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**APPLICATION FOR
PLANNED UNIT DEVELOPMENT AND HOLLAND TWP.
FINAL DEVELOPMENT PLAN APPROVAL**

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

Applicant Information

Contact Name Curtis Moran
Address 3471 146th Ave
Zeeland, MI 49464

Company Smithfield Development, LLC
Phone 616-896-9406
Email curtis@moranpropertiesmi.com

Owner Information

Contact Name Curtis Moran
Address 3471 146th Ave
Zeeland, MI 49464

Company Smithfield Development, LLC
Phone 616-896-9406
Email curtis@moranpropertiesmi.com

Plan Preparer Information

Contact Name Zach Boeve
Address 7885 Byron Center Ave SW, Ste. A
Byron Center, MI 49315

Company VK Civil
Phone 616-277-2185
Email zach@vkcivil.com

Property Information

PUD Project Name Smithfield Condominium
Address or Location 120th Ave, Holland MI
Parcel Number 70 - 16 - 10 - 100 - 306&7 Zoning District R2A
Acreage of Parcel 21.8 Acreage to be Developed 21.8
Present Use (s) Ag

Description of Proposed Use (attach additional pages as needed): Proposed 99-Unit Condominium
Development with public road, water, and sewer and private storm sewer.

I hereby attest that I have read and understand the PUD application form, submittal procedures, and the general standards for approval, and that the information on the materials submitted are true and accurate, and I hereby agree to all the terms, standards, conditions and other Holland Charter Township requirements.

[Signature]
Signature of Applicant 5/7/24
Date

[Signature]
Signature of Owner 5/7/24
Date

DO NOT WRITE BELOW THIS LINE

Date Received _____ Amount of Fee Paid \$ _____ Check No. _____
Planning Commission 1st Discuss on ____/____/____ Planning Commission Action on ____/____/____
Application Accepted by _____

Sec. 16.1 – Intent and purpose.

A. Intent.

The intent and purpose of the Smithfield Condominium PUD is to help fulfill the goals of the Holland Charter Township Future Land Use Plan to provide medium density housing that provides an alternative to the majority of housing stock that includes detached single-family homes and multi-unit apartment complexes. The 99 attached condominiums will provide an opportunity for a variety of price points and allow for increased density (as compared to detached single family dwellings) that does not impact the character of the existing adjacent neighborhoods or township.

B. Base zoning district.

The base zoning district of the underlying proposed PUD area is R-2A.

C. The PUD process is a design option for the proposed Smithfield Condominiums that allows for the following (note only one of the intent and purpose items must be met; we've described three of the ten design options listed in the ordinance*):**

1. Innovative land development in terms of variety, design, layout, and type of structures constructed

The Smithfield Condominiums PUD includes two (2), three (3), and four (4) unit attached condominium buildings on a looped public road to maximize efficiency of the site. While these uses are permitted as by-right uses in the R-2A zoning district, the PUD allows for the efficient creation a traditional condominium project (not a site condominium as allowed in Article 17), that provides for ownership of the interior volume of a unit and the building exteriors, along with all of the general common elements, are owned by the homeowner's association that includes equal membership by the condo owners. In addition, the PUD allows for the condominium buildings to sit closer to the road creating a more traditional neighborhood aesthetic typical of condominium projects and for the proposed landscape buffers to be potentially varied and reviewed in greater detail given the infill nature of the project.

2. Efficient use of land to facility a more economic arrangement of buildings, land use and utilities

The Smithfield Condominiums PUD layout includes a looped public road to maximize efficiency of the site. It is important to note that the PUD specifically allows for the units to be closer together (maximizing efficiency) than would be allowed through traditional zoning as the R-2A district requires 20-foot side yard setbacks, therefore ultimately requiring a minimum of 40 feet between buildings. This layout provides for the most efficient provision of public services and utilities as it decreases the amount of roadway (impervious surface) and utility lengths for an equivalent number of by-right units.

3. Preservation of open space

The Smithfield Condominiums PUD proposes two (2) ponds for stormwater detention purposes and to act as an aesthetic feature with greenspace surrounding. A planned unit development and traditional condominium is the most effective way to incorporate open space within a development since any necessary details regarding maintenance or

Smithfield Condominiums

NARRATIVE & OVERALL OBJECTIVES

Nederveld (included within plan set) to provide a detailed list of the trees that will be preserved within the landscape buffer areas on site.

4. Provision of open space

The Smithfield Condominiums PUD proposes two (2) ponds for stormwater detention purposes and to act as an aesthetic feature, and the layout has been designed in a way to maximize views of the green space and ponds. A planned unit development and traditional condominium is the most effective way to incorporate open space within a development since any necessary details regarding maintenance or preservation can be incorporated into the site plan that forms a contract with the municipality and also the master deed.

5. Efficient consolidation of property with difficult site conditions

The Smithfield Condominium property is located between Hickorywoods Farm to the east and south, Quincy Meadows Condominiums to the north, and a private property owner to the south. The private property at 3846 120th Avenue contains 8.38 acres that is land locked. Through a purchase of the rear portion of this property, the Smithfield Condominium PUD is able to utilize additional land for more housing opportunities within the development.

6. Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allowing incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach.

The proposed density of the Smithfield Condominiums PUD is calculated to be 5.87 dwelling units per acre. This density is higher than adjacent developments with Quincy Meadows at approximately 5.0 du/ac and Hickorywoods Farms at 3.2 du/ac, however, in connecting the public road, the transition is effective while achieving the Township's goal of medium density residential at approximately 5-10 units per acre.

7. Shared vehicular and pedestrian access between properties

The Smithfield Condominium PUD proposes a public road connection between Hickoryrun Trail and 120th that provides a second point of egress for the Hickorywoods Farm neighborhood to 120th Avenue, maintains connectivity between developments and furthers the Township's public road network. In addition, a single sidewalk is proposed within the development that will connect to the sidewalk network of the Hickorywoods Farm neighborhood as well.

16.3 - Zoning requirements

A. Uses

1. Base zoning district uses.

R-2A allows single-family, two-family, multi-family and single-family attached housing. Therefore, these uses would be then allowed in the PUD and provide for the fulfillment of the proposed Smithfield Condominiums layout.

2. Rezoning.

The area proposed for the PUD was successfully rezoned to R-2A.

Smithfield Condominiums

NARRATIVE & OVERALL OBJECTIVES

		newly installed utilities will be underground.	
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**Note that no deviations are needed for property line setbacks as the proposed plan meets or exceeds front, rear and side setbacks from the exterior property lines based on R-2A requirements, even if those setbacks/buffers differ from adjacent developments.*

D. Density

Included for your review are two (2) parallel plans. With the successful rezone to the R-2A zoning district, single family, two-family and multi-family/single-family attached are all considered permitted uses. Therefore, we have prepared a traditional single family parallel plan for reference, but since that is not the highest density permitted use, a two-family plan was also included. The parallel plans show the following total number of units:

Single Family: 84 lots/84 units

Two-Family: 69 lots/138 units

The lots on both plans were drawn to meet the specifications listed in the ordinance for the R-2A district, the streets are shown in traditional 66-foot-wide rights-of-ways, and a connection to Hickoryrun Trail is also included.

16.8 – Standards of approval

A. Intent and qualification. The proposed PUD complies with the intent and the applicable qualifying conditions of sections 16.1C and 16.2C of this article, respectively.

The intent and purpose of the Smithfield Condominium PUD is to help fulfill the goals of the Holland Charter Township Future Land Use Plan to provide medium density housing that provides an alternative to the majority of housing stock that includes detached single-family homes and multi-unit apartment complexes. The 99 attached condominiums will provide an opportunity for a variety of price points and allow for increased density (as compared to detached single family dwellings) that does not impact the character of the existing adjacent neighborhoods or township.

In addition, seven recognizable benefits are described above meeting the qualifying conditions of section 16.2C.

B. Uses. The uses conducted within the proposed PUD, the PUDs impact on the community, and other aspects of the PUD are consistent with the Holland Charter Township Comprehensive Plan.

The Holland Charter Township Comprehensive Plan identifies this property as “Medium Density Residential.” The Master Plan text states “this designation is characterized by moderate to medium-density residential neighborhoods with approximate densities of 5-10 units per gross acre of land. Single-family houses, and other housing types such as

Smithfield Condominiums

NARRATIVE & OVERALL OBJECTIVES

- F. Public service capacity. The PUD shall not place demands on public services and facilities more than current or anticipated future capacity.**

The proposed Smithfield Condominiums PUD is not anticipated to place greater demands on public services, facilities, or utilities than what current or anticipated future capacity allows. The proposed total number of units is in line with the anticipated proposed density allowable through by-right zoning.

- G. Utilities. Underground utilities, including telephone and electrical systems, are required within the limits of all PUDs. Appurtenances to these systems, which can be effectively screened, may be exempt from this requirement if the planning commission finds that such exemption will not violate the intent or character of the proposed planned unit development.**

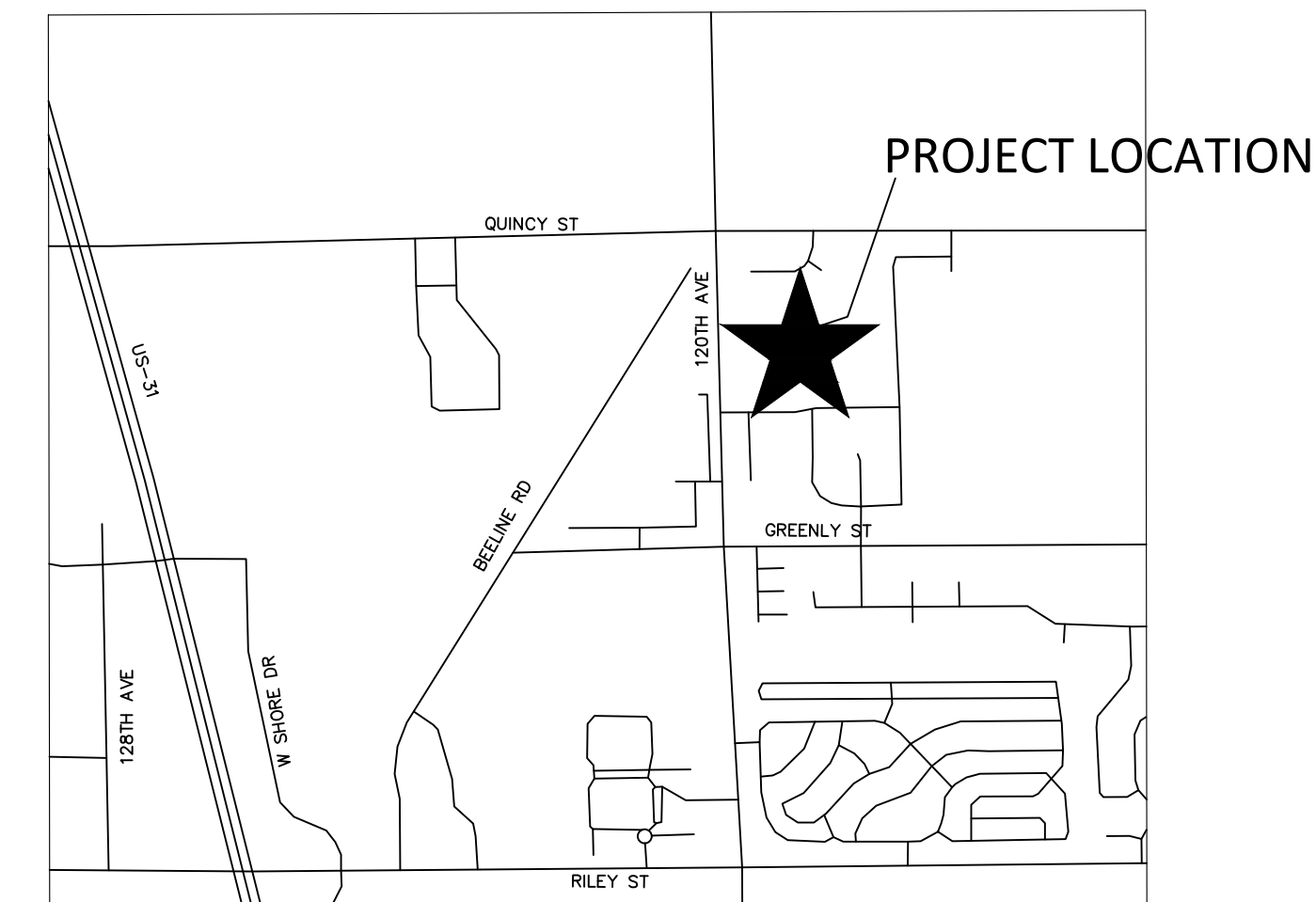
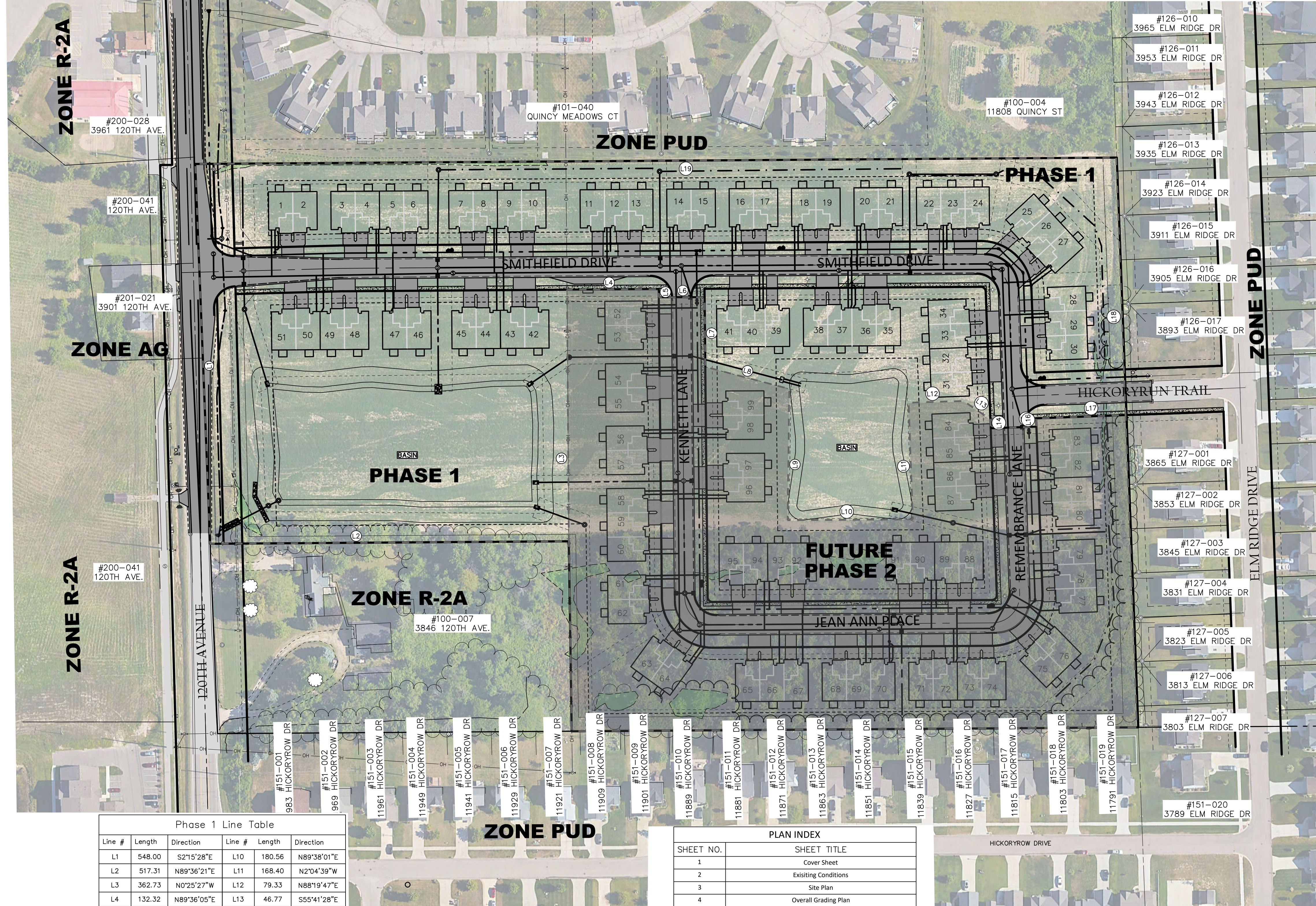
There are existing above ground Consumers Energy poles that will remain on-site (with a decreased) easement, but all newly installed utilities to serve the development will be installed underground.

HOLLAND CHARTER TOWNSHIP

OTTAWA COUNTY, MICHIGAN

NW 1/4 OF SEC. 10

SMITHFIELD CONDOMINIUMS



LOCATION MAP
NOT TO SCALE

- GENERAL NOTES:**
- 1) PARCEL NUMBERS: 70-16-10-100-006 & 70-16-10-100-007
 - 2) EXISTING ZONING: R-2A
 - 3) R-2A REQUIREMENTS:
MIN AREA: 4,000 SFT PER DWELLING
MIN WIDTH: 80 FEET
SETBACKS:
FRONT: 35 FEET
REAR: 25 FEET
SIDE: 20 FEET
MAX LOT COVERAGE: 50%
MAX HEIGHT: 45 FEET
 - 4) PROPOSED ZONING: R-2A PUD
SETBACKS:
OVERALL PARCEL FRONT: 50 FEET
INTERNAL FRONT: 35 FEET (FROM EDGE OF ROAD)
OVERALL PARCEL REAR: 35 FEET
OVERALL PARCEL SIDE: 25 FEET
INTERNAL BUILDING SEPARATION: 20 FEET
 - 5) ADJACENT PARCELS ZONED:
NORTH: PUD
EAST: PUD
SOUTH: PUD & AG
WEST: R-2A
 - 6) PROJECT SUMMARY:
TOTAL SITE AREA: 21.8 ACRES
TOTAL UNITS: 99
2-UNIT BUILDINGS: 14
3-UNIT BUILDINGS: 9
4-UNIT BUILDINGS: 11
LOT AREA: 949,608 SQFT/99 UNITS = 9,592 SQFT PER UNIT
DENSITY: 4.54 DU/ACRE
DENSITY (MINUS R.O.W.): 5.87 DU/ACRE
MAX LOT COVERAGE: 40%
MAX HEIGHT: 45 FEET
PUBLIC ROAD LENGTH: 2,475 LINEAR FEET
 - 7) SITE ACCESS & STREET:
THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC ROADS MEETING THE REQUIREMENTS OF THE OTTAWA COUNTY ROAD COMMISSION. THE SITE WILL BE ACCESSIBLE OFF 120TH AVE AND HICKORYRUN TRAIL. THE PROPOSED STREET IS 30' WIDE WITHIN A 66' RIGHT-OF-WAY. PUBLIC ROAD TO BE MAINTAINED BY THE OTTAWA COUNTY ROAD COMMISSION.
 - 8) UTILITIES:
THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER. PROPOSED SANITARY CONNECTION WILL BE FROM 120TH AVE. PROPOSED WATERMAIN CONNECTION WILL BE FROM 120TH AVE AND COMPLETE A LOOP TO THE EXISTING STUB OFF HICKORYRUN TRAIL. PRIVATE UTILITIES (GAS, ELECTRIC, PHONE) WILL BE UNDERGROUND.
 - 9) STORMWATER MANAGEMENT:
STORMWATER RUNOFF WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND DETAINED IN ACCORDANCE WITH THE OTTAWA COUNTY WATER RESOURCES COMMISSION STORMWATER ORDINANCE. THE STORMWATER SYSTEM IS PROPOSED AS PRIVATE. WETLANDS ARE SHOWN ON THE PLANS AND ANY IMPACT SHALL BE APPROVED BY EGLE PRIOR TO CONSTRUCTION. THE PROJECT IS NOT WITHIN A 100 YEAR FLOODPLAIN.
 - 10) EASEMENTS:
EXISTING CONSUMERS ENERGY EASEMENTS: LIBER 249, PAGE 162-ACCESS TO LOCATE POLES NOT MORE THAN 20 FEET FROM THE EAST LINE OF THE ROAD. LIBER 439, PAGE 300-ACCESS TO LOCATE POLES, WIRES, ETC. NOT MORE THAN 630 FEET FROM THE EAST LINE OF THE ROAD.
PROPOSED EASEMENTS: REDUCE 630 FEET EASEMENT TO A 40 FEET NO BUILD EASEMENT AND AN 80 FEET TREE CLEARING EASEMENT AROUND CENTRALLY LOCATED UTILITY POLE IN LINE WITH EASEMENT TO THE NORTH. PROPOSED 10' WIDE PRIVATE UTILITY EASEMENT THROUGH DEVELOPMENT.
 - 11) SURVEY DATUM:
TOPOGRAPHIC AND BOUNDARY SURVEY WAS CONDUCTED BY NEDERVELD, INC AND USES NAVD88. SURVEY AND BENCHMARK INFORMATION PROVIDED ON SHEET 2.

Phase 1 Line Table

Line #	Length	Direction	Line #	Length	Direction
L1	548.00	S21°5'28"E	L10	180.56	N89°38'01"E
L2	517.31	N89°36'21"E	L11	168.40	N2°04'39"W
L3	362.73	N0°25'27"W	L12	79.33	N88°19'47"E
L4	132.32	N89°36'05"E	L13	46.77	S55°41'28"E
L5	11.78	S0°35'19"E	L14	13.01	S2°05'48"E
L6	66.00	S89°59'15"E	L15	66.00	N87°54'34"E
L7	100.33	S0°35'19"E	L16	12.00	N2°05'26"W
L8	125.25	S75°16'56"E	L17	129.00	N87°55'45"E
L9	189.27	S0°43'25"W	L18	371.51	N2°05'18"W
			L19	1328.19	S89°36'12"W

PLAN INDEX

SHEET NO.	SHEET TITLE
1	Cover Sheet
2	Existing Conditions
3	Site Plan
4	Overall Grading Plan
5	Plan & Profile Smithfield Drive
6	Plan & Profile Remembrance Lane
7	Plan & Profile Kenneth Lane
8	Plan & Profile 4 Jean Ann Place
9	Plan & Profile Storm Crossing Smithfield Drive
10	Plan & Profile Storm Crossing Smithfield Drive & Remembrance Ln.
11	Plan & Profile Storm Crossing Kenneth Lane
12	Project Details
13	Landscape Plan
14	120th Demolition Plan
15	120th Geometric Layout Plan
16	120th Grading Plan
17	Intersection Details

PHASE 1 DESCRIPTION
PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWN N NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S02°15'27"E 533.35 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE CONTINUING S 02°15'28"E 548.00 FEET ALONG SAID WEST LINE; THENCE N 89°38'21"E 507.31 FEET; THENCE N 0°25'27"W 362.73 FEET; THENCE N 89°36'21"E 517.31 FEET; THENCE S 00°43'25"W 189.27 FEET; THENCE S 00°35'19"E 100.33 FEET; THENCE S 75°16'56"E 125.25 FEET; THENCE S 0°35'19"E 117.80 FEET; THENCE S 21°5'28"E 548.00 FEET ALONG SAID WEST LINE; THENCE N 89°38'01"E 180.56 FEET; THENCE N 2°04'39"W 168.40 FEET; THENCE N 88°19'47"E 79.33 FEET; THENCE N 89°36'05"E 132.32 FEET; THENCE S 55°41'28"E 46.77 FEET; THENCE S 0°35'19"E 11.78 FEET; THENCE S 89°59'15"E 66.00 FEET; THENCE S 2°05'48"E 13.01 FEET; THENCE N 87°54'34"E 66.00 FEET; THENCE N 2°05'26"W 12.00 FEET; THENCE N 87°55'45"E 129.00 FEET; THENCE N 2°05'18"W 371.51 FEET; THENCE S 89°36'12"W 1328.19 FEET TO THE POINT OF BEGINNING. CONTAINS 2.09 ACRES, SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD. ALSO SUBJECT TO HIGHWAY RIGHT-OF-WAY FOR 120TH AVENUE OVER THE MOST WESTERLY 33.00 FEET THEREOF.

APPLICANT
SMITHFIELD DEVELOPMENT, LLC
CURTIS MORAN
616-893-1930

DESIGN ENGINEER
VK CIVIL
ZACH BOEVE, P.E.
616-277-2185
ZACH@VKCIVIL.COM



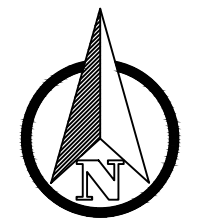
Know what's below.
Call before you dig.

NOTE:
ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE THE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

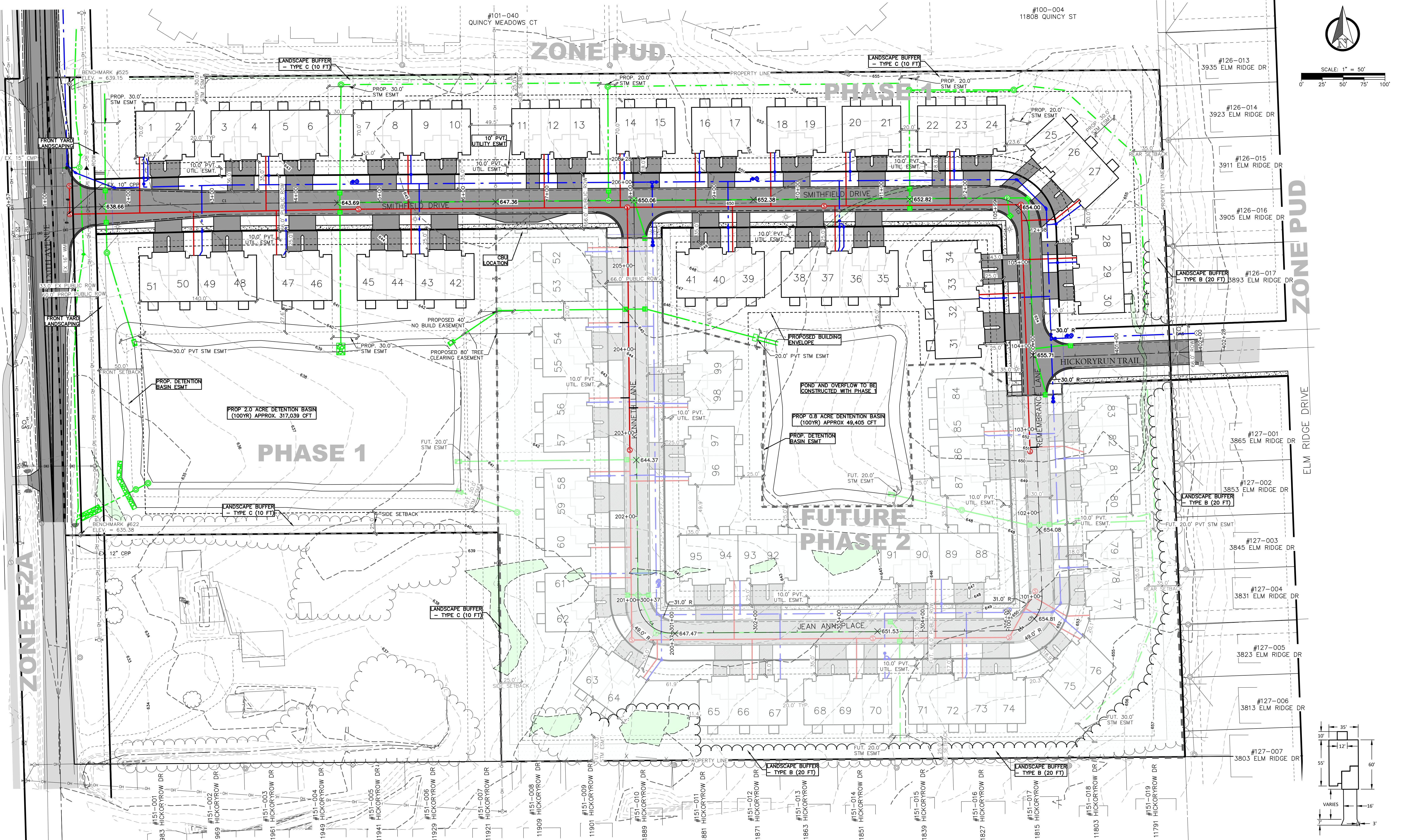
NO.	DATE	REVISION	BY
3	07/05/2023	SUBMITTAL FOR CONSTRUCTION APPROVAL	MDS
4	12/05/2023	PER OCWRC, OCRC, & EGLE REVIEW COMMENTS	MDS
5	02/29/2023	PER OCWRC, OCRC, & EGLE REVIEW COMMENTS	MDS
6	02/21/2024	PER HCT REVIEW COMMENTS	MDS
7	04/09/2024	PER HCT & OCRC REVIEW COMMENTS	CJW
8	04/30/2024	PER RC COMMENTS	CJW

HOLLAND CHARTER TOWNSHIP
OTTAWA COUNTY, MI
NW 1/4 OF SEC. 10
SMITHFIELD CONDOMINIUMS
COVER SHEET

	Vriesman & Korhorn www.VKcivil.com	Byron Center, MI (616) 277-2185	FILE NO. 1085
		Kalamazoo, MI (269) 697-7120	CHECKED ZEB
		Sheet No.	1 OF 17



SCALE: 1" = 50'
0' 25' 50' 75' 100'



LINE AND HATCH LEGEND

- Water Main
- Storm Sewer
- Sanitary Sewer
- EX. ASPHALT
- PROP. ASPHALT
- PROP. LANDSCAPE BUFFER

SYMBOL LEGEND

- HYDRANT
- STORM STRUCTURE
- STORM CB
- STORM MH
- SAN MH
- LIGHT POLE

BENCHMARKS
 BENCHMARK #525 ELEV. + 639.15 (NAVD88)
 TOP OF FLANGE BOLT (UNDER "W" ON HYDRANT LOCATED 34' + E OF 10TH AVE. CL & 300' S. OF QUINCY STREET)
 BENCHMARK #622 ELEV. + 635.38 (NAVD88)
 TOP OF FLANGE BOLT (UNDER "W" ON HYDRANT LOCATED 33' + E OF 10TH AVE. CL & 1070' S. OF QUINCY STREET)

CURVE #	DELTA	RADIUS	LENGTH	ROAD	PC	PT
C1	178°40'12"	300'	5.92	SMITHFIELD DR.	3+10.84	3+16.76
C2	88°18'22"	40.00'	61.65	SMITHFIELD DR.	12+35.93	12+97.58
C3	91°42'08"	40.00'	64.02	REMEMBRANCE LN.	105+37.80	105+99.45
C4	89°47'59"	40.00'	62.69	REMEMBRANCE LN.	305+02.97	305+65.99

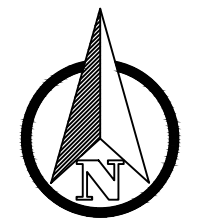
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4	12/05/2023	PER OCWRC, OCRC, & EGLE REVIEW COMMENTS	MDS
5	02/29/2024	PER OCWRC, OCRC, & EGLE REVIEW COMMENTS	MDS
6	02/21/2024	PER HCT REVIEW COMMENTS	MDS
7	04/09/2024	PER HCT & OCRC REVIEW COMMENTS	CJW
8	04/30/2024	PER RC COMMENTS	CJW

HOLLAND CHARTER TOWNSHIP
 OTTAWA COUNTY, MI
 NW 1/4 OF SEC. 10
SMITHFIELD CONDOMINIUMS
 SITE PLAN

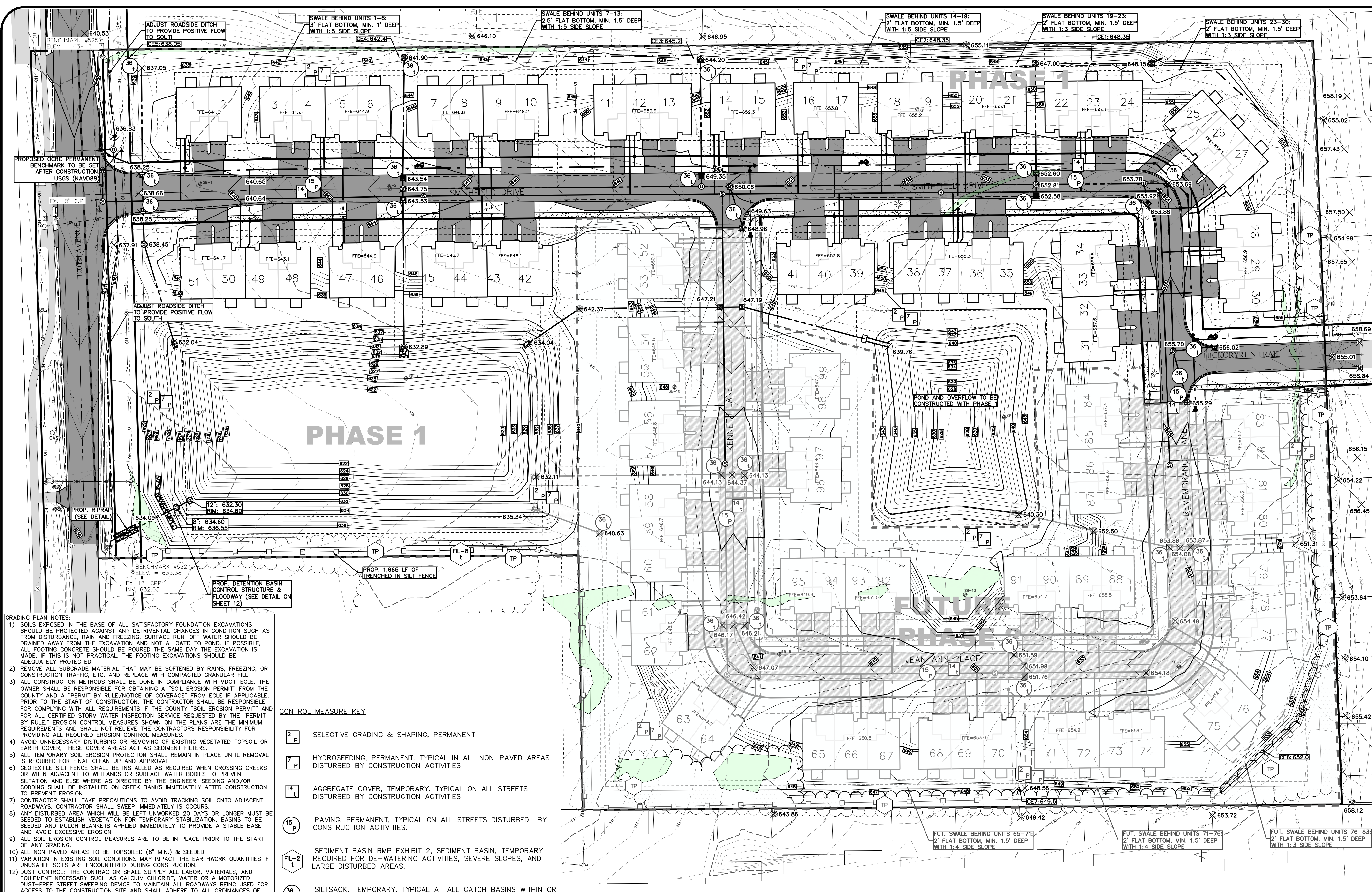


TYP. CONDO AND DRIVEWAY LAYOUT

FILE NO.	1085
CHECKED	ZEB
Sheet No.	3 OF 17



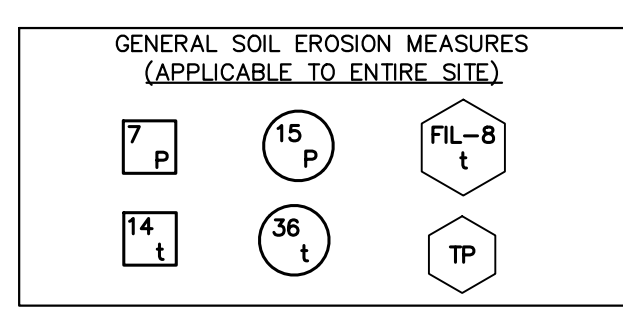
SCALE: 1" = 50'
0' 25' 50' 75' 100'



- ### SOIL BORING LOG
- SB-1 ELEV: 639.73 (8-31-2022)
 - 0'-0.5' TOPSOIL
 - 0.5'-9' CLAY, VERY STIFF BROWNISH GRAY WITH SAND AND A TRACE OF SILT
 - 9'-14' CLAY, STIFF BROWN WITH SAND AND A TRACE OF SILT AND GRAVEL
 - 14'-25' CLAY, STIFF GRAY WITH A TRACE OF SILT SAND AND GRAVEL
 - SB-2 ELEV: 642.70 (8-31-2022)
 - 0'-8" TOPSOIL
 - 8'-6.5' CLAY, VERY STIFF BROWNISH GRAY WITH A TRACE OF SILT AND SAND
 - 6.5'-9' CLAY, EXTREMELY STIFF BROWNISH GRAY WITH A TRACE OF SILT AND SAND
 - 9'-13' CLAY, VERY STIFF BROWNISH GRAY GRAVELLY WITH A TRACE OF SILT
 - 13'-19' CLAY, STIFF GRAY WITH A TRACE OF SILT SAND AND GRAVEL
 - 19'-25' CLAY, STIFF GRAY WITH A TRACE OF SILT AND SAND
 - SB-3 ELEV: 638.15 (9-01-2022)
 - 0'-0.5' TOPSOIL
 - 0.5'-4' CLAY, STIFF BROWN WITH A TRACE OF SILT AND SAND
 - 4'-9' CLAY, STIFF BROWN WITH A TRACE OF SILT AND SAND
 - 9'-13' CLAY, VERY STIFF BROWN WITH A TRACE OF SILT AND SAND
 - 13'-20' CLAY, STIFF GRAY WITH A TRACE OF SILT AND SAND
 - SB-4 ELEV: 647.67 (8-31-2022)
 - 0'-5" TOPSOIL
 - 5'-6.5' CLAY, VERY STIFF GRAYISH BROWN WITH A TRACE OF SILT AND SAND
 - 6.5'-13' CLAY, STIFF TO VERY FIRM BROWN SAND WITH A TRACE OF SILT AND SAND
 - 13'-23' CLAY, STIFF GRAY WITH A TRACE OF SILT AND SAND
 - 23'-25' CLAY, STIFF GRAY WITH A TRACE OF SILT SAND AND GRAVEL
 - SB-5 ELEV: 651.06 (8-31-2022)
 - 0'-0.5' TOPSOIL
 - 0.5'-4' CLAY, VERY STIFF GRAYISH BROWN WITH A TRACE OF SILT AND SAND
 - 4'-9' CLAY, STIFF BROWN WITH A TRACE OF SILT AND SAND
 - 9'-19' CLAY, STIFF GRAY WITH A TRACE OF SILT SAND AND GRAVEL
 - 19'-23' CLAY, EXTREMELY STIFF GRAY GRAVELLY
 - 23'-25' CLAY, STIFF GRAY WITH A TRACE OF SILT AND GRAVEL
 - SB-6 ELEV: 652.36 (9-01-2022)
 - 0'-5" TOPSOIL
 - 5'-11' CLAY, FIRM BROWN SANDY WITH A TRACE OF SILT AND GRAVEL
 - 4.5'-5' SAND, COMPACT BROWN FINE TO MEDIUM WITH CLAY
 - 5'-6.5' CLAY, STIFF BROWN WITH A TRACE OF SILT AND SAND
 - 6.5'-9' CLAY, VERY STIFF BROWN WITH A TRACE OF SILT AND SAND
 - 9'-13' CLAY, VERY STIFF BROWN WITH A TRACE OF SILT SAND AND GRAVEL
 - 13'-19' CLAY, STIFF GRAY WITH A TRACE OF SILT AND SAND
 - 19'-23' CLAY, FIRM GRAY WITH A TRACE OF SILT AND SAND
 - 23'-25' CLAY, STIFF GRAY WITH A TRACE OF SILT AND SAND
 - SB-7 ELEV: 650.93 (9-01-2022)
 - 0'-0.5' TOPSOIL
 - 0.5'-6.5' CLAY, STIFF TO VERY STIFF BROWNISH GRAY WITH SAND AND A TRACE OF SILT
 - 6.5'-9' CLAY, VERY STIFF BROWN WITH A TRACE OF SILT AND SAND
 - 9'-13' CLAY, VERY STIFF BROWN WITH A TRACE OF SILT SAND AND GRAVEL
 - 13'-25' CLAY, FIRM TO STIFF GRAY WITH A TRACE OF SILT AND SAND
 - SB-8 ELEV: 642.30 (9-01-2022)
 - 0'-7" TOPSOIL
 - 7'-4' CLAY, VERY STIFF BROWN WITH SAND AND A TRACE OF SILT
 - 4'-9' CLAY, STIFF BROWN WITH A TRACE OF SILT AND SAND
 - 9'-14' CLAY, STIFF GRAY WITH A TRACE OF SILT SAND AND GRAVEL
 - 14'-21' CLAY, FIRM GRAY WITH A TRACE OF SILT AND SAND
 - SB-9 ELEV: 648.83 (8-31-2022)
 - 0'-0.5' TOPSOIL
 - 0.5'-4' CLAY, VERY STIFF BROWNISH GRAY WITH A TRACE OF SILT AND SAND
 - 4'-6.5' CLAY, VERY STIFF GRAY WITH A TRACE OF SILT SAND AND LENSES OF GRAVEL
 - 6.5'-10' CLAY, VERY STIFF BROWN WITH SAND AND A TRACE OF SILT
 - 10'-14' CLAY, VERY STIFF GRAY WITH SAND AND A TRACE OF SILT
 - 14'-20' CLAY, STIFF GRAY WITH A TRACE OF SILT AND SAND
 - SB-10 ELEV: 651.06 (8-31-2022)
 - 0'-8" TOPSOIL
 - 8'-4' CLAY, VERY STIFF BROWN WITH A TRACE OF SILT SAND AND GRAVEL
 - 4'-6.5' CLAY, STIFF BROWN WITH A TRACE OF SILT AND SAND
 - 6.5'-9' CLAY, VERY STIFF BROWN WITH A TRACE OF SILT SAND AND GRAVEL
 - 9'-13' CLAY, STIFF BROWN WITH SAND AND A TRACE OF SILT
 - 13'-15' CLAY, STIFF BROWN WITH SAND AND A TRACE OF SILT AND GRAVEL

- ### GRADING PLAN NOTES:
- SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.
 - REMOVE ALL SUBGRADE MATERIAL THAT MAY BE SOFTENED BY RAINS, FREEZING, OR CONSTRUCTION TRAFFIC, ETC. AND REPLACE WITH COMPACTED GRANULAR FILL.
 - ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MDOT-EGLE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM EGLE IF APPLICABLE. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS IF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUESTED BY THE "PERMIT BY RULE". EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
 - AVOID UNNECESSARY DISTURBANCE OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
 - ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
 - GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSE WHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
 - CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
 - ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 20 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
 - ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
 - ALL NON PAVED AREAS TO BE TOPSOILED (6" MIN.) & SEEDED
 - VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNUSABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
 - 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 GOVERNMENT AGENCY.
 - 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.
 - STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SOIL EROSION AND SEDIMENT CONTROL PERMIT.
 - PLACE TEMPORARY EROSION CONTROL MEASURES PRIOR TO EARTH MOVING ACTIVITIES.
 - MULCH BLANKETS SHALL BE PLACED, STAPLED, AND OVERLAPPED ON ALL SLOPES THAT ARE 1 ON 3 OR GREATER AFTER.
 - CONTRACTOR TO INSTALL SILT SACK IN ALL CATCH BASINS ONCE THEY ARE CONSTRUCTED.
 - ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY A CERTIFIED STORM WATER OPERATOR AND MAINTAINED BY CONTRACTOR EVERY 7 DAYS AND AFTER EVERY SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH NPDES PERMIT BY RULE REQUIREMENTS IF APPLICABLE.
 - EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED.
 - BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SILT FENCING, SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.

- ### CONTROL MEASURE KEY
- SELECTIVE GRADING & SHAPING, PERMANENT
 - HYDROSEEDING, PERMANENT. TYPICAL IN ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES
 - AGGREGATE COVER, TEMPORARY. TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
 - PAVING, PERMANENT, TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES.
 - SEDIMENT BASIN BMP EXHIBIT 2, SEDIMENT BASIN, TEMPORARY REQUIRED FOR DE-WATERING ACTIVITIES, SEVERE SLOPES, AND LARGE DISTURBED AREAS.
 - SILTSACK, TEMPORARY, TYPICAL AT ALL CATCH BASINS WITHIN OR DISTURBED BY CONSTRUCTION ACTIVITIES
 - CULVERT SEDIMENT TRAP, TEMPORARY. TYPICAL AT ALL STORM OUTLETS AND STREAMS DISTURBED BY CONSTRUCTION ACTIVITIES
 - FILTER BMP EXHIBIT 8A, SILT FENCE, TEMPORARY. TYPICAL IN ALL AREAS, ESPECIALLY ADJACENT TO STREAMS, PONDS, ETC. AND ALONG PROJECT UNITS.
 - TREE PROTECTION, INCLUDES TUNNELING UNDER TREES, TYPICAL FOR ALL TREES ENCOUNTERED UNLESS TREE REMOVAL IS DIRECTED BY THE ENGINEER.
 - DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MIN. OF 12" WIDE, 6" DEEP, AND CONSIST OF 2"-4" AGGREGATE.



- ### LEGEND
- MICHIGAN UNIFIED KEYING SYSTEM (MUKS)
 - BEST MANAGEMENT PRACTICE (BMP)
 - TEMPORARY CONTROL MEASURE (DURING CONSTRUCTION AND UNTIL PERMANENT MEASURES ARE ESTABLISHED)
 - PERMANENT CONTROL MEASURE

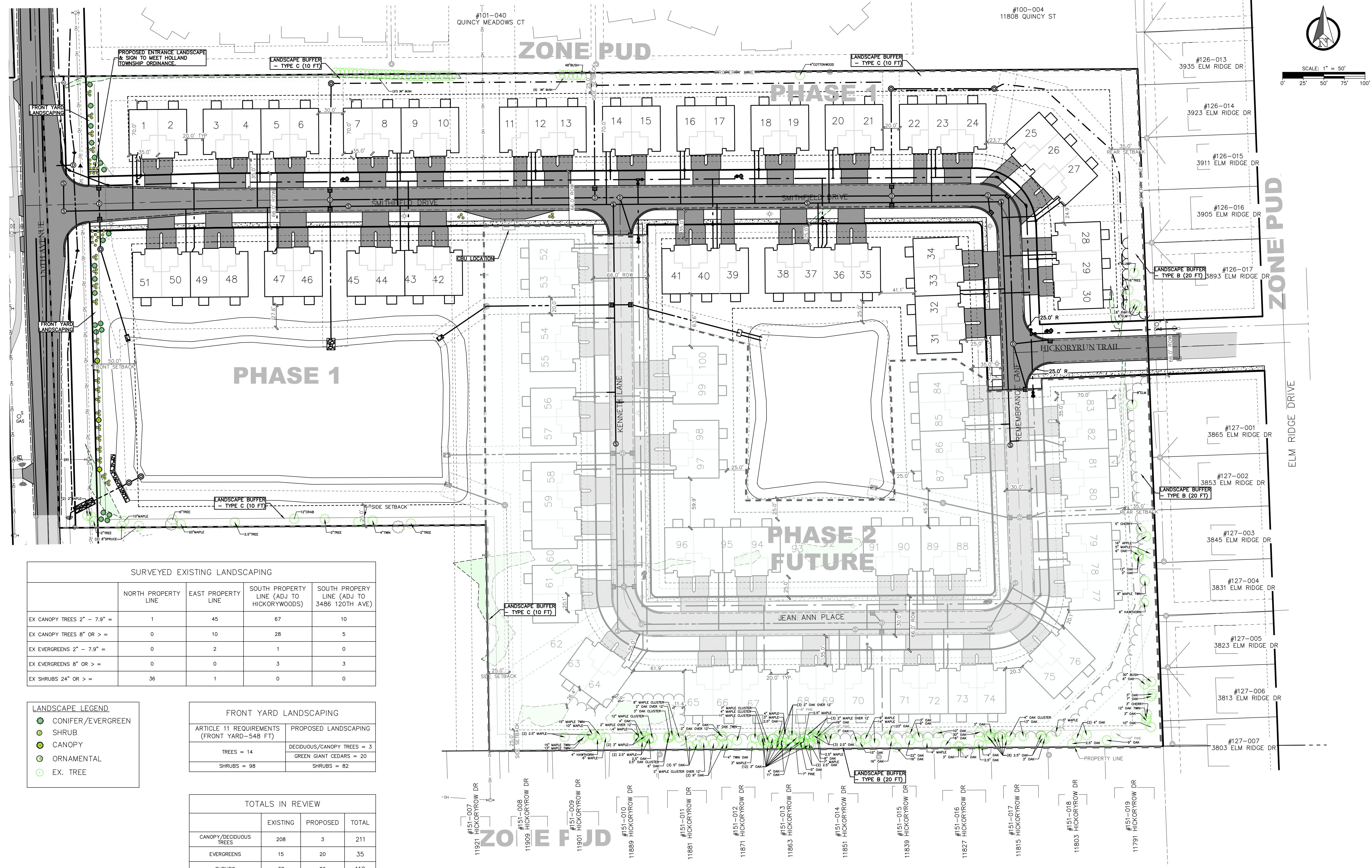
NOTE:
SOIL EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ARE KNOWN OR ANTICIPATED CONTROL MEASURES NEEDED DURING TYPICAL CONSTRUCTION ACTIVITY. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED DUE TO CONSTRUCTION ACTIVITY, LOCATION, SOIL TYPE, WEATHER EVENT, ETC. ALL ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

NO.	DATE	REVISION	BY
3	07/05/2023	SUBMITTAL FOR CONSTRUCTION APPROVAL	MDS
4	12/05/2023	PER OCWRC, OCRC, & EGLE REVIEW COMMENTS	MDS
5	02/29/2024	PER OCWRC, OCRC, & EGLE REVIEW COMMENTS	MDS
6	02/21/2024	PER HCT REVIEW COMMENTS	MDS
7	04/09/2024	PER HCT & OCRC REVIEW COMMENTS	CJW
8	04/30/2024	PER RC COMMENTS	CJW

HOLLAND CHARTER TOWNSHIP
OTTAWA COUNTY, MI
NW 1/4 OF SEC. 10
SMITHFIELD CONDOMINIUMS
OVERALL GRADING PLAN



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SURVEYED EXISTING LANDSCAPING

	NORTH PROPERTY LINE	EAST PROPERTY LINE	SOUTH PROPERTY LINE (ADJ TO HICKORYWOODS)	SOUTH PROPERTY LINE (ADJ TO 3486 120TH AVE)
EX CANOPY TREES 2" - 7.9" =	1	45	67	10
EX CANOPY TREES 8" OR > =	0	10	28	5
EX EVERGREENS 2" - 7.9" =	0	2	1	0
EX EVERGREENS 8" OR > =	0	0	3	3
EX SHRUBS 24" OR > =	36	1	0	0

LANDSCAPE LEGEND

- CONIFER/EVERGREEN
- SHRUB
- CANOPY
- ORNAMENTAL
- EX. TREE

FRONT YARD LANDSCAPING

ARTICLE 11 REQUIREMENTS (FRONT YARD=548 FT)	PROPOSED LANDSCAPING
TREES = 14	DECIDUOUS/CANOPY TREES = 3
SHRUBS = 98	GREEN GIANT CEDARS = 20
	SHRUBS = 82

TOTALS IN REVIEW

	EXISTING	PROPOSED	TOTAL
CANOPY/DECIDUOUS TREES	208	3	211
EVERGREENS	15	20	35
SHRUBS	37	82	119

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 OTTAWA COUNTY, MI
 NW 1/4 OF SEC. 10
SMITHFIELD CONDOMINIUMS
 LANDSCAPING PLAN

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