence Northwesterly 30.70 feet along a 80.0 foot radius curve to the right, the chord of which bears N58°13'28"W 30.52 feet; thence S89°00'00"W 20.61 feet; thence N22°51'49"W 43.10 feet; thence N01°00'00"W 64.00 feet; thence N23°40'06"E 33.28 feet; thence Southeasterly 331.86 feet along the Southerly line of 44th Street on a 1004.93 foot radius curve to the left, the chord of which bears S75°47'33"E 330.35 feet; thence S85°15'10"E 92.36 feet along said Southerly line; thence S00°09'30"E 153.78 feet along the Westerly line of 8th Avenue; thence N89°45'58"E 50.00 feet to the East line of said Northeast 1/4; thence S00°09'30"E 147.00 feet along said East line to the place of beginning. Subject to highway R.O.W. for 8th Avenue. This parcel contains 2.78 acres, including highway R.O.W.

2. Mapping:
   a. Boundary and topographical surveys by Exxel Engineering, Inc.
   b. Underground utility information, per available records.

3. Existing and Proposed Zoning:
   PUD – Planned Unit Development

4. Refer to overall PUD plan for adjacent existing and future plan areas to the west and south.

5. Parking Data: see Sheet 1

6. Site lighting design and details to be provided by others.

7. This site is not within the 100 year FEMA Flood Hazard Area.

8. Refer to various reports of the geotechnical investigations done by Soils and Structures, Inc. for more information and site/building construction recommendations relative to existing ground soils and water table conditions.

9. All necessary reviews, approvals, and permits will be obtained from the appropriate local, county, and state agencies.

GENERAL NOTES – GEORGETOWN TOWNSHIP

1. All sanitary sewer and watermain materials and construction methods shall conform to the standard specifications and details of Georgetown Township.
2. Watermain centerline to be placed 5'-9" below the finished grade.
3. All hydrants to have "Clow" mechanical joint anchoring fitting.
4. All watermain shall be blue in color.
5. All sanitary sewer shall be TV inspected. Sanitary sewer below the water table shall be TV inspected (minimum 30 days after removal of dewatering operation).

4" MIN
1 1/2" (MIN) OF HMA MDOT 4C OR 5E1 (TIER 1), PG 64-28
2 1/2" (MIN) OR 3" OF HMA MDOT 2C (3" MIN. LIFT), 3C, OR 4E1 (TIER 2), PG 64-28
8" (MIN) GRAVEL (CIP) (21AA NATURAL) OR 10" (MIN) GRAVEL (CIP) (21AA CRUSHED CONCRETE)
12" (MIN) SAND SUBBASE (CIP) (MDOT CLASS II)

MEDIUM DUTY PAVING CROSS SECTION
(TYPICAL TRUCK LANE FOR COMMERCIAL BUILDING)
FINAL DESIGN OF PAVEMENT X-SECTION TO BE BY SOILS ENGINEER BASED ON EXISTING SOIL CONDITIONS

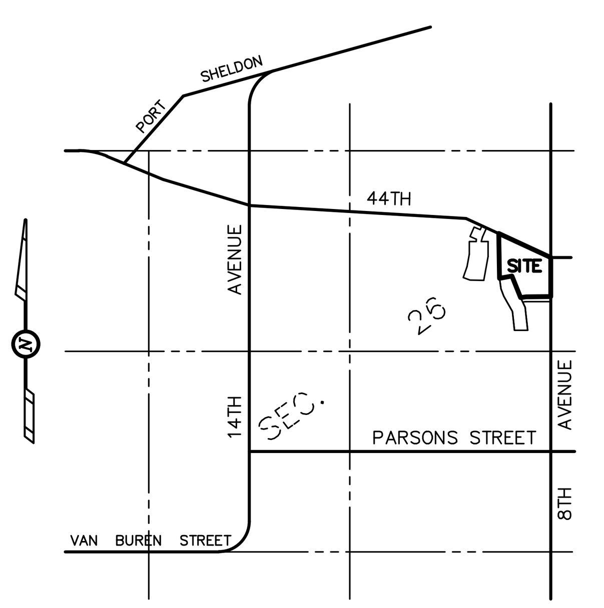
3" MIN
1 1/2" (MIN) OF HMA MDOT 13A, LVSP, 5E1 OR 36A (TIER 1), PG 58-28, 3% AIR VOIDS
1 1/2" (MIN) OR 2" OF HMA MDOT 13A, LVSP, 5E1 OR 3C (TIER 2), PG 58-28, 3% AIR VOIDS*
6" (MIN) GRAVEL (CIP) (21AA NATURAL OR CRUSHED CONCRETE)
12" (MIN) SAND SUBBASE (CIP) (MDOT CLASS II)

LIGHT DUTY/PRIVATE ROADS PAVING CROSS SECTION
(TYPICAL PARKING LOT W/ LOW VOLUME TRAFFIC)
FINAL DESIGN OF PAVEMENT X-SECTION TO BE BY SOILS ENGINEER BASED ON EXISTING SOIL CONDITIONS

Legend

- = IRON STAKE FOUND
- = IRON STAKE SET
- = MONUMENT
- = UTILITY POLE & GUY WIRE
- = LIGHT POLE
- = SIGN
- = HYDRANT
- = VALVE
- = CATCH BASIN
- = MANHOLE
- = BURIED CABLE MARKER
- = POST INDICATOR VALVE
- = SOIL BORING
- = FENCE LINE
- = OVERHEAD WIRES

STATE OF MICHIGAN
DONALD DE GROOT ENGINEER No. 34629
LICENSED PROFESSIONAL ENGINEER



LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1"= 30'

FINAL PUD – CONVENIENCE/OFFICE/RETAIL/TOWNHOUSE
SITE UTILITY & DIMENSION PLAN
44TH STREET / 8TH AVENUE PUD
ATTN: GREAT LAKES CONVENIENCE, INC.
ATTN: DON ZIEMKE, JR.
6785 WHITNEYVILLE ROAD SE
ALTO, MI 49302
IN: PART OF THE NE 1/4 OF SECTION 26, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:
9/26/16 REVISED PER STAFF REVIEW (JR)

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Phone: (616) 531-3660 Fax: (616) 531-2121
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DRAWN BY: JDR	PROJ. ENG.: DDG	SHEET
APPROVED BY: DDG	PROJ. SURV.: JCB	2 of 3
FILE NO.: 151499E	DATE: 9/19/2016	

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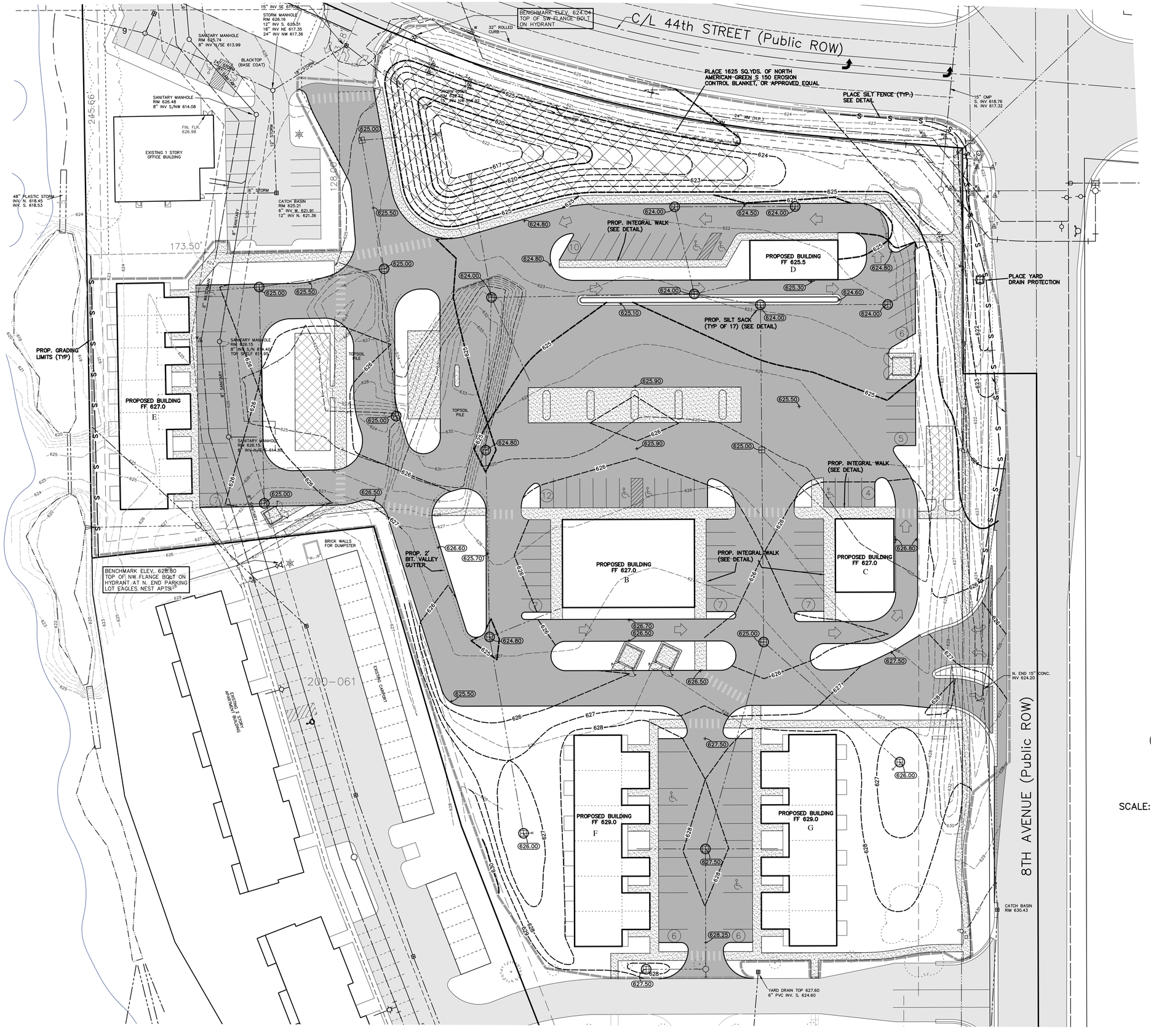
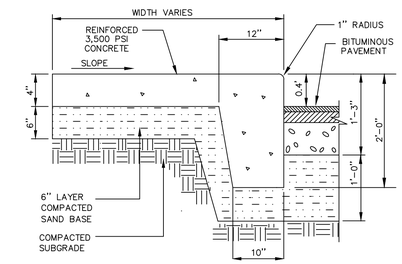


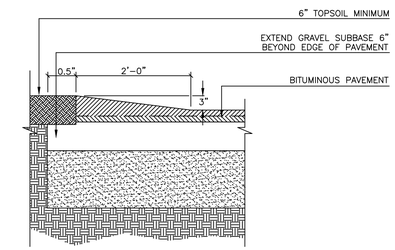
BENCHMARK ELEV. 630.53
TOP OF MAG NAIL IN SE SIDE P. POLE
AT NW CORNER 8TH AVE. AND DRIVE
TO EAGLES NEST APARTMENTS

SOIL EROSION CONTROL NOTES :

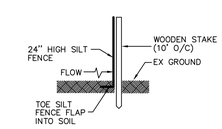
1. ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
2. INSPECT AND MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL AND UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
3. ALL NON-PAVED SURFACES SHALL BE TOPSOILED WITH MINIMUM OF 4" TOPSOIL AND SEEDED.
4. PLACE ALL NEW STORM CATCHBASIN GRATES IN SILT SACKS UNTIL PAVING BEGINS.
5. PLACE SILT FENCE AS SHOWN ON PLAN AND PER DETAIL.
6. CONTRACTOR SHALL MINIMIZE TRACKING OF MUD AND SOIL ONTO ROADWAYS. PLACE SILT SACKS ON CATCHBASINS AS NEEDED ALONG HAUL ROUTE.
7. AREA OF DISTURBANCE IS 6.4 ACRES.



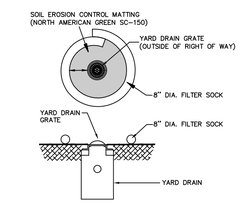
INTEGRAL CONC WALK/CURB



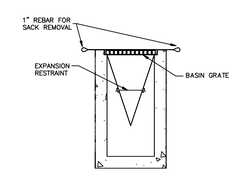
BITUMINOUS VALLEY GUTTER



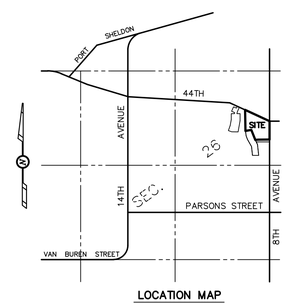
SILT FENCE DETAIL



YARD DRAIN PROTECTION DETAIL



SILT SACK DETAIL



LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1"= 30'

STATE OF MICHIGAN
DONALD
DE GROOT
ENGINEER
No.
34629
LICENSED PROFESSIONAL ENGINEER

FINAL PUD – CONVENIENCE/OFFICE/RETAIL/TOWNHOUSE
GRADING & SOIL EROSION CONTROL PLAN
44TH STREET / 8TH AVENUE PUD

ATTN: GREAT LAKES CONVENIENCE, INC.
ATTN: DON ZIEMKE, JR.
6785 WHITNEYVILLE ROAD SE
ALTO, MI 49302

IN: PART OF THE NE 1/4 OF SECTION 26, T6N, R13W,
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REVISIONS:

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APPROVED BY: DDG	PROJ. SURV.: JCB		3 of 3
FILE NO.: 151499E	DATE: 9/17/2016		

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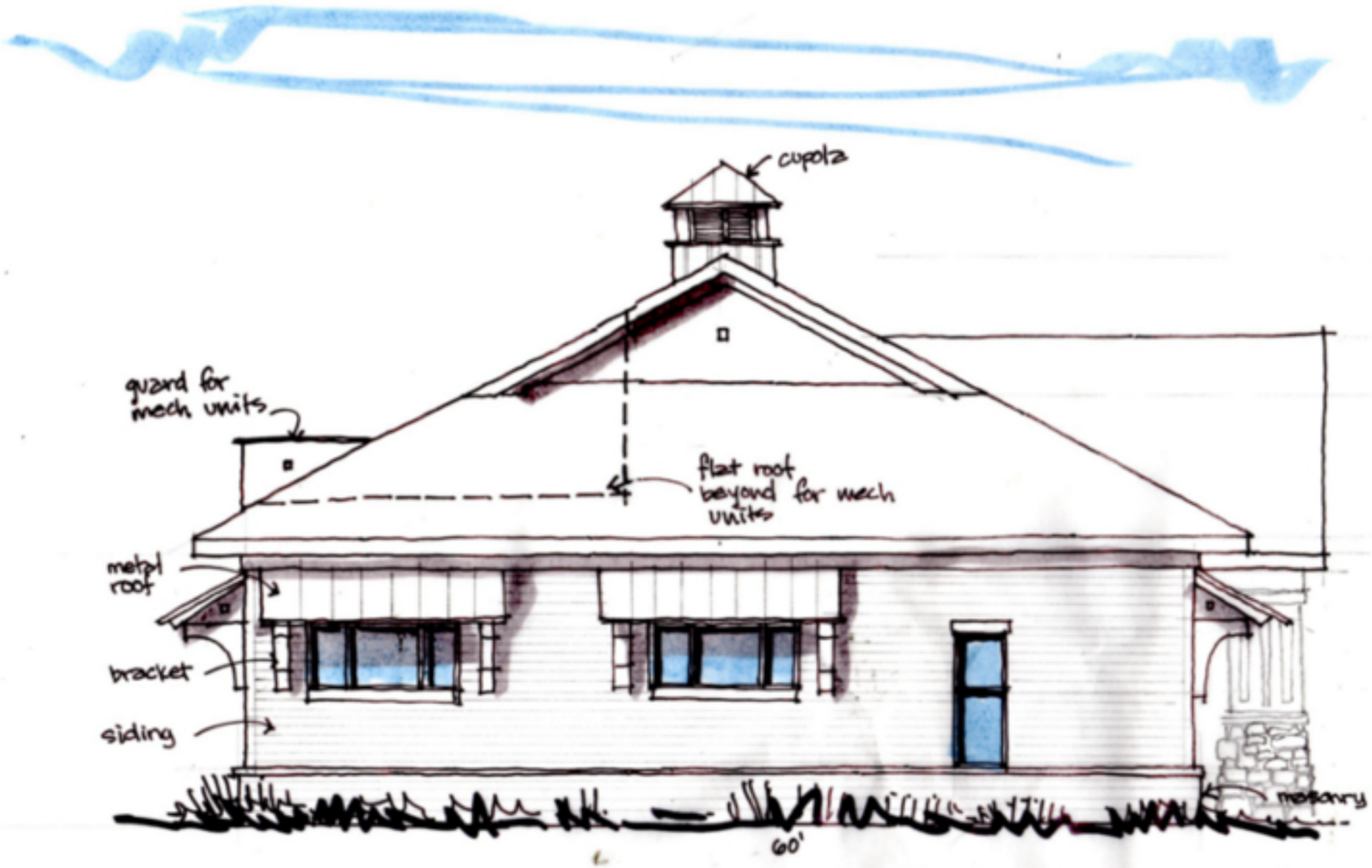

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e

enterprise gas & retail

gas station

east elevation

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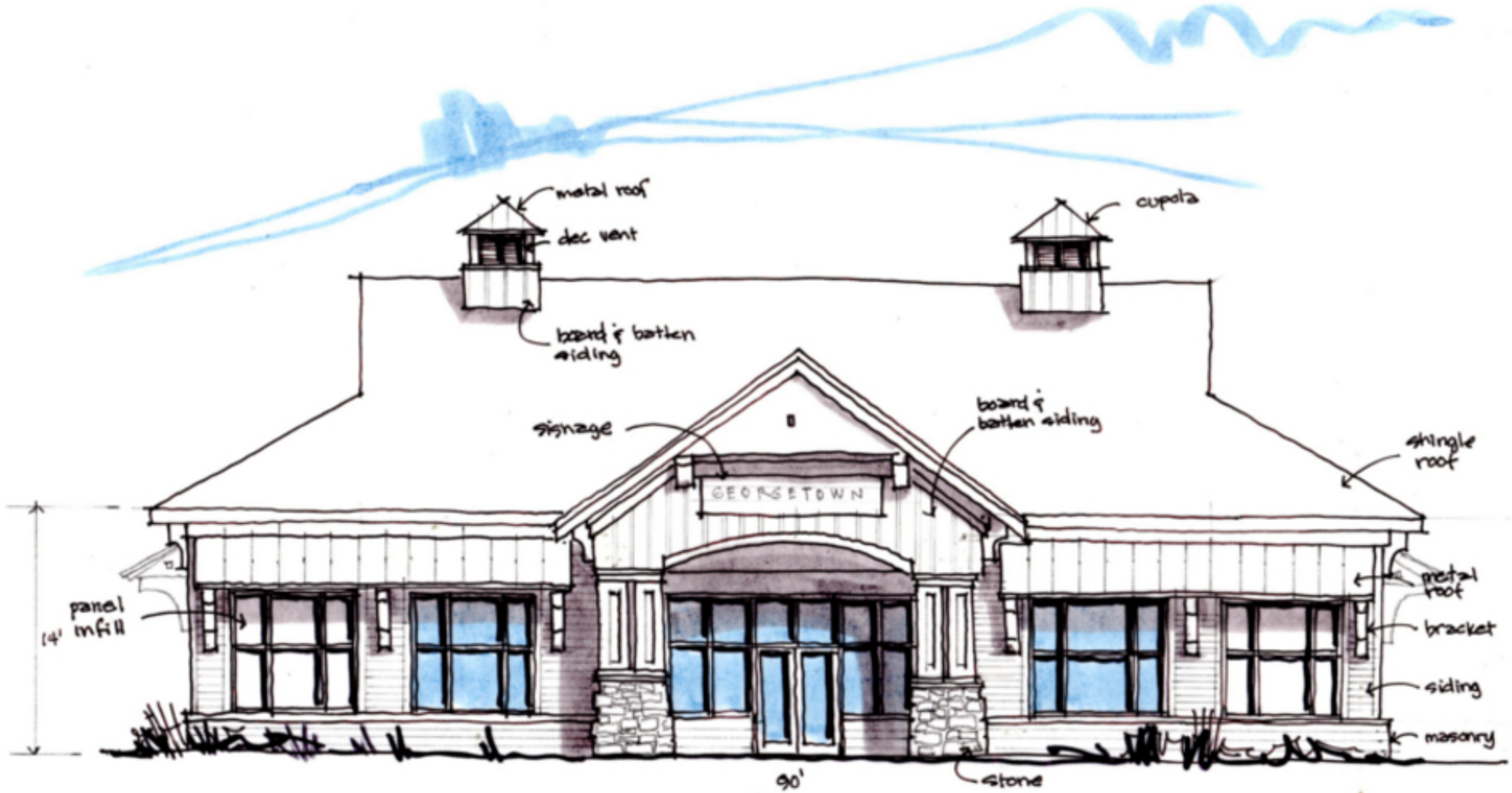

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gas station

south elevation

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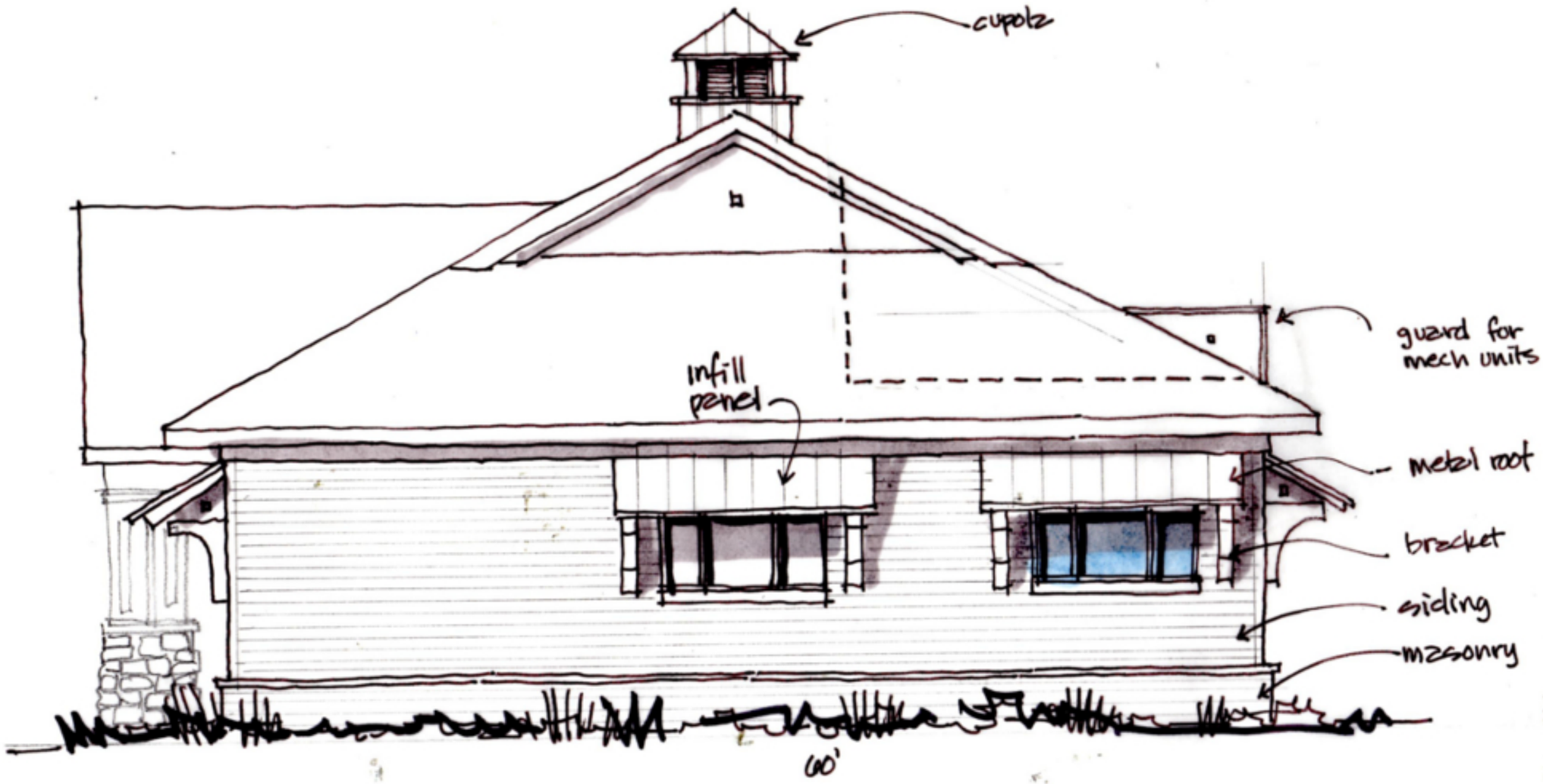

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gas station

west elevation

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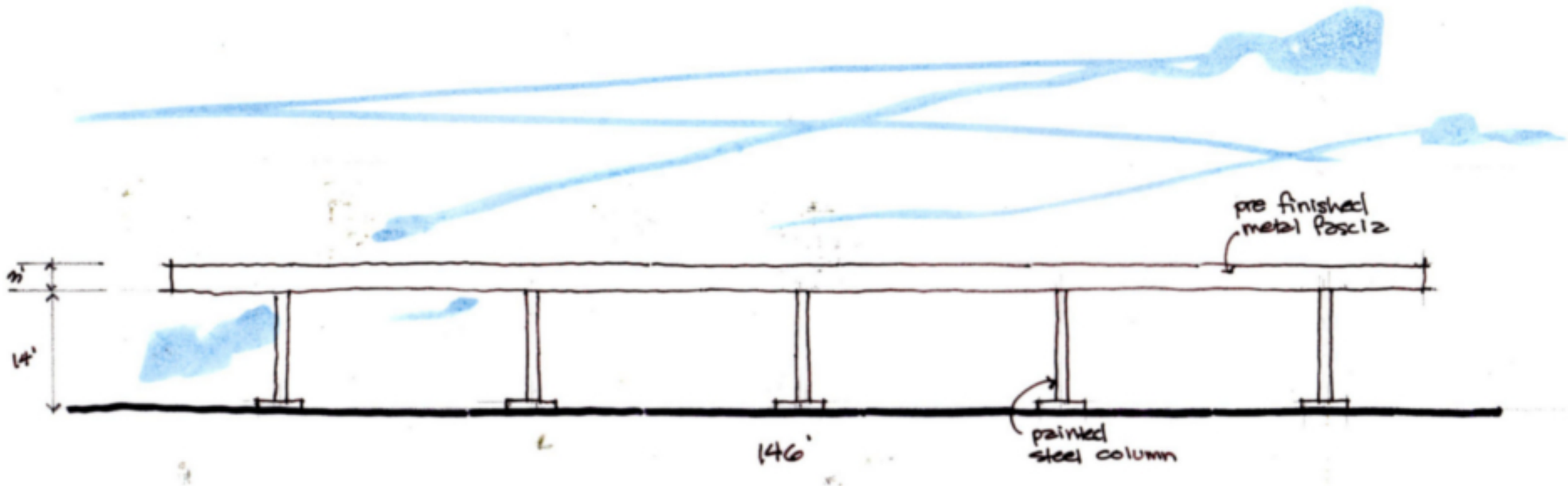

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gas station

pumps/ canopy

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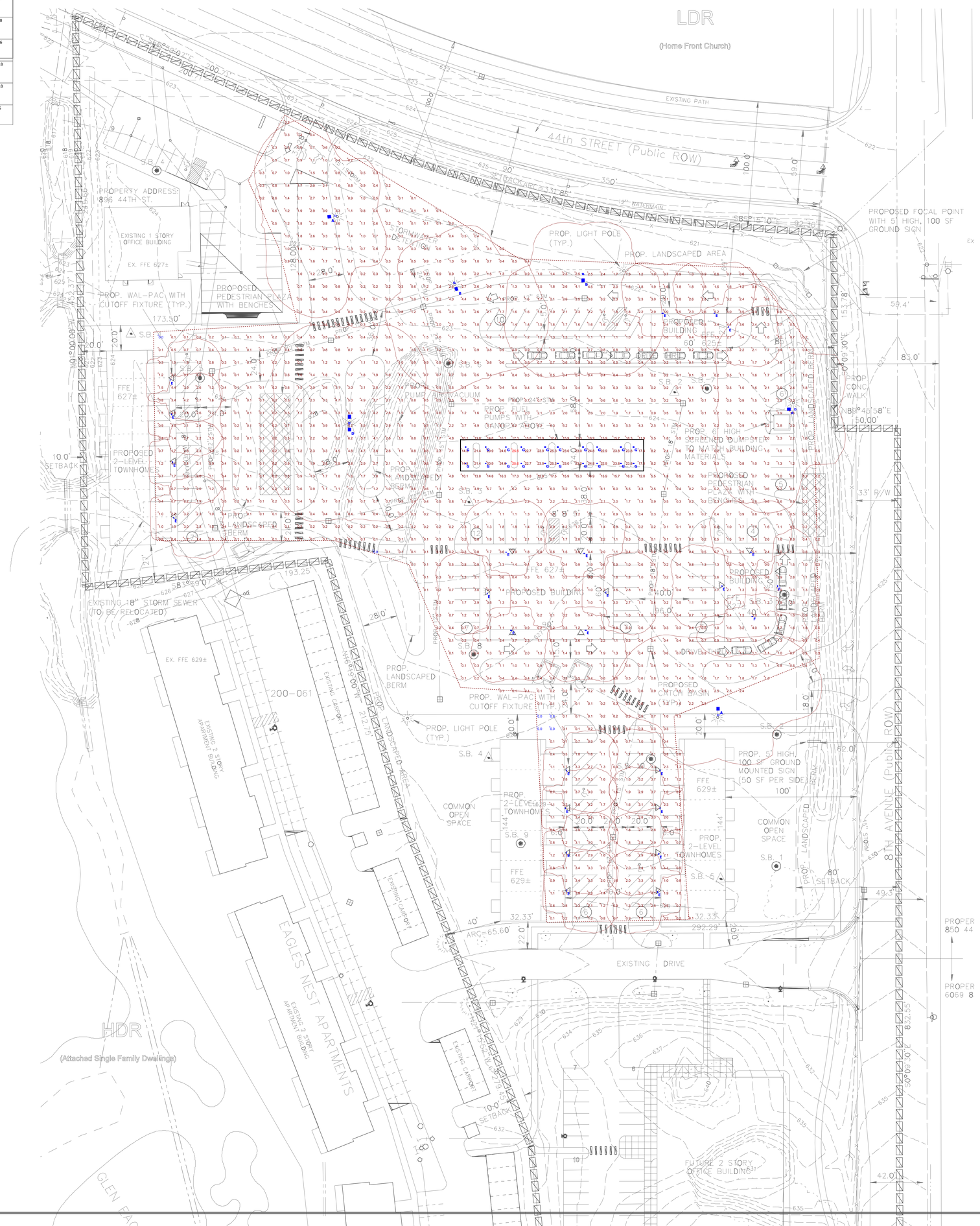
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	3	Lithonia Lighting	DSX0 LED 40C 1000 50K T3M MVOLT SPA SSS 20 4C DM19AS DDB	DSX0 LED with 40 LEDs @1000 mA , 5000K, Type 3 Medium Optics	LED	1	DSX0_LED_40C_1000_50K_T3M_MVOLT.ies	15103	1	138
	B	2	Lithonia Lighting	DSX0 LED 40C 1000 50K TFTM MVOLT SPA SSS 20 4C DM19AS DDB	DSX0 LED with 40 LEDs @1000 mA , 5000K, Type Forward Throw Medium Optics	LED	1	DSX0_LED_40C_1000_50K_TFTM_MVOLT.ies	15079	1	138
	C	0	Lithonia Lighting	DSX0 LED 40C 1000 50K T5W MVOLT SPA SSS 20 4C DM19AS DDB	DSX0 LED with 40 LEDs @1000 mA , 5000K, Type 5 Wide Optics	LED	1	DSX0_LED_40C_1000_50K_T5W_MVOLT.ies	15840	1	138
	D	1	Lithonia Lighting	DSX0 LED 40C 1000 50K TFTM MVOLT SPA SSS 20 4C DM28AS DDB	DSX0 LED with 40 LEDs @1000 mA , 5000K, Type Forward Throw Medium Optics	LED	1	DSX0_LED_40C_1000_50K_TFTM_MVOLT.ies	15079	1	276
	E	23	Lithonia Lighting	DSXW1 LED 10C 1000 50K TFTM MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 5000K, @ 1000mA.	LED	1	DSXW1_LED_10C_1000_50K_TFTM_MVOLT.ies	3969	1	38.8
	F	2	Lithonia Lighting	DSXW1 LED 10C 1000 50K T3M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 5000K, @ 1000mA.	LED	1	DSXW1_LED_10C_1000_50K_T3M_MVOLT.ies	3898	1	38.8
	G	20	TRACE-LITE	TLED-C-64-VS-P	12"SQ. X 2-1/2"H. LED PERFORMANCE CANOPY LEDS WITH BUBBLE OPTICS		1	TLED-C-64-VS-P.IES	7378	1	75

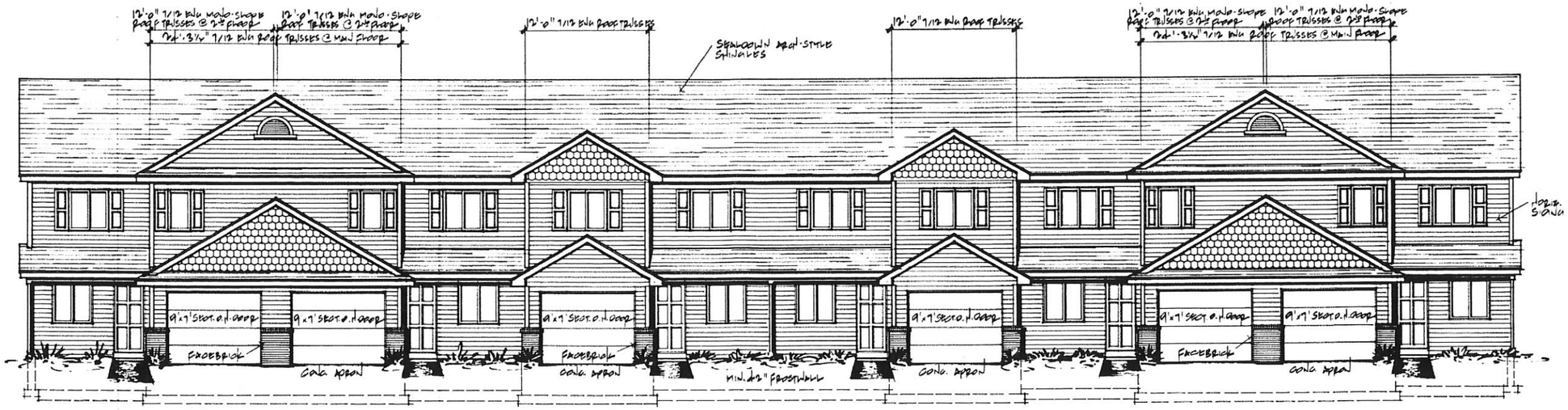


44TH ST AND 8TH AVE

Designer

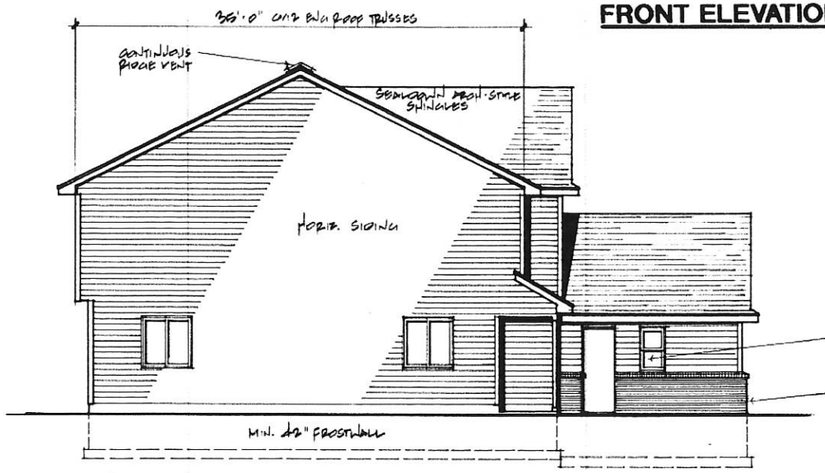
Date
6/30/2016
Scale
Not to Scale
Drawing No.

Summary



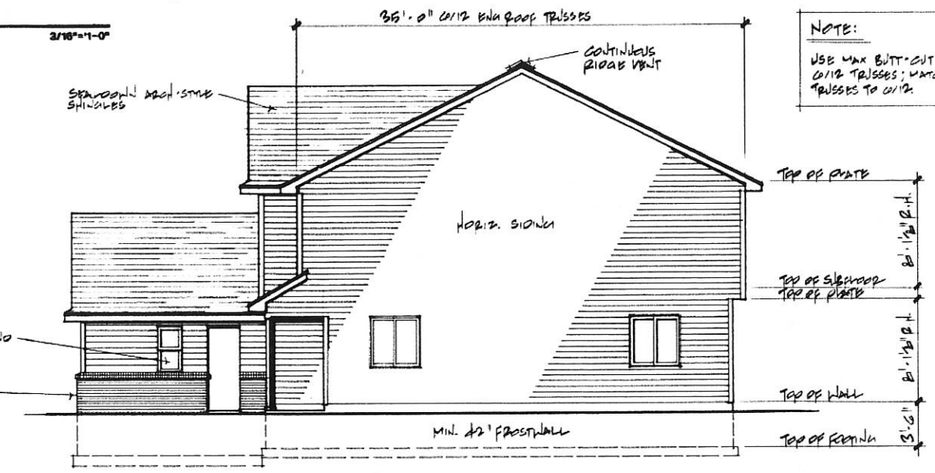
FRONT ELEVATION

3/16"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"

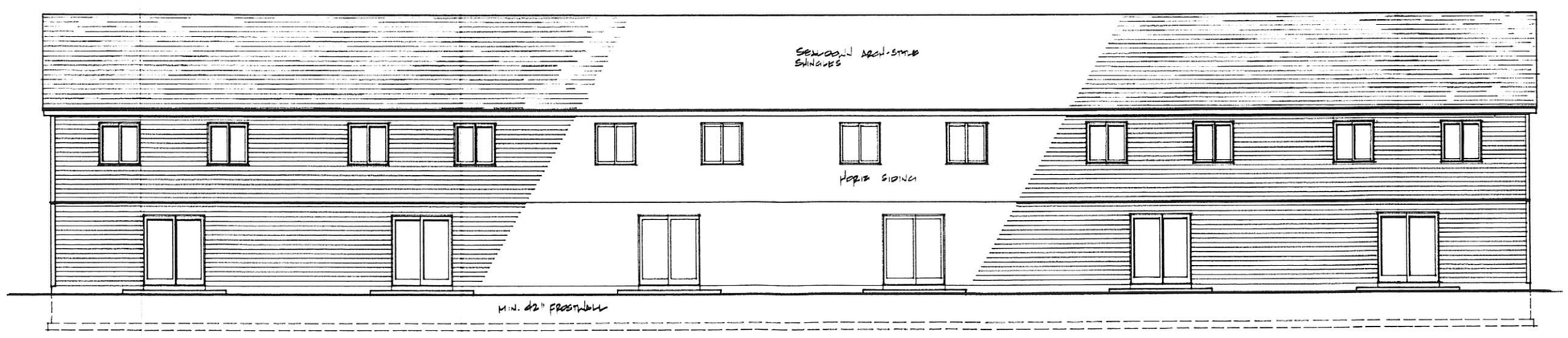


RIGHT SIDE ELEVATION

3/16"=1'-0"

NOTE:

USE MAX BUTT-CUT HEELS ON 6/12 TRUSSES; MATCH 7/12 TRUSSES TO 6/12.



REAR ELEVATION

3/16"=1'-0"

6 UNIT BUILDING

Residential and Commercial Designers

dennis childress & associates

2876 28th SW, Suite 5
Grandville, Michigan 49418
Phone: (616) 534-8484

dba

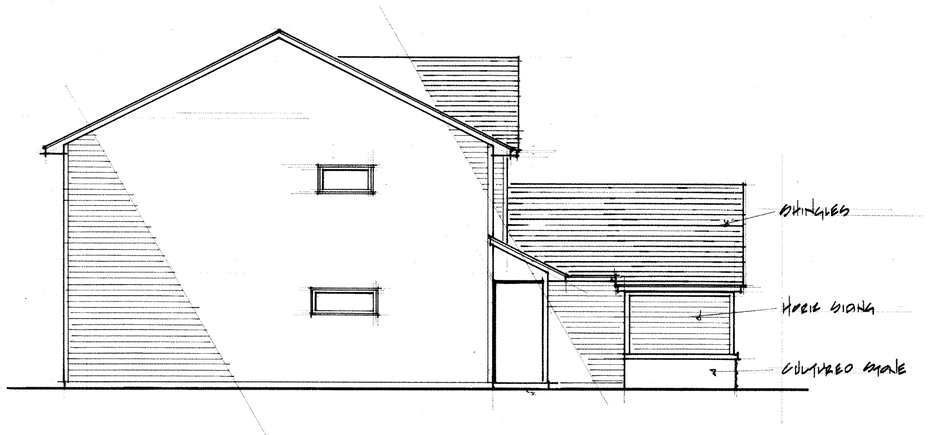
ELEVATIONS

6 unit apartments

#06-05

11-16-06

7

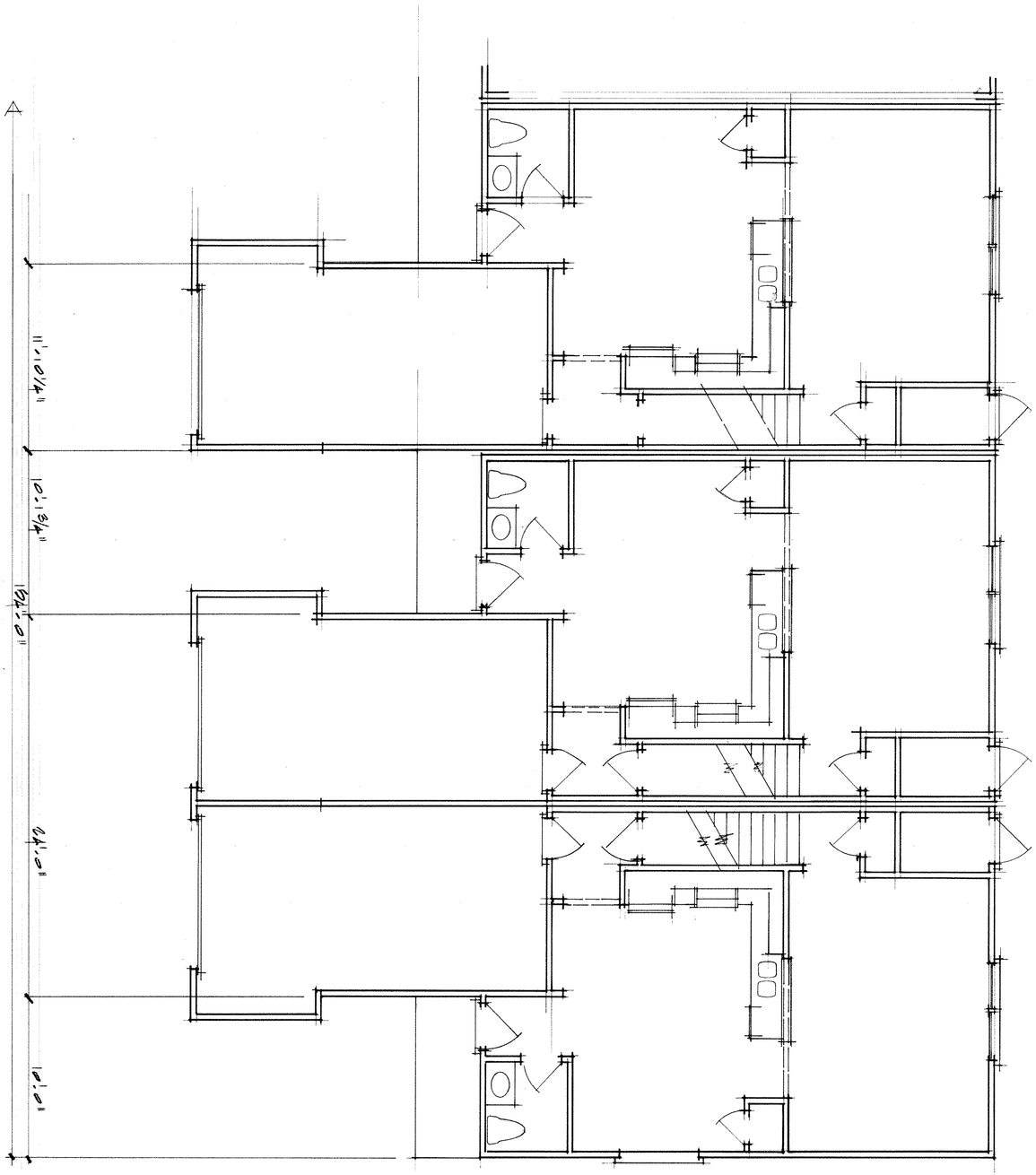


7 UNIT TOWNHOUSE

dennis childress
& associates
2876 28th SW, Suite 208
Grandville, Michigan 49418
Phone: (616) 534-8484
Residential and
Commercial Designers

dba

ELEVATIONS



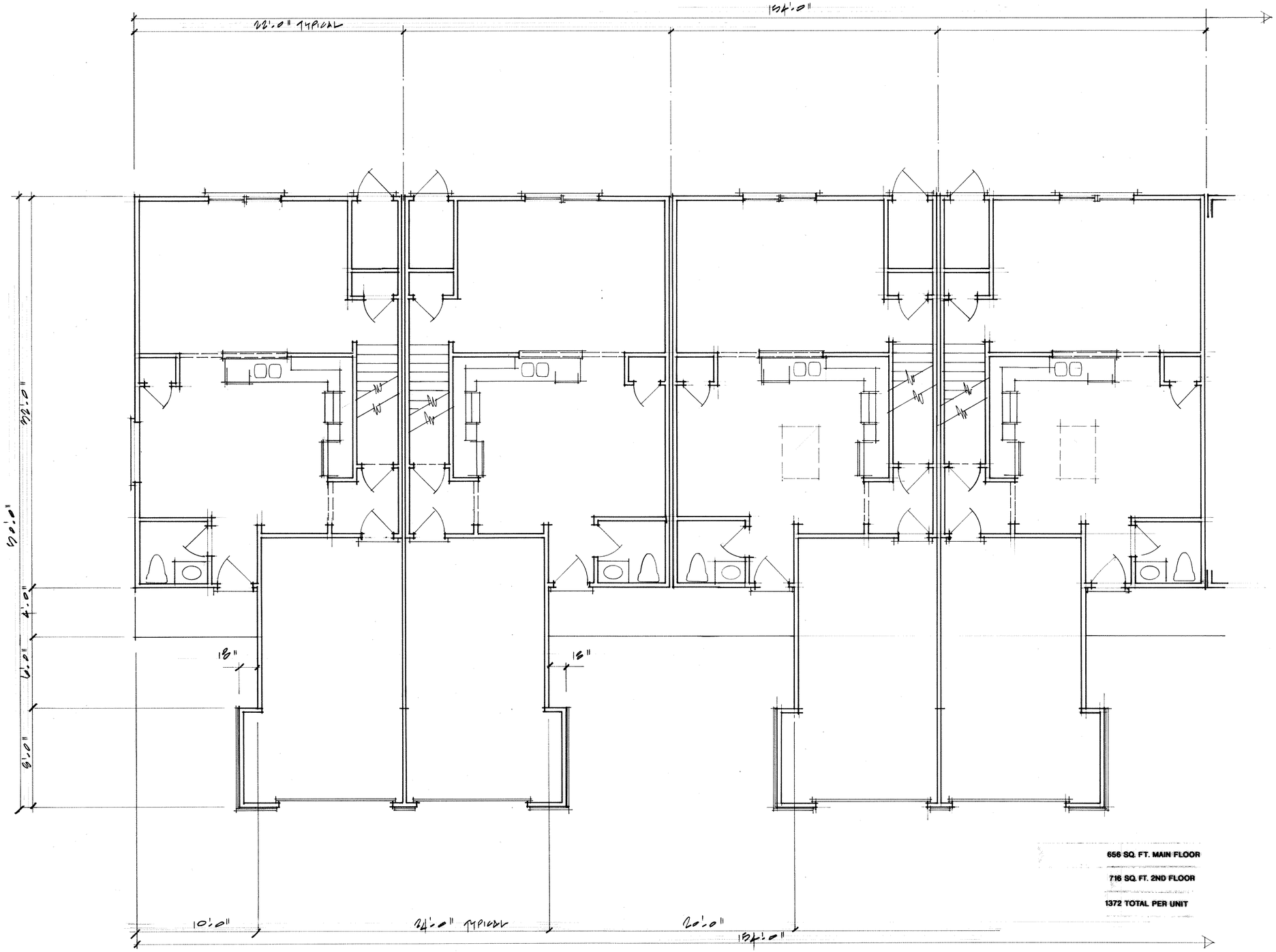
RIGHT SIDE MAIN FLOOR

dca

dennis childress
& associates

2876 28th SW, Suite 208
Grandville, Michigan 49418
Phone: (616) 534-6464

Residential and Commercial Designers

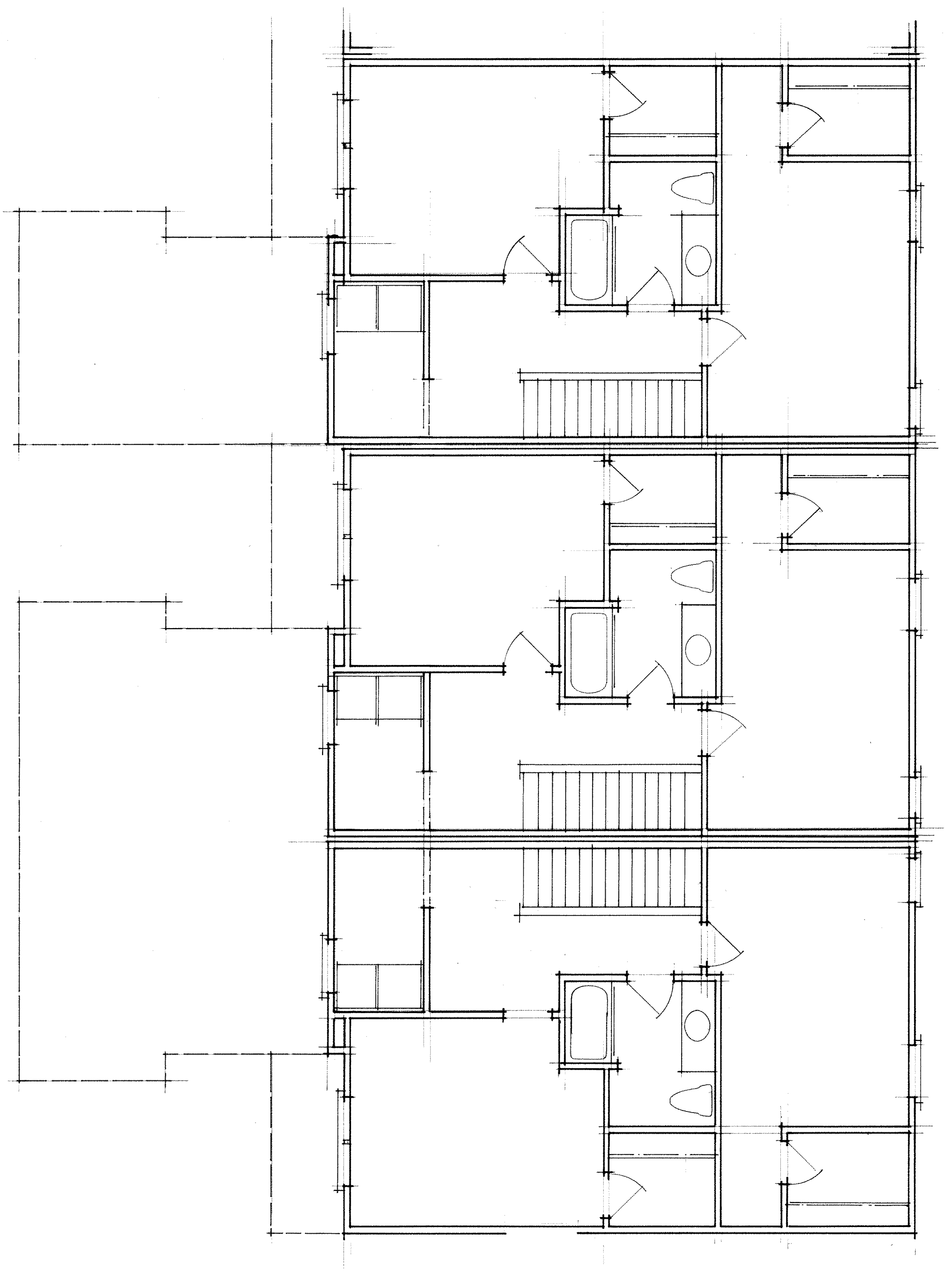


dennis childress
& associates
2876 28th SW, Suite 208
Grandville, Michigan 49418
Phone: (616) 534-8484

Residential and
Commercial Designers

dba

LEFT SIDE MAIN FLOOR



RIGHT SIDE SECOND FLOOR

dca

dennis childress
& associates

2876 28th SW, Suite 208
Grandville, Michigan 49418
Phone: (616) 534-6464

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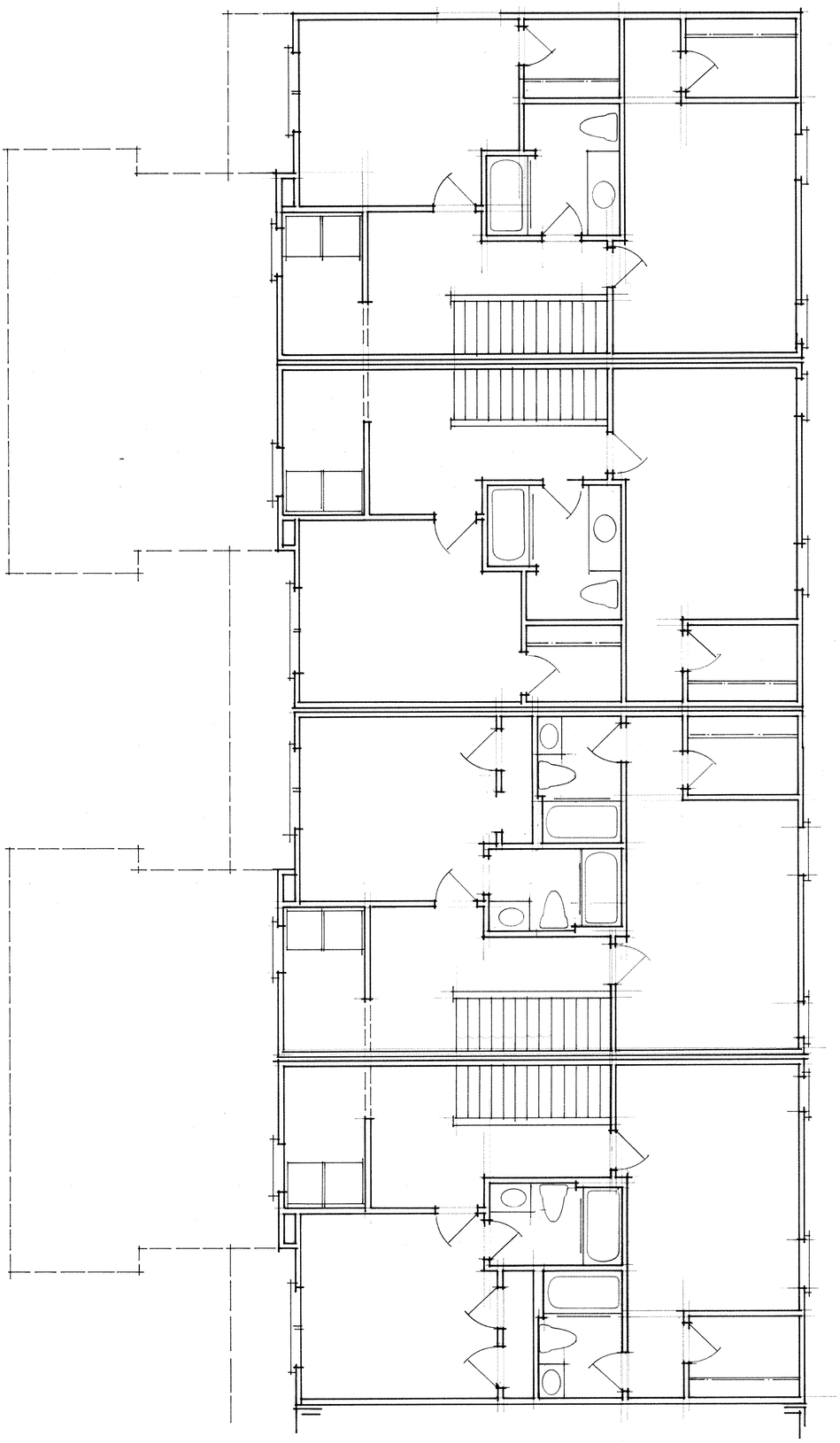


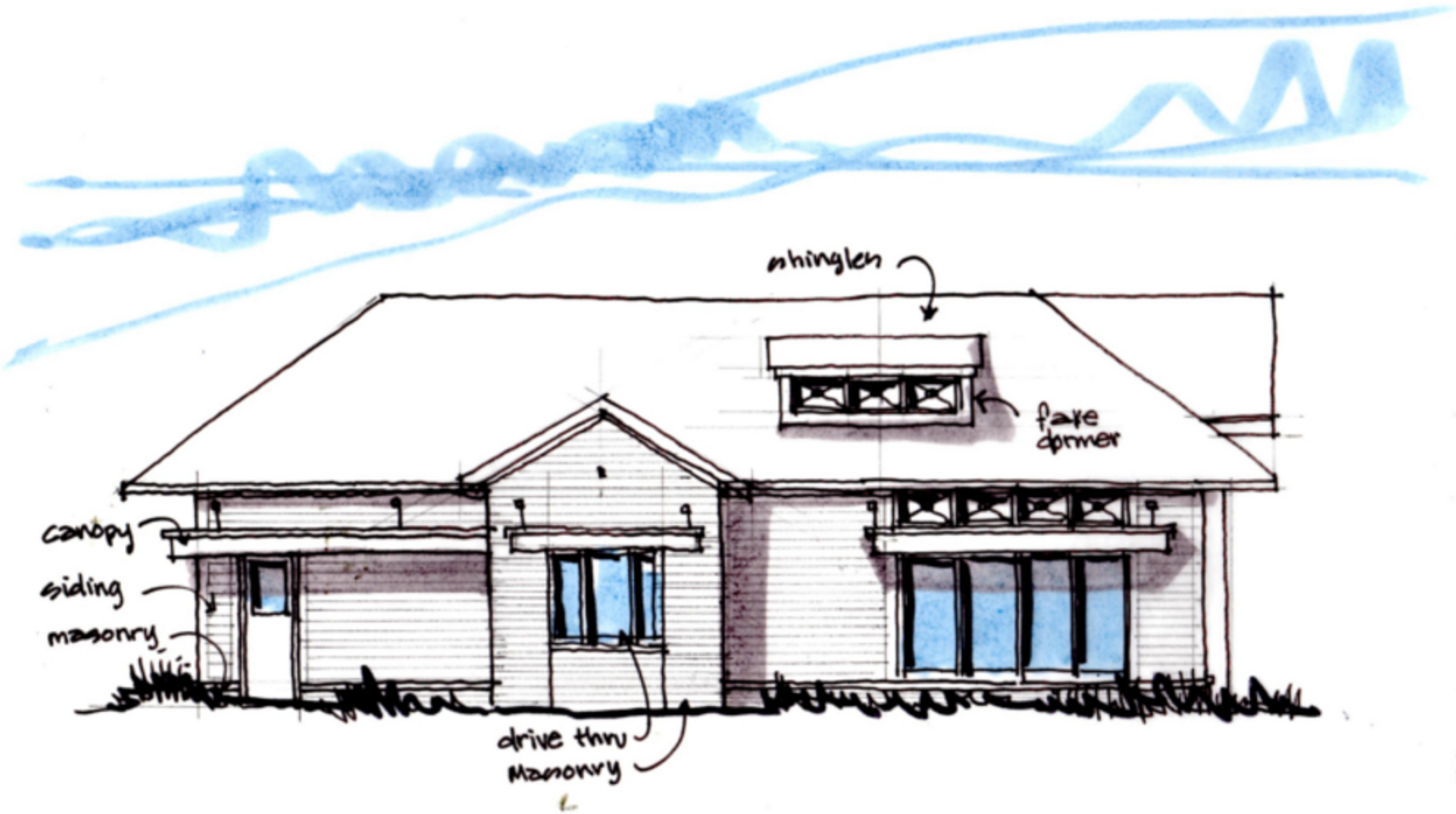
LEFT SIDE SECOND FLOOR

dca

dennis childress
& associates

2876 28th SW, Suite 208
Grandville, Michigan 49418
Phone: (616) 534-6464

Residential and Commercial Designers



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enterprise gas & retail

8th street retail store

east elevation

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enterprise gas & retail

8th street retail store

north elevation

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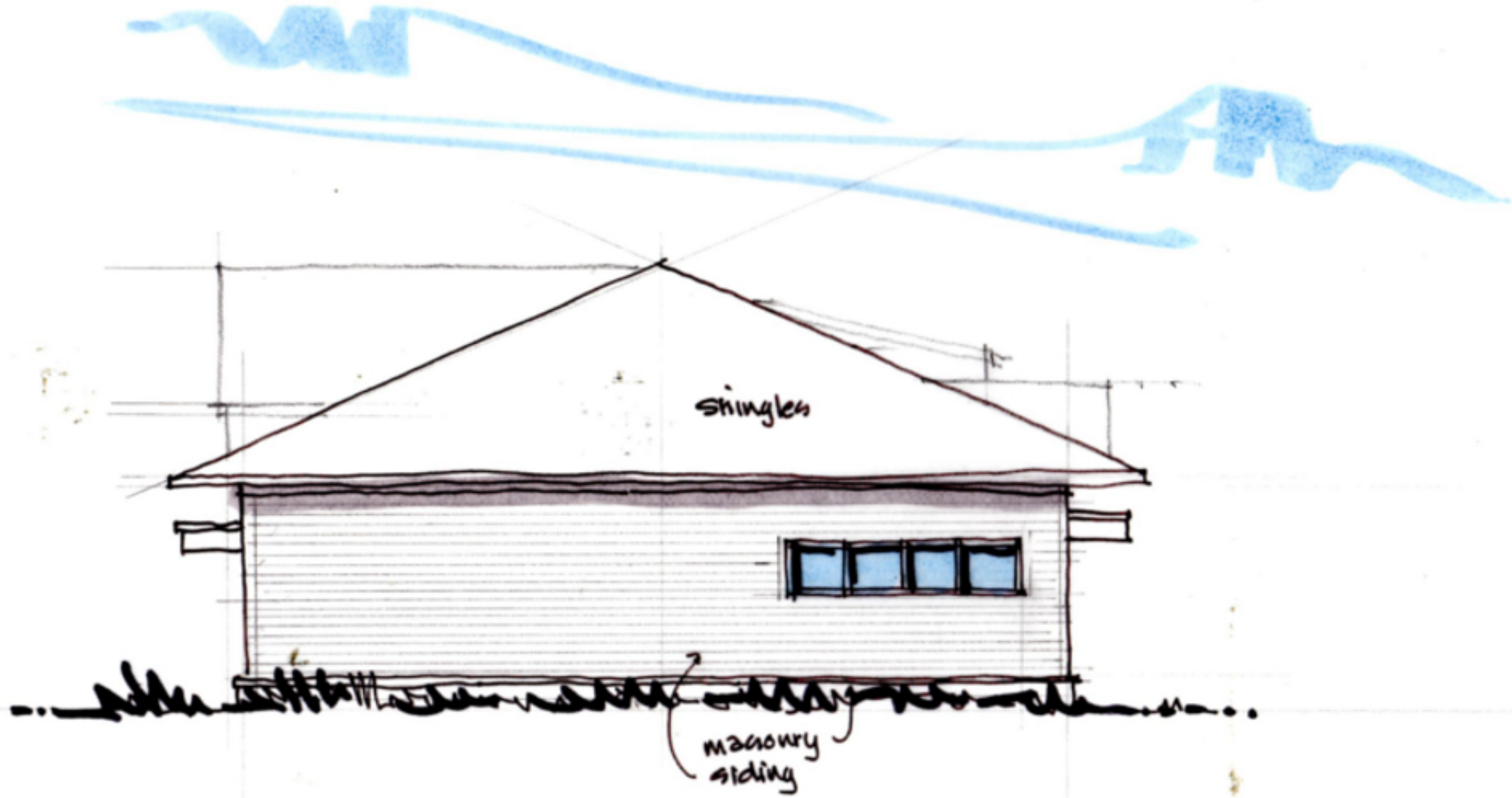

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enterprise gas & retail

8th street retail store

south elevation

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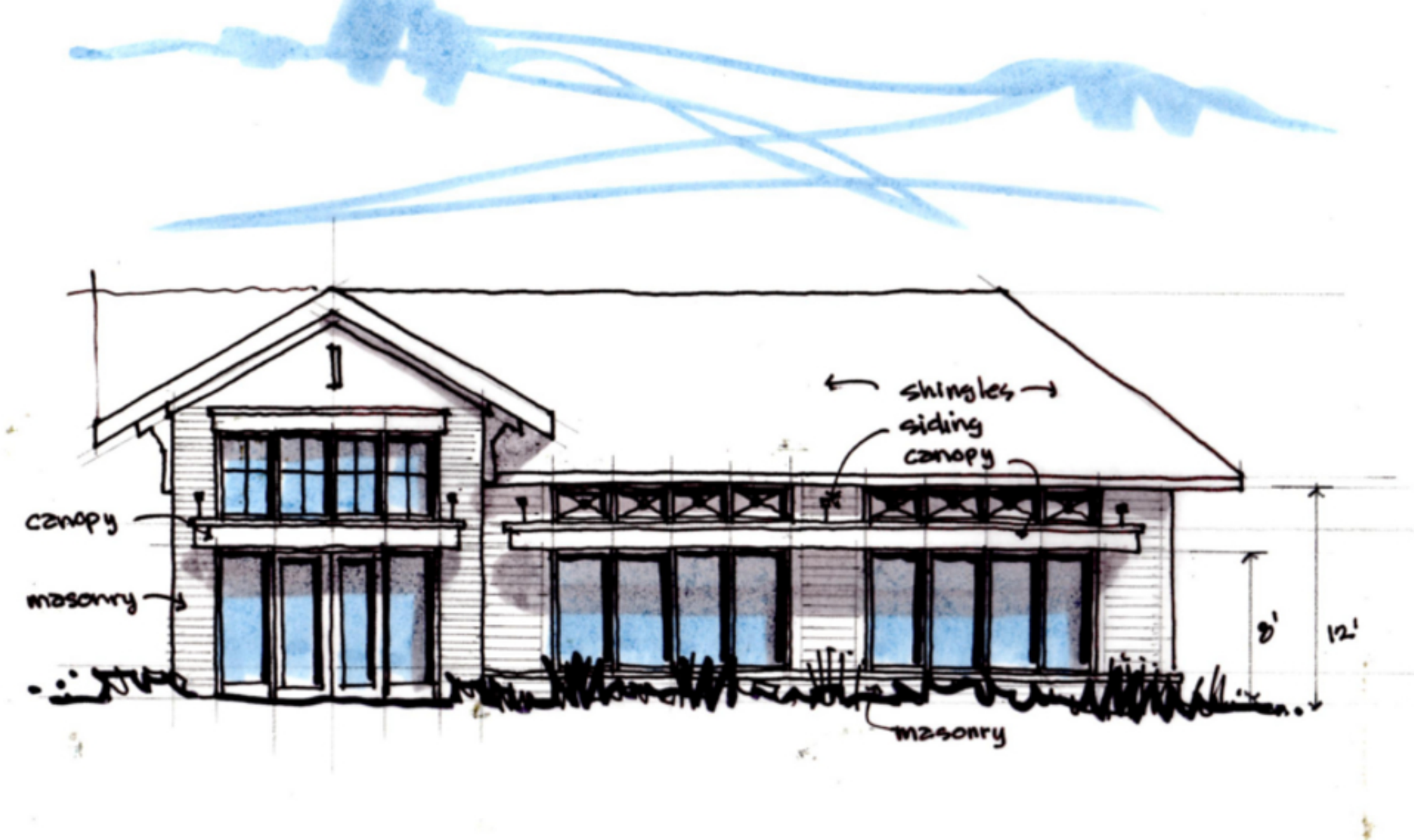

IRISH DESIGN & BUILD INCORPORATED

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enterprise gas & retail

8th street retail store

west elevation

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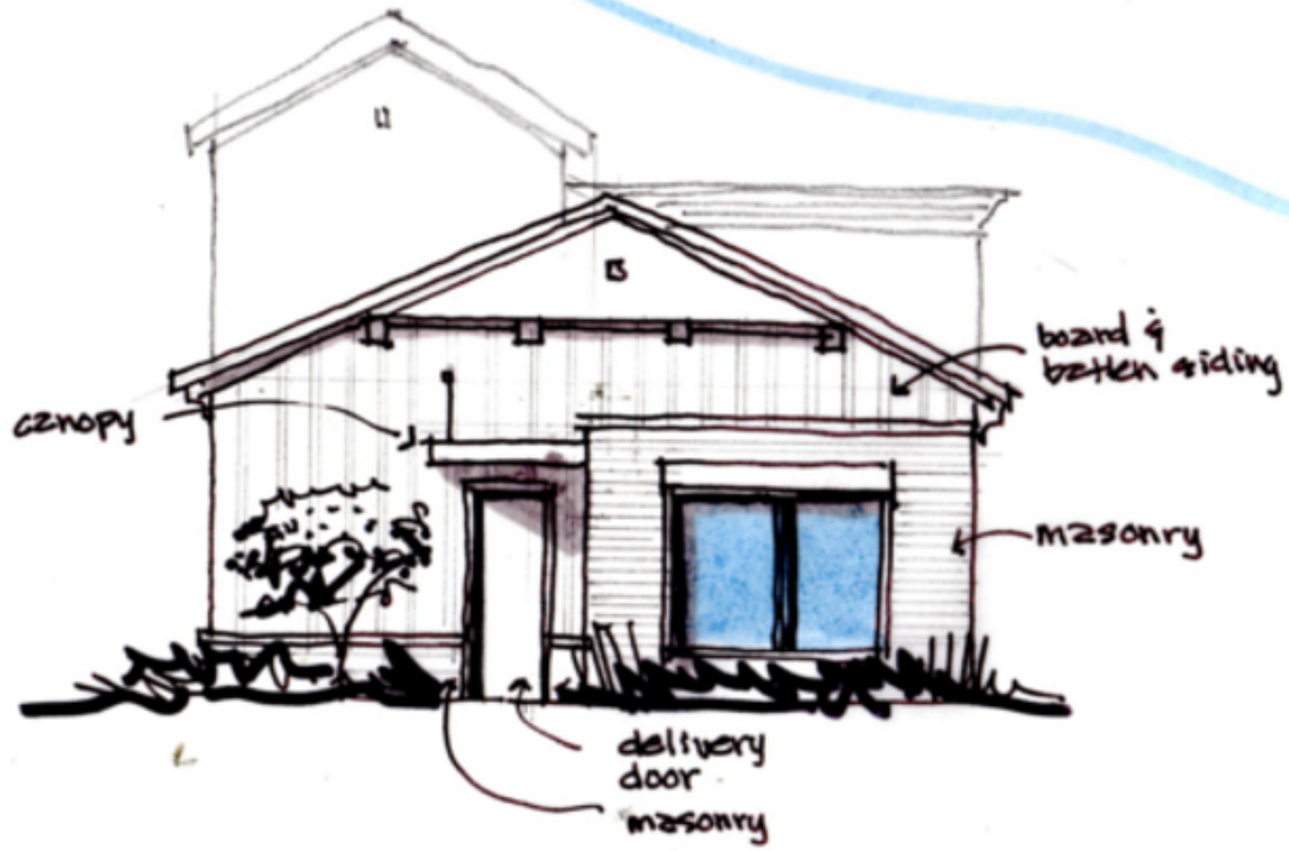

IRISH DESIGN & BUILD INCORPORATED

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44th street retail

east elevation

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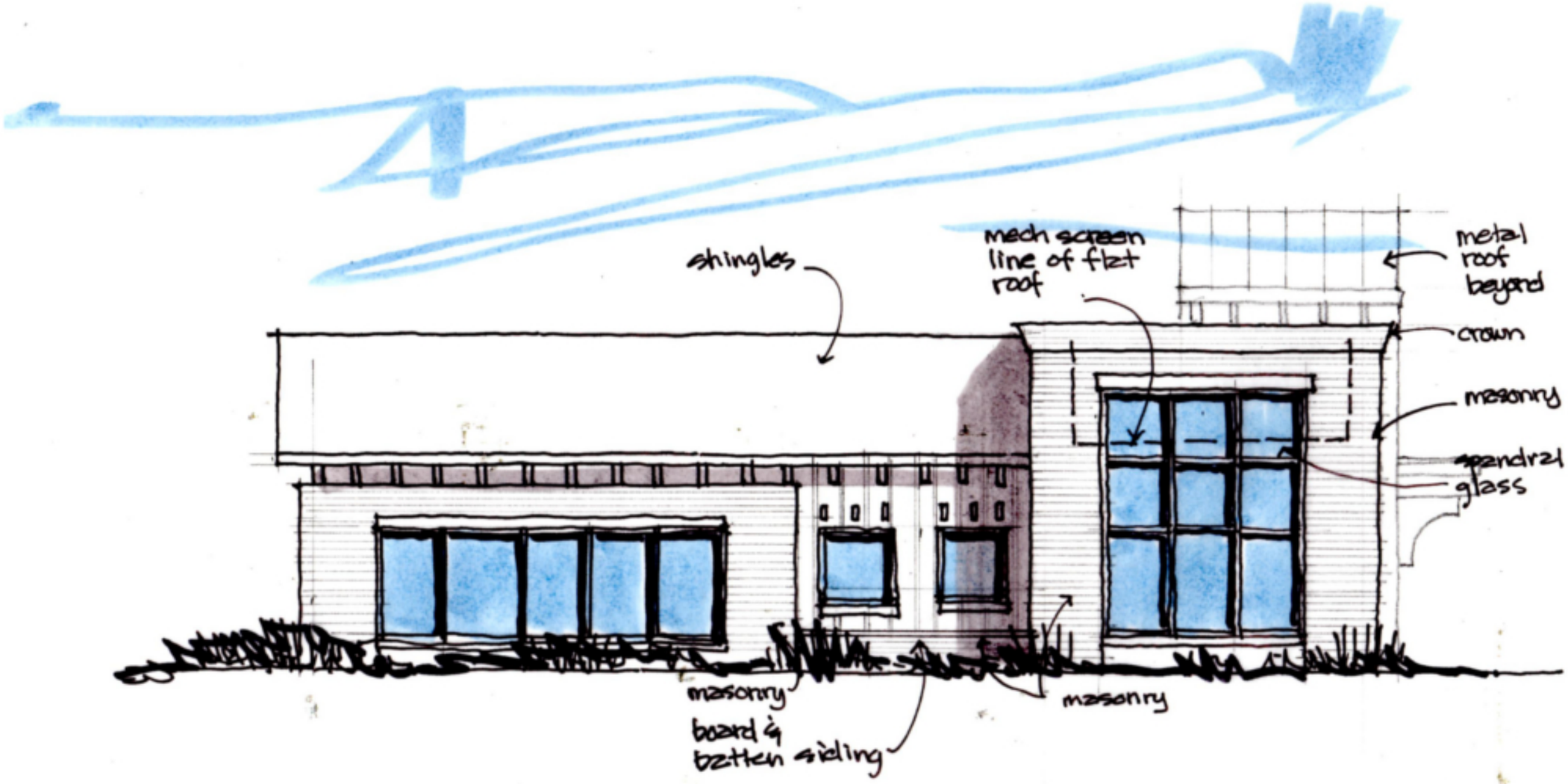

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44th street retail

north elevation

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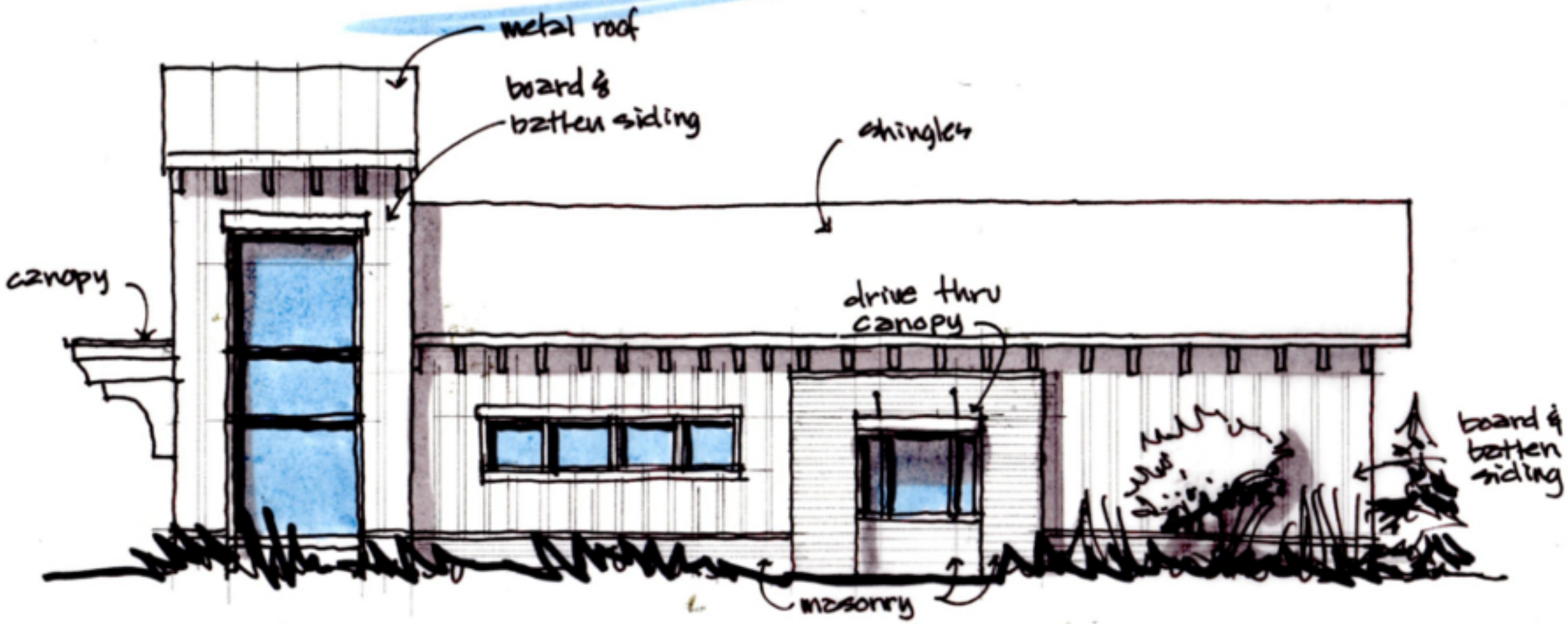

IRISH
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44th street retail

south elevation

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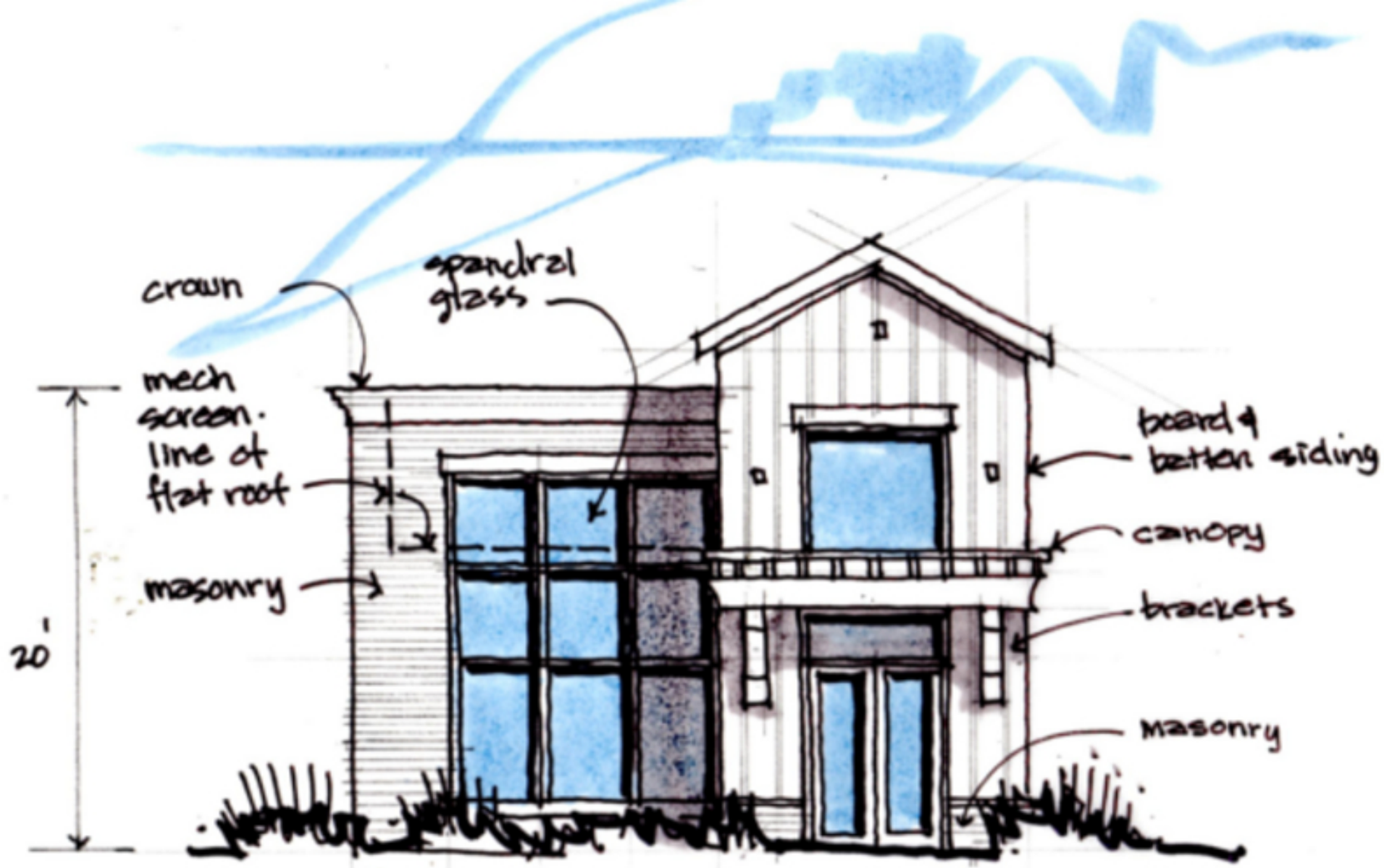

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44th street retail

west elevation

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exxel engineering, inc.
planners · engineers · surveyors

September 30, 2016

Ms. Mannette Minier
Georgetown Charter Township
1515 Baldwin; P.O. Box 769
Jenison, MI 49428

RE: 44th Street/8th Ave.

Dear Mannette:

Following your review of the pre-application and revisions to plans as requested, I am enclosing 10 copies of the 3-sheet site plans, last revised 9/26/16. I will email copies of these plans as well as the building elevations, lighting plan and final PUD narrative.

If you need anything else, please don't hesitate to contact me.

We will plan on presenting this project to the Planning Commission for Final PUD approval on November 2, 2016.

Yours very truly,

Don DeGroot, P.E.
ddegroot@exxelengineering.com

Enclosures

cc: Rick Geenen, via email
Don Ziemke, via email

DDG/ajh

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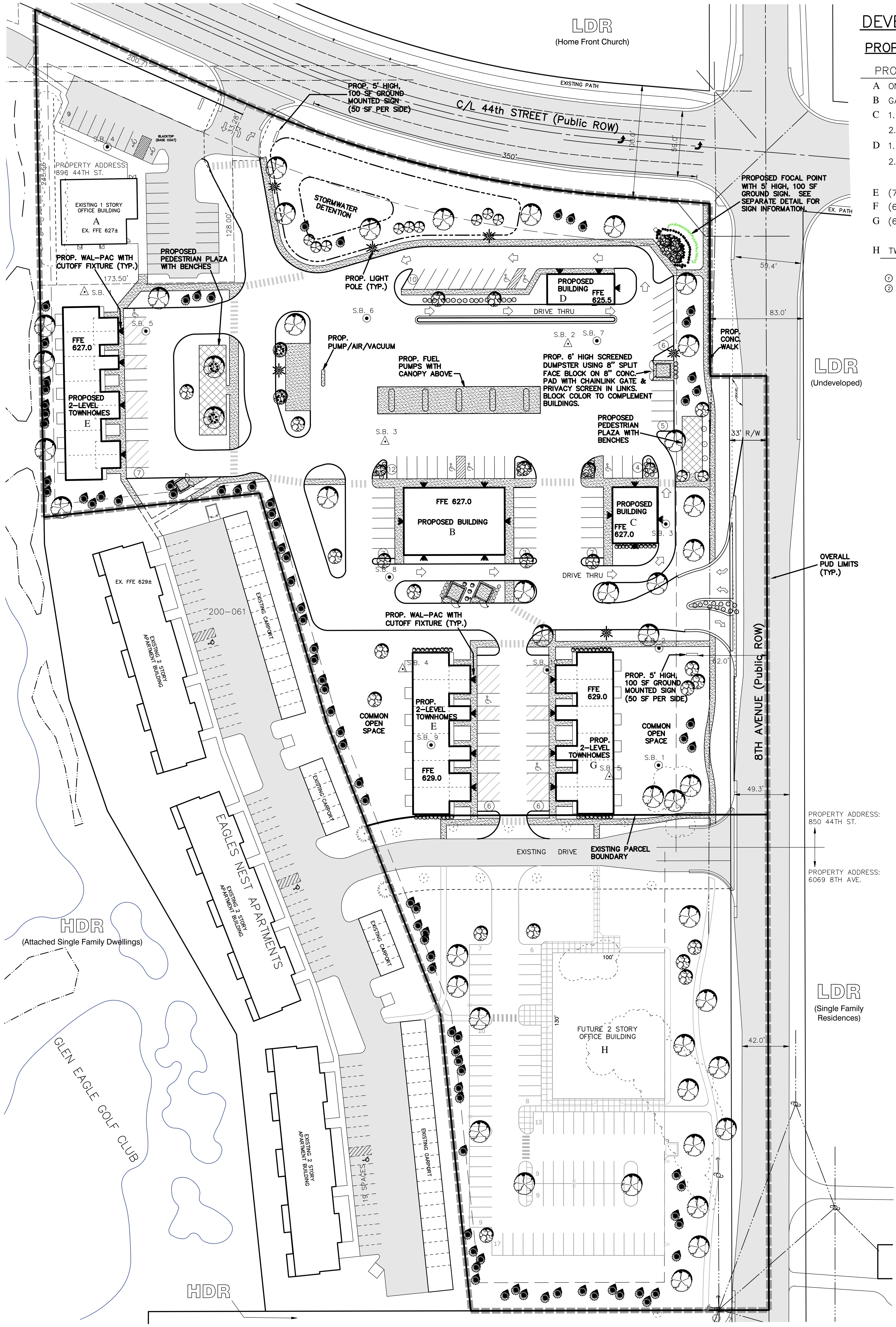

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DEVELOPMENT STATISTICS

PROPOSED BUILDINGS & PARKING

	PROPOSED USE	SIZE (SF)	REQUIRED PARKING	PROPOSED PARKING
A	ONE STORY DENTAL OFFICE (3 SP./EXAM ROOM, 7 RMS TOT)	3,724	21 SPACES	26 SPACES
B	GAS STATION (1 SPACE PER 200 SF GFA)	5,400	27 SPACES	36 SPACES [26 SP. + 2 SP. PER ISLAND (10 SP.)]
C	1. RETAIL (1 SPACE PER 200 SF GFA)	2,000	10 SPACES	16 SPACES
	2. BANK (1 SPACE PER 300 SF GFA + 4 TELLERS x 2 SP.)	2,000	15 SPACES (1)	21 SPACES
D	1. RETAIL (1 SPACE PER 200 SF GFA)	1,620	9 SPACES	16 SPACES
	2. RESTAURANT (DRIVE IN) (1 SPACE PER 75 SF GFA)	1,620	22 SPACES (1)	23 SPACES [16 SP. + 7 SP. (DRIVE THROUGH STACKING)]
	A-D COMMERCIAL SUBTOTALS		83 SPACES	106 SPACES (2)
E	(7) APARTMENTS @ 1,260 SF EACH (2 SPACES PER UNIT)	8,820	14 SPACES	7 GARAGE + 7 SURFACE
F	(6) APARTMENTS @ 1,551 SF EACH (2 SPACES PER UNIT)	9,306	12 SPACES	6 GARAGE + 6 SURFACE
G	(6) APARTMENTS @ 1,551 SF EACH (2 SPACES PER UNIT)	9,306	12 SPACES	6 GARAGE + 6 SURFACE
	E-G RESIDENTIAL SUBTOTALS		38 SPACES	38 SPACES
H	TWO STORY OFFICE BUILDING (1 SPACE PER 300 SF GFA)	26,000	87 SPACES	88 SPACES
		TOTALS	210 SPACES	232 SPACES

C and D (16 SPACES / 21 SPACES / 16 SPACES): 16 SPACES + 5 SPACES (DRIVE THROUGH STACKING)

(1) THIS USE GOVERNS
(2) INCLUDES 10 SPACES AT GAS STATION PLUS 12 DRIVE THROUGH STACKING

BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT YARD	90'	80' & 90'
SIDE YARD	25'	20'
REAR YARD	50'	VARIES (SEE LAYOUT)

PROPOSED PARKING:

STANDARD SPACES ARE 9' x 20' WITH 24' PARKING ISLES. BARRIER FREE SPACES WILL BE PROVIDED AS REQUIRED.

PROPOSED LOT COVERAGE:

PARKING/CONCRETE PADS		151,019 S.F.	
BUILDING		43,865 S.F.	
TOTAL BLDG+PARKING COVERAGE		194,884 S.F.	46% (100%)
GROSS OPEN AREA		225,034 S.F.	54% (100%)
*NET OPEN SPACE (20% MIN. REQ'D)		104,750 S.F.	24.7% (OF 9.64 ACRES)
TOTAL AREA	9.64 ACRES	419,918 S.F.	

PROPOSED OPEN SPACE:

*AS DEFINED BY PUD ORDINANCE

OPEN SPACES TO BE CONNECTED BY INTERIOR PEDESTRIAN WALKWAYS. THE LARGE OPEN SPACES ADJACENT TO THE PROPOSED 2-LEVEL TOWNHOMES, LOCATED SOUTH OF THE GAS STATION/CONVENIENCE STORE AND BANK/RETAIL, TO BE COMMON OPEN SPACE. TWO PEDESTRIAN PLAZAS WITH BENCHES TO BE PROVIDED AS SHOWN. SPECIFIC DESIGN TO BE SUBMITTED WITH FINAL PUD PLANS.

PROPOSED LANDSCAPING:

A REVISED LANDSCAPING PLAN WILL BE PROVIDED PRIOR TO ANY FINAL PUD APPROVAL AND WILL MEET PREVIOUS APPROVED PLANS PENDING APPROVAL OF THIS AMENDED PRELIMINARY PUD PLAN.

PROPOSED LIGHTING:

PROPOSED PARKING LOT LIGHTS SHALL BE DEFLECTED AWAY FROM ADJACENT RESIDENTIAL AREAS AND SHALL BE INSTALLED IN SUCH A MANNER AS TO ALLOW THE REDUCTION OF THE AMOUNT OF LIGHT ON OTHER THAN NORMAL PARKING HOURS EACH DAY. THE SOURCE OF ILLUMINATION IN ALL PARKING LOTS ABUTTING A RESIDENTIAL AREA SHALL BE LIGHTS MOUNTED ON GARAGES.

PROPOSED UTILITY SERVICES:

PUBLIC SEWER AND WATER SERVICE SHALL BE PROVIDED TO PROPOSED BUILDINGS.

PROPOSED SIGNAGE:

ONE PROPOSED SIGN LOCATED AT CORNER OF 44TH STREET AND 8TH AVENUE, TO BE COORDINATED WITH FOCAL POINT FEATURE (SEE SEPARATE DETAIL), AND ONE PROPOSED GROUND MONUMENT SIGN LOCATED AT EACH ENTRANCE DRIVE (3 SIGNS TOTAL).

PROPOSED WALL SIGN AREAS TO COMPLY WITH TOWNSHIP SIGN ORDINANCE FOR NS DISTRICT, CHAPTER 25, SECTION 25.6 (B). PUD REQUESTS WAIVER FROM ORDINANCE TO PLACE WALL SIGNS ON SIDES AND BACKS OF BUILDINGS IN ADDITION TO FRONTS OF BUILDINGS.

MISCELLANEOUS NOTES:

THIS SITE IS NOT WITHIN THE 100 YEAR FEMA FLOOD HAZARD AREA.

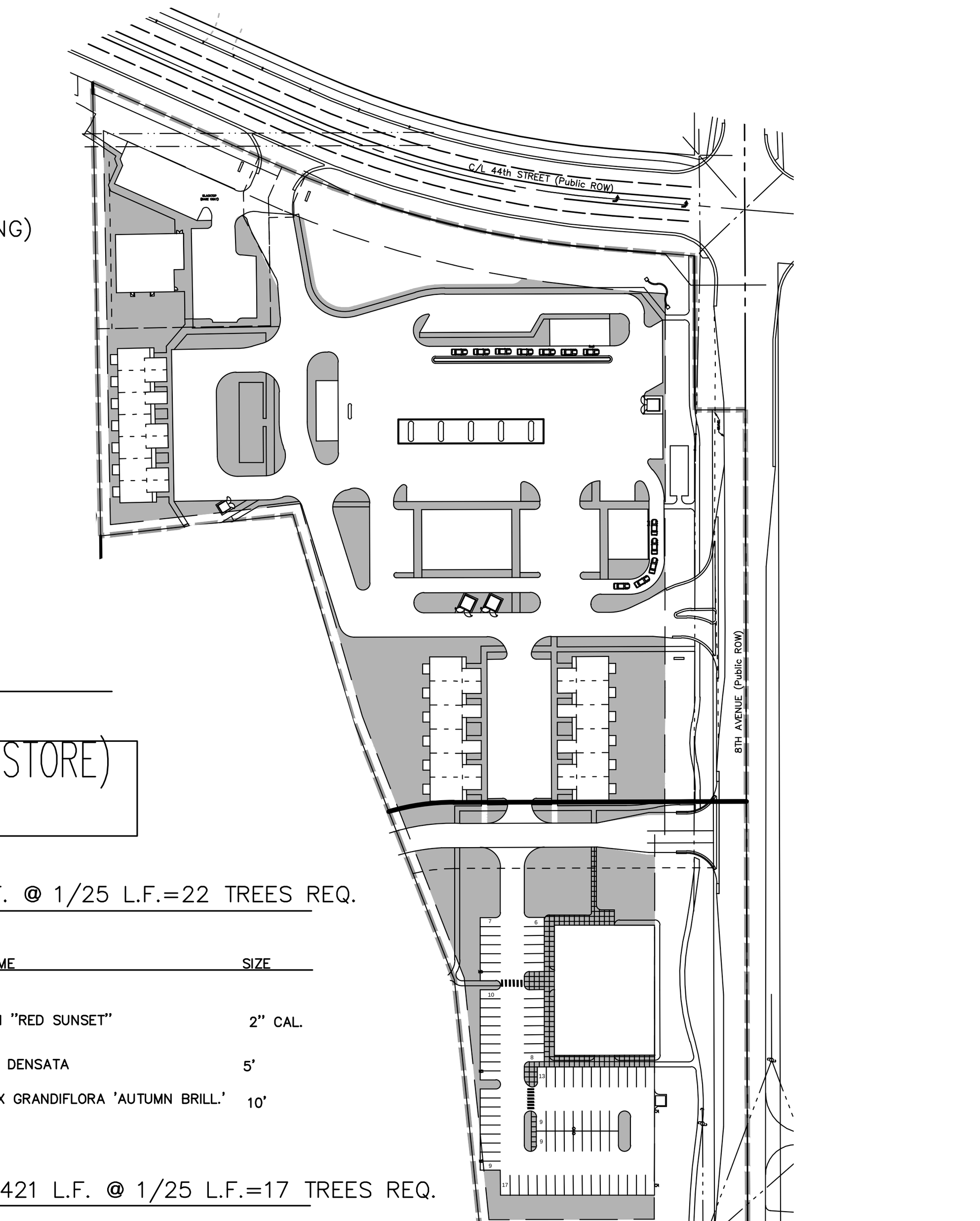
DESCRIPTION OF OVERALL PUD

Description of Overall PUD:

Part of the NE 1/4, Section 26, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the E 1/4 corner of Section 26; thence N00°09'30"W 240.00 feet along the East line of said NE 1/4 to the PLACE OF BEGINNING of this description; thence S89°51'30"W 265.71 feet; thence N05°51'46"W 265.50 feet; thence N21°15'52"W 279.45 feet; thence N16°19'00"W 212.75 feet; thence S83°39'07"W 193.25 feet; thence N01°00'00"W 452.37 feet; thence S65°59'07"E 200.71 feet along the Southerly line of 44th Street; thence Southeasterly 337.94 feet along said Southerly line on a 1004.93 foot radius curve to the left, the chord of which bears S75°37'08"E 336.35 feet; thence S85°15'10"E 92.36 feet along said Southerly line; thence S00°09'30"E 153.78 feet along the Westerly line of 8th Avenue; thence N89°45'58"E 50.00 feet to the East line of said NE 1/4; thence S00°09'30"E 832.55 feet along said East line to the place of beginning. Subject to highway R.O.W. for 8th Avenue. This parcel contains 10.27 acres, including highway R.O.W., and 9.64 excluding it.

SEE SHEETS 2 AND 3 OF 3 FOR SPECIFIC DETAILS OF WHAT IS TO BE CONSTRUCTED AS PART OF THIS FINAL PUD REQUEST

PROPOSED OPEN SPACE



PROPOSED LANDSCAPE:

FOR AREA B(GAS STATION/CONV. STORE) AND AREA C (BANK/RETAIL)

ZONE 1: EAST BUFFER ALONG 8TH AVE 540L.F. @ 1/25 L.F.=22 TREES REQ.

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
	10	RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	2" CAL.
	8	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	5'
	4	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL.'	10'

ZONE 2: NORTH BUFFER ALONG 44TH STREET 421 L.F. @ 1/25 L.F.=17 TREES REQ.

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
	6	RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	2" CAL.
	5	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	5'
	9	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL.'	10'

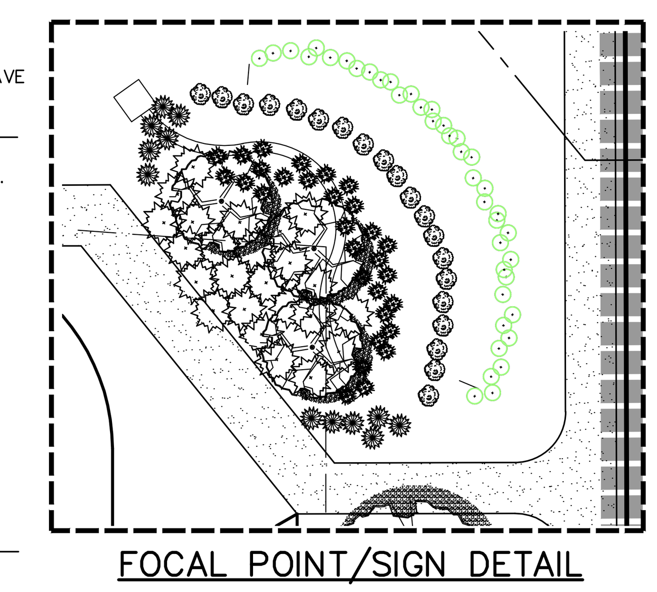
ZONE 5: INTERIOR LANDSCAPE NORTH OF MOST NORTHERLY ENTRANCE OFF 8TH AVE

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
	7	RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	2" CAL.
	15	ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2"
	55	MOP CYPRESS	CHAMAECYPARIS PISIFERA MOP CYPRESS	18"
	10	GOLDFLAME SPIREA	SPIREA X BUMALDA 'GOLDFLAME'	18"
	17	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL
	15	NIKKO BLUE HYDRANGEA	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	18"
	3	RUMBA WEIGELA	WEIGELA FLORIDA 'RUMBA'	18"

FOCAL POINT: CORNER OF 44TH STREET AND 8TH AVE.

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
	3	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL.'	10'
	30	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1GAL
	25	MOP CYPRESS	CHAMAECYPARIS PISIFERA MOP CYPRESS	18"
	12	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL
		40 LF OF WALL 3–4' IN TOTAL HEIGHT WITH OPTIONAL COLUMN ON EACH END IF MADE OF BLOCK, INFORMATIVE SIGNAGE ON NORTH AND SOUTH ENDS OF WALL ANNUAL AREA IN FRONT OF WALL		

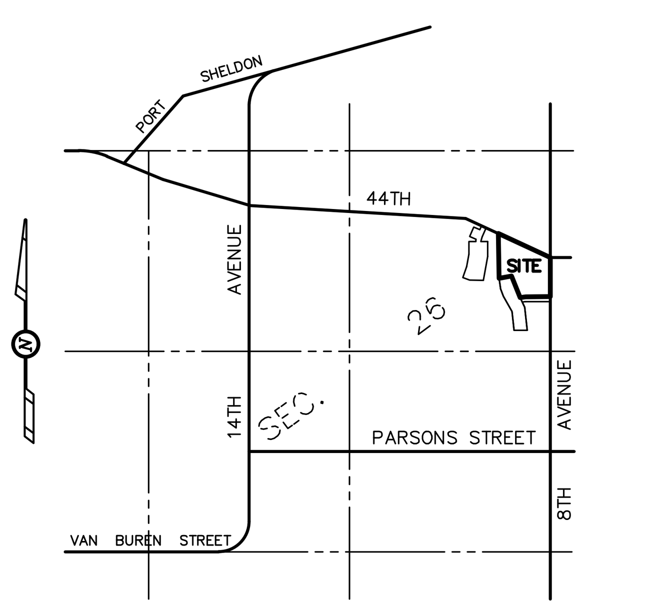
GREENLINE INC.
2506 QUINCY STREET HUDSONVILLE MI 49426
DRAWN BY: MATT MICHMERHUIZEN B.L.A.
SEPTEMBER 13, 2016



FOCAL POINT/SIGN DETAIL

S.B. 1 (triangle) = SOIL BORINGS TAKEN BY SOILS & STRUCTURES 3/21/06
S.B. 1 (circle) = SOIL BORINGS TAKEN BY EXXEL ENGINEERING 1/19/06
(LOCATIONS ARE APPROXIMATE)

STATE OF MICHIGAN
DONALD DE GROOT ENGINEER No. 34629
LICENSED PROFESSIONAL ENGINEER



LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1"= 50'

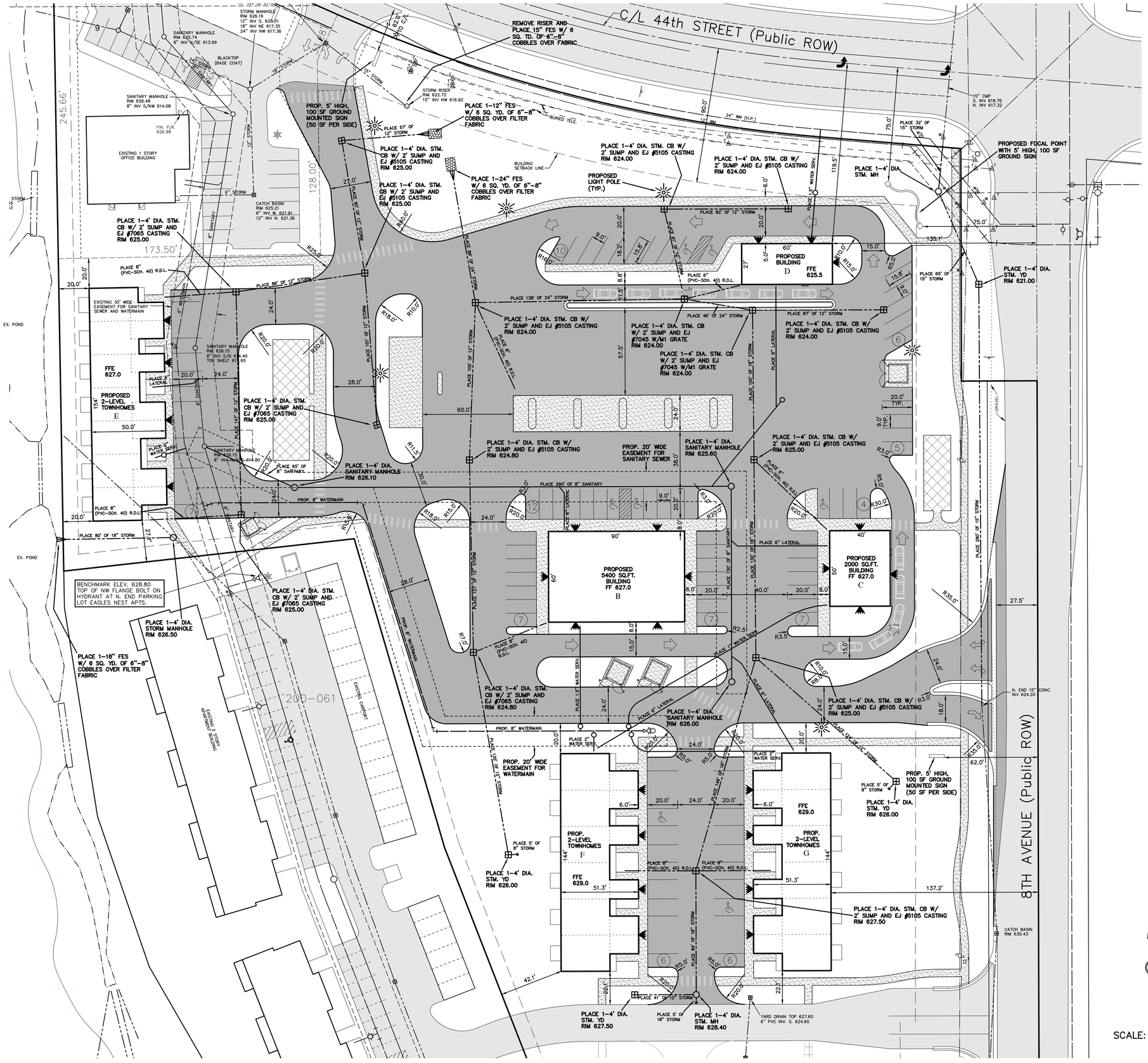
FINAL PUD – CONVENIENCE/OFFICE/RETAIL/TOWNHOUSE
OVERALL SITE DEVELOPMENT PLAN
44TH STREET / 8TH AVENUE PUD

ATTN: GREAT LAKES CONVENIENCE, INC.
ATTN: DON ZIEMKE, JR.
6785 WHITNEYVILLE ROAD SE
ALTO, MI 49302
IN: PART OF THE NE 1/4 OF SECTION 26, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

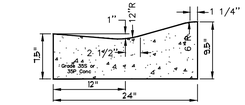
REVISIONS:
9/26/16 REVISED PER STAFF REVIEW (JR)

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 Fax: (616) 531-2121
www.exxelengineering.com

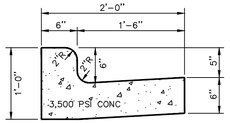
DRAWN BY: JDR	PROJ. ENG.: DDG	SHEET
APPROVED BY: DDG	PROJ. SURV.: JCB	1 of 3
FILE NO.: 151499E	DATE: 9/19/2016	



Notes : 1 Contraction Joints shall be placed every 10 ft
2 Expansion Joints shall be placed at 350 ft Min and at all Radius Points



24" CONC ROLLED CURB DETAIL
(PITCHED IN)



24" HEAD CURB DETAIL
(PITCHED IN)

1. Legal Description:
Part of the Northeast 1/4, Section 26, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the East 1/4 corner of Section 26; thence N00°09'30"W 925.55 feet along the East line of said NE 1/4 to the PLACE OF BEGINNING of this description; thence S89°50'30"W 330.00 feet; thence Northwesterly 57.96 feet along a 50.0 foot radius curve to the right, the chord of which bears N33°22'09"W 54.77 feet; thence N00°09'30"W 120.00 feet; thence Northwesterly 96.43 feet along a 80.0 foot radius curve to the left, the chord of which bears N34°41'20"W 90.70 feet; thence Northwesterly 30.70 feet along a 80.0 foot radius curve to the right, the chord of which bears N58°13'28"W 30.52 feet; thence S89°00'00"W 20.61 feet; thence N22°51'49"W 43.10 feet; thence N01°00'00"W 64.00 feet; thence N23°40'06"E 33.28 feet; thence Southeasterly 331.86 feet along the Southerly line of 44th Street on a 1004.93 foot radius curve to the left, the chord of which bears S75°47'33"E 330.35 feet; thence S85°15'10"E 92.36 feet along said Southerly line; thence S00°09'30"E 153.78 feet along the Westerly line of 8th Avenue; thence N89°45'58"E 50.00 feet to the East line of said Northeast 1/4; thence S00°09'30"E 147.00 feet along said East line to the place of beginning. Subject to highway R.O.W. for 8th Avenue. This parcel contains 2.78 acres, including highway R.O.W.

2. Mapping:
   a. Boundary and topographical surveys by Exxel Engineering, Inc.
   b. Underground utility information, per available records.

3. Existing and Proposed Zoning:
   PUD – Planned Unit Development

4. Refer to overall PUD plan for adjacent existing and future plan areas to the west and south.

5. Parking Data: see Sheet 1

6. Site lighting design and details to be provided by others.

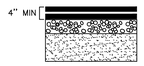
7. This site is not within the 100 year FEMA Flood Hazard Area.

8. Refer to various reports of the geotechnical investigations done by Soils and Structures, Inc. for more information and site/building construction recommendations relative to existing ground soils and water table conditions.

9. All necessary reviews, approvals, and permits will be obtained from the appropriate local, county, and state agencies.

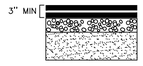
GENERAL NOTES – GEORGETOWN TOWNSHIP

1. All sanitary sewer and watermain materials and construction methods shall conform to the standard specifications and details of Georgetown Township.
2. Watermain centerline to be placed 5'–9" below the finished grade.
3. All hydrants to have "Clow" mechanical joint anchoring fitting.
4. All watermain shall be blue in color.
5. All sanitary sewer shall be TV inspected. Sanitary sewer below the water table shall be TV inspected (minimum 30 days after removal of dewatering operation).



1 1/2" (MIN) OF HMA MDOT 4C OR 5E1 (TIER 1), PG 64–28
2 1/2" (MIN) OR 3" OF HMA MDOT 2C (3" MIN. LIFT), 3C, OR 4E1 (TIER 2), PG 64–28
8" (MIN) GRAVEL (CIP) (21AA NATURAL) OR 10" (MIN) GRAVEL (CIP) (21AA CRUSHED CONCRETE)
12" (MIN) SAND SUBBASE (CIP) (MDOT CLASS II)

MEDIUM DUTY PAVING CROSS SECTION
(TYPICAL TRUCK LANE FOR COMMERCIAL BUILDING)
FINAL DESIGN OF PAVEMENT X-SECTION TO BE BY SOILS ENGINEER BASED ON EXISTING SOIL CONDITIONS



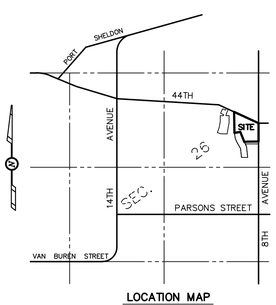
1 1/2" (MIN) OF HMA MDOT 13A, LVSP, 5E1 OR 36A (TIER 1), PG 58–28, 3% AIR VOIDS
1 1/2" (MIN) OR 2" OF HMA MDOT 13A, LVSP, 5E1 OR 3C (TIER 2), PG 58–28, 3% AIR VOIDS*
6" (MIN) GRAVEL (CIP) (21AA NATURAL OR CRUSHED CONCRETE)
12" (MIN) SAND SUBBASE (CIP) (MDOT CLASS II)

LIGHT DUTY/PRIVATE ROADS PAVING CROSS SECTION
(TYPICAL PARKING LOT W/ LOW VOLUME TRAFFIC)
FINAL DESIGN OF PAVEMENT X-SECTION TO BE BY SOILS ENGINEER BASED ON EXISTING SOIL CONDITIONS

Legend

- ○ = IRON STAKE FOUND
- ● = IRON STAKE SET
- = MONUMENT
- = UTILITY POLE & GUY WIRE
- = LIGHT POLE
- = SIGN
- = HYDRANT
- = VALVE
- = CATCH BASIN
- = MANHOLE
- = BURIED CABLE MARKER
- = POST INDICATOR VALVE
- = SOIL BORING
- —x—x—x—x— = FENCE LINE
- —·····—·····— = OVERHEAD WIRES

STATE OF MICHIGAN
DONALD DE GROOT
ENGINEER
No. 34629
LICENSED PROFESSIONAL ENGINEER



LOCATION MAP
SCALE: 1" = 2000'

FINAL PUD – CONVENIENCE/OFFICE/RETAIL/TOWNHOUSE
SITE UTILITY & DIMENSION PLAN
44TH STREET / 8TH AVENUE PUD

ATTN: GREAT LAKES CONVENIENCE, INC.
ATTN: DON ZIEMKE, JR.
6785 WHITNEYVILLE ROAD SE
ALTO, MI 49302
IN: PART OF THE NE 1/4 OF SECTION 26, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:
9/26/16 REVISED PER STAFF REVIEW (JR)

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APPROVED BY: DDG	PROJ. SURV.: JCB	2 of 3
FILE NO.: 151499E	DATE: 9/19/2016	

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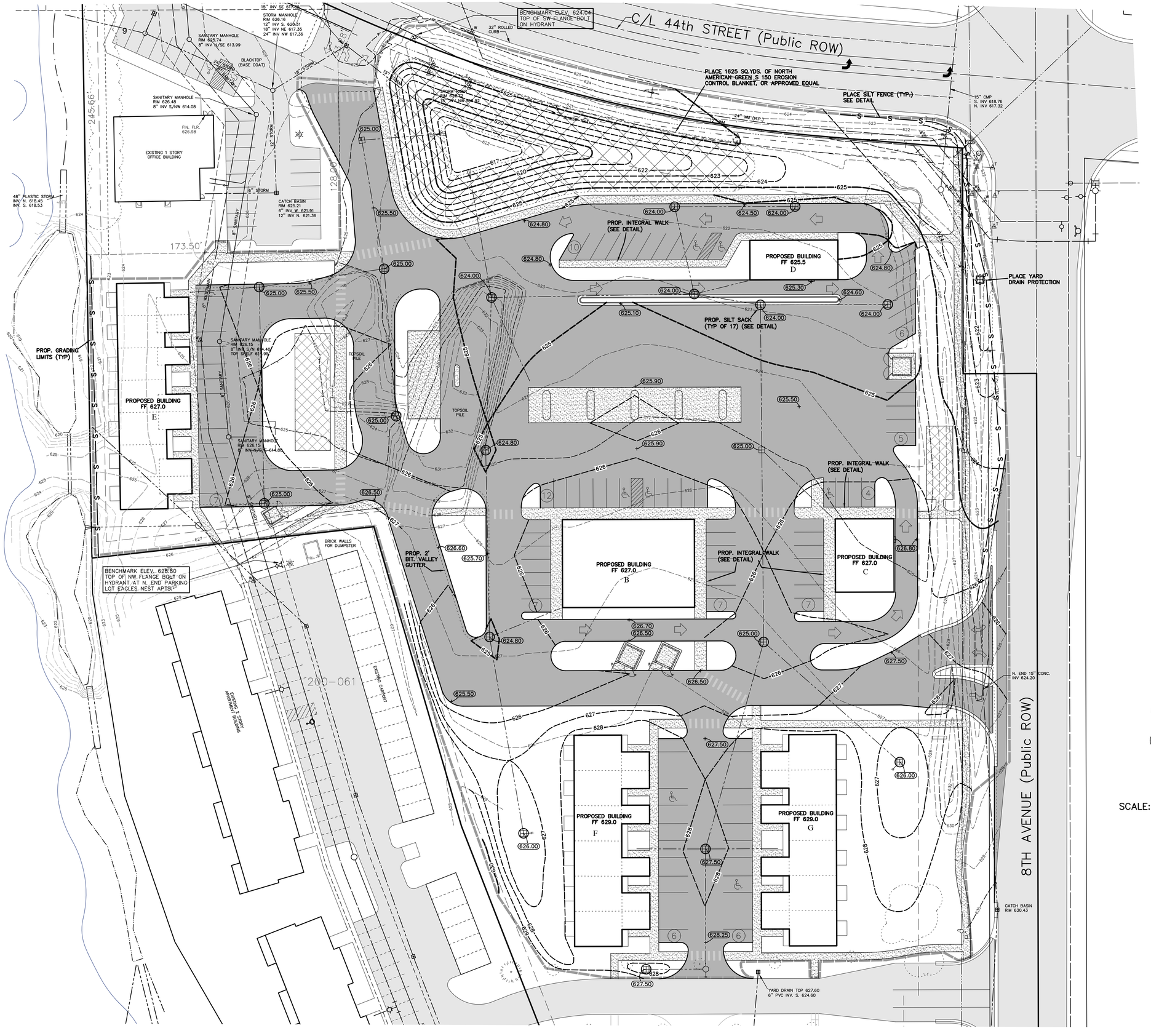
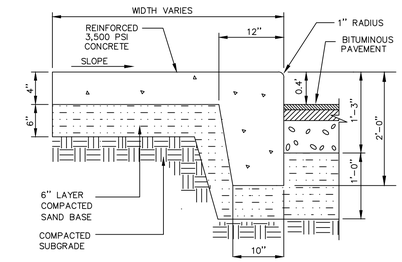


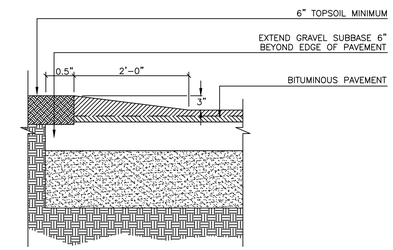
BENCHMARK ELEV. 630.53
TOP OF MAG NAIL IN SE SIDE P. POLE
AT NW CORNER 8TH AVE. AND DRIVE
TO EAGLES NEST APARTMENTS

SOIL EROSION CONTROL NOTES :

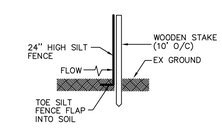
1. ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
2. INSPECT AND MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL AND UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
3. ALL NON-PAVED SURFACES SHALL BE TOPSOILED WITH MINIMUM OF 4" TOPSOIL AND SEEDED.
4. PLACE ALL NEW STORM CATCHBASIN GRATES IN SILT SACKS UNTIL PAVING BEGINS.
5. PLACE SILT FENCE AS SHOWN ON PLAN AND PER DETAIL.
6. CONTRACTOR SHALL MINIMIZE TRACKING OF MUD AND SOIL ONTO ROADWAYS. PLACE SILT SACKS ON CATCHBASINS AS NEEDED ALONG HAUL ROUTE.
7. AREA OF DISTURBANCE IS 6.4 ACRES.



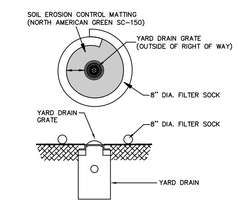
INTEGRAL CONC WALK/CURB



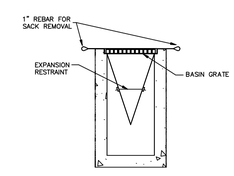
BITUMINOUS VALLEY GUTTER



SILT FENCE DETAIL



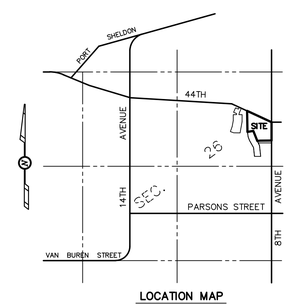
YARD DRAIN PROTECTION DETAIL



SILT SACK DETAIL

SCALE: 1"= 30'

STATE OF MICHIGAN
DONALD
DE GROOT
ENGINEER
No.
34629
LICENSED PROFESSIONAL ENGINEER



LOCATION MAP
SCALE: 1" = 2000'

FINAL PUD – CONVENIENCE/OFFICE/RETAIL/TOWNHOUSE
GRADING & SOIL EROSION CONTROL PLAN
44TH STREET / 8TH AVENUE PUD

ATTN: GREAT LAKES CONVENIENCE, INC.
ATTN: DON ZIEMKE, JR.
6785 WHITNEYVILLE ROAD SE
ALTO, MI 49302

IN: PART OF THE NE 1/4 OF SECTION 26, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:

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APPROVED BY: DDG	PROJ. SURV.: JCB		3 of 3
FILE NO.: 151499E	DATE: 9/17/2016		

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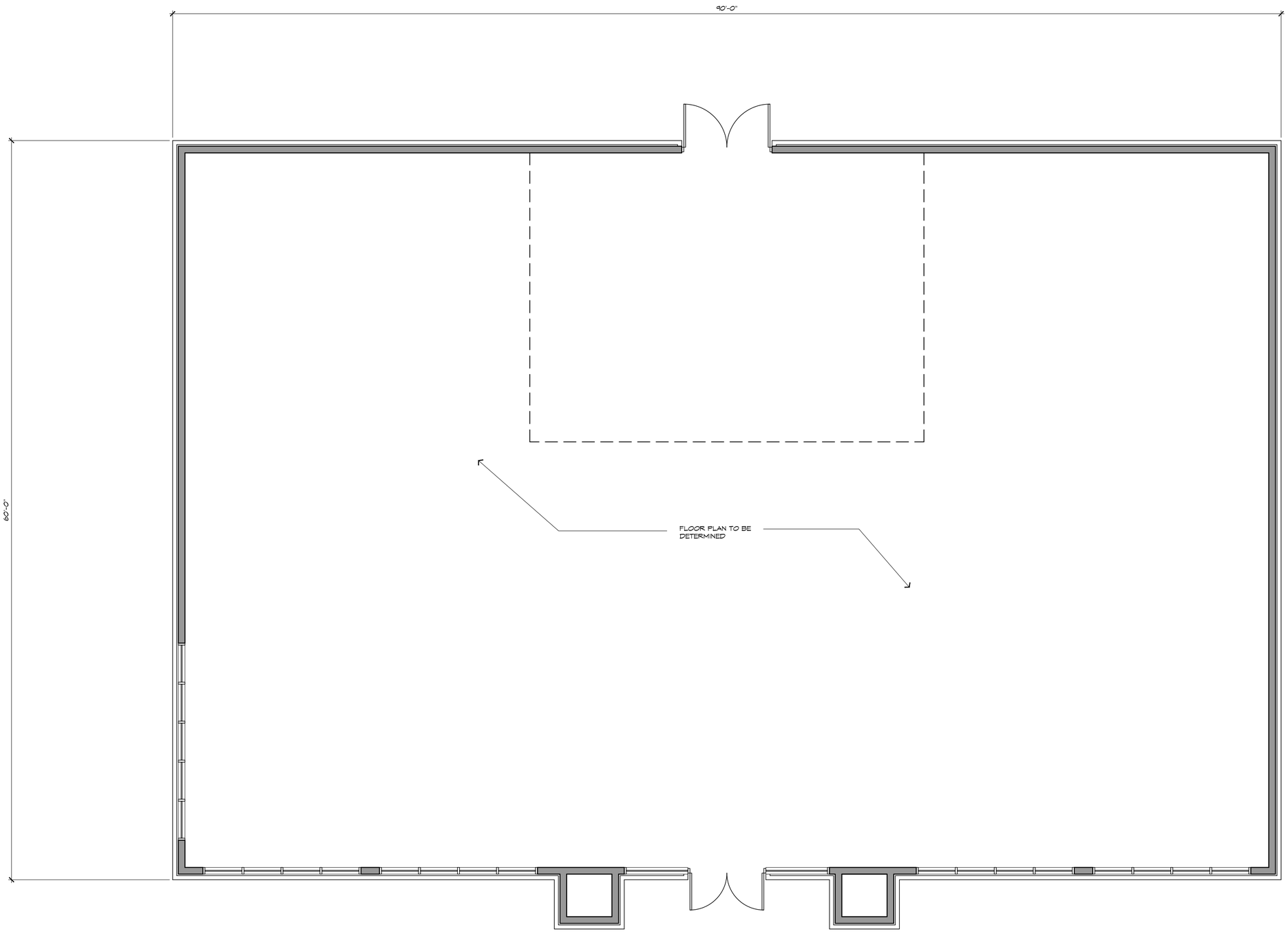


NORTH

MAIN LEVEL FLOOR PLAN

0 2' 4' 8'

CREATE 3 P.L.L.C.

645 OAKLEIGH NW
GRAND RAPIDS, MI 49504

616.734.9314

SEAL

COPYRIGHT
CREATE 3,PLLC 2016

DESCRIPTION	DATE
REVIEW	09.19.16

PROJECT

BRICKS GAS
CONVENIENCE
CENTER

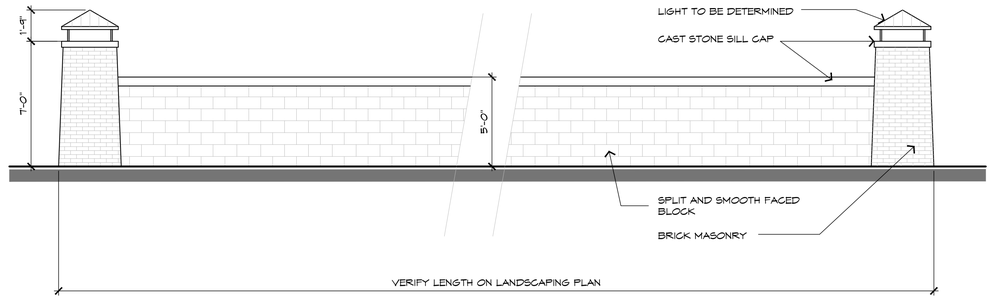
44TH STREET
GEORGETOWN TOWNSHIP, MICHIGAN

PROJ. #

ISSUED
09.19.16

SHEET
FLOOR PLAN

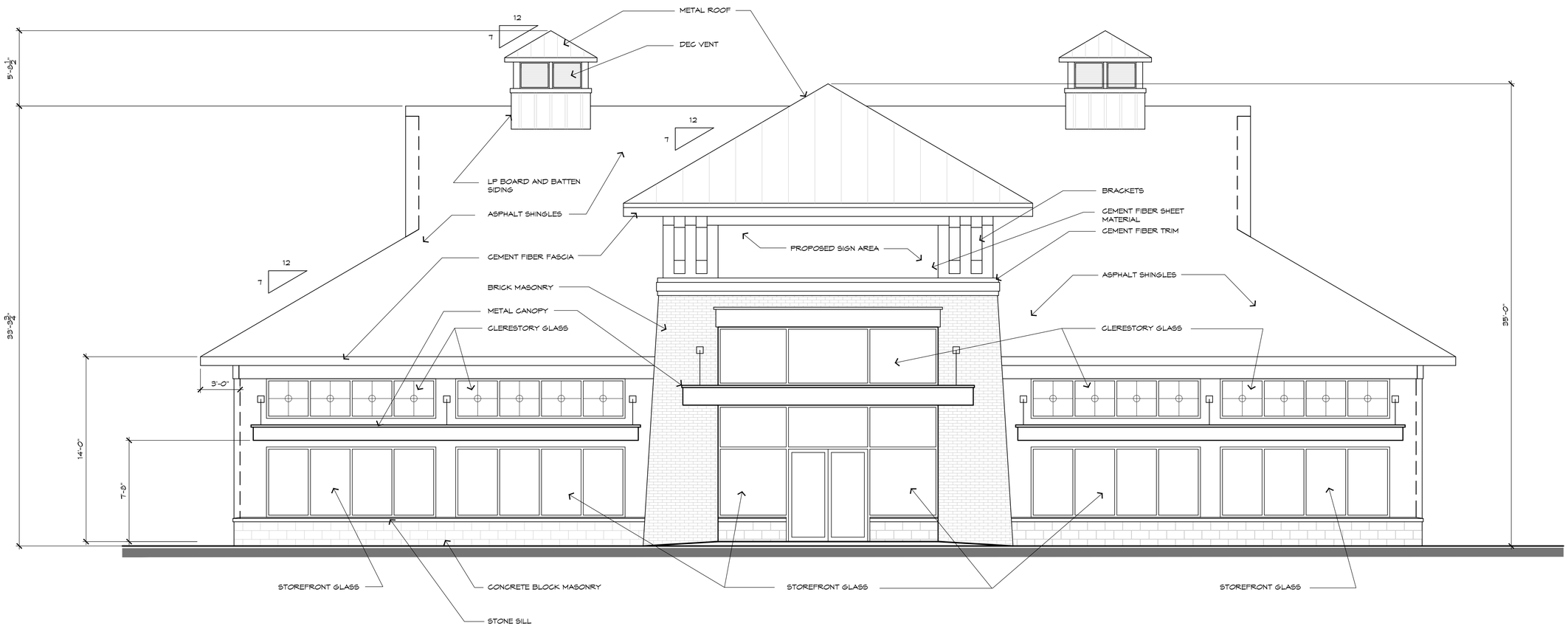
NUMBER
A1.1



NOTE:
SEE SIGN DRAWINGS FOR SIGN LOCATIONS AND SIZES

MONUMENT WALL ELEVATION

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



NORTH ELEVATION

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

CREATE 3 P.L.L.C.
645 OAKLEIGH NW
GRAND RAPIDS, MI 49504
616.734.9314

SEAL

COPYRIGHT
CREATE 3,PLLC 2016

DESCRIPTION	DATE
REVIEW	09.19.16

PROJECT

BRICKS GAS CONVENIENCE CENTER

44TH STREET
GEORGETOWN TOWNSHIP, MICHIGAN

PRO. #

ISSUED

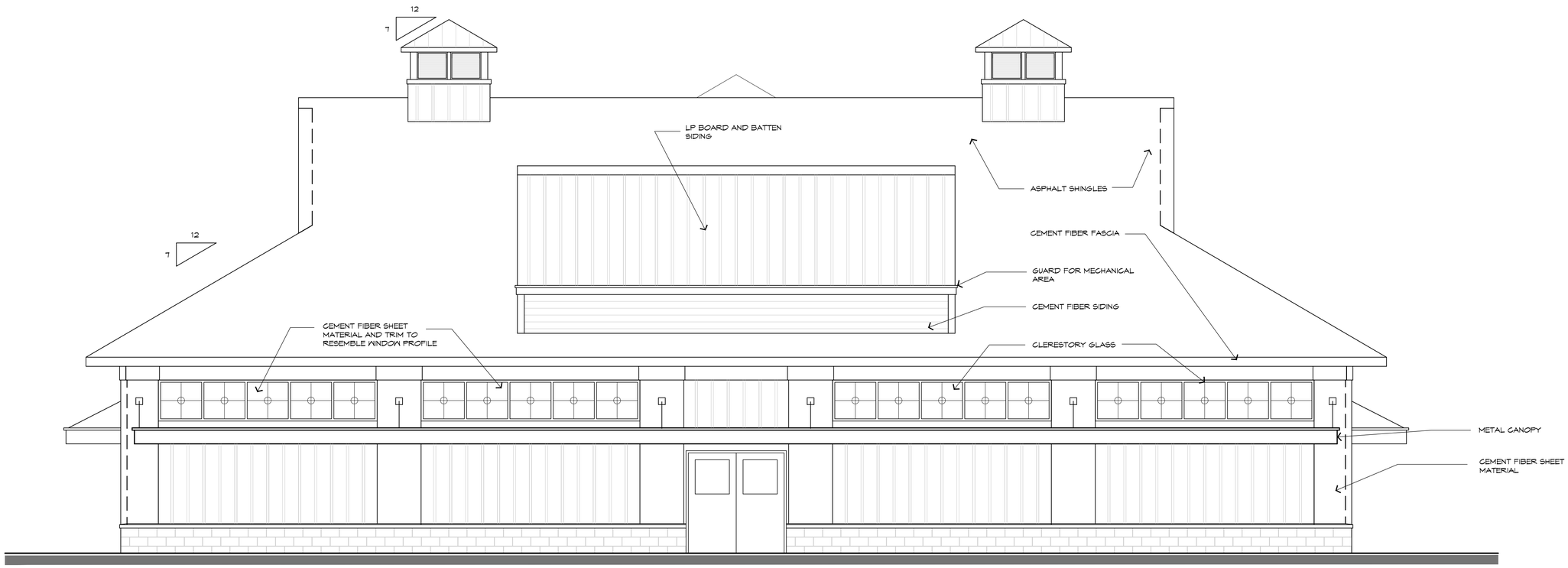
09.19.16

SHEET

ELEVATION

NUMBER

A2.1



SOUTH ELEVATION

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

CREATE3 PLLC
645 OAKLEIGH NW
GRAND RAPIDS, MI 49504
616.734.9314

SEAL

COPYRIGHT
CREATE 3,PLLC 2016

DESCRIPTION	DATE
REVIEW	

PROJECT

BRICKS GAS CONVENIENCE CENTER

44TH STREET
GEORGETOWN TOWNSHIP, MICHIGAN

PRO. #

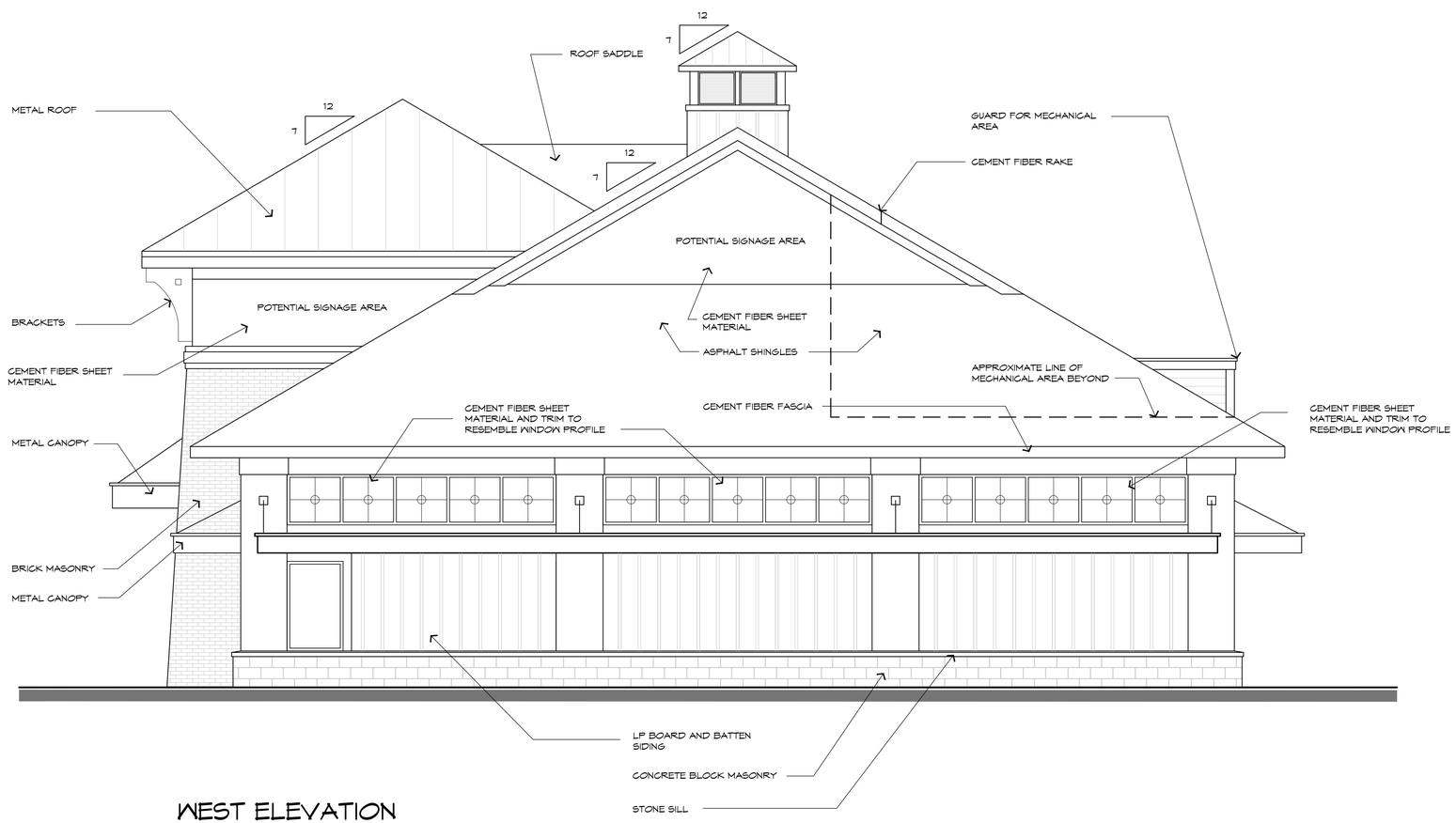
ISSUED

SHEET

ELEVATION

NUMBER

A2.2



WEST ELEVATION

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

CREATE 3 PLLC
645 OAKLEIGH NW
GRAND RAPIDS, MI 49504
616.734.9314

SEAL

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DESCRIPTION	DATE
REVIEW	

PROJECT

BRICKS GAS CONVENIENCE CENTER

44TH STREET
GEORGETOWN TOWNSHIP, MICHIGAN

PRO. #

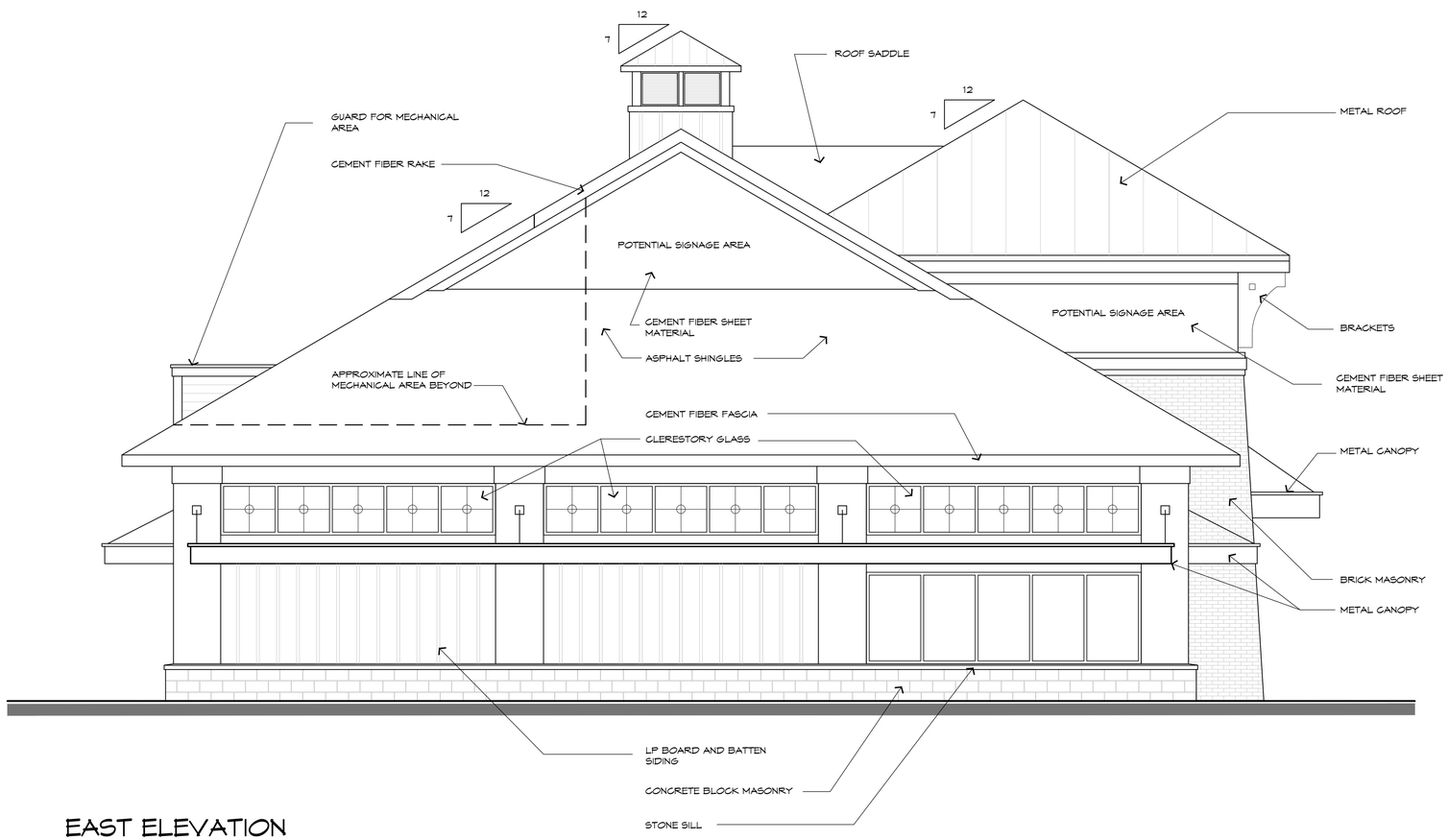
ISSUED

SHEET

ELEVATION

NUMBER

A2.3



EAST ELEVATION

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

CREATE3 PLLC

645 OAKLEIGH NW
GRAND RAPIDS, MI 49504

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DESCRIPTION	DATE
REVIEW	

PROJECT

BRICKS GAS CONVENIENCE CENTER

44TH STREET
GEORGETOWN TOWNSHIP, MICHIGAN

PRO. #

ISSUED

SHEET

ELEVATION

NUMBER

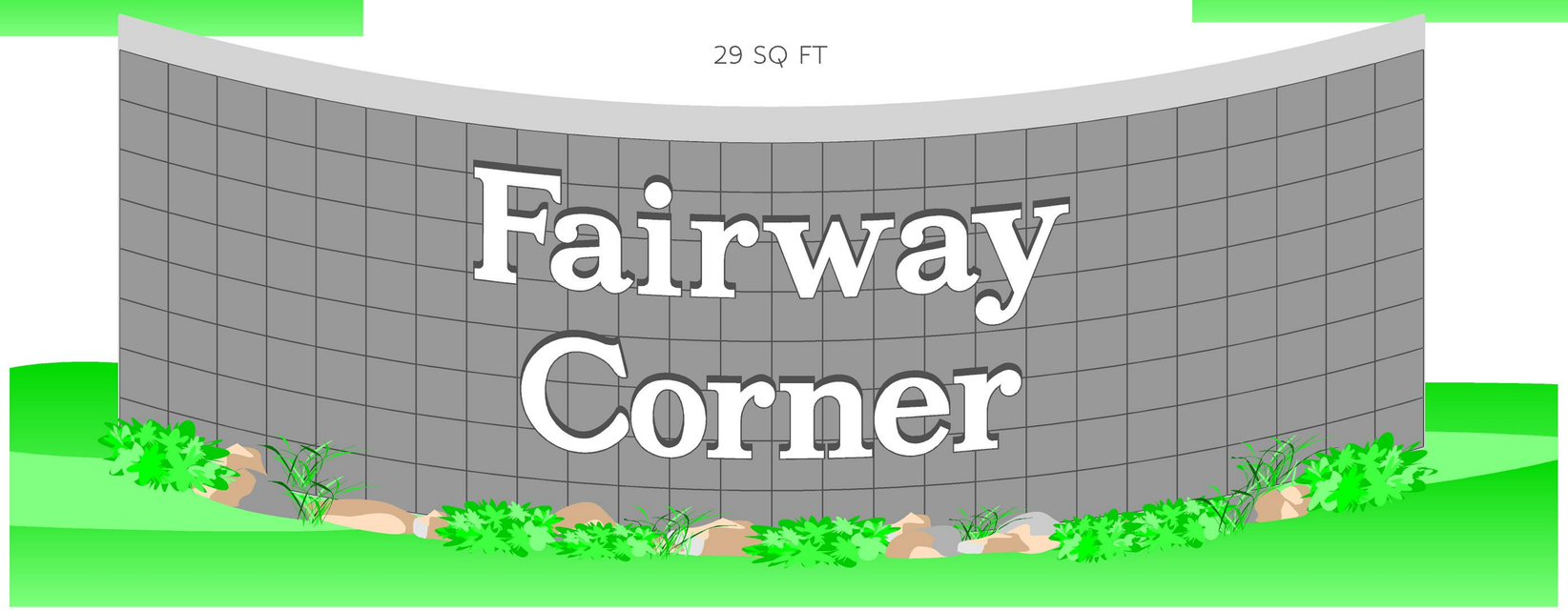
A2.4

19.5 SQ FT

68 SQ FT

19.5 SQ FT

29 SQ FT



EMC Specs:
10mm
Full Color
Wired Connection
Temp Probe
Auto Dimming
5 Year Warranty
Parts & Labor
Made in Detroit

Monument Wall for corner of 8th Ave & 44th St

Electronic Message Center on brick wall

Fairway Corner : Illuminated or Non-Illuminated Letters

Client	Location	Scale	Project Manager
Fairway Corner	Hudsonville, MI	N/A	
		Date	Drawn By
		9.13.16	

2750 Burlingame Ave
Wyoming, MI 49509

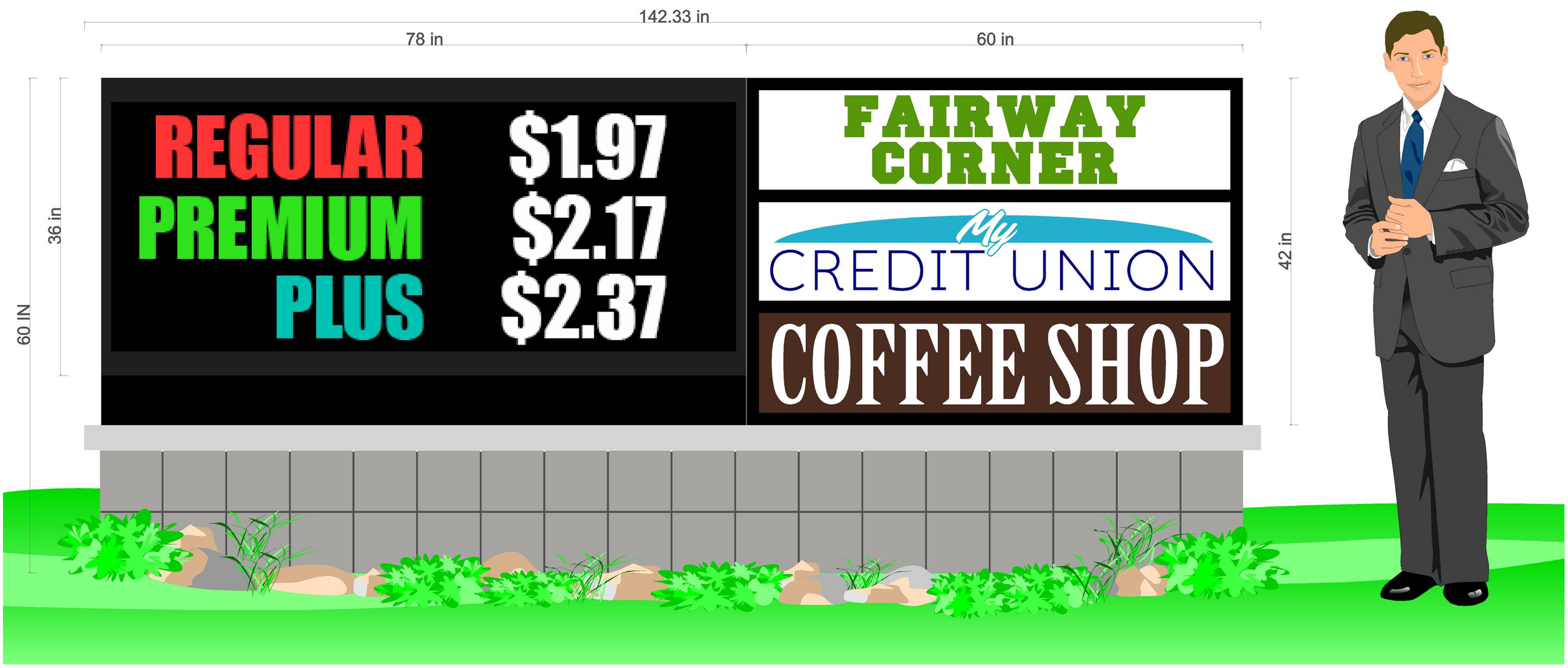
Office: 616.554.1167
Fax: 616.855.4727
email: sales@alcamsigns.com

www.alcamsigns.com

ALCAM SIGNS
& LIGHTING INC.

EMC Specs:

10mm
Full Color
Wired Connection
Temp Probe
Auto Dimming
5 Year Warranty
Parts & Labor
Made in Detroit



Monument Signs for Driveway on 8th Ave and 44th St

Option 1:
Electronic Message Center on brick base

Option 2:
Electronic Message Center with Aluminum Sign Cabinet on brick base

Client	Location	Scale	Project Manager
Fairway Corner	Hudsonville, MI	N/A	
		Date	Drawn By
		9.13.16	

2750 Burlingame Ave
Wyoming, MI 49509

Office: 616.554.1167
Fax: 616.855.4727
email: sales@alcamsigns.com

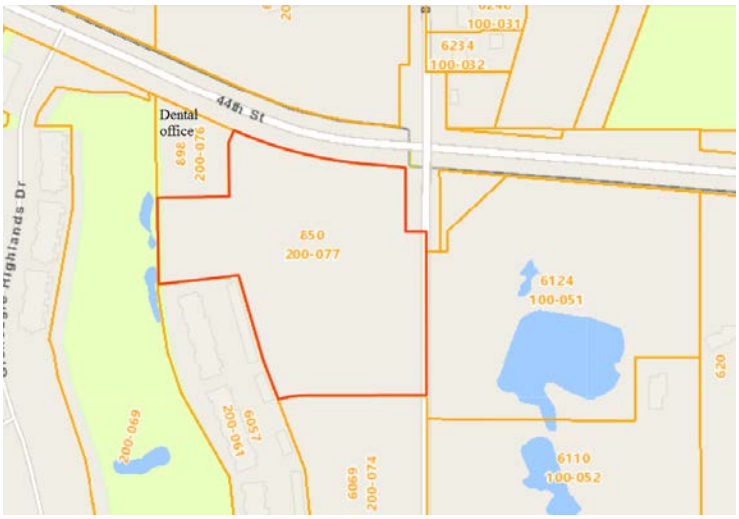
www.alcamsigns.com

ALCAM SIGNS
& LIGHTING INC.

REQUEST

(PUD1603-01) Final Development Plan for phase 1 for the 44th St./8th Ave. PUD, for a gas station/convenience store, retail/bank building, drive-through restaurant and three apartment buildings on a parcel of land described as P.P. # 70-14-26-200-077, located at 850 44th St., in a (PUD) Planned Unit Development district, Georgetown Township, Ottawa County, Michigan.

The request is for approval for the final development plan for phase 1 for the revised preliminary PUD. The narrative states that the gas station and one apartment building by the golf course will be constructed first.



HISTORY

At the **May 3, 2006** meeting, the Planning Commission recommended approval of the preliminary plan and rezoning with motion #060503-02 and at the May 8, 2006 meeting, the Township Board approved the preliminary plan and rezoning with motion #060508-06. No final development plan was submitted or approved.

At the **February 4, 2015** meeting, the Planning Commission approved a revised preliminary plan (PUD zoning was still in effect) with motion #150204-03 and approved the final development plan for the first phase for a dental office at the northwest corner.

At the **March 23, 2015** meeting the Township Board approved a waiver for sidewalks along 44th St. for the entire PUD.

At the **March 2, 2016** meeting, the Planning Commission discussed an application for the second final development plan for the PUD consisting of a gas station, along with possible bank and retail buildings. The minutes included the Planning Commission's vision for this PUD and for future PUDs. The applicant submitted a letter asking to withdraw the application and the withdrawal was accepted.

At the **August 10, 2016** meeting, the Planning Commission granted revised preliminary plan approval for a PUD (not the PUD rezoning because it is already in place) for a gas station/convenience store, retail/bank building, drive-through restaurant and other drive-through establishments and for three apartment buildings on a parcel of land described as P.P. # 70-14-26-200-077, located at 850 44th St., in a (PUD) Planned Unit Development district, Georgetown Township, Ottawa County, Michigan, with conditions.

SUMMARY-for the final development plan for phase 1

1. Sidewalk. **The sidewalk along the northern border was provided as directed by the Planning Commission on August 10, 2016**.

2. Lighting. A lighting plan was provided. **The maximum height of 25 feet will be included as a condition of approval**.

3. Utilities. **Utilities shall be coordinated with the Ottawa County Water Resources and the DPW Department. A Storm Water Drain Permit from the Ottawa County Water Resources Commission is required to be submitted prior to the time the first building permit application is submitted to the Township.**

4. PUD Agreement. **The recorded PUD agreement shall be submitted to the Township prior to the time the first building permit application is submitted to the Township.**

5. Garages. **Attached garages with a minimum of 200 square feet shall be provided for each individual dwelling unit**.

6. Architecture. **All future phases shall coordinate with the architectural theme provided for this phase**.

7. Determinations to be made by the Planning Commission:

   a. **Wall signs are proposed to meet ordinance regulations other than deviation of allowing them on all the walls when the ordinance only allows them on the face of the building fronting on the street. This deviation _____ (is or is not) acceptable**.

   b. The freestanding ground-mounted sign at the corner of 44th St. and 8th Ave. is proposed to be a maximum of 7 feet high and Sec. 25.6(B)(2) allows a maximum height of 4 feet. This deviation of three feet _____ (is or is not) acceptable.

   c. The freestanding ground-mounted sign at the corner of 44th St. and 8th Ave. is proposed to have an area of 68 square feet which exceeds the maximum of 50 square feet per side by 18 square feet required Sec. 25.6(B)(2). This deviation _____ (is or is not) acceptable.

   d. The ground mounted freestanding sign at the northwest entrance on 44th St.

   - **The right-of way is 50 feet from the centerline of 44th St. Therefore, the sign is proposed to be 12 feet from the right-of-way line. Sec. 25.6(B)(2) requires a minimum of 15 feet. The request is for a 3 foot deviation from the ordinance regulations.**

   - **The sign is proposed to be 5 feet in height. Sec. 25.6(B)(2) requires a maximum height of 4 feet. The request is for a 1 foot deviation from the ordinance regulations.**

   - **The area of 50 square feet per side meets ordinance regulations.**

These deviations _____ (are or are not) acceptable.

e. Southeast entrance on 8th Ave.

- **The setback is to be measured from a point 60 feet from the centerline of 8th Ave. The sign is proposed to be 2 feet from this point and Sec. 25.6(B)(2) requires a minimum of 15 feet. The request is for a 13 foot deviation from the ordinance regulations.**

- **The sign is proposed to be 5 feet in height. Sec. 25.6(B)(2) requires a maximum height of 4 feet. The request is for a 1 foot deviation from the ordinance regulations.**

- **The area of 50 square feet per side meets ordinance regulations.**

These deviations _____ (are or are not) acceptable.

f. **Standards of Approval.** Does the Planning Commission determine that the following standards in Sec. 22.10 have been met?

A. The proposed PUD complies with all qualifying conditions of Section 22.2.

B. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.

C. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.

D. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.

E. The proposed PUD meets all the site plan requirements of this Chapter, respective of being either a preliminary or final PUD request (Preliminary PUD's must meet Section 22.5, A and Final PUD's must meet Section 22.8, D.)

g. Does the Planning Commission determine that any regulatory modification from traditional district requirements should be approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards?

Note: Regulatory modifications are not subject to variance approval of the Zoning Board of Appeals. No part of this PUD process of the approved site plans may be appealed to the Zoning Board of Appeals. This provision shall not preclude an individual residential lot owner from seeking a variance following final approval of the PUD, provided such variance does not involve alterations to open space areas as shown on the approved PUD site plan.

OPTION FOR MOTION

If the Planning Commission determines that the standards of the ordinance have been met with the conditions provided, the following motion is offered.

Motion: To adopt the staff report as finding of fact and to approve (PUD1603-01) Final Development Plan for phase 1 for the 44th St./8th Ave. PUD, for a gas station/convenience store, retail/bank building, drive-through restaurant and three apartment buildings on a parcel of land described as P.P. # 70-14-26-200-077, located at 850 44th St., in a (PUD) Planned Unit Development district, Georgetown Township, Ottawa County, Michigan, **as shown on the following:**

a. Sheet 1 of 3 dated 9/26/16 REVISED,
b. Sheet 2 of 3 dated 9/26/16 REVISED,
c. Sheet 3 of 3 dated 9/26/16 REVISED,
d. The narrative dated 9/19/2016,
e. The plans for the townhomes and for the convenience store/gas station,
f. The sign details provided for the two entry signs and one at the corner.

On the basis that the following are met:

a. **Qualifying conditions in Sec. 22.2.**
b. **The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.**
c. **The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.**
d. **The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.**
e. **The proposed PUD meets all the site plan requirements of Chapter 22 including Sec. 22.8, D.**

Based on the Planning Commission determination that any regulatory modification from traditional district requirements are approved through a finding that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards, as shown on the plans and including the following:

a. Wall signs are allowed all the walls of the buildings.
b. The freestanding ground-mounted sign at the corner of 44th St. and 8th Ave. is allowed to be a maximum of 7 feet high a deviation of three feet, and is allowed to have an area of 68 square feet which exceeds the maximum of 50 square feet per side by 18 square feet required Sec. 25.6(B)(2).
c. The ground mounted freestanding sign at the northwest entrance on 44th St. is allowed to be 12 feet from the right-of-way line, a deviation of 3 feet from Sec. 25.6(B)(2) which requires a minimum of 15 feet. The sign is proposed to be 5 feet in height, a deviation from Sec. 25.6(B)(2) which requires a maximum height of 4 feet.
d. For the ground mounted freestanding sign at the southeast entrance on 8th Ave., the setback is to be measured from a point 60 feet from the centerline of 8th Ave. The sign is proposed to be 2 feet from this point and Sec. 25.6(B)(2) requires a minimum of 15 feet. The 13 foot deviation from the ordinance regulations is allowed. The sign is proposed to be 7 feet in height to be similar to architect of the building. Sec. 25.6(B)(2) requires a maximum height of 4 feet. The request is for a 1 foot deviation from the ordinance regulations is allowed.

And with the following conditions:

a. **A recorded PUD agreement (according to Sec. 22.11) is submitted prior to the submission of a building permit application for this phase.**
b. **Approval from the Ottawa County Water Resources Commission is required.**
c. **As per Sec. 22.2(B), the site must be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works.**
d. **All outstanding fees are paid prior to any building permits being issued.**
e. **Sign permits are required for all sign installation.**
f. **Each individual unit of a two-or multiple family dwelling unit shall be provided with an attached enclosed garage with a minimum of 200 square feet.**
g. **The architectural design and all structures and elements of future phases shall coordinate with the elevations provided and approved.**
h. **The light poles shall have a maximum height of 25**.
i. **The following must be submitted to the Township prior to the time a building permit application is submitted to the Township.**
    1. **Proposed deed restrictions, covenants, or similar legal instruments to be used within the PUD.**
    2. **A Storm Water Drain Permit from the Water Resources Commission's Office.**
    3. **PUD agreement as per Sec. 22.11.**
    4. **Either the deed restrictions or the PUD agreement shall contain language related to the maintenance of the open space and the landscaping.**

REVIEW FOR FINAL DEVELOPMENT PLAN

Sec. 22.8 FINAL DEVELOPMENT PLAN APPLICATION.

B. **Final Development Plan Approval Time Period – Dual or Multi Phased:** If the project includes phases, then the applicant must submit a request within twelve (12) months of the Township Board's approval of the preliminary plan and PUD rezoning for final development plan approval of a phase. Following the final approval of the first PUD phase, the applicant must submit each subsequent phase within twenty-four (24) months of the approval date for the previous phase. If the applicant fails to submit the first phase within twelve (12) months or each subsequent phase within the twenty-four (24) month time period then the preliminary site plan incorporating all phases not already approved for final site plan shall be determined to be invalid.

Met. Preliminary development plan approval was granted on August 10, 2016.

C. **Final Development Plan Application Requirements:** A final development plan application shall consist of the following (unless determined by the Zoning Administrator or Planning Commission to be unnecessary):

1. A completed application form, supplied by the Zoning Administrator. **Provided.**
2. Payment of a fee, as established by the Township Board. **Paid with preliminary plan.**
3. A written response to the findings, review comments, and conditions, if any, from the Township Board's review and approval of the preliminary development plan and a narrative explanation of the changes made to the plan in response to those items. **Provided with the narrative and changes noted on the plan.**
4. A site plan containing all of the information required in this PUD Chapter and the following information shown below: (If the plan consists of phases, then the above-mentioned information is only required for the specific phase(s) being presented for final approval. Each subsequent phase shall be reviewed in the same manner).

   a. The location and dimensions of all proposed structures and buildings on the PUD site.

      PROVIDED.

   b. The location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks / pathways / bikepaths, curbing, parking areas (including the dimensions of a typical parking space and the total number of parking spaces to be provided), and unloading areas. Street names must also be included.

      PROVIDED. **The sidewalk along the northern border was extended along the northern boundary as directed by the Planning Commission on August 10, 2016**.

   c. The location of all proposed signs and lighting, including the sizes and types.

      PROVIDED.

      A lighting plan was provided. **The maximum height of 25 feet could be included as a condition of approval**.

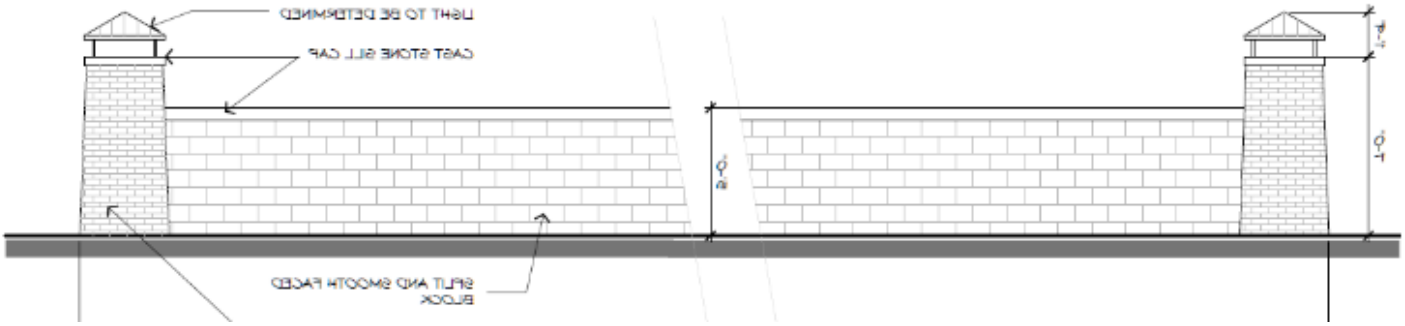
Note that for Allen Springs PUD, Waterford PUD and Eastbrook (Lowing Woods) PUD, strict sign regulations in the ordinance were waived to allow more signage as long as the signs incorporated the architectural character of the PUD.

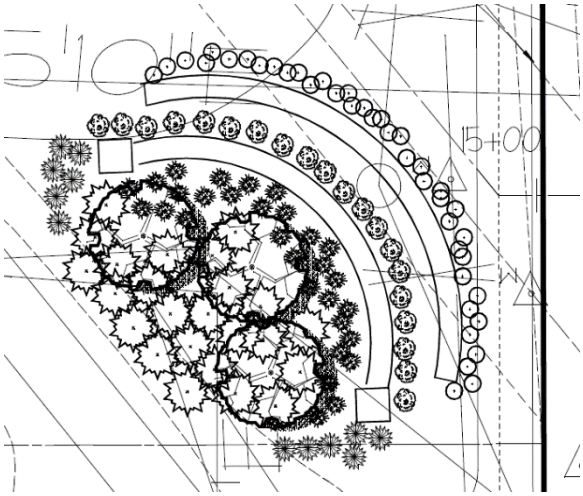
Wall signs are proposed to meet ordinance regulations and the deviation of allowing them on all the walls is requested.

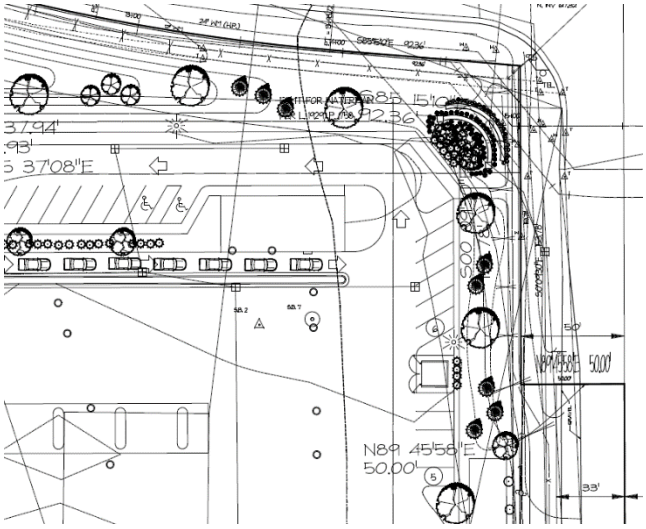
Three ground mounted freestanding signs are proposed as follows.

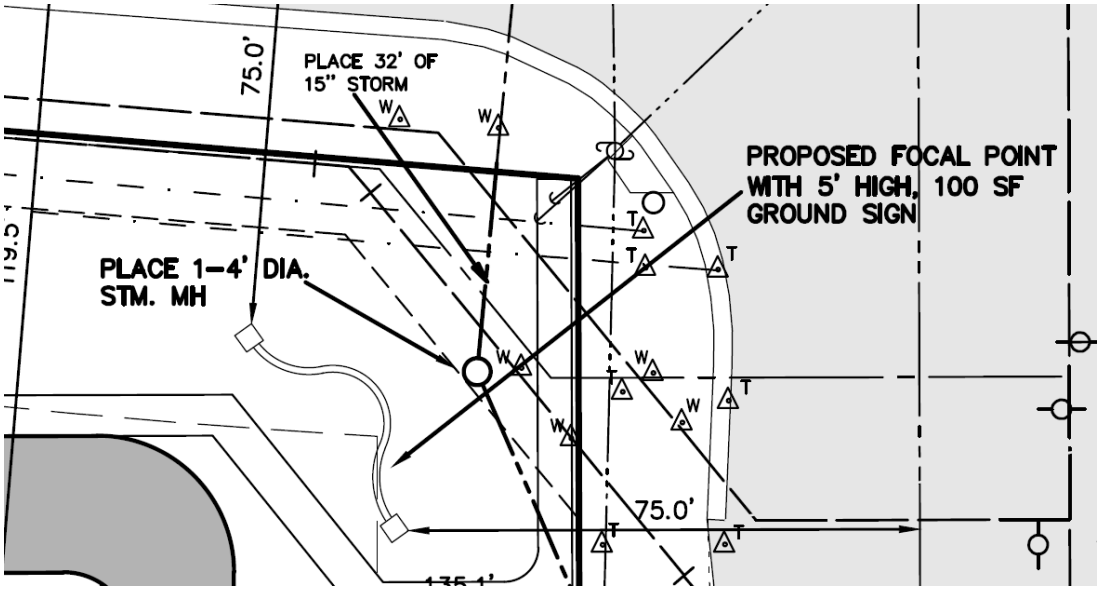
1. **Corner of 44th St. and 8th Ave.**

- The sign is proposed to be 75 feet to the centerlines of 44th St. and 8th Ave. which meets the regulations in Sec. 25.6(B)(2) to be 15 feet from the 60 feet in Chapter 24 footnote b (total of 75 feet minimum).
- The sign is proposed to be a maximum of 7 feet in height. Sec. 25.6(B)(2) requires a maximum height of 4 feet. The request is for a 3 foot deviation from the ordinance regulations.
- The area of 68 square feet exceeds the maximum of 50 square feet per side by 18 square feet. The request is for a 18 square foot deviation from the ordinance regulations.







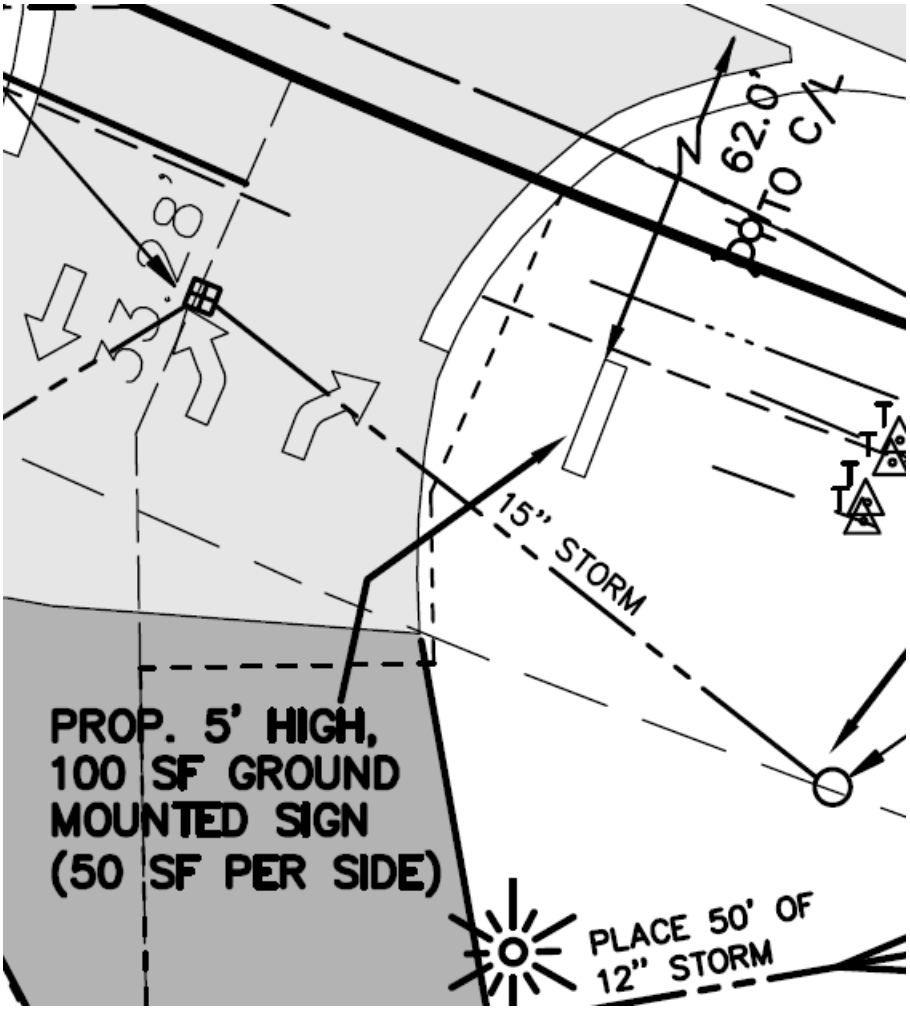


2. Northwest entrance on 44th St.

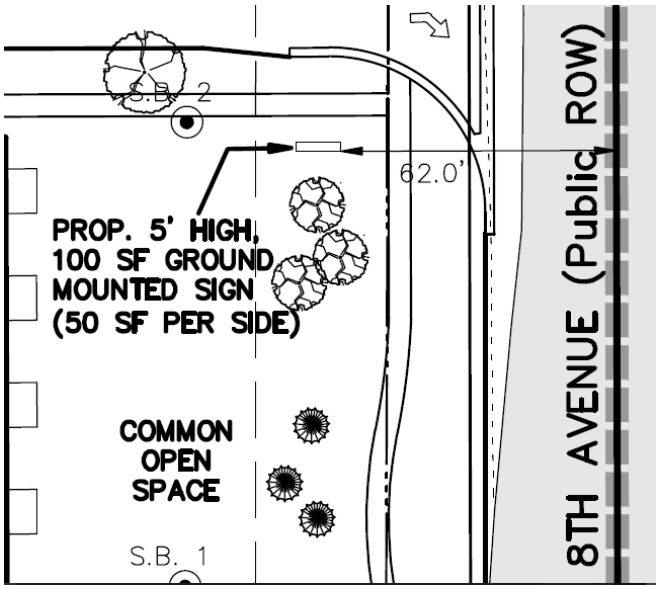
- **The right-of way is 50 feet from the centerline of 44th St. Therefore, the sign is proposed to be 12 feet from the right-of-way line. Sec. 25.6(B)(2) requires a minimum of 15 feet to the right-of-way. The request is for a 3 foot deviation from the ordinance regulations.**

- **The sign is proposed to be 5 feet in height. Sec. 25.6(B)(2) requires a maximum height of 4 feet. The request is for a 1 foot deviation from the ordinance regulations.**

- **The area of 50 square feet per side meets ordinance regulations.**



3. **Southeast entrance on 8th Ave.**



- **The setback is to be measured from a point 60 feet from the centerline of 8th Ave. The sign is proposed to be 2 feet from this point and Sec. 25.6(B)(2) requires a minimum of 15 feet. The request is for a 13 foot deviation from the ordinance regulations.**

- **The sign is proposed to be 5 feet in height. Sec. 25.6(B)(2) requires a maximum height of 4 feet. The request is for a 1 foot deviation from the ordinance regulations.**

- **The area of 50 square feet per side meets ordinance regulations.**

d. The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.).

PROVIDED. **The landscaping note was corrected to state that the dimension on Zone 1 on 8th Ave. is 540 feet/25 = 22 trees required and provided**.

e. The location, type and size of all utilities and storm water drainage facilities, including fire protection, sanitary sewers, water services, etc.

To be coordinated with the Township DPW Department and Ottawa County Resources Commission Department.

f. Existing and proposed topographic contours at a maximum of three (3) foot intervals.

PROVIDED.

g. Elevation views of all proposed structures and floor plans for all multi-family residential dwelling units.

PROVIDED. **Elevations and floor plans were provided.**

h. Proposed open space areas, including recreational amenities (playgrounds, etc.).

<u>PROVIDED. Two pedestrian plazas with benches are proposed.</u>

i. Floodplain areas.

PROVIDED. A note on the plan indicates that this phase is not affected by a floodplain.

B. The Planning Commission may request from the applicant any additional graphics or written materials, prepared by a qualified person or persons, to assist in determining the appropriateness of the site plan. Such material may include, but need not be limited to, aerial photography, photographs; traffic impacts; impact on significant natural features and drainage; soil tests; and other pertinent information.

Sec. 22.9 *PLANNING COMMISSION REVIEW OF FINAL DEVELOPMENT PLAN.*

A. The Planning Commission shall review the final development plan in relation to its conformance with the preliminary development plan and any conditions of the PUD rezoning. If it is determined that the final plan is not in substantial conformance with the preliminarily development plan, the review process shall be conducted as a preliminary development plan review, in accordance with the procedures of Sections 22.5 - 22.7 of this Ordinance.

This phase appears to be consistent with the previously overall preliminary PUD plan.

B. Planned Unit Developments, whether established as a single or multiphase development, shall reasonably accommodate for the intent of the PUD in each phase. If the proposed PUD appears to provide for phases that do not incorporate the intent of the proposed PUD, the Planning Commission may require bonding or other similar financial obligation, which shall be established in the PUD agreement. If a portion of the PUD intent it to provide for a variety of uses (i.e. - apartments and single family homes), then the proposed phasing schedule shall show how the development of these uses will be balanced in the phased development schedule.

<u>The final development plan appears to accommodate the intention of the PUD.</u>

C. If the final development plan is consistent with the approved preliminary development plan, the Planning Commission shall review the final plan in accordance with the standards for approval in Section 22.10.

<u>See the review under Sec. 22.10.</u>

D. The Planning Commission shall prepare a record of its findings and shall approve, approve with conditions, or deny the final development plan.

<u>Minutes will be prepared.</u>

E. Any regulatory modification from traditional district requirements shall be approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be

possible using conventional zoning standards. Regulatory modifications are not subject to variance approval of the Zoning Board of Appeals. No part of this PUD process of the approved site plans may be appealed to the Zoning Board of Appeals. This provision shall not preclude an individual residential lot owner from seeking a variance following final approval of the PUD, provided such variance does not involve alterations to open space areas as shown on the approved PUD site plan.

To be determined by the Planning Commission.

F. A table shall be provided on the final site plan which specifically details all deviations from the established zoning area, height and setback regulations, off-street parking regulations, general provisions, or Township subdivision regulations which would otherwise be applicable to the uses and developments proposed in the absence of this PUD article and rezoning.

Provided on the plan and in the narrative.

Sec. 22.2 QUALIFYING CONDITIONS.

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

A. **Acreage Requirement:** The PUD site shall be not less than ten (10) acres of fully contiguous property not separated by a public road, railroad, or other such associated feature or barrier. If the PUD is to contain a mixture of residential and non-residential uses, the minimum required area shall be twenty (20) acres. The Planning Commission and Township Board may consider a PUD on lesser acreage if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. In addition, the Planning Commission and Township Board may use the same intent section of the Zoning Ordinance when considering a PUD with property that may be separated by a public road, railroad, or other such associated feature or barrier. It would be up to the applicant to prove why, for example, a physical barrier (road or railroad) separating the acreage would not restrict the applicant's ability to develop a cohesive PUD.

Previously determined to be met. With motion #150204-03, the Planning Commission approved the overall PUD and approved the waiver for 9.64 acres for a mixed use PUD when Sec. 22.2(A) requires 20 acres for a mixed use PUD. The finding was that the PUD with less acreage provides for the intent of a PUD as listed in the PUD Chapter. Further, the Planning Commission determined this standard was met at the August 10, 2016 meeting.

B. **Utilities:** All PUD's shall be served by public water and sanitary sewer facilities. Stormwater must be coordinated with the county drain commission.

This is required to be met and is to be coordinated with the DPW Department and Ottawa County Water Resources Commission.

C. **Land Ownership:** The PUD application must be filed by the landowner, jointly by the landowners, or by an agent. If the application is filed by an agent(s) or other interested party, written approval from the landowner(s) must also be filed.

Met. A letter was provided.

D. **Master Plan:** The proposed uses of the PUD must be substantially consistent with Georgetown Township's Master Plan for the subject property.

Met as previously determined by the Planning Commission at the August 10, 2016 meeting.

E. **Pedestrian:** The PUD must provide for integrated, safe and abundant pedestrian access and movement within the PUD and to adjacent properties. (In addition, the township has a standalone ordinance covering certain sidewalk requirements)

Met as previously directed by the Planning Commission at the August 10, 2016 meeting.

E. **Architecture:** The PUD should provide for coordinated and innovative visually appealing architectural styles, building forms and building relationships.

Met as previously determined by the Planning Commission at the August 10, 2016 meeting.

G. **Traffic:** The PUD must provide for safe and efficient vehicular movements within, into and off of the PUD site. In addition, the PUD should integrate traffic calming techniques, along with suitable parking lot landscape islands and other similar techniques to improve parking lot aesthetics, storm water management, traffic flow and vehicular/pedestrian safety.

Met as previously determined by the Planning Commission at the August 10, 2016 meeting.

H. **Open Space Requirements:**

1. The PUD development shall contain **usable** open space in an amount equal to at least twenty (20) percent of the total PUD site. The Planning Commission may consider a PUD with a lesser amount of open space if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. It is noted that open space is a very important element of a PUD and reductions to the open space provision should be granted only as a result of specific, clearly documented reasons (i.e. the PUD may located on a relatively small site in an area where a 20% open space provision would detract from building continuity, historic preservation efforts, etc.)
2. Such open space to be considered usable shall **not include required yards** (required yards need to be individually determined for each PUD project) or buffers, parking areas, drives, rights-of-way, utility or road easements, storm water detention ponds, wetlands (unless determined to be useable by the Planning Commission due to the addition of interpretive boardwalks/walkways, etc. provided in and through the wetland) and structures (Unless the structures are part of the open space i.e. gazebos, etc.).
3. **Such open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the PUD through covenant, deed restriction, open space easement, or similar legal instrument acceptable to the Township**; or, if agreed to by governmental agency, the open space may be conveyed to a governmental agency for the use of the general public.

Met as previously determined by the Planning Commission at the August 10, 2016 meeting.

Sec. 22.3 PERMITTED USES.

Any use permitted by right or special land use in any District may be approved within a PUD.

Sec. 22.10 STANDARDS FOR APPROVAL (both preliminary and final).

A PUD shall be approved only if it complies with each of the following standards:

A. The proposed PUD complies with all qualifying conditions of Section 22.2. **TBD.**
B. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development. **Met.**
C. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community. **Met.**
D. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning. **Met.**
E. The proposed PUD meets all the site plan requirements of this Chapter, respective of being either a preliminary or final PUD request (Preliminary PUD's must meet Section 22.5, A and Final PUD's must meet Section 22.8, D.) **Met.**

Sec. 22.11 PUD AGREEMENT..

A. Prior to the issuance of any building permits or commencement of construction on any portion of the PUD, the applicant shall enter into an agreement with the Township in recordable form, setting forth the applicant's obligations with respect to the PUD.

B. The agreement shall describe all improvements to be constructed as part of the PUD and shall incorporate, by reference, the final development plan with all required revisions, other documents which comprise the PUD, and all conditions attached to the approval by the Township Board.

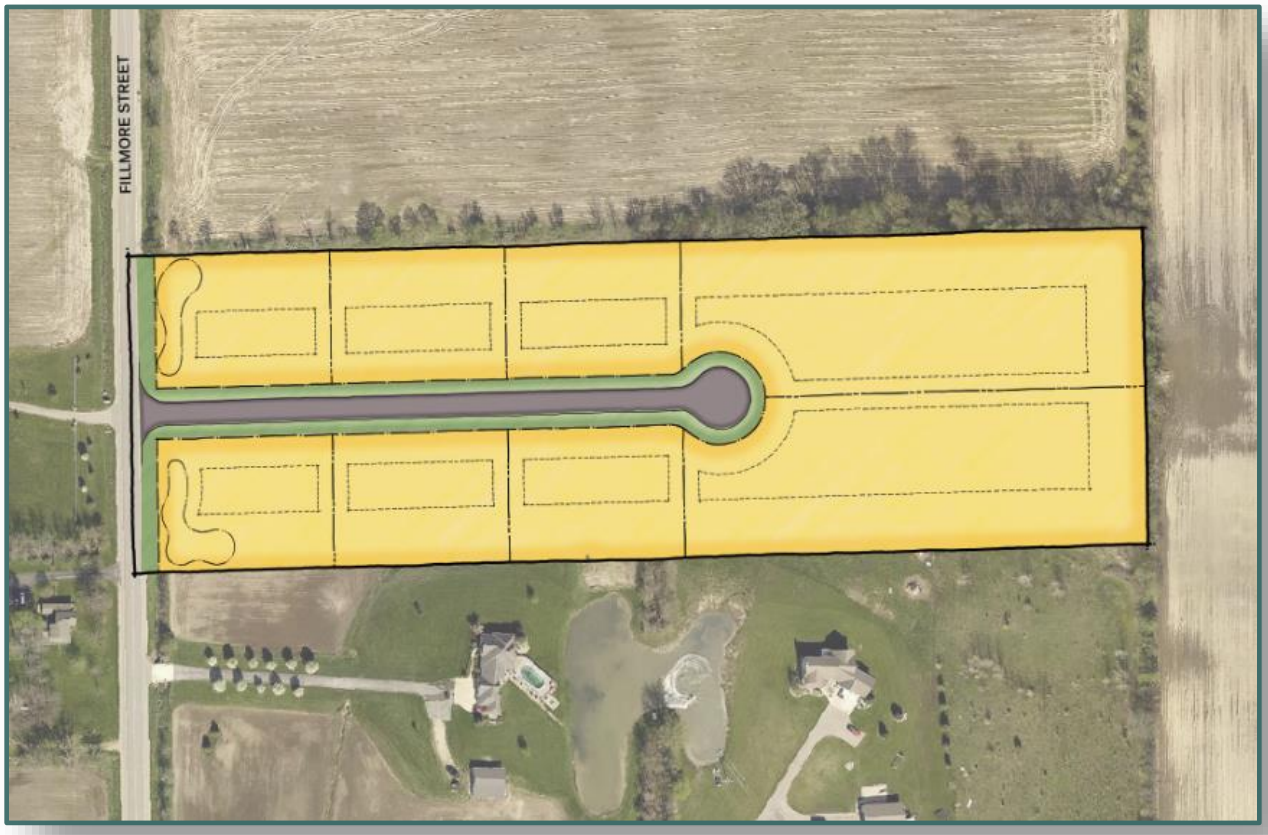
C. A phasing plan shall also be submitted describing the intended schedule for start and completion of each phase and the improvements to be undertaken in each phase.

D. The agreement shall also establish the remedies of the Township in the event of default by the applicant in carrying out the PUD, and shall be binding on all successors in interest to the applicant.

E. All documents shall be executed and recorded in the office of the Ottawa County Register of Deeds.

A condition of approval: the recorded PUD agreement shall be submitted prior to the time the first building permit application is submitted to the Township.

FILLMORE WOODS
Site Condominium



NEDERVELD

September 2, 2016

Ms. Mannette Minier
Zoning Administrator
Georgetown Charter Township
1515 Baldwin Street
P.O. Box 769
Jenison, MI 49429-0769

RE: Pre-Application Submittal – 4590 Fillmore Street

Dear Ms. Minier:

Included with this cover letter, please find one (1) set of the Preliminary Site Condominium Plan for the above listed project along with a check in the amount of $100. Included with this submittal you will find the following:

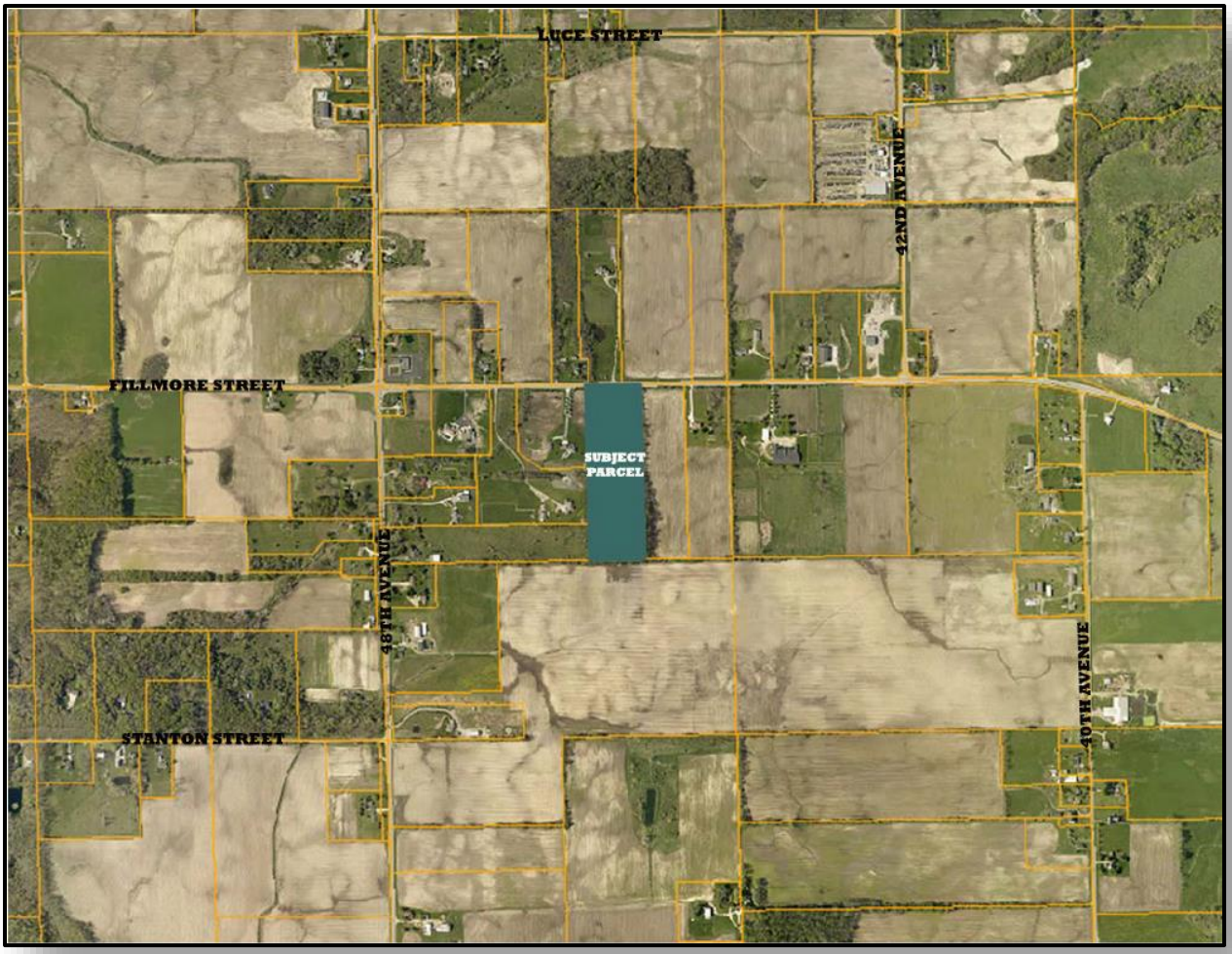
1. Property Location Map
2. Parcel Description
3. Project Narrative
4. Color Rendering (11x17)
5. Site Plan (11x17)
6. Application – Site Plan Review
7. Purchase Agreement
8. Site Plan Set (24x36)

These items are being submitted for your review prior to scheduling a pre-application meeting. Should you have any questions or need any additional information, please do not hesitate to contact me at (616) 575-5190.

Sincerely,

Rick Pulaski, P.E.
Director of Planning

LOCATION MAP
Fillmore Woods

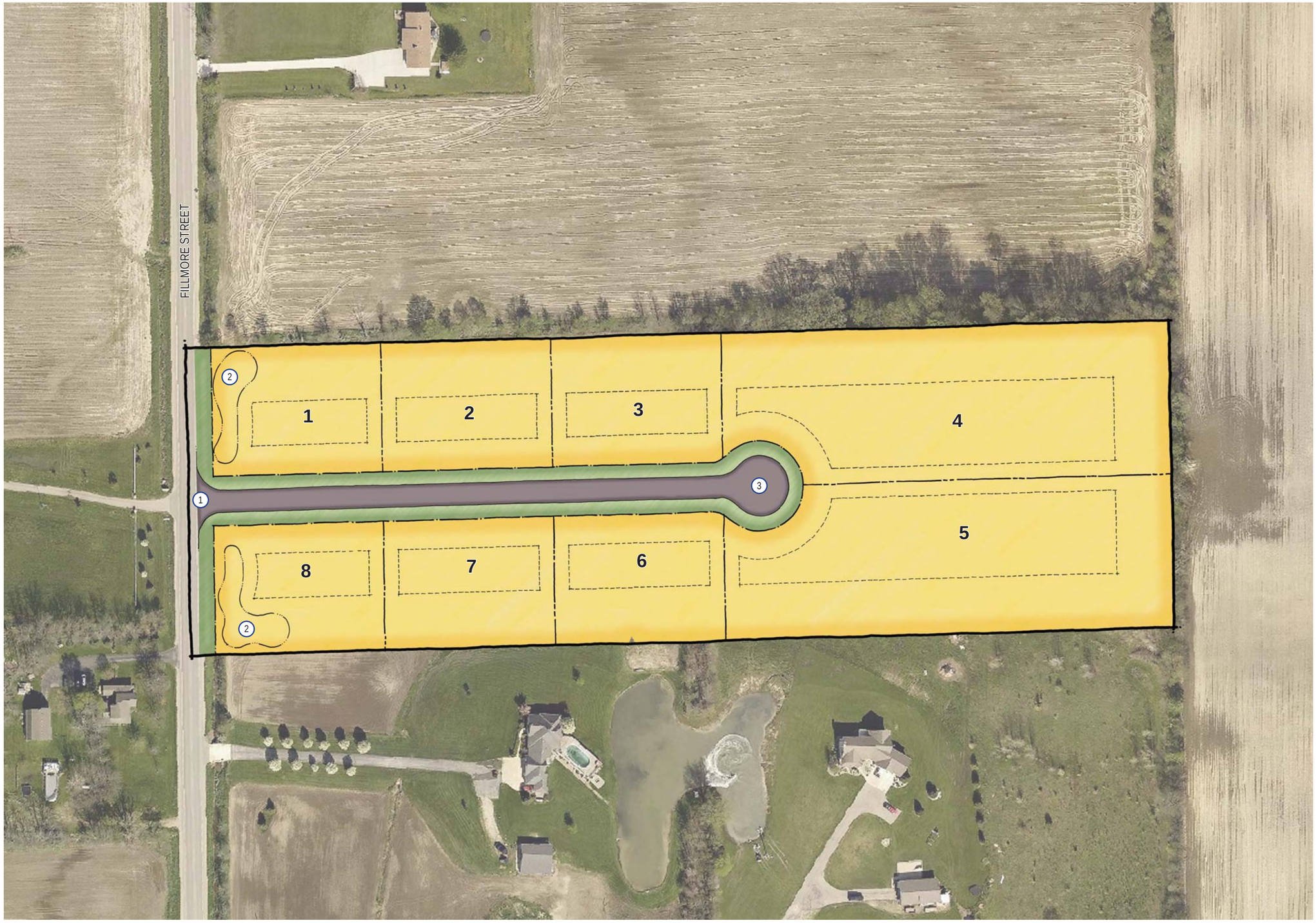


LEGAL DESCRIPTION
Fillmore Woods

PART OF N FRL 1/2 OF NW FRL 1/4 COM 660.06 FT W OF NE COR, TH S 1322.91 FT, W 414.15 FT, N 1323.44 FT, E 414.15 FT TO BEG. SEC 6 T6N R13W 12.58 A

Overall objectives of the proposed site condominium project:

The proposed Fillmore Woods Site Condominium consists of eight (8) single family lots on 12.25 acres. Each lot meets the requirements of the AG – Agricultural zoning district. The proposed subdivision is consistent with the goals and objectives of the Georgetown Township Master Plan and has been designed to highlight and preserve the natural character of the land.



LEGEND

1. SITE ACCESS
2. STORMWATER DETENTION
3. CULDESAC

NOTES

Project Location:
4590 Fillmore Street
Jenison, MI 49428

Total Acreage	=	12.6 ac.
Lot Total	=	8 lots

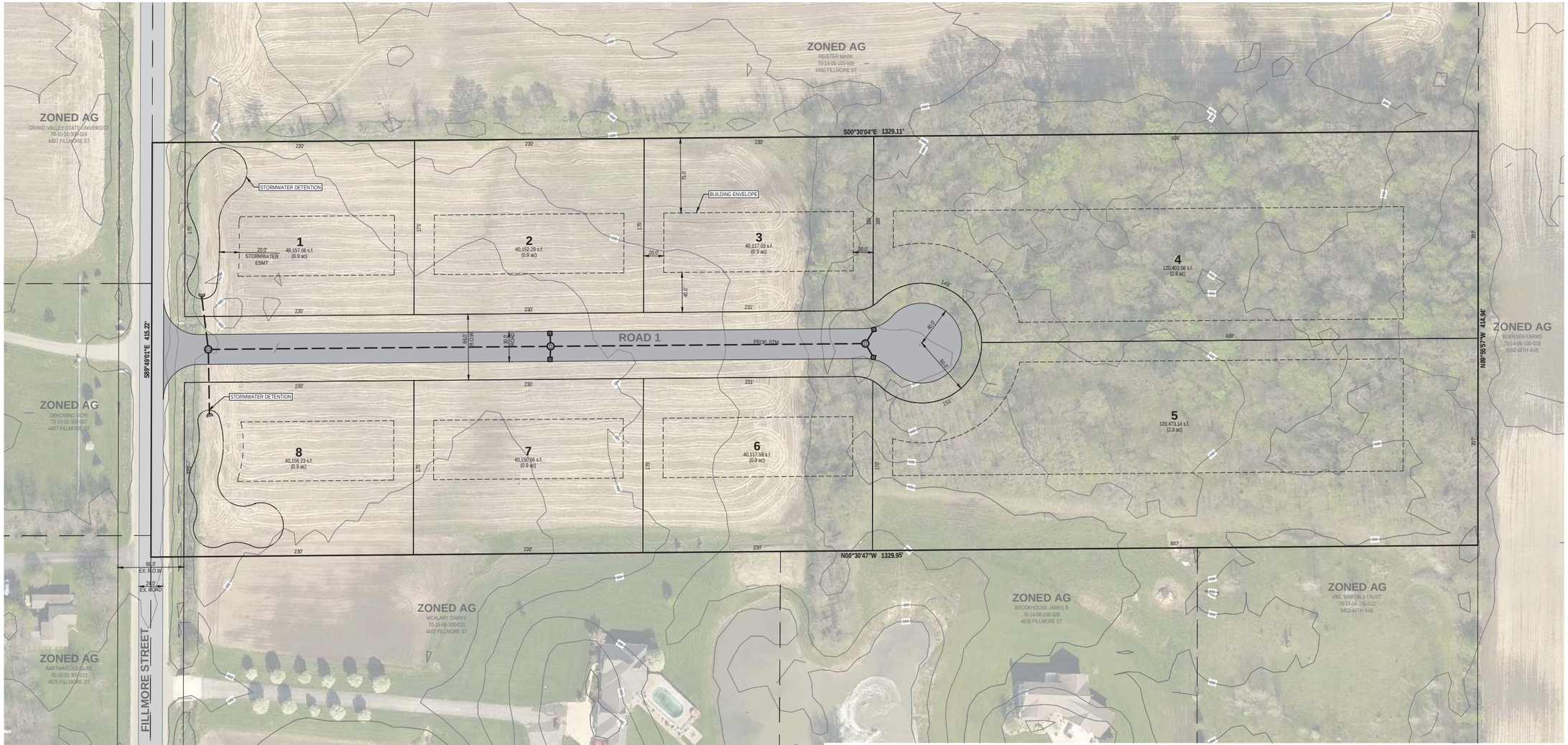
September 01, 2016 north 0' 30' 60' 120' scale 1" = 60'

FILLMORE WOODS

SITE PLAN RENDERING

project number: 16201026

NEDERVELD



LOCATION MAP

NOT TO SCALE

LEGEND

- EX. GRADE CONTOUR
- EX. BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROP. STORM SEWER 12" - 36"

LEGAL DESCRIPTION

PART OF N FRL 1/2 OF NW FRL 1/4 COM 660.08 FT W OF NE COR, TH S 1322.91 FT, W 414.15 FT, N 1323.44 FT, E 414.15 FT TO BEG. SEC 6 T6N R13W 12.58 A

GENERAL NOTES

1) ZONING OF PROPERTY: AG-AGRICULTURE
   AG ZONING REQUIREMENTS
   - A) MINIMUM LOT AREA = 40,000 SQ.FT.
   - B) MINIMUM LOT WIDTH = 200 FT.
   - C) MAXIMUM BUILDING HEIGHT = 35 FT OR 2 1/2 STORIES

   SETBACKS
   - A) FRONT YARD = 40 FT.
   - B) SIDE YARD = 20 FT.
   - C) REAR YARD = 75 FT.
2) SUMMARY OF SITE CONDOMINIUM LAND USE:
   - A) TOTAL ACREAGE = 12.25 ACRES (533,610 SQ.FT.) (EXCLUDING R.O.W.)
   - B) TOTAL NUMBER OF UNITS = 8
   - C) DENSITY = 0.65 UNITS/ACRE (GROSS)
   - D) TOTAL LENGTH OF ROAD = 800 LF
   - E) ZONING OF PARCELS TO SOUTH AND WEST = AG
     ZONING OF PARCELS TO NORTH AND EAST = AG
4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
6) NO PUBLIC UTILITIES EXIST ON SITE.
7) THIS PROJECT WILL BE SERVICED BY THE FOLLOWING UTILITIES: STORM SEWERS, BURIED ELECTRICAL, TELEPHONE, CABLE TV, AND GAS.
8) INDIVIDUAL ONSITE PRIVATE SEPTIC SYSTEMS WILL BE REQUIRED FOR SEWAGE DISPOSAL AND WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE OTTAWA COUNTY HEALTH DEPARTMENT.
9) INDIVIDUAL ONSITE PRIVATE WATER WELLS WILL BE REQUIRED FOR WATER SUPPLY AND WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE OTTAWA COUNTY HEALTH DEPARTMENT.
10) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-14-06-100-010.
    THE ADDRESS OF THE PROPERTY IS 4590 FILLMORE STREET, JENISON, MICHIGAN 49428.
11) NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.

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

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

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

N

0' 25' 50' 100'
SCALE: 1" = 50'

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:

Great Lakes Excavating
Wayne DeYoung

3471 146th Avenue
Zeeland, MI 49464
Phone: 616.896.9406

REVISIONS:

Title: Preliminary Site Plan Submission V. Date: 9/01/2016
Drawn: DC Checked: JM S. Date:

FILLMORE WOODS

Preliminary Site Layout Plan

4590 FILLMORE STREET, JENISON, MI 49428
PART OF THE NW 1/4 OF SECTION 6, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO: 16201026

SHEET NO: C-101

SHEET: 1 OF 1

16201026-PREL1.dwg DC 9/1/2016 13:55

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PERMIT NUMBER:

APPLICATION FOR SITE PLAN REVIEW

Georgetown Charter Township
1515 Baldwin St, P.O. Box 769
Jenison, MI 49429
616-457-2340

revised: 1/18/2016

APPLICANT INFORMATION

COMPANY NAME: Great Lakes Excavating	PHONE: (616) 896-9406
APPLICANT NAME: Wayne DeYoung	TITLE:
ADDRESS: 3471 146th Avenue	CITY / STATE / ZIP: Zeeland, Michigan 49464

PROPERTY INFORMATION

COMPANY NAME: JMC Farms LLC	PHONE: (616) 896-9406
OWNER / AGENT NAME: Jodi Kay	TITLE:
ADDRESS: 1231 Harper Rd	CITY / STATE / ZIP: Mason, Michigan 48854
PARCEL NUMBER: 70-14-06-100-010	ZONING DISTRICT: AG, Agricultural

USE INFORMATION

PROPOSED USE:
Large single-family site condominium home sites meeting the requirements of the AG district.

IS THIS REQUEST SUBMITTED IN CONJUNCTION WITH ANY OTHER REQUEST? IF YES, EXPLAIN.
The applicant is requesting approvals for both a site condominium and a private road.

TEN (10) FOLDED COPIES OF A COMPLETE SITE PLAN CONTAINING ALL THE INFORMATION REQUIRED BY SECTION 19.5 OF THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE MUST ACCOMPANY THIS APPLICATION, ALONG WITH A FEE AS ESTABLISHED BY THE TOWNSHIP BOARD. THE ATTACHED INSTRUCTIONS SHOULD BE RETAINED BY THE APPLICANT.

APPLICANT SIGNATURE

IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. COPIES OF THE ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.GEORGETOWN-MI.GOV. BY SIGNING, PERMISSION IS GRANTED FOR THE TOWNSHIP STAFF TO ENTER THE SUBJECT PROPERTY FOR PURPOSES OF GATHERING INFORMATION TO REVIEW THIS REQUEST. A ZONING COMPLIANCE CERTIFICATE MUST BE OBTAINED PROPR TO OCCUPYING, OPERATING OR USE OF THE STRUCTURE. I ACKNOWLEDGE THERE ARE NO REFUNDS FOR ANY REASON.

APPLICANT SIGNATURE: Wayne D. Young	DATE: 08/31/2016

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:	DATE OF PLANNING COMMISSION MEETING:
DATE APPLICATION FILED:	DATE APPLICATION APPROVED:

dotloop signature verification:

WEST MICHIGAN REGIONAL PURCHASE AGREEMENT

#

DATE: 6-24-2016 . noon (time) MLS #

SELLING OFFICE: Apex Realty Group REALTOR® PHONE: 277.1463 FAX:

LISTING OFFICE: Apex Realty Group REALTOR® PHONE: FAX:

1. **Effective Date:** This Agreement is effective on the date of Seller's acceptance of Buyer's offer or Buyer's acceptance of any counteroffer, as the case may be, and this date shall hereafter be referred to as the "Effective Date". Further, any reference to "days" in this Agreement refers to calendar days. The first calendar day begins at 12:01 a.m. on the day after the Effective Date. Any reference to "time" refers to local time.

2. **Agency Disclosure:** The Undersigned Buyer and Seller each acknowledge that they have read and signed the Disclosure Regarding Real Estate Agency Relationships. The selling licensee is acting as (check one):
   ☒ Agent/Subagent of the Seller ☐ Buyer's Agent ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
   ☐ Transaction Coordinator
   Selling Agent Name & Email:

3. **Seller's Disclosure Statement:** (This paragraph applies to sales of one-to-four family residential units.)
   ☐ Buyer has received Seller's Disclosure Statement dated _____, subject to Seller's certification in the Certification of Previous Disclosure Statement Paragraph contained herein.
   ☒ Buyer has not received Seller's Disclosure Statement, and Buyer's obligations under this Contract are subject to Buyer's receipt of Seller's Disclosure Statement and acceptance of Seller's Disclosure Statement within 72 hours after receipt in the case of personal delivery or 120 hours in the case of delivery by mail. Exceptions:
   vacant land

4. **Lead-Based Paint Addendum:** Transactions involving homes built prior to 1978 require a written disclosure which is hereby attached and will be an integral part of this Agreement.

5. **Property Description:** Buyer hereby offers to buy the property located in the ☐ City ☐ Village ☒ Township of Georgetown, Ottawa County, Michigan, commonly known as Fillmore Vacant Land St./Ave., 49426 Zip Code, with the following legal or tax description: Long legal 12.58 acres
   PP#

   The following paragraph applies only if the Premises include unplatted land:
   Seller agrees to grant Buyer at closing the right to make (insert number) _____ division(s) under Section 108(2), (3), and (4) of the Michigan Land Division Act. (If no number is inserted, the right to make divisions under the sections referenced above stays with any remainder of the parent parcel retained by Seller. If a number is inserted, Seller retains all available divisions in excess of the number stated; however, Seller and/or REALTOR® do not warrant that the number of divisions stated is actually available.) If this sale will create a new division, Seller's obligations under this Agreement are contingent on Seller's receipt of municipal approval on or before _____, of the proposed division to create the Premises.

6. **Price:** Buyer offers to buy the property for the sum of $
   _____ U.S. Dollars

7. **Terms:** The Terms of Purchase will be as indicated by "X" below: (Other unmarked terms of purchase do not apply.)
   SOURCE OF FUNDS TO CLOSE: Buyer represents that the funds necessary to close this transaction on the terms specified below are currently available to Buyer in cash or an equally liquid equivalent.
   ☐ CASH The full purchase price upon execution and delivery of Warranty Deed. Buyer Agrees to provide Buyer Agent/Dual Agent verification of funds within five (5) days after the Effective Date, and consents to the disclosure of such information to Seller and/or Seller's Agent.
   ☐ NEW MORTGAGE The full purchase price upon execution and delivery of Warranty Deed, contingent upon Buyer's ability to obtain a _____ type _____ (year) mortgage in the amount of _____ % of the sale price bearing interest at a rate not to exceed _____ % per annum (rate at time of loan application), on or before the date the sale is to be closed. Buyer agrees to apply for a mortgage loan, and pay all fees and costs customarily charged by Buyer's lender to process the application, within _____ days after the Effective Date, not to impair the Buyers' credit after the date hereof, and to accept such loan if offered. Should any part of the new mortgage be FHA/VA insured, ☐ Seller ☐ Buyer will agree to pay an amount not to exceed $ _____, representing repairs required as a condition of financing. Buyer ☐ agrees ☐ does not agree to authorize Buyer's Agent/Dual Agent to obtain information from Buyer's lender regarding Buyer's financing, and consents to the disclosure of this information to Seller and/or Seller's Agent. Exceptions:

   ☐ SELLER FINANCING (check one of the following): ☐ CONTRACT or ☐ PURCHASE MONEY MORTGAGE

   In the case of seller financing, Buyer agrees to provide Seller with a credit report within 72 hours after the Effective Date. If the credit report is unacceptable to the Seller, the Seller shall have the right to terminate this offer within 48 hours of Seller's receipt, or if Buyer fails to provide said credit report to Seller within the time frame allotted, the Seller shall have the right to terminate this offer within 48 hours. Seller is advised to seek professional advice regarding the credit report.

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Buyer's Initials ☐ Seller's Initials ☐ 06/28/16 2:20PM EDT

dotloop signature verification:

$ _____ upon execution and delivery of a _____ form (name or type of form and revision date), a copy of which is attached, wherein the balance of $ _____ will be payable in monthly installments of $ _____ or more including interest at _____ % per annum, interest to start on date of closing, and first payment to become due thirty (30) days after date of closing. The entire unpaid balance will become due and payable _____ months after closing. Exceptions:

☐ EQUITY (check one of the following): ☐ Formal Assumption or ☐ Informal Assumption
Upon execution and delivery of: ☐ Warranty Deed subject to existing mortgage OR ☐ Assignment of Vendee Interest in Land Contract, Buyer to pay the difference (approximately $ _____) between the purchase price above provided and the unpaid balance (approximately $ _____) upon said mortgage or land contract, which Buyer agrees to assume and pay. Buyer agrees to reimburse Seller for accumulated funds held in escrow, if any, for payment of future taxes and insurance premiums, etc. Exceptions:

☐ OTHER: _____

8. **Contingencies:** The Buyer's obligation to consummate this transaction (check one):
☒ IS NOT CONTINGENT - is not contingent upon the sale or exchange of any other property by Buyer.
☐ IS CONTINGENT UPON CLOSING - is contingent upon closing of a sale or exchange of Buyer's property located at: _____ on or before _____.
A copy of Buyer's agreement to sell or exchange that property is being delivered to Seller along with this offer.
☐ IS CONTINGENT UPON THE SALE AND CLOSING - is contingent upon the execution of a binding agreement and the closing of a sale or exchange of Buyer's property located at _____ on or before _____. Seller will have the right to continue to market Seller's property until Buyer enters into a binding agreement to sell or exchange Buyer's property and delivers a copy thereof to Seller. During such marketing period, Seller may enter into a binding contract for sale to another purchaser on such price and terms as the Seller deems appropriate, and in such event this Agreement will automatically terminate and Buyer's deposit will be refunded. Exceptions:

9. **Fixtures & Improvements:** All improvements and appurtenances are included in the purchase price including, if now in or on the property, the following: all buildings; landscaping; lighting fixtures and their shades and bulbs; ceiling fans; hardware for draperies and curtains; window shades and blinds; built-in kitchen appliances, including garbage disposal and drop-in ranges; wall to wall carpeting, if attached; all attached mirrors; all attached TV mounting brackets; all attached shelving; attached work benches; stationary laundry tubs; water softener (unless rented); water heater; incinerator; sump pump; water pump and pressure tank; heating and air conditioning equipment (window units excluded); attached humidifiers; heating units, including add-on heating stoves and heating stoves connected by flue pipe; fireplace screens, inserts, and grates; fireplace doors, if attached; liquid heating and cooking fuel tanks if owned by Seller; TV antenna and complete rotor equipment; satellite dish and necessary accessories and complete rotor equipment; all support equipment for inground pools; screens and storm windows and doors; awnings; installed basketball backboard, pole and goal; mailbox; flagpole(s); fencing, invisible inground fencing and all related equipment, including collars; detached storage buildings; underground sprinkling, including the pump; installed outdoor grills; all plantings and bulbs; garage door opener and control(s); and any and all items and fixtures permanently affixed to the property; **and also includes:**

but does not include:

10. **Heating and Cooking Fuels:** Liquid heating and cooking fuels in tanks are included in the sale and will transfer to Buyer at time of possession unless usage is metered (in which case it is not included in the sale). Sellers are responsible for maintaining heating and cooking liquid fuels at an operational level and shall not permit fuels to fall below 10% in the tank(s) at the time of possession, except that the tank(s) may be empty only if now empty. Further, the seller is precluded from removing fuel from tank(s) other than what is expended through normal use. Exceptions:

Fillmore Vacant Land — 6-24-2016 — noon
Subject Property Address/Description — Time

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Revision Date 1/15

☐ Buyer's Initials — JLR 06/28/16 2:26PM EDT — ☐ Seller's Initials

dotloop signature verification:

11. **Assessments (choose one):**
If the property is subject to any assessments
☒ Seller shall pay the entire balance of any such assessments that are due and payable on or before the day of closing.
OR
☐ Seller shall pay all installments of such assessments that become due and payable on or before day of closing. Buyer shall assume and pay all other installments of such assessments.

12. **Property Taxes:** Seller will be responsible for any taxes billed prior to those addressed below. Buyer will be responsible for all taxes billed after those addressed below.

Buyer is also advised that the state equalized value of the property, principal residence exemption information and other real property tax information is available from the appropriate local assessor's office. Buyer should not assume that buyer's future tax bills on the property will be the same as the seller's present tax bills. Under Michigan law, real property tax obligations can change significantly when property is transferred.

☐ No proration. (Choose one):
☐ Buyer ☐ Seller will pay taxes billed summer _____ (year);
☐ Buyer ☐ Seller will pay taxes billed winter _____ (year);

☒ Calendar Year Proration (all taxes billed or to be billed in the year of the closing). Calendar year tax levies will be estimated, if necessary, using the taxable value and the millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying for January 1 through the day before closing.

☐ Fiscal Year Proration - Taxes will be prorated as though they are paid in (choose one): ☐ advance. ☐ arrears.
Fiscal Year will be assumed to cover a 12 month period from date billed, and taxes will be prorated to the date of closing. Fiscal year tax levies will be estimated, if necessary, using the taxable value and millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying through the day before closing.
Exceptions:

13. **Well/Septic:** Within ten (10) days after the Effective Date, the Seller will arrange and pay for an inspection and written report by the county health department (if required by the county) or by a qualified inspector of the primary well used for human consumption (including a water test for coliform bacteria and nitrates) and septic systems (including tank pumping, if required) in use on the property. If the evaluation report(s) in any of the above circumstances disclose(s) a condition which the Buyer deems unacceptable or that doesn't meet county standards where the county requires minimum standards as a condition of sale, Buyer shall notify the Seller or Listing Broker in writing, within five (5) days after the date Buyer has received the applicable report(s), of such condition and request corrective action. If Seller does not agree or fails to respond within fifteen (15) days of Buyer's requested corrective action, Buyer shall have the right to terminate this Agreement by providing written notice to Seller and/or Listing Broker within three (3) days from receipt of Seller's written refusal (if any) or from the expiration of the aforementioned fifteen (15) day period, and Buyer's good-faith deposit will be refunded. Buyer agrees that the contingency provided by this paragraph shall be deemed to have been waived if (1) Buyer fails to provide written notice of a condition deemed unacceptable within five (5) days after Buyer has received the applicable report(s); or (2) Buyer fails to terminate this Agreement in writing as provided above. If these contingencies are waived or if Buyer elects to close this transaction, Buyer shall be deemed to have accepted the well and/or septic in its "as is" condition as of the date of closing. Exceptions:

14. **Inspections & Insurability:** By signing this Agreement, Buyer is representing that the Buyer has the right to inspect the buildings, premises, and building components and systems, or have the buildings, premises, and building components and systems inspected by experts selected by the Buyer.

☒ The Buyer has waived his/her right to inspections.

☐ The Buyer has elected to arrange and pay for any inspections including, but not limited to Plumbing; Heating, Ventilating & Air Conditioning; Electrical; Telephone (hard-wired landline); Structural, including roof; Termites and other wood destroying insects; Radon, Air Quality and/or Mold; Water Test for Lead and Nitrites (required if FHA or VA financing). Any damage, misuse, abuse, or neglect of any portion of the property or premises as a result of inspections will be Buyer's responsibility and expense.

It is the Buyer's responsibility to investigate (i) whether the property complies with applicable codes and local ordinances and whether the property is zoned for Buyer's intended use; and (ii) whether the Buyer can obtain a homeowner's insurance policy for the property at price and terms acceptable to Buyer. In the event of VA financing, Seller will pay for the inspection for termites and other wood destroying insects. All inspections and investigations will be completed within ten (10) days after the Effective Date. If the results of Buyer's inspections and investigations are not acceptable to Buyer, the Buyer may, within the above referenced period, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's good-faith deposit, or make a written proposal to Seller to correct unsatisfactory conditions that Buyer does not accept. If the Buyer fails to make a written proposal within the above referenced time period, then Buyer will be deemed to have accepted the results of the inspection reports and investigations without repairs or corrections and will proceed to closing according to the terms and conditions of this Agreement. Seller may negotiate with Buyer or, by written notice to Buyer, accept Buyer's proposal or terminate this Agreement. Failure of the Seller to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's proposal shall result in a termination of this Agreement and a return of any applicable good-faith deposit.

Fillmore Vacant Land — 6-24-2016 — noon
Subject Property Address/Description — Date — Time

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Revision Date 1/15

Buyer's Initials — JLR 05/28/16 2:26PM EDT — Seller's Initials

dotloop signature verification:

Buyer agrees that Buyer is not relying on any representation or statement made by Seller or any real estate salesperson (whether intentionally or negligently) regarding any aspect of the premises or this sale transaction, except as may be expressly set forth in this Agreement, a written amendment to this Agreement, or a disclosure statement separately signed by the Seller. Accordingly, if Buyer chooses no inspections, fails to complete inspections, or submits no written proposals, Buyer agrees to accept the premises "as is" and "with all faults", except as otherwise expressly provided in the documents specified in the preceding sentence. Exceptions:

15. **Municipal Compliances:** The Seller will arrange and pay for current certificates of occupancy, sidewalk compliance, and smoke detector ordinances, if applicable.

16. **Title Insurance:** Seller agrees to convey marketable title to the property subject to conditions, limitations, reservation of oil, gas and other mineral rights, existing zoning ordinances, and building and use restrictions and easements of record. An **expanded coverage** ALTA Homeowner's Policy of Title Insurance in the amount of the purchase price shall be ordered by Seller and furnished to Buyer at Seller's expense, and a commitment to issue a policy insuring marketable title vested in Buyer, including a real estate tax status report, will be made available to Buyer within **ten (10) days** after the Effective Date. If Buyer so chooses, or if an expanded policy is not applicable, then a **standard** ALTA Owners' Policy of Title Insurance shall be provided.

    If Buyer objects to any conditions, Buyer may, within **three (3) days** from the aforementioned ten (10) day period, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's good-faith deposit, or make a written proposal to Seller to correct unsatisfactory conditions that Buyer does not accept. If Buyer fails to make a written proposal within the above referenced time period, then Buyer will be deemed to have accepted the conditions and will proceed to closing according to the terms and conditions of this Agreement. Seller may negotiate with Buyer or, by written notice to Buyer, accept Buyer's proposal or terminate this Agreement. Failure of Seller to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's proposal shall result in a termination of this Agreement and a return of any applicable good-faith deposit. Exceptions:

17. **Property Survey:** Broker advises that Buyer should have a survey performed to satisfy Buyer as to the boundaries of the property and the location of improvements thereon.
    - ☐ Buyer ☒ Seller (check one) shall obtain and pay for:
    - ☒ A boundary survey certified to Buyer with iron corner stakes and with improvements and easements located on a map of survey.
    - ☐ A surveyor's report or sketch (not a boundary survey) re-certified to Buyer showing the approximate location of improvements.
    - ☐ No survey.

    When closing occurs, Buyer shall be deemed to have accepted the boundaries of the property and the location of such improvements thereon.
    Exceptions:

18. **Home Protection Plan:** Buyer and Seller have been informed that home protection plans may be available. Such plans may provide additional protection and benefit to the parties. Exceptions: _____

19. **Prorations:** Rent; association dues/fees, if any; insurance, if assigned; interest on any existing land contract, mortgage or lien assumed by Buyer; will all be adjusted to the date of closing.

20. **Possession:** Seller will maintain the property in its present condition until the completion of the closing of the sale. Possession to be delivered to Buyer, subject to rights of present tenants, if any.

    ☒ At the completion of the closing of the sale.

    ☐ At _____ ☐ a.m. ☐ p.m. on the _____ day **after** completion of the closing of the sale, during which time Seller will have the privilege to occupy the property and hereby agrees to pay the Buyer $_____ as an occupancy fee for this period payable at closing, WITHOUT PRORATION. Payment shall be made in the form of cash or certified funds.

    If Seller fails to deliver possession to Buyer on the agreed date, Seller shall become a tenant at sufferance and shall pay to Buyer as liquidated damages $ _____ per day plus all of the Buyer's actual reasonable attorneys fees incurred in removing the Seller from the property.

    If Seller occupies the property after closing, Seller will pay all utilities during such occupancy. Buyer will maintain the structure and mechanical systems at the property. However, any repairs or replacements necessitated by Seller's misuse, abuse, or neglect of any portion of the property will be Seller's responsibility and expense.

    On the agreed delivery date, Seller shall deliver the property free of trash and debris and in broom-clean condition, shall remove all

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Revision Date 1/15

dotloop signature verification:

personal property (unless otherwise stated in this or an additional written agreement), shall make arrangements for final payment on all utilities, and shall deliver all keys to Buyer. Exceptions:
Respected rights of crop farmer, but understands lease

9-15-

21. **Closing:** If agreeable to both parties, the sale will be closed as soon as closing documents are ready, but not later than 9-15-2016. An additional period of fifteen (15) days will be allowed for closing to accommodate the correction of title defects or survey problems which can be readily corrected, delays in obtaining any lender required inspections/repairs. During this additional period, the closing will be held within 5 days after all parties have been notified that all necessary documents have been prepared. Buyer and Seller will each pay their title company closing fee, if applicable, except in the case of VA financing where the Seller will pay the entire closing fee. Exceptions:

22. **Good-Faith Deposit:** For valuable consideration, Buyer gives REALTOR® above named until _____ (time) on _____, to obtain the written acceptance of this offer and agrees that this offer, when accepted by Seller, will constitute a binding agreement between Buyer and Seller and herewith deposits $ 1000 evidencing Buyer's good faith, to be held by Apex Realty Group (insert name of broker, title company, other) and to apply against the purchase price. If this offer is not accepted or if the sale is not closed due to a failure to satisfy a contingency for a reason other than the fault of Buyer, the good-faith deposit shall be refunded to Buyer. If the sale is not closed as provided in this Agreement, the Broker holding the deposit will notify Buyer and Seller, in writing, of Broker's intended disposition of the deposit. If the parties do not object to such disposition in writing within fifteen (15) days after the date of Broker's notice, they will be deemed to have agreed to Broker's proposed disposition; if a party objects and no mutually agreeable disposition can be negotiated, Broker may deposit the funds by interpleader with a court of proper jurisdiction or await further actions by the parties. In the event of litigation involving the deposit, in whole or in part, either the Seller or the Buyer that is not the prevailing party, as determined by the court, will reimburse the other for reasonable attorneys' fees and expenses incurred in connection with the litigation, and will reimburse the Broker for any reasonable attorneys' fees and expenses incurred in connection with any interpleader action instituted.

23. **Professional Advice:** Broker hereby advises Buyer and Seller to seek legal, tax, environmental and other appropriate professional advice relating to this transaction. Broker does not make any representations or warranties with respect to the advisability of, or the legal effect of this transaction. Buyer further acknowledges that REALTOR® above named in the Agreement hereby recommends to Buyer that an attorney be retained by Buyer to pass upon the marketability of the title and to ascertain that the required details of the sale are adhered to before the transaction is consummated. Buyer agrees that Buyer is not relying on any representation or statement made by Seller or any real estate salesperson (whether intentionally or negligently) regarding any aspect of the property or this sale transaction, except as may be expressly set forth in this Agreement, a written amendment to this Agreement, or a disclosure statement separately signed by the Seller.

24. **Disclosure of Information:** Buyer and Seller acknowledge and agree that the price, terms, and other details with respect to this transaction (when closed) are not confidential, will be disclosed to REALTORS® who participate in the applicable Multiple Listing Service, and may otherwise be used and/or published by that Multiple Listing Service in the ordinary course of its business.

25. **Other Provisions:**
Subject to buyers due dilligence period of 45 days to gain health dept approval for soil conditions and usage. Buyer responsible for all expenses pertaining to due dilliegence, evaluations, and inspections.

26. **Mergers and Integrations:** This Agreement is the final expression of the complete agreement of the parties and there are no oral agreements existing between the parties relating to this transaction. This Agreement may be amended only in writing signed by the parties and attached to this Agreement.

27. **Fax or Electronic Distribution.** The parties agree that any signed copy of this Agreement transmitted by facsimile or other electronic means shall be competent evidence of its contents to the same effect as an original signed copy.

28. **Buyer's Acknowledgment:** Buyer hereby acknowledges receipt of a copy of this Agreement.

Witness _____ Phone _____ X _____ Buyer

Print Witness Name Brian DeSmit

Print name as you want it to appear on documents.

Buyer 1 Address _____

Buyer 1 Phone: (Res.) _____ (Bus.) _____ X _____ Buyer

Buyer 2 Address _____

Print name as you want it to appear on documents.

Buyer 2 Phone: (Res.) _____ (Bus.) _____

Fillmore Vacant Land — Subject Property Address/Description

6-24-2016 — Date

noon — Time

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Revision Date 1/15

Buyer's Initials

JLR 06/28/16 2:24PM EDT

Seller's Initials

dotloop signature verification:

DATE: _____, _____ (time)

29. **Seller's Acceptance:** The Above Offer is Hereby Accepted: ☑ As written. ☐ As written except:

Counteroffer, if any, expires _____, at _____ (time). Seller has the right to withdraw this counter offer and to accept other offers until Seller or Seller's Agent has received notice of Buyer's acceptance.

30. **Certification of Previous Disclosure Statement:** Seller certifies to Buyer that the property is currently in the same condition as Seller previously disclosed in Seller's Disclosure Statement dated: _____. Seller agrees to inform the Buyer in writing of any changes in the content of the disclosure statement prior to closing.

31. **Notice to Seller:** Seller understands that consummation of the sale or transfer of the property described in this Agreement will not relieve the Seller of any liability that Seller may have under the mortgages to which the property is subject, unless otherwise agreed to by the lender or required by law or regulation. The parties to the transaction are advised that a **Notice to Seller & Buyer of Underlying Mortgage** form is available from the respective agents via the West Michigan REALTOR® Boards.

32. **Seller's Acknowledgment:** Seller has read this Agreement and acknowle

Witn Brian DeSmit dotloop verified 06/24/16 12:51PM EDT JY1R-PWCT-ECF2-YQTY

JMCFARMS-Jodi Kay dotloop verified 06/28/16 2:26PM EDT 9WDU-GGYQ-XNEE-PMPA eller

Print _____ _____

Print name as you want it to appear on documents.

Seller's Address _____

_____ X _____ Seller

Seller's Phone: (Res.) _____ (Bus.) _____ _____

Print name as you want it to appear on documents.

DATE: _____, _____ (time)

33. **Buyer's Receipt/Acceptance:** Receipt is hereby acknowledged by Buyer of Seller's acceptance of Buyer's offer. In the event the acceptance was subject to certain changes from Buyer's offer, Buyer agrees to accept said changes, all other terms and conditions remaining unchanged.

X _____ Buyer

Witness _____ Phone _____ X _____ Buyer

DATE: _____, _____ (time)

34. **Seller's Receipt:** Seller acknowledges receipt of Buyer's acceptance of co

JMCFARMS-Jodi Kay dotloop verified 06/28/16 2:26PM EDT CUBR-FADE-KEZH-XGER eller

Witness _____ Phone _____ X _____ Seller

Fillmore Vacant Land — Subject Property Address/Description

6-24-2016 — Date

noon — Time

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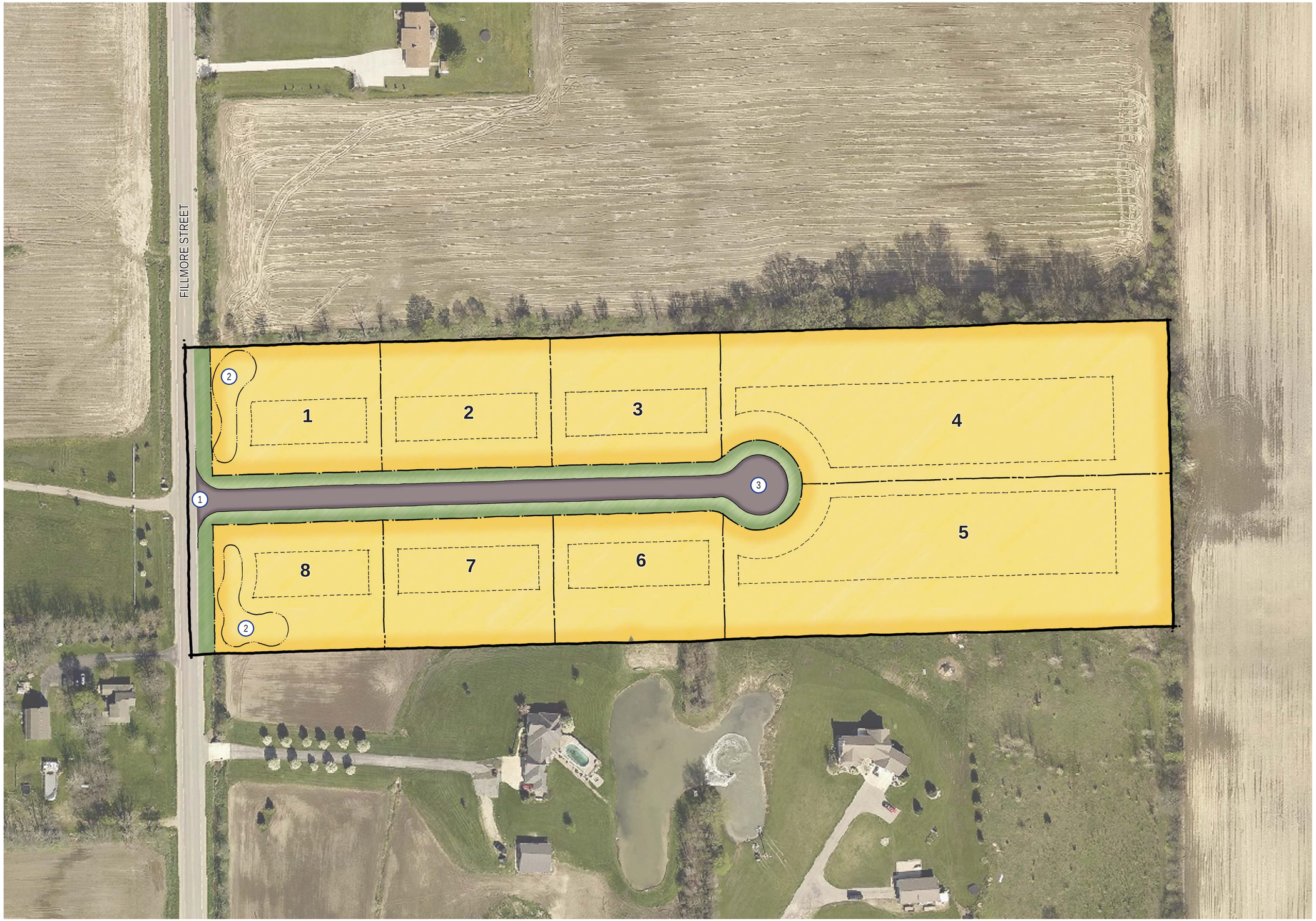


LEGEND

1. SITE ACCESS
2. STORMWATER DETENTION
3. CULDESAC

NOTES

Project Location:
4590 Fillmore Street
Jenison, MI 49428

Total Acreage	=	12.6 ac.
Lot Total	=	8 lots

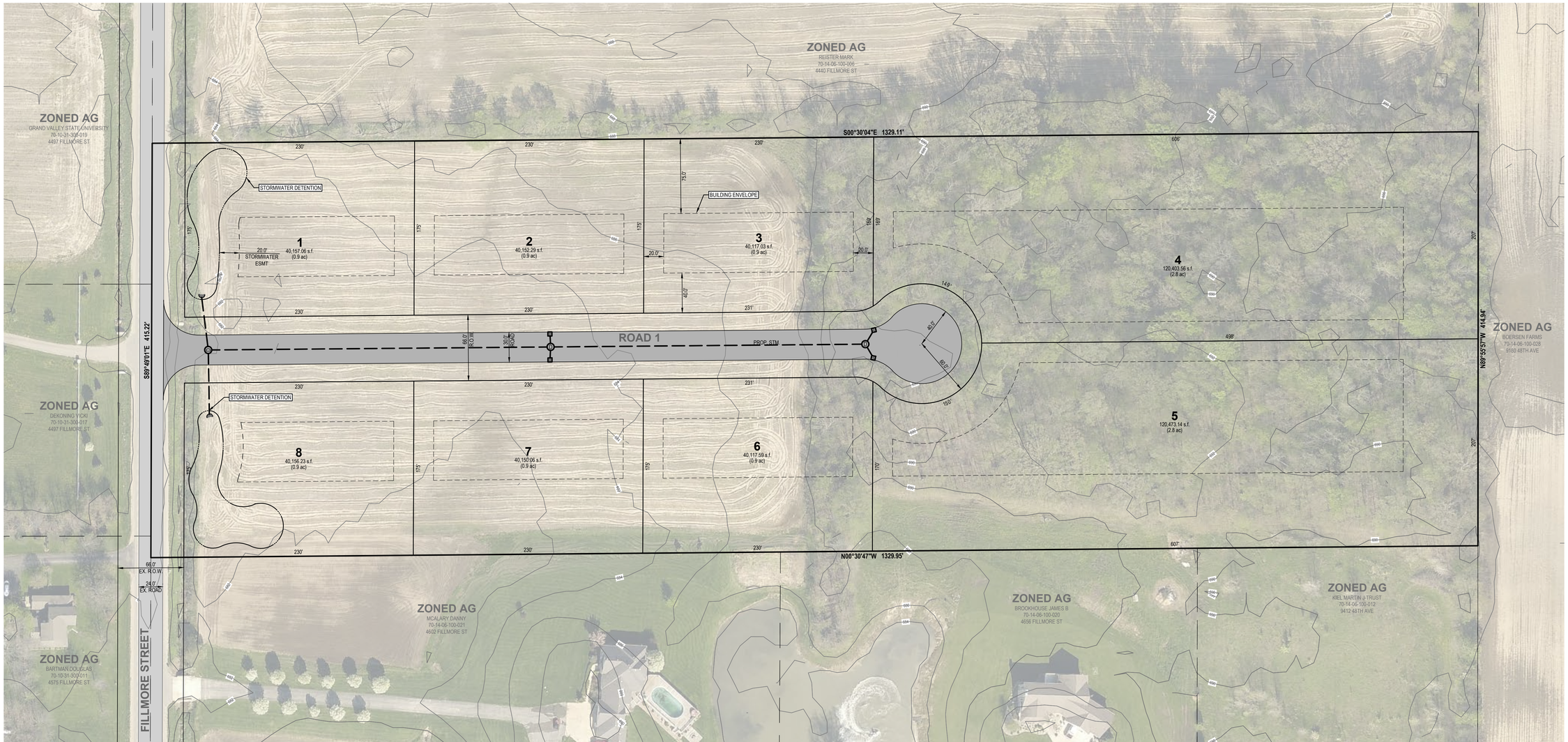
September 01, 2016 north 0' 30' 60' 120' scale 1" = 60'

FILLMORE WOODS

SITE PLAN RENDERING

project number: 16201026

NEDERVELD



LOCATION MAP

NOT TO SCALE

LEGEND

- EX. GRADE CONTOUR
- EX. BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROP. STORM SEWER 12" - 36"

LEGAL DESCRIPTION

PART OF N FRL 1/2 OF NW FRL 1/4 COM 660.06 FT W OF NE COR, TH S 1322.91 FT, W 414.15 FT, N 1323.44 FT, E 414.15 FT TO BEG. SEC 6 T6N R13W 12.58 A

GENERAL NOTES

1) ZONING OF PROPERTY: AG-AGRICULTURE
   AG ZONING REQUIREMENTS
   A) MINIMUM LOT AREA = 40,000 SQ.FT.
   B) MINIMUM LOT WIDTH = 200 FT.
   C) MAXIMUM BUILDING HEIGHT = 35 FT OR 2 1/2 STORIES
   SETBACKS
   A) FRONT YARD = 40 FT.
   B) SIDE YARD = 20 FT.
   C) REAR YARD = 75 FT.
2) SUMMARY OF SITE CONDOMINIUM LAND USE:
   A) TOTAL ACREAGE = 12.25 ACRES (533,610 SQ.FT.) (EXCLUDING R.O.W.)
   B) TOTAL NUMBER OF UNITS = 8
   C) DENSITY = 0.65 UNITS/ACRE (GROSS)
   D) TOTAL LENGTH OF ROAD = 800 LF
   E) ZONING OF PARCELS TO SOUTH AND WEST = AG
   ZONING OF PARCELS TO NORTH AND EAST = AG
4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
6) NO PUBLIC UTILITIES EXIST ON SITE.
7) THIS PROJECT WILL BE SERVICED BY THE FOLLOWING UTILITIES: STORM SEWERS, BURIED ELECTRICAL, TELEPHONE, CABLE TV, AND GAS.
8) INDIVIDUAL ONSITE PRIVATE SEPTIC SYSTEMS WILL BE REQUIRED FOR SEWAGE DISPOSAL AND WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE OTTAWA COUNTY HEALTH DEPARTMENT.
9) INDIVIDUAL ONSITE PRIVATE WATER WELLS WILL BE REQUIRED FOR WATER SUPPLY AND WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE OTTAWA COUNTY HEALTH DEPARTMENT.
10) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-14-06-100-010.
    THE ADDRESS OF THE PROPERTY IS 4590 FILLMORE STREET, JENISON, MICHIGAN 49428.
11) NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.

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

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

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

N

0' 25' 50' 100'

SCALE: 1" = 50'

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Grand Rapids, MI 49503
Phone: 616.575.5190
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CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:

Great Lakes Excavating
Wayne DeYoung

3471 146th Avenue
Zeeland, MI 49464
Phone: 616.896.9406

REVISIONS:

Title: Preliminary Site Plan Submission V. Date: 9/01/2016
Drawn: DC Checked: JM S. Date:

FILLMORE WOODS

Preliminary Site Layout Plan

4590 FILLMORE STREET, JENISON, MI 49428
PART OF THE NW 1/4 OF SECTION 6, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO: 16201026

SHEET NO: C-101

SHEET: 1 OF 1

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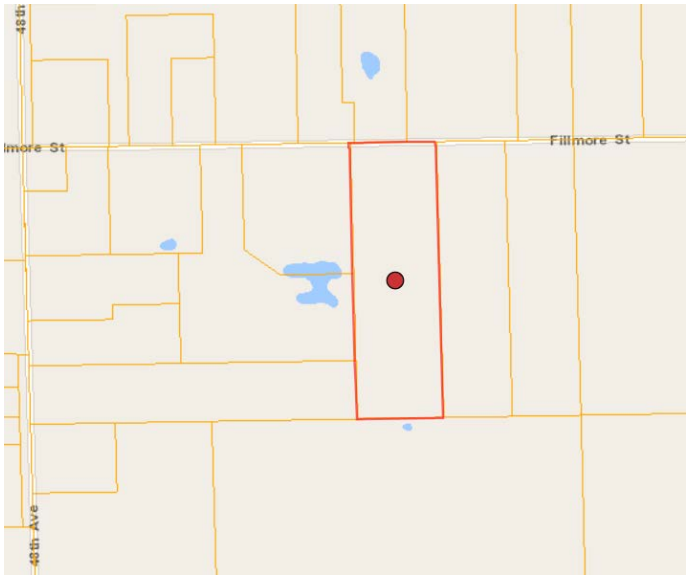
REQUEST

(ST1617) Fillmore Woods Site Condo Development, P.P. # 70-14-06-100-010, located at 4590 Fillmore. **The request is for site plan approval for a site condo development for ten lots in the Agriculture district.** Septic systems and private water wells are proposed.

This application is for site plan review for a site condo development which is allowed under Sec. 19.19.2(C). The development is not a plat or subdivision, and is not subject to the Township Subdivision Ordinance in the Code of Ordinances. That means that the development is not subject to the 800 lineal foot maximum for a cul-de-sac street. Further, the development is not subject to all the elements required for a plat. There will be no public water or sanitary sewer.

As per Sec. 19.2, the Planning Commission is the approving authority for a site plan for a site condo development. The site plan process is final with Planning Commission approval, as per Sec. 19.5(B) in the Georgetown Township Zoning Ordinance, and a site plan application is not reviewed or acted upon by the Township Board.



SPECIAL CIRCUMSTANCES

Private street. The specifications for the private street are the Road Commission's specifications for a public street. Approval will be required from the Ottawa County Road Commission because the private street will access a public street.

Storm Water Drain Permit. Approval will be required from the Ottawa County Water Resources Commission (Drain Commission).

> Sec. 48-41. Management of and responsibility for stormwater system.
> The township is not responsible for providing drainage facilities on private property for the management of stormwater on said property. It shall be the responsibility of the property owner to provide for, and maintain, private stormwater runoff facilities serving the property and to prevent or correct the accumulation of debris that interferes with the drainage function of a water body.
>
> Sec. 48-42. Stormwater system.
> All stormwater runoff facilities shall be constructed and maintained in accordance with all applicable federal, state and local ordinances, and rules and regulations.
>
> Sec. 48-43. Stormwater discharge rates and volumes.
> The township and/or OCDC is authorized to establish minimum design standards for stormwater discharge release rates and to require dischargers to implement on-site retention, detention or other methods necessary to control the rate and volume of surface water runoff discharged into the stormwater drainage system, in the following circumstances:
>
> (1) A parcel of land is being developed in a manner that increases the impervious surface area of the parcel; or
>
> (2) The discharge exceeds the OCDC and/or township's calculated predevelopment discharge characteristics for the subject property, and the OCDC and/or township determines that the discharge is a violation of the drainage, flooding or soil erosion regulations of this chapter.

Lowest building openings. A list containing the lowest building openings for each lot will be required. Surveys will be required for each lot, as stated in Sec. 48-46 of the Code of Ordinances.

> Sec. 48-46. Building openings.
> (1) A survey is required to show that no building opening shall be constructed below the following elevations:
>
> (a) One foot above the 100-year floodplain or one foot above any high water mark of any adjacent body of water which is a higher elevation.
>
> (b) The building opening established at the time of plat or **development approval** as stated in the restrictive covenants, and on record with the OCDC and on file in the township.
>
> (c) Three feet above the top of any downstream culvert.
>
> (d) Four feet above the bottom of any permanent and defined drain.
>
> (2) A waiver from elevations stated in subsection (1) may be granted by the township engineer following receipt of a certification from a registered professional engineer demonstrating that the proposed elevation does not pose a risk of flooding.

(3) Upon completion of construction of the structure's foundation and or slab on grade, a registered land surveyor shall certify any minimum building opening elevation specified by this chapter. This certificate shall attest that the building opening elevation complies with the standards of this chapter. The permittee for the building permit shall submit the certificate to the township building inspections official prior to the commencement of framing and/or structural steel placement. If the surveyor should find that the minimum building opening elevation is below the elevation specified in subsections (1)(b) or (c), that opening must be raised using a method that meets with the approval of the township. After reconstruction, a registered land surveyor or engineer shall recertify that the minimum building opening elevation complies with the standards of this chapter prior to the commencement of framing and or structural steel placement.

Streetlights. The developer will be responsible for the streetlights if the determination is to install them. Further, the Township does NOT provide electricity for private streets.

Sidewalks. As per Sec. 10-216, sidewalks are required to be installed adjacent to all paved streets in all developments given site plan approval after June 1, 2000. In addition, eight-foot wide non-motorized paths are required to be installed adjacent to Fillmore from 36th Ave. to 48th Ave. However, all developments located in the AG and RR zoning districts are exempt except for those developments, projects, or uses within the AG or RR zoning districts which are of such a size or which will have such potential impacts that the township board deems it reasonably necessary that sidewalks shall be installed, constructed, and maintained in order to protect the health, safety, and welfare of the residents and property owners in the area.

Due to this language, at the September 12, 2016 meeting, the Utilities Committee reviewed the proposed development and make a recommendation to the Township Board to require the sidewalks on the interior private street and to require the eight foot wide non-motorized path adjacent to Fillmore.

At the September 26, 2016 meeting, with motion #160926-06, the Township Board required the installation of an eight-foot wide non-motorized pathway along Fillmore for the development at 4590 Fillmore, for Fillmore Woods, and to require the installation of sidewalks within the development for the health, safety and welfare of the residents and for the sidewalks and pathway to be shown on the site plan, as recommended by the Utilities Committee.

Sec. 10-216. Construction by land owner; sidewalk locations.
Concrete sidewalks shall be installed, constructed, and maintained adjacent to paved streets in all new residential developments given final plat approval after June 1, 2000, and all developments **given site plan** or planned unit development approval after June 1, 2000.

Non-motorized paths eight feet in width shall be installed, constructed with asphalt and maintained adjacent to paved streets in all new residential developments given final plat approval after January 1, 2006, and all developments given site plan or planned unit development approval after January 1, 2006, in place of sidewalks along the following streets:

(a) 48th Avenue.
(b) 36th Avenue from Baldwin Street to Fillmore Street.
(c) 40th Avenue from Bauer Road to Fillmore Street.
(d) Bauer Road from 36th Avenue to 48th Avenue.
(e) Fillmore Street from 36th Avenue to 48th Avenue.

In all instances of plats given final plat approval after June 1, 2000, or other developments where sidewalks are required, the sidewalks and/or non-motorized paths shall be constructed by the property owner on all property within the plat or development adjacent to all paved streets no later than seven (7) years from the date of final plat approval or other approval of the development by the township whether or not construction has taken place on such property. Where a developer or property owner does not desire to construct and install a sidewalk or sidewalks pursuant to the initial construction or installation of improvements within the plat or development involved and has obtained township approval, the township shall have the authority to require that financial security be filed with the township (in the form of a cash deposit, bond, or irrevocable letter of credit, and in a form, amount, and from a financial institution deemed acceptable to the township) in an amount estimated by the township to be sufficient to cover the costs of installation of sidewalks in all portions of the plat or development plus reasonable incidental additional costs and expenses.

The following projects shall be exempt from such sidewalk requirements: all developments located in the AG and RR zoning districts except for those developments, projects, or uses within the AG or RR zoning districts which are of such a size or which will have such potential impacts that the township board deems it reasonably necessary that sidewalks shall be installed, constructed, and maintained in order to protect the health, safety, and welfare of the residents and property owners in the area; exterior cosmetic alterations which do not increase the usable area or exterior limits of the building; interior alteration work; and projects which do not require the submission to and approval of a site plan by the township.

Surveys. Surveys shall be submitted as per Sec. 3.61.

Sec. 3.61 REGULATIONS APPLICABLE TO ALL NEW CONSTRUCTION. (revised 6/24/2013)

(B) Prior to construction commencing, a site plan or survey shall be submitted for review and approval and shall contain the following:
- (1) Property lines and proposed setback distances;
- (2) The location of all existing structures on the property;
- (3) The location of all proposed structures on the property.
- (4) Properties determined by the Zoning Administrator to be at risk for flooding due to their location on the flood insurance rate maps must show the following additional information:
  - i. The location of the floodplain boundary;
  - ii. The base flood elevation of the 100-year floodplain;
  - iii. Existing and proposed topographic elevation contours in 2 foot increments;
  - iv. The proposed lowest floor elevation.

(C) All new construction which includes a foundation of poured walls below the average lot grade shall be surveyed and a copy of the survey shall be filed with and approved by the zoning department before the foundation wall is inspected and any construction is commenced upon the foundation. Such survey is required to be drawn from the foundation wall and to show the following:
- (1) Measured dimension of setback distances from the foundation to all property lines;
- (2) Measured dimensions of the foundation;
- (3) Measured elevation information to show that no building opening shall be constructed below the following elevations:
  - i. The required minimum building opening elevation established at the time of plat or development approval as stated in the restrictive covenants and on record with the Ottawa County Drain Commission and on file in the Township;

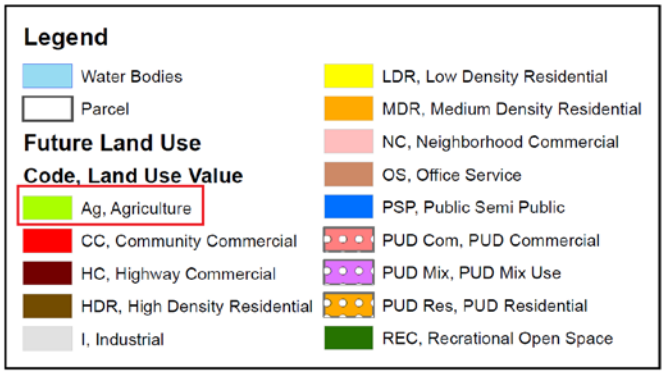
ii. Three feet above the top of any downstream culvert, four feet above the bottom of any permanent and defined drain and one foot above the 100 year floodplain or any high water mark of any adjacent body of water which is a higher elevation.
iii. Alternatively, one foot above the overflow elevation as designated on the approved grading plan.

(4) Properties determined by the Zoning Administrator to be at risk for flooding due to their location on the flood insurance rate maps must show the following additional information:
i. The location of the floodplain boundary;
ii. The base flood elevation of the 100-year floodplain;
iii. The existing measured elevation(s) near the foundation walls;
iv. The measured lowest floor elevation;
v. Any other information needed by the Township to determine that the construction complies with all ordinances and floodplain regulations.

(5) Alternately for construction which is determined by the Zoning Administrator to not be a substantial improvement (as defined in floodplain regulations) to an existing structure, a signed affidavit verifying location on the lot and that the lowest building opening elevation is not decreased from that of the existing structure may be submitted in lieu of a professional survey.

MASTER PLAN

The proposed use of single family residences is allowed in the (AG) Agriculture district and proposed lot sizes meet ordinance requirements. The Future Land Use Map designates the area as RR/AG-Rural/Agricultural Preservation; therefore, the proposed use is consistent with the Master Plan.



SUMMARY

a. All lots meet minimum lot width and area requirements. The building envelopes appear to meet setback requirements, but will be reviewed for exactness at the time a building permit application is submitted for each lot.

Setbacks are required as follows:

Front on Fillmore. For the front yard along Fillmore for lots 1 and 10, the required front yard setback is a minimum of 100 feet from the centerline of Fillmore.

Front interior. For the lots fronting on the interior private street, the front yard setback is 40 feet from the property line. Those dimensions were not shown on the plan for the building envelope but were stated in the notes.

Sides. Side yards are required to be a minimum of 20 feet. Those dimensions were not shown on the plan for the building envelope but were stated in the notes.

Rear. Rear yards are required to be 75 feet. Those dimensions were not shown on the plan for the building envelope but were stated in the notes.

b. See the note above under special circumstances**.**

c. All signs require approved permits and all signs shall meet ordinance requirements. If plat entry signs are to be installed, the easement on the property must be provided to the Township, along with dimensions to the centerline of Fillmore. Further, a legal instrument for the perpetual maintenance of the sign shall be provided.

d. Provide a legal instrument for the perpetual maintenance of the private street.

e. The site will not be served by public water and sanitary sewer. There will be individual septic systems and wells**. Show the septic locations on each site and show the building envelope if affected, prior to the submission of the first building permit application. Provide approval from the Ottawa County Health Department prior to the submission of the first building permit application.**

f. Sec. 19.4(O) requires that the location and size of all surface water drainage facilities are provided. Provide a Storm Water Drain Permit (approval from the Ottawa County Water Resources Commission) prior to the submission of the first building permit. A list of the lowest building opening for each lot as recorded with the Ottawa County Water Resources Commission shall be provided prior to the submission of the first building permit application.

g. All houses shall have a minimum 400 square foot attached garage.

OPTION FOR MOTION

If the Planning Commission determines that the standards of the ordinance have been met, the following motion is available.

Motion: To adopt the staff report as finding of fact and to approve the site plan (ST1617) Fillmore Woods Site Condo Development, P.P. # 70-14-06-100-010, located at 4590 Fillmore for a site condo development for ten lots in the Agriculture district, as shown on the site plan dated drawn Checked 10/03/2016, based on the findings that if the conditions of approval as attached are satisfied, the applicable standards of the ordinance will be met,

And based on the following conditions of approval:

a. **Building envelopes.** **All lots meet minimum lot width and area requirements. The building envelopes appear to meet setback requirements, but will be reviewed for exactness at the time a building permit application is submitted for each lot and each structure is required to meet ordinance standards. The minimum setback for lots 1 and 10 is 100 feet from the centerline of Fillmore.**

b. **Sidewalks and path. The developer shall install the 8 foot wide path, as per Township specifications, along Fillmore prior to the submission of the first building permit application and sidewalks shall be installed as per the Township Sidewalk Ordinance adjacent to the street as required by the Township Board.**

c. **Streetlights. The developer and property owners shall be financially responsible for any streetlights.**

d. **Road. An approval letter shall be obtained and submitted from the Ottawa County Road Commission prior to the submission of the first building permit application. The private street shall be installed as per Ottawa County Road Commission standards for a public street. A legal instrument shall be provided for the perpetual maintenance of the private street prior to the submission of the first building permit application.**

e. **Storm Water Drain Permit. Sec. 19.4(O) requires that the location and size of all surface water drainage facilities are provided. Provide a Storm Water Drain Permit (approval from the Ottawa County Water Resources Commission) prior to the submission of the first building permit application.**

f. **Lowest building envelopment. A list of the lowest building opening for each lot shall be provided prior to the submission of the first building permit application.**

g. **Revised site plan is required showing wells and septic systems and revised building envelopes (if applicable). Since the site will not be served by public water and sanitary sewer, provide the septic locations and well locations on each site and show the building envelope is affected (if at all) prior to the submission of the first building permit application.**

h. **Health Department. Provide approval from the Ottawa County Health Department prior to the submission of the first building permit.**

i. **Self-created situation by the developer. The layout of the lots, wells and drain fields are all situations self-created by the developer. This is noted in case in the future any variances are requested due to the location of any of these elements.**

j. **Garages are required. All houses shall have a minimum 400 square foot attached garage.**

k. **Fees. All fees, including deferred assessments, shall be paid prior to the submission of the first building permit application for construction within the site condo development.**

l. **Fees for Township attorney. The developer shall be responsible to pay any costs associated with the Township Attorney reviewing the Master Deed prior to the submission of the first building permit application for construction within the development.**

m. <u>Signs</u>. All signs require approved permits and all signs shall meet ordinance requirements. If any signs are to be installed, a copy of the easement shall be provided to the Township and shown on a revised site plan, along with sign details and dimensions to the centerline of Fillmore. Further, a legal instrument shall be provided for the perpetual maintenance of the sign prior, to the issuance of a sign permit.

n. <u>Surveys.</u> Surveys shall be submitted as required in the Zoning Ordinance prior to construction commencing.

The following documents compliance with Township ordinances:

I D number	ST1617	Date	9/28/2016
Name	Fillmore Woods Site Condo		
Address			
Use	Site Condo	SUP required	NA

REQUIREMENT	PROVIDED	Needs or Comments
Date, north arrow, scale	X	
Name, address of preparer	X	
Name, address of property owner or petitioner	X	
Location sketch	X	
Legal description	X	
Size in acres of the property	X	
Property lines and required setbacks shown and dimensioned	X	a. setbacks
Location of existing structures, drives, parking areas within 100 ft of boundary	X	
Location and dimensions of existing and proposed structures	X	
Location of existing and proposed drives (dimensions and radii), circulation	X	
Sidewalks, non-motorized paths- select streets, accel, decel lanes	X	b. provide
Signs, exterior lighting	X	c. developer
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	
Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements	X	d. provide
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation- parkway association	NA	
Location, type, size of proposed landscaping, streetscape, greenbelt	NA	
Location, height, type of existing and proposed fences and walls	X	
Size, location of proposed, existing utilities, connections to water/sewer	X	e. none
Location, size of surface water drainage facilities		f. provide
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific	NA	
Residential development extra requirements-attached garages	required	g. noted