Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

September 2, 2020, 7:00 p.m.

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

6.I. (PUD2003) Wesco Inc. (36th Ave./Baldwin PUD), Is Requesting Preliminary (For This Parcel Only Since The Preliminary Approval Has Expired And The Rest Of The Site Has Already Been Developed) And Final Planned Unit Development Approval For A Vehicle Service Station And Convenience Store On P.P. # 70-14-17-100-024, Located At 7661 36th Ave., Georgetown Township, Ottawa County, Michigan.

6.I.i. Submission Materials

Documents:

WESCO 66 SITE PLAN PACKAGE 8.13.20.PDF
REVISED NARRATIVE.PDF
ELEVATION RED TRIM.PDF
ELEVATION 1.PDF
ELEVATION 2.PDF
FLOOR PLAN.PDF

6.I.ii. (PUD) Wesco Staff Report

Documents:

(PUD2003) WESCO PRELIMINARY AND FINAL PUD STAFF REPORT 3.PDF

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

LOCATION MAP – NO SCALE

AERIAL – NO SCALE

WESCO, INC.

WESCO #66 HUDSONVILLE

7661 36TH AVENUE
SECTION 17 T06N, R13W
HUDSONVILLE, MICHIGAN 49426

SHEET INDEX

G-001	TITLE SHEET
V-101	TOPOGRAPHIC/BOUNDARY PLAN
CD-101	CIVIL DEMOLITION PLAN
C-100	SITE PLAN OVERVIEW
C-101	SITE PLAN
C-104	STORM WATER PLAN
C-105	GRADING AND SOIL EROSION CONTROL PLAN
C-501	DETAILS
C-502	DETAILS
C-503	DETAILS
L-101A	LANDSCAPE PLAN
L-101B	LANDSCAPE PLAN

Know what's below. Call before you dig.

ISSUED FOR APPROVAL

SITE ADDRESS

WESCO #66 – HUDSONVILLE
7661 36TH AVENUE
HUDSONVILLE, MI 49426

OWNER

WESCO, INC.
1460 WHITEHALL ROAD, SUITE C
MUSKEGON, MI 49445
(231) 571-3914
STACEY WHALEN
swhalen@wescoinc.com

ARCHITECT

CONCEPT DESIGN STUDIO, INC.
800 E. ELLIS ROAD, SUITE 508
NORTON SHORES, MI 49441
(231) 799-4838
KURT A. WOLFFIS
KWOLFFIS@CONCEPTDESIGNSTUDIO.NET

GENERAL CONTRACTOR

TO BE DETERMINED

CIVIL ENGINEER

DRIESENGA & ASSOCIATES, INC.
12330 JAMES STREET, SUITE H80
HOLLAND, MICHIGAN 49424
(616) 396-0255
CRAIG GENGLER, P.E.
cragg@driesenga.com

DRIESENGA & ASSOCIATES, INC.
Engineering • Surveying • Testing
www.driesenga.com
Holland, MI – 616-396-0255
Grand Rapids, MI – 616-246-3800
Kalamazoo, MI – 269-544-1455
Detroit, MI – 616-396-0255

REVISIONS

1	PLANNING COMMISSION REVIEW 08-12-2020

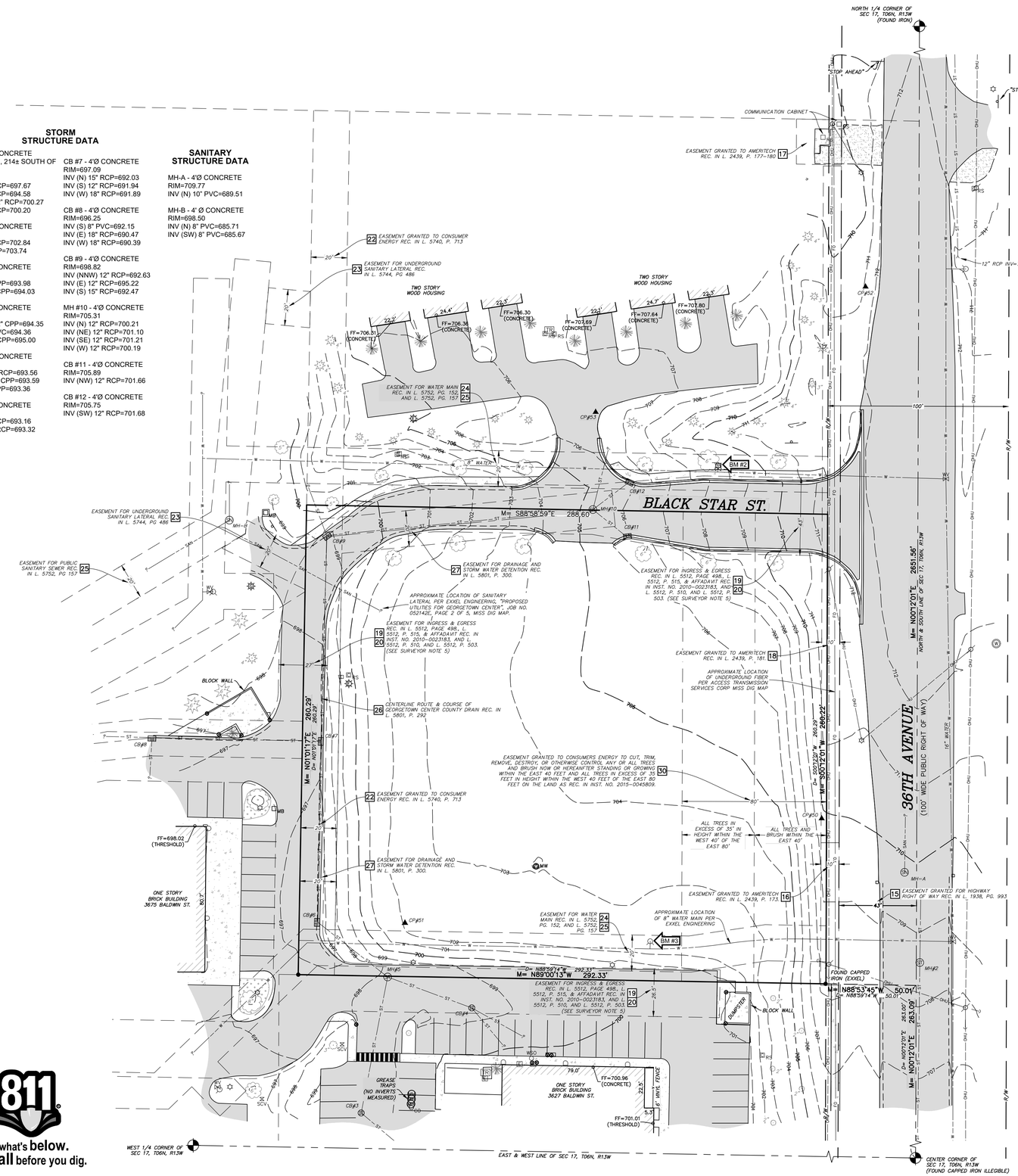
WESCO #66
SEC. 17, T06N, R13W GEORGETOWN TWP., OTTAWA CO.
3 WEST, LLC.
1460 WHITEHALL ROAD
MUSKEGON, MICHIGAN 49445

TITLE SHEET

Designed By: CAG
Drawn By: EB
Checked By:
Date:
Plot: N/A
Scale:
08-12-2020
Date:
1910637.1A
Job No.:
Sheet No.: G-001
1 of 14

File Name: C:\Users\ebauroto.barcena\Dropbox (DAA)\Holland\Projects\2019\1910637 (3)1A\dwg\1910637.1A – SITE 9.dwg Last Saved: 8/12/2020 10:06:41 AM

TOPOGRAPHIC / BOUNDARY SURVEY



STORM STRUCTURE DATA

MH #1 - 4'Ø CONCRETE
(NOT SHOWN, 214± SOUTH OF MH#2)
RIM=704.60
INV (N) 12" RCP=697.67
INV (S) 12" RCP=694.58
INV (WNW) 12" RCP=700.27
INV (E) 12" RCP=700.20

MH #2 - 4'Ø CONCRETE
RIM=708.58
INV (S) 12" RCP=702.84
INV (N) 6" CPP=703.74

CB #3 - 4'Ø CONCRETE
RIM=698.36
INV (N) 12" CPP=693.98
INV (SE) 12" CPP=694.03

CB #4 - 4'Ø CONCRETE
RIM=698.58
INV (WNW) 12" CPP=694.35
INV (SE) 8" PVC=694.36
INV (ESE) 8" CPP=695.00

MH #5 - 4'Ø CONCRETE
RIM=698.21
INV (NW) 12" RCP=693.56
INV (ESE) 12" CPP=693.59
INV (S) 12" CPP=693.36

CB #6 - 4'Ø CONCRETE
RIM=696.34
INV (N) 12" RCP=693.16
INV (SE) 12" RCP=693.32

CB #7 - 4'Ø CONCRETE
RIM=697.09
INV (N) 15" RCP=692.03
INV (S) 12" RCP=691.94
INV (W) 18" RCP=691.89

CB #8 - 4'Ø CONCRETE
RIM=696.25
INV (S) 8" PVC=692.15
INV (E) 18" RCP=690.47
INV (W) 18" RCP=690.39

CB #9 - 4'Ø CONCRETE
RIM=698.82
INV (NNW) 12" RCP=692.63
INV (E) 12" RCP=695.22
INV (S) 15" RCP=692.47

MH #10 - 4'Ø CONCRETE
RIM=705.31
INV (N) 12" RCP=700.21
INV (NE) 12" RCP=701.10
INV (SE) 12" RCP=701.21
INV (W) 12" RCP=700.19

CB #11 - 4'Ø CONCRETE
RIM=705.89
INV (NW) 12" RCP=701.66

CB #12 - 4'Ø CONCRETE
RIM=705.75
INV (SW) 12" RCP=701.68

SANITARY STRUCTURE DATA

MH-A - 4'Ø CONCRETE
RIM=709.77
INV (N) 10" PVC=689.51

MH-B - 4' Ø CONCRETE
RIM=698.50
INV (N) 8" PVC=685.71
INV (SW) 8" PVC=685.67

SCHEDULE "A" LEGAL DESCRIPTION
FROM: TRANSNATION TITLE AGENCY OF MICHIGAN
TITLE NO.: 283818LKS (EFFECTIVE DATE: AUGUST 16, 2019)

THAT PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 6 NORTH, RANGE 13 WEST, TOWNSHIP OF GEORGETOWN, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SAID SECTION 17; THENCE NORTH 00 DEGREES 12 MINUTES 01 SECONDS EAST 263.00 FEET ALONG THE EAST LINE OF SAID NORTHWEST 1/4; THENCE NORTH 88 DEGREES 59 MINUTES 14 SECONDS WEST 50.01 FEET TO THE WEST RIGHT OF WAY LINE OF 36TH AVENUE AND THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 59 MINUTES 14 SECONDS WEST 292.33 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 17 SECONDS EAST 260.29 FEET; THENCE SOUTH 88 DEGREES 58 MINUTES 59 SECONDS EAST 288.60 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 01 SECONDS WEST 260.29 FEET, ALONG THE WEST RIGHT OF WAY LINE OF 36TH AVENUE, TO THE PLACE OF BEGINNING.

SCHEDULE B-II EXCEPTIONS
FROM: TRANSNATION TITLE AGENCY OF MICHIGAN
TITLE NO.: 283818LKS (EFFECTIVE DATE: AUGUST 16, 2019)

11 EASEMENT GRANTED TO CONSUMERS ENERGY COMPANY RECORDED IN LIBER 241, PAGE 564. (BLANKET EASEMENT)

12 EASEMENT GRANTED TO MICHIGAN BELL TELEPHONE COMPANY RECORDED IN LIBER 577, PAGE 63. (NOT SHOWN ON DRAWING)

14 EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN EASEMENT RECORDED IN LIBER 1222, PAGE 148. (NOT SHOWN ON DRAWING)

15 EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN HIGHWAY EASEMENT AGREEMENT RECORDED IN LIBER 1938, PAGE 993. (SHOWN ON DRAWING)

16 EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN EASEMENT RECORDED IN LIBER 2439, PAGE 173. (SHOWN ON DRAWING)

17 EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN EASEMENT RECORDED IN LIBER 2439, PAGE 177. (SHOWN ON DRAWING).

18 EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN EASEMENT RECORDED IN LIBER 2439, PAGE 181. (SHOWN ON DRAWING).

19 TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN REIMBURSEMENT AGREEMENT RECORDED IN LIBER 5512, PAGE 498. AFFIDAVIT RECORDED IN INSTRUMENT NO. 2010-0023183. (SHOWN ON DRAWING).

20 EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN EASEMENT AGREEMENT RECORDED IN LIBER 5512, PAGE 515. (SHOWN ON DRAWING).

22 EASEMENT GRANTED TO CONSUMERS ENERGY COMPANY RECORDED IN LIBER 5740, PAGE 713. (SHOWN ON DRAWING).

23 EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN UNDERGROUND SANITARY LATERAL EASEMENT RECORDED IN LIBER 5744, PAGE 486. (SHOWN ON DRAWING).

24 EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN UTILITY EASEMENT RECORDED IN LIBER 5752, PAGE 152. (SHOWN ON DRAWING).

25 EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN UTILITY EASEMENT RECORDED IN LIBER 5752, PAGE 157. (SHOWN ON DRAWING).

26 TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN AGREEMENT FOR THE ESTABLISHMENT OF A COUNTY DRAIN AND COUNTY DRAINAGE DISTRICT RECORDED IN LIBER 5801, PAGE 292. (SHOWN ON DRAWING)

27 EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN DRAINAGE EASEMENT RECORDED IN LIBER 5801, PAGE 300. (SHOWN ON DRAWING)

28 EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN DRAINAGE AND DETENTION BASIN EASEMENT RECORDED IN LIBER 5801, PAGE 306. (NOT SHOWN ON DRAWING)

30 EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN EASEMENT RECORDED IN INSTRUMENT NO. 2015-0045809. (SHOWN ON DRAWING)

BENCHMARK DATA

NAVD '88 AS DERIVED FROM GPS OBSERVATIONS UTILIZING VRS CONUS 12B

BM #1 EL= 705.34' (NAVD '88 DATUM)
FOUND RAILROAD SPIKE ON THE NORTHWEST SIDE OF POWER POLE AT THE NORTHWEST QUADRANT OF BALDWIN AND 36TH AVENUE LOCATED 50'± NORTH OF THE CENTERLINE OF BALDWIN, AND 50'± WEST OF THE CENTERLINE OF 36TH AVENUE.

BM #2 EL= 710.30' (NAVD '88 DATUM)
CUT "X" ON THE NORTHEAST FLANGE BOLT ON HYDRANT LOCATED 550'± NORTH OF BALDWIN, & 110'± WEST OF THE CENTERLINE OF 36TH AVENUE.

BM #3 EL= 703.20' (NAVD '88 DATUM)
CUT "X" ON THE NORTHEAST FLANGE BOLD ON HYDRANT LOCATED 300'± NORTH OF THE CENTERLINE OF BALDWIN, AND 110'± WEST OF THE CENTERLINE OF 36TH AVENUE.

SURVEYOR'S NOTES

1. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.
3. CONTOUR INTERVAL = 1 FOOT.
4. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 5, 2019.
5. REFERENCED DOCUMENTS APPEAR TO CONTAIN A TYPOGRAPHICAL ERROR. EASEMENTS ARE SHOWN PER APPARENT INTENDED LOCATION. FURTHER RESEARCH RECOMMENDED.

SURVEY CONTROL

POINT NUMBER	NORTHING (ASSUMED)	EASTING (ASSUMED)	ELEVATION (NAVD '88)
50	10355.5869'	9948.5576'	709.66'
51	10297.6910'	9717.6899'	702.09'
52	10650.2474'	9972.8469'	711.20'
53	10580.8238'	9823.3728'	706.48'

MISS DIG INFORMATION

MISS DIG SURVEY TICKET # A092260689-00A
(INCLUDES INFORMATION RECEIVED THROUGH 09-18-2019)

- ACCESS TRANSMISSION SERVICES CORP - 08/15/2019 (MAPS PROVIDED)
- AT&T - 08/16/2019 (CLEAR)
- ACENTEK - 08/15/2019 (CLEAR)

ADDRESS: 7661 36TH AVE HUDSONVILLE, MI 49426
Tax Parcel No.: 70-14-17-100-024

STATE OF MICHIGAN
MARC E. LOHELA II
PROFESSIONAL SURVEYOR
NO. 62695
LICENSED PROFESSIONAL SURVEYOR

Marc E. Lohela II P.S. No. 62695

THE DESCRIPTION WAS GIVEN TO US BY THE PERSON CERTIFIED TO, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY THE PERSON CERTIFIED TO, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

LOCATION MAP – NO SCALE

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

LEGEND

	EXISTING
BENCHMARK	BM #1
SET CONCRETE MONUMENT	
MONUMENT FOUND	
SET CAPPED REBAR #62695	
FOUND IRON	
SET CHISELED "X"	
FOUND CHISELED "X"	
CONTROL POINT	
DESCRIBED	D=
MEASURED	M=
STORM SEWER MANHOLE	ST
CATCH BASIN	
ROOF DRAIN	
SANITARY SEWER MANHOLE	SN
CLEANOUT	CO
FIRE HYDRANT	
VALVE (WATER & GAS)	WV GV
GAS METER	G
UTILITY RISERS	RS RS RS RS RS
UTILITY POLE	
LIGHT POLE	
GUY ANCHOR	
TRANSFORMER	TR
ELECTRIC METER	E
SIGN	
BOLLARD POST	
POST	
UNDERGROUND COMMUNICATIONS LINE MARKER	
UNDERGROUND ELECTRIC LINE MARKER	
UNDERGROUND GAS LINE MARKER	
GATE	
FENCE LINE	X X
OVERHEAD UTILITIES	OHU
UNDERGROUND ELECTRIC	UGE UGE
COMMUNICATIONS	UGC UGC
TELEPHONE	TEL
FIBER OPTIC	FO
GAS LINE	GAS
EXISTING WATER LINE	W
EXISTING STORM SEWER	ST ST
EXISTING SANITARY SEWER	SAN

BITUMINOUS SURFACE | CONCRETE SURFACE | GRAVEL SURFACE

CONIFEROUS TREE | DECIDUOUS TREE | ORNAMENTAL BUSH

DRIESENGA & ASSOCIATES, INC.
Engineering • Surveying • Testing
www.driesenga.com
Kalamazoo, MI – 269-544-1455
Detroit, MI – 734-368-9483
Holland, MI – 616-396-0255
Grand Rapids, MI – 616-249-3800

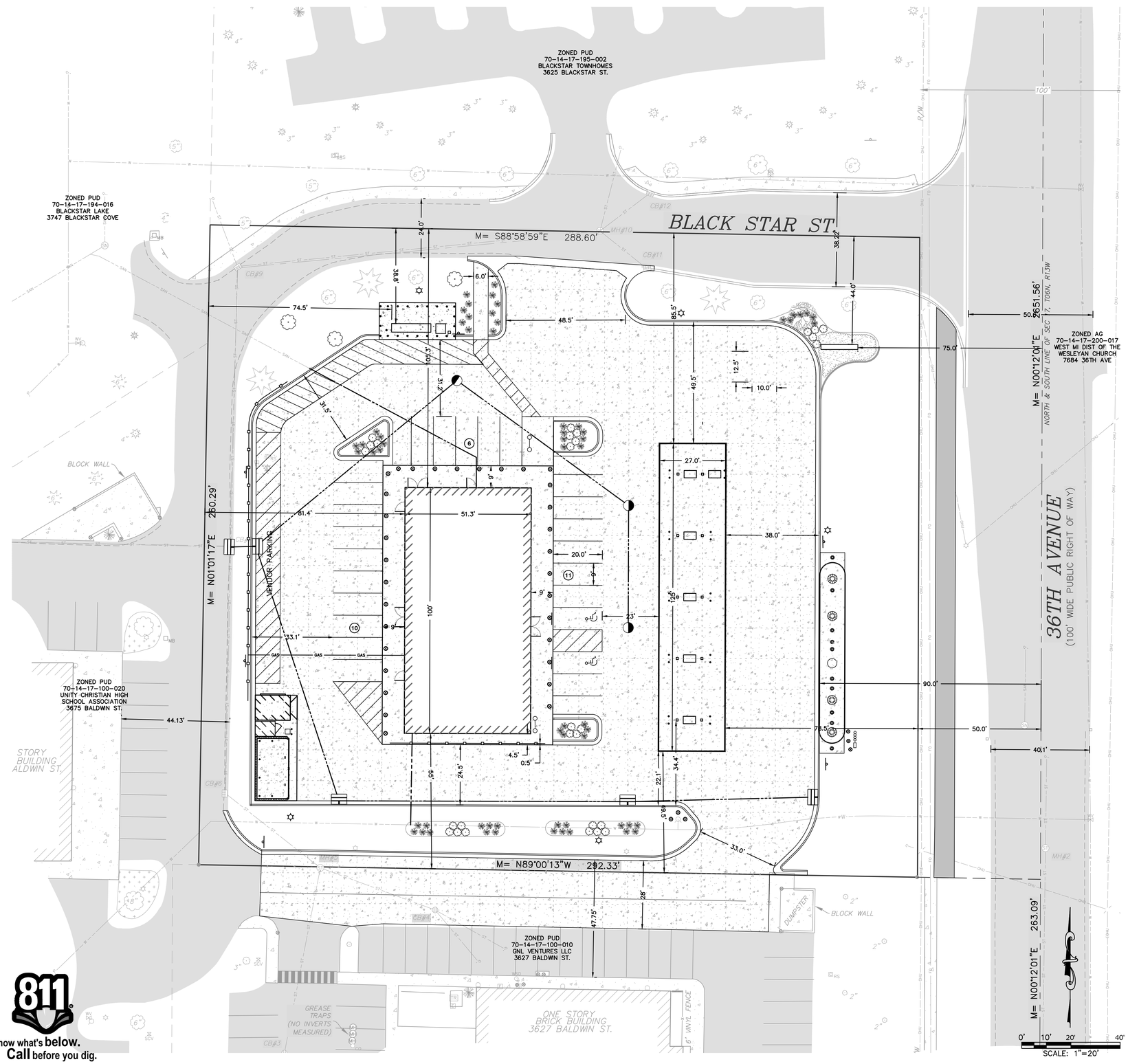
REVISIONS
1

7661 36TH AVENUE
SEC. 17, T06N, R13W GEORGETOWN TWP., OTTAWA CO.
WESCO INC
1460 WHITEHALL ROAD
MUSKEGON, MICHIGAN 49445
TOPOGRAPHIC / BOUNDARY SURVEY

Designed By:
Drawn By: MJD
Checked By: Date:
Plot:
Scale: 1"=30'
Date: 09-18-2019
Job No.: 1910637.5A
Sheet No.: V-101
2 of 14

Know what's below. Call before you dig.

File Name: C:\Users\eduardo.barcena\Dropbox (DAI)\Holland\Projects\2019\1910637.5A\dwg\1910637-TOPO.dwg Last Saved: 10/17/2019 9:37:58 AM



Know what's below. Call before you dig.

PROJECT SUMMARY

1. PARCEL INFORMATION
CURRENT ZONING: PLANNED UNIT DEVELOPMENT

	REQUIRED	PROVIDED
ENTIRE PUD AREA:		17.03 ACRES
MIN. LAND AREA:	20,000 SFT	77,956 SFT (1.79 AC)
MIN. LOT WIDTH:	90 FT	356 FT

2. BUILDING

	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT:	35 FT	15 FT
MAX. BUILDING SIZE:	N/A SFT	5,133 SFT AND 3,379 SFT CANOPY
MAX. LOT COVERAGE:	50%	6.6% (11% W/ CANOPY)

3. SETBACKS

	REQUIRED	PROVIDED
FRONT PARKING (MIN.)	90 FT FROM CENTERLINE OF 36TH	90 FT
FRONT BUILDING (MIN.)		78.5 FT
SIDE (MIN.)	30 FT	49.5 FT
REAR (MIN.) (WEST)	40 FT	81.4 FT

4. REGULATORY APPROVALS
THE PROJECT WILL REQUIRE THE FOLLOWING APPROVALS, AT A MINIMUM (OTHER PERMITS/APPROVAL MAY ALSO BE REQUIRED)
- GEORGETOWN TOWNSHIP PUD
- GEORGETOWN TOWNSHIP FIRE DEPARTMENT
- OTTAWA COUNTY WATER RESOURCES COMMISSION
- OTTAWA COUNTY COUNTY SOIL EROSION & SEDIMENTATION CONTROL PERMIT

5. IMPACT ON PUBLIC SERVICES
PROJECT WILL NOT RESULT IN ADVERSE IMPACT TO PUBLIC SERVICES, INCLUDING POLICE & FIRE PROTECTION, UTILITIES, TRAFFIC OR ROADWAYS.

6. IMPACT TO SURROUNDING PROPERTIES
USE OF PROPERTY WILL BE CONSISTENT WITH OTHER USES IN THIS ZONING DISTRICT AND IN THE SURROUNDING AREA. USE OF PROPERTY WILL NOT GENERATE ADVERSE LEVELS OF NOISE, VIBRATION, SMOKE, LIGHT, GLARE, OR OTHER PROBLEMATIC CONDITIONS.

7. PARKING

	REQUIRED	PROVIDED
DIMENSIONS	9'X20'	9'X20'

USABLE FLOOR AREA – 3,040 SFT
CONVENIENCE STORE: 1 SPACE FOR EACH 200 SFT OF USABLE FLOOR AREA
SPACES REQUIRED: 3040/200 = 15 SPACES
SPACES PROVIDED = 27 + 10 ADJACENT TO DISPENSERS = 37 TOTAL

8. SIGNAGE
SEE SITE SIGNAGE PLAN ON C-102

9. STORM WATER MANAGEMENT
STORM WATER WILL BE COLLECTED IN A SERIES OF CATCH BASINS AND PIPES WHICH WILL DISCHARGE TO THE PUBLIC STORM SEWER SYSTEM VIA A CONTROLLED DISCHARGE PER OTTAWA COUNTY WATER RESOURCE COMMISSION REQUIREMENTS. STORMWATER RUNOFF IN THE WATERSHED OF FUEL DISPENSERS WILL BE ROUTED THROUGH AN EMERGENCY SHUT-OFF VALVE.

10. WATER/SEWER SERVICE
SITE WILL BE SERVED BY NEW PRIVATE WATER SERVICE TAPPED INTO EXISTING PUBLIC WATERMAIN SOUTH OF THE BUILDING. AN EXISTING SANITARY SEWER SERVICE EXISTS AT THE NORTHWEST CORNER OF THE SITE THAT WILL BE CONNECTED TO.

11. WETLANDS
THERE ARE NO KNOWN REGULATED WETLANDS ON THE SUBJECT PROPERTY.

12. FLOODPLAINS
THERE ARE NO KNOWN REGULATORY FLOODPLAINS ON THE SUBJECT PROPERTY.

13. LANDSCAPING
SEE LANDSCAPING PLAN ON L-101

14. SITE LIGHTING
PROPOSED LIGHTING WILL BE WITH SHIELDED LIGHT POLES AT A MAXIMUM OF 25' TALL AT LOCATIONS SHOWN. LIGHTING WILL BE CONSISTENT WITH OTHER USES IN THE AREA AND WILL COMPLY WITH ORDINANCE REQUIREMENTS.

15. LOADING/UNLOADING OPERATIONS
LOADING/UNLOADING AREAS ARE LOCATED ALONG THE WEST EDGE OF THE SITE BEHIND THE BUILDING. FUEL UNLOADING WILL OCCUR ALONG THE EAST EDGE OF THE SITE.

16. REFUSE MANAGEMENT
A NEW DUMPSTER ENCLOSURE IS PROPOSED, LOCATED AT THE SOUTHWEST CORNER OF THE SITE. ENCLOSURE WILL COMPLY WITH SCREENING REQUIREMENTS.

17. CONSTRUCTION SCHEDULE
CONSTRUCTION IS ANTICIPATED TO START IN FALL 2020 AND BE COMPLETED IN SUMMER OF 2021.

SCHEDULE "A" LEGAL DESCRIPTION
FROM: TRANSNATION TITLE AGENCY OF MICHIGAN
TITLE NO.: 283818LKS (EFFECTIVE DATE: AUGUST 16, 2019)

THAT PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 6 NORTH, RANGE 13 WEST, TOWNSHIP OF GEORGETOWN, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SAID SECTION 17; THENCE NORTH 00 DEGREES 12 MINUTES 01 SECONDS EAST 263.00 FEET ALONG THE EAST LINE OF SAID NORTHWEST 1/4; THENCE NORTH 88 DEGREES 59 MINUTES 14 SECONDS WEST 50.01 FEET TO THE WEST RIGHT OF WAY LINE OF 36TH AVENUE AND THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 59 MINUTES 14 SECONDS WEST 292.33 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 17 SECONDS EAST 260.29 FEET; THENCE SOUTH 88 DEGREES 58 MINUTES 59 SECONDS EAST 288.60 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 01 SECONDS WEST 260.29 FEET, ALONG THE WEST RIGHT OF WAY LINE OF 36TH AVENUE, TO THE PLACE OF BEGINNING,

LEGEND

	EXISTING	PROPOSED
BENCHMARK	BM #1	
STORM SEWER MANHOLE	ST	ST
CATCH BASIN		
SANITARY SEWER MANHOLE	SN	SN
CLEANOUT	CO	CO
WELL HEAD	W	
FIRE HYDRANT		
SPRINKLER CONTROL VALVE	SCV	
SPRINKLER HEAD	SH	
VALVE (WATER & GAS)	WV GV	GV WV
GAS METER	G	
UTILITY RISERS	RS	TR RS
UTILITY POLE		
LIGHT POLE		
GUY ANCHOR		
TRANSFORMER	TR	
HAND HOLE (ELECTRIC)	H	
ELECTRIC METER	E	
GROUND MOUNTED LIGHT		
SIGN		
SOIL BORING	SB #1	SB #1
BOLLARD POST		
POST		
GATE		

FENCE LINE
OVERHEAD UTILITIES
UNDERGROUND ELECTRIC
COMMUNICATIONS
TELEPHONE
FIBER OPTIC
GAS LINE
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER

EXISTING BITUMINOUS SURFACE
EXISTING CONCRETE SURFACE
GRAVEL SURFACE
PROPOSED BITUMINOUS SURFACE
PROPOSED CONCRETE SURFACE
CONIFEROUS TREE
DECIDUOUS TREE
ORNAMENTAL BUSH

ISSUED FOR APPROVAL

DRIESENGA & ASSOCIATES, INC.
Engineering • Surveying • Testing
www.driesenga.com
Holland, MI - 616-396-0255
Grand Rapids, MI - 616-249-3800
Kalamazoo, MI - 269-544-1455
Detroit, MI - 616-396-0253

REVISIONS

1	PLANNING COMMISSION REVIEW 08-12-2020

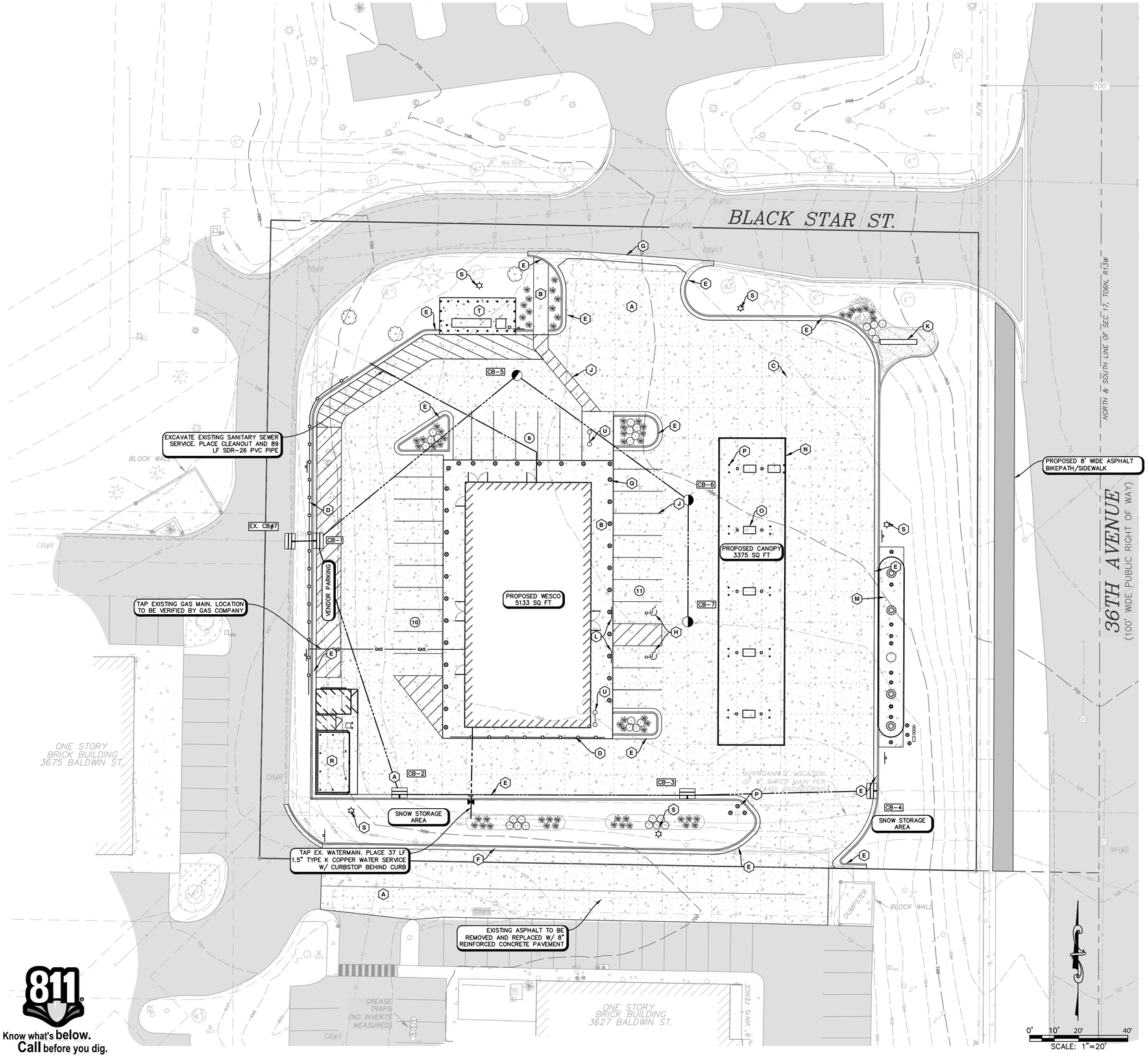
WEDSCO #66
SEC. 17, T06N, R13W GEORGETOWN TWP., OTTAWA CO.
3 WEST, LLC.
1460 WHITEHALL ROAD
MUSKEGON, MICHIGAN 49445

SITE PLAN OVERVIEW

Designed By: CAG
Drawn By: EB
Checked By:
Date:
Plot:
Scale: 1" = 20'
Date: 08-12-2020
Job No.: 1910637.1A

Sheet No.: C-100
4 of 14

File Name: C:\Users\ebuursma.barcena\Dropbox (DAG)\Holland\Projects\2019\1910637 (3)-1A\dwg\1910637-1A - SITE 9.dwg Last Saved: 8/12/2020 3:38:53 PM



KEY NOTES:

- (A) PROP. 8" REINFORCED CONCRETE PAVEMENT (SEE DETAIL)
- (B) PROP. 4" CONCRETE SIDEWALK (SEE DETAIL)
- (C) PROP. CONCRETE JOINT PER WESCO REQUIREMENTS, TYP
- (D) PROP. STEEL POST GUARD RAIL (SEE DETAIL)
- (E) PROP. CURB & GUTTER, MDOT B2 (SEE DETAIL)
- (F) PROP. CURB & GUTTER, MDOT F4 (SEE DETAIL)
- (G) PROP. 24" CONCRETE GUTTER PAN (SEE DETAIL)
- (H) PROP. BARRIER FREE PAVEMENT MARKING (SEE DETAIL)
- (J) PROP. 4" WHITE PAVEMENT MARKING
- (K) PROP. GROUND SIGN (SEE DETAIL)
- (L) PROP. BARRIER FREE SIGN-VAN ACCESSIBLE (SEE DETAIL)
- (M) PROP. FUEL TANK COVER, TYP (SEE FUEL TANK DETAIL)
- (N) PROP. CANOPY (SEE CANOPY AND FUEL DISPENSERS DETAIL)
- (O) PROP. 3'X5' CONCRETE FUEL PUMP ISLAND, TYP (SEE CANOPY AND FUEL DISPENSERS DETAIL)
- (P) PROP. 6" STEEL BOLLARD, TYP (SEE DETAIL)
- (Q) PROP. 12" CONCRETE BOLLARD (SEE DETAIL)
- (R) PROP. DUMPSTER AREA (SEE DETAIL)
- (S) PROP. LIGHT POLE (SEE DETAIL)
- (T) PROP. PROPANE FILLING AREA (SEE DETAIL)
- (U) PROP. BIKE RACK (SEE DETAIL)

LEGEND

	EXISTING	PROPOSED
BENCHMARK	BM #1	
STORM SEWER MANHOLE	ST	ST
CATCH BASIN		
SANITARY SEWER MANHOLE	SN	SN
CLEANOUT	CO	CO
WELL HEAD	W	
FIRE HYDRANT		
SPRINKLER CONTROL VALVE	SCV	
SPRINKLER HEAD	SH	
VALVE (WATER & GAS)		GV WV
GAS METER	G	
UTILITY RISERS	RS	TR RS
UTILITY POLE		
LIGHT POLE		
GUY ANCHOR		
TRANSFORMER	TR	
HAND HOLE (ELECTRIC)	HH	
ELECTRIC METER	EM	
GROUND MOUNTED LIGHT		
SIGN		
SOIL BORING	SB #1	
BOLLARD POST		
POST		
GATE		

FENCE LINE	X X
OVERHEAD UTILITIES	OHU
UNDERGROUND ELECTRIC	UGE UGE
COMMUNICATIONS	UGC UGC
TELEPHONE	TEL
FIBER OPTIC	FO
GAS LINE	GAS
EXISTING WATER LINE	W
PROPOSED WATER LINE	PW
EXISTING STORM SEWER	ST ST
PROPOSED STORM SEWER	PST
EXISTING SANITARY SEWER	SAN
PROPOSED SANITARY SEWER	PSAN

EXISTING BITUMINOUS SURFACE | EXISTING CONCRETE SURFACE | GRAVEL SURFACE

PROPOSED BITUMINOUS SURFACE | PROPOSED CONCRETE SURFACE

CONIFEROUS TREE | DECIDUOUS TREE | ORNAMENTAL BUSH

Know what's **below.** **Call** before you dig.

ISSUED FOR APPROVAL

DRIESENGA & ASSOCIATES, INC.
Engineering • Surveying • Testing
www.driesenga.com
Holland, MI - 616-396-0255 Kalamazoo, MI - 269-544-1455
Grand Rapids, MI - 616-249-3800 Detroit, MI - 616-396-0253

REVISIONS

1	PLANNING COMMISSION REVIEW 08-12-2020

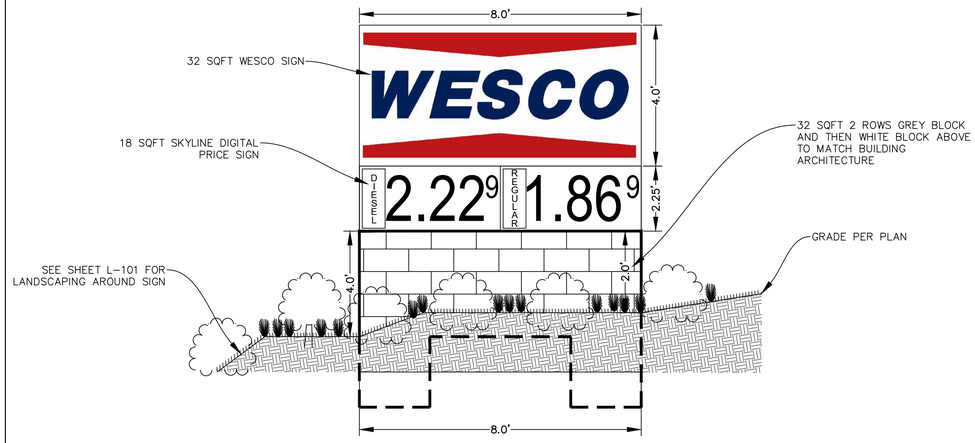
WESCO #66
SEC. 17, T06N, R13W GEORGETOWN TWP., OTTAWA CO.
3 WEST, LLC.
1460 WHITEHALL ROAD
MUSKEGON, MICHIGAN 49445

SITE PLAN

Designed By: CAG
Drawn By: EB
Checked By: Date:
Plot:
Scale: 1" = 20'
Date: 08-12-2020
Job No.: 1910637.1A

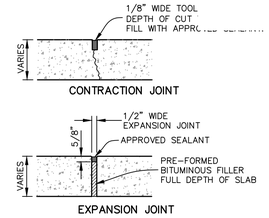
Sheet No.: C-101
5 of 14

File Name: C:\Users\eduardo.barcenas\Dropbox (DAA)\Yellow\Projects\2019\1910637 (1)\A\dwg\1910637.1A - SITE 8.dwg Last Saved: 8/12/2020 10:06:41 AM



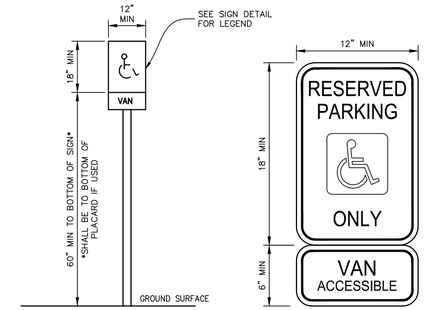
GROUND SIGN

NO SCALE



SIDEWALK JOINTS

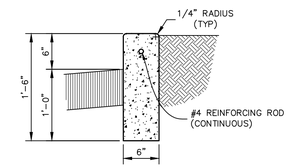
NO SCALE



VAN ACCESSIBLE SPACES SHALL BE IDENTIFIED WITH "VAN ACCESSIBLE" PLACARD

BARRIER FREE SIGN

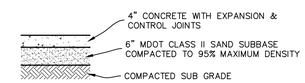
NO SCALE



NOTE:
ALL CONCRETE CURBS TO HAVE EXPANSION JOINTS OR SAW CUTS NOT MORE THAN 20' APART.

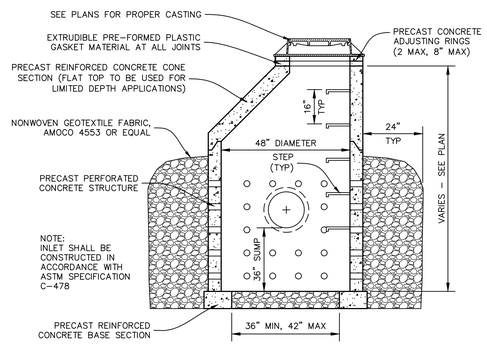
6" HEAD CURB

NO SCALE



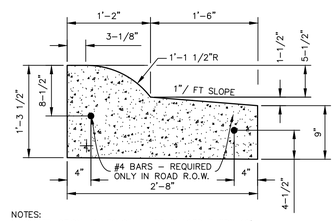
CONCRETE SIDEWALK

NO SCALE



LEACHING BASIN DETAIL

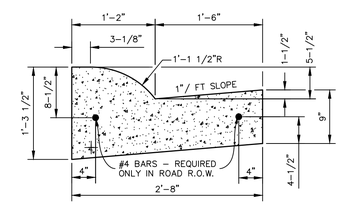
NO SCALE



NOTES:
1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10'.
2. PLACE EXPANSION JOINTS AT 350' MIN. AND ALL RADIUS POINTS.
3. CONCRETE SHALL CONFORM TO MDOT SPEC. 802.
4. 0.0900 CYDS CONC./LFT

CURB & GUTTER - MDOT B2 INVERTED

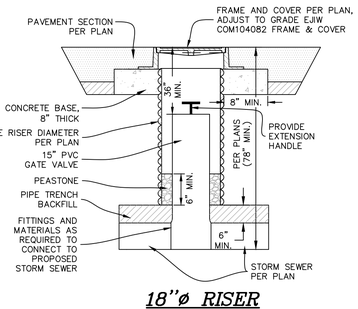
NO SCALE



NOTES:
1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10'.
2. PLACE EXPANSION JOINTS AT 350' MIN. AND ALL RADIUS POINTS.
3. CONCRETE SHALL CONFORM TO MDOT SPEC. 802.

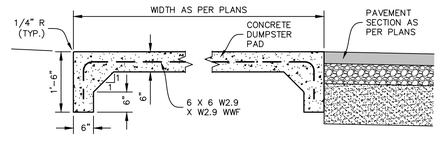
CURB & GUTTER - MDOT DETAIL B2

NO SCALE



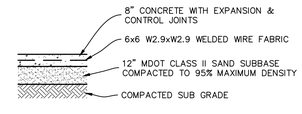
18"ø RISER W/SHUT-OFF VALVE

NO SCALE



CONCRETE DUMPSTER PAD SECTION

NO SCALE



8" REINFORCED CONCRETE PAVEMENT

NO SCALE

Know what's below. Call before you dig.

ISSUED FOR APPROVAL

File Name: C:\Users\eduardo.barrera\Dropbox (DAA)\Holland\Projects\2019\1910637 (3)\A\dwg\1910637.1A - SITE 9.dwg Last Saved: 8/12/2020 3:38:53 PM

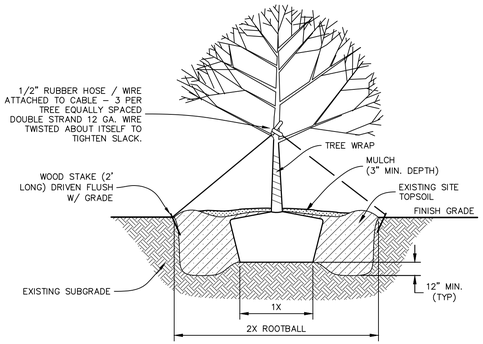
DRIESENGA & ASSOCIATES, INC.
Engineering • Surveying • Testing
www.driesenga.com
Holland, MI - 616-396-0255
Grand Rapids, MI - 616-246-3800
Kalamazoo, MI - 269-544-1455
Detroit, MI - 616-396-0253

REVISIONS	
1	PLANNING COMMISSION REVIEW 08-12-2020

SEC. 17, T06N, R13W GEORGETOWN TWP., OTTAWA CO.
WESCO #66
3 WEST, LLC.
1460 WHITEHALL ROAD
MUSKEGON, MICHIGAN 49445

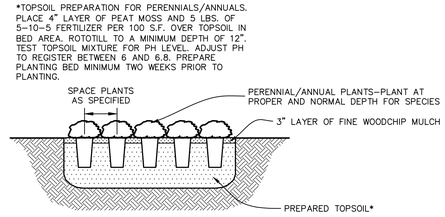
DETAILS

Designed By: CAG
Drawn By: EB
Checked By:
Date:
Plot:
Scale: N/A
Date: 08-12-2020
Job No.: 1910637.1A
Sheet No.: C-501



TREE PLANTING DETAIL

NO SCALE



PERENNIAL / ANNUAL PLANTING DETAIL

NO SCALE

LANDSCAPING REQUIREMENTS

a. RESTORE ALL DISTURBED AREAS WITH 4" OF TOPSOIL AND RESIDENTIAL MIX GRASS SEED, UNLESS NOTED OTHERWISE ON PLANS.

b. TREES NOT TO BE PLANTED IN CLEAR VISION TRIANGLE. SHRUBS IN CLEAR VISION TRIANGLE MUST BE MAINTAINED NOT TO EXCEED 24" IN HEIGHT.

c. BED EDGE TO BE 5" BLACK VINYL LANDSCAPE EDGING.

d. ALL LANDSCAPE BEDS TO HAVE 3" LAYER OF BROWN HARDWOOD MULCH WITH IRRIGATION.

LANDSCAPING		
FRONTAGE–36TH (260 LFT)	REQUIRED	PROVIDED
TREES	260/25=11 (1 PER 25')	0
DECIDUOUS TREES		0
EVERGREEN TREES		0
FRONTAGE–BLACK STAR (288 LFT)	REQUIRED	PROVIDED
TREES	288/25=12 (1 PER 25')	12
DECIDUOUS TREES		8
EVERGREEN TREES		4

LANDSCAPING NOTES

1.) CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY, STATE, AND LOCAL STANDARDS AND CODES.

2.) CALL "MISS DIG", 1–800–482–7171, 72 HOURS PRIOR TO THE START OF ANY DIGGING.

3.) LANDSCAPE CONTRACTOR SHALL ENSURE PROPER WATERING OF PLANTED AND SEEDED AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMIZE CONFLICTS WITH SPRINKLER HEADS AND LINES. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE REDO OF COMPLETED LANDSCAPE WORK, AND DAMAGE TO PLANT MATERIAL.

4.) ALL GRADING, UTILITY, AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.

5.) CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN LAYOUT WORK.

6.) EXISTING UNDERGROUND UTILITIES ARE PLOTTED FROM ORIGINAL SITE DRAWINGS AND SITE TOPOGRAPHIC SURVEY. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN DIGGING SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY TRENCHING AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.

7.) IF ANY DISCREPANCY EXISTS BETWEEN THE QUANTITIES, SIZES OR MATERIALS INDICATED ON THE PLAN AND SHOWN IN THE PLANT LIST, THE PLAN SHALL GOVERN.

8.) IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.

9.) THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.

10.) THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING AND RE–SPREADING TOPSOIL IN ALL TURF AND LANDSCAPE AREAS.

11.) PRIOR TO SPREADING THE TOPSOIL THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM LINE AND GRADE INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.

12.) CONTRACTOR SHALL NOTIFY ENGINEER IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.

13.) ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE BORDER IS SPECIFIED.

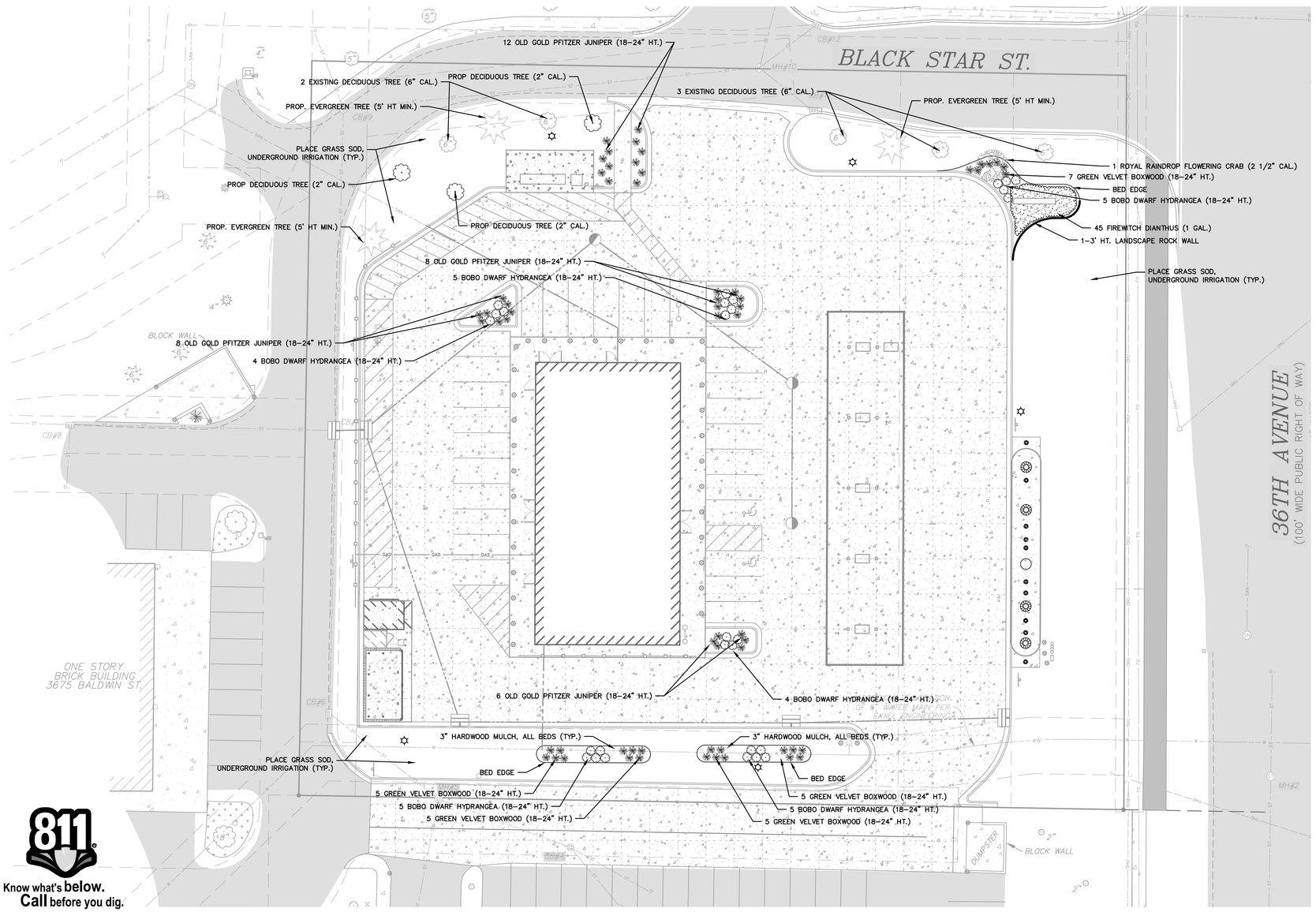
14.) ALL SHRUB BED AREAS SHALL HAVE A MINIMUM 3" LAYER OF LANDSCAPE MULCH.

15.) PRE–EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL LARGE BED AREAS.

16.) CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO BE SODDED.

17.) LANDSCAPE CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.

18.) SEED LAWN AREAS WITH COMMON SUNNY MIX GRASS SEED
40% GNOME KENTUCKY BLUEGRASS
20% PERNILLE OR BOREAL KENTUCKY BLUEGRASS
20% CREEPER CREEPING RED FESCUE
20% PERENNIAL RYEGRASS
SEED AT A RATE OF 5 LBS. PER 1,000 SFT.



LEGEND

	EXISTING	PROPOSED
BENCHMARK	BM #1	
STORM SEWER MANHOLE	ST	ST
CATCH BINDER		
SANITARY SEWER MANHOLE	SN	SN
CLEANOUT	CO	CO
WELL HEAD	W	
FIRE HYDRANT		
SPRINKLER CONTROL VALVE	SCV	
SPRINKLER HEAD		
VALVE (WATER & GAS)		GV WV
GAS METER	G	
UTILITY RISERS	RS	TR RS
UTILITY POLE		
LIGHT POLE		
GUY ANCHOR		
TRANSFORMER	TR	
HAND HOLE (ELECTRIC)	H	
ELECTRIC METER	E	
GROUND MOUNTED LIGHT		
SIGN		
SOIL BORING	SB #1	
BOLLARD POST		
POST		
GATE		

FENCE LINE
OVERHEAD UTILITIES
UNDERGROUND ELECTRIC
COMMUNICATIONS
TELEPHONE
FIBER OPTIC
GAS LINE
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER

EXISTING BITUMINOUS SURFACE
EXISTING CONCRETE SURFACE
GRAVEL SURFACE
PROPOSED BITUMINOUS SURFACE
PROPOSED CONCRETE SURFACE

CONIFEROUS TREE
DECIDUOUS TREE
ORNAMENTAL BUSH

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

ISSUED FOR APPROVAL

Know what's below. Call before you dig.

File Name: C:\Users\sebastian.barnes\Dropbox (DAA)\Vestland\Projects\2019\1910637 (3)\1A\dwg\1910637-1A - SITE 9.dwg Last Saved: 8/12/2020 10:06:41 AM

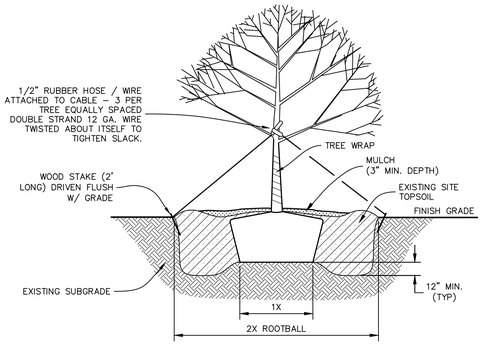
DRIESENGA & ASSOCIATES, INC.
Engineering • Surveying • Testing
www.driesenga.com
Holland, MI – 616–396–0255, Grand Rapids, MI – 616–249–3800
Kalamazoo, MI – 269–544–1455, Detroit, MI – 616–396–0255

REVISIONS	
1	PLANNING COMMISSION REVIEW 08–12–2020

WESCO #66
SEC. 17, T06N, R13W GEORGETOWN TWP., OTTAWA CO.
3 WEST, LLC.
1460 WHITEHALL ROAD
MUSKEGON, MICHIGAN 49445

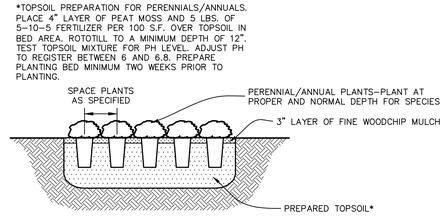
LANDSCAPE PLAN

Designed By: CAG
Drawn By: EB
Checked By:
Date:
Plot:
Scale: 1" = 20'
Date: 08–12–2020
Job No.: 1910637.1A
Sheet No.: L–101A
13 of 14



TREE PLANTING DETAIL

NO SCALE



PERENNIAL / ANNUAL PLANTING DETAIL

NO SCALE

LANDSCAPING REQUIREMENTS

a. RESTORE ALL DISTURBED AREAS WITH 4" OF TOPSOIL AND RESIDENTIAL MIX GRASS SEED, UNLESS NOTED OTHERWISE ON PLANS.

b. TREES NOT TO BE PLANTED IN CLEAR VISION TRIANGLE. SHRUBS IN CLEAR VISION TRIANGLE MUST BE MAINTAINED NOT TO EXCEED 24" IN HEIGHT.

c. BED EDGE TO BE 5" BLACK VINYL LANDSCAPE EDGING.

d. ALL LANDSCAPE BEDS TO HAVE 3" LAYER OF BROWN HARDWOOD MULCH WITH IRRIGATION.

LANDSCAPING		
FRONTAGE–36TH (260 LFT)	REQUIRED	PROVIDED
TREES	260/25=11 (1 PER 25')	11
DECIDUOUS TREES		8
EVERGREEN TREES		3
FRONTAGE–BLACK STAR (288 LFT)	REQUIRED	PROVIDED
TREES	288/25=12 (1 PER 25')	12
DECIDUOUS TREES		8
EVERGREEN TREES		4

LANDSCAPING NOTES

1.) CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY, STATE, AND LOCAL STANDARDS AND CODES.

2.) CALL "MISS DIG", 1–800–482–7171, 72 HOURS PRIOR TO THE START OF ANY DIGGING.

3.) LANDSCAPE CONTRACTOR SHALL ENSURE PROPER WATERING OF PLANTED AND SEEDED AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMIZE CONFLICTS WITH SPRINKLER HEADS AND LINES. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE REDO OF COMPLETED LANDSCAPE WORK, AND DAMAGE TO PLANT MATERIAL.

4.) ALL GRADING, UTILITY, AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.

5.) CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN LAYOUT WORK.

6.) EXISTING UNDERGROUND UTILITIES ARE PLOTTED FROM ORIGINAL SITE DRAWINGS AND SITE TOPOGRAPHIC SURVEY. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN DIGGING SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY TRENCHING AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.

7.) IF ANY DISCREPANCY EXISTS BETWEEN THE QUANTITIES, SIZES OR MATERIALS INDICATED ON THE PLAN AND SHOWN IN THE PLANT LIST, THE PLAN SHALL GOVERN.

8.) IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.

9.) THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.

10.) THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING AND RE–SPREADING TOPSOIL IN ALL TURF AND LANDSCAPE AREAS.

11.) PRIOR TO SPREADING THE TOPSOIL THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM LINE AND GRADE INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.

12.) CONTRACTOR SHALL NOTIFY ENGINEER IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.

13.) ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE BORDER IS SPECIFIED.

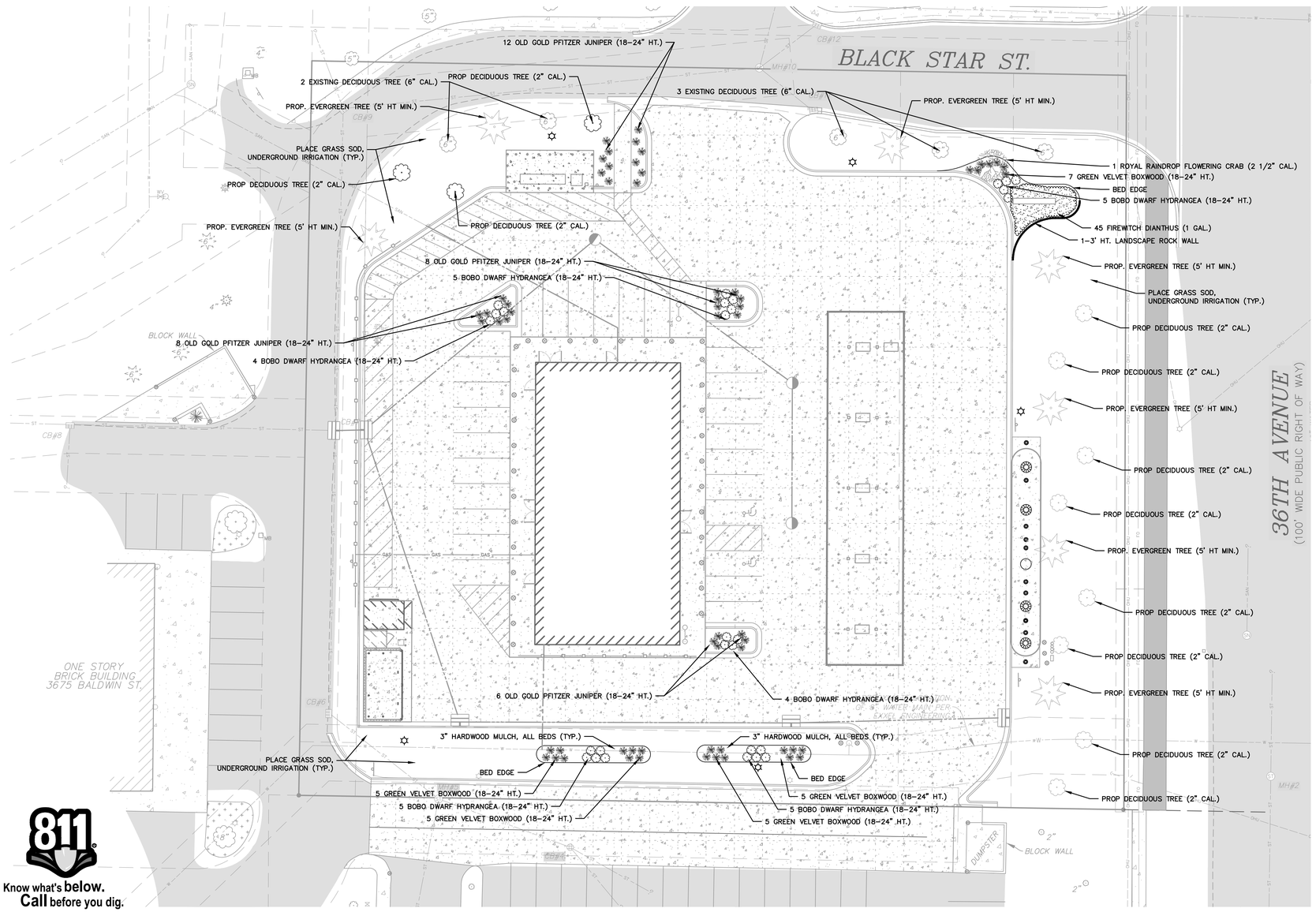
14.) ALL SHRUB BED AREAS SHALL HAVE A MINIMUM 3" LAYER OF LANDSCAPE MULCH.

15.) PRE–EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL LARGE BED AREAS.

16.) CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO BE SODDED.

17.) LANDSCAPE CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.

18.) SEED LAWN AREAS WITH COMMON SUNNY MIX GRASS SEED
40% GNOME KENTUCKY BLUEGRASS
20% PERNILLE OR BOREAL KENTUCKY BLUEGRASS
20% CREEPER CREEPING RED FESCUE
20% PERENNIAL RYEGRASS
SEED AT A RATE OF 5 LBS. PER 1,000 SFT.



LEGEND

	EXISTING	PROPOSED
BENCHMARK	BM #1	
STORM SEWER MANHOLE	ST	ST
CATCH BASIN		
SANITARY SEWER MANHOLE	SN	SN
CLEANOUT	CO	CO
WELL HEAD	W	
FIRE HYDRANT		
SPRINKLER CONTROL VALVE	SCV	
SPRINKLER HEAD	SH	
VALVE (WATER & GAS)		GV WV
GAS METER	G	
UTILITY RISERS	RS	TR RS
UTILITY POLE		
LIGHT POLE		
GUY ANCHOR		
TRANSFORMER	TR	
HAND HOLE (ELECTRIC)	H	
ELECTRIC METER	E	
GROUND MOUNTED LIGHT		
SIGN		
SOIL BORING	SB #1	
BOLLARD POST		
POST		
GATE		

FENCE LINE
OVERHEAD UTILITIES
UNDERGROUND ELECTRIC
COMMUNICATIONS
TELEPHONE
FIBER OPTIC
GAS LINE
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER

EXISTING BITUMINOUS SURFACE
EXISTING CONCRETE SURFACE
GRAVEL SURFACE
PROPOSED BITUMINOUS SURFACE
PROPOSED CONCRETE SURFACE

CONIFEROUS TREE
DECIDUOUS TREE
ORNAMENTAL BUSH

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

ISSUED FOR APPROVAL

Know what's below. Call before you dig.

File Name: C:\Users\sebastian.barnes\Dropbox (DAA)\Holland\Projects\2019\1910637 (3)\1A\dwg\1910637-1A – SITE 9.dwg Last Saved: 8/12/2020 10:06:41 AM

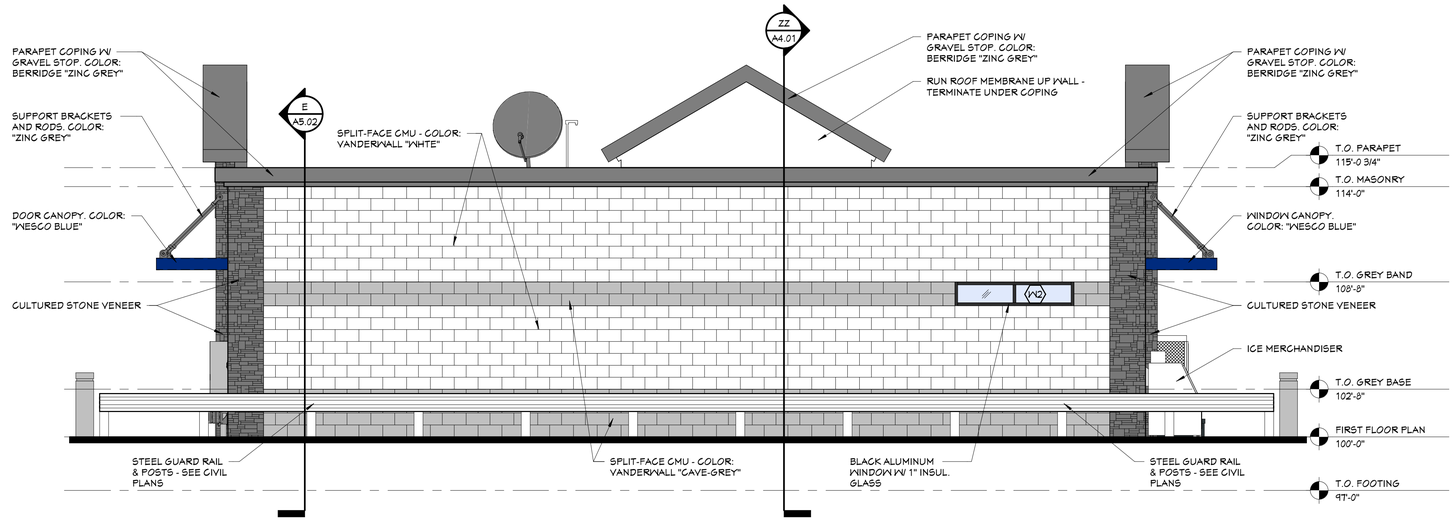
DRIESENGA & ASSOCIATES, INC.
Engineering • Surveying • Testing
www.driesenga.com
Holland, MI – 616–396–0255, Grand Rapids, MI – 616–249–3800
Kalamazoo, MI – 269–544–1455, Detroit, MI – 616–396–0253

REVISIONS	
1	PLANNING COMMISSION REVIEW 08–12–2020

WESCO #66
SEC. 17, T06N, R13W GEORGETOWN TWP., OTTAWA CO.
3 WEST, LLC.
1460 WHITEHALL ROAD
MUSKEGON, MICHIGAN 49445

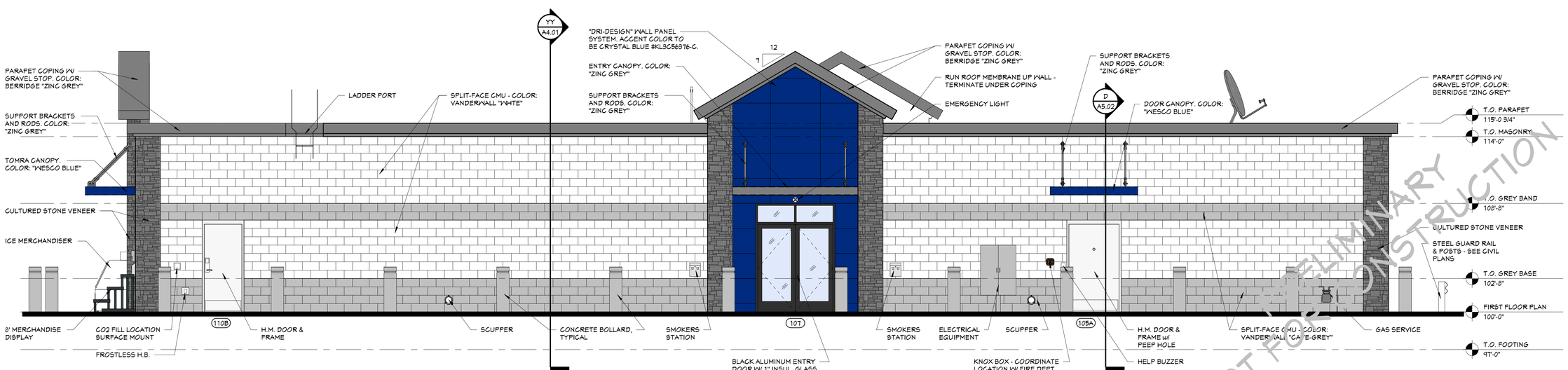
LANDSCAPE PLAN

Designed By: CAG
Drawn By: EB
Checked By:
Date:
Plot:
Scale: 1" = 20'
Date: 08–12–2020
Job No.: 1910637.1A
Sheet No.: L–101B
14 of 14



SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

CONCEPT DESIGN STUDIO, INC.
800 E. ELLIS ROAD, SUITE 508
NORTON SHORES, MI 49441
PH. (231) 799-4838
FAX (231) 799-4837
CDS
CONCEPT DESIGN STUDIO, INC.

NEW STORE FOR:

WESCO, INC. - STORE #66

HUDSONVILLE, MICHIGAN

PROJECT # 0897-19

ISSUANCES

XXX	XX.XX.XXXX

Copyright©2020 Concept Design Studio, Inc., All Rights Reserved

DRAWN BY KAW

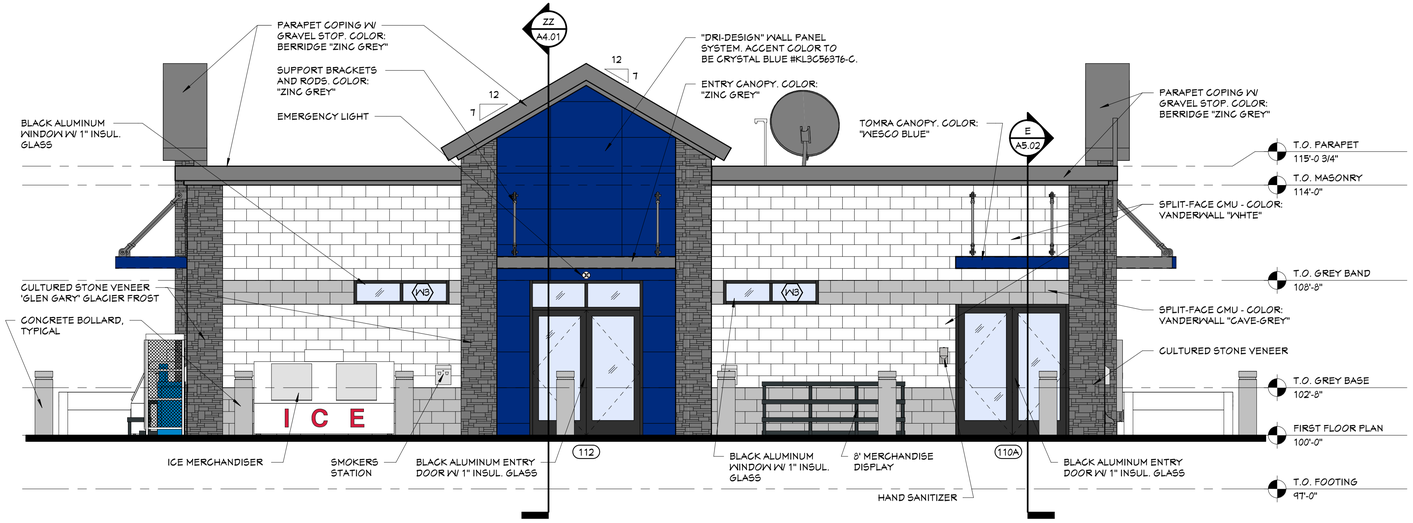
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

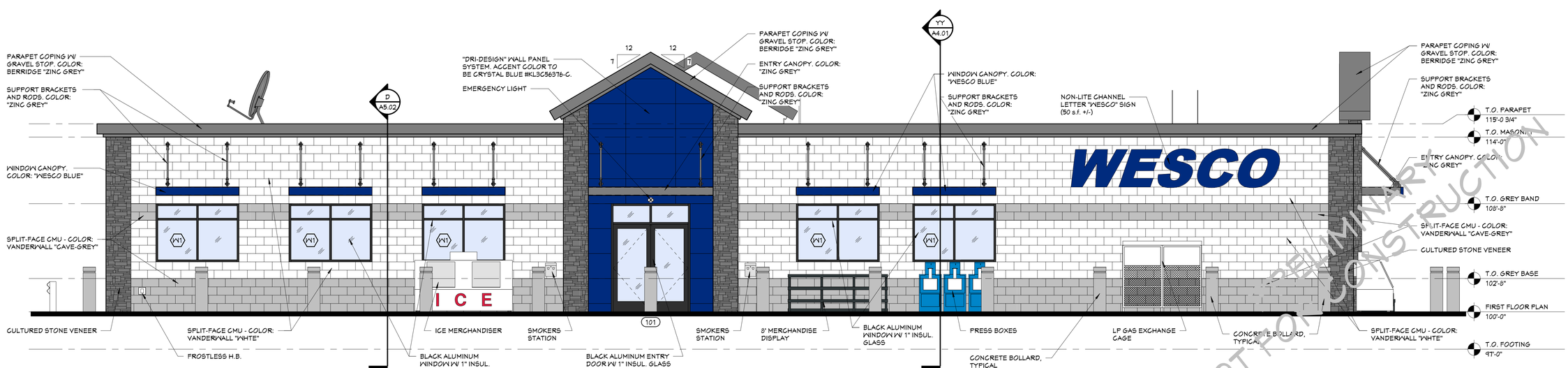
A3.02

7/16/2020 12:15:49 PM



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

NOT FOR CONSTRUCTION
PRELIMINARY

CONCEPT DESIGN STUDIO, INC.
800 E. ELLIS ROAD, SUITE 508
NORTON SHORES, MI 49441
PH. (231) 799-4838
FAX (231) 799-4837
CDS
CONCEPT DESIGN STUDIO, INC.

NEW STORE FOR:

WESCO, INC. - STORE #66

HUDSONVILLE, MICHIGAN

PROJECT # 0897-19

ISSUANCES

XXX	XX.XX.XXXX

Copyright©2020 Concept Design Studio, Inc., All Rights Reserved

DRAWN BY Author

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A3.01

7/16/2020 12:14:25 PM

Site Plan Narrative
Wesco-66 Hudsonville
7661 36th Ave. Hudsonville, MI 49426
D&A # 1910637.1A
August 12, 2020

Introduction:
Wesco Inc. is proposing to construct a 5,133 SFT fueling station/convenience store with a fueling canopy containing 5 dispenser islands in a vacant parcel located at 7661 36th Avenue. A previous application was submitted and reviewed by the Planning Commission in 2010. Stormwater design will be reviewed and approved by the Ottawa County Water Resources Commission to meet the design of the originally approved PUD.

Intent:
The proposed project will be the final development of the original PUD. The original approved PUD intended that a convenience store/fueling station would occupy the subject parcel. The proposed use meets the objectives of the PUD and Sec. 22.1 by incorporating architectural elements, setbacks, greenspace/landscaping, and other zoning/PUD requirements in a way that is functional and cohesive for the PUD and Georgetown Twp.

Qualifying Conditions:
Items A-H of Sec. 22.2 are addressed in the Project Summary on sheet C-100 or depicted within the design documents.

Project Schedule:
The current schedule of the project is to submit the design for contractor bids over the winter of 2020/2021 and begin construction early spring of 2021. The site would be open for customers in the late summer or fall of 2021.

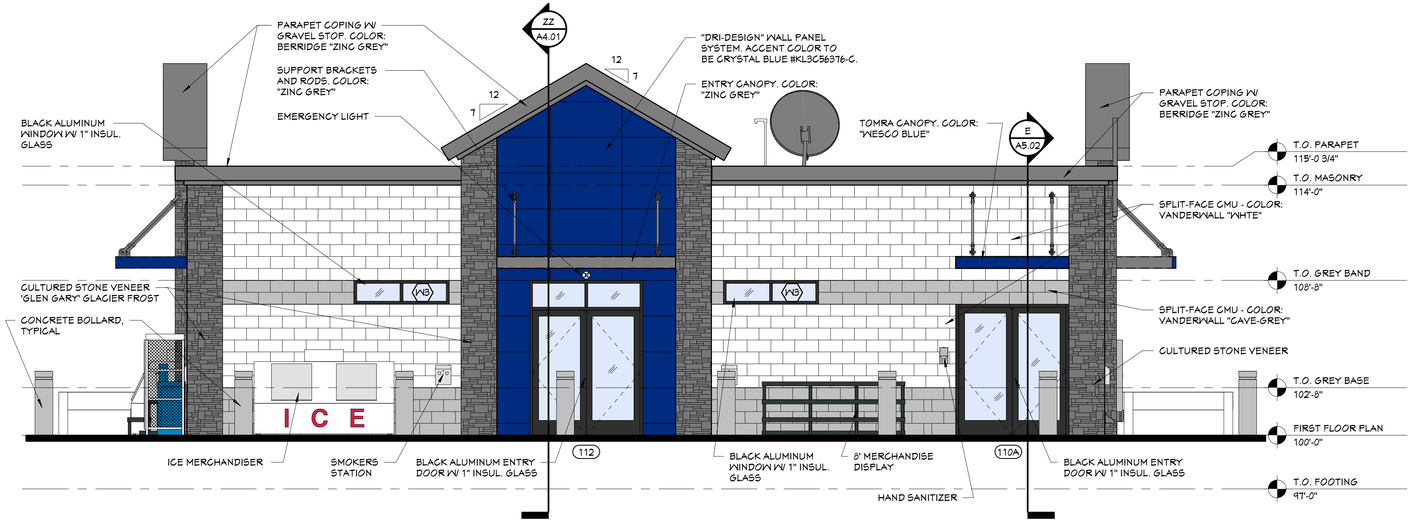
Restrictions:
The originally approved PUD provides hours of operation for a convenience store/gas station to be 5AM to 1AM. Wesco Inc. is requesting that the Planning Commission consider allowing the store to remain open 24-hours. This would match the usual Wesco operating hours in their other stores.

Wesco Inc. is also requesting that a variation from the PUD requirements be granted for the height of the proposed ground sign with the understanding that the sign would not extend higher than 4' above the adjacent pedestrian path, but would have an overall height taller than the allowed 4'.

The last request for deviance from the PUD requirements is for the width of travelled way outside of the overhang of the canopy at the south side of the site. The total width from curb line to dispenser is 34.4', however, the distance from curbline to the 16' tall overhang of the canopy is 22.1' which would place roughly 1.9' of the required 2-way drive aisle to be beneath the canopy. The canopy is not slid north to adjust this dimension due to required fuel truck turning area at the north end of the canopy.

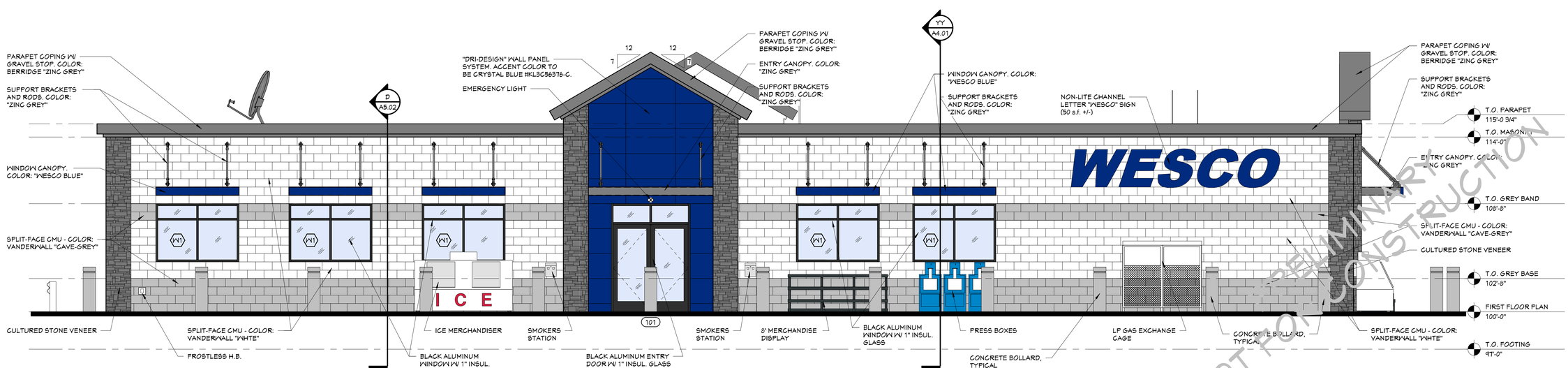
C:\Users\craig.gengler\Dropbox (DAI)\`Holland\Projects\2019\1910637 (1).1A\dwg\dwg out\2020-08-12 to Georgetown Twp\Site Plan Narrative.doc

WESCO
FormFonts
2008



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

NOT FOR CONSTRUCTION
PRELIMINARY

CONCEPT DESIGN STUDIO, INC.
800 E. ELLIS ROAD, SUITE 508
NORTON SHORES, MI 49441
PH. (231) 799-4838
FAX (231) 799-4837
CDS
CONCEPT DESIGN STUDIO, INC.

NEW STORE FOR:

WESCO, INC. - STORE #66

HUDSONVILLE, MICHIGAN

PROJECT # 0897-19

ISSUANCES

XXX	XX.XX.XXXX

Copyright©2020 Concept Design Studio, Inc., All Rights Reserved

DRAWN BY Author

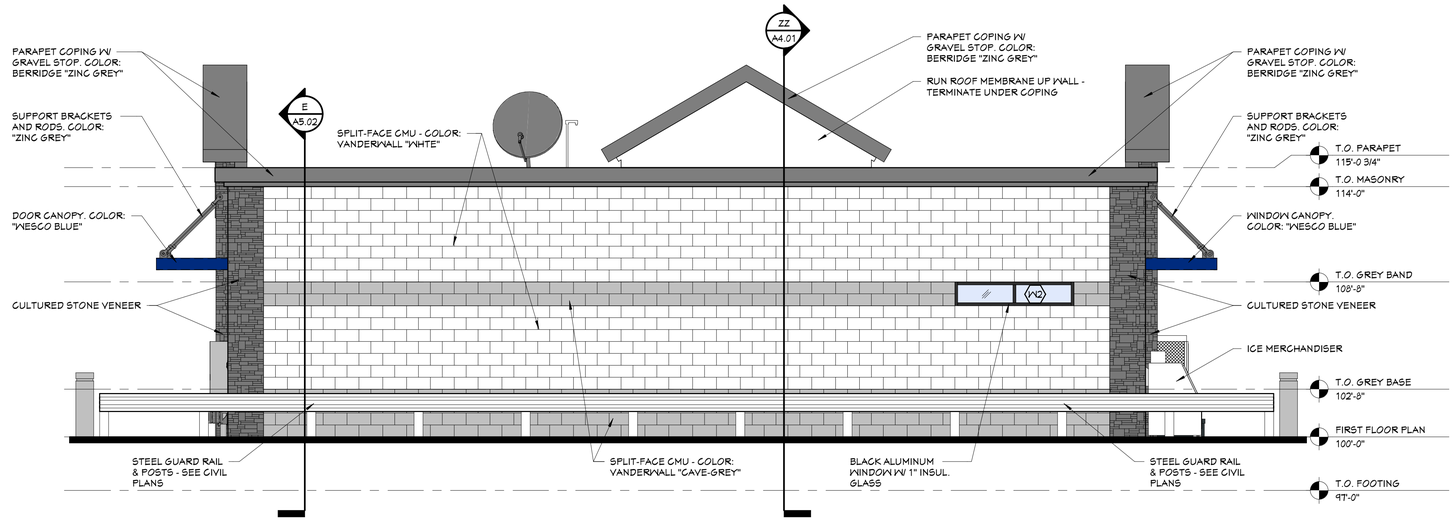
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

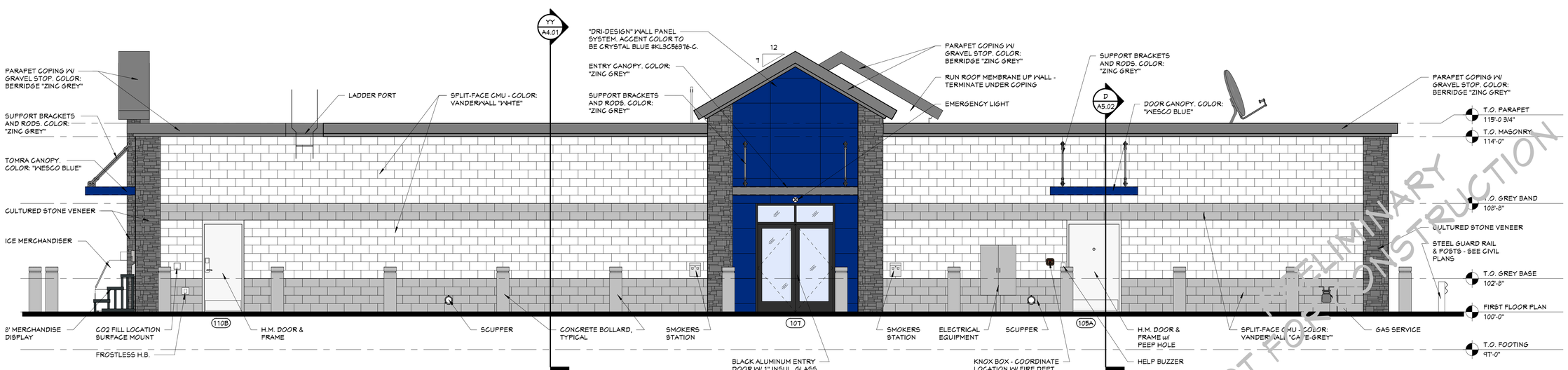
A3.01

7/16/2020 12:14:25 PM



SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

CONCEPT DESIGN STUDIO, INC.
800 E. ELLIS ROAD, SUITE 508
NORTON SHORES, MI 49441
PH. (231) 799-4838
FAX (231) 799-4837
CDS
CONCEPT DESIGN STUDIO, INC.

NEW STORE FOR:

WESCO, INC. - STORE #66

HUDSONVILLE, MICHIGAN

PROJECT # 0897-19

ISSUANCES

XXX	XX.XX.XXXX

Copyright©2020 Concept Design Studio, Inc., All Rights Reserved

DRAWN BY KAW

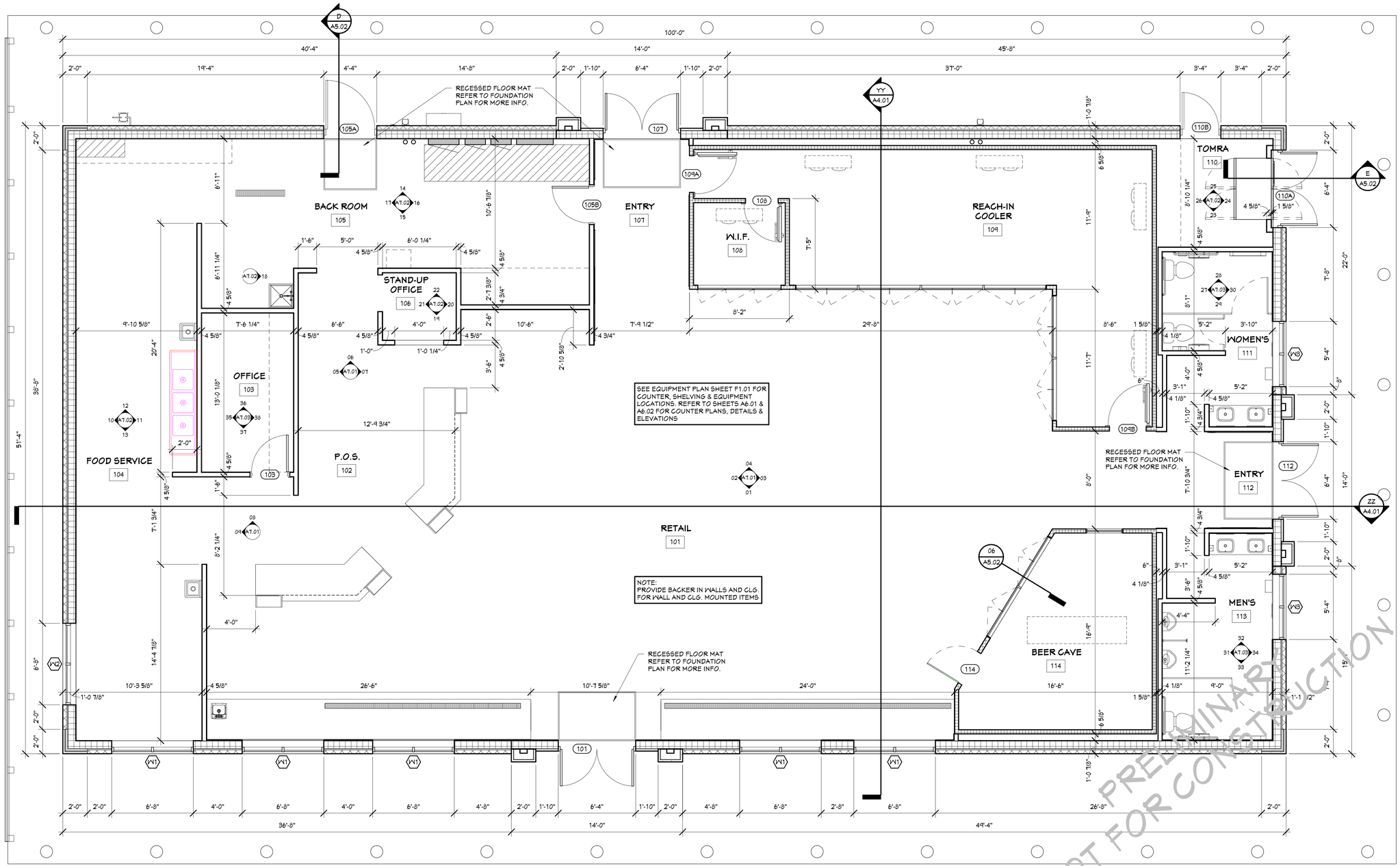
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A3.02

7/16/2020 12:15:49 PM



NORTH

FLOOR PLAN

1/4" = 1'-0"

CONCEPT DESIGN STUDIO, INC.
800 E. ELLIS ROAD, SUITE 508
NORTON SHORES, MI 49441
PH. (231) 799-4838
FAX (231) 799-4837

CDS
CONCEPT DESIGN STUDIO, INC.

NEW STORE FOR:

WESCO, INC. - STORE #66

HUDSONVILLE, MICHIGAN

PROJECT # 0897-19

ISSUANCES

XXX	XX.XX.XXXX

Copyright©2020 Concept Design Studio, Inc., All Rights Reserved

DRAWN BY XXX

SHEET TITLE

FIRST FLOOR PLAN

SHEET NO.

A1.01

6/6/2020 3:05:59 PM

REQUEST – August 14, 2020

(PUD2003) Wesco Inc. (36th Ave./Baldwin PUD), is requesting preliminary (for this parcel only since the preliminary approval has expired and the rest of the site has already been developed) and final planned unit development approval for a vehicle service station and convenience store on P.P. # 70-14-17-100-024, located at 7661 36th Ave., Georgetown Township, Ottawa County, Michigan. (NO public hearing)

Sec. 22.9 states that the Planning Commission shall review the final development plan in relation to its conformance with the preliminary development plan and any conditions of the PUD rezoning. At the August 14, 2006 meeting, the Township Board approved the preliminary PUD and rezoning for the 36th Ave. development. A condition of approval was stipulated that the permitted uses would be allowed as per the narrative dated July 11, 2006 and on the plan. Therefore, the use of a vehicle service station with convenience store is consistent with the uses approved with the preliminary PUD plan.

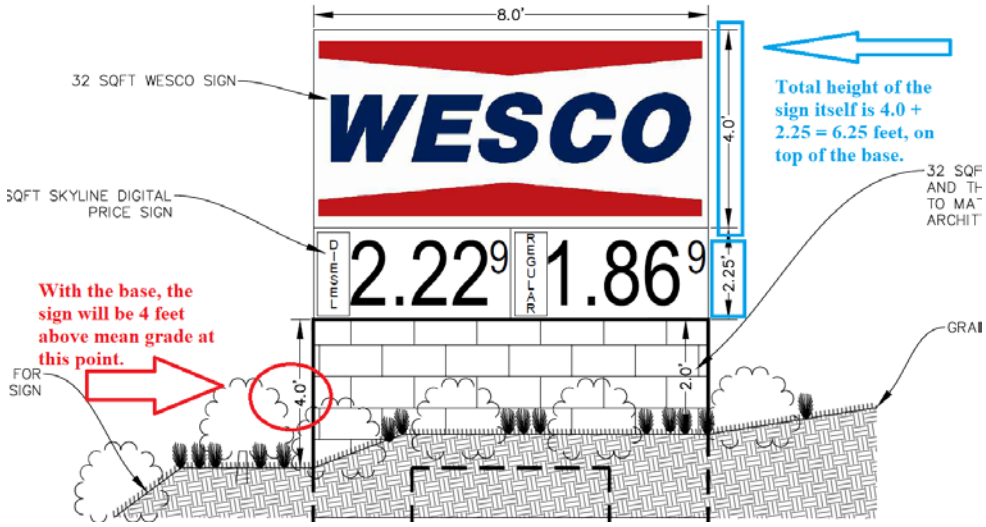
SUMMARY-with deviations requested

1. The Planning Commission shall determine the following based on the flexibility allowed in the Ordinance for a PUD:

   a. **Is the architectural character consistent with the Licari building and the other buildings/structures in the PUD?**

   b. **The convenience store/gas station hours of operation were stipulated with the preliminary approval as 5 am to 1:00 am; however, the request is to be open 24 hours a day. Is that acceptable**?

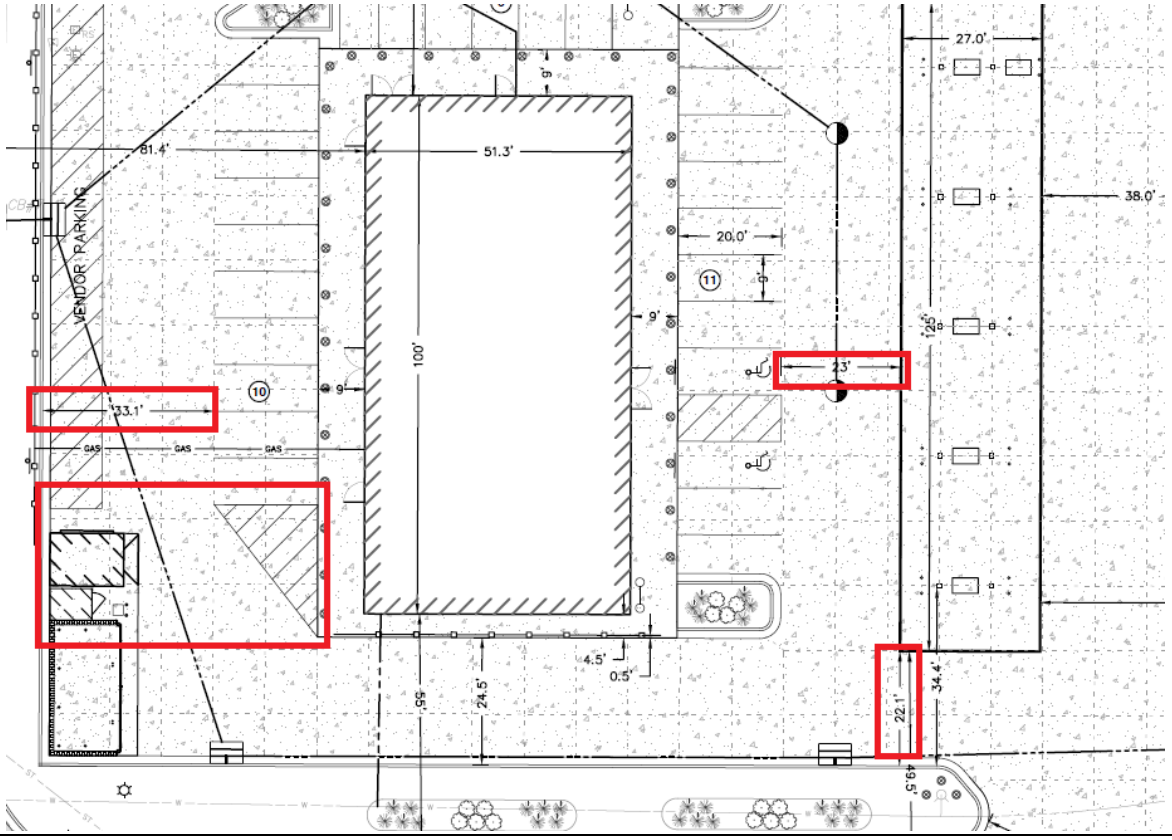
   c. First, a ground mounted sign is to be situation directly on the ground; however, due to the major elevation change (which slopes down), the request is to have the ground mounted sign elevated to be four feet high from the sidewalk elevation, which is actually higher than 4 feet when measured from the mean grade. The sign is proposed to be 50 square feet. **Is this acceptable**? Second, the ordinance only allows a ground mounted sign to have a height of 4 feet and they are proposing for the sign itself (not the frame) to be 6.25 feet in height. The "Wesco" part is 4 feet and the fuel prices part is 2.25 feet. **Is this acceptable**?



d. Note that a current easement prevents the installation of trees within the 30 foot front setback area, which is required by the ordinance. The developer is in the process of trying to have the easement vacated. Note further that the site plan correctly shows the calculations correctly with 12 trees required on Black Star St. and 11 trees required on 36th Ave. However, the plan incorrectly shows only 11 trees on Black Star St. but with 12 trees on 36th Ave. This is the correct total. **Should the landscape plan shown on sheet L-101B be approved with the contingent plan that if the easement is not vacated and trees are not allowed to be planted in the front setback area of 36th Ave., the same number of trees (size, etc.) shall be required to be planted elsewhere on the site?**

e. **A deviation request is also noted for the drive aisles. Three locations on the site do not meet the 24 foot drive aisle requirement for two way traffic. Note, if these dimensions are not acceptable, direction could be given for them to be widened and administratively approved.**

1) **On the west side of the building, 31 feet is noted from the edge of the parking spaces to the western curb. However, there is a choke point where the aisle narrows between the parking spaces which looks to be significantly less than the minimum required 24 feet.**
2) **On the south side of the canopy, the distance from the canopy to the curbed area is only 22 feet and the applicant is requesting deviation approval for the area under the canopy to be counted toward that 24 foot requirement. However, consider that there may not be room if a vehicle is at the southern-most gas dispenser.**
3) **On the east side of the building between the end of the parking spaces and the canopy is only 23 feet. Again, a vehicle could be parked at the dispenser and prevent the two way traffic.**



f. Does the proposal meet the Standards listed in Sec. 22.10?

2. The following shall be conditions of approval:
   a. All signs, other than those expressly approved with the PUD that may not meet strict ordinance requirements, shall meet ordinance standards.
   b. **A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to the submission of a building permit application.**
   c. **The recorded PUD agreement shall be submitted to the Township prior to the submission of a building permit application.**
   d. **Water and sewer service shall be coordinated with the DPW**

HISTORY

The PUD was initially approved on August 14, 2006. Multiple final development plans, along with major and minor revisions were approved for subsequent phases. The new plan proposes a vehicle service station (gas station) and convenience store, as was shown on the initially approved preliminary development plan. No new curb cuts are proposed and access will come from interior service drives.

Project Narrative Statement

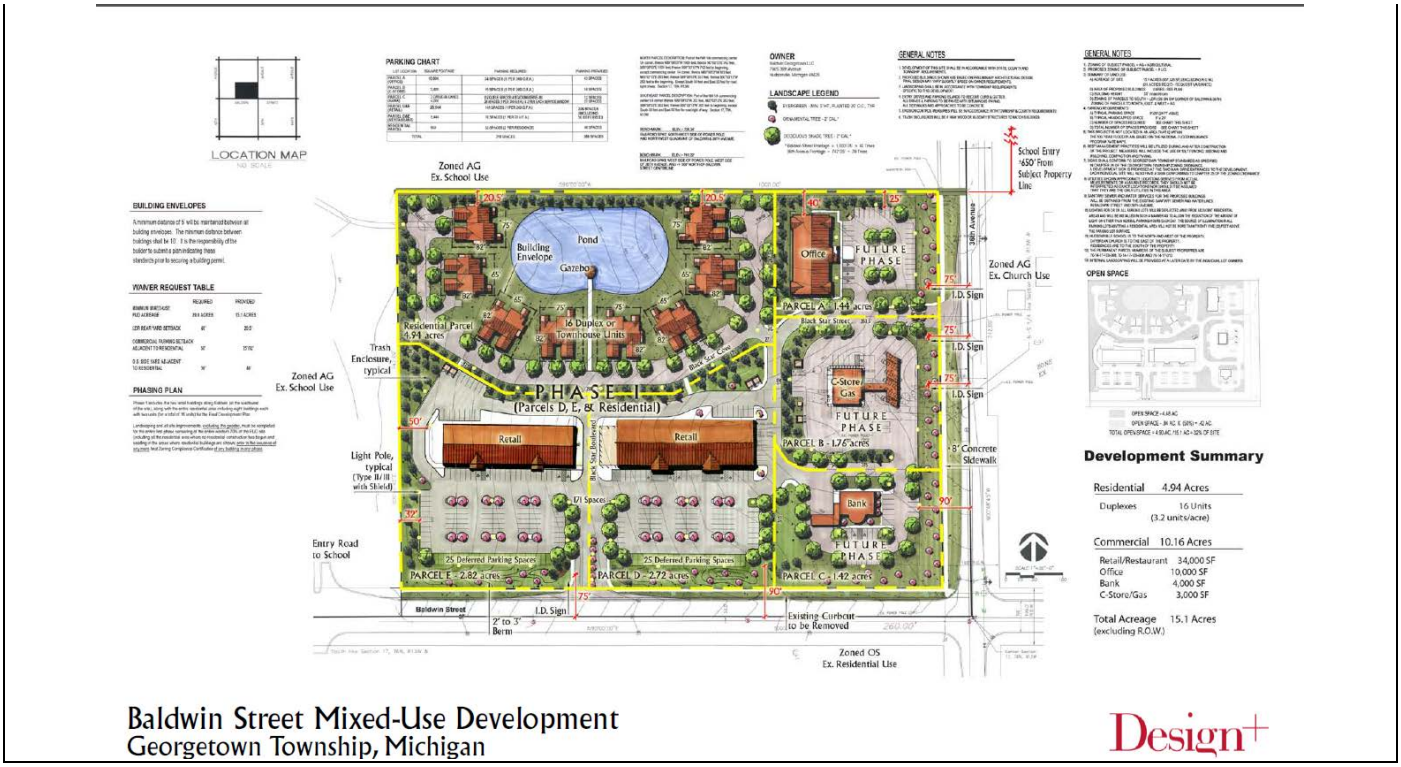
Georgetown Township
Planned Unit Development
Baldwin Street and 36th Avenue

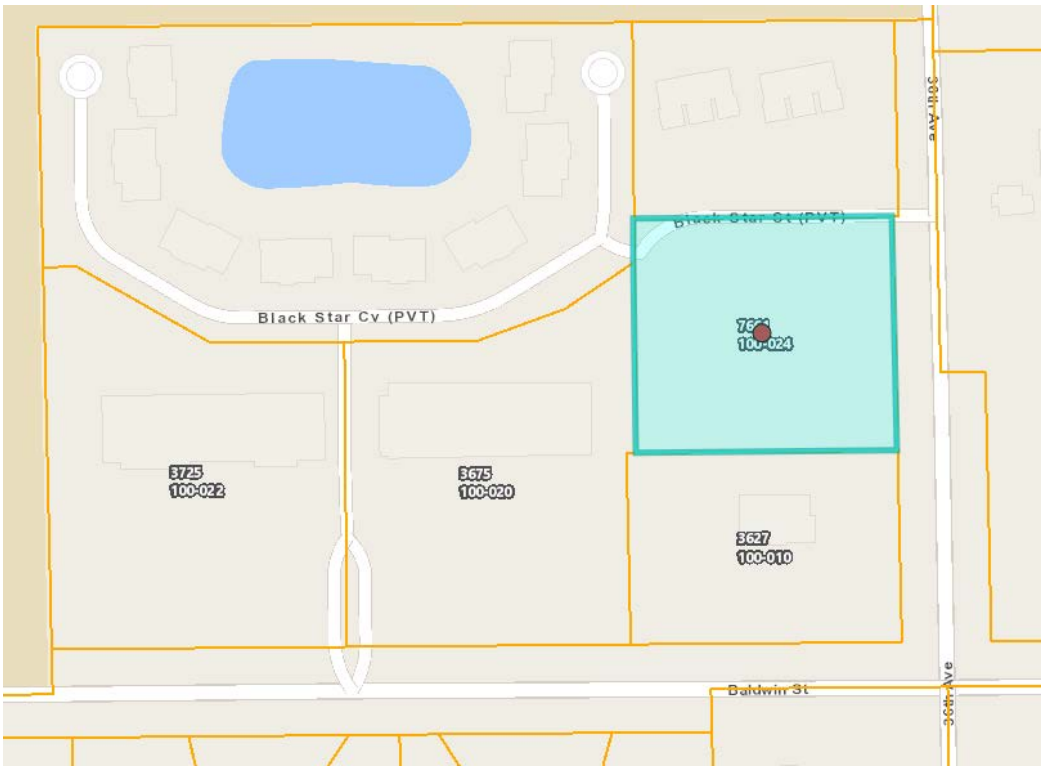
June 15, 2006
Project No. 05134

Section A

The intent of this Planned Unit Development is to create an innovative "Village Center" consisting of a variety of land uses ranging from commercial, office, and residential. With the amount of growth being experienced in this part of Georgetown Township, the design team felt that the proposed uses compliment the developments in the surrounding area. Commercial service uses are planned to be consistent with those permitted in Sections (OS)13.2, (NS)14.2, and (CS)15.2/15.3 of the ordinance. Anticipated uses include general retail, on-premise restaurants, a bank, a C-store/vehicle service station, and medical/professional office.

Below is the approved preliminary overall plan, which shows the vehicle service station with convenience store.





Below is an excerpt of the August 14, 2006 Township Board meeting minutes when the overall preliminary development plan for the site was approved.

#060814-07 - Planned Unit Development (PUD0604) Preliminary Development Plan
Moved by Stanley Sterk, seconded by Bill Holland, to approve (PUD0604) Preliminary Development Plan Baldwin Georgetown LLC, 7665 36th Ave., to have a Planned Unit Development for mixed uses including residential for attached single family homes and commercial uses including offices, retail, restaurant and vehicle service station and related uses, under Chapter 22, on parcels of land described as P.P. # 70-14-17-100-008,-009, -010, located at 7665 36th Ave., 3683 and 3627 Baldwin, at the northwest corner of Baldwin and 36th Ave., as presented on the following documents:

a. The Design + colored "Master Site Plan" dated 7.12.06,
b. The Design + "Architectural Concepts" with elevations and sign details dated 6.21.06,
c. The Exxel Engineering Inc. Site Utility and Dimension Plan dated revised 7/12/06,
d. The Exxel Engineering Inc. Site Grading Plan dated 7/12/06, and
e. The Revised Project Narrative Statement dated July 11, 2006;

Based on the findings:

a. The request meets the qualifying conditions in Sec. 22.2;
b. The request meets the Preliminary Plan Application Requirements in Sec. 22.5;
c. The request meets the Standards for Approval in Sec. 22.10; and
d. The request meets all applicable Township ordinances.

With the following conditions:

a. Permitted uses would be allowed as per the narrative dated July 11, 2006, but would not include vehicle repair, drive-in restaurants or truck rental;
b. A total of 4 (2 entry and one for the office and one for the convenience store/gas station) ground mounted signs would be permitted (two development signs are shown on the plan) with setbacks for all ground mounted signs according to the ordinance requirements (75 feet from the centerline of either Baldwin or 36th Ave.), with a maximum of 50 square feet in area per side and a maximum of 4 feet in height (wall signs to meet ordinances);
c. A berm is added along Baldwin, adjusted to shield headlights from the residential area;
d. The convenience store/gas station hours of operation are 5 am to 1:00 am;
e. The following are to be submitted to the Township:
f. Documentation regarding deed restrictions, covenants or similar legal instruments to be used within the PUD and documentation that an association will maintain the common areas to be submitted at the time of final development application submittal;
g. Approvals from the Ottawa County Road and Drain Commissions at the time of final development application submittal; and
h. A recorded PUD agreement at the time of building permit application submittal.

Note: As recommended by the Planning Commission.

Yeas: Daniel Carlton, R. J. Poel, Bill Holland, Del South, Dale Mohr, Stanley Sterk
Nays: none
Absent: Richard VanderKlok

MOTION CARRIED.

EXPIRED APPROVALS

Since the previous approval for the final development plan for Wesco was granted in October 2008 and January of 2011, those final development approvals have expired. The request is again for final development approval for phase 2 of the Baldwin/36th Ave. PUD for Wesco Service Station. The plans have been revised from the previous approvals and include a 5,000 square foot convenience store and five pump gas station.

Further, the last approvals granted for the PUD were for the Licari restaurant in 2017. Therefore, the preliminary approval has expired for the one parcel that has not been developed.

RELEVANT ZONING ORDINANCE SECTIONS

Sec. 22.8 FINAL DEVELOPMENT PLAN APPLICATION.

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

Sec. 22.13 TIME LIMIT FOR APPROVED PUD DISTRICT.

Each development shall be under construction within twelve (12) months after the date of approval of the PUD final development plan, except as noted in this Section.

(A) The Township Board may grant two extensions, each one (1) extension of up to an additional twelve (12) month period if the applicant applies for such extension prior to the date of the expiration of the PUD or PUD phase and provided that (revised 10/27/08):

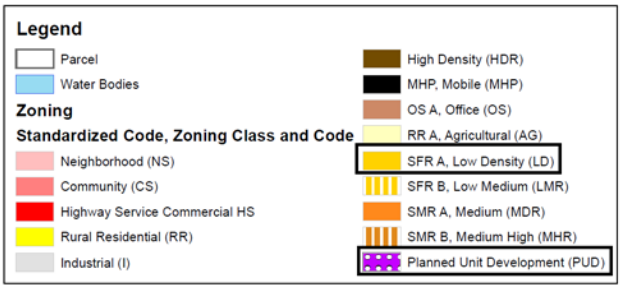
(1) The applicant presents reasonable evidence that said development has encountered unforeseen difficulties beyond the control of the applicant; and

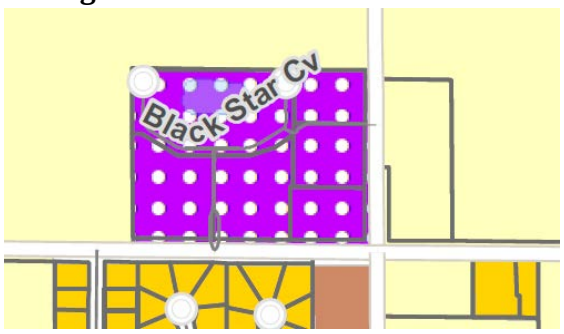
(2) The PUD requirements and standards, including those of the Zoning Ordinance and Master Plan that are reasonably related to said development have not changed.

(B) Should neither of the provisions of Section 22.13 A. be fulfilled, or an extension has expired without construction underway, the PUD preliminary plan approval(s) shall be null and void. This does not include any phases that may have received final PUD approval.

ZONING MAP

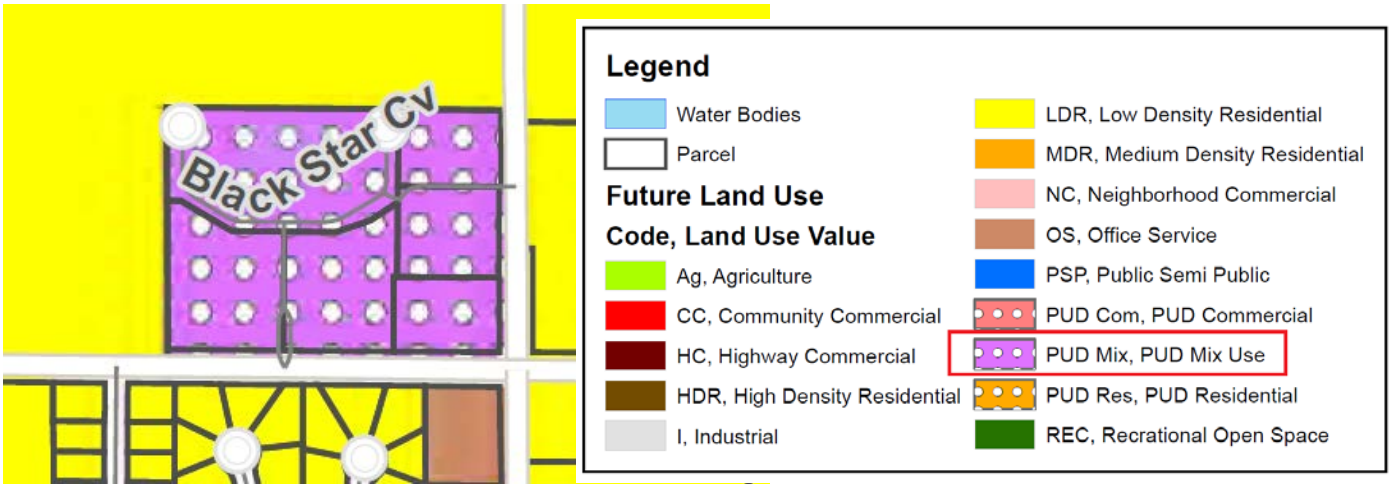
Zoning map shows the property as zoned PUD. Below is the legend.





FUTURE LAND USE MAP

The Future Land Use Map designates the land as PUD and surrounding area as LDR. Below is the legend.



REVIEW OF THE PLAN:

The following review determines if the proposal complies with the minimum requirements of the qualifying conditions in Sec. 22.2.

Sec. 22.2 *QUALIFYING CONDITIONS..*

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

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

Met. Previously determined to be met with the overall PUD.

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

This is required to be met and is to be coordinated with the DPW and Drain Commissioner's office. A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to the submission of a building permit application.

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

Provided.

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

The proposal appears to be consistent with the Master Plan and Future Land Use Map for the use. The Planning Commission will have to determine if the architectural character is consistent with the Licari building and the other buildings/structures in the PUD.

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

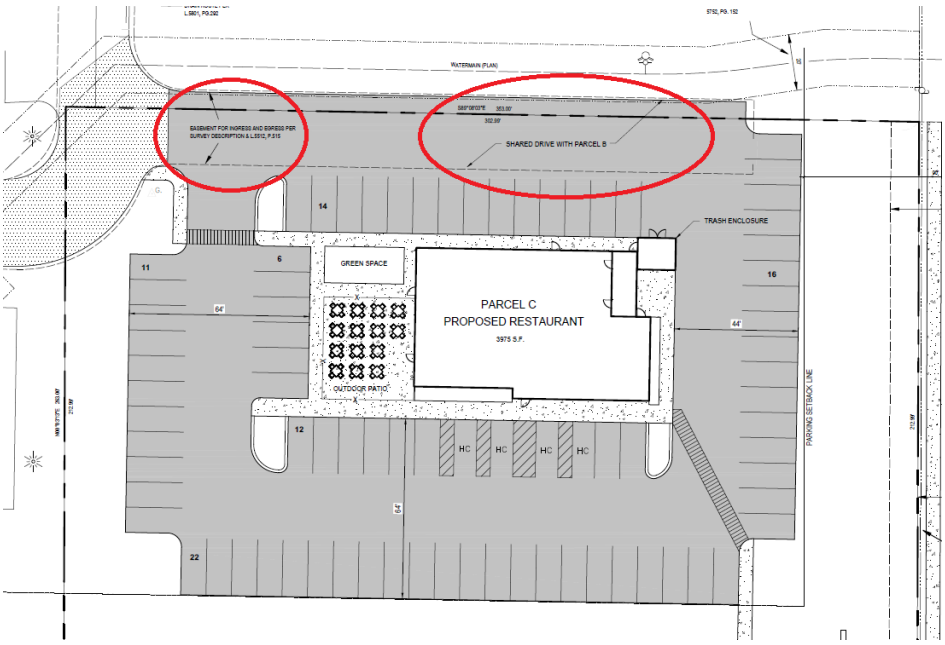
Appears to be met. An eight-foot wide bike/pedestrian pathway is proposed along 36th Ave. and a walking path is proposed from the store to Black Star St.

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

The Planning Commission will have to determine if the architectural character is consistent with the Licari building and the other buildings/structures in the PUD..

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

Previously determined to be met and currently met. Also, the access to this site is from the interior driveways and through an easement on the Licari site.



. **Open Space Requirements:**

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

Previously determined to be met for the entire PUD.

Sec. 22.3 PERMITTED USES..

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

The use was allowed with the preliminary PUD approval.

****

Sec. 22.5 PUD APPLICATION

A. Preliminary Plan Application Requirements

1. A completed application form and ten (10) copies of a preliminary development plan shall be provided to the Zoning Administrator. The preliminary plan shall contain the following site plan information:

   a. The date, north arrow, and scale. The scale shall be not less than 1”=20’ for property ten (10) acres and larger and at least 1”=200’ for those 20 acres (20) acres or more.

      PROVIDED.

   b. The name and address of the firm responsible for the preparation of the site plan.

      PROVIDED.

   c. The name and address of the property owner(s) and petitioner(s).

      PROVIDED.

   d. Legal description of the PUD site.

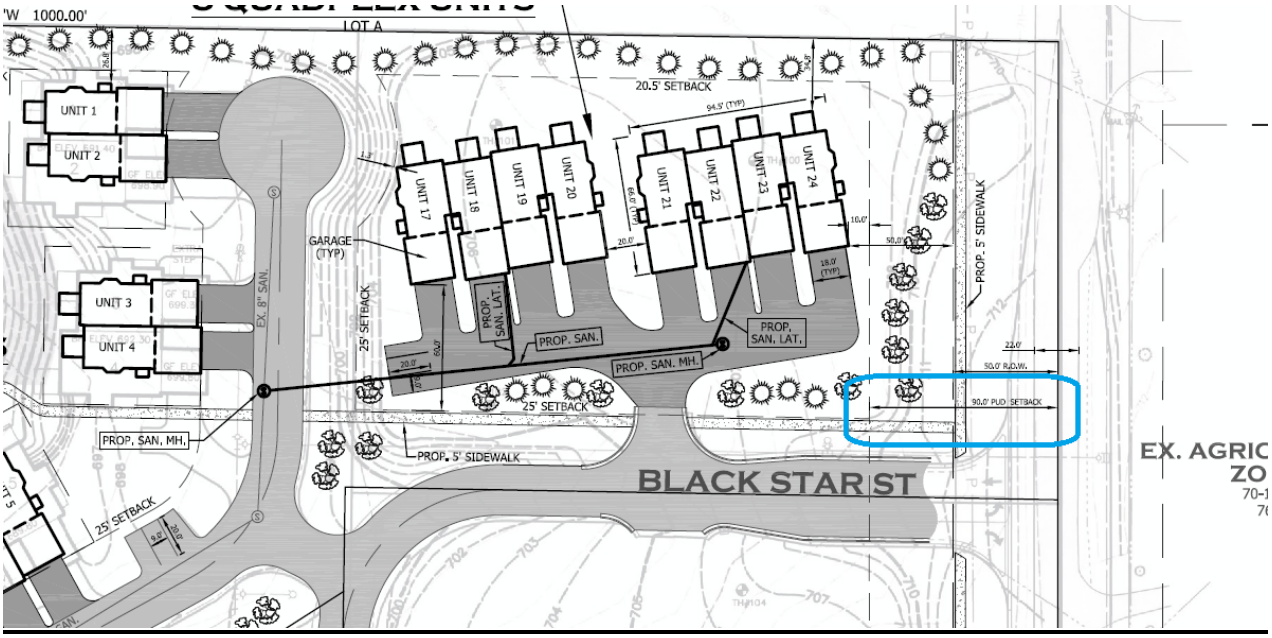
      PROVIDED.

   e. The size (in acres) of the PUD site.

      PROVIDED.

   f. Property lines and proposed setbacks, shown and dimensioned.

      Setbacks are met. Property lines are provided.



g. A location sketch.

PROVIDED.

h. The location of all existing structures, driveways, and parking areas within 100' of the PUD site's boundaries.

PROVIDED.

i. The location and dimensions of all existing structures on the PUD site.

Vacant land.

j. The location of all proposed structures on the PUD site. Realizing that this is preliminary, dimensions are not necessary until final approval.

PROVIDED.

k. The location and dimension of proposed lots or ownership divisions.

PROVIDED.

l. The location, pavement width and right-of-way width of all abutting roads, streets, alleys or easements.

PROVIDED.

m. The existing zoning and use of all properties abutting and including the PUD site.

PROVIDED.

n. The location of all existing vegetation and the general location of all proposed landscape areas, berms, landscape islands and buffers, including any fence or wall areas.

Landscaping is provided. Streetscape requirements are met for Black Star St.

However, as noted on sheet V-101, there is an easement along 36th Ave. that prevents trees from being placed in the front setback, which are needed to meet streetscape requirements. The applicant has indicated that they are investigating having the easement vacated to allow the trees for the streetscape to be planted in the front setback area of 36th Ave.

A suggestion would be to approve the landscape plan shown on sheet L-101B and then if they are not allowed to plant the trees in the front setback area of 36th Ave., the same number of trees (size, etc.) could be required to be planted elsewhere on the site.

Black Star Street – 288/25 = 12 trees required. List types (deciduous or evergreen) and size.

36th Ave. – 260/25 = 11 trees required. List types (deciduous or evergreen) and sizes.

o. The size and location of existing utilities, including a short narrative note on the site plan pertaining to the PUD's proposed utility needs and concepts.

PROVIDED.

p. The proposed location and estimated size(s) of all surface and subsurface water drainage facilities.

A Storm Water Drain Permit shall be submitted from the Ottawa County Drain Commissioner prior to the submission of the first building permit application.

q. Existing topographic contours at a maximum of five (5) foot intervals. Conceptual topographic patterns for the PUD site shall also be provided, noting major earth moving and/or removal areas (realizing that each building receiving final PUD approval will be required to show actual topographic contours, both existing and proposed).

PROVIDED.

r. Location, type and size of areas to be dedicated for common open space.

PROVIDED with overall PUD.

s. Trash receptacles and method of screening.

PROVIDED.

t. Proposed streets, alleys, curb cuts, acceleration/deceleration lanes, curbed areas, service drives and parking lot locations, including traffic calming concepts, driving surface widths as required by the Ottawa County Road Commission's standards.

PROVIDED.

u. Proposed pedestrian sidewalk movements both within and off the PUD site. Sidewalks are required along all public roadways.

PROVIDED.

v. Proposed lighting concepts/styles and general location areas.

PROVIDED. The maximum height is 25 feet and shall be downward directing and shall not shed light on adjacent property or roads.

w. Proposed architectural style/design concepts that will be incorporated into final approval plans, including both buildings and structures (i.e. - gateways, fence/wall concepts, art work, etc.).

PROVIDED. The Planning Commission will determine if it is acceptable and meets ordinance standards and the requirements in the Master Plan.

x. Proposed setbacks, lot widths, lot areas and building/structure heights.

PROVIDED.

y. Proposed uses to be included in the PUD project.

PROVIDED.

z. Floodplain areas. (Revised 6-27-2005)

PROVIDED.

2. Narrative Statement: A narrative statement describing the following: **PROVIDED.**

a. The objectives of the PUD and how it relates to the Intent of the PUD District, as described in Section 22.1.
b. The relationship of the PUD to the qualifying conditions listed in Section 22.2.
c. Phases of development and approximate time frames for each phase, including anticipated start and completion dates of construction.
d. Proposed deed restrictions, covenants, or similar legal instruments to be used within the PUD.

Sec. 22.11 *PUD AGREEMENT.*

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

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

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

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

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

A condition of approval for the final development approval: the recorded PUD agreement shall be submitted to the Township prior to the submission of a building permit application.

Sec. 22.8 FINAL DEVELOPMENT PLAN APPLICATION.

3. A site plan containing all of the information required in this PUD Chapter and the following information shown below: (If the plan consists of phases, then the above-mentioned information is only required for the specific phase(s) being presented for final approval. Each subsequent phase shall be reviewed in the same manner).

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

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

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

PROVIDED for lighting. PROVIDED FOR SIGNS. The signs can stay on the pumps (sheet (C-503), like all other gas stations have. Details were not provided for the wall sign shown on sheet A3.01 and all wall signs shall meet ordinance requirements. Sec. 25.6(B) allows to be 1 ½ times the lineal frontage of the wall it is to be placed upon (max 200 SF).

d. The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.). **PROVIDED. However, it is noted on sheet V-101 that an easement prevents trees from being planted in the front yard setback on 36th Ave. A recommendation is to approve sheet L-101B which shows the required trees along 36th Ave., and to stipulate that if the required number of trees cannot be placed in the front yard setback on 36th Ave., they would be required to be placed elsewhere on the site.**

e. The location, type and size of all utilities and storm water drainage facilities, including fire protection, sanitary sewers, water services, etc. **Water and sewer shall be coordinated with the DPW. A Storm Water Drain Permit shall be required to be submitted prior to the submission of a building permit application.**

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

g. Elevation views of all proposed structures and floor plans for all multi-family residential dwelling units. **PROVIDED. The Planning Commission will determine if the architectural design meets ordinance and Master Plan requirements.**

h. Proposed open space areas, including recreational amenities (playgrounds, etc.). **PREVIOUSLY PROVIDED FOR THE PUD**.

i. Floodplain areas. (Revised 6-27-2005) **PROVIDED**.

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

Sec. 22.9 PLANNING COMMISSION REVIEW OF FINAL DEVELOPMENT PLAN.

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

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

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

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

(E) Any regulatory modification from traditional district requirements shall be approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. Regulatory modifications are not subject to variance approval of the Zoning Board of Appeals. No part of this PUD process of the approved site plans may be appealed to the Zoning Board of Appeals. This provision shall not preclude an individual residential lot owner from seeking a variance following final approval of the PUD, provided such variance does not involve alterations to open space areas as shown on the approved PUD site plan.

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

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

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

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

The Planning Commission will determine.

OPTIONS FOR MOTION-Preliminary and Final Development Plan

If the Planning Commission determines that more revisions are necessary or more information needs to be provided, the item could be tabled.

Determinations for the following are needed:

a. Is the architectural character consistent with the Licari building and the other buildings/structures in the PUD?

b. The convenience store/gas station hours of operation were stipulated with the preliminary approval as 5 am to 1:00 am; however, the request is to be open 24 hours a day. Is that acceptable?

c. Are the two deviations for the ground mounted sign acceptable?

d. Should the landscape plan shown on sheet L-101B be approved with the contingent plan that if the easement is not vacated and trees are not allowed to be planted in the front setback area of 36th Ave., the same number of trees (size, etc.) shall be required to be planted elsewhere on the site?

e. Should the plan be redrawn for the drive aisle widths? Or are any acceptable? If a redrawing is necessary, could it be administratively approved?

f. Does the proposal meet the Standards listed in Sec. 22.10?

MOTION:

To adopt the staff report as finding of fact and to approve the preliminary and final development plans dated 08-12-2020, and the application and narrative, based on the findings/determinations as follows:

1. The proposal is consistent with the Master Plan.
2. The proposal meets the ordinance requirement for pedestrian walkways.
3. The proposal meets the ordinance requirement for architecture.
4. The proposal meets the ordinance requirement for traffic.
5. The proposal meets the ordinance requirement for open space.
6. The proposal meets the ordinance requirement for uses that are allowed.
7. The proposal meets the standards of approval.

Based on the further findings that:

1. The qualifying conditions in Sec. 22.2 are met:
2. The information as per Sec. 22.5 is provided, and
3. The plan meets the ordinance requirements of Sec. 22.10 as follows:
    a. The qualifying conditions in Sec. 22.2 are met;
    b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development;
    c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community;
    d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning;
    e. The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.
    f. The deviations, regulatory modification from traditional district requirements, are approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.

And with the following conditions:

1. **A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to any approvals being granted for any parcel splits or property line adjustments.**

2. **Utilities are to be coordinated with the DPW and Drain Commissioner's office.**

3. **As per Sec. 22.11, a recorded PUD agreement shall be submitted to the Township prior <u>the submission of a building permit application</u>.**

4. **Approved permits are required for all signs and all signs shall meet the approvals in the PUD plan or else meet the ordinance standards.**

5. **All outstanding fees shall be paid prior to any further approvals being granted.**