

APPLICATION FOR SPECIAL USE APPROVAL

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151 · www.hct.holland.mi.us

Applicant Information

Contact Name <u>Timothy Kraal</u>	Company <u>Butch Properties LLC</u>
Address <u>912 N. Black River Drive</u>	Phone <u>(616) 532-9575</u>
<u>Holland, MI 49424</u>	Email <u>timk@excelelectricinc.com</u>

Owner Information

Contact Name <u>Same as applicant</u>	Company _____
Address _____	Phone _____
_____	Email _____

Plan Preparer Information

Contact Name <u>Rebecca K. Page, P.E.</u>	Company <u>Holland Engineering</u>
Address <u>220 Hoover Blvd</u>	Phone <u>(616) 392-5938 ext. 112</u>
<u>Holland, MI 49423</u>	Email <u>bpage@hollandengineering.com</u>

Property Information

Address or Location 892 & 912 Black River Drive

Parcel Number 70 - 16 - 25 - 475 - 002 / 003 Zoning District C-3, Highway Commercial

Present Use(s) Vacant Land (892 Black River) & Contractor's Facility (912 Black River)

Description of Special Use (attach additional pages as needed): The parcels listed above are proposed to be combined and the combined parcels are proposed to include the SLU of a Contractor's facility and Outdoor Storage area. The Outdoor Storage is shown on the 912 Black River Dr parcel per the attached drawings. A parking area is proposed on the 892 Black River Dr parcel.

The undersigned does hereby request a public hearing before the Holland Charter Township Planning Commission for consideration of Special Use approval.

A hearing fee of \$350.00 shall be submitted with eleven (11) complete copies of: this form, the site plan review requirements list including a response to each item listed, and the site plan including an electronic copy of the site plan on CD or other file sharing device.

Site plans required for Special Use consideration **MUST** be submitted with this form. Applications submitted without the required site plans shall not be accepted. **The copies must be submitted to the Zoning Administrator no later than four (4) weeks prior to the hearing date.**

NOTE: You are required to be present at the hearing to present your application. You will be notified as to date and time. Your neighbors within 300 feet will also be notified concerning this hearing.

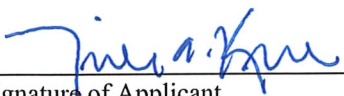
Property Owner's Certification

I, the undersigned owner of the above-described property, certify that I understand conditions and restrictions may be placed upon this special use approval as deemed necessary by the Holland Charter Township Planning Commission and hereby agree to conform to and abide by any and all such conditions and restrictions.

I, acknowledge there are Specific Special Land Use Approval Standards in addition to those outlined in Section 15.3 (below) that apply to the following uses and by selecting a use below further acknowledge they have reviewed the associated standards and have addressed each of them in this submittal:

- Special Use – Earth-sheltered Building
- Special Use – Mineral Extraction
- Special Use – Wireless Communications

I further agree to authorize members of the Planning Commission and representatives from the Holland Charter Township Building Department to enter my property in order to review the particulars of my request.

 4/23/24
Signature of Applicant Date

 4/23/24
Signature of Owner Date

Section 15.3 - General Standards of Approval.

- A. Standards of Approval. The Planning Commission shall review the particular circumstances and facts applicable to each proposed special land use with respect to the following standards:
 - 1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.
 - 2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools..
 - 3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.
 - 4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.
 - 5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.
 - 6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.
 - 7. There is need for the proposed use within the township, and the use will not be detrimental to the community.
- B. Approval. If the Planning Commission finds that the standards in general have been met, in addition to confirming compliance with all other zoning requirements, the permit shall be issued.

PROJECT NARRATIVE & SPECIAL LAND USE SUMMARY OF STANDARDS

892 & 912 Black River Drive
Butch Properties LLC
Holland Charter Township, Ottawa County, Michigan
April 24th, 2024

Background:

The 1.5± acre vacant site is located at 892 Black River Drive, which is also Lot #3 within the Adams Street Commerce Park plat. This parcel is proposed to be combined with the 1.58± acre site located at 912 Black River Drive, which is also Lot #4 within the Adams Street Commerce Park plat and is currently occupied by a Contractor's facility.

Butch Properties LLC purchased the property located 892 Black River Drive in Holland Charter Township, Ottawa County, Michigan with the intent that they may utilize the property to expand their business located on 912 Black River Drive onto this parcel. Butch Properties LLC also owns the properties located at 956 Black River Drive, as well as 10± acres of three (3) properties located at the northwest corner of 96th Avenue and Adams Street.

The sites located at 892 and 912 Black River Drive are zoned C-3 Highway Commercial District. A Special Land Use (SLU) is necessary to allow for an extension of the Contractor's facility and the Outdoor Storage use for the proposed improvements on these parcels.

Proposed Site Improvements & Use:

The 892 and 912 Black River Drive properties are proposed to be combined to allow for additional parking area for the facility located at 912 Black River Drive. Since these properties are being combined, a revised SLU is required to encompass the SLU for the combined parcels. The proposed SLU for the combined parcels is proposed to be a Contractor's facility with Outdoor Storage.

The proposed site improvements will include a parking area with new driveway access to Black River Drive for the 892 Black River Drive portion, cross access between the 892 and 912 Black River Drive parcels, and a fenced in Outdoor Storage area on the 912 Black River Drive portion of the properties. The parking area is also proposed to support a future building as a Contractor's facility on the 892 Black River Drive site. Due to the potential development of a future building, the proposed driveway, parking area, and cross-access are proposed to remain as gravel or crushed stone until the construction of the future building is completed.

Driveways:

A new driveway is proposed to Black River Drive from the 892 Black River portion of the property, which will allow access to the additional parking area. This driveway will be designed in accordance with the Ottawa County Road Commission (OCRC) and will be submitted for review and permitting.

Outdoor Storage:

The outdoor storage area is proposed to be located on the 912 Black River Drive portion of the properties. This outdoor storage is proposed to have a gravel or crushed stone surface within a 6-foot high fenced in area and is proposed to meet the Township's setback requirements.

Dumpster & Recycling:

The existing dumpster and/or recycling for the 912 Black River portion of the site are roll-out containers that are proposed to be located within the existing building and rolled-out to the parking area on days of removal services. In the future, the owner may choose to locate within the fenced-in outdoor storage area.

Grading & Storm Water Management:

Adams Street Commerce Park plat has a shared regional detention system that is part of a 433 County Drain. This regional detention system has been sized to handle stormwater from each site with a developed C-factor of 0.75. The proposed improvements will likely result in a developed C-factor less than 0.75 for the currently proposed improvements, so it is anticipated that no additional stormwater storage will be necessary.

The developed portion of the site will be proposed to drain to the 433 County Drain located on the northerly portion of the property. The storm water management calculations, determining the developed C-factor, and the project drawings will be provided to the Ottawa County Water Resources Commissioner's office (OCWRC) for review and approval.

Landscaping & Buffers:

A landscape plan will be designed in accordance with the Township's zoning ordinance requirements for the proposed improvements and submitted for review during the Site Plan review process.

Lighting:

The proposed onsite lighting will be designed in accordance with the Township's zoning ordinance. Lighting will be directed downward and away from adjacent properties. A lighting plan will be provided for review during the site plan review process.

For additional information, please refer to the attached SLU Summary of General Standards and the enclosed property information, exhibits, and drawings provided for the Project.

Special Land Use Request:

Per Section 15.3 of the Township's Zoning Ordinance, the Planning Commission must find that the proposed Special Land Uses of a Contractor's facility with Outdoor Storage meets the following General Standards of Approval:

- 1. The use will be harmonious and appropriate with the existing or intended character of the land uses in the general vicinity.**

The properties directly adjacent to the north and south are utilized as Contractor's facilities and a portion of the properties located on the west side of Black River Drive are also Contractor's facility with Outdoor Storage, so the proposed extension of the Contractor's facility use with Outdoor Storage to this parcel will be similar to the adjacent uses and other developments along Black River Drive. In addition, the 912 Black River Drive parcel is currently allowed to storage poles along their building as outdoor storage. Therefore, the proposed use is harmonious and appropriate with the existing or intended character of the land uses within the general vicinity.

- 2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.**

The infrastructure was originally designed to service the plat development to allow for adequate services for utilities, police and fire protection, and drainage. Any future building located on this parcel would be serviced by the connection to the public sanitary sewer and watermain located in the Black River Drive public road rights-of-way. Based on this information, this site is adequately served by public utilities and services for the proposed and future potential improvements.

- 3. The use will not involve operations, materials and equipment that will be detrimental to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.**

The proposed use is to be an extension of the Contractor's facility use with Outdoor Storage which was previously acquired for the 912 Black River Drive property. This proposed use will not produce noise, smoke, fumes, glare, vibration, and/or odors. Traffic is not anticipated to increase with the improvements, since the improvements will support an existing facility and use, and use of the future building will have minimal impact on traffic for platted land designed for the types of uses proposed.

- 4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.**

The proposed use is the same and similar use as other developments along Black River Drive, which are also Special Land Uses within the C-3 zoning district. The area is proposed to remain Highway Commercial (C-3) in the Township's Comprehensive Land Use Master Plan. Based on this information, the use is consistent with the intent and purposes of the Township's ordinances and Comprehensive Land Use Master Plan.

- 5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.**

The 892 Black River Drive site is currently undeveloped with minimal existing trees, which the 912 Black River Drive site is currently developed and utilized as a Contractor's facility with Outdoor Storage. There is an existing drainage swale located between these parcels which is proposed to remain and be utilized for the proposed improvements. The site development is proposed to be developed similarly to other developments along Black River Drive and will maintain maximum harmony with the adjacent areas.

- 6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.**

The proposed use will have a similar traffic pattern as the adjacent uses and will support an existing facility and use. In addition, the proposed plat was developed with the intent to support developed of each of the proposed parcel along Black River Drive. There is also an existing traffic light at the intersection of Adams Street and Black River Drive that provides additional safety to traffic entering and exiting Black River Drive. For these reasons, the proposed improvements will not result in adverse traffic congestion.

- 7. There is need for the proposed use within the township, and the use will not be detrimental to the community.**

The expanded needs for the trades industry are a continued need as the surrounding areas are developed, maintained, and improved upon. The proposed improvements will allow for the adjacent business located at 912 Black River Drive to achieve additional parking and outdoor storage to support the existing use and operations of the existing trade service. The trades services are necessary for a growing community and surrounding areas.

For additional information, please refer to the information provided as part of the Special Land Use application package.

892 & 912 BLACK RIVER DR

892 & 912 BLACK RIVER DR
ZEELAND, MI 49464

ZONING

C-3 (HIGHWAY COMMERCIAL DISTRICT)

SETBACKS:
FRONT YARD 50 FEET MIN.
SIDE YARD 15 FEET MIN. (50 FEET ALONG RESIDENTIAL)
REAR YARD 25 FEET MIN. (50 FEET ALONG RESIDENTIAL)
HEIGHT 50 FEET MAX.

OUTDOOR STORAGE SETBACK (ADJACENT TO NON-RESIDENTIAL)
FRONT YARD 50 FEET MIN.
SIDE YARD 15 FEET MIN.
REAR YARD 25 FEET MIN.

*NOTE: SCREENING IS REQUIRED FOR OUTDOOR STORAGE



LOCATION MAP
SCALE: 1" = 2,000'

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SHEET G-100	COVER SHEET
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SHEET C-101	SITE LAYOUT PLAN
SHEET C-201	GRADING, DRAINAGE & SESC PLAN
SHEET L-101	LANDSCAPE PLANTING PLAN

DESCRIPTION

PER TAX DESCRIPTION FOR PARCEL #70-16-25-475-003, OTTAWA COUNTY, MICHIGAN.

LOT 3, ADAMS STREET COMMERCE PARK, ACCORDING TO THE RECORDED PLAT IN LIBER 36 OF PLATS, PAGE 11, HOLLAND TOWNSHIP, OTTAWA COUNTY RECORDS.

DESCRIPTION OF PARCEL RESULTING FROM LAND COMBINATION (SUBMITTED TO TOWNSHIP 3/6/2024)

LOT 3 AND LOT 4, ADAMS STREET COMMERCE PARK, ACCORDING TO THE RECORDED PLAT IN LIBER 36 OF PLATS, PAGE 11, HOLLAND TOWNSHIP, OTTAWA COUNTY RECORDS.



Know what's below.
Call before you dig.

LEGEND

<ul style="list-style-type: none"> SECTION CORNER SITE BENCHMARK SOIL BORING FOUND STEEL BAR FOUND IRON PIPE SET STEEL BAR MANHOLE CATCHBASIN HYDRANT WATER VALVE UTILITY POLE LIGHT POLE CLEANOUT DECIDUOUS TREE 	<ul style="list-style-type: none"> UNDERGROUND GAS UNDERGROUND ELECTRIC UNDERGROUND TELEPHONE CHAIN LINK FENCE MINOR CONTOUR INDEX CONTOUR ASPHALT CONCRETE GRAVEL
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The Surveyor's/Engineer's liability for any and all claims, including but not limited to those arising from the Surveyor's/Engineer's professional services, negligence, gross negligence or misrepresentations shall be deemed limited to an amount no greater than the service fee.

BUTCH PROPERTIES LLC

912 N. BLACK RIVER DRIVE
HOLLAND, MI 49424

BLACK RIVER DRIVE
HOLLAND TOWNSHIP, MICHIGAN 49423

PT. OF THE SE 1/4 SECT. 25 T5N, R15W
HOLLAND TWP., OTTAWA COUNTY, MI

Date	Description	No.
03/07/2024	EXISTING CONDITIONS TOPOGRAPHIC MAP	A
03/17/2024	SLU SUBMITTAL TO TWP	B
04/24/2024	REV PER OWNER & RE-SUBMIT SLU TO TWP	C

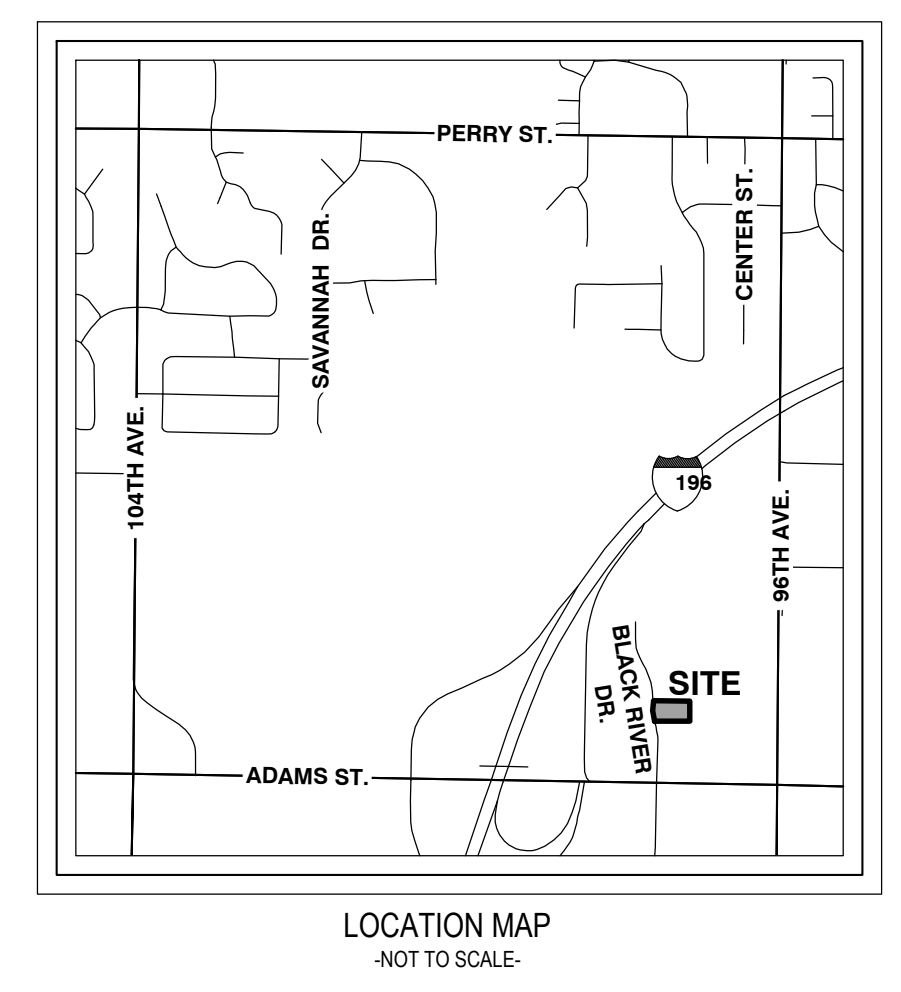
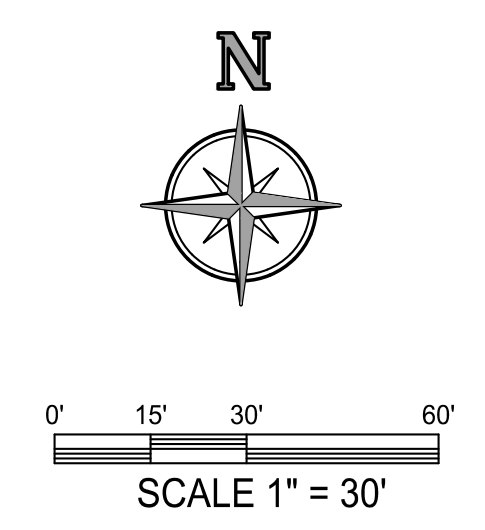
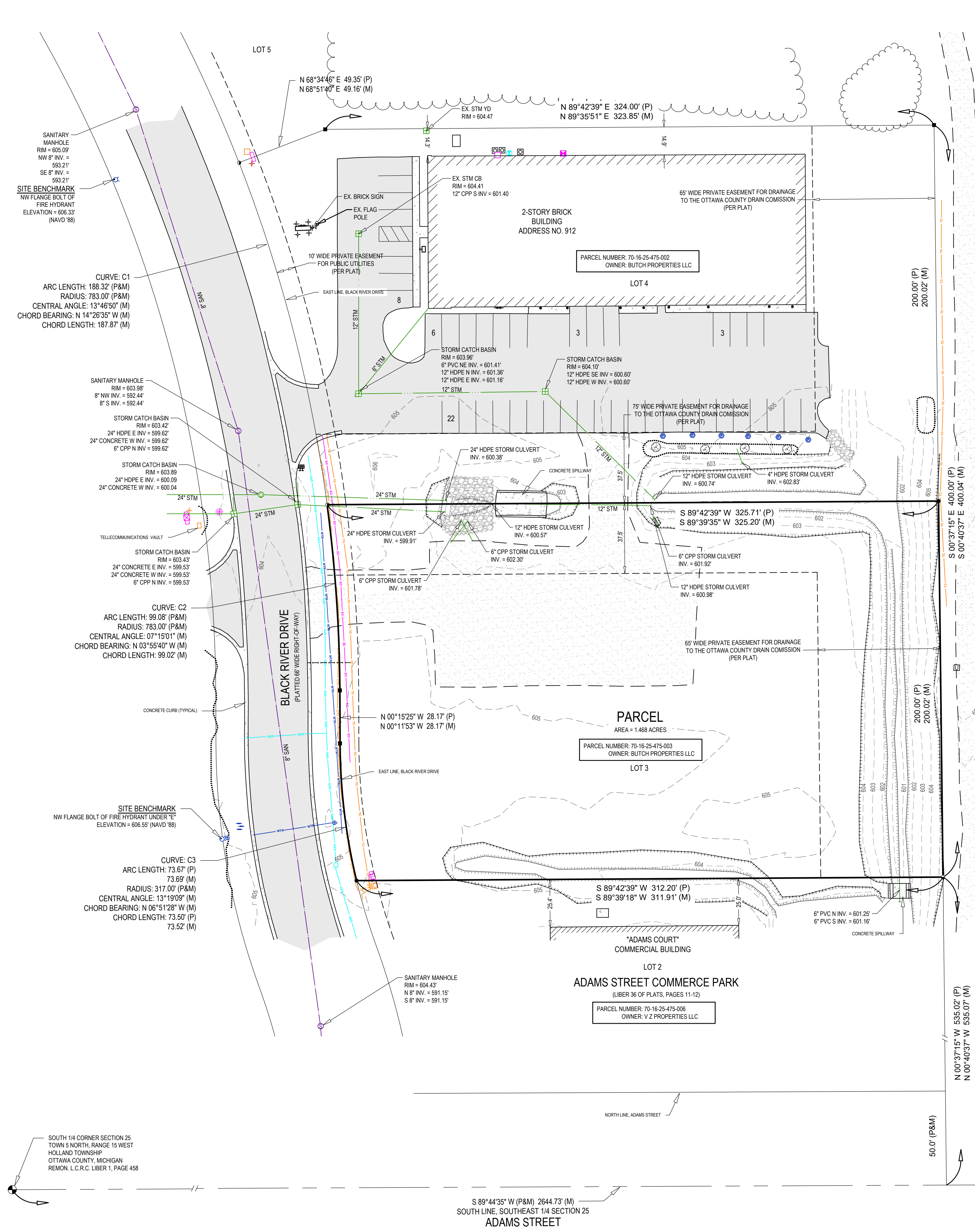
Project Manager REBECCA K. PAGE	
Vertical Datum NAVD '88	Horz. Datum LOCAL
Drawn by STEVEN A. MORRIS	Date
Checked by Survey	Date
Civil	
Struc.	
L. A.	

HEI Project Number
21-03-082.04

Sheet Title
COVER SHEET

Sheet No.
G-100

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION



DESCRIPTION

PER TAX DESCRIPTION FOR PARCEL #70-16-25-475-003, OTTAWA COUNTY, MICHIGAN.
 LOT 3, ADAMS STREET COMMERCE PARK, ACCORDING TO THE RECORDED PLAT IN LIBER 36 OF PLATS, PAGE 11, HOLLAND TOWNSHIP, OTTAWA COUNTY RECORDS.

SURVEYOR'S NOTES

THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TITLEWORK AND IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
 BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 5 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, AS BEING: SOUTH 89°44'35" WEST.
 ELEVATIONS HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
 SOURCE BENCHMARK - MICHIGAN DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE SYSTEM (CORS) - MIHO (HOLLAND).
 FOUNDATIONS BELOW GROUND SURFACE AND ANY OTHER BELOW GROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.
 UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND OBSERVATIONS AT THE TIME OF THE FIELD SURVEY. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. THIS SURVEY SHOULD NOT BE RELIED UPON TO DEPICT THE LOCATION OF ALL UNDERGROUND UTILITIES.
 NOTE: CONNECTIVITY AS SHOWN HEREON IS BASED UPON BEST AVAILABLE INFORMATION. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

PER THE FLOOD INSURANCE RATE MAP HOLLAND CHARTER TOWNSHIP OTTAWA COUNTY, MICHIGAN MAP NUMBER: 26139C0317E EFFECTIVE DATE: DECEMBER 16, 2011
 THE SUBJECT PARCEL LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 DATE OF FIELD SURVEY: FEBRUARY 19, 2024

I, MARK O. SCOVILL, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL(S) OF LAND DESCRIBED AND DELINEATED HEREON; THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME; THAT SAID SURVEY WAS PERFORMED RESULTING WITH A RELATIVE POSITIONAL PRECISION AT EACH BOUNDARY CORNER SHOWN HEREON WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING; THIS SURVEY WAS MADE FROM THE ATTACHED LEGAL DESCRIPTION; THE DESCRIPTION WAS GIVEN TO US BY OTHERS, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY OTHERS, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

HOLLAND ENGINEERING, INC.
 220 HOOVER BOULEVARD
 HOLLAND, MICHIGAN 49423
 (616) 392-5938
 Mark O. Scovill
 MARK O. SCOVILL
 MICHIGAN PROFESSIONAL SURVEYOR #4001045004



LEGEND

- SECTION CORNER
- FOUND 1/2" DIA. STEEL BAR W/ CAP #28429
- FOUND 1/2" DIA. STEEL BAR W/ CAP #45494
- FOUND 1/2" DIA. STEEL BAR W/ CAP #45500
- FOUND CONCRETE MONUMENT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- MISCELLANEOUS UTILITY HAND HOLE
- CABLE BOX
- TELECOMMUNICATIONS PEDESTAL
- MARKER FOR UNDERGROUND UTILITY
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- SPRINKLER HEAD
- SPRINKLER VALVE
- MAILBOX
- DECIDUOUS TREE
- SECTION LINE
- PARCEL LINE
- EASEMENT LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND STORM LINE
- MISCELLANEOUS UNDERGROUND UTILITY
- EDGE OF LANDSCAPING
- TOP OF BANK
- TOE OF BANK
- MINOR CONTOUR
- MAJOR CONTOUR
- RIP-RAP
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE
- (P) - PLATTED DIMENSION
- (M) - MEASURED DIMENSION
- REMON. - REMONUMENTATION
- L.C.R.C. - LAND CORNER RECORDATION CERTIFICATE
- HDPE - HIGH DENSITY POLYETHYLENE
- CPP - CORRUGATED PLASTIC PIPE
- PVC - POLY VINYL CHLORIDE

HOLLAND ENGINEERING
 220 Hoover Boulevard
 Holland, Michigan 49423-3766
 www.hollandengineering.com
 T 616-392-5938 F 616-392-2116

The Surveyor's liability for any and all claims, including but not limited to those arising from the negligence of the Surveyor's / Engineer's professional services, or negligence of any subcontractors or representatives shall be deemed limited to an amount no greater than the service fee.

BUTCH PROPERTIES LLC
 912 N. BLACK RIVER DRIVE
 HOLLAND, MI 49424

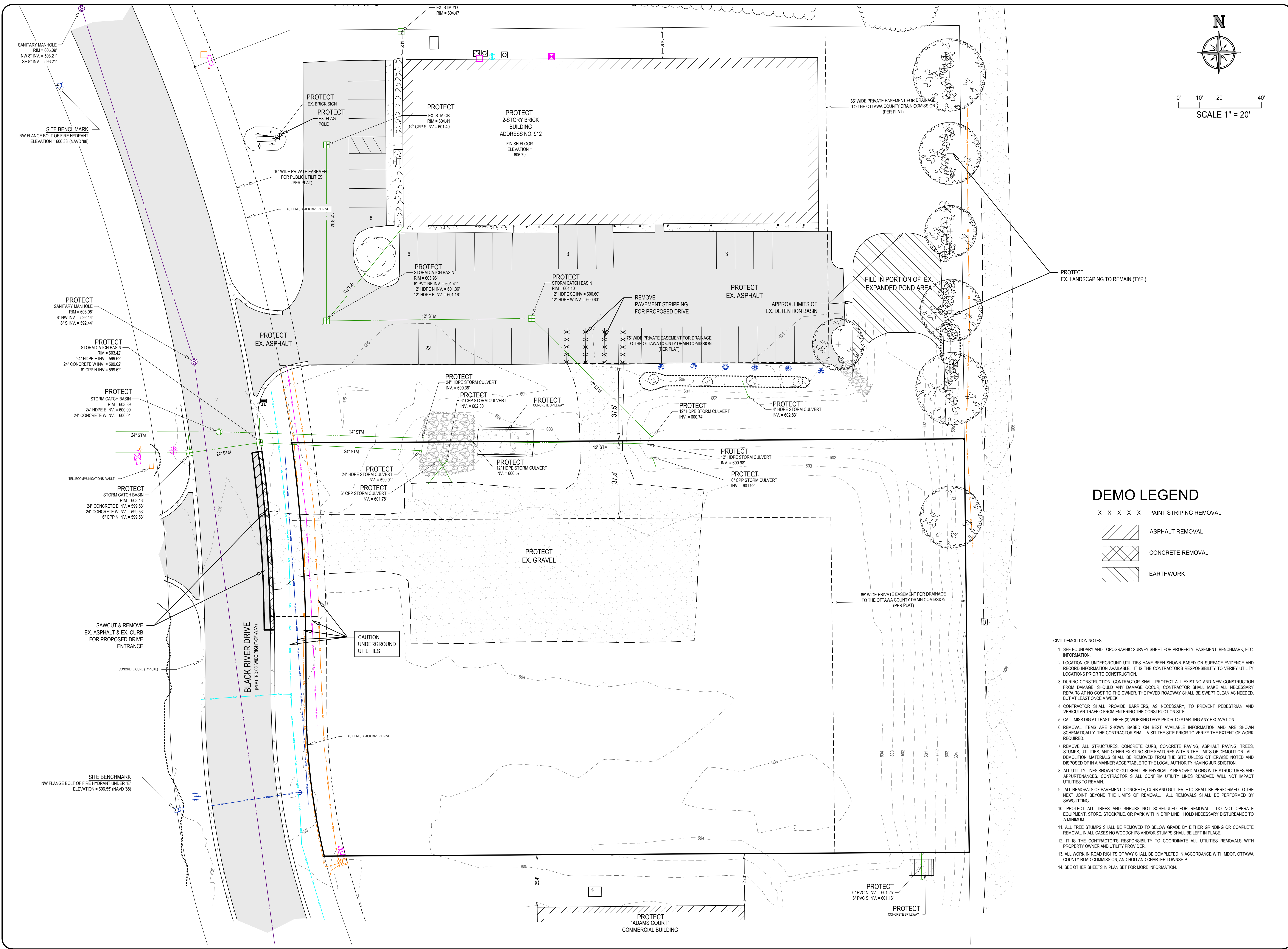
BLACK RIVER DRIVE
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Project Manager REBECCA K. PAGE	
Vertical Datum NAVD '88	Horz. Datum LOCAL
Drawn by JOHN M. RANKIN	
Checked by Survey	Date MOS 03/01/2024
Civil	
Struc.	
L. A.	
HEI Project Number 21-03-082.04	
Sheet Title EXISTING CONDITIONS	
Sheet No. V-101	



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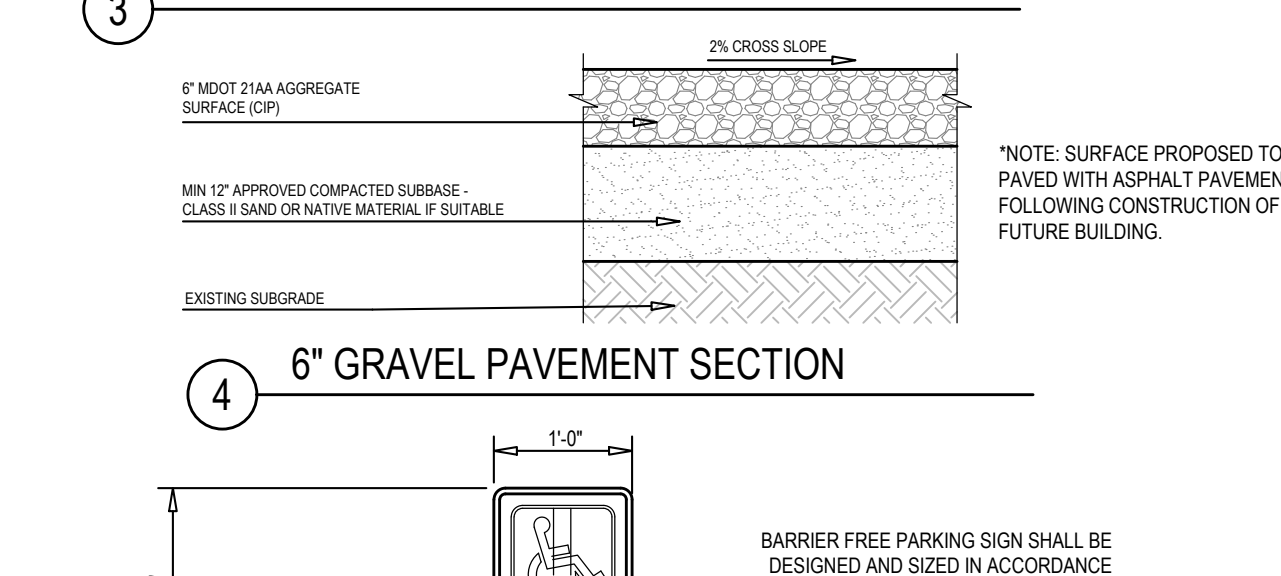
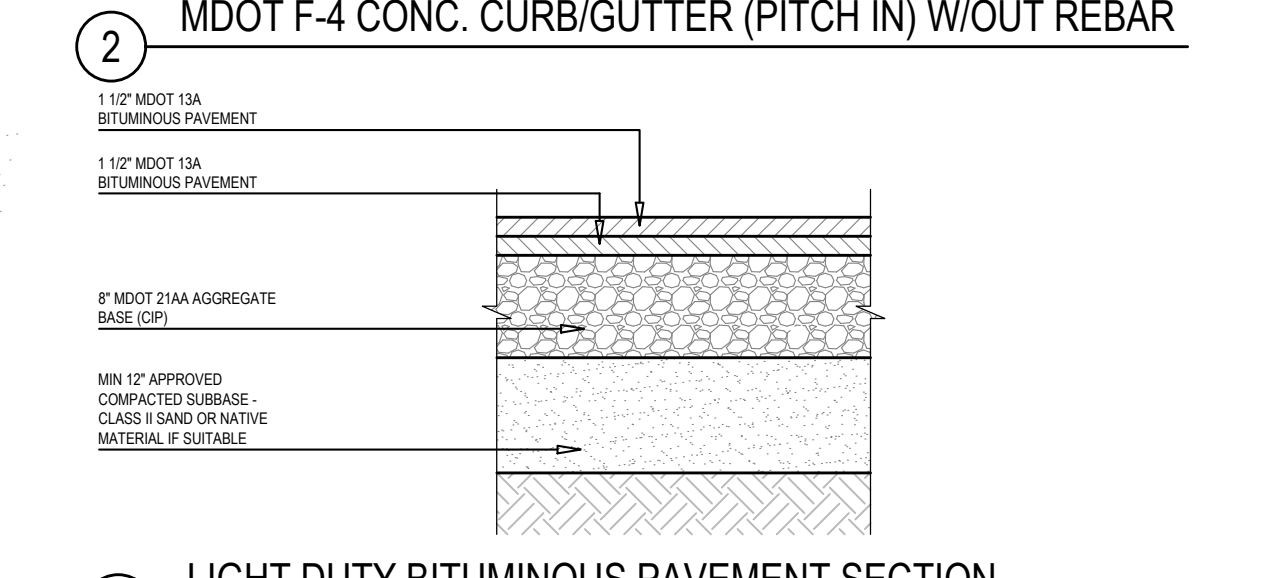
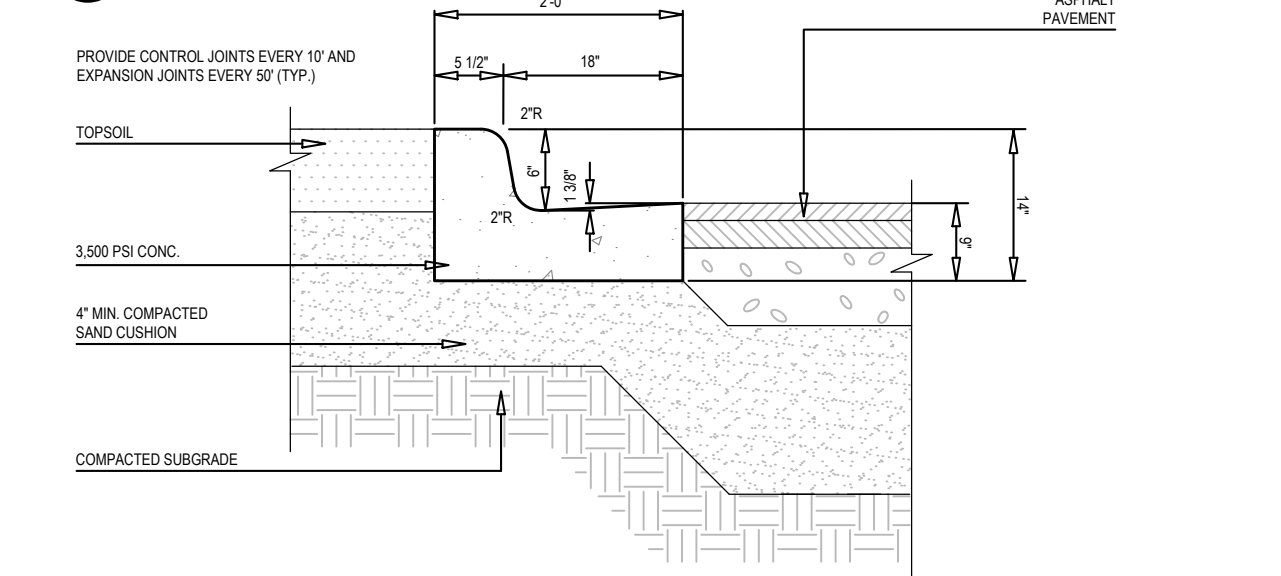
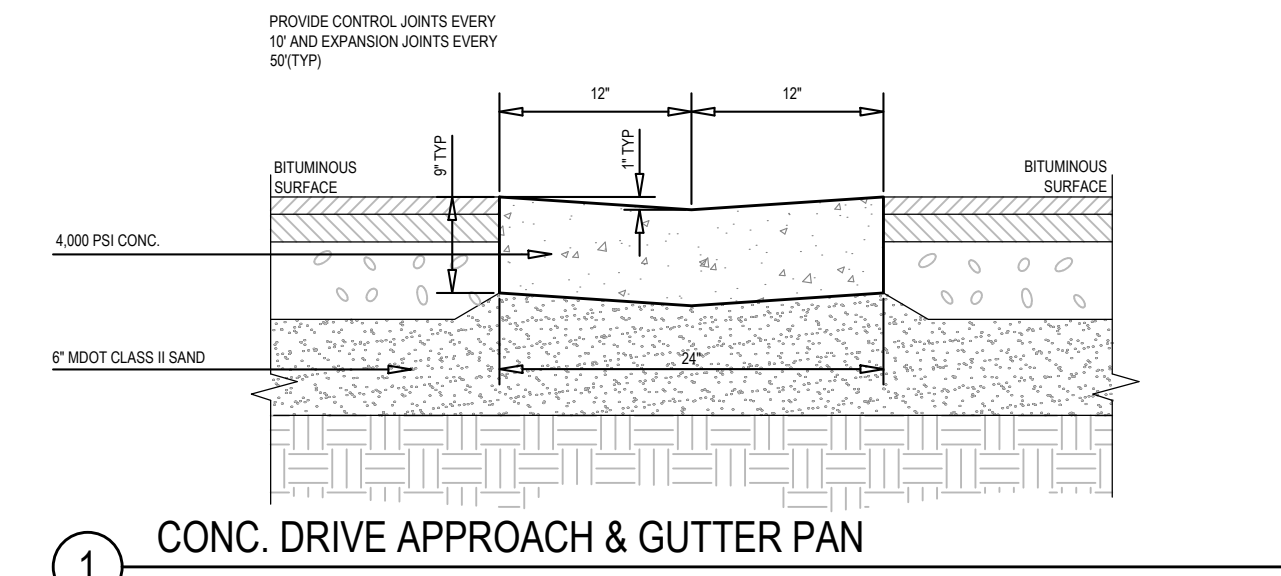
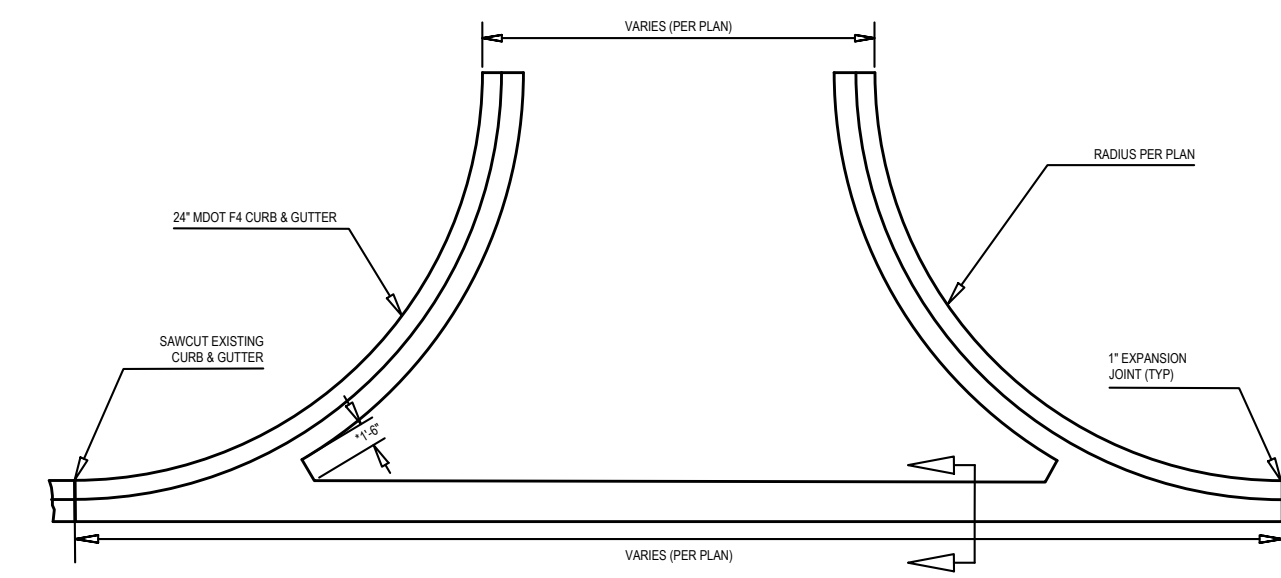
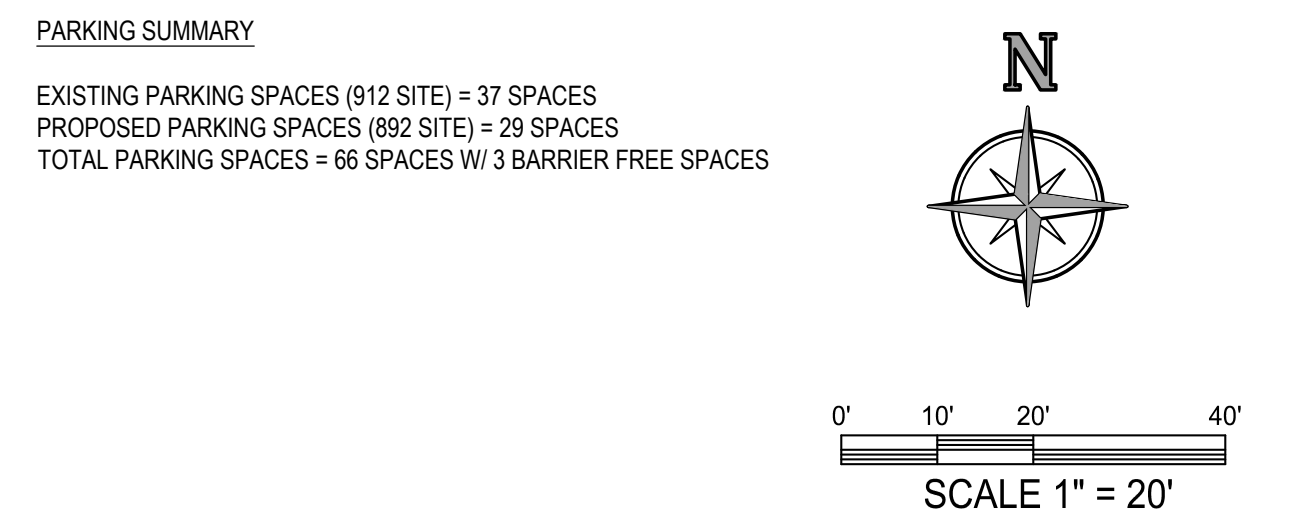
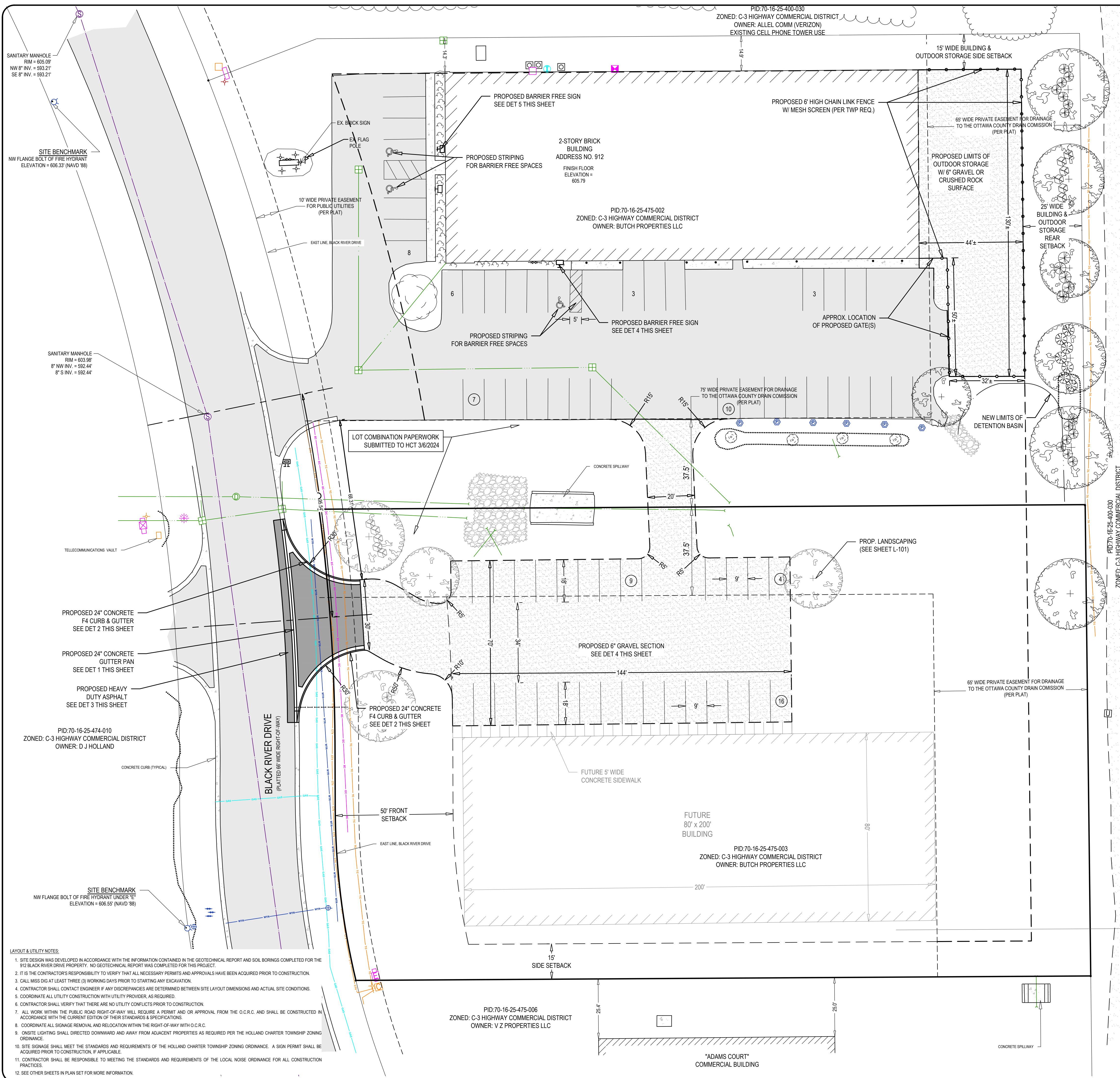
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Civil	
Struc.	
L. A.	
HEI Project Number 21-03-082.04	
Sheet Title CIVIL DEMOLITION	
Sheet No. CD-101	

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



HOLLAND ENGINEERING
 220 Hoover Boulevard
 Holland, Michigan 49423-3766
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The Surveyor's/Engineer's liability for any and all claims, including but not limited to those arising from the negligence of the Surveyor's/Engineer's professional services, or any other persons or entities shall be deemed limited to an amount no greater than the amount of the fee for the service rendered.

BUTCH PROPERTIES LLC
 912 N. BLACK RIVER DRIVE
 HOLLAND, MI 49424

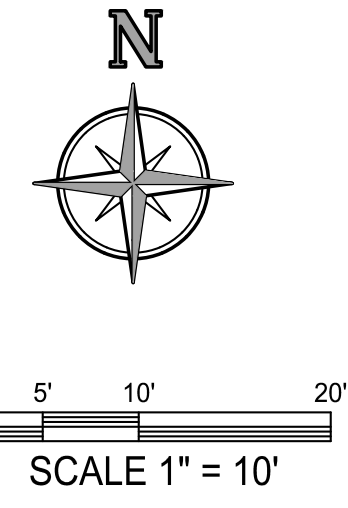
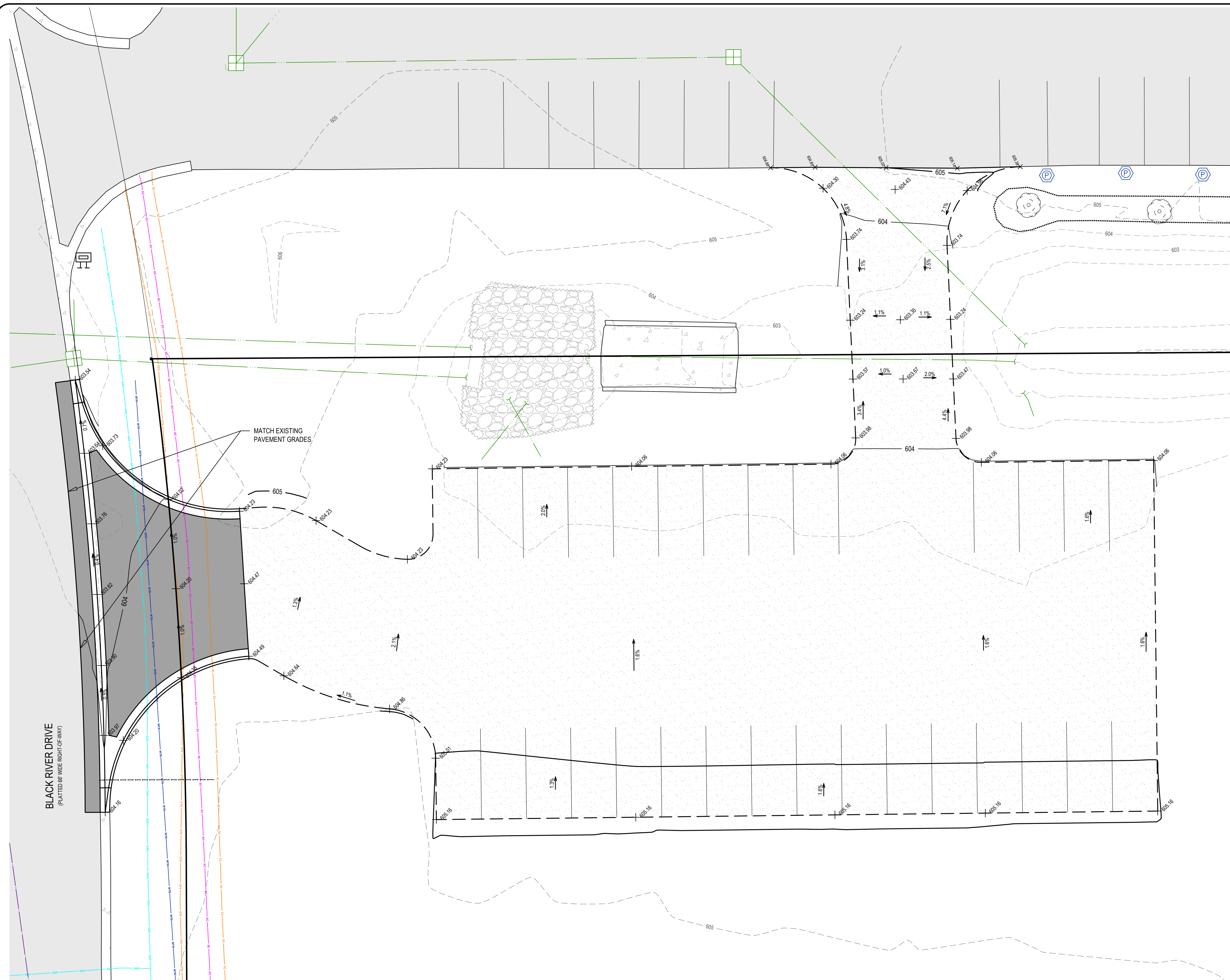
BLACK RIVER DRIVE
 HOLLAND TOWNSHIP, MICHIGAN 49423
 PT. OF THE SE 1/4 SECT. 25 T5N, R15W
 HOLLAND TWP., OTTAWA COUNTY, MI

Issued for:

Date	Description	No.
03/07/2024	EXISTING CONDITIONS TOPOGRAPHIC MAP	A
03/17/2024	SLU SUBMITTAL TO TWP	B
04/24/2024	REV PER OWNER & RE-SUBMIT SLU TO TWP	C

Project Manager: REBECCA K. PAGE
Vertical Datum: NAVD '88 **Horz. Datum:** LOCAL
Drawn by: STEVEN A. MORRIS
Checked by: Survey **Date:** . . .
Survey: . . .
Civil: . . .
Struc.: . . .
L.A.: . . .
HEI Project Number: 21-03-082.04

Sheet Title: **SITE LAYOUT PLAN**
 Sheet No.: **C-101**



GRADING & STORM SEWER NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
- SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE 912 BLACK RIVER DRIVE PROPERTY. NO GEOTECHNICAL REPORT WAS COMPLETED FOR THIS PROJECT.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM O.C.R.C. AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
- STORM WATER MANAGEMENT SYSTEM AND GRADING SHALL BE IN ACCORDANCE WITH THE OTTAWA COUNTY WATER RESOURCE COMMISSION STORM WATER ORDINANCE.
- SITE SHALL BE GRADED WITH SMOOTH CONTOURS IN ALL AREAS OF DISTURBANCE AND GRADED TO SLOPE AWAY FROM THE EXISTING SIDEWALKS.
- ALL STORM SEWER PIPING SHALL BE ADS N-12, HANCOR HI-Q OR APPROVED EQUIVALENT POLYETHYLENE (PE) PLASTIC PIPE AND FITTINGS, UNLESS OTHERWISE NOTED. WHERE SPECIFIED IN THE PLANS, CONCRETE CLASS IV PIPE WITH RUBBER GASKETS IS REQUIRED.
- ALL STORM PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF TABLES 1102.4, 1102.5 AND 1102.7 OF THE 2012 MICHIGAN PLUMBING CODE.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

SESC NOTES:

- CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
- SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE 912 BLACK RIVER DRIVE PROPERTY. NO GEOTECHNICAL REPORT WAS COMPLETED FOR THIS PROJECT.
- CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE (AHJ) SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND THE NPDES NOTICE OF COVERAGE AND COMPLY WITH ALL PERMIT REQUIREMENTS AND WITH ALL STANDARDS AND REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
- BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
- CONTRACTOR SHALL PROVIDE A CERTIFIED STORM WATER OPERATOR FROM CONSTRUCTION COMMENCEMENT THROUGH FINAL SITE STABILIZATION.
- THE TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH THE EGLE REQUIREMENTS.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE HOLLAND TOWNSHIP AND OTTAWA COUNTY WATER RESOURCES COMMISSIONER'S OFFICE STANDARDS AND SPECIFICATIONS.
- SOIL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO EARTH MOVING OR GROUND DISTURBANCE AND REMAIN IN PLACE UNTIL FINAL RESTORATION HAS BEEN ESTABLISHED.
- ALL FOREIGN MATERIAL OR DEBRIS FROM JOB SITE WHICH IS DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.
- THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
- SOIL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE OWNER UPON COMPLETION.
- CONTRACTOR SHALL PHASE THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES AS NECESSARY FOR THE SITE IMPROVEMENTS WITHIN THE LIMITATIONS OF THE ACQUIRED SOIL EROSION CONTROL PERMIT.
- STOCKPILE AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEED IN ACCORDANCE WITH THE O.C.W.R.C. SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. ALL EXCESS SPOILS SHALL BE REMOVED FROM SITE.
- ALL EXCESS SPOILS SHALL BE HAULED OFFSITE AND LEGALLY PLACED IN AN UPLAND AREA NOT ENDEMBERED BY WETLANDS OR FLOODPLAIN.
- THERE SHALL BE NO EARTH MOVEMENT OR DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE WITHOUT PRIOR AUTHORIZATION FROM THE O.C.W.R.C.
- THE MINIMUM AMOUNT OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES, MAINTENANCE, AND/OR STABILIZATION MEASURES AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

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Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager REBECCA K. PAGE	
Vertical Datum NAVD '88	Horz. Datum LOCAL
Drawn by XXXXXXXXXXXXXXXXXX	
Checked by	Date
Survey	.
Civil	.
Struc.	.
L. A.	.
HEI Project Number 21-03-082.04	
Sheet Title GRADING DRAINAGE & SESC PLAN	
Sheet No. C-201	

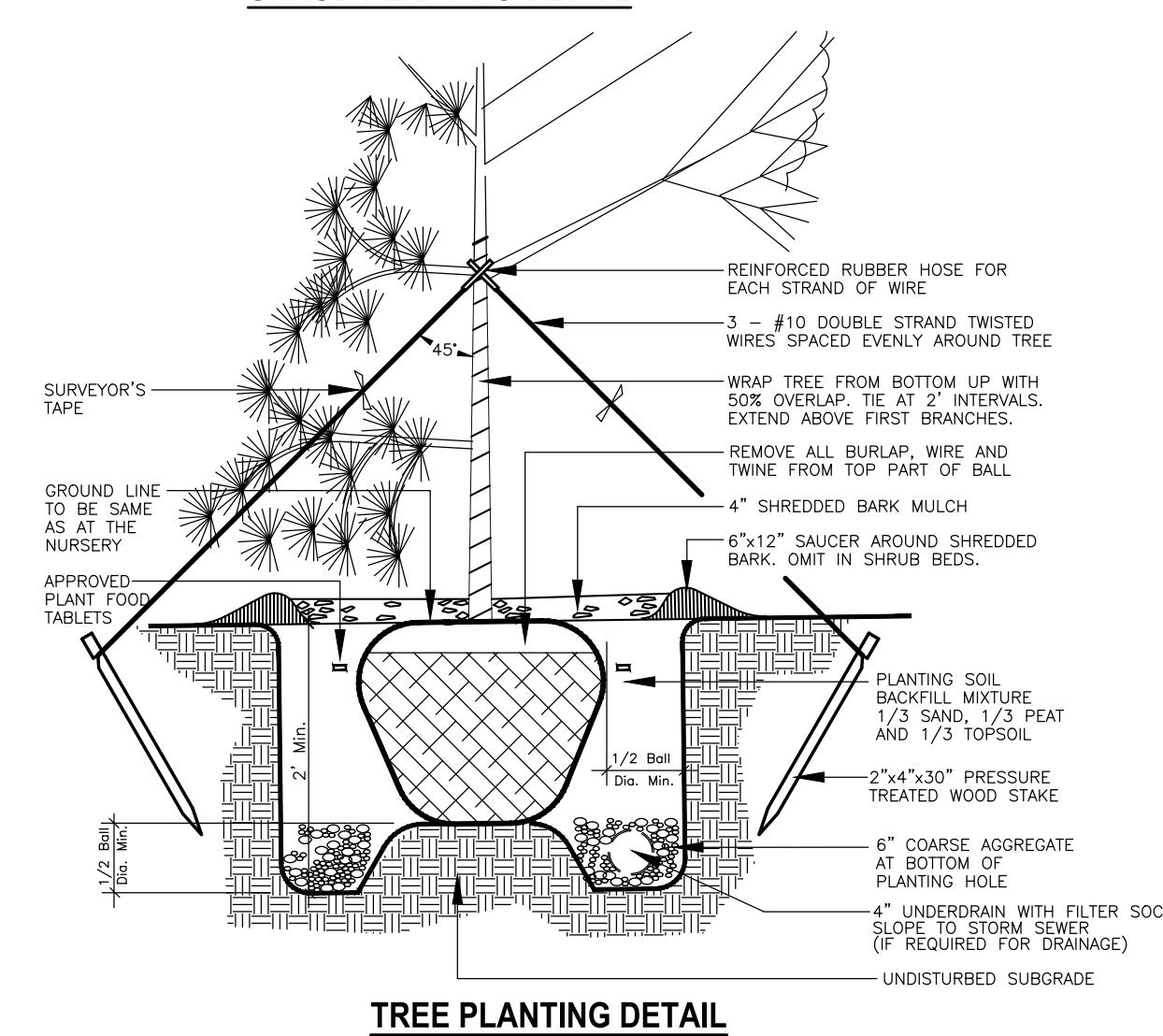
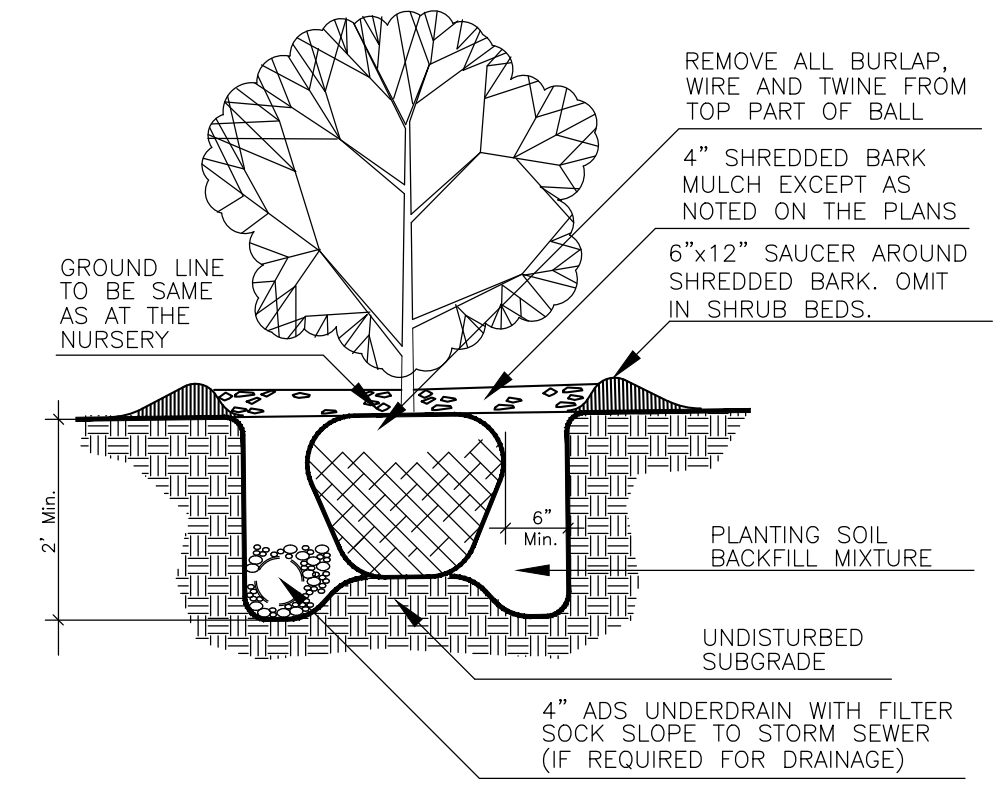
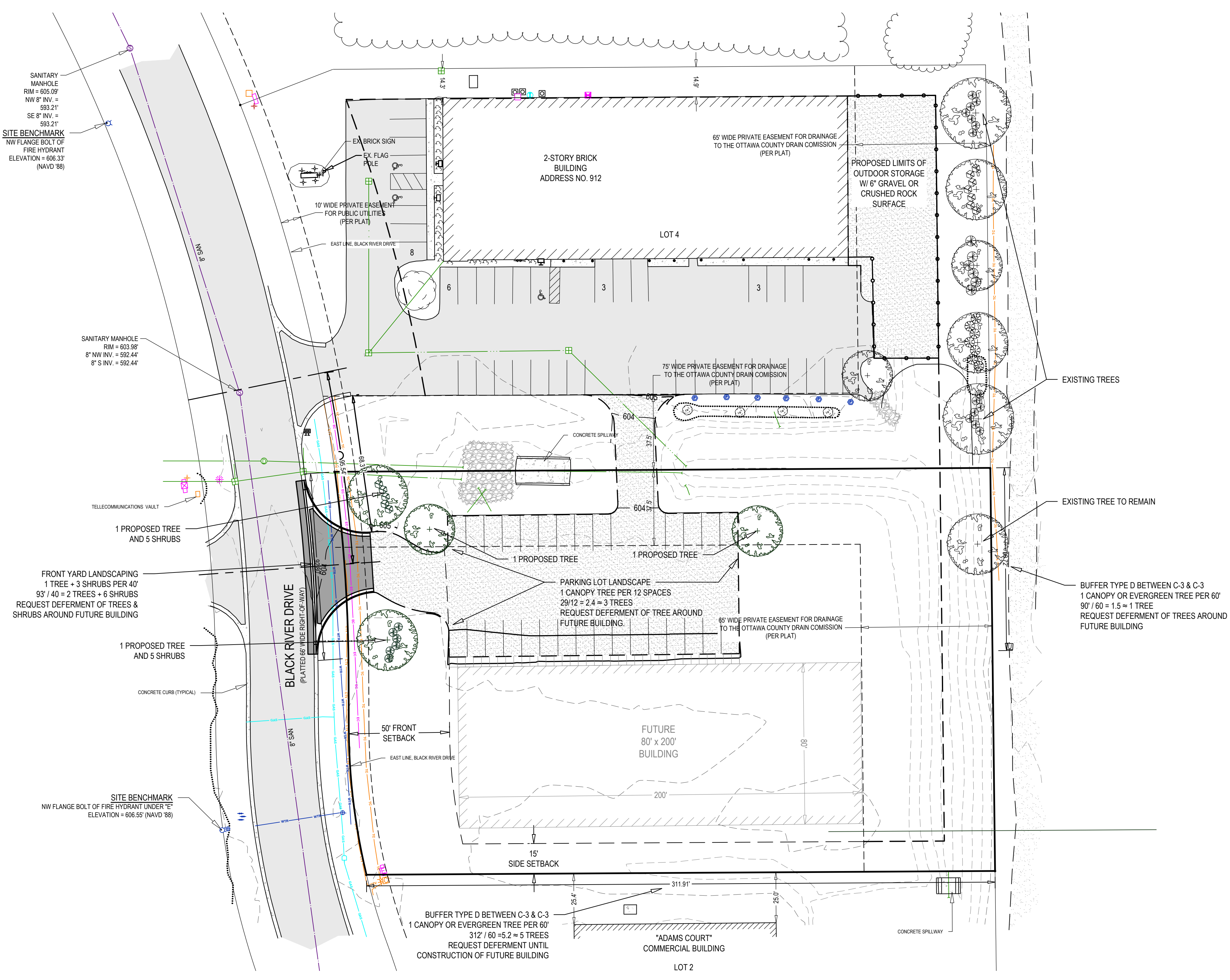
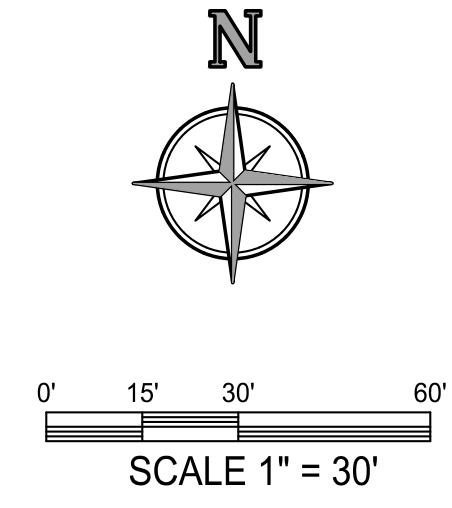
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Issued for:		No.	Date
Existing Conditions Topographic Map	A	03/01/2024	
SLU Submittal to TWP	B	03/17/2024	
REV PER OWNER & RE-SUBMIT SLU TO TWP	C	04/22/2024	

Project Manager		REBECCA K. PAGE	
Vertical Datum	NAVD '88	Horz. Datum	LOCAL
Drawn by			
BRUCE ZEINSTR, LLA			
Checked by	Survey	Date	
Civil			
Struc.			
L.A.			
HEI Project Number			
21-03-082.04			
Sheet Title			
LANDSCAPE PLANTING PLAN			
Sheet No.			
L-101			



KEY	SIZE	COMMON NAME	BOTANICAL NAME	MATURE SIZE/COMMENTS
SHADE TREES				
(Symbol)	2-1/2\"/>			

LAWN- SPARTAN GRADE A MIX
 SPARTAN GRADE A MIXTURE by Earth Carpet
 10% Canon Kentucky Bluegrass
 10% Gold Rush Kentucky Bluegrass
 20% Rondo Kentucky Bluegrass
 15% SRS100 Chewings Fescue
 25% SRS110 Creeping Red Fescue
 10% SR4500 Perennial Ryegrass
 10% Manhattan 4 Perennial Ryegrass

STORM BASIN SEED MIX
 SEED STORM WATER BASIN AREAS WITH CARBON SWALE SEED MIX @ 12 POUNDS/ACRE
 PLACE EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1:3 AFTER SEEDING.

PLANTING NOTES:

- LANDSCAPE REQUIREMENTS:
 - FRONT YARD: 1 TREE & 3 SHRUBS PER 40' OF FRONTAGE; BETWEEN PARKING AND RIGHT OF WAY, OR IN FRONT YARD IF NO PARKING.
 - REQUIRED @ PROPOSED IMPROVEMENTS: 93' / 40 = TREES + 15 SHRUBS
 - PROPOSED
 - BUFFER 'D' BETWEEN C-3 & C-3: 10' WIDE BUFFER STRIP WITH 1 CANOPY OR EVERGREEN TREE PER 60' LINEAR FEET.
 - REQUIRED EAST LINE @ PROPOSED IMPROVEMENTS: 90' / 60 = 1.5 = 1 TREE;
 - PROVIDED: EAST LINE: 1 TREE
 - REQUIRED SOUTH LINE: 311' / 60 = 5.2 = 5 TREES;
 - PROVIDED SOUTH LINE: DEFERRED UNTIL CONSTRUCTION OF FUTURE BUILDING
 - PARKING: 1 CANOPY TREE PER 12 SPACES + LIGHTLY SCREEN PARKING ADJACENT TO ROW.
 - REQUIRED: 29 SPACES / 12 = 2.4 = 3 TREES
 - PROVIDED: 3 TREES
- ALL TREES AND SHRUBS SHALL BE PLANTED A MINIMUM OF 4' AWAY FROM PAVEMENT. PLANTS SHALL BE PLANTED OUTSIDE FRONT UTILITY EASEMENT.
- ALL LAWN AND PLANTING AREAS SHALL BE IRRIGATED WITH UNDERGROUND IRRIGATION IN SUCH WAY TO MAINTAIN VEGETATION IN A HEALTHY AND GROWING MANNER.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. TREES AND OTHER VEGETATION THAT DIE SHALL BE PROMPTLY REPLACED WITH IN KIND VEGETATION.
- CONTRACTOR SHALL PROVIDE SPECIFIED TREES, SHRUBS, GROUND COVERS AND OTHER PLANT MATERIAL THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- SEED SHALL BE PLACED OVER 6" TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION EXCEPT AS NOTED ON THE PLANS. SOD SHALL BE PLACED IN ALL AREAS AS SHOWN ON THE PLANS OVER 4" TOPSOIL.
- PLANTING SOIL CONSISTING OF 1/3 TOPSOIL, 1/3 PEAT MOSS AND 1/3 SAND SHALL BE PLACED IN ALL GROUND COVER AND FLOWER BEDS. DEPTH SHALL BE NOT LESS THAN 8".
- FOLLOWING CONSTRUCTION, RESTORE ALL DISTURBED AREAS WITH EARTH CARPET SPARTAN GRADE "A" SEED MIX, UNLESS OTHERWISE NOTED. PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY OWNER & LANDSCAPE ARCHITECT.