

August 17, 2023
Zoning Board of Appeals
Allendale Charter Township

ZONING BOARD OF APPEALS AGENDA

Date: April 17, 2023
Time: 7:00 p.m.
Place: Allendale Township Offices

1. Call the meeting to order
2. Approval of the April 13, 2023, meeting minutes
3. Approval of the agenda for August 17, 2023
4. Public Comment for *non-public hearing items*
5. Public Hearing:
 - Variance Request
 - A request from DeJong Leasing LLC, owners of NB Outlet, located at 11185 84th Ave. for relief from Section 21.03, 21.04E1, and 24.06H.
6. Public Comments
7. Adjourn

Allendale Charter Township
Zoning Board of Appeals

Date: Thursday April 13, 2023

Time: 7:00 p.m.

Place: Allendale Township Offices

Members Present: R. Chapin, J. Jacquot, E. Westerling, R. Nadda, S. Caird

Members Absent: None

Staff Present: S. Kushion

Recording Secretary: R. Nadda

Guests Present: Duke Schut – Duke Construction
Mark Schmidt – Biz Stream

1. Meeting was called to order at 7:02 p.m. by Chair R. Chapin
2. Election of officers
 - a. Motion was made by E. Westerling, seconded by S. Caird, to maintain the same officers.
 - b. Officers are: R. Chapin, Chairman; J. Jacquot, Vice Chairman, R. Nadda, Secretary

Motion carried 5:0
3. Motion was made by J. Jacquot and supported by E. Westerling to approve Minutes of August 1, 2019, as written.

Motion carried 5:0
4. Motion was made by C. Chapin and supported by J. Jacquot to approve the agenda for April 13, 2023.

Motion carried 5:0
5. There were no public comments.
6. Public Hearing regarding a Variance Request was opened by R. Chapin at 7:07 p.m.
Variance Request: A request from Duke Construction for a variance at 11480 53rd Ave, also known as permanent parcel 70-10-24-335-001 to make an exception for a 24ft. drive instead of the required 26ft. drive on a two way parking lot.

Duke Schut, Duke Construction presented the need for this variance.
Steve Kushion relayed his conversation with the Allendale Township Fire Department. They did not have any concerns as far as their ability to get the fire trucks there if the drive is 24ft. vs. 26ft.

The Public Hearing closed at 7:25 p.m.

The Board discussed various aspects of this variance and reviewed each point separately of Section 28.04. A vote was taken for each point.

Point A – Yes: 5

Point B – Yes: 5

Point C – Yes: 5

Point D – Yes: 5

Point E – Yes: 5

Based on the results of these 5 points, E. Westerling made a motion, supported by J. Jacquot, to grant the variance as requested.

Motion carried 5:0

7. There were no public concerns or comments.
8. The meeting was adjourned at 7:55 p.m.

Respectfully submitted by R. Nadda, Recording Secretary

Allendale

CHARTER TOWNSHIP

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MEMORANDUM

TO: Allendale Charter Township Zoning Board of Appeals
FROM: Steve Kushion, Zoning Administrator
DATE: August 10, 2023
RE: Variance Application- NB Outlet

The Zoning Board of Appeals is scheduled to hear a request from DeJong Leasing LLC, owners of NB outlet at 11185 84th Ave.

Property Information

This property is located at 11185 84th Ave. and is 7.6 acres and consists of a building that houses NB outlet as well as a small operation selling pre-manufactured sheds in the side yard to the west of the building.

Information provided by Applicant

The applicant has provided an application for variance, narrative statement addressing the standards for a variance, and a site plan that was submitted to the Planning Commission for the parking lot expansion.

Variance Request: The applicant is asking for variances from Section 21.03, 21.04E1, and 24.06H. I will provide you with those sections of code below.

Section 21.03:

PARKING LOT PAVEMENT REQUIREMENT. All parking facilities required for uses mentioned in Section 21.06 of this Chapter shall be hard-surfaced with a pavement having an asphalt or concrete binder except the following.

The applicant states that the current driveway is gravel, as is 84th Ave, and customers can access the paved portion of the parking lot off Lake Michigan drive. The applicant goes on to state that there will be little traffic on the proposed gravel expansion of the parking lot and aisle.

Section 21.04.E1

For all uses within the R-4, O, GC, and C-3 Districts, and for any other commercial retail, service use, or for multi-family developments, raised concrete curb and gutter shall be provided along all paved perimeters, including but not limited to, drives, parking lots, landscaped islands, and loading areas.

The applicant states that the existing paved areas do not have curbing and that the addition of curbing would appear odd and not fit in with the current conditions on site.

Section 24.06.H

Enclosures. All dumpsters and other appropriate containers shall be placed in an enclosure constructed as follows:

- a.** An enclosure shall be constructed with durable materials that compliment and match the materials used in the principal structure. Chain link with slats is prohibited.
- b.** An enclosure shall provide a solid visual screen on all four (4) sides. An enclosure containing separate pedestrian access from the gate opening shall ensure the same solid visual screen when viewed from a public or private street.
- c.** The front of the enclosure shall be gated and shall include property hardware to secure the gate in a stationary position when open and closed. The bottom of the gate shall be installed at least six (6) inches above grade level. The gate shall be affixed to steel bump guard posts of no less than six (6) inches in diameter and which are completely filled with concrete.
- d.** The interior back wall of the enclosure shall be protected with steel bump guard posts located at least one (1) foot from the interior of the side and back walls. The bump guard posts shall be spaced three (3) feet apart. All steel bump guard posts shall be no less than six (6) inches in diameter and completely filled with concrete. Allendale Township Zoning Ordinance Site Plan Review 24-13
- e.** For any enclosure containing a dumpster or other appropriate container, the minimum interior width of the enclosure and its opening shall be ten (10) feet and shall be clear of obstructions, including the gate, its hinges, and steel bump guard posts. In addition, at least two (2) feet of clearance from the side walls of the enclosure shall be provided. Where enclosures contain more than one (1) dumpster or container, the minimum interior width shall equal the combined widths of the dumpster/container plus a minimum of two (2) feet clearance from each side. The minimum interior length for all enclosures containing a dumpster shall be at least two (2) feet greater than the length of the dumpster or dumpsters it contains.
- f.** Any enclosure constructed prior to the adoption of this language shall only be replaced pursuant to this Section, to the extent practicable as determined by the Zoning Administrator, and may not be restored or repaired in accordance with Section 26.04.

The applicant states that the current dumpster has been located on the property for many years and is screened by the building itself. The Dumpster is located 325 feet from LMD and 150 feet from 84th ave.

Conclusion:

The Zoning Board of Appeals should determine if the standards for a Zoning Variance are met. Here are the standards for approval of a variance-

- A.** That compliance with the strict letter of the restrictions governing area, set backs, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
- B.** That the granting of the variance applied for would do substantial justice to the applicant, as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.

C. That the plight of the landowner is due to the unique circumstances of the property.

D. That the problem is not self-created, nor created by the applicant's predecessor in interest.

E. That granting the variance will insure that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

It should be noted that financial loss or gain is not a standard of approval regarding approval of a variance. The ZBA should make the determination to approve or deny based on the standards above, or conversely, recommend that the ordinance be amended if they feel that is a better avenue. Usually, recommendations for Ordinance Amendment comes after the ZBA has seen recurring variance requests from a certain Ordinance requirement.

I hope the information provided is helpful to you as you consider this variance request. If you have any questions or concerns please do not hesitate to contact me and I will assist in any way that I am able. You may reach me at either (616) 667-8803 or 616-895-5143 or by email at skushion@pcimi.com

Steve Kushion
Zoning Administrator



July 7, 2023

Ms. Kelli McGovern
Allendale Township
6676 Lake Michigan Drive
PO Box 539
Allendale, Mi 49401

RE: 11185 84th Avenue – NB Outlet - Variance Requests
Allendale Township, Ottawa County, Michigan

Dear Ms. McGovern:

Enclosed please find following items related to the Zoning Board of Appeals application for the proposed parking addition to the NB Outlet property, located 11185 84th Avenue:

- Signed Zoning Board of Appeals Variance Application
- Narrative outlining the variance requests
- 5 copies of the site plan set

Please note that a pdf of the above information has also been emailed to township staff as well. Also, please note that the owner will be delivering the \$250 submittal fee/escrow deposit directly to the township offices.

It would be appreciated if you would review this information and place this project on the soonest available Zoning Board of Appeals agenda for review and consideration of the requested variances.

If you have any questions or need additional information, please contact me at (616) 292-5953 or via email at switte@nederveld.com.

Sincerely,

Steve Witte, P.E.
Project Manager

Enclosures

K:\23200575\OUTGOING\VarianceSubmittal\townshipcoverletter.doc

Allendale

CHARTER TOWNSHIP

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Zoning Board of Appeals

Variance Application

Submission Date: July 10, 2023

Property Owner:	DeJong Leasing, LLC (Attention: Greg DeJong)		
Mailing Address:	11828 Kathy Jo Lane; Allendale, MI 49401		
Phone Number:	(616) 551-4884	Cell Phone:	
Email Address:	gregdejong@gmail.com	Fax:	
Owner's Signature:			

Applicant Name: (if not owner)	Same as owner = DeJong Leasing, LLC		
Mailing Address:	11828 Kathy Jo Lane; Allendale, MI 49401		
Phone Number:	(616) 551-4884	Cell Phone:	
Email Address:	gregdejong@gmail.com	Fax:	
Applicant's Signature:			

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

☐ Property Owner

☒ Applicant

1. Property Information:

Address of Property:	11185 - 84th Avenue		
Permanent Parcel Number:	70 - 09 - 24 -100 - 022		
Legal Description of Property (or attach to the application):	The following described premises situated in the Township of Allendale, Ottawa County, State of Michigan: Part Northeast 1/4 of the Northwest 1/4 of Section 29, Town 7 North, Range 14 West, described as follows: Beginning at the North 1/4 corner of said Section 29; thence North 87 degrees 52 minutes 59 seconds West 330.00 feet; thence South 0 degrees 11 minutes 34 seconds West 1001.22 feet; thence South 87 degrees 45 minutes 09 seconds East 330.00 feet, more or less to the North and South 1/4 line of said Section 29, thence North along said North and South 1/4 line to the point of beginning. (Warranty Deed recorded in Instrument No. 2015-0028878, dated July 31, 2015, Ottawa County Register of Deeds)		
Lot Area:	6.49 AC +/-	Lot Depth:	1001 FT +/-
Lot Width:	330 FT +/-		
Current Zoning of Parcel:	I	Current Use of Parcel:	NB Outlet

List all deed restrictions:	
None that we are aware of	

- Please include a site plan that includes:
 - a. Boundaries of property and location within the Township.
 - b. Any proposed structures with setbacks from the property lines.
 - c. Present zoning of the property and abutting properties.
 - d. Location of existing structures on abutting properties.

2. Detailed Request – If, for any question, additional space is needed, please attach additional pages.

Please check one of the boxes below to indicate the type of request you are applying for:

<input checked="" type="checkbox"/> Dimensional Variance	<input type="checkbox"/> Appeal of Administrative Interpretation
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Detailed request:	
Variance from Section 21.03 to allow existing gravel drive/loading area to the east and south of the ex building to remain gravel and not be paved.	
Variance from Section 21.04.E1 to allow the existing (and proposed) paved area to not have curbing on the perimeter of the area.	
Variance from Section 24.06.H to allow the ex dumpster located in the rear of the building to not have an enclosure.	

Please mark below the requirement(s) which are the subject of the variance request.

<input type="checkbox"/> Setback	<input type="checkbox"/> Signs	<input type="checkbox"/> Lot Coverage	<input type="checkbox"/> Loading Space
<input type="checkbox"/> Front	<input type="checkbox"/> Size	<input checked="" type="checkbox"/> Obscuring Wall/Fence	<input type="checkbox"/> Height
<input type="checkbox"/> Side	<input type="checkbox"/> Area Requirements	<input type="checkbox"/> Off-Street Parking	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> Other (Please Specify): Please see 'Detailed request' above			

Please mark below the characteristic(s) of your property which necessitate the granting of your request.

<input type="checkbox"/> Too Narrow	<input type="checkbox"/> Elevation	<input type="checkbox"/> Soil
<input type="checkbox"/> Too Small	<input type="checkbox"/> Slope	<input type="checkbox"/> Subsurface
<input type="checkbox"/> Too Shallow	<input type="checkbox"/> Shape	<input checked="" type="checkbox"/> Other (Please Specify):
The property is already developed. This project is 'just' for adding 23 additional parking spaces. The variances are requested to allow non-conforming conditions to remain.		

3. Justification

Justification for granting the requested variance/modification. The applicant must show that strict application of the provisions of the Zoning Ordinance to the property would result in practical difficulties of unnecessary hardships inconsistent with the general purpose and intent of the ordinance. For the Board of Appeals to determine whether unnecessary hardship exists, the applicant should provide answers to each of the following questions:

- a. Can the property in question be used in a manner permitted by the Zoning Ordinance if a variance/modification is not granted?

☐ Yes ☒ No **not without hardship**

If not, what unnecessary hardship will result?

The project is a small project that extends the ex north parking area to the west to add 23 parking spaces. Strict compliance with the ordinance for the entire (already developed) site results in excessive project costs that make the 23 new parking spaces very much cost-prohibitive.

- b. To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance or applicable part thereof became law? (self-imposed hardships are not entitled to variances)

☒ Yes ☐ No

If no, please explain:

The building and site have existing for many, many years and to our knowledge proper approvals were previously obtained for the site as it exists today.

- c. Will strict application of the terms of the ordinance deny use of the property for any purpose to which it is reasonably adapted?

☐ Yes ☒ No **but not without hardship**

If yes, please explain:

The property/site are already in use, so the property can continue to be used without the proposed additional parking spaces. However, the proposed additional parking assists the ex business and does not change the character of the property.

- d. Is the requested variance/modification due to unique circumstances present on your property?

☒ Yes ☐ No

If yes, please explain the unique conditions:

The site is already developed and the conditions for which the variances are requested are in essence to allow existing non-conformities to remain. This is covered under Article 26.3 of the zoning ordinance.

- e. Would granting the variance/modification be contrary to the adopted Master Plan?

☐ Yes ☒ No

If yes, please explain:

Granting the variances/modifications are not contrary to the Master Plan. The use and building already exist. Granting the variances do not change the use of the property or how it relates to the Master Plan.

- f. Would granting the variance/modification ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice done?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Please explain:

Among other things, the ordinance provides for the ability of businesses to orderly and safely operate and be successful in the township. By granting the variances, the township is allowing an existing business to add parking to their existing site to provide customers a safe location to park to go to the existing business.

- g. Would granting the variance/modification, in effect, be rezoning this property to allow a use that otherwise is not permitted in this zoning district?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Please explain:

The use and the building already exist. The proposed project is for the expansion of the parking area. Parking is also a permitted use for an existing business. Therefore, granting the variances will not allow a use to exist that would otherwise not be permitted.

4. Impact on Surrounding Properties

- a. How do you propose to minimize any potential negative impacts which your proposed variance may cause?

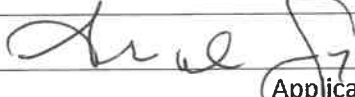
Please explain:

The variances have no negative impacts to the surrounding area. The existing parking/pavement does not have curbing. The drive areas to the east and south of the building already gravel (as is 84th Avenue). The existing dumpster located south of the building is not visible to the roadway/other properties due to the location of the building, the placement on the site, and the surrounding buffers. These are all existing conditions, so there will be no negative impacts if the variances are approved.

5. Affidavit

I acknowledge that if the request is granted or other decisions favorable to me are rendered upon this appeal, this decision does not relieve me from compliance with all other provisions of the ordinance.

I also certify that the information provided is correct to the best of my knowledge and hereby appeal to the Zoning Board of Appeals.

	7-10-23
Applicant Signature	Date

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

For Office Use Only

Date Received:			
Amount Paid:		Check No:	

Allendale Charter Township Zoning Ordinance

Sec. 28.04 VARIANCES; POWERS AND STANDARDS.

The Board of Appeals shall have the power to hear and decide in accordance with the provisions of this ordinance any request for interpretation of the Zoning Ordinance, requests for variances, and decide any special questions on which the Board is authorized to pass. The Board shall have the power to authorize, upon appeal in specific cases, such variances from the provisions or requirements of this ordinance as will not be contrary to the public interest, but only in such cases where the Board finds beyond a reasonable doubt that owing to special conditions pertaining to a specific piece of property, the literal enforcement of the provisions or requirements of this ordinance would cause practical difficulty and where it finds that all of the following facts and conditions exist:

- A. That compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
- B. That the granting of the variance applied for would do substantial justice to the applicant, as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.
- C. That the plight of the landowner is due to the unique circumstances of the property.
- D. That the problem is not self-created, nor created by the applicant's predecessor in interest.
- E. That granting the variance will insure that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

NB Outlet -11185 84th Avenue

Allendale Township, Michigan

Project Overview

DeJong Leasing, LLC owns the property at 11185 84th Avenue. The existing building is currently being leased to NB Outlet, which uses the building as retail and storage. NB Outlet sells overstock items and is currently open to the public only a couple of days a week. The open area west of the existing building is used to display sheds that are for sale. The proposed project consists of the addition of 23 parking spaces to the existing parking area located north of the building.

In the review of the entire existing site, it was noted that there are a number of existing non-conformities that exist that the owner is requesting to be allowed to remain. Guidelines for this are provided in Section 26.03 of the zoning ordinance.

The variances being requested are as follows:

- 1). **Section 21.03** – A variance is requested to allow the existing gravel drive aisle and loading areas to the east and south of the existing building to remain gravel and not have to be paved.
Regarding this request, please note the following:
 - The drives/area has always been gravel.
 - 84th Avenue is a gravel road.
 - The customers for NB Outlet have access to the site and paved parking areas off the existing paved driveway off Lake Michigan. Therefore, little to no customer traffic will be driving on the drive aisle located east (and/or south) of the building.
- 2). **Section 21.04.E1** – A variance is requested to allow the existing and proposed parking/paved area to not have to have curbing around the perimeter.
Regarding this request, please note the following:
 - The existing drives and parking areas do not have curbing. Adding curbing at the edge of the existing pavement would impact drainage flow pattern, and it would very difficult and costly to retrofit a curb around existing improved, paved areas. And if curbing were added, it likely would result in some patches and repair adjacent the curbing, which would deter from the attractiveness of the parking area.
 - The proposed additional parking area is a relatively small area and has sidewalk to the south. Having curbing around just the new parking area would appear ‘odd’ and it would impact the drainage design which currently shows the storm water runoff from the parking area sheet flowing to the a proposed drainage swale located north of the parking area.
- 3). **Section 24.06.H** – A variance is requested to allow the existing dumpster to not have to be enclosed.
Regarding this request, please note the following:
 - The dumpster has been located on the property for many years.
 - The dumpster is located directly south of the existing building. The existing building itself screens the dumpster from view from the adjacent roadways. Please note that the dumpster location is approximately 325 ft from Lake Michigan Drive and 150 ft from 84th Avenue.



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 "X" ANY 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.

BENCHMARKS

BENCHMARK #301 ELEV. = 300.00 (Assumed Datum)

"X" cut in northeast corner of concrete stair, located 3'± East of Southeast corner of Existing Building

BENCHMARK #386 ELEV. = 300.34 (Assumed Datum)

Spike on South side of utility pole, located 45'± South of and 30' East of the North 1/4 corner of Sec. 29

REMOVAL / DEMOLITION NOTES

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

REMOVAL / DEMOLITION NOTES

- 1) SAWCUT, REMOVE, AND REPLACE EX. EDGE OF ASPHALT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BETWEEN THE EXISTING AND PROPOSED ASPHALT.
- 2) RELOCATE EX. GUY ANCHORS (AND POSSIBLY POLE), CONTRACTOR TO COORDINATE WORK WITH UTILITY COMPANY AND OWNER FOR RELOCATION DESIGN.

SCHEDULE B - SECTION II NOTES

Title not provided at time of survey.

SURVEYOR'S NOTES

- 1) Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 26139C, Panel Number 0226E, with an Effective Date of December 16, 2011, shows this parcel to be located in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain) (subject to map scale uncertainty).
- 2) Source information from plans and markings has been combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 3) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 4) Only a portion of the subject property was surveyed.

DESCRIPTION

The following described premises situated in the Township of Allendale, Ottawa County, State of Michigan:

Part Northeast 1/4 of the Northwest 1/4 of Section 29, Town 7 North, Range 14 West, described as follows: Beginning at the North 1/4 corner of said Section 29; thence North 87 degrees 52 minutes 59 seconds West 330.00 feet; thence South 0 degrees 11 minutes 34 seconds West 1001.22 feet; thence South 87 degrees 45 minutes 09 seconds East 330.00 feet, more or less to the North and South 1/4 line of said Section 29, thence North along said North and South 1/4 line to the point of beginning.

(Warranty Deed recorded in Instrument No. 2015-0028878, dated July 31, 2015, Ottawa County Register of Deeds)

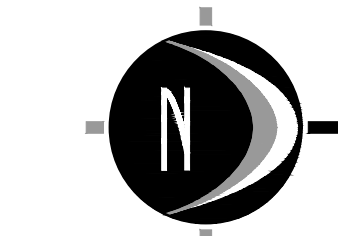
LEGEND

- AC Air Conditioning
- △ Control Point/ Benchmark
- Cable Riser
- EM Electric Meter
- Flag
- GM Gas Meter
- Guy Anchor
- Utility Pole
- Handicap Parking
- Handhole
- Iron-Found
- OH Overhead Utility
- Sign
- Underground Fiber Marker
- Underground Gas Marker
- Water Well
- Yard Light
- Asphalt
- Existing Building
- Concrete
- M= Measured
- D= Described

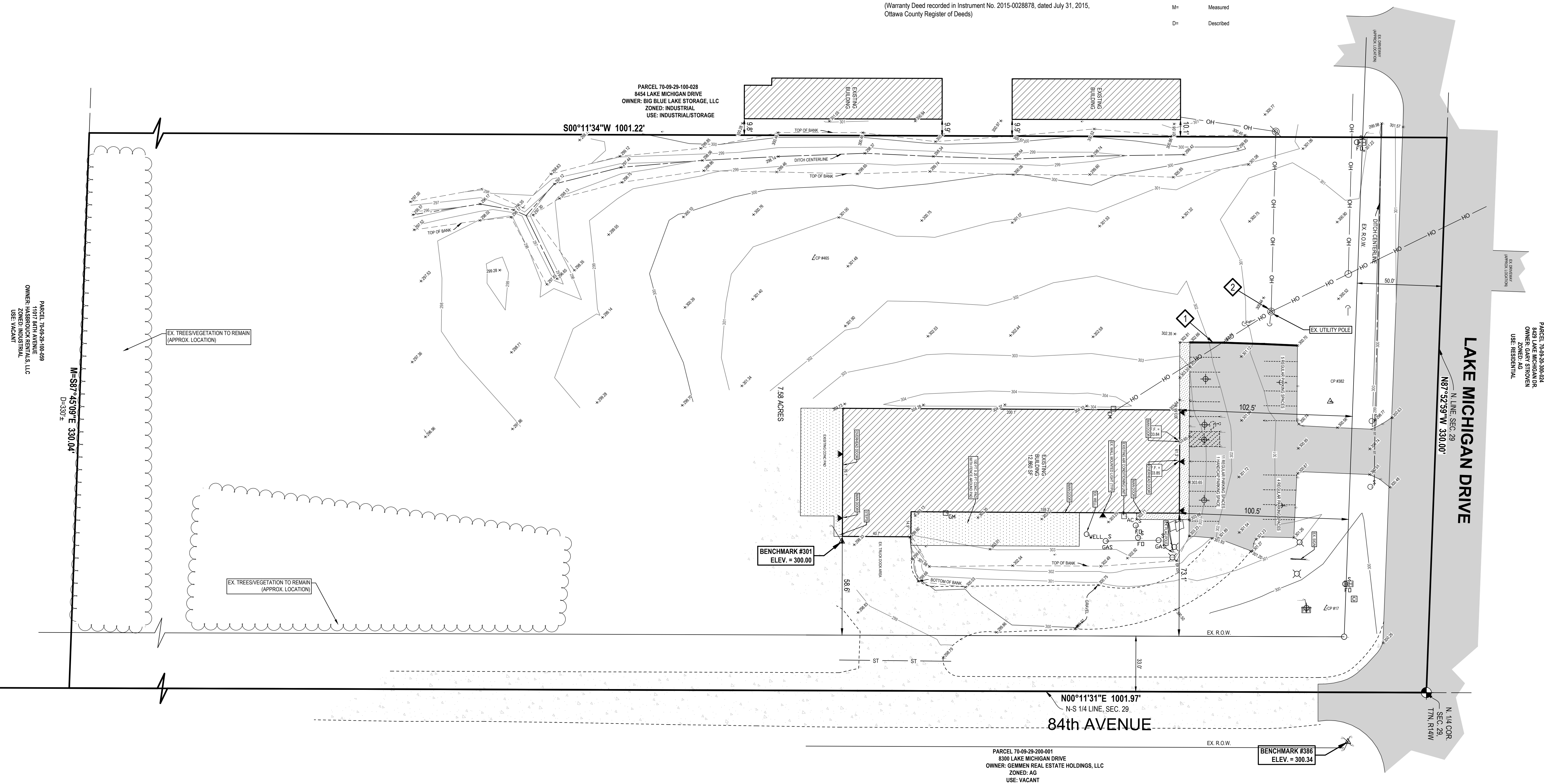


LOCATION MAP

NOT TO SCALE



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



www.nederveld.com
800.222.1868

GRAND RAPIDS

217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR

CHICAGO

COLUMBUS

HOLLAND

INDIANAPOLIS

PREPARED FOR:

Greg DeJong

3083 Washington Ave. SW
Grandville, MI 49418
Phone: 616.538.9460

REVISIONS:

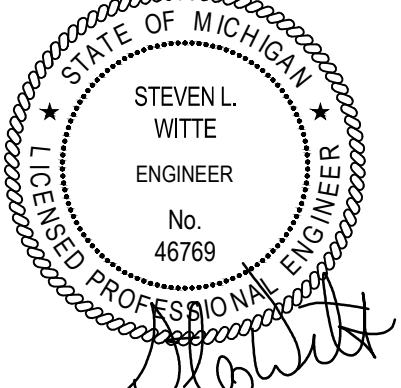
Title: Site Plan Submittal
Drawn: SW Checked: SW Date: 05/18/23
Title: Site Plan Resubmittal
Drawn: SW Checked: SW Date: 06/05/23
Title: Per Planning Commission Conditions
Drawn: SW Checked: SW Date: 06/20/23

NB OUTLET

Existing Conditions and Demolition Plan

11185 84th Avenue
PART OF THE NORTHWEST 1/4 OF SECTION 29, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:



PROJECT NO:

23200575

SHEET NO:

C-201

SHEET: 1 OF 4

PREPARED FOR:
Grag DeJong

3083 Washington Ave. SW
Grandville, MI 49418
Phone: 616.538.9460

REVISIONS:

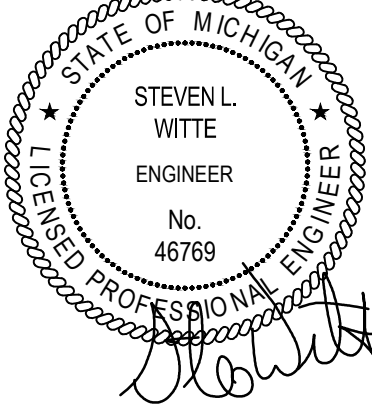
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Title: Site Plan Resubmittal	Drawn: SW	Checked: SW	Date: 06/05/23
Title: Per Planning Commission Conditions	Drawn: SW	Checked: SW	Date: 06/20/23

NB OUTLET

Site Layout Plan

11185 84th Avenue
PART OF THE NORTHWEST 1/4 OF SECTION 29, T7N, R14W,
ALLEDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:



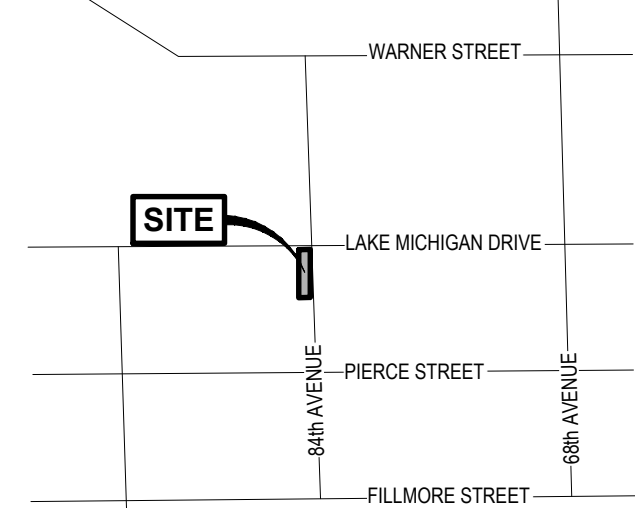
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23200575

SHEET NO:
C-205

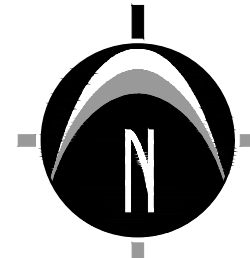
SHEET: 2 OF 4

BENCHMARKS

BENCHMARK # ___ ELEV. = ###.## (DATUM##)
Description:
BENCHMARK # ___ ELEV. = ###.## (DATUM##)
Description:



LOCATION MAP
NOT TO SCALE



0' 10' 20' 40'
SCALE: 1" = 20'

LEGEND

	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS
	PROPOSED CONCRETE
	PROPOSED BUILDING

GENERAL NOTES

- ZONING OF PROPERTY: I-1 INDUSTRIAL
I-1 ZONING REQUIREMENTS:
MINIMUM LOT AREA = 43,560 SF
MINIMUM LOT WIDTH = 150 FT
MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
MAXIMUM ALLOWED BUILDING COVERAGE = 50%
MINIMUM ALLOWED BUILDING SETBACKS:
FRONT YARD = 25 FT
SIDE YARD = 15 FT
REAR YARD = 25 FT
- SUMMARY OF LAND USE:
A) TOTAL ACREAGE = 6.49 ACRES +/- (APPROX. 282,623 SF) (EXCLUDING ROAD R.O.W.)
B) FOOTPRINT AREA OF EXISTING BUILDING = APPROXIMATELY 12,860 SF
C) EXISTING BUILDING HEIGHT = APPROXIMATELY 2.25 FT
D) BUILDING LOT COVERAGE = APPROXIMATELY 4.6%
E) EXISTING ON-SITE ASPHALT/CONCRETE AREA = APPROXIMATELY 12,670 SF
F) EXISTING ON-SITE GRAVEL AREA = APPROXIMATELY 7,245 SF
G) ADDITIONAL ASPHALT AND CONCRETE AREA PROPOSED = APPROXIMATELY 7,760 SF
H) TOTAL GRAVEL, ASPHALT, AND CONCRETE AREA AFTER CONSTRUCTION = 27,675 SF +/-
I) IMPERVIOUS PERCENTAGE = APPROXIMATELY 14.3% (40,535 SF)
J) THE BUILDING AND SITE WILL CONTINUE TO HAVE THE SAME USE AS EXISTING. THE BUILDING IS USED FOR NB OUTLET (RETAIL) AND STORAGE. THE WEST PORTION OF THE SITE IS ALSO USED FOR SHED DISPLAY/RETAIL.
NB OUTLET IS CURRENTLY OPEN 13 HOURS PER WEEK:
THURSDAY FROM 2 - 7 PM; FRIDAY 1 - 6 PM; AND SATURDAY 9 AM-NOON.
NB OUTLET HAS 3 TO 4 EMPLOYEES.
K) ZONING OF SURROUNDING PARCELS:
WEST AND SOUTH = INDUSTRIAL
NORTH AND EAST = AG
- PARKING REQUIREMENTS:
A) TYPICAL PARKING SPACE = 9' x 18' (28' TWO-WAY DRIVE AISLES)
B) TYPICAL BARRIER FREE SPACE = 8' x 18' (WITH 8' WIDE VAN ACC. AISLES)
C) NUMBER OF SPACES REQUIRED = 46+/- (BASED ON 1 PER 200 GFA PLUS 1 PER 3 EMPLOYEES FOR RETAIL, 8,000 SF +/-; RETAIL/2 EMPLOYEES = 43 SPACES +/-) PLUS 1 PER 1,500 UFA STORAGE (4,500 SF +/- = 3 SPACES)
D) NUMBER OF EXISTING PARKING SPACES = 21
NUMBER OF NEW, ADDITIONAL PARKING SPACES PROPOSED = 23
TOTAL NUMBER OF SPACES PROVIDED = 44
E) MINIMUM ALLOWED PARKING SETBACK = FRONT YARD = 25 FT
SIDE/REAR YARD = 10 FT
F) PARKING SPACES SHALL BE STRIPED WITH 4' WIDE PAINT.
G) RAISED CURBING IS NORMALLY REQUIRED AROUND THE PERIMETER OF PAVED PARKING AREAS. HOWEVER, THE EXISTING PARKING AREA DOES NOT HAVE CURBING, AND THE DRAINAGE DESIGN IS SET FOR THE WATER RUNOFF FROM THE PARKING AREA TO SHEET FLOW OFF THE PAVEMENT. THEREFORE, NO NEW CURBING IS PROPOSED AT THIS TIME.
H) THE PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN.
I) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SILT FENCING, SEEDING AND MULCHING, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
J) NO NEW SIGNS ARE PROPOSED AT THIS TIME.
ANYALL FUTURE SIGNAGE SHALL COMPLY WITH THE ALLEDALE TOWNSHIP ZONING ORDINANCE.
NORMA SIGNAGE REQUIREMENTS:
ONE FREE STANDING SIGN (MUST BE GROUND MOUNTED):
MAXIMUM SIZE = 48 SF
MAXIMUM HEIGHT = 10 FT
MINIMUM SETBACK = 15 FT FROM FRONT LOT LINE
WALL MOUNTED SIGN:
MAXIMUM AREA = 2% OF WALL AREA, WITH MAXIMUM AREA OF 100 SF.
K) UTILITIES SHOWN ARE APPROXIMATE LOCATIONS 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.
L) CONTRACTOR TO FIELD VERIFY ALL INVERTS.
M) NO NEW LIGHTING IS PROPOSED AT THIS TIME.
ANYALL FUTURE LIGHTING SHALL COMPLY WITH THE ALLEDALE TOWNSHIP ZONING ORDINANCE.
ALL LIGHTING SHALL BE FULLY SHIELDED FROM ALL ADJACENT PROPERTIES.
N) LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE ALLEDALE TOWNSHIP ZONING ORDINANCE.
O) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-09-29-100-022.
THE ADDRESS FOR THE SITE IS 11185 84TH AVENUE.
P) THE CONSTRUCTION OF THE SITE WILL BEGIN PROMPTLY PENDING TOWNSHIP/AGENCY APPROVALS AND PERMITS. IT IS ANTICIPATED THAT THE PROJECT WILL BE COMPLETED IN 2023. THE PROJECT WILL BE COMPLETED IN ONE PHASE.
Q) THE STORM WATER RUNOFF FROM THE NEW PAVED AREA WILL BE ALLOWED TO SHEET FLOW INTO THE LAWN AREA. A SHALLOW SWALE IS PROPOSED TO PROMOTE STORM WATER QUALITY AND TO DIRECT THE STORM WATER TO THE EXISTING DITCH LOCATED ALONG THE WEST PROPERTY LINE. THE DRAINAGE DESIGN SHALL BE REVIEWED AND APPROVED BY THE OTTAWA COUNTY WATER RESOURCES COMMISSION.
R) THE SITE SOIL IS PRIMARILY AU GRES LOAMY SAND AND GRANBY LOAMY SAND, BASED ON THE USDA SOIL SURVEY MAP.
S) NO NEW POWER LINES ARE PROPOSED AT THIS TIME. ANYALL NEW POWER LINES AND RELATED UTILITIES WILL BE BURIED PER SECTION 24.06F OF THE ZONING ORDINANCE.

LAKE MICHIGAN DRIVE

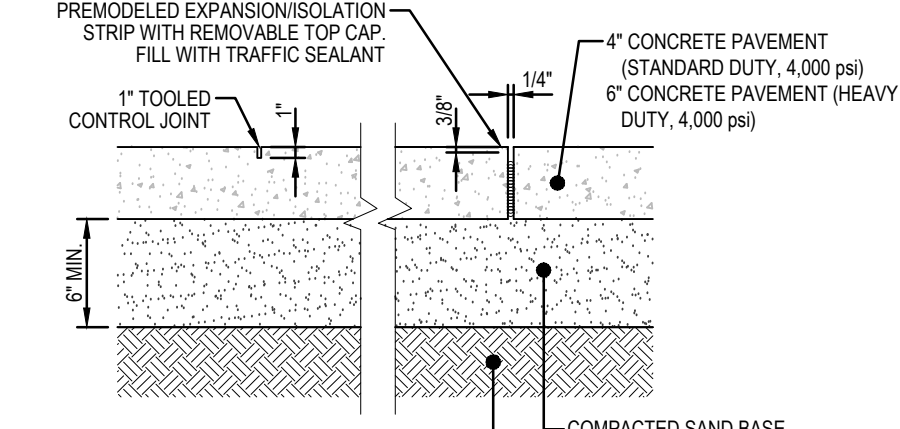
N. LINE, SEC. 29
N87°52'59"W 330.00'

N. 1/4 COR.
SEC. 29,
T7N, R14W

84th AVENUE

N00°11'31"E 1001.97'
N-S 1/4 LINE, SEC. 29

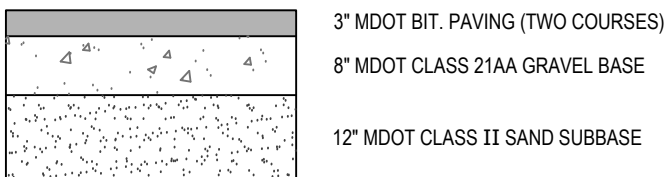
PREVIOUSLY
APPROVED
DISPLAY AREA
24,000 SF MAX.



- NOTE:
1. LIGHT BROOM FINISH
 2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
 3. PANEL SIZE SHALL NOT EXCEED 8 FEET
 4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1/2 THE WIDTH
 5. AIR ENTRAINMENT - 7% ± 1%
 6. SLUMP 4" ± 1"

CONCRETE PAVEMENT DETAIL

N.T.S.



- NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
 2. HMA MIXTURE TO BE TIER I OR TIER II
 3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

**STANDARD DUTY BITUMINOUS
PAVEMENT CROSS SECTION DETAIL**

N.T.S.



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 "UNKNOWN" 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.

CONSTRUCTION NOTES

STORM SEWER

- ALL CATCH BASINS SHOULD BE PROVIDED WITH A MINIMUM 2' SUMP.
- ALL STORM SEWER SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (SLC/P) WITH WATER TIGHT JOINTS MEETING THE REQUIREMENTS OF THE MICHIGAN PLUMBING CODE, ASHOTO M-282 AND M-284, ASTM F-2306, F-2648, D-3212, F-477, F-2487, D-3350 AND F-1417, UNLESS OTHERWISE SPECIFIED. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASTM D-2321 OR CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM C-76-11 UNLESS OTHERWISE NOTED.
- IF UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOCK, MEETING THE REQUIREMENTS OF ASHOTO M-282 AND THE GEOTEKTEXTILE SHALL MEET ASHOTO M-282 REQUIREMENTS.
- ALL FLARED END SECTIONS SHALL BE CONCRETE.
- ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETED JOINTS WITH BOOT TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-933 FOR ALL PIPE CONNECTIONS 34" DIAMETER AND SMALLER.
- ALL CATCH BASINS ARE DRAWN AND WILL BE STAKED AT CENTER OF CASTING.

SANITARY SEWER

- ALL SANITARY SEWER AND APPURTENANT STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND STANDARDS OF THE SPECIFICATION OF ALLENDALE CHARTER TOWNSHIP.
- SEWER MAIN PIPE BETWEEN 0'-0" SHALL BE 30" SDR-35 PVC. SEWER MAIN PIPE GREATER THAN 19" SHALL BE ASTM D-2241 SDR-26 PVC. SANITARY SEWER AND LATERALS SHALL BE BEDDED AND BACKFILLED WITH SAND COMPACTED TO 95%.
- SANITARY SEWER MANHOLES SHALL BE SET CAST CONCRETE CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKET JOINTS, AND BOOT TYPE PIPE JOINTS CONFORMING TO ASTM C-933. CASTINGS SHALL BE ALLENDALE CHARTER TOWNSHIP STANDARD INCLUDING CASE 1 IN PAVEMENT AREAS AND CASE II IN NON-PAVEMENT AREAS.
- INSTALL AND MAINTAIN PLUGS IN MANHOLES TO PREVENT DEBRIS AND WATER FROM ENTERING EXISTING DOWNSTREAM SEWERS. PLUGS SHALL BE MAINTAINED UNTIL THE NEW SEWER IS INSPECTED AND APPROVED BY ALLENDALE CHARTER TOWNSHIP.
- PERFORM LOW PRESSURE AIR TEST OF COMPLETED SEWER MAIN. TELEVISION OF SEWER MAIN TO BE PERFORMED 30 DAYS AFTER COMPLETION. TESTS SHALL BE WITNESSED BY INSPECTORS, NOTIFY AGENCIES AND INSPECTORS 48 HOURS PRIOR TO TESTING. TELEVISION SHALL BE PERFORMED AT THE COMPLETION OF SEWER CONSTRUCTION AND VIDEO FILES SHALL BE SUBMITTED TO THE TOWNSHIP.
- INSTALL 9" SANITARY LATERAL AT 2' MIN. LATERAL SHALL BE SDR-35 OR SDR-26 AND BE LAD PERPENDICULAR TO THE MAINLINE SEWER. MARK END OF PIPE AND RECORD PER ALLENDALE CHARTER TOWNSHIP STANDARDS AND MEASURE HORIZONTAL LENGTH OF LATERAL FROM MAINLINE SEWER TO LATERAL END. SANITARY LATERALS SHALL BE BEDDED AND BACKFILLED WITH MDOT CLASS 2 SAND.
- RECORD LOCATION OF SEWER MEASURES FROM THE NEAREST DOWNSTREAM SANITARY MANHOLE. SUBMIT RECORDS TO OWNER'S ENGINEER FOR AS-BUILT DRAWINGS.
- PROPERTY LINE RISERS SHALL BE CONSTRUCTED ON ALL SANITARY LATERAL PER ALLENDALE CHARTER TOWNSHIP STANDARD DETAIL. LATERAL CONSTRUCTED BEYOND THE R.O.W. SHALL BE PER BUILDING CODE SPECIFICATIONS.
- ALL SANITARY LATERALS SHALL BE LOCATED 19' FROM THE LEFT LOT LINE WHEN FACING A LOT.
- CONSTRUCTOR IS RESPONSIBLE TO PROVIDE (2) WITNESS MEASUREMENTS FROM PERMANENT SURFACE OBJECTS FOR ALL ENDS OF STUBS AND LATERALS.

WATERMAIN

- ALL WATERMAIN AND APPURTENANT STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND STANDARDS OF THE SPECIFICATION OF ALLENDALE CHARTER TOWNSHIP.
- WATERMAIN PIPE SHALL BE DUCTILE IRON, CLASS 52, CEMENT LINED, CONFORMING TO ANSI/AWWA C151/A21.52 AND POLYWRAPPED IF CORROSIVE SOILS ARE ENCOUNTERED.
- DEPTH OF WATERMAIN SHALL BE 5'-0" BELOW GRADE TO CENTERLINE OF PIPE.
- ONLY ALLENDALE CHARTER TOWNSHIP STANDARDS. PLACE CURB STOP AT OUTSIDE EDGE OF EASEMENT OF R.O.W. AS SHOWN.
- COORDINATE TAPS OF EXISTING WATERMAIN WITH ALLENDALE CHARTER TOWNSHIP PUBLIC UTILITIES DEPARTMENT.
- FIRE HYDRANTS, VALVES AND VALVE BOXES SHALL CONFORM TO ALLENDALE CHARTER TOWNSHIP STANDARDS. HYDRANTS SHALL BE ELIJS SBR. HYDRANT WEEP HOLES SHALL BE PLUGGED WHEN WATERMAIN IS BELOW THE WATER TABLE. HYDRANTS SHALL BE LOCATED 8.5' FROM THE R.O.W. SET HYDRANT 27' ABOVE C.O.P. OF STREET OR 27' ABOVE FINISH GRADE, WHICHEVER IS HIGHER.
- HYDRANTS AND VALVES SHALL OPEN RIGHT.
- MEGA LUG RESTRAINTS SHALL BE USED AT ALL FITTINGS.
- BRASS WEDGES SHALL BE INSTALLED AT ALL PIPE JOINTS, 3" PER JOINT.
- INSTALL WATER SERVICES PER ALLENDALE CHARTER TOWNSHIP STANDARDS. PLACE CURB STOP AT OUTSIDE EDGE OF EASEMENT OF R.O.W. AS SHOWN. PLACE AND MAINTAIN LOCATION MARKERS AT CURBSTOPS.
- CALCULATE COMPLETED WATERMAINS, PERFORM PRESSURE TEST AND BACTERIOLOGICAL TEST OF COMPLETED MAIN. TESTS SHALL BE WITNESSED BY INSPECTORS. NOTIFY AGENCY AND INSPECTORS 48 HOURS PRIOR TO TESTING. NO CONNECTION TO EXISTING WATERMAIN WILL BE ALLOWED UNTIL AFTER ALL PROPOSED WATERMAIN TESTING IS COMPLETED BY ALLENDALE CHARTER TOWNSHIP.
- JOINT DEFLECTIONS SHALL NOT EXCEED THE VALUES FOUND IN THE TOWNSHIP SCR IN SECTION 3.02.8.5 OR AS RECOMMENDED BY PIPE MANUFACTURER.
- MARK END OF SERVICE PIPE PER ALLENDALE CHARTER TOWNSHIP STANDARDS.
- RECORD LOCATION OF SEWER CONNECTION MEASURED FROM THE NEAREST VALVE TO SERVICE CONNECTION. SUBMIT RECORDS TO ENGINEER FOR AS-BUILT DRAWINGS.
- WATER SERVICES SHALL BE 1" DIA. TYPE X COPPER, ANNEALED, SEAMLESS, ASTM-B-88 UNLESS OTHERWISE NOTED.
- ALL WATER SERVICES SHALL BE LOCATED 19' FROM THE LEFT LOT LINE WHEN FACING THE LOT.
- CONSTRUCTION IS RESPONSIBLE TO PROVIDE (2) WITNESS MEASUREMENTS FROM PERMANENT SURFACE OBJECTS FOR ALL CURBSTOP BOXES, VALVE BOXES AND ENDS OF STUBS.

GENERAL

- ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MDOT CONSTRUCTION AND MATERIALS SPECIFICATIONS (LATEST EDITION) AND THE ORDINANCES OF THE TOWNSHIP, WHERE CONFLICTS OCCUR IN THE ABOVE, THE TOWNSHIP SHALL BE THE GOVERNING AUTHORITY.
- VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNSAIBLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWAGE SYSTEM RESULTING FROM NON-COMFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
- ALL WORK, INCLUDING INSPECTIONS AND TESTING COSTS REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE VARIOUS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE TOWNSHIP AND COUNTY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
- ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE TOWNSHIP OR OWNER WITHOUT ANY ADDITIONAL COST TO THE TOWNSHIP OR OWNER.
- ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOO WHERE NEEDED AND SHALL BE RESEEDDED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
- ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE MDOT AND/OR THE COUNTY BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT-OF-WAY.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES.
- THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC PLOT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
- THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE RELATION WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL FURNISH, DIRECT, MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL TRAFFIC CONTROL DEVICES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION AS ARE REQUIRED ON THOSE STREETS WHICH ARE USED AS DETOURS, INCLUDING "ROAD CLOSED" SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.
- THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.
- ALL WORK COMPLETED SHALL AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF THE TOWNSHIP, OWNER AND THEIR REPRESENTATIVES. THE TOWNSHIP AND OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NONCONFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
- PROCES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE TOWNSHIP.
- PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL OR DISTURBANCES OUTSIDE LIMITS. THE TOWNSHIP AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS IN THE FIELD.
- ALL ROAD SURFACES, EASEMENT OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE COUNTY, MDOT AND THE OWNER.
- NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEE'S VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
- ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE COUNTY, TOWNSHIP, AND THE OWNER.
- DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE TOWNSHIP, COUNTY, EGLE OR ANY OTHER GOVERNING AUTHORITY.
- ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE TOWNSHIP AND OWNER.
- IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
- ADJUST TO GRADE OR RECONSTRUCT TO GRADE WORK SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF ANY EXISTING CONCRETE BLOCKOUT PAVEMENT DAMAGED PAVEMENT DOWELS OR OTHER SUCH LOAD TRANSFER DEVICES SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND THE ENGINEER.
- ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACED.
- COMPACTED PREMIUM BENCHWALL (MDOT CLASS II SAND) WILL BE REQUIRED AT ALL FILL AREAS OR ANY STREETS WHERE REMOVAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY DRIVEWAY OR PAVEMENT INCLUDING THE 45 DEGREE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB. COMPACTION TESTS SHALL BE REQUIRED EVERY 50 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDER, BUILDINGS, ETC.
- NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
- STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NOISE HOURS AND MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS.
- ALL TREES AND VEGETATION WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.
- CONTRACTOR TO FIELD VERIFY AND SCOPE EXISTING SANITARY SEWER LATERAL TO CONFIRM ELEVATION, SLOPE, CONDITION AND PHYSICAL CONNECTION TO PUBLIC SANITARY SEWER MAIN PRIOR TO CONNECTION OF NEW LATERAL SERVICE.

PUBLIC ROAD
MIN. 8" CRUSHED AGGREGATE
OVER GEOTEXTILE FABRIC

TEMPORARY CRUSHED ROCK TRACKING PAD



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 THE 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.

LAKE MICHIGAN DRIVE

N. LINE, SEC. 29
N87°52'59"W 330.00'

BENCHMARKS

BENCHMARK # _____ ELEV. = ###.## (DATUM##)

Description:

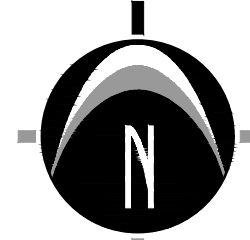
BENCHMARK # _____ ELEV. = ###.## (DATUM##)

Description:



LOCATION MAP

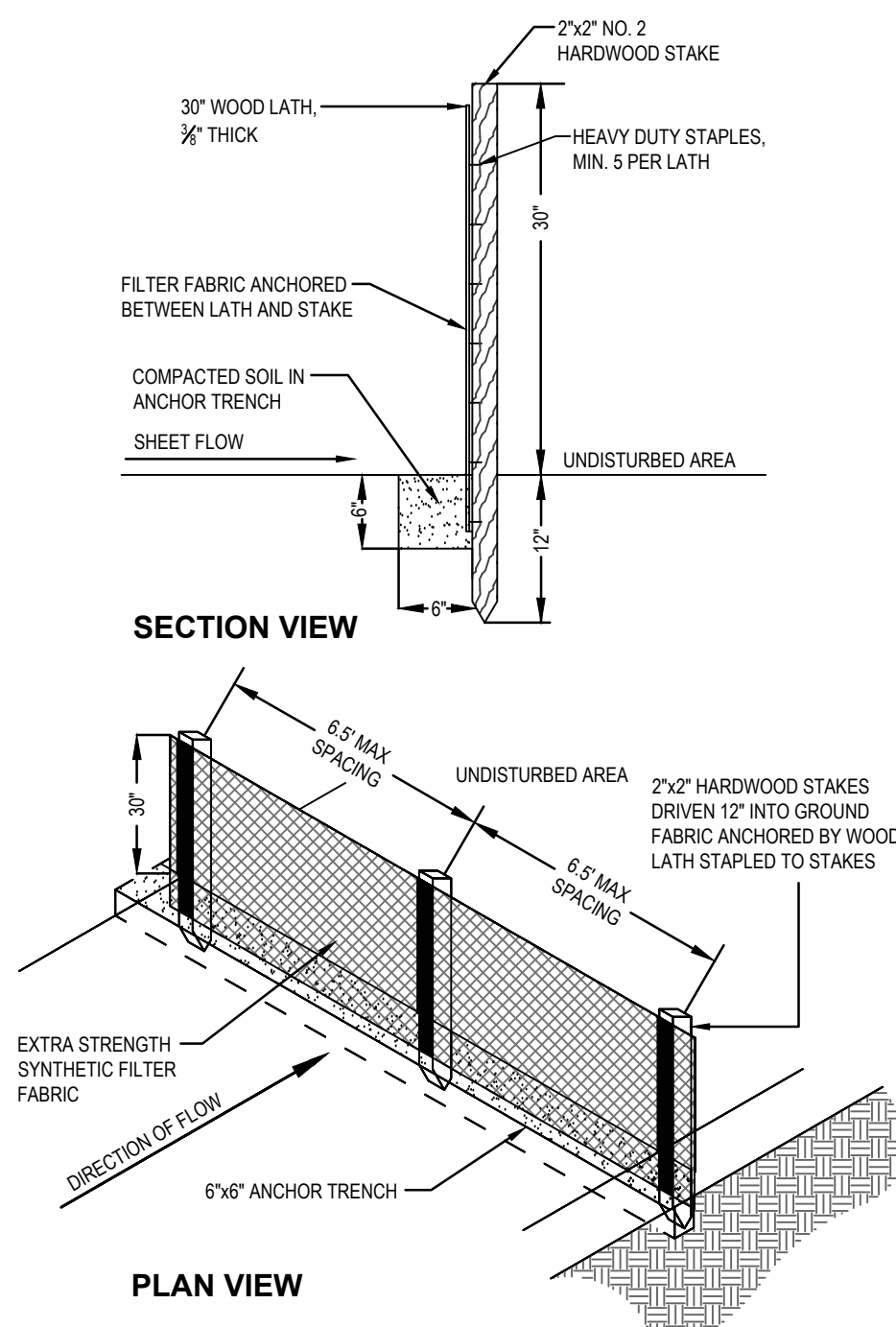
NOT TO SCALE



0' 10' 20' 40'
SCALE: 1" = 20'

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED CONCRETE
- PROPOSED BUILDING



SILT FENCE DETAIL

N.T.S.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (APRIL 2006) FOR ADDITIONAL INFORMATION.
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

SOIL EROSION CONTROL SCHEDULE

2023

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLACE SILT FENCE												
STRIP & STOCKPILE TOPSOIL												
CONSTRUCT CONNECTION TO STORM SEWER												
ROUGH GRADE SITE												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
FINISH GRADE SITE												
PAVE SITE												
RESURF TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												



PREPARED FOR:

Greg DeJong

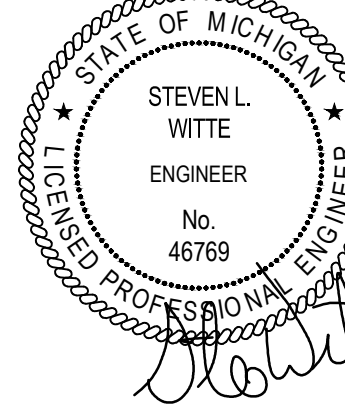
3083 Washington Ave. SW
Grandville, MI 49418
Phone: 616.538.9460

REVISIONS:

Title: Site Plan Submittal
Drawn: SW Checked: SW Date: 05/18/23
Title: Site Plan Resubmittal
Drawn: SW Checked: SW Date: 06/05/23
Title: Per Planning Commission Conditions
Drawn: SW Checked: SW Date: 06/20/23

NB OUTLET
Utility, Grading & S.E.S.C. Plan
11185 84th Avenue
SECTION 29, T7N, R14W,
PART OF THE NORTHWEST 1/4 OF SECTION 29, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:



PROJECT NO:

23200575

SHEET NO:

C-300

SHEET: 3 OF 4

