GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: December 9, 2015

TO: Township Board

FROM: Stacey Fedewa, Planning & Zoning Official

RE: Health Pointe PUD Amendment

BACKGROUND

In 1998, the Planning Commission and Township Board approved the Meijer PUD, which included 6 outlots. One outlot was developed by Macatawa Bank in 2004, and the remaining five outlots have been purchased by Health Pointe Corporation, a joint venture between Spectrum Health and Holland Hospital. Health Pointe is proposing to construct a medical professional office building. The packets include the following:

- Project Narrative
- 11-2-2015 Planning Commission Minutes
- 12-7-2015 Planning Commission Draft Minutes
- 3-9-1998 Township Board Minutes
- Building Elevations
- Perspective Drawings
- Comparative Perspective Drawing
- Map of Perspective Drawing Locations
- Traffic Impact Study
- Parking Study
- Signage Plan
- Photometric Plan
- Site Plans
- Correspondence

PROJECT OVERVIEW

The proposed project is located on 12 acres of land, and consists of a two phase development. Phase one would include a 54'10" three-story 105,000± square foot medical professional office building. Additionally, this phase would include the relocation of the north entrance drive on 172nd Avenue 75 feet to the south. Phase two proposes a 14,500 square foot vertical expansion that would be added to a one-story section that was constructed during phase one.

This project must be developed as an Amendment to the original 1998 Meijer PUD, which includes stipulations found in the March 9, 1998 Township Board Minutes in addition to the current PUD Ordinance and US-31 Area Overlay Zone.

ZONING REQUIREMENTS	STANDARD MET
Chapter 15 – C-1 Commercial District • Maximum building height is 2½ stories, or 35 feet.	Requested Departure
Chapter 15A – US-31 Area Overlay Zone • Parking shall be provided at a rate of 1 space per 200 square feet. • Landscape islands shall be two feet shorter than parking space depth. • Generally, curbs must be used throughout the parking lot and paved areas.	Requested Departures
Chapter 17 – Planned Unit Development	Yes
Chapter 20 – General Provisions	Yes
Chapter 20A – Outdoor Lighting Requirements	Yes
Chapter 23 – Site Plan Review	Yes
Chapter 24 – Parking, Loading Spaces, and Signs	Yes
March 9, 1998 Township Board Meeting Minutes • Approvals of monument (ground) signs for each outlot.	Requested Departure

REQUESTED DEPARTURES

Building Height – 15.04

Applicant is requesting a departure from the building height requirement. The Ordinance limits building heights to 2½ stories or 35 feet. The proposed building is 3 stories and 54’10” high. The main building reaches 44 feet in height, and the mechanical penthouse extends an additional 10’10.”

The Planning Commission recommends the Township Board <u>approve</u> this departure based on the following findings:

- A building height of 54’10” is permitted because of the following findings.
  - ✓ The Resilient Master Plan Draft encourages vertical expansion to reduce sprawl and limit the cost of extending infrastructure.
  - ✓ The Grand Haven Charter Township Fire/Rescue Department has an emergency vehicle with the ability to exceed the proposed building height.

- ✓ Section 17.05.2.A.2 requires mechanical equipment to be visually screened from adjacent properties, public roadways, or other public areas.
- ✓ The Township has approved height departures for previous PUDs.
- ✓ Staff identified 9 properties within the Township over 35 feet in height:

Building	**Address**	**Height**	**Notes**
Grand Haven High School	17001 Ferris Street	74 feet	Public schools exempt from most local zoning codes
VanKampen House	13215 Lakeshore Drive	56 feet	1990 variance
Grand Rapids Water Filtration Plant	11150 Lakeshore Drive	47 feet	F/R records
Camp Blodgett	10451 Lakeshore Drive	42 feet	F/R records
Roebuck House	17997 Brucker Street	39 feet	2010-2011 variances & building permits addressing height measurements in the Critical Dune Areas
Resurrection Life Church	12900 US-31	38 feet	F/R records, constructed in 2000
Macatawa Bank	15135 Whittaker Way	36 feet	2004 PUD Amendment
Piper Lakes Apartments	14841 168th Avenue	35'4" measured height 44' overall height	2014 PUD approval
Timber View Apartments	15056 Elizabeth Jean Ct	3 stories, 35 feet	2002 variance to allow 3 stories when only 2½ is permitted

Staff notes approximately ¼ mile from this site are a four and one-half story apartment building and 3 story senior living center in the City of Grand Haven. In addition, it is noted that the NOCH medical office structure of Sheldon Road is also a three story structure (*i.e., this building height is not uncommon or unusual for large medical office buildings*) even with this neighborhood being mainly residential.

Further, the applicant notes that a three story building is preferable to a two story structure for the following reasons:

- Patient travel – a three story structure reduces patient travel when compared to a two story structure.
- Ten feet of the height is to screen HVAC mechanical devices on the roof of the structure.
- Avoid sprawl – efficient/effective use of land.
- Effective screening – especially from US-31.

Parking – 15A.10.10

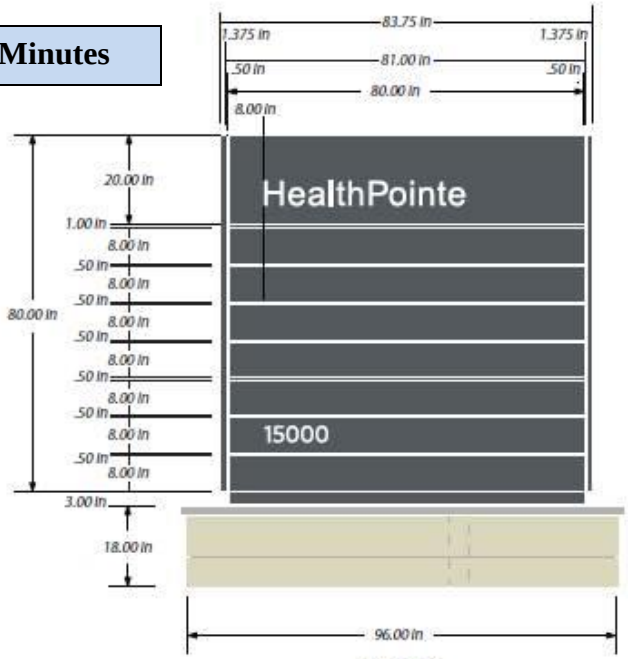
Applicant is requesting a departure from the Overlay Zone parking requirement. The Overlay Zone permits one parking space per 200 square feet of useable floor area (UFA), and the applicant is requesting one parking space per 200 square feet of gross floor area (GFA).

The Planning Commission recommends the Township Board <u>approve</u> this departure based on the following findings:

- A total of 590 parking spaces, which is 106 spaces more than allowed by the US-31 and M-45 Area Overlay Zone (the "Overlay Zone"), is permitted because of the following findings.
  - ✓ Sections 15A.05.13, 15A.10.10, 17.05.1.F, and 24.03.1 require a maximum number of parking spaces unless the applicant provides a parking study that demonstrates the need for additional parking. The Developer has an established history with similar developments which establishes the need for additional parking, and has submitted a parking study to further establish the need.
  - ✓ Outside of the Overlay Zone this project would have been permitted 1,200 parking spaces.
  - ✓ The excess parking will not be highly visible from US-31.

Signage – 3/9/1998 Township Board Meeting Minutes

The 1998 Township Board Meeting Minutes, which list the conditions of approval for the original Meijer PUD also describe the permitted signage for the outlots. The condition states, approvals of monument (ground) signs for each outlot, not to exceed 52 square feet, and 5 feet high subject to review by the Planning Commission for location.

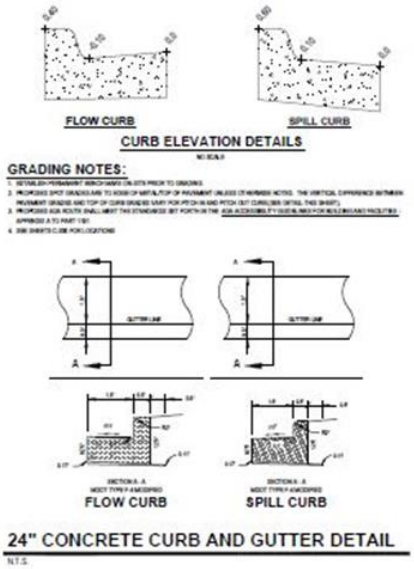


48.27 sq. ft.
Based on overall sign size.
Does not include stone/ brick base.

The Planning Commission recommends the Township Board approve this departure based on the following findings:

- Three ground signs, each 48 square feet in size and six feet in total height, are permitted because of the following findings.
  - ✓ The original Planned Unit Development approval memorialized in the March 9, 1998 Township Board meeting minutes permits one monument (ground) sign for each outlot, not to exceed 52 square feet and five feet in height, subject to review by the Planning Commission for location. This PUD Amendment comprises five of the six outlots.
  - ✓ The three permitted ground signs **reduce**↓ the amount of signage permitted under the 1998 PUD by 116 square feet.
  - ✓ A total height of six feet is permitted under Section 24.13 of the current Zoning Ordinance.

Curb and Gutter – 15A.10.7

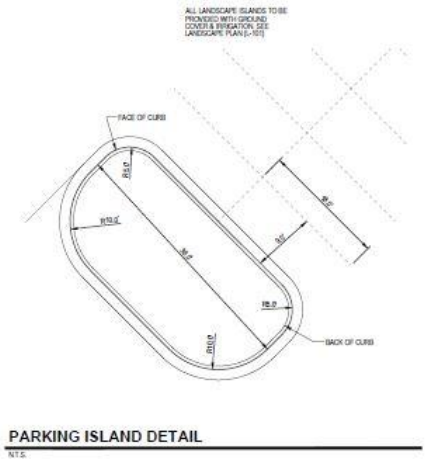


Applicant is requesting a departure from the Overlay Zone's curbing requirement, which states, generally, curbs must be used throughout the parking lot and paved areas. The Planning Commission may grant an exception upon a finding that overall stormwater disposition will be enhanced.

The Planning Commission recommends the Township Board **DENY** this departure based on the following findings:

- A departure from 15A.10.7 of the Zoning Ordinance, which requires concrete curb and gutter throughout the parking lot and paved areas, is denied.
  - ✓ The Planning Commission has consistently required curb and gutter throughout the parking lot and paved areas of developments in the Overlay Zone.
  - ✓ As required by Section 15A.10.7, the Developer did not provide compelling evidence to find that overall stormwater disposition will be enhanced if the curbing requirement is reduced.

Interior Landscape Island Dimensions – 15A.10.5



Applicant is requesting a departure from the Overlay Zone's interior landscape island requirements, which states, islands shall be located to improve traffic flow and views. Details on islands shall be provided including radii, length two feet

shorter than parking space depth, ground cover and any lighting or irrigation.

The Planning Commission recommends the Township Board deny this departure based on the following findings:

- Interior landscape islands shall be permitted to extend the length of the parking space, contrary to Section 15A.10.5 of the Zoning Ordinance, because of the following findings.
  - ✓ Aesthetics to the surrounding area will be **enhanced** because the interior landscape island will screen the entire length of the parking space.
  - ✓ The parking spaces surround sides of the building, and each abut a private road or access road. Due to the high visibility of this parking lot this departure is approved in order to provide additional screening from adjacent roadways.
  - ✓ This provision has not been uniformly enforced by the Township for other development projects in the Overlay Zone.

REQUIREMENTS EXCEEDED

In response to a number of recommendations the applicant received from staff and the Planning Commission the following items exceed the requirements of the Zoning Ordinance:

- Landscaping (*including the interior landscape islands within the parking lot*):
  - Required – 18,347 square feet.
  - Proposing – 92,577 square feet, or **404% more** than what is required.
- The Planning Commission requested the applicant consider diversifying the species of trees. The additional species that were added are those identified as Heritage Trees by the Township's US-31 Area Overlay Zone.
- Perspective Drawings and Comparative Perspective Drawings to provide a visual aid to assist the Planning Commission and Township Board determine the compatibility of design with neighboring properties.
- An Overlay Plan sheet is included in the Civil Plans (*sheet C-202B*), which superimposes the project over the existing site. This provides a visual aid to the Township that shows the internal changes to the road system.

- The Outdoor Lighting Requirements are exceeded, and the lighting is significantly below↓ the Total Site Power Limits permitted in Lighting Zone 3.
- Sidewalks and pathways will be installed throughout the site.
- The site will be "backloaded" to allow a better flow of traffic. Meaning, vehicles can enter or leave the parking areas as far from the building as possible.
- The applicant will grant two easements to the Township:
  - ✓ To allow the future realignment of Whittaker Way with DeSpelder Street. When this project occurs the applicant will assume a loss of approximately 15 parking spaces.
  - ✓ To allow for an internal driveway connection to 17200 Robbins Road when/if that site is redeveloped in the future. This will result in a loss of parking spaces, and construction costs to prepare their site for the connection (*i.e., installing stub street with curbing, the developer of 17200 Robbins Road would be responsible for connecting to the stub street and extending it into the new site*).

LEGAL INFORMATION

Attorney Bultje has provided the following legal information that is pertinent to this application:

- Applicant requesting departures, not a variance. PUD Ordinance and US-31 Area Overlay Zone provide for some discretion if specific findings are made. It is important to note the major purpose of a PUD is to allow certain departures from the Zoning Ordinance regulations if the changes improve or enhance the overall development.
- Zoning Ordinance limits the scope of factors the Township can consider for this application. So long as the general use of the building is permissible then each service does not have to be specified. Eliminating competition or protecting existing businesses or service providers are not considered legitimate considerations.
- The State of Michigan is responsible for issuing Certificates of Need. The application process addresses items such as duplication of services. It is not allowable for the Township regulate the medical uses within the building. The Township need not have the entire list of specific uss to be established within the facility. (*However, it is noted that the applicant does plan to share information with the Township Board at Monday's Board meeting regarding the medical uses that are planned to be associated with the development*.)
- The Zoning Ordinance does not provide for the consideration of private competition or free enterprise as a reason to approve or deny an application. The Township's scope is limited by the Zoning Ordinance.
- Review process of the Planned Unit Development Amendment is not fast. Provides for an optional pre-application presentation, and requires a public hearing with the Planning Commission and Township Board, which are both noticed in conformance with the Michigan Zoning Enabling Act (*published in newspaper at least 15 days prior to the*

public hearing, mailed to all property owners within 300 feet of the site, posted on the website, posted on the bulletin board in the Township offices). Township Board will hold a public hearing on the application regardless of the Planning Commissions' recommendation.

- ✓ The Planning Commission public hearing was <u>more</u> than is required by the Michigan Zoning Enabling Act given that the land was already zoned for a PUD.
- ✓ The applicant has appeared before the Planning Commission on:
  - September 21, 2015 – Pre-Application Presentation
  - November 2, 2015 – Public Hearing
  - December 7, 2015 – Reading of Motion and Report of Findings
- ✓ Beginning Sept 16th several regional media outlets published stories about the proposed project. The media outlets include:
  - mLive
  - MiBiz
  - Grand Haven Tribune
  - Holland Sentinel
  - Grand Rapids Business Journal

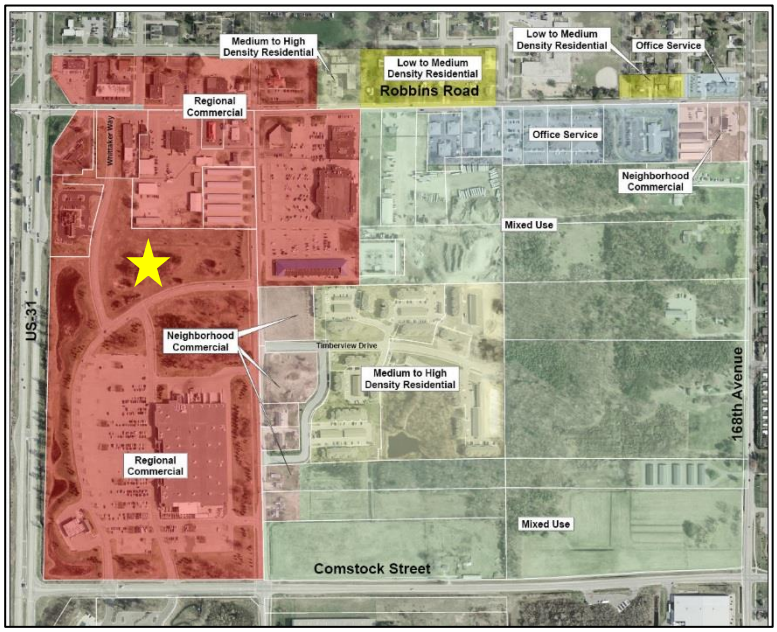
MASTER PLAN APPLICABILITY

There are several section of the 2009 Master Plan and 2015 Resilient Master Plan Draft that are applicable to this application, which are summarized below.

- ➢ The 2009 and 2015 Future Land Use Plan describes the need to balance the community's character against opportunities for future economic growth and development. Consequently, the Master Plan "supports an appropriate amount of land available for both commercial and industrial uses. These land uses are strategically clustered on the US-31, M-45 and Robbins Road corridors.

  These concentrations <u>focus development activity in locations that are well served by roads and utilities, and result in separating additional traffic and nuisances from the Township's residential neighborhoods</u>."

  - ✓ This chapter goes on to describe each future land use



designation and their corresponding zoning districts. The Commercial district states, "the C-1 Commercial, SP-Service Professional, and Commercial PUD zoning districts should correspond with the Commercial land use designation. Any future Commercial development proposals that are significant in scale or scope should be considered as Planned Unit Developments."

- The Robbins Road Sub-Area Plan also provides the following recommendations and statements:
  - ✓ "Land uses should include a blend of single and multiple-family residential, office, and regional neighborhood-serving commercial, either integrated horizontally across the Sub-Area or vertically within buildings."
  - ✓ "Minimum building heights should be established and **allowed to exceed 2.5 stories and 35 feet**."
  - ✓ "Sites should interconnect using existing and planned drives enabling patrons to access more than one use without being forced back onto a major road."
  - ✓ The Sub-Area Future Land Use Concept calls for the proposed site to be developed as Regional Commercial, which means patrons will travel a reasonable distance via automobile to visit the establishment. Whereas Neighborhood Commercial is intended to be utilized by local residents within walking distance.
- A recommendation for a Best Management Practice to achieve a Resilient Community states, "**encourage development to occur in high, vertical density in areas where infrastructure is available**. This will help ensure the protection of natural spaces and help local governments maintain valuable infrastructure."

RECOMMENDATION

If the Township Board finds the PUD Amendment meets the applicable standards, the following motion can be offered:

> **Motion** to **approve with conditions** the Health Pointe Planned Unit Development Amendment. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. This motion is subject to, and incorporates, the following report.

If the Township Board finds the PUD Amendment does not meet the applicable standards, the following motion can be offered:

> **Motion** to **deny** the Health Pointe Planned Unit Development Amendment. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. This motion is subject to, and incorporates, the following reasons for denial.

If the Township Board determines that additional time is needed for consideration of the PUD amendment, the following motion can be offered:

> **Motion** to **<u>postpone</u>** further consideration of the Health Pointe Planned Unit Development Amendment to the regular, January 11th Township Board meeting.

Please contact me prior to the meeting if you have questions.

REPORT – To be used with a motion to approve.

Pursuant to the provisions of the Grand Haven Charter Township (the "Township") Zoning Ordinance (the "Zoning Ordinance"), the following is the report of the Grand Haven Charter Township Board (the "Board") concerning an application by Health Pointe Corp (the "Developer") for approval of a Health Pointe Planned Unit Development Amendment (the "Project" or the "PUD").

The Project will consist of a 120,041 square foot three story medical office building. This 12 acre project will be located on the remaining five outlots from the original 1998 Meijer PUD. The Project as recommended for approval is shown on a final site plan, last revised 12/9/2015 (the "Final Site Plan"), presently on file with the Township.

The purpose of this report is to state the decision of the Board concerning the Project, the basis for the Board's recommendation, and the Board's decision that the Health Pointe PUD Amendment be approved as outlined in this motion. The Developer shall comply with all of the documentation submitted to the Township for this Project. In granting the approval of the proposed PUD application, the Board makes the following findings pursuant to Section 17.04.3 of the Zoning Ordinance.

1. The Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Board finds as follows:
    A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
    B. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
    C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the Township.
    D. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or

greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

E. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.

F. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.

G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.

H. All streets and driveways are developed in accordance with the Ottawa County Road Commission ("OCRC") specifications, as appropriate.

I. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.

J. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.

K. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.

L. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.

M. The Final Site Plan conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.

N. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

2. The Board finds the Project meets the intent for a PUD, as described in Section 17.01.3 of the Zoning Ordinance. By approving this Project as a PUD, the Township has been able to negotiate various amenities and design characteristics as well as additional restrictions with the Developer, which the Township would not have been able to negotiate if the PUD Chapter of the Zoning Ordinance was not used.

3. Section 17.01.5 of the Zoning Ordinance allows for departures from Zoning Ordinance requirements, and it is intended to result in land use development that is substantially consistent with the goals and objectives of the Township Master Plan, the Zoning Ordinance, and consistent with sound planning principles. The applicant requested five departures. The Board makes the following findings.

   A. A building height of 54'10" is permitted because of the following findings.

      i. The Resilient Master Plan Draft encourages vertical expansion to reduce sprawl and limit the cost of extending infrastructure.

      ii. The Robbins Road Sub-Area Plan encourages new development to expand vertically by exceeding 2.5 stories and 35 feet.

iii. The Grand Haven Charter Township Fire/Rescue Department has an emergency vehicle with the ability to exceed the proposed building height.

iv. Section 17.05.2.A.2 requires mechanical equipment to be visually screened from adjacent properties, public roadways, or other public areas.

v. The Township has approved height departures for previous PUDs and even buildings outside of any PUD.

B. A total of 590 parking spaces, which is 106 spaces more than allowed by the US-31 and M-45 Area Overlay Zone (the "Overlay Zone"), is permitted because of the following findings.

i. Sections 15A.05.13, 15A.10.10, 17.05.1.F, and 24.03.1 require a maximum number of parking spaces unless the applicant provides a parking study that demonstrates the need for additional parking. The Developer has an established history with similar developments which establishes the need for additional parking, and has submitted a parking study to further establish the need.

ii. Outside of the Overlay Zone this project would have been permitted 1,200 parking spaces.

iii. The excess parking will not be highly visible from US-31.

C. Three ground signs, each 48 square feet in size and six feet in total height, are permitted because of the following findings.

i. The original Planned Unit Development approval memorialized in the March 9, 1998 Township Board meeting minutes permits one monument (ground) sign for each outlot, not to exceed 52 square feet and five feet in height, subject to review by the Planning Commission for location. This PUD Amendment comprises five of the six outlots.

ii. The three permitted ground signs reduce the amount of signage permitted under the 1998 PUD by 116 square feet.

iii. A total height of six feet is permitted under Section 24.13 of the current Zoning Ordinance.

D. A departure from 15A.10.7 of the Zoning Ordinance, which requires concrete curb and gutter throughout the parking lot and paved areas, is denied.

i. The Board has consistently required curb and gutter throughout the parking lot and paved areas of developments in the Overlay Zone.

ii. As required by Section 15A.10.7, the Developer did <u>not</u> provide compelling evidence to find that overall stormwater disposition will be enhanced if the curbing requirement is reduced.

E. Interior landscape islands shall be permitted to extend the length of the parking space, contrary to Section 15A.10.5 of the Zoning Ordinance, because of the following findings.

i. Aesthetics to the surrounding area will be enhanced because the interior landscape island will screen the entire length of the parking space.

ii. The parking spaces surround sides of the building, and each abut a private road or access road. Due to the high visibility of this parking lot this departure is approved in order to provide additional screening from adjacent roadways.

iii. This provision has not been uniformly enforced by the Township for other development projects in the Overlay Zone.

4. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 17.01.4 of the Zoning Ordinance.

   A. The Project will encourage the use of land in accordance with its natural character and adaptability;

   B. The Project will promote innovation in land use planning and development;

   C. The Project will promote the enhancement of commercial employment and traffic circulation for the residents of the Township;

   D. The Project will promote greater compatibility of design and better use between neighboring properties; and

   E. The Project will promote more economical and efficient use of the land while providing harmonious integration of necessary commercial and community facilities.

5. The Project meets the following qualification requirements of Section 17.02 of the Zoning Ordinance:

   A. The Project meets the minimum size of five acres of contiguous land.

   B. The PUD design substantially promotes the Intent and Objectives of Section 17.01 of the Zoning Ordinance; it further permits an improved layout of land uses and roadways that could not otherwise be achieved under normal zoning.

   C. The Project, as part of the original 1998 PUD, contains two or more separate and distinct uses.

6. The Board also finds the Project complies with the general PUD Design Considerations of Section 17.05 of the Zoning Ordinance.

   A. The stormwater management system for the Project and the drainage facilities will properly accommodate stormwater on the site, will prevent runoff to adjacent properties, and are consistent with the Township's groundwater protection strategies.

   B. The Project will not interfere with or unduly burden the water supply facilities, the sewage collection and disposal systems, or other public services such as school facilities, park and recreation facilities, etc.

   C. Utility services within the Project shall be underground. This includes but is not limited to electricity, gas lines, telephone, cable television, public water and sanitary sewer.

   D. The internal road system in the Project is designed to limit destruction of existing natural vegetation and to decrease the possibility of erosion.

   E. Vehicular circulation, traffic and parking areas have been planned and located to minimize effects on occupants and users of the Project and to minimize hazards to adjacent properties and roadways.

   F. Parking requirements for each use have been determined to be in accordance with Chapter 24 (Parking, Loading Space, and Signs), and the deviation from Section 15A.10.10 is covered elsewhere in this motion.

   G. Street lighting will be installed in the same manner as required under the Township's Subdivision Control Ordinance.

H. Buildings in the Project have been sited to protect natural resources. Natural features such as natural grade, trees, vegetation, water bodies and others have been incorporated into the Final Site Plan.

I. Architectural design features visually screen the mechanical and services areas from adjacent properties, public roadways, and other public areas.

J. The exterior walls greater than 50 feet in horizontal length or that can be viewed from a public street contain a combination of architectural features, variety of building materials, and landscaping near the walls.

K. Onsite landscaping abuts the walls so the vegetation combined with architectural features significantly reduce the visual impact of the building mass when viewed from the street.

L. The predominant building materials have been found to be those characteristic of the Township such as brick, native stone, and glass products. Pre-fabricated metal panels used to screen the mechanical penthouse do not dominate the building exterior of the structure.

M. Landscaping, natural features, open space and other site amenities have been located in the Project to be convenient for occupants of, and visitors to, the PUD.

N. The Project is reasonably compatible with the natural environment of the site and the adjacent premises.

O. The Project will not unduly interfere with the provision of adequate light or air, nor will it overcrowd land or cause an unreasonably severe concentration of population.

P. Exterior lighting within the Project complies with Chapter 20A for an LZ 3 zone.

Q. Outside storage of materials shall be screened from view.

R. Signage is compliant with Section 24.13 of the Zoning Ordinance, and the Planning Commission recommended the Township Board approve a modification to the sign provisions found in the March 9, 1998 meeting minutes of the original PUD.

S. The Project will not have a substantially detrimental effect upon or substantially impair the value of neighborhood property, as long as all of the standards and conditions of this approval of the Project are satisfied.

T. The Project is in compliance with all applicable Federal, State, County, and local laws and regulations. Any other permits for development that may be required by other agencies shall be available to the Township Board before construction is commenced.

U. No additional driveways onto public roadways have been permitted.

V. The Project is consistent with the goals and objectives of the Master Land Use Plan. Specifically, it is consistent with the Master Plan designation of the property in question.

7. The Board also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 15A.01 of the Zoning Ordinance.

   A. The Project accommodates a variety of uses permitted by the underlying zoning, but ensures such uses are designed to achieve an attractive built and natural environment.

B. The Project provides architectural and site design standards that are more demanding than required elsewhere in the Township in order to promote harmonious development and complement the natural characteristics in the western sections of the Township.

C. The Project promotes public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the proliferation of unnecessary curb cuts and driveways.

D. The Project ensures safe access by emergency vehicles.

E. The Project encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.

F. The Project preserves the capacity along US-31 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways, and requires alternate means of access through service drives.

G. The Project seeks to reduce the number and severity of crashes by improving traffic operations and safety.

H. The Project requires coordinated access among adjacent lands where possible.

I. The Project provides landowners with reasonable access through a service drive.

J. The Project requires demonstration that prior to approval of any land divisions, the resultant parcels are accessible through compliance with the access standards.

K. The Project preserves woodlands, view sheds, and other natural features along the corridor.

L. The Project ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.

M. The Project implements the goals expressed in the US-31/M-45 Corridor Study.

N. The Project establishes uniform standards to ensure fair and equal application.

O. The Project addresses situations where existing development within the Overlay Zone does not conform to the standards.

P. The Project promotes a more coordinated development review process with the OCRC.

8. The Board also finds the Project complies with the conditions of approval described in the March 9, 1998 Township Board meeting minutes for the original PUD, which conditions are still applicable to the Project, and it shall comply with the below additional conditions as well.

   A. Outlot development was subjected to site plan review.

   B. Parking lots are setback a minimum of 25 feet.

   C. Outlot has architectural materials and landscaping compatible with that of the principal Meijer facility and site.

   D. Location of monument (ground) signs have been approved.

   E. Monument (ground) signs do not exceed 52 square feet.

   F. Monument (ground) sign has a maximum height of six feet as permitted by Section 24.13 of the current Zoning Ordinance.

G. Revisions or changes to the conditions are made by the Township Board after a public hearing. These conditions are binding upon the Developer and all successor owners or parties in interest in the Project.

H. Drainage for the Project is approved by the OCWRC.

I. Any violation of the conditions constitute a violation of the Zoning Ordinance, and in addition to the remedies provided therein, shall be cause for the Township Board to suspend or revoke any zoning or building permit applicable to the project.

J. The right is reserved by the Township to impose additional conditions if reasonably necessary to achieve the purposes of the Zoning Ordinance.

K. The PUD approval is personal to the Developer and shall not be transferred by the Developer to a third party without the prior written consent of the Township.

L. Except as expressly modified, revised or altered by these conditions the Project shall be acquired, developed and completed in conformance with the Zoning Ordinance, as amended, and all other applicable Township ordinances.

M. Approval and compliance with all requirements set forth by the OCRC, and if applicable the OCWRC. No building permits shall be issued until all permits have been obtained.

N. The Developer shall enter into a PUD Contract with the Township. The Contract shall be reviewed and approved by the Township Board prior to the issuance of building permits.

O. The Developer shall agree to an access easement to the Township for the purpose of realigning the north end of Whittaker Way directly with DeSpelder Street pursuant to the Robbins Road Sub-Area Plan. The Developer shall preliminarily identify the easement area on the Final Site Plan, and the easement shall be drafted by the Township Attorney and approved by the Township Board prior to the issuance of building permits.

P. This approval is also conditioned upon the Developer meeting all applicable Federal, State, County and Township laws, rules and ordinances.

Q. The Developer shall comply with all of the requirements of the Final Site Plan, specifically including all of the notes contained thereon, and all of the representations made in the written submissions by the Developer to the Township for consideration of the Project.

R. The parking areas in the Project shall be “backloaded,” which means that the Final Site Plan shall be revised to allow vehicles to enter or leave the parking areas as far from the building in the Project as possible.

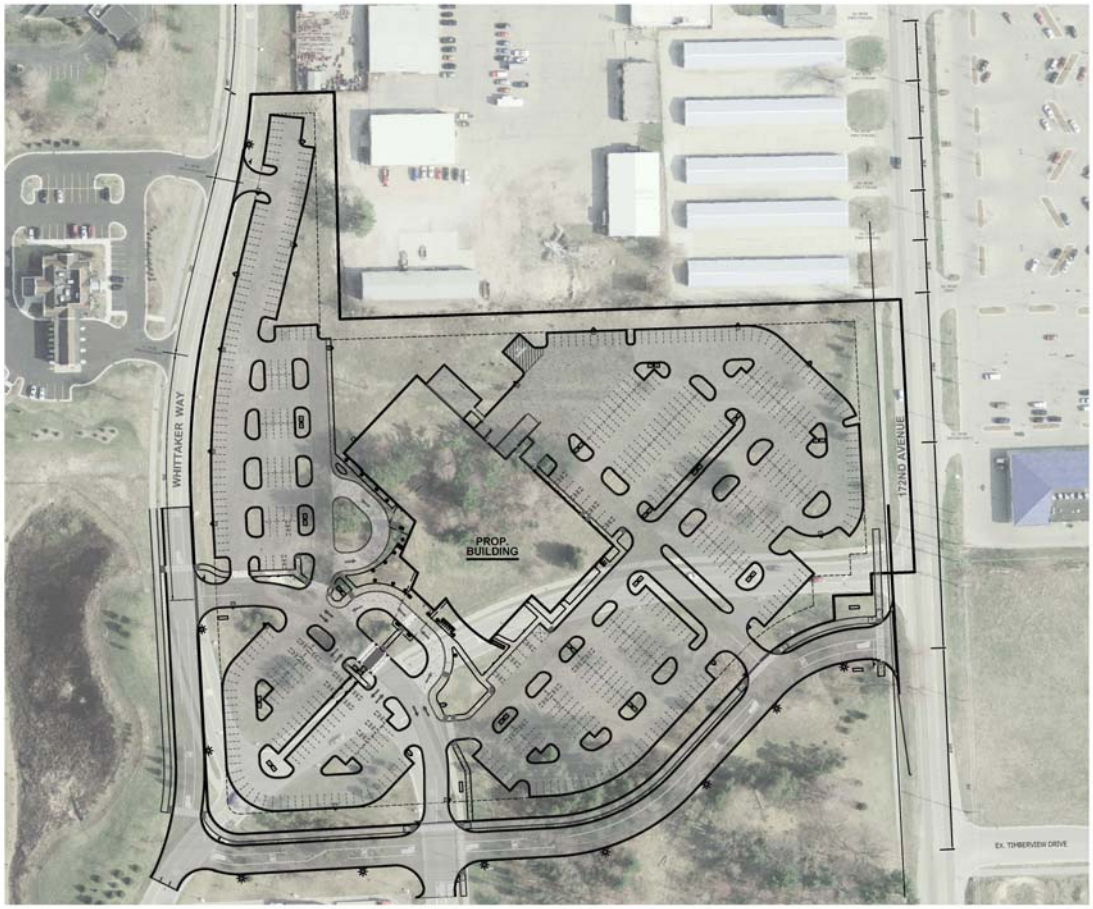
S. In the event of a conflict between the Final Site Plan and these conditions, these conditions shall control.

NARRATIVE
HEALTH POINTE

Introduction

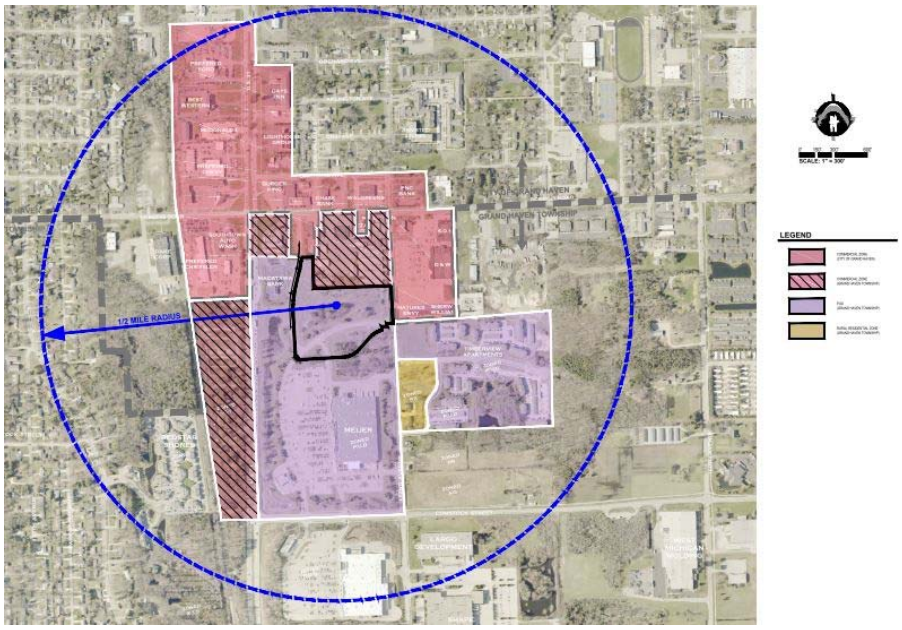
Health Pointe is a partnership between Spectrum Health and Holland Hospital formed to provide the highest quality of integrated health care in a single campus setting. The project site is located north of the Meijer Retail Store and is a total of 11.74 acres (excluding ROW) which combines five existing vacant Meijer outlots into a single contiguous parcel. Whittaker Way (private) off Robbins Road and the unnamed Meijer access road (private) off 172nd will be relocated to achieve the contiguous parcel area needed for the proposed project. The proposed project includes a 105,550 sf (52,254 sf footprint including mechanical screen wall area) medical office building and associated parking.

The site layout is superimposed on the current aerial photograph below:



Current Zoning and Future Land Use Plan

The property is currently zoned PUD and was part of the original Meijer PUD approved by the Township in 1998.



Properties surrounding the proposed PUD are zoned as follows:

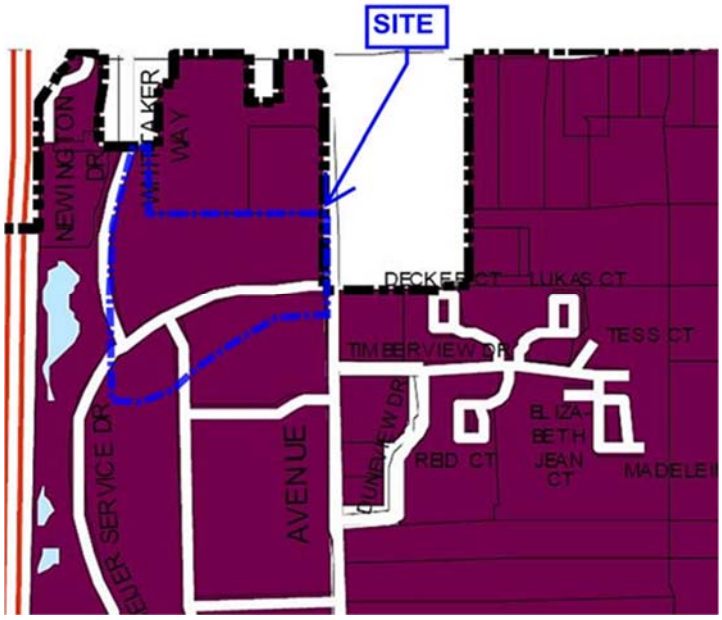
North - Commercial

East – Commercial, PUD and RR Residential

South - PUD

West – Commercial

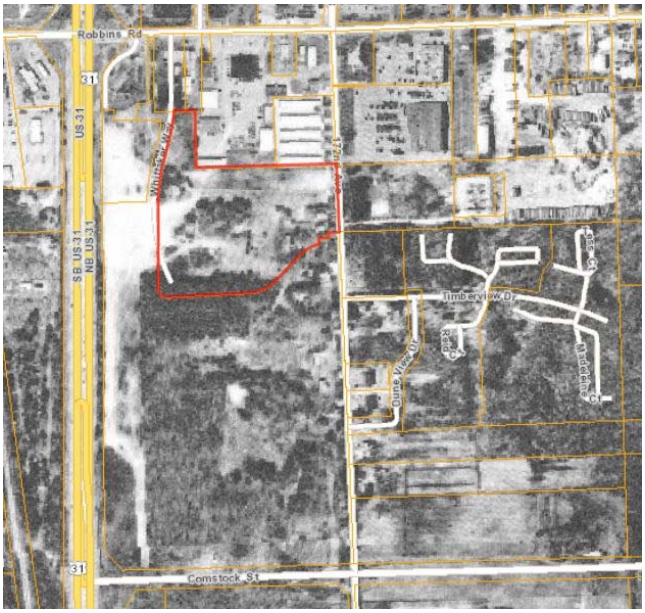
The Township Future Land Use Plan designates the property as Robbins Road Sub Area.



Site History

Prior to the Meijer PUD development in 1998 the site contained several single-family residential homes and vacant property.

1994 Aerial Photograph



The group of five Meijer Outlots that collectively represent the proposed project area have been vacant commercial parcels since the Meijer store was constructed in the late 1990's.

2014 Aerial Photograph

Proposed PUD Qualifications

The proposed PUD meets the qualifying conditions of Zoning Ordinance Section 15.1702 as follows:

A. Minimum size

The proposed PUD is 11.74 acres (excluding ROW) and therefore exceeds the minimum 5 acres to be considered for PUD development.

B. Must demonstrate at least one (1) of the following conditions:

1) Two or more distinct uses – Met: On the overall Meijer PUD campus there are commercial and medical office uses.
2) Site exhibits significant natural features - Not met
3) Site has distinct physical characteristics - Not met
4) Includes innovative development concepts – Met: The network of service drives on the Meijer PUD campus allows for internal circulation and traffic flow without excessive or added curb cuts onto existing public streets. In addition, the Health Pointe use will provide integrated health care for the community with multiple services under one roof rather than requiring service providers or patience to visit multiple locations for their health care needs.

Schedule and Phasing

Health Pointe anticipates constructing the project in two phases. Phase 1 would commence pending approvals and permits in Fall 2015 and would be completed in Fall 2017. Phase 1 anticipated construction is as follows:

Start Site Preparation/Construction – December 2015

Driveway Relocation – April 2016

Final Grading and Paving – Summer 2017

Final Landscaping and Restoration – Summer 2017

Grand Opening – Fall 2017

Phase 2, as currently contemplated, would be a parking lot expansion and a vertical building construction on the north end of the building. Phase 2 timing would be dependent on market and economic conditions.

Description of Requested Zoning Departures

The proposed PUD amendment includes the following zoning ordinance departure requests:

Parking (Sections 15.2403 and 15A.10.10) – The parking ratio in the zoning ordinance is 1 space for every 200 sf of *useable* floor area of the building. Spectrum Health and Holland Hospital own and operate several medical office buildings in West Michigan. Through their operation of these facilities they have found that a parking ratio of 1 space for every 200 sf of *gross* floor area provides the needed capacity for their care providers and patients. Therefore, Health Pointe requests approval for a parking ratio of 1 space for every 200 sf of gross floor area.

Interior Landscape Island Dimensions (Section 15A.10.5) – This section of the ordinance requires landscape islands to be 2-feet shorter than parking space depth. Health Pointe requests approval to provide landscape islands that are equal to the parking space depth so that the back of cars do not extend beyond the island.

Building Height (Section 15.2102) – The maximum building height per the zoning ordinance is 35-feet. Health Pointe requests approval for a building height of 54-feet 10-inches. The main building is 44-feet in height with a mechanical penthouse that extends an additional 10-feet 10-inches.

Existing Tree Survey and Required Removals for Construction

Four existing landmark trees were identified by Township staff as trees for the applicant to evaluate if they could be saved. Those trees are superimposed on the proposed site grading plan below:

All four of these trees are within the proposed construction area and either located in areas that require significant grade changes or within the footprint of pavement or utilities and therefore cannot be saved.

Traffic

A comprehensive traffic impact study of the impacted roadways adjacent to the project has been prepared by URS/AECOM. Based on the study findings, no improvements to existing public or private roads is needed for the Health Pointe project.

Access to the proposed site is from the two existing Meijer private roads off Robbins Road and 172nd. No new public road curb cuts or driveways are proposed for the project. A total of four driveways off the existing Meijer access roads are proposed for the Health Pointe use.

Soils/Geotechnical

Material Testing Consultants has completed a geotechnical investigation of the site which included ten soil borings to a depth of 20-feet. The results of the investigation show the site is sandy soil to the explored depth with water table at approximately 5-feet below existing site grade. The sandy site soils are suitable for building, utility and parking lot construction.

Wetlands

King & MacGregor Environmental has completed a wetland assessment of the property and there are no regulated wetlands on the property.

Utility Service

There is existing public watermain and sanitary sewer on the site that was installed during the original Meijer PUD construction. Sanitary sewer is along the north property line and watermain is looped through the site. A majority of the watermain on the site will need to be removed and new watermain constructed for the Health Pointe project.

Stormwater Management

The proposed Health Pointe project will connect to the existing Meijer PUD stormwater collection system and will discharge to an existing detention basin on the far west side of the Meijer PUD site (west off Whittaker Way). Based on review of the original Meijer PUD stormwater management calculations the existing Meijer stormwater collection and detention storage basin were originally designed to handle the five outlots that make up the Health Pointe project. So no additional on-site stormwater detention for the Health Pointe project is needed.

Grading

The proposed project site will be graded to establish a building finished floor elevation of 608.5. The property is approximately 4-feet low as compared to the elevation of 172nd and Whittaker Way. Sand fill will be hauled into the site to establish the site elevation.

Lighting

A site lighting and photometric plan has been prepared and is included in the PUD package. All lighting levels and pole heights comply with Township ordinance requirements.

Landscaping

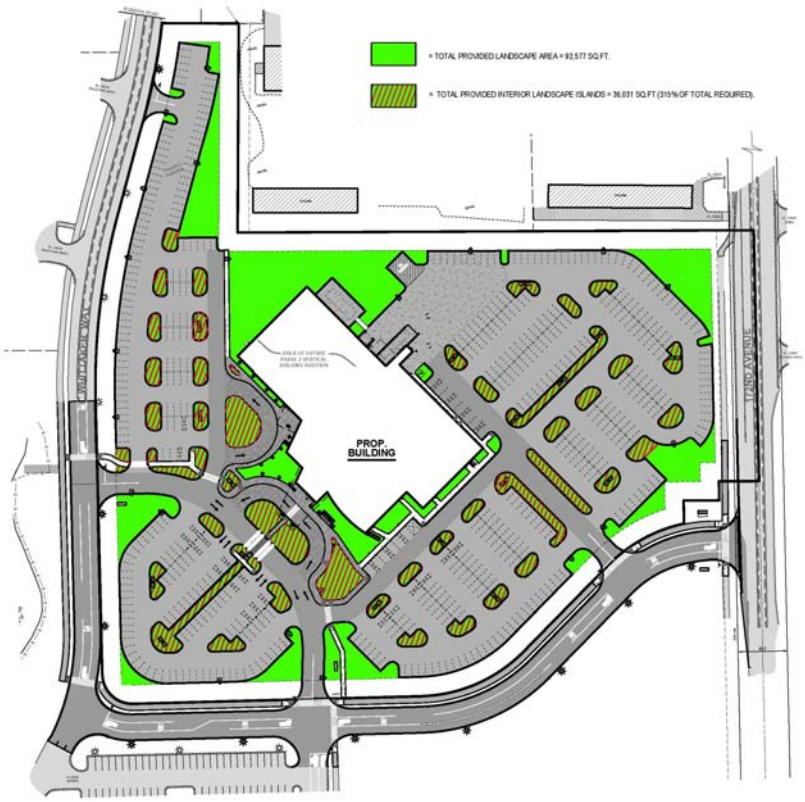
Site landscaping is proposed in excess of the minimum Township ordinance requirement as follows:

Required total landscape area = 18,347 sf (15 sf per SF of pavement)

Provided total landscape area = 92,577 sf

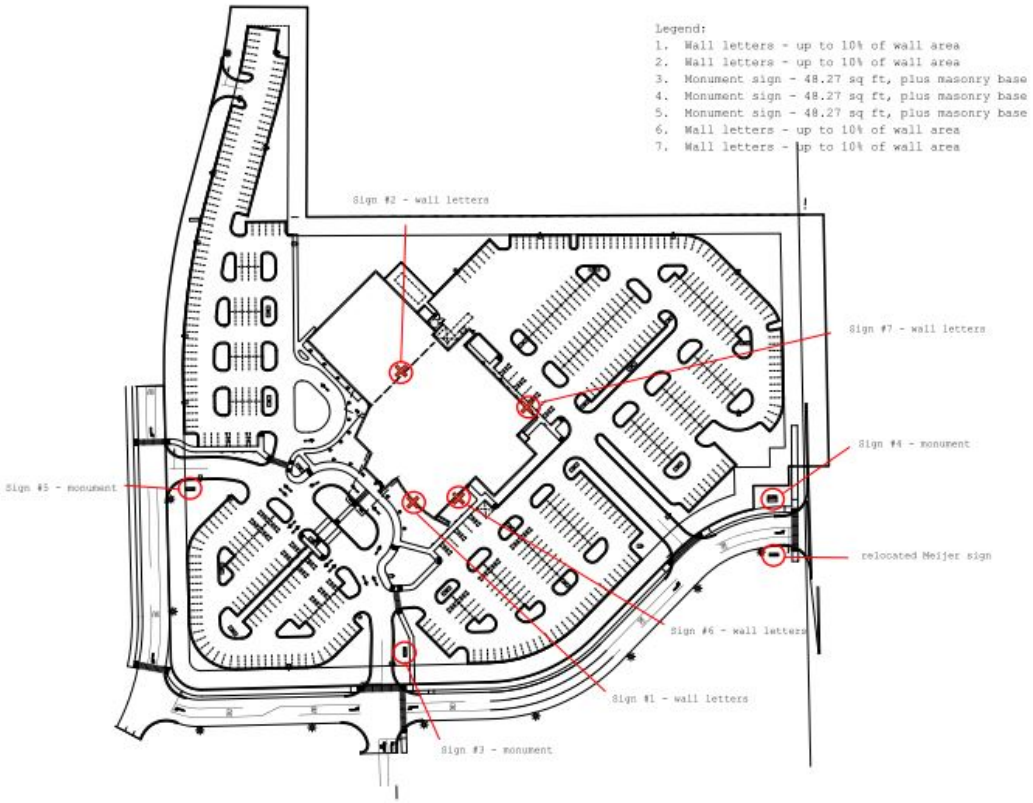
Required total interior landscape islands = 13,760 sf (75% of total required landscape area)

Provided total interior landscape islands = 36,031 sf (315% of total required landscape area)



Signage

Three monument signs for Health Pointe are proposed. Two of the monument signs will be located at the proposed entrance drives internal to the Meijer PUD. The third will be located at 172nd Avenue in the location of the existing Meijer sign. The Meijer sign will be relocated to the south side of the entrance drive.



Building wall signage in conformance with the Township ordinance for size is also proposed.

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
NOVEMBER 2, 2015

I. CALL TO ORDER

Kantrovich called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:30 p.m.

II. ROLL CALL

Members present: Kantrovich, Robertson, Kieft, Taylor, Gignac, Reenders, Cousins & Wilson
Members absent: LaMourie
Also present: Fedewa and Attorney Bultje

Without objection, Kantrovich instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the October 5, 2015 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

VII. PUBLIC HEARING

A. PUD Amendment Application – Health Pointe

Kantrovich opened the Public Hearing at 7:33 p.m.

Fedewa provided an overview through a memorandum dated October 29th.

Several representatives from Spectrum Health, Holland Hospital, and Nederveld were present:

- Dr. David Ottenbaker, MD – local physician for Spectrum Health
    - Looking forward to relocating to a new building that offers "one stop shopping" for patients.
    - The collaboration has led to many new partnerships that will benefit local health care.

- Mark Pawlak – Vice President of Ancillary Services and Quality at Holland Hospital
    - Lives in Ottawa County, and formerly lived in Grand Haven Charter Township.
    - Spectrum Health and Holland Hospital have a history of successful partnerships.
    - Goal of this project is to bring back patients who may seek medical services outside of the Grand Haven area and provide an innovative and integrated approach to health care.
    - The building is designed to evolve with the needs of the patients.

- Jack Barr – project engineer from Nederveld
    - Ottawa County Road Commission (OCRC) approved location of driveway.
    - The existing service road is crowned and allows stormwater to percolate the sandy soils. Infrastructure does not exist on 172nd Avenue to accept stormwater runoff if curb and gutter was installed on the relocated service road.
    - Retention basin for the original PUD was designed to accommodate all six outlots. Per the Ottawa County Water Resources Commissioner (OCWRC) this project is "grandfathered-in" and is not subject to current regulations.

- Sean Easter – Spectrum Health design engineer
    - Stone and glass are materials used for Holland Hospital branding.
    - Iron bricking is the material used for Spectrum Health branding.
    - Large canopy designed to accommodate up to three vehicles, which is important because it provides shelter during harsh winters as patients are entering/existing vehicles.

After the applicants presentation the Chairperson invited public comment:

- Mark Reenders – 16616 Warner, opposes this project for the following reasons:
    - The current Zoning Ordinance does not permit the requested height, and the building will be the tallest in the vicinity.
    - Prior applicants in the US-31 Overlay Zone were required to have all permits issued and plans approved by other agencies before Planning Commission would consider the application.
    - US-31 Overlay Zone design manual requires curbing for any new development, and any existing development that will be modified.
    - Parking study provided by applicant appears insufficient to justify a departure.

- Holly Lookabaugh-Deur – 16760 Lincoln Street, owner of Generation Care, opposes this project for the following reasons:
    - Patient-centered care does exist in the Township.
    - Departures from the Overlay Zone were not permitted for the Generation Care project.
    - Township required additional changes after the site plans were approved.
    - If the Planning Commission does begin allowing departures from the Overlay Zone then some form of tax abatement should be provided to the developers who were not previously given departures.

Kantrovich closed the Public Hearing at 8:07 p.m.

VIII. OLD BUSINESS

A. PUD Amendment Application – Health Pointe

The application was discussed by Commissioners and focused on:

- Attorney Bultje noted that although the Grand Haven High School is the tallest building in the Township the State of Michigan is responsible for all the permitting and approvals for school buildings. Further, Bultje provided an explanation on the differences between the Planned Unit Development Chapter and the Overlay Zone Chapter of the Zoning Ordinance.
- The Planning Commission intends to review many aspects of the Zoning Ordinance as it relates to the Resilient Master Plan that will likely be approved in early 2016, because the Township is experiencing new development trends that need to be addressed, and protect the natural assets that comprise the character of the community.
- Subsequently, each departure request was discussed separately:
    - Building Height. The Resilient Master Plan Draft encourages vertical expansions rather than horizontal in order to reduce sprawl and limit the cost of extending infrastructure. This is further supported by the Township having emergency vehicles and equipment necessary to protect structures at a greater height. The Township has approved height departures in prior PUDs. Lastly, the Township's PUD Ordinance requires mechanical equipment to be screened, which accounts for the additional 10'10" mechanical penthouse on the top of the building.
    - Parking. Considering that outside of the Overlay Zone this development could install up to 1,200 parking spaces it is reasonable to consider

allowing the 106 additional parking spaces requested by the applicant. Strict compliance with the Ordinance would permit 484 spaces (*1 space per 200 square feet of useable floor area*). The applicant is requesting to install 590 spaces, which is 1 space per 164 square feet of useable floor area. The need for additional spaces is also supported by a parking study provided by the applicant.

- Interior landscape islands. Discussed costs or benefits associated with the collision protection received by a full length interior landscape island versus the added turning radius for entering/exiting the space if the island was two feet shorter than the parking space. Unclear if other developments in the Overlay Zone have been required to meet this provision. The Planning Commission requested staff review previous developments and report the findings before a decision is rendered.
- Curb and gutter. Despite any "grandfather" status given by the OCWRC, the applicant must comply with this provision unless the OCWRC submits a written statement that adding curb and gutter along the relocated access drive will have negative impacts on the surrounding area and how the stormwater disposition will be enhanced by not having the curb and gutter. Until such statement is received the applicant must meet this provision.
- Signage. In order to balance the original intent of the sign regulations found in the 3-9-1998 Township Board meeting minutes for the Meijer PUD and the current Zoning Ordinance the Planning Commission finds the proposed size and location of the signage is permissible, but the height shall be limited to six feet to comply with the current Ordinance.

- The Township intends to work towards achieving a goal of the Robbins Road Sub-Area Plan by realigning Whittaker Way and DeSpelder Street. The Planning Commission requests an easement be granted by Health Pointe to allow for this realignment in the future. Attorney Bultje was directed to draft the easement for review by Health Pointe, staff, the Planning Commission, and Township Board.

Motion by Robertson, supported by Gignac, to direct staff to draft a formal motion and report, which will recommend approval of the Health Pointe PUD Amendment application, with those Zoning Ordinance compliance departures which were discussed and are reflected above. This will be reviewed and considered for adoption at the next meeting. Lastly, the Planning Commission directs staff to publish the notice of public hearing for the Township Board. **Which motion carried.**

IX. REPORTS

A. Attorney Report

- Bultje noted his daughter is present, recently passed the bar exam, and is now an attorney with Scholten Fant.

B. Staff Report – None

C. Other

X. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY – None

XI. ADJOURNMENT

Without objection, the meeting adjourned at 9:17 p.m.

Respectfully submitted,

Stacey Fedewa
Acting Recording Secretary

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
DECEMBER 7, 2015

I. CALL TO ORDER

Kantrovich called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:30 p.m.

II. ROLL CALL

Members present: Kantrovich, LaMourie, Robertson, Kieft, Taylor, Gignac, Reenders, Cousins, and Wilson
Members absent: None
Also present: Fedewa and Attorney Bultje

Without objection, Kantrovich instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the November 2, 2015 meeting were approved.

V. CORRESPONDENCE

A. Christian Reformed Conference Grounds – Special Land Use Amendment
- Drueke – 12449 Jansma Drive
- Dudek – 12223 Bluewater Road
- Haveman – 12471 Jansma Drive
- Rop – 17633 Hillcrest Drive

B. Health Pointe – Planned Unit Development Amendment
- Rolfe – 13422 Greenleaf Lane
- Collins – by way of email, per Qualified Voter File, not a Township resident
- Kirchner – 16122 Vandenberg Drive
- Van Dyke – 17345 Mountain Plat Lane
- Weaver – 13840 Stearns Court

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

Mark Reenders – 16616 Warner Street, opposes the Health Pointe PUD Amendment project for the following reasons:

- Questions compliance with the Zoning Ordinance. Requested the Planning Commission provide clarification on several items.

- Project has not been transparent.

Dan Hansen – 11001 Lakeshore Drive, opposes the Health Pointe PUD Amendment project for the following reasons:

- Project has not been transparent.
- Medical uses within the building have not been provided.
- Requested the Planning Commission delay the vote until neighboring municipalities have been able to study the impact of this project.

Jaclyn Hansen – 11001 Lakeshore Drive, opposes the Health Pointe PUD Amendment project for the following reasons:

- Medical uses within the building have not been provided. Recent journal article indicated there will be operating rooms.

Holly Lookabaugh-Deur – 16760 Lincoln Street, opposes the Health Pointe PUD Amendment project for the following reasons:

- Planning Commissions, past and present, are not applying the US-31 Area Overlay Zone consistently.

Ross Pope – 15526 Linn Court, Spring Lake, opposes the Health Pointe PUD Amendment project for the following reasons:

- Real estate demographic analysis found there are currently enough medical services provided for this community.
- Requested the Planning Commission consider the economic impact.

VII. PUBLIC HEARING

A. Special Land Use Amendment – Christian Reformed Conference Grounds

Kantrovich opened the Public Hearing at 7:49 p.m.

Fedewa provided an overview through a memorandum dated December 3rd.

Representative Michael Perton, Executive Director of the Christian Reformed Conference Grounds was present and available to answer questions:

- Michael Perton – Executive Director of the Christian Reformed Conference Grounds
    - Gave an overview of the proposed amendments to the master site plan.

- No lighting is proposed for the "GaGa Ball" court. Daytime use only. Structure would be removed/replaced seasonally.
- Contact has not been made with the electric company to determine if the proposed "GaGa Ball" court is permitted to locate within the 15 foot setback. Willing to move the court to a more centralized location.
- Gate along Beach Road is intended for emergency vehicle access and traffic control, so vehicles have a second exit location after the end of an event.

After the applicant's presentation the Chairperson invited public comment:

- Thomas Dudek – 12223 Bluewater Road, opposes this project for the following reasons:
  - Development already at capacity, additional uses will continue to exacerbate noise and parking issues.
  - Patrons of the development have been parking on Beach Road and using the emergency gate to gain access.
  - Requested a screening fence be installed along Beach Road.
- Jim Haveman – 12471 Jansma Drive, opposes this project for the following reasons:
  - Since its inception the Conference Grounds have transitioned from a small campground to a commercial operation. Majority of revenue collected through facility rentals.
  - Campfire smoke continues to be problematic for health and the quiet enjoyment of a person's property.
  - Requested the Planning Commission delay the application and require the applicant to meet with neighbors and find a resolution.

Kantrovich closed the Public Hearing at 8:03 p.m.

VIII. OLD BUSINESS

A. Special Land Use Amendment – Christian Reformed Conference Grounds

The application was discussed by Commissioners and focused on:

- Questioned if the "GaGa Ball" court would encumber any of the utility easements.
- Conference Ground patrons parking on Beach Road to gain access to the site is problematic. Discussed possible resolutions.
- Capacity and noise issues continue to be raised by neighbors.

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- Health impacts from the campfire smoke are concerning.
- Questioned if the application should be denied because the State of Michigan has a goal of eliminating nonconforming uses and structures.
- Requested staff determine if propane sales on site are permissible.
- Commissioners requested Attorney Bultje address the legal aspects of this application:
    - Review of legal history.
    - 1982 Court denied the Township's density limitation.
    - R-1 Zoning District allows public and private campgrounds as a Special Land Use, but the applicant has never obtained a SLU for its entire operation.
    - Section 19.07.46 of the Zoning Ordinance, Special Land Use for the Enlargement or Increase or Extension of a Non-Conforming Use is applicable in this case.

Motion by Reenders, supported by Gignac, to **approve** the Christian Reformed Conference Grounds Special Land Use Amendment Application to relocate Staff Cottage No. 20D and rotate Building 8, the Retreat Center. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. The motion is subject to, and incorporates, the following report. **Which motion carried** with LaMourie opposing.

Motion by Robertson, supported by Kieft, to **deny** the Christian Reformed Conference Grounds Special Land Use Amendment Application to install a "GaGa Ball" court for the following reasons:

1. The proposed use is inconsistent with the intent and purpose of the Zoning Ordinance.
2. The proposed use is of such location, size, density, and character that it is incompatible with adjacent uses of land and the orderly development of the district.
3. The proposed use is such that traffic to, from, and on the premises (*including parking*) and the assembly of persons in relation to such use may be hazardous, or inconvenient to the neighborhood, general character, and intensity of the existing and potential development of the neighborhood.

Which motion carried unanimously.

Motion by LaMourie, supported by Robertson, to request the Township Board consider enforcing Parking Ordinance No. 299 to address parking on Beach Road. **Which motion carried**.

REPORT

Pursuant to the provisions of the Grand Haven Charter Township (the "Township") Zoning Ordinance (the "Zoning Ordinance"), the following report of the Grand Haven Charter Township Planning Commission (the "Planning Commission") concerning an application by the Christian Reformed Conference Grounds (the "Applicant") for approval of a Special Land Use Amendment application (the "Project").

The Project will consist of relocating Staff Cottage No. 20D to avoid the overhead power lines and abide by the 15 foot setback requirement imposed by the electric company; and rotating Building 8, the Retreat Center. The Project as recommended for approval is shown on a final site plan, last revised 11/23/2015 (the "Final Site Plan"), presently on file with the Township.

1. The Planning Commission finds the Project meets the special land use requirements of Section 19.05 of the Zoning Ordinance. This approval is based on the affirmative findings that each of the following standards has been fulfilled:

    A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.

    B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.

    C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.

    D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.

    E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.

    F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.

    G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.

    H. The proposed use is consistent with the health, safety, and welfare of the Township.

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2. The Planning Commission finds the Project meets the special land use requirements of Section 19.07.46 of the Zoning Ordinance. This approval is based on the affirmative findings that each of the following standards has been fulfilled:

    A. The Project is reasonable based upon a consideration of the area of the original non-conforming use.

    B. The Project shall not substantially interfere with the use of other properties in the surrounding neighborhood for the uses for which they have been zoned, or with the use of such other properties in compliance with the provisions of this Ordinance.

    C. The Project shall not significantly compromise the ability of the Township to effectuate the goals and purposes of its Master Plan.

3. The Planning Commission finds the Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Planning Commission approves the Project based on the affirmative findings that each of the following standards has been fulfilled:

    A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.

    B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.

    C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.

    D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.

    E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

    F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural

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habitat, preserve drainage patterns and maintain the natural characteristics of the land.

G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.

H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.

I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.

J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate storm water, prevent erosion and the formation of dust.

K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.

L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.

M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.

N. The site plans conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.

O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

B. PUD Amendment – Health Pointe

LaMourie recused himself due to a conflict of interest. His employer is under contract to render architectural and engineering services for Spectrum Health.

Fedewa provided an overview through a memorandum dated December 3rd.

Several representatives from Spectrum Health and Nederveld were present and available.

The application was discussed by Commissioners and focused on:

- Commissioners requested Attorney Bultje address the legal aspects of this application:

- Applicant requesting departures, not a variance. PUD Ordinance and US-31 Area Overlay Zone provide for some discretion if specific findings are made.
- Zoning Ordinance limits the scope of factors the Township can consider for this application. So long as the general use of the building is permissible then each service does not have to be specified.
- The Zoning Ordinance does not provide for the consideration of private competition or free enterprise as a reason to approve or deny an application. The Township's scope is limited by the Zoning Ordinance.
- Review process of the Planned Unit Development Amendment is not fast. Provides for an optional pre-application presentation, which was utilized in September 2015. It requires a public hearing with the Planning Commission and Township Board, which are both noticed in conformance with the Michigan Zoning Enabling Act. Township Board will hold a public hearing on the application regardless of the Planning Commissions' recommendation.
    - The Planning Commission public hearing is more than is required by the Michigan Zoning Enabling Act.
- The State of Michigan is responsible for issuing Certificates of Need. The application process addresses items such as duplication of services. It is not advisable for the Township regulate the medical uses within the building.

- Questioned if a medical professional office building is a permitted use within the Commercial PUD. Staff referenced the 2009 Master Plan's Future Land Use Plan, which indicates the SP-Service Professional and C-1 Commercial zoning districts correspond to the Commercial PUD zoning district.
- Resilient Master Plan process has been in progress for over one year, which has included many discussions of increasing building heights.
- Commissioners requested staff provide several pieces of information and updates:
    - Provided a list of properties within the Township that are over 35 feet in height.
    - Described each departure the applicant is requesting.
    - Noted the applicant will provide the Township with two easements to allow for an internal connection with a neighboring parcel and for the future realignment of Whittaker Way and DeSpelder Street.
    - Applicant will add the additional access points between the parking lots and driveways to address the backloading issue.

Motion by Robertson, supported by Cousins to recommend to the Township Board **approval with conditions** of the Health Pointe Planned Unit Development Amendment upon the removal of Section 3.D.iii of the attached Report. This is

based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. The motion is subject to, and incorporates, the following report. **Which motion carried** with Kieft opposing.

REPORT

Pursuant to the provisions of the Grand Haven Charter Township (the "Township") Zoning Ordinance (the "Zoning Ordinance"), the following is the report of the Grand Haven Charter Township Planning Commission (the "Planning Commission") concerning an application by Health Pointe Corp (the "Developer") for approval of a Health Pointe Planned Unit Development Amendment (the "Project" or the "PUD").

The Project will consist of a 120,041 square foot three story medical office building. This 12 acre project will be located on the remaining five outlots from the original 1998 Meijer PUD. The Project as recommended for approval is shown on a final site plan, last revised 10/27/2015 (the "Final Site Plan"), presently on file with the Township.

The purpose of this report is to state the recommendation of the Planning Commission concerning the Project, the basis for the Planning Commission's recommendation, and the Planning Commission's recommendation that the Health Pointe PUD Amendment be approved as outlined in this motion. The Developer shall comply with all of the documentation submitted to the Township for this Project. In recommending the approval of the proposed PUD application, the Planning Commission makes the following findings pursuant to Section 17.04.3 of the Zoning Ordinance.

1. The Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Planning Commission finds as follows:

    A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

    B. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.

    C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the Township.

D. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

E. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.

F. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.

G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.

H. All streets and driveways are developed in accordance with the Ottawa County Road Commission ("OCRC") specifications, as appropriate.

I. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.

J. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.

K. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.

L. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.

M. The Final Site Plan conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.

N. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

2. The Planning Commission finds the Project meets the intent for a PUD, as described in Section 17.01.3 of the Zoning Ordinance. By approving this Project as a PUD, the Township has been able to negotiate various amenities and design characteristics as well as additional restrictions with the Developer, which the Township would not have been able to negotiate if the PUD Chapter of the Zoning Ordinance was not used.

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3. Section 17.01.5 of the Zoning Ordinance allows for departures from Zoning Ordinance requirements, and it is intended to result in land use development that is substantially consistent with the goals and objectives of the Township Master Plan, the Zoning Ordinance, and consistent with sound planning principles. The applicant requested five departures. The Planning Commission makes the following findings.

   A. A building height of 54'10" is permitted because of the following findings.

      i. The Resilient Master Plan Draft encourages vertical expansion to reduce sprawl and limit the cost of extending infrastructure.

      ii. The Grand Haven Charter Township Fire/Rescue Department has an emergency vehicle with the ability to exceed the proposed building height.

      iii. Section 17.05.2.A.2 requires mechanical equipment to be visually screened from adjacent properties, public roadways, or other public areas.

      iv. The Township has approved height departures for previous PUDs.

   B. A total of 590 parking spaces, which is 106 spaces more than allowed by the US-31 and M-45 Area Overlay Zone (the "Overlay Zone"), is permitted because of the following findings.

      i. Sections 15A.05.13, 15A.10.10, 17.05.1.F, and 24.03.1 require a maximum number of parking spaces unless the applicant provides a parking study that demonstrates the need for additional parking. The Developer has an established history with similar developments which establishes the need for additional parking, and has submitted a parking study to further establish the need.

      ii. Outside of the Overlay Zone this project would have been permitted 1,200 parking spaces.

      iii. The excess parking will not be highly visible from US-31.

   C. Three ground signs, each 48 square feet in size and six feet in total height, are permitted because of the following findings.

      i. The original Planned Unit Development approval memorialized in the March 9, 1998 Township Board meeting minutes permits one monument (ground) sign for each outlot, not to exceed 52 square feet and five feet in height, subject to review by the Planning Commission for location. This PUD Amendment comprises five of the six outlots.

      ii. The three permitted ground signs reduce the amount of signage permitted under the 1998 PUD by 116 square feet.

      iii. A total height of six feet is permitted under Section 24.13 of the current Zoning Ordinance.

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D. A departure from 15A.10.7 of the Zoning Ordinance, which requires concrete curb and gutter throughout the parking lot and paved areas, is denied.

   i. The Planning Commission has consistently required curb and gutter throughout the parking lot and paved areas of developments in the Overlay Zone.

   ii. As required by Section 15A.10.7, the Developer did not provide compelling evidence to find that overall stormwater disposition will be enhanced if the curbing requirement is reduced.

E. Interior landscape islands shall be permitted to extend the length of the parking space, contrary to Section 15A.10.5 of the Zoning Ordinance, because of the following findings.

   i. Aesthetics to the surrounding area will be enhanced because the interior landscape island will screen the entire length of the parking space.

   ii. The parking spaces surround sides of the building, and each abut a private road or access road. Due to the high visibility of this parking lot this departure is approved in order to provide additional screening from adjacent roadways.

   iii. This provision has not been uniformly enforced by the Township for other development projects in the Overlay Zone.

4. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 17.01.4 of the Zoning Ordinance.

   A. The Project will encourage the use of land in accordance with its natural character and adaptability;

   B. The Project will promote innovation in land use planning and development;

   C. The Project will promote the enhancement of commercial employment and traffic circulation for the residents of the Township;

   D. The Project will promote greater compatibility of design and better use between neighboring properties; and

   E. The Project will promote more economical and efficient use of the land while providing harmonious integration of necessary commercial and community facilities.

5. The Project meets the following qualification requirements of Section 17.02 of the Zoning Ordinance:

   A. The Project meets the minimum size of five acres of contiguous land.

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B. The PUD design substantially promotes the Intent and Objectives of Section 17.01 of the Zoning Ordinance; it further permits an improved layout of land uses and roadways that could not otherwise be achieved under normal zoning.

C. The Project, as part of the original 1998 PUD, contains two or more separate and distinct uses.

6. The Planning Commission also finds the Project complies with the general PUD Design Considerations of Section 17.05 of the Zoning Ordinance.

A. The stormwater management system for the Project and the drainage facilities will properly accommodate stormwater on the site, will prevent runoff to adjacent properties, and are consistent with the Township's groundwater protection strategies.

B. The Project will not interfere with or unduly burden the water supply facilities, the sewage collection and disposal systems, or other public services such as school facilities, park and recreation facilities, etc.

C. Utility services within the Project shall be underground. This includes but is not limited to electricity, gas lines, telephone, cable television, public water and sanitary sewer.

D. The internal road system in the Project is designed to limit destruction of existing natural vegetation and to decrease the possibility of erosion.

E. Vehicular circulation, traffic and parking areas have been planned and located to minimize effects on occupants and users of the Project and to minimize hazards to adjacent properties and roadways.

F. Parking requirements for each use have been determined to be in accordance with Chapter 24 (Parking, Loading Space, and Signs), and the deviation from Section 15A.10.10 is covered elsewhere in this motion.

G. Street lighting will be installed in the same manner as required under the Township's Subdivision Control Ordinance.

H. Buildings in the Project have been sited to protect natural resources. Natural features such as natural grade, trees, vegetation, water bodies and others have been incorporated into the Final Site Plan.

I. Architectural design features visually screen the mechanical and services areas from adjacent properties, public roadways, and other public areas.

J. The exterior walls greater than 50 feet in horizontal length or that can be viewed from a public street contain a combination of architectural features, variety of building materials, and landscaping near the walls.

K. Onsite landscaping abuts the walls so the vegetation combined with architectural features significantly reduce the visual impact of the building mass when viewed

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from the street.

L. The predominant building materials have been found to be those characteristic of the Township such as brick, native stone, and glass products. Pre-fabricated metal panels used to screen the mechanical penthouse do not dominate the building exterior of the structure.

M. Landscaping, natural features, open space and other site amenities have been located in the Project to be convenient for occupants of, and visitors to, the PUD.

N. The Project is reasonably compatible with the natural environment of the site and the adjacent premises.

O. The Project will not unduly interfere with the provision of adequate light or air, nor will it overcrowd land or cause an unreasonably severe concentration of population.

P. Exterior lighting within the Project complies with Chapter 20A for an LZ 3 zone.

Q. Outside storage of materials shall be screened from view.

R. Signage is compliant with Section 24.13 of the Zoning Ordinance, and the Planning Commission recommended the Township Board approve a modification to the sign provisions found in the March 9, 1998 meeting minutes of the original PUD.

S. The Project will not have a substantially detrimental effect upon or substantially impair the value of neighborhood property, as long as all of the standards and conditions of this approval of the Project are satisfied.

T. The Project is in compliance with all applicable Federal, State, County, and local laws and regulations. Any other permits for development that may be required by other agencies shall be available to the Township Board before construction is commenced.

U. No additional driveways onto public roadways have been permitted.

V. The Project is consistent with the goals and objectives of the Master Land Use Plan. Specifically, it is consistent with the Master Plan designation of the property in question.

7. The Planning Commission also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 15A.01 of the Zoning Ordinance.

A. The Project accommodates a variety of uses permitted by the underlying zoning, but ensures such uses are designed to achieve an attractive built and natural environment.

B. The Project provides architectural and site design standards that are more demanding than required elsewhere in the Township in order to promote harmonious development and complement the natural characteristics in the western sections of the Township.

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C. The Project promotes public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the proliferation of unnecessary curb cuts and driveways.

D. The Project ensures safe access by emergency vehicles.

E. The Project encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.

F. The Project preserves the capacity along US-31 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways, and requires alternate means of access through service drives.

G. The Project seeks to reduce the number and severity of crashes by improving traffic operations and safety.

H. The Project requires coordinated access among adjacent lands where possible.

I. The Project provides landowners with reasonable access through a service drive.

J. The Project requires demonstration that prior to approval of any land divisions, the resultant parcels are accessible through compliance with the access standards.

K. The Project preserves woodlands, view sheds, and other natural features along the corridor.

L. The Project ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.

M. The Project implements the goals expressed in the US-31/M-45 Corridor Study.

N. The Project establishes uniform standards to ensure fair and equal application.

O. The Project addresses situations where existing development within the Overlay Zone does not conform to the standards.

P. The Project promotes a more coordinated development review process with the OCRC.

8. The Planning Commission also finds the Project complies with the conditions of approval described in the March 9, 1998 Township Board meeting minutes for the original PUD, which conditions are still applicable to the Project, and it shall comply with the below additional conditions as well.

   A. Outlot development was subjected to site plan review.

   B. Parking lots are setback a minimum of 25 feet.

   C. Outlot has architectural materials and landscaping compatible with that of the principal Meijer facility and site.

   D. Location of monument (ground) signs have been approved.

E. Monument (ground) signs do not exceed 52 square feet.

F. Monument (ground) sign has a maximum height of six feet as permitted by Section 24.13 of the current Zoning Ordinance.

G. Revisions or changes to the conditions are made by the Township Board after a public hearing. These conditions are binding upon the Developer and all successor owners or parties in interest in the Project.

H. Drainage for the Project is approved by the OCWRC.

I. Any violation of the conditions constitute a violation of the Zoning Ordinance, and in addition to the remedies provided therein, shall be cause for the Township Board to suspend or revoke any zoning or building permit applicable to the project.

J. The right is reserved by the Township to impose additional conditions if reasonably necessary to achieve the purposes of the Zoning Ordinance.

K. The PUD approval is personal to the Developer and shall not be transferred by the Developer to a third party without the prior written consent of the Township.

L. Except as expressly modified, revised or altered by these conditions the Project shall be acquired, developed and completed in conformance with the Zoning Ordinance, as amended, and all other applicable Township ordinances.

M. Approval and compliance with all requirements set forth by the OCRC, and if applicable the OCWRC. No building permits shall be issued until all permits have been obtained.

N. The Developer shall enter into a PUD Contract with the Township. The Contract shall be reviewed and approved by the Township Board prior to the issuance of building permits.

O. The Developer shall agree to an access easement to the Township for the purpose of realigning the north end of Whittaker Way directly with DeSpelder Street pursuant to the Robbins Road Sub-Area Plan. The Developer shall preliminarily identify the easement area on the Final Site Plan, and the easement shall be drafted by the Township Attorney and approved by the Township Board prior to the issuance of building permits.

P. This approval is also conditioned upon the Developer meeting all applicable Federal, State, County and Township laws, rules and ordinances.

Q. The Developer shall comply with all of the requirements of the Final Site Plan, specifically including all of the notes contained thereon, and all of the representations made in the written submissions by the Developer to the Township for consideration of the Project.

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R. The parking areas in the Project shall be "backloaded," which means that the Final Site Plan shall be revised to allow vehicles to enter or leave the parking areas as far from the building in the Project as possible.

S. In the event of a conflict between the Final Site Plan and these conditions, these conditions shall control.

IX. REPORTS

A. Attorney Report – None

B. Staff Report

- Community Engagement Subcommittee – Dec 10th @ 7pm in the Main Conference Room
- Resilient Grand Haven Master Plan – Public Comment Period Ends Dec 22nd

C. Other

- Commission directed staff and Attorney Bultje begin implementing the draft Resilient Master Plan by drafting text amendments to address greater building heights in the Zoning Ordinance.

X. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY – None

XI. ADJOURNMENT

Without objection, the meeting adjourned at 9:17 p.m.

Respectfully submitted,

Stacey Fedewa
Acting Recording Secretary

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GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY MARCH 9, 1998

WORK SESSION - 6:30 P.M.

A. Mike Fuller presented the GHT 1998 Water Reliability Study.

B. Ken Zarzecki presented a Spread Sheet regarding the financial impacts of the various options contained within the 1998 Water Reliability Study.

C. Staff was instructed to:

1) Inform NOWS that GHT will continue to stay with the NOWS system pursuant to the current contract;
2) Discontinue further discussions with the Grand Rapids water system since the financial reviews show significant cost savings on the wholesale water rate by staying with NOWS;
3) Begin engineering on a second transmission main, which would include completing an engineering agreement with Prein and Newhof;
4) Begin the bonding process through the county;
5) Negotiate an agreement with the city for the final route of the main;
6) Seek to have the construction of the second transmission main completed during 1999; and,
7) Prepare a revised policy for Board review which would create a new water hook-up fee that would include an "impact fee" for new development to offset a portion of the debt which will be associated with the second transmission main.

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Board was called to order by Supervisor Nortier at 8:00 p.m.

II. INVOCATION

The invocation was presented by Manager Cargo.

III. PLEDGE TO THE FLAG

IV. ROLL CALL

Board members present: Nortier, Olds, Jenkins, Karell, Vermeer, Kieft.
Board members absent: VanOosterhout.

Also present were Manager Cargo, DPW Director VerBerkmoes and Attorney White.

V. APPROVAL OF MEETING AGENDA

Motion by Treasurer Vermeer supported by Trustee Kieft to approve the meeting agenda. **Which motion carried.**

VI. APPROVAL OF MINUTES

Motion by Trustee Jenkins supported by Trustee Karell to approve the minutes of the February 23, 1998 meeting. **Which motion carried**.

VII. REPORTS FROM BOARD OFFICERS

Motion by Treasurer Vermeer supported by Trustee Jenkins to approve the payment of the bills. **Which motion carried**.

The attorney report was received and placed on file.

VIII. CORRESPONDENCE

Correspondence was received and placed on file.

IX. BRIEF PUBLIC COMMENTS/QUESTIONS

No public comments were offered on the agenda items.

X. OLD BUSINESS

a. **Motion** by Treasurer Vermeer supported by Trustee Kieft to remove from the table an amendment to the Township Zoning Ordinance which changes the zoning classification of parcel no. 70-07-34-400-022 from Agricultural to Rural. **Which motion carried.**

Motion by Treasurer Vermeer supported by Trustee Karell to adopt an amendment to the Township Zoning Ordinance which changes the zoning classification of parcel no. 70-07-34-400-022 from Agricultural to Rural Residential. **Which motion carried.** This constitutes the second reading.

b. **Motion** by Trustee Jenkins supported by Treasurer Vermeer to remove from the proposed Meijer Rezoning and PUD application. **Which motion carried.**

Motion by Treasurer Vermeer supported by Trustee Karell to rezone the following parcels from Rural Residential to Commercial C-2:

Part of 70-03-33-100-037
Part of 70-03-33-100-039

And, the following parcels to be rezoned from Rural Residential to Commercial C-1:

70-03-33-100-018
70-03-33-100-036
70-03-33-100-038
Part of 70-03-33-100-037
Part of 70-03-33-100-039

And, the following parcels to be rezoned from Commercial C-2 to Commercial C-1:

70-03-33-100-007
70-03-33-100-017
Part of 70-03-33-100-054 based on the following reasons:

1. The request is consistent with the Commercial designation of the subject property as outlined in the adopted Master Plan.

2. The requested district would be compatible with the existing commercial uses north and east of the site and the industrial uses south of the property.

3. The subject property is well suited for commercial use given its proximity to US-31 and adjacent commercial uses.

4. The subject property will be served by public water and sewer.

5. The project will be in compliance with all applicable federal, state, county, and local laws and regulations. **Which motion carried.** This constitutes the second reading.

Motion by Treasurer Vermeer supported Trustee Jenkins to rezone the following property parcels:

70-03-33-100-007	70-03-33-100-038
70-03-33-100-017	70-03-33-100-039
70-03-33-100-018	70-03-33-100-048
70-03-33-100-019	70-03-33-100-054
70-03-33-100-022	70-03-33-100-058
70-03-33-100-033	70-03-33-100-059
70-03-33-100-036	70-03-33-100-060
70-03-33-100-037	70-03-33-100-061

from C-1 and C-2 to Planned Unit Development. Except as modified or revised by the following conditions, the developer shall comply with all of the documentation submitted to the Township per this application, including but not limited to the site plan dated January 27, 1998, the narrative letters dated November 17, 1997, January 27, 1998, and February 11, 1998, and the Traffic Analysis dated December 31, 1997 (collectively referred to as the "Documentation"), subject to the following conditions:

1. Planning Commission approved departure of 185 parking spaces from the required 1330. This departure is based on the applicant's statements that one parking space per 200 square feet of usable floor area, plus one for each employee will satisfy the parking needs of the Meijer retail facility.

2. Planning Commission approved departure of 83 parking lot trees from the required 232 trees with a 2.5" caliper with the condition that trees have a minimum four inch (4") diameter measured at a point six inches (6") above the ground. The departure is based on the applicant's rationale that the larger trees will be more viable, provide more shade, that along with the additional exterior landscaping will better meet the requirements of the zoning ordinance without unduly interfering with store security.

3. Implementation of the traffic improvement recommendations outlined in the Meijer Development Revised Traffic Impact Analysis (12/31/97; pp. 28), prepared by Ed Swanson & Associates to include at a minimum:

- Re-striping of the westbound approach at the Beacon Boulevard/Robbins Road intersection as well as a signal timing adjustment, if allowed by the city;

- A signal timing adjustment at the Beacon Boulevard crossover south of Robbins Road, if allowed by the city;

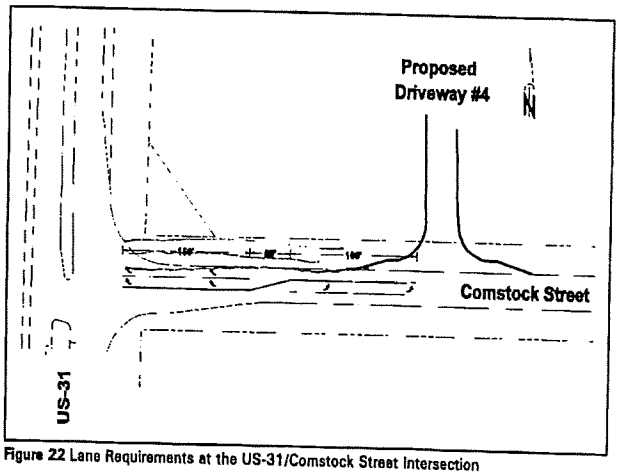

Figure 22 Lane Requirements at the US-31/Comstock Street Intersection

Meijer Development Revised Traffic Impact Analysis
ESA Traffic Consultants - December 31, 1997

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- A northbound left turn lane at the Robbins Road/Ferry Street/172nd Avenue intersection;

- The construction of an additional signal phase at the Robbins/Ferry Street/172nd Avenue intersection; if allowed by the city;

- A westbound dual turn lane and traffic signal at the Beacon Boulevard/Comstock Street intersection. In the event that a new traffic signal is not installed at this intersection, or the Robbins Road curb cut is effectively denied by the city of Grand Haven, additional right-of-way would be dedicated by the applicant to expand the westbound lane of Comstock to provide dual northbound turn lanes

to U.S. 31 (see figure).

- Drive improvements including: a right turn deceleration taper on Robbins Road at Drive 1 (right ingress and egress only) a left turn passing flare and right turn deceleration taper on 172nd Avenue at Drive 2, a left turn passing flare on 172nd Avenue at Drive 3, and a right turn deceleration taper on Comstock Road at Drive 4.

5. The applicant will participate in a Special Assessment District or construction cost sharing agreement for reconstruction of 172nd Avenue to a three lane roadway between Robbins Road and Comstock Street, as required by the County Road Commission, including necessary intersection improvements. These agreements or SAD will be required to be completed before any permits are issued. The applicant will dedicate an additional 17 feet of right-of-way on the west side of 172nd Avenue.

6. A bike path will be provided by the applicants on the north side of Comstock to the westernmost drive and on the west side of 172nd Avenue for the entire length of the applicant's property, conforming with the Township's construction requirements. In addition, this bike path will be extended along the east side of the easterly most entry drive from Comstock Road to the store; and, the pathway will be extended along the south side of Robbins Road entry drive.

7. Outlot development is subject to future site plan review. Outlot development will include parking lot setbacks of a minimum of 25 feet. Outlots will be required to have architectural materials and landscaping compatible with that of the principal Meijer facility and site.

8. Proposed drive 1 to Robbins Road will be reconstructed to align with Despelder Street in the event that sufficient property east of the drive is acquired by the applicant.

9. Approval of monument (ground) signs, no greater than 58 square feet, and 5 feet high for the Meijer service station (U.S. 31) and at drives #1 (Robbins Road), #3 (northernmost 172nd Avenue), and #4 (westernmost Comstock Road).

10. Approval of monument (ground) signs for each outlot, not to exceed 52 square feet, and 5 feet high subject to review by the Planning Commission for location.

11. One pylon sign, not to exceed 72 sq. ft. internally illuminated cabinet, and 25 ft. high, with a tenant box of 60 sq. ft. internally illuminated cabinet.

12. Wall signs as proposed by the applicant; not to exceed 639 square feet.

13. The project shall comply with all federal, state and/or Ottawa County laws, rules, regulations or requirements.

14. No revision or change of these conditions shall be made except by Grand Haven Charter Township Board action after a public hearing, with notice of such hearing to be given as then required by law for Township Board hearings with respect to proposed planned unit development projects.

15. These conditions shall be binding on the developer and all successor owners or parties in interest in the project.

16. Drainage for the project shall be approved in writing by the Ottawa County Drain Commissioner. No zoning or building permit shall be issued for the construction of a building or structure within the project until this approval has been obtained and a copy thereof delivered to the Township.

17. The project shall be completed on or before May of 1999. However, the Planning Commission shall not unreasonably deny an extension to this deadline if the developer so requests and demonstrates that construction of the project is proceeding at a reasonable pace.

18. Any violation of these conditions shall constitute a violation of the Grand Haven Charter Township Zoning Ordinance and, in addition to the remedies provided therein, shall be cause for the Township Board to suspend or revoke any zoning or building permit applicable to the project.

19. The right is reserved by the Township to impose additional conditions if reasonably necessary to achieve the purposes of the Grand Haven Charter Township Zoning Ordinance.

20. The planned unit development approval shall be personal to the developer and shall not be transferred by the developer to a third party without the prior written consent of the Township, except that the developer may transfer any portion of the project after it is completed without Township consent.

21. Except as expressly modified, revised or altered by these conditions, the project shall be acquired, developed and completed in conformance with the Grand Haven Charter Township Zoning Ordinance, as amended, and all other applicable Township ordinances.

22. In the event of any conflict between these conditions and the Documentation, these conditions shall control.

This recommendation is based on the following:

1. The overall design and all uses proposed in connection with the project are and shall be consistent with and promote the intent of the PUD chapter of the Zoning Ordinance. The project is consistent with Commercial Zoning and with the Master Plan designation of the property in question. The property is well suited for commercial use given its proximity to US-31 and adjacent commercial uses.

2. The project will result in recognizable and substantial benefits to the ultimate users of the project and to the community in general where such benefits would be unfeasible or unlikely to be achieved in the absence of a PUD. Specifically, the project will not only be compatible with surrounding land uses, but it will also provide a method of coordinated development which would not be possible under conventional zoning districts.

3. The project has been designed with due regard to its relationship with development on surrounding properties and uses thereon, including building heights, setbacks, density, parking, traffic circulation, landscaping, views, greenbelts, and other layout features as spelled out in Section 1606.3 of the Zoning Ordinance.

4. The project has been designed to minimize any adverse impact of traffic generated by the project. Due consideration has been given by the Planning Commission during its review of and discussions concerning this project to the specific traffic issues listed in Section 1606.4 of the Zoning Ordinance.

5. The project will be serviced by municipal water, underground electricity, underground gas lines, underground telephone, and sanitary sewer for all structures.

6. The project will not result in an unreasonable negative impact upon surrounding properties, particularly given the conditions placed upon the approval of the project.

7. The project will be in compliance with all applicable federal, state, county, and local laws and regulations.

8. Any phasing of the project shall comply with the requirements of Section 1606.8 of the Zoning Ordinance.

This constitutes the second reading.

XI. NEW BUSINESS

a. **Motion** by Trustee Karell supported by Trustee Jenkins to table and refer to the

Ordinance Review Committee the Bayou Condominium rezoning and PUD request from R.D. Rozema. **Which motion carried.** This constitutes the first reading.

b. **Motion** by Trustee Jenkins supported by Treasurer Vermeer to adopt **Resolution 98-03-01**, which approves a contract agreement with the MDNR to acquire land for the proposed 144th Avenue Boat Launch. **Which motion carried**, as indicated by the following roll call vote:

Ayes: Kieft, Vermeer, Jenkins, Karell, Olds, Nortier.
Nays: None.
Absent: VanOosterhout.

c. Staff reviewed preliminary plans and cost estimates for the proposed 144th Avenue Boat Launch with the Township Board. Cargo expressed concerns regarding the timing on the purchase of the land because of state delays.

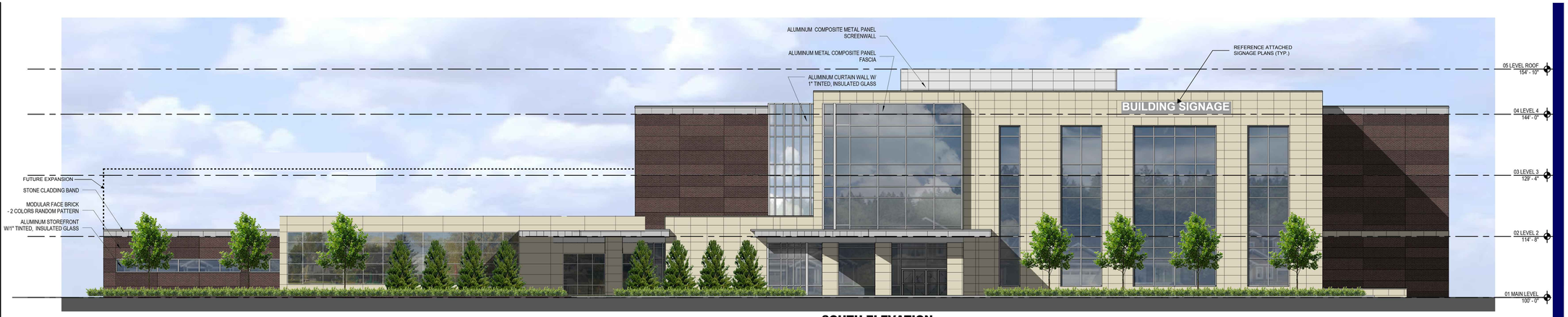
XII. EXTENDED PUBLIC COMMENTS/QUESTIONS
No public comments were received.

XIII. ADJOURNMENT
Motion by Trustee Kieft supported by Trustee Jenkins to adjourn the meeting at 8:56 p.m. **Which motion carried**.

Respectfully Submitted,

Kathryne E. Olds

Kathryne E. Olds, Clerk
Grand Haven Charter Township



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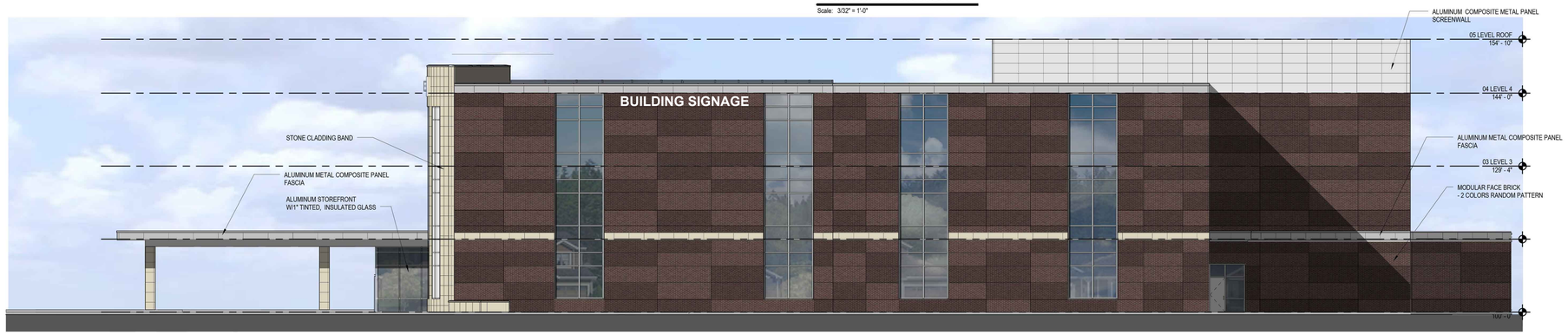

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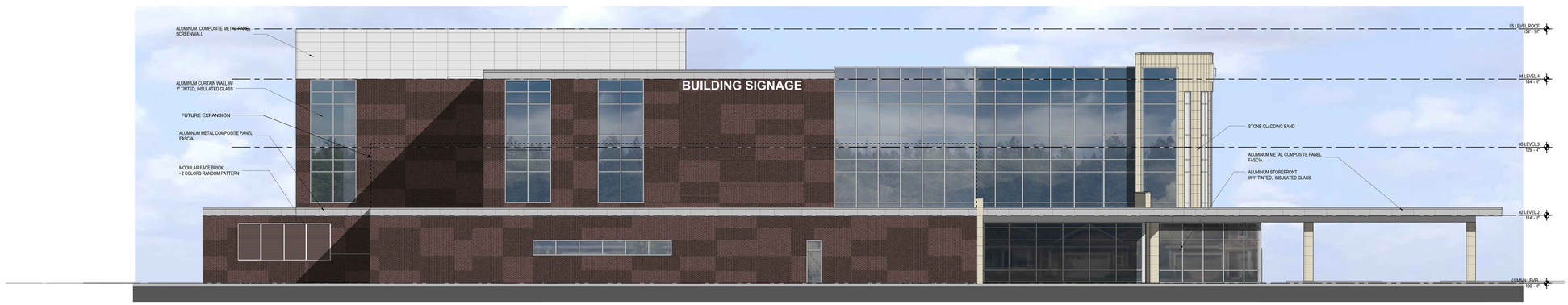

WEST ELEVATION

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NORTH ELEVATION

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Author	KEK	Designer
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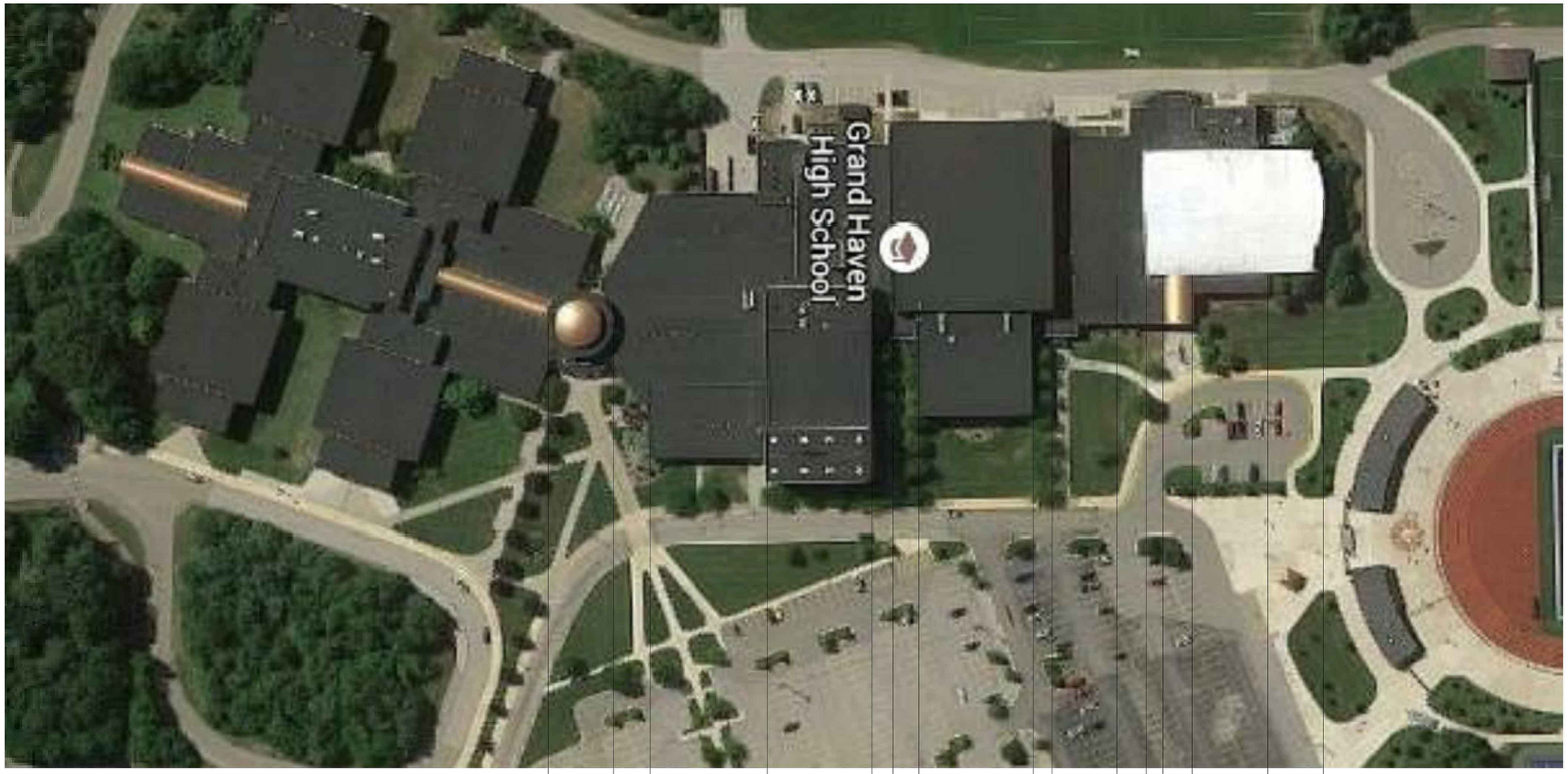
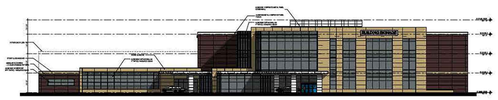
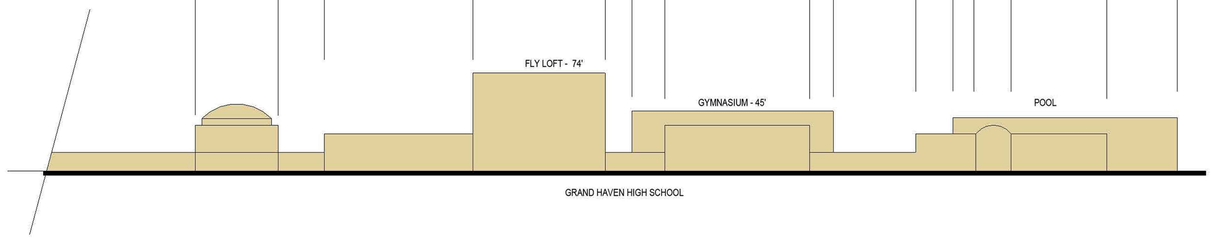




MEDICAL OFFICE BUILDING



GRAND HAVEN HIGH SCHOOL

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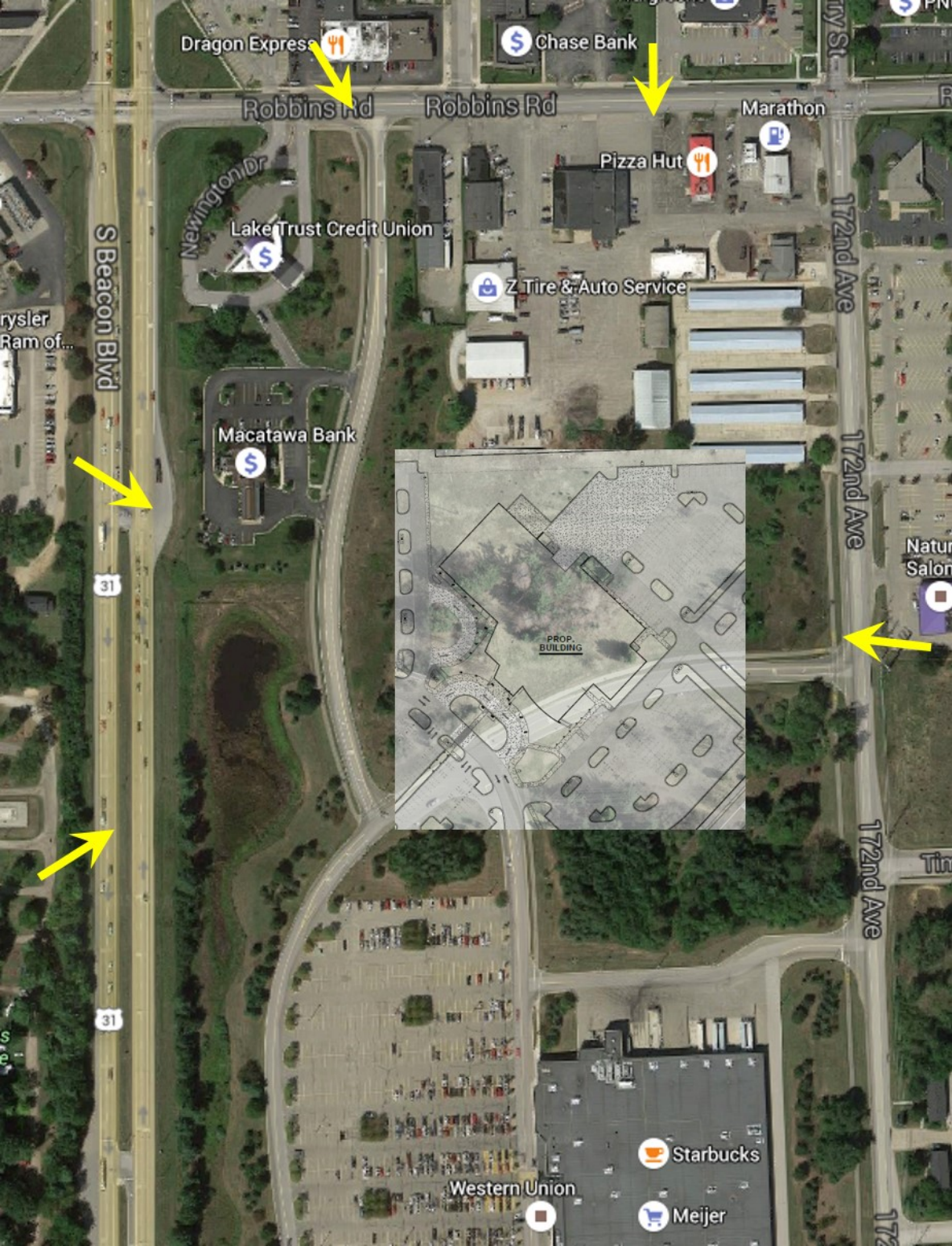
Dragon Express
Chase Bank
Robbins Rd
Robbins Rd
Marathon
Pizza Hut
Newington Dr
Lake Trust Credit Union
Z Tire & Auto Service
S Beacon Blvd
172nd Ave
172nd Ave
172nd Ave
Macatawa Bank
PROP. BUILDING
31
31
Starbucks
Western Union
Meijer

FINAL REPORT

SPECTRUM HEALTH – GRAND HAVEN TRAFFIC IMPACT STUDY

Grand Haven, Michigan

Prepared For:

NEDERVELD, INC.

Prepared By:

DETROIT – SOUTHFIELD – GRAND RAPIDS – TRAVERSE CITY

August 27, 2015

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Executive Summary

A 120,000 square-foot medical office building has been proposed by Spectrum Health in Grand Haven Township, Michigan. The Spectrum Health facility would include urgent care services and approximately 595 parking spaces. The project is located along the east side of US-31 on an "out-lot" north of Meijer. The land is currently vacant and abuts the Meijer store to the south. The proposed Spectrum Health facility will be phased, with full build-out expected by 2017.

Site access to the proposed Spectrum Health facility would be provided via one (1) site driveway on 172nd Avenue, one (1) on Whittaker Way, and an internal Meijer access road. Whittaker Way would provide access to/from the site to Robbins Road.

STUDY AREA AND STUDY METHODOLOGY

Twelve (12) intersections are included in the study:

- US-31 & Robbins Road
- Robbins Road & Whittaker Way
- Robbins Road & 172nd Avenue
- US-31 & Comstock Street
- Comstock Street & 172nd Avenue
- US-31 & Hayes Street
- Hayes Street & 172nd Avenue
- US-31 Crossover north of Robbins Road
- US-31 Crossover south of Robbins Road
- US-31 Crossover north of Comstock Street
- Comstock Street at Meijer south drive
- 172nd Avenue at Meijer north drive

URS conducted weekday traffic counts during the morning and afternoon peak periods at the study area intersections in late April 2015. Hourly turning-movement traffic volumes were completed at the twelve (12) intersections in the study area. Intersections were counted from 7:00 – 9:00 AM and 4:00 – 6:00 PM.

EXISTING (2015) CONDITIONS

All movements at all study area intersections operate at an acceptable LOS (LOS "D" or better), as shown in **Table 3**.

BASE YEAR (2017) CONDITIONS

The Michigan Department of Transportation (MDOT) and the Ottawa County Road Commission (OCRC) were contacted to procure a growth rate from existing (2015) to base year (2017). Based on information received from MDOT and OCRC, an annual background traffic growth rate of 2% per year (compounded) was applied to existing peak-hour volumes as part of the base year (2017) traffic volume determination.

In base year (2017), all movements are anticipated to operate at an acceptable LOS (see **Table 4**).

OPENING YEAR (2017) CONDITIONS

Trip Generation and Traffic Assignment - The proposed site is projected to generate 287 new trips (227 entering trips, 60 exiting trips) in the opening year (2017) weekday morning peak-hour, and 344 new trips (96 entering trips, 248 exiting trips) in the opening year (2017) weekday afternoon peak-hour (see **Table 5**).

Peak-hour traffic assignment for the proposed Spectrum Health facility was estimated from existing traffic patterns on US-31, Robbins Road, Comstock Street, Hayes Road, 172nd Avenue, and other study area roadways. Trip distribution percentages (see page 13) were applied to the trips in Table 5 to assign the proposed site trips to the adjacent roadway network.

In opening year (2017), all movements are anticipated to operate at an acceptable LOS (see **Table 6**).

CONCLUSIONS

1. All movements operate at an acceptable LOS under Existing (2015), Base Year (2017), and Opening Year (2017) conditions.
2. The adding of site traffic from the opening of the proposed Spectrum Health facility is expected to have little or no additional impact on traffic operations at any of the study area intersections in opening year 2017.
3. Based on the estimated trips to be generated by the site, the proposed site access from 172nd Avenue and Whittaker Way should adequately serve the site.
4. The existing study area intersections have the capacity to serve the additional traffic generated by the proposed Spectrum Health facility.

Section 1 Introduction

1.1 Background

A 120,000 square-foot medical office building has been proposed by Spectrum Health in Grand Haven Township, Michigan. The Spectrum Health facility would include urgent care services and approximately 595 parking spaces. The project is located along the east side of US-31 on an "out-lot" north of Meijer. The land is currently vacant and abuts the Meijer store to the south. The proposed Spectrum Health facility will be phased, with full build-out expected by 2017.
The site location is shown in **Figure 1**.

Site access to the proposed medical office proposed Spectrum Health facility would be provided via two (2) site driveways on 172nd Avenue, one (1) on Whittaker Way, and an internal Meijer access road. Whittaker Way would provide access to/from the site to Robbins Road. The site plan is depicted in **Figure 2**.

Twelve (12) intersections are included in the study (**bold** intersections are signalized):

- **US-31 & Robbins Road**
- Robbins Road & Whittaker Way
- **Robbins Road & 172nd Avenue**
- **US-31 & Comstock Street**
- **Comstock Street & 172nd Avenue**
- **US-31 & Hayes Street**
- Hayes Street & 172nd Avenue
- US-31 Crossover north of Robbins Road
- **US-31 Crossover south of Robbins Road**
- **US-31 Crossover north of Comstock Street**
- **Comstock Street at Meijer south drive**
- 172nd Avenue at Meijer north drive

URS will complete the traffic impact study in order to provide recommendations concerning the proposed site access, including whether improvements might be necessary at the study area intersections to mitigate capacity and operational deficiencies at the intersections. The study will take into account any planned roadway improvements in the area.

1.2 Report Organization

Following the introductory section, the report is presented in the following sections:

- ***Section 2: Existing (2015) Conditions***
  Section 2 contains an analysis of existing peak-hour traffic conditions at study area intersections.

- ***Section 3: Base Year (2017) Conditions***
  Section 3 contains an analysis of base year (2017) peak-hour traffic conditions – conditions for the projected opening year (2017) of the proposed Spectrum Health facility but without traffic generated by the proposed Spectrum Health facility. Base year conditions are used as

a “baseline” from which impacts associated with the proposed Spectrum Health facility can be quantified.

- ***Section 4: Opening Year (2017) Conditions***
  Section 4 contains an analysis of peak-hour traffic conditions at study area intersections under opening year (2017) conditions, incorporating a background growth factor and the traffic projected to be generated by the proposed Spectrum Health facility.

Section 2 Existing (2015) Conditions

Section 2 provides a description of the existing transportation system and its operational characteristics within the study area. The study area includes twelve (12) existing intersections, and is located in Grand Haven, Ottawa County, Michigan.

2.1 Study Area

Figure 1 depicts a vicinity map, including the study area and intersection locations. The following twelve (12) intersections were analyzed as part of the study area:

- **US-31 & Robbins Road**
- Robbins Road & Whittaker Way
- **Robbins Road & 172nd Avenue**
- **US-31 & Comstock Street**
- **Comstock Street & 172nd Avenue**
- **US-31 & Hayes Street**
- Hayes Street & 172nd Avenue
- US-31 Crossover north of Robbins Road
- **US-31 Crossover south of Robbins Road**
- **US-31 Crossover north of Comstock Street**
- **Comstock Street at Meijer south drive**
- 172nd Avenue at Meijer north drive

2.1.1 Existing Roadways

Following is a description of each roadway.

US-31 (South Beacon Boulevard) is a north-south 4-lane state trunkline boulevard. US-31 traverses the entire Lower Peninsula, from the Indiana State Line, and terminating at I-75 just a few miles south of the Mackinac Bridge. In the study area, US-31 employs indirect left-turns, with crossovers north and south of major cross roads. According to the Michigan Department of Transportation (MDOT), the 2014 Average Daily Traffic (ADT) volume was approximately 35,900 vehicles per day on US-31 south of Robbins Road and 43,500 vehicles per day on US-31 north of Robbins Road. The speed limit is 55 mph throughout the study area.

Robbins Road is an east-west four-lane undivided local road in the study area. The proposed Spectrum Health facility would be located approximately 700 feet south of the Robbins Road/172nd Avenue intersection. The ADT on Robbins Road ranges from 7,300 vehicles per day west of US-31 to 10,700 vehicles per day east of 172nd Avenue. The speed limit on Robbins Road is 35 mph in the study area.

Comstock Street is an east-west five-lane local road between US-31 and 172nd Avenue. East of 172nd Avenue Comstock Street narrows to three lanes. Comstock Street is located 1,700 feet south of the south end of the proposed Spectrum Health facility. The ADT on Comstock Street ranges from 12,400 vehicles per day east of US-31 to 8,300 vehicles per day east of 172nd Avenue. The speed limit is not posted on Comstock Street in the study area.

Hayes Street is a three-lane east-west local road in the study area. The ADT of Hayes Street ranges from 2,400 vehicles per day west of US-31 to 4,700 vehicles per day east of 172nd Avenue. The speed limit is 45 mph in the study area.

172nd Avenue is a three-lane north-south road in the study area. The proposed Spectrum Health facility would abut the west side of 172nd Avenue, with two access points, one 700 feet south of the 172nd Avenue/Robbins Road intersection and the other 1,000 feet south of the 172nd Avenue/Robbins Road intersection. The ADT of 172nd Avenue ranges from 4,400 vehicles per day south of Comstock Street to 7,900 vehicles per day south of Robbins Road. The speed limit is 50 mph in the study area. North of Robbins Road 172nd becomes Ferry Street.

Ferry Street is a two-lane north-south road on the north edge of the study area. The proposed Spectrum Health facility is 700 feet south of the 172nd Avenue/Ferry Street/Robbins Road intersection. The ADT of Ferry Street is 8,100 vehicles per day north of Robbins Road. The speed limit of Ferry Street is 25 mph. South of Robbins Road Ferry Street becomes 172nd Avenue.

Whittiker Way is a three-lane 1,300-foot long north-south connector street that links Robbins Road on the north and the Meijer north access drive on the south. Whittiker Way will form the western boundary of the proposed Spectrum Health facility and will provide several points of access to the west side of the site. The ADT of Whittiker Way is approximately 1,500 vehicles per day and the speed limit is 25 mph.

The intersection configurations, traffic control, speed limits, and ADT's in the study area are shown in **Figure 3**.

2.1.2 Existing Intersections

For the twelve (12) intersections in the study area, six (6) intersections are along US-31 (three intersections and three directional crossovers), four (4) intersections are along 172nd Avenue, one intersection on Robbins Road and one intersection on Comstock Street. Eight (8) of the intersections are signalized and four (4) intersections are STOP-sign controlled. The eight signalized intersections all operate with a 70-second cycle length in the morning and afternoon peak hours. The intersections in the study area are listed in **Table 1** from north to south.

Table 1. Existing Intersections

Intersection	Type of Traffic Control	Cycle Length	
		Weekday Morning	Weekday Afternoon
Signalized Intersections			
US-31/Robbins Road	Signal (2-phase)	70 seconds	70 seconds
Northbound US-31 at Crossover South of Robbins Road	Signal (2-phase)		
Southbound US-31 at Crossover North of Comstock Street	Signal (2-phase)		
US-31 at Comstock Street	Signal (2-phase)		
US-31 at Hayes Street	Signal (2-phase)		
172nd Avenue at Robbins Road	Signal (2-phase)		
172nd Avenue at Comstock Street	Signal (2-phase)		
Comstock Street at Meijer south drive/Wal-Mart drive	Signal (3-phase)*		
Unsignalized Intersections			
Southbound US-31 at Crossover North of Robbins Road	2-way STOP	---	---
Robbins Road at Whittiker Way			
North Meijer Drive at 172nd Avenue			
Hayes Street at 172nd Avenue	4-way STOP		

* Includes eastbound-westbound permissive/protected left-turns.

2.2 Existing (2015) Peak-Hour Traffic Volumes

URS conducted weekday traffic counts during the morning and afternoon peak periods at the study area intersections in May 2015. Hourly turning-movement traffic volumes were completed at the twelve (12) intersections in the study area. Intersections were counted from 7:00 – 9:00 AM and 4:00 – 6:00 PM on Tuesday, April 28, 2015, Wednesday, April 29, 2015, and Thursday, April 30, 2015. The morning peak-hour varied by intersection with most intersections having a peak-hour from 7:00 – 8:00 AM or 7:15 – 8:15 AM, while the afternoon peak-hour also varied by intersection with most intersections having a peak-hour from 4:30 – 5:30 PM or 4:45 – 5:45 PM. The existing (2015) morning and afternoon peak-hour traffic volumes are shown in **Figure 4**. The existing (2015) turning movement count reports are included in **Appendix A**.

2.3 Existing (2015) Levels of Service

In order to quantify intersection traffic operations, existing "Level-of-Service" (LOS) values were determined using industry-standard (*Synchro 8.0* and *Highway Capacity Software)* packages, which incorporate the methodology of the *Highway Capacity Manual*, published by the Transportation Research Board.

The term "Level of Service" denotes how well (or poorly) a traffic movement operates under given traffic demands, lane arrangements, and traffic controls. Each level is determined by the average amount of control delay per vehicle. Control delay is the total delay associated with stopping for a signal or stop sign, and includes four components; deceleration delay, stopped delay, queue move up time, and final acceleration delay.

The individual levels of service can be described by the following:

- *Level of Service A* – Very low vehicle delay
- *Level of Service B* – Low vehicle delays
- *Level of Service C* – Higher vehicle delays, significant number of stopped vehicles, not all vehicles in a queue are serviced by green signal phase
- *Level of Service D* – Congestion noticeable, longer vehicle delays, many vehicles stop at signals, many individual cycle failures
- *Level of Service E* – High vehicle delays, vehicle flow at lane capacity, frequent individual cycle failures
- *Level of Service F* – Vehicle flow exceeds lane capacity, significant congestion and vehicle delays, poor corridor progression, many individual cycle failures

As shown in **Table 2**, LOS "A" indicates small average control delays (less than ten seconds per vehicle) whereas LOS "F" indicates intersection failure, which results in extensive vehicular queues and long delays (over 50 seconds per vehicle at an unsignalized intersection, and over 80 seconds per vehicle at a signalized intersection). LOS "D" is typically considered acceptable peak-hour performance in an urban setting, and lower LOS values are tolerable for short time periods or during peak hours when heavier traffic volumes are expected.

Table 2. Level of Service Criteria at Intersections

Level-of-Service	Average Control Delay (seconds/vehicle)	
	Signalized Intersections	Unsignalized Intersections
A	<10	<10
B	10-20	10-15
C	20-35	15-25
D	35-55	25-35
E	55-80	35-50
F	80>	>50

Source: *Highway Capacity Manual,* TRB, 2010.

Four (4) of the twelve (12) study area intersections operate under two-way STOP-control, and a LOS value was determined only for those movements that have to yield the right-of-way. The overall intersection LOS at the signalized intersections and the side-street approach LOS at the STOP-controlled intersections are shown in **Table 3**.

Table 3. Existing (2015) Intersection Level of Service

Intersection or Intersection Approach		Morning Peak-hour		Afternoon Peak-hour	
		LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Signalized Intersections - Overall					
Northbound US-31 & Robbins Road		A	8.1	B	10.6
Southbound US-31 & Robbins Road		B	14.5		14.1
Robbins Road & 172nd Avenue/Ferry Street			13.3		15.7
Northbound US-31 & Comstock Street			11.0		12.1
Comstock Street & 172nd Avenue			12.7		13.9
Northbound US-31 & Hayes Street		A	9.3		11.5
Southbound US-31 & Hayes Street		B	14.3	A	7.0
Comstock Street at Meijer south drive/Wal-Mart drive		A	9.6	B	13.7
Northbound US-31 Crossover south of Robbins Road		B	11.5		15.8
Southbound US-31 Crossover north of Comstock Street		A	7.1	A	3.2
Crossover STOP-Controlled Intersection Approach					
US-31 Crossover north of Robbins Road		B	12.0	B	14.9
Two-Way STOP-Controlled Intersection Approaches					
Robbins Road & Whittaker Way	Northbound	A	9.3	B	12.2
172nd Avenue at Meijer north drive	Eastbound		9.7		12.1
Four-Way STOP-Controlled Intersection Approaches					
Hayes Street & 172nd Avenue	Northbound	A	8.9	A	8.6
	Southbound		8.7		9.1
	Eastbound		9.5		8.5
	Westbound		9.5	B	10.5

Source: URS Corporation, August 2015

The existing (2015) conditions analysis showed that all study area intersections operate at Level of Service (LOS) "B" or better under existing (2015) weekday morning and afternoon peak-hour conditions.

Section 3 Base Year (2017) Conditions

Section 3 contains an analysis of traffic conditions under base year (2017) conditions - the projected opening (full build-out) year (2017) of the proposed Spectrum Health facility, but without the traffic generated by the proposed Spectrum Health facility.

The Michigan Department of Transportation (MDOT) and the Ottawa County Road Commission (OCRC) were contacted to procure a growth rate from existing (2015) to base year (2017). Based on information received from MDOT and OCRC, an annual background traffic growth rate of 2% per year (compounded) was applied to existing peak-hour volumes as part of the base year (2017) traffic volume determination.

Planned roadway improvements are typically included in the base year analysis. Based on discussions with MDOT and the OCRC, as of this writing no road improvements are committed in the vicinity of the proposed Spectrum Health facility by base year 2017.

3.1 Background Traffic Volumes

Peak-hour traffic volumes for base year (2017) conditions were developed by applying the annual growth factor to the existing (2015) peak-hour volumes. Applying the above growth rates to existing (2015) peak-hour volumes resulted in base year (2017) peak-hour volumes, depicted in **Figure 5**.

3.2 Base Year (2017) Levels-of-Service

The overall intersection LOS at the signalized intersections and the side-street approach LOS at the two-way STOP-controlled intersections are shown in **Table 4**.

Table 4. Base Year (2017) Intersection Level of Service

Intersection or Intersection Approach		Morning Peak-hour		Afternoon Peak-hour	
		LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Signalized Intersections - Overall					
Northbound US-31 & Robbins Road		A	8.4	B	11.3
Southbound US-31 & Robbins Road		B	18.0		15.4
Robbins Road & 172nd Avenue/Ferry Street			13.5		16.0
Northbound US-31 & Comstock Street			11.2		12.5
Comstock Street & 172nd Avenue			12.7		14.0
Northbound US-31 & Hayes Street		A	9.5		12.2
Southbound US-31 & Hayes Street		B	18.8		10.4
Comstock Street at Meijer south drive/Wal-Mart drive		A	9.7	B	14.0
Northbound US-31 Crossover south of Robbins Road		B	12.3		17.2
Southbound US-31 Crossover north of Comstock Street		A	7.6	A	3.3
Crossover STOP-Controlled Intersection Approach					
US-31 Crossover north of Robbins Road		B	12.6	B	16.6
Two-Way STOP-Controlled Intersection Approaches					
Robbins Road & Whittaker Way	Northbound	A	9.4	B	12.5
172nd Avenue at Meijer north drive	Eastbound		9.8		12.4
Four-Way STOP-Controlled Intersection Approaches					
Hayes Street & 172nd Avenue	Northbound	A	9.1	A	8.6
	Southbound		8.8	B	10.8
	Eastbound		9.7	A	8.7
	Westbound		9.7		9.4

Source: URS Corporation, August 2015

The base year (2017) conditions analysis showed that all study area intersections are anticipated to operate at Level of Service (LOS) "B" or better under base year (2017) weekday morning and afternoon peak-hour conditions, the same as in existing (2015) conditions.

Movement-by-movement LOS values are depicted in Figure 5 for base year (2017) weekday peak-hours for all study area intersections. Examination of Figure 5 reveals that no traffic movements are anticipated to operate at LOS "E" or "F" under base year (2017) peak-hour conditions. The base year (2017) intersection capacity reports are included in **Appendix C**.

Section 4 Opening Year (2017) Conditions

Section 4 contains the analysis of opening year (2017) conditions for the proposed Spectrum Health facility site. The generation of trips and the assignment of traffic to the roadway network are discussed herein. A capacity analysis of opening year (2017) conditions and an evaluation of the traffic impacts of the proposed Spectrum Health facility compared to base year (2017) conditions are also provided.

4.1 Proposed Spectrum Health Facility

A 120,000 square-foot medical office building has been proposed by Spectrum Health in Grand Haven Township, Michigan. The Spectrum Health facility would include urgent care services and approximately 595 parking spaces. The project is located along the east side of US-31 on an "out-lot" north of Meijer. The land is currently vacant and abuts the Meijer store to the south. The proposed Spectrum Health facility will be phased, with full build-out expected by 2017. The site location is shown in Figure 1.

Site access to the proposed medical office proposed Spectrum Health facility would be provided via one (1) site driveway on 172nd Avenue, one (1) on Whittaker Way, and an internal Meijer access road. Whittaker Way would provide access to/from the site to Robbins Road. The site plan is depicted in Figure 2.

4.2 Site Access

The proposed Spectrum Health facility will have two (2) access points, both via existing access points that serve Meijer (see Figure 2):

<u>Existing access points to Proposed Spectrum Health Facility</u>

- *Meijer North Driveway at 172nd Avenue* – The Meijer north driveway on 172nd Avenue will be move approximately 75 feet to the north in conjunction with the proposed development, yet maintaining northerly access to Meijer. The relocated driveway will provide a primary access point to Spectrum Health staff and patient/visitor parking in the south and east sections of the proposed Spectrum Health facility site. The driveway will be located approximately 900 feet south of Robbins Road and approximately 1,750 feet north of Comstock Street.
- *Whittiker Way at Robbins Road* - Whittiker Way will primarily provide access to staff and patients/visitors arriving from the north via US-31 and from the west via Robbins Road, and staff/patients/visitors departing to the east on Robbins Road (Whittiker Way is a right-in/right-out intersection at Robbins Road). The driveway will provide a primary access point to Spectrum Health staff and patient/visitor parking in the west section of the proposed Spectrum Health facility site.

4.3 Trip Generation

Trip generation for the weekday afternoon peak-hour for the proposed Spectrum Health facility is based on the methods of the *ITE Trip Generation Manual, 9th Edition*, published by the Institute of Transportation Engineers (ITE). The *ITE Trip Generation Manual* contains information on more than 4,800 trip generation studies nationwide for different land use purposes.

Traffic generated by the proposed Spectrum Health facility site was used to measure the impact of the proposed Spectrum Health facility on the study area intersections. **Table 5** summarizes the trip generation estimate for the proposed Spectrum Health facility site.

Table 5. Trip Generation - Proposed Spectrum Health Facility
Opening Year (2017)

Land Use	ITE Land Use Code [1]	Size	Weekday Morning Peak-hour Trips			Weekday Afternoon Peak-hour Trips		
			Enter	Exit	Total	Enter	Exit	Total
Medical Office Building	720	120,000 gross square feet	227	60	287	96	248	344

[1] Source: ITE Trip Generation Manual, 9th Edition

As shown in Table 5, the proposed site is projected to generate 287 new trips (227 entering trips, 60 exiting trips) in the opening year (2017) weekday morning peak-hour, and 344 new trips (96 entering trips, 248 exiting trips) in the opening year (2017) weekday afternoon peak-hour.

4.4 Trip Distribution and Traffic Assignment

Peak-hour traffic assignment for the proposed Spectrum Health facility was estimated from existing traffic patterns on US-31, Robbins Road, Comstock Street, Hayes Road, 172nd Avenue, and other study area roadways. The following trip distribution percentages were applied to the trips in Table 5 to assign the proposed site trips to the adjacent roadway network.

Traffic Distribution

- 28% to/from the north via US-31
- 20% to/from the south via US-31
- 16% to/from the east via Robbins Road
- 14% to/from the north via Ferry Street
- 12% to/from the west via Robbins Road
- 4% to/from the east via Comstock Street
- 2% to/from the south via 172nd Avenue
- 2% to/from the east via Hayes Street
- 2% to/from the west via Hayes Street

Opening year (2017) peak-hour traffic assignments are shown in **Figure 6** for the anticipated new trips associated with the proposed Spectrum Health facility.

4.5 Opening Year (2017) Level of Service

With the addition of the proposed entrance on 172nd Avenue, the opening year (2017) analysis includes a total of eight (8) signalized and four (4) unsignalized intersections. The opening year analysis assumed no changes to existing intersection lane configurations.

As in the existing and base year conditions analyses, for intersections that are under two-way STOP-control, LOS values were determined only for those movements that must yield the right-of-way. The overall intersection LOS at the signalized intersection and the side-street approach LOS at the two-way STOP-controlled intersections are shown in **Table 6**.

Table 6. Opening Year (2017) Intersection Level of Service

Intersection or Intersection Approach		Morning Peak-hour		Afternoon Peak-hour	
		LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Signalized Intersections - Overall					
Northbound US-31 & Robbins Road		A	9.0	B	13.5
Southbound US-31 & Robbins Road		C	25.6		16.3
Robbins Road & 172nd Avenue/Ferry Street		B	13.7		17.6
Northbound US-31 & Comstock Street			11.5		12.9
Comstock Street & 172nd Avenue			12.3		14.1
Northbound US-31 & Hayes Street		A	9.2		12.2
Southbound US-31 & Hayes Street		C	20.4		10.8
Comstock Street at Meijer south drive/Wal-Mart drive		A	9.9		14.0
Northbound US-31 Crossover south of Robbins Road		B	12.8	C	24.3
Southbound US-31 Crossover north of Comstock Street		A	7.6	A	4.4
Crossover STOP-Controlled Intersection Approach					
US-31 Crossover north of Robbins Road		B	13.2	B	16.8
Two-Way STOP-Controlled Intersection Approaches					
Robbins Road & Whittaker Way	Northbound	A	9.7	B	12.8
172nd Avenue at Meijer north drive	Eastbound	B	11.0	C	17.6
Four-Way STOP-Controlled Intersection Approaches					
Hayes Street & 172nd Avenue	Northbound	A	9.3	A	8.8
	Southbound		9.0		9.7
	Eastbound		10.0		8.9
	Westbound	B	10.1	B	11.1

Source: URS Corporation, August 2015

The opening year (2017) conditions analysis showed that all study area intersections are anticipated to operate at Level of Service (LOS) "C" or better under opening year (2017) weekday morning and afternoon peak-hour conditions.

Movement-by-movement LOS values are depicted in **Figure 7** for opening year (2017) weekday peak-hours for all study area intersections. Examination of Figure 7 reveals that no traffic movements are anticipated to operate at LOS "E" or "F" under opening year (2017) peak-hour conditions. The opening year (2017) intersection capacity reports are included in **Appendix D**.

4.6 Conclusions

1. All movements operate at an acceptable LOS under Existing (2015), Base Year (2017), and Opening Year (2017) conditions.
2. The adding of site traffic from the opening of the proposed Spectrum Health facility is expected to have little or no additional impact on traffic operations at any of the study area intersections in opening year 2017.
3. Based on the estimated trips to be generated by the site, the proposed site access from 172nd Avenue and Whittaker Way should adequately serve the site.
4. The existing study area intersections have the capacity to serve the additional traffic generated by the proposed Spectrum Health facility.

EXISTING STUDY AREA INTERSECTIONS

SOUNCE: GOOGLE MAPS

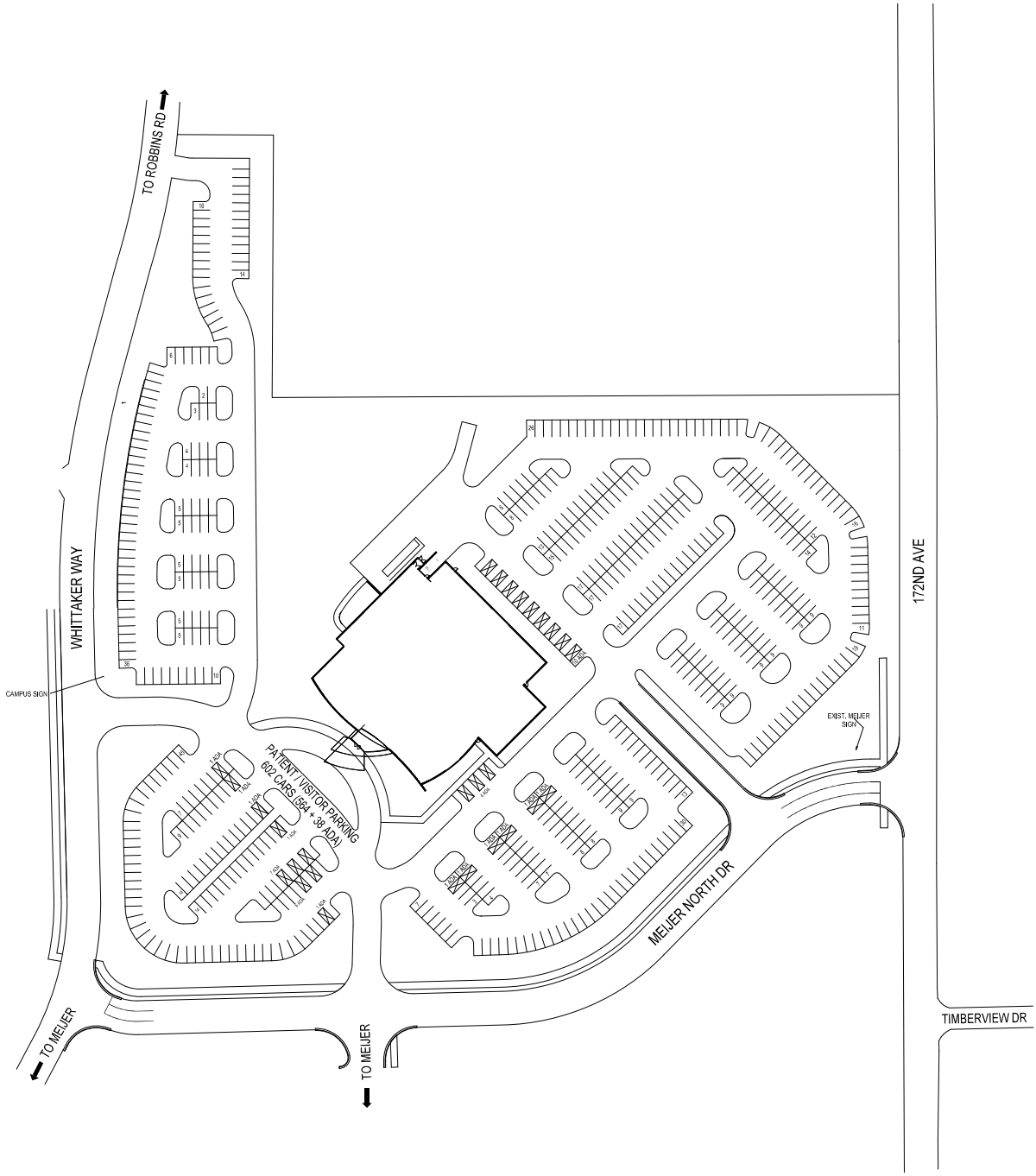
SPECTRUM HEALTH - GRAND HAVEN TRAFFIC IMPACT STUDY

NEDERVELD URS

SITE LOCATION

FIGURE 1

M:/PROJECTS/12945195/CADD/TRAFFIC/1_Site Location.DGN



SPECTRUM HEALTH - GRAND HAVEN TRAFFIC IMPACT STUDY

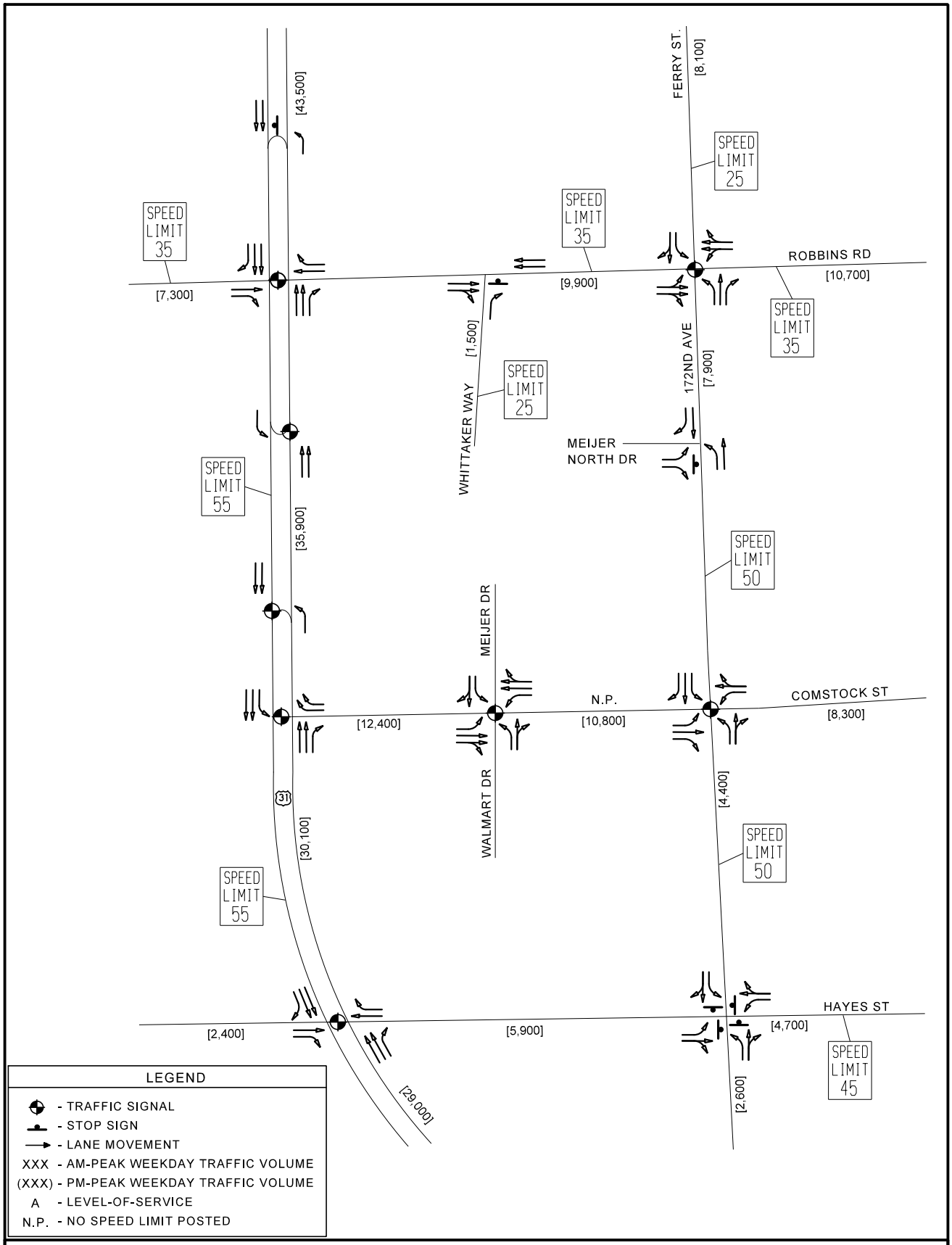
NEDERVELD

URS

SITE PLAN

FIGURE 2

M:\PROJECTS\12945195\CADD\TRAFFIC\2_Proposed Site Plan.dgn



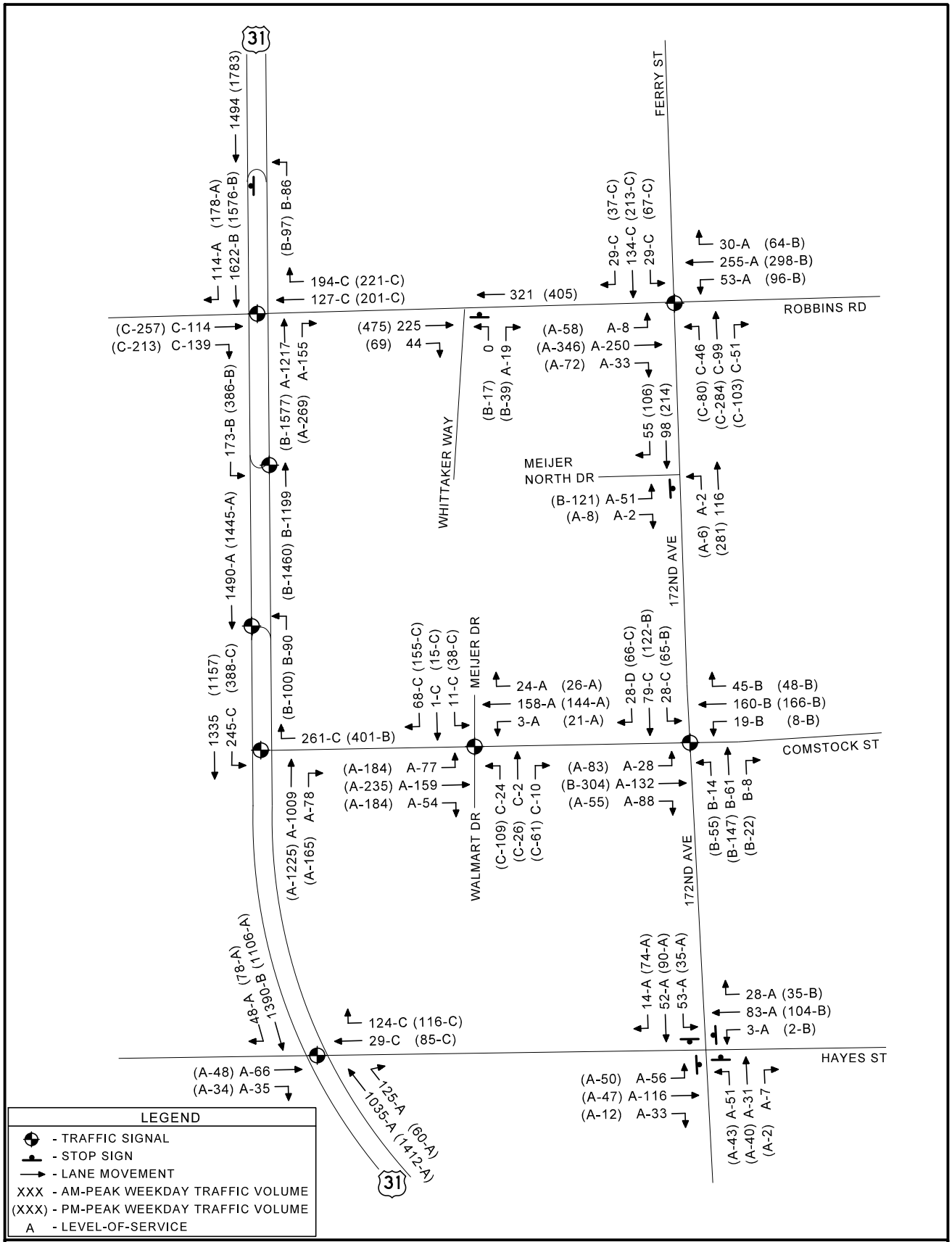
SPECTRUM HEALTH - GRAND HAVEN TRAFFIC IMPACT STUDY

NEDERVELD URS

EXISTING (2015) TRAFFIC OPERATIONS

FIGURE 3

M:/PROJECTS/12945195/CADD/TRAFFIC/3_EXISTING (2015) TRAFFIC OPERATIONS.DGN



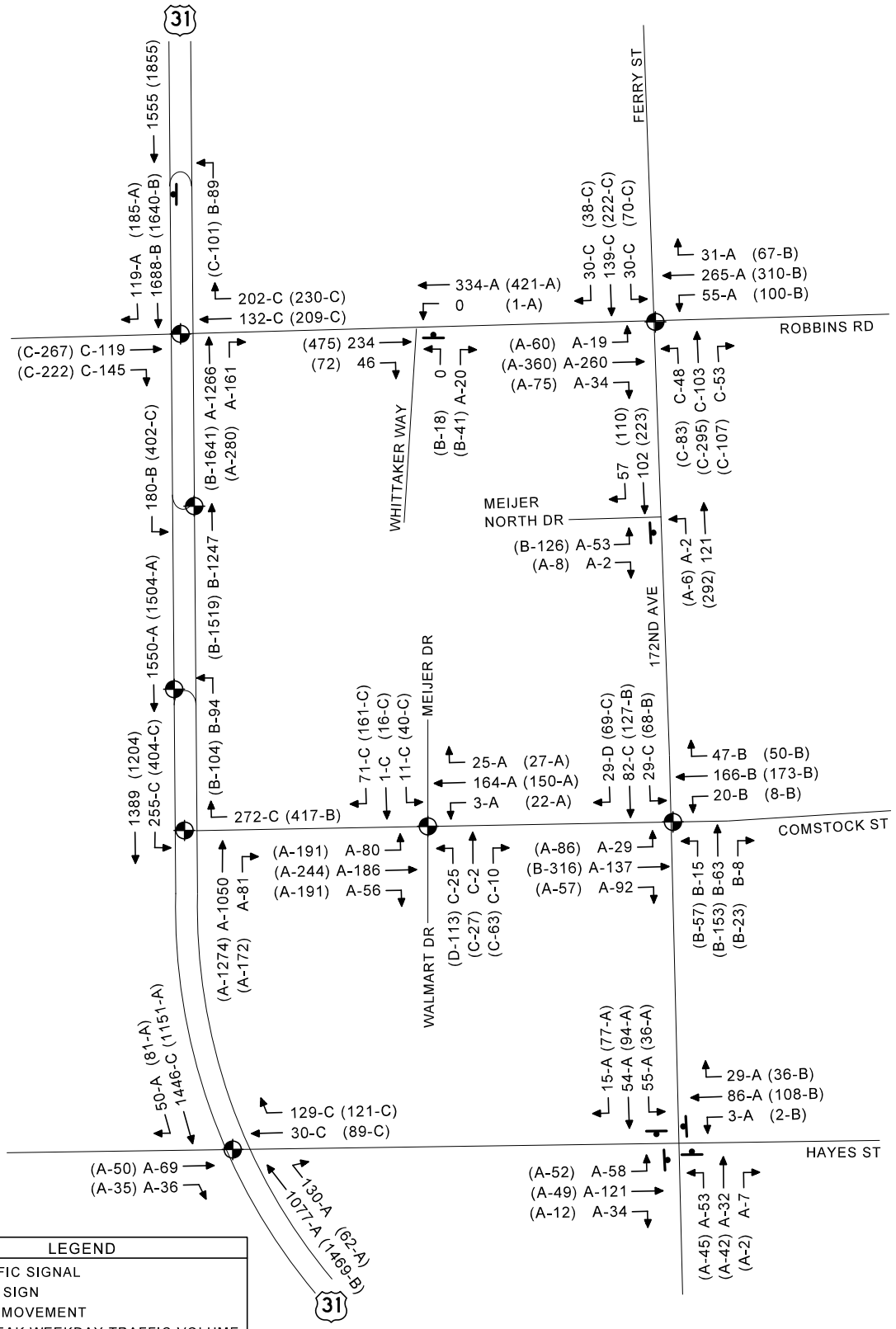
SPECTRUM HEALTH - GRAND HAVEN TRAFFIC IMPACT STUDY

NEDERVELD URS

EXISTING (2015) PEAK-HOUR VOLUMES AND LEVEL OF SERVICE

FIGURE 4

M:/PROJECTS/12945195/CADD/TRAFFIC/4_EXISTING (2015) PEAK-HOUR VOLUMES AND LEVEL OF SERVICE.DGN



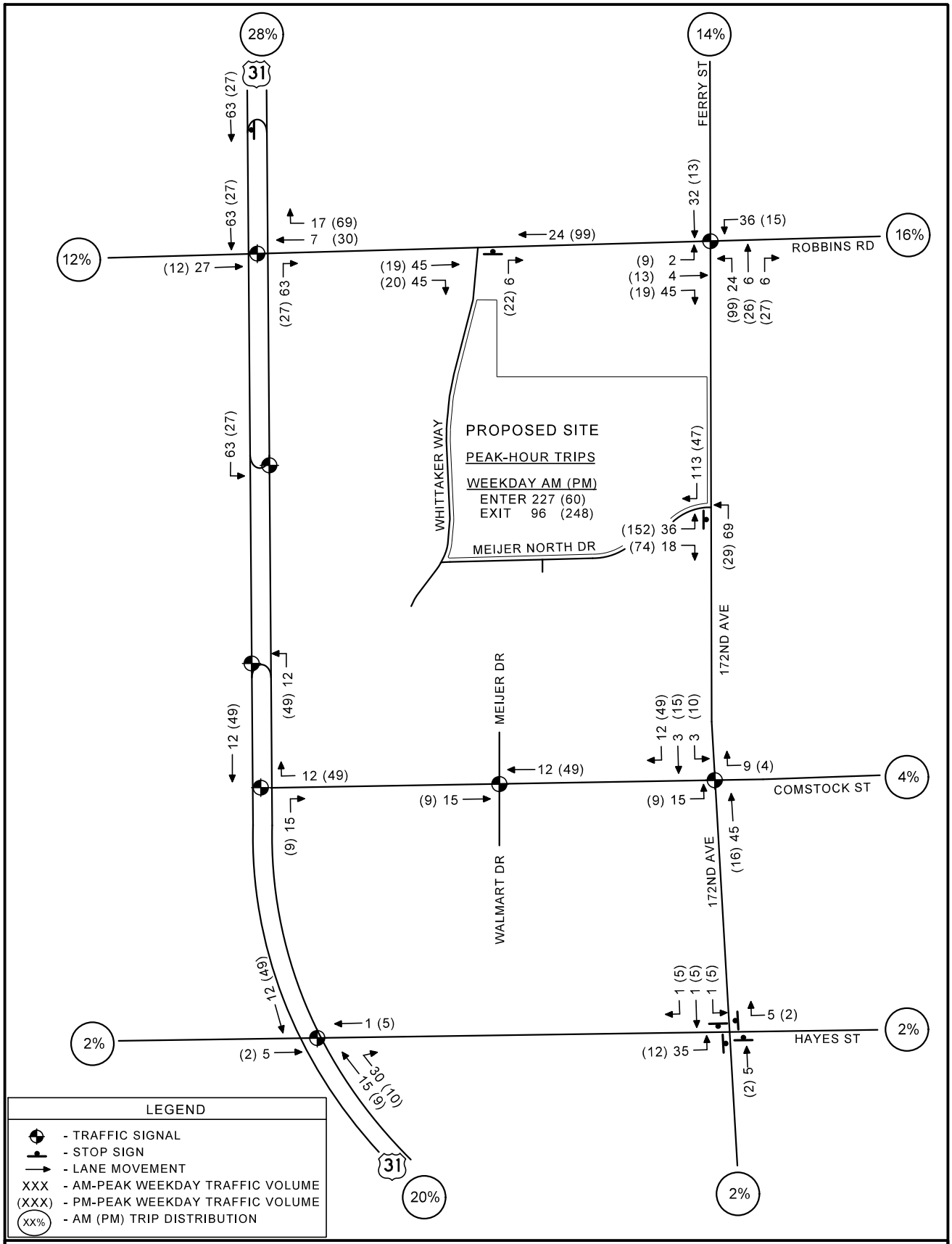
SPECTRUM HEALTH - GRAND HAVEN TRAFFIC IMPACT STUDY

NEDERVELD URS

BASE YEAR (2017) PEAK-HOUR VOLUMES AND LEVEL OF SERVICE

FIGURE 5

M:/PROJECTS/12945195/CADD/TRAFFIC/5_BASE YEAR (2017) PEAK-HOUR VOLUMES AND LEVEL OF SERVICE.DGN



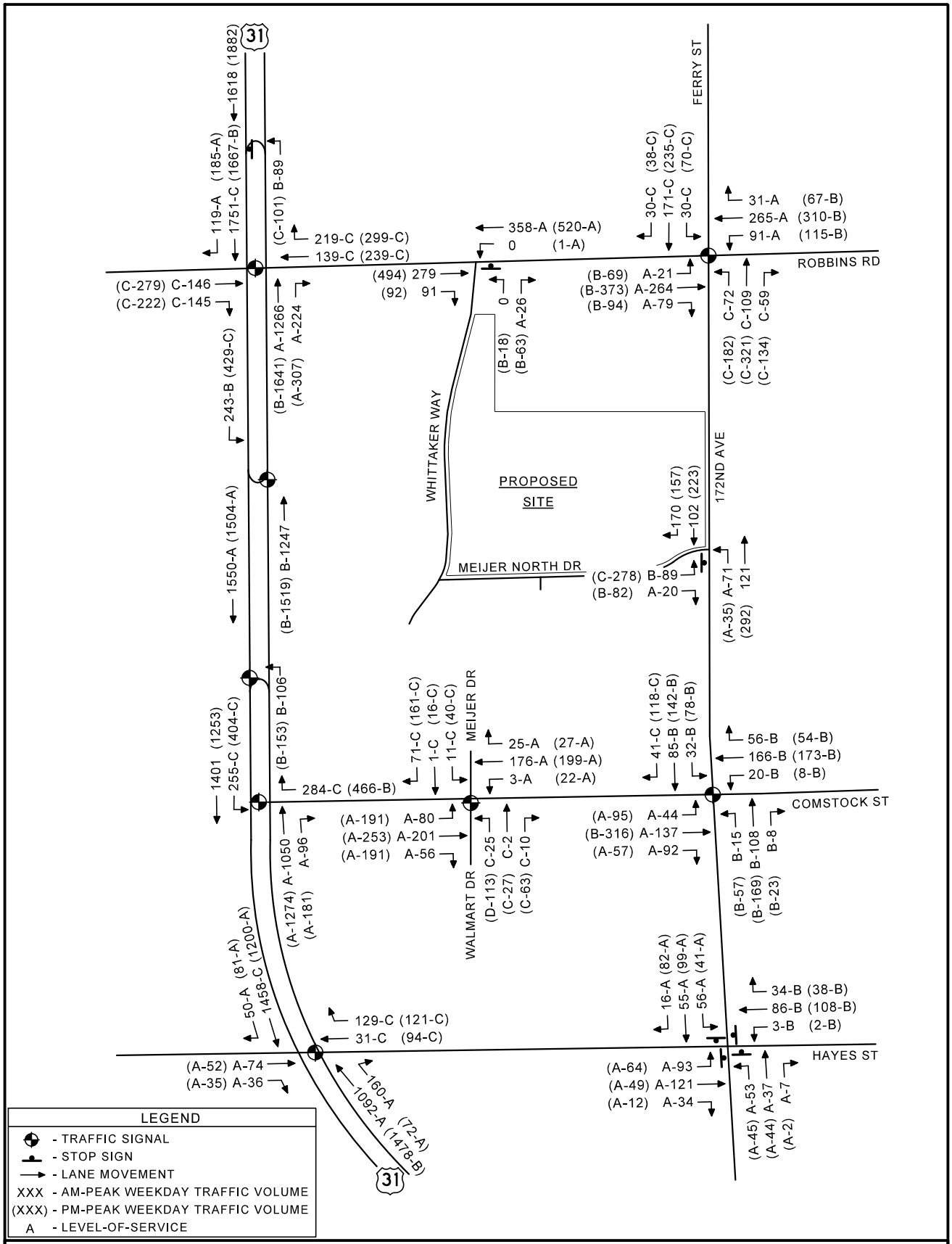
SPECTRUM HEALTH - GRAND HAVEN TRAFFIC IMPACT STUDY

NEDERVELD URS

OPENING YEAR (2017) PEAK-HOUR SITE TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

FIGURE 6

M:/PROJECTS/12945195/CADD/TRAFFIC/6_OPENING YEAR (2017) PEAK-HOUR SITE TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT.DGN



SPECTRUM HEALTH - GRAND HAVEN TRAFFIC IMPACT STUDY

NEDERVELD URS

OPENING YEAR (2017) PEAK-HOUR VOLUMES AND LEVEL OF SERVICE

FIGURE 7

M:/PROJECTS/12945195/CADD/TRAFFIC/5_OPENING YEAR (2017) PEAK-HOUR VOLUMES AND LEVEL OF SERVICE.DGN

Health Pointe Parking Study

Health Pointe is requesting a departure from the parking ratio required by the current zoning ordinance – 1 parking space per 200 square feet of **useable** floor area of the building. The estimated useable square footage of the Phase 1 building is 84,795 which equates to 424 parking spaces. Health Pointe is proposing to build 1 parking space per 200 square feet of **gross** floor area of the building. A +/- 105,550 gross square foot facility will be constructed in Phase 1 which requires 528 parking spaces. Justification for the 528 parking spaces is as follows:

253 - Total Health Point Staff Members occupying the building
275 – Patient demanded parking spaces (see below)
528 – Total parking requirement

Patient Demanded Parking Spaces

The anticipated daily volume for the facility is 1,100 patients. Generally speaking, patients will be seen for 8 clinical hours per day. We have found that the parking lot needs to support a 2 hour block of patient activity. 1,100 total patient visits / 4 (total 2 hour blocks) = 275.

Recent Project Comparison

The two most recent outpatient projects completed by Spectrum Health are:

Lakewood Pavilion – Holland, MI

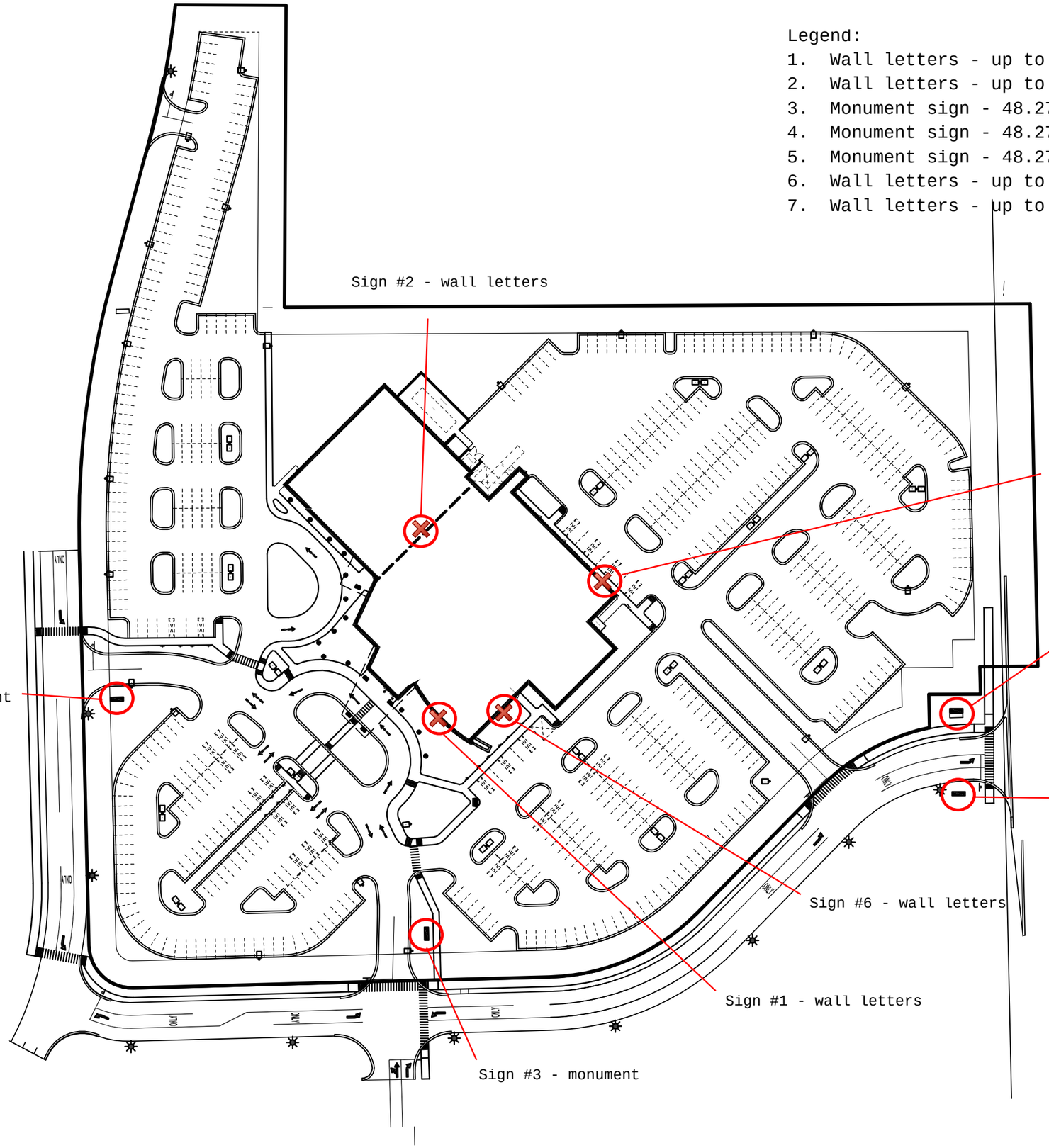
- Total GSF – 56,888
- Total Parking Spaces – 381
- 1 space per 149 GSF

Integrated Care Campus - Beltline – Grand Rapids, MI

- Total GSF - 122,141
- Total Parking Spaces – 606
- 1 space per 202 GSF

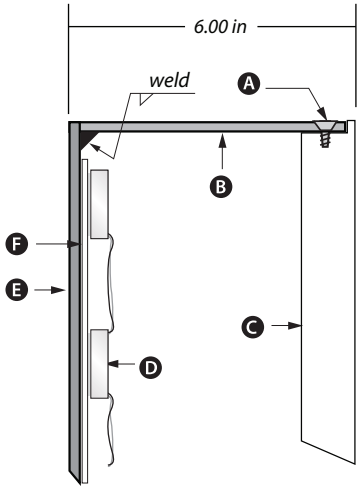
Legend:

1. Wall letters - up to 10% of wall area
2. Wall letters - up to 10% of wall area
3. Monument sign - 48.27 sq ft, plus masonry base
4. Monument sign - 48.27 sq ft, plus masonry base
5. Monument sign - 48.27 sq ft, plus masonry base
6. Wall letters - up to 10% of wall area
7. Wall letters - up to 10% of wall area



PROPERTY OF VALLEY CITY SIGN PROPERTY OF VALLEY CITY SIGN PROPERTY OF VALLEY CITY SIGN PROPERTY OF VALLEY CITY SIGN

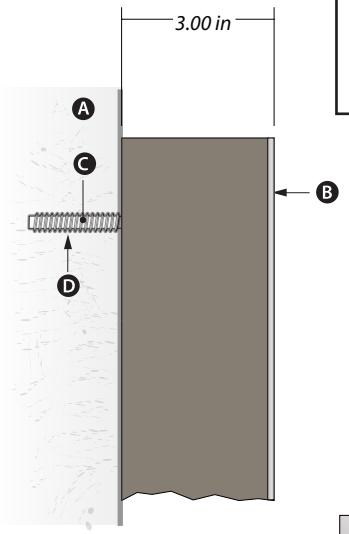
Cross Section Of Channel Letter Not To Scale



A - #6 Countersink Screw
B - 6" deep / .063" Alum. Sidewalls, Inside paint MAP Starbrite White
C - 1.00" Clear Plex Face, surface applied Silver Scotchcal, subsurface 2x -layers of diffuser
D - LED
E - .080" Alum. Back
F -.040" False Back

ELECTRICAL:
- Internal illumination with White LED's.
- U.L. approval req'd.
- Electrical exit and disconnect switch locations to be determined.
- Weep holes and mounting holes as required.
- Remote power supplies.
- Non-Ferrous fasteners.

INSTALLATION:
- Mount flush to wall



Sign Foam Letter Detail / Not to Scale

A - Wall
B -3.00" deep 18# sign foam w/.080" laminated alum. faces
C - Threaded Rod
D - Adhesive

INSTALLATION:
- Mount flush to wall

2x - Layers
Diffuser #3635-70

	ALL LETTER SIDE WALLS		SIGN FOAM LETTER FACES
Silver Scotchcal #3630-121	MAP MP18149	MAP Star Brite	MAP MP18071

DRAWING #157,227B

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

FOUR (4) SETS OF ILLUMINATED LETTERS AND ONE (1) SET OF NON-ILLUMINATED LETTERS REQUIRED

VALLEY CITY SIGN
An Employee Owned Company

5009 West River Drive . Comstock Park, MI 49321 . Ph.616.784.5711 . Fax.616.784.8280 . www.valleycitysign.com

CUSTOMER SIGNATURE

PROJECT: **SPECTRUM HEALTH**	
PHOTOSCAN (S): **NO**	DESIGNER: **JB**
DATE: **10.26.15**	REVISIONS: **JB(2)**
HOURS: **1 + 1**	SALES: **JS (28)**

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South Elevation

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DRAWING #157,227B

SCALE: 1/16" = 1'-0"

FOUR (4) SETS OF ILLUMINATED LETTERS AND ONE (1) SET OF NON-ILLUMINATED LETTERS REQUIRED

PROJECT: **SPECTRUM HEALTH**	
PHOTOSCAN (S): **NO**	DESIGNER: **JB**
DATE: **10.26.15**	REVISIONS: **JB(2)**
HOURS: **1 + 1**	SALES: **JS (28)**

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East Elevation

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DRAWING #157,227B

SCALE: 1/16" = 1'-0"

FOUR (4) SETS OF ILLUMINATED LETTERS AND ONE (1) SET OF NON-ILLUMINATED LETTERS REQUIRED

PROJECT: **SPECTRUM HEALTH**	
PHOTOSCAN (S): **NO**	DESIGNER: **JB**
DATE: **10.26.15**	REVISIONS: **JB(2)**
HOURS: **1 + 1**	SALES: **JS (28)**

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West Elevation

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DRAWING #157,227B

SCALE: 1/16" = 1'-0"

FOUR (4) SETS OF ILLUMINATED LETTERS AND ONE (1) SET OF NON-ILLUMINATED LETTERS REQUIRED

PROJECT: **SPECTRUM HEALTH**	
PHOTOSCAN (S): **NO**	DESIGNER: **JB**
DATE: **10.26.15**	REVISIONS: **JB(2)**
HOURS: **1 + 1**	SALES: **JS (28)**

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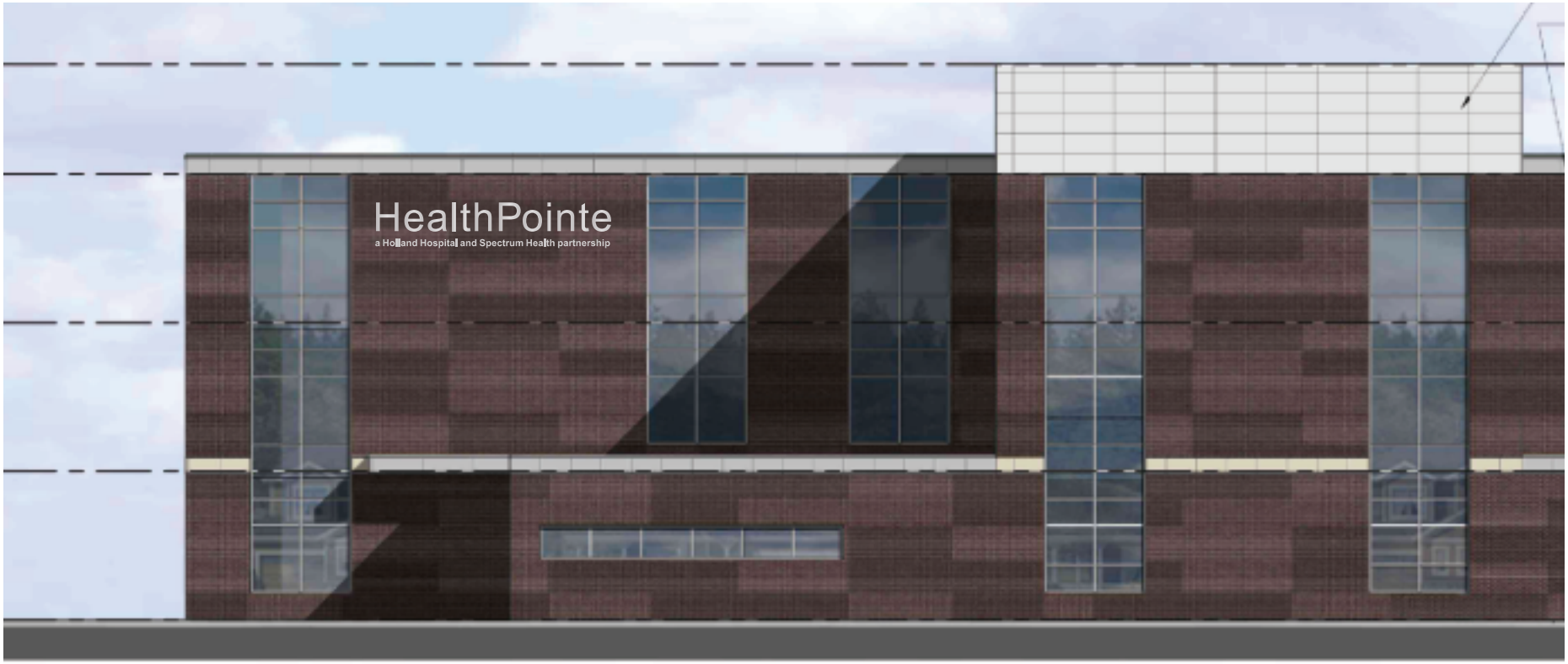

North Elevation

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DRAWING #157,227B

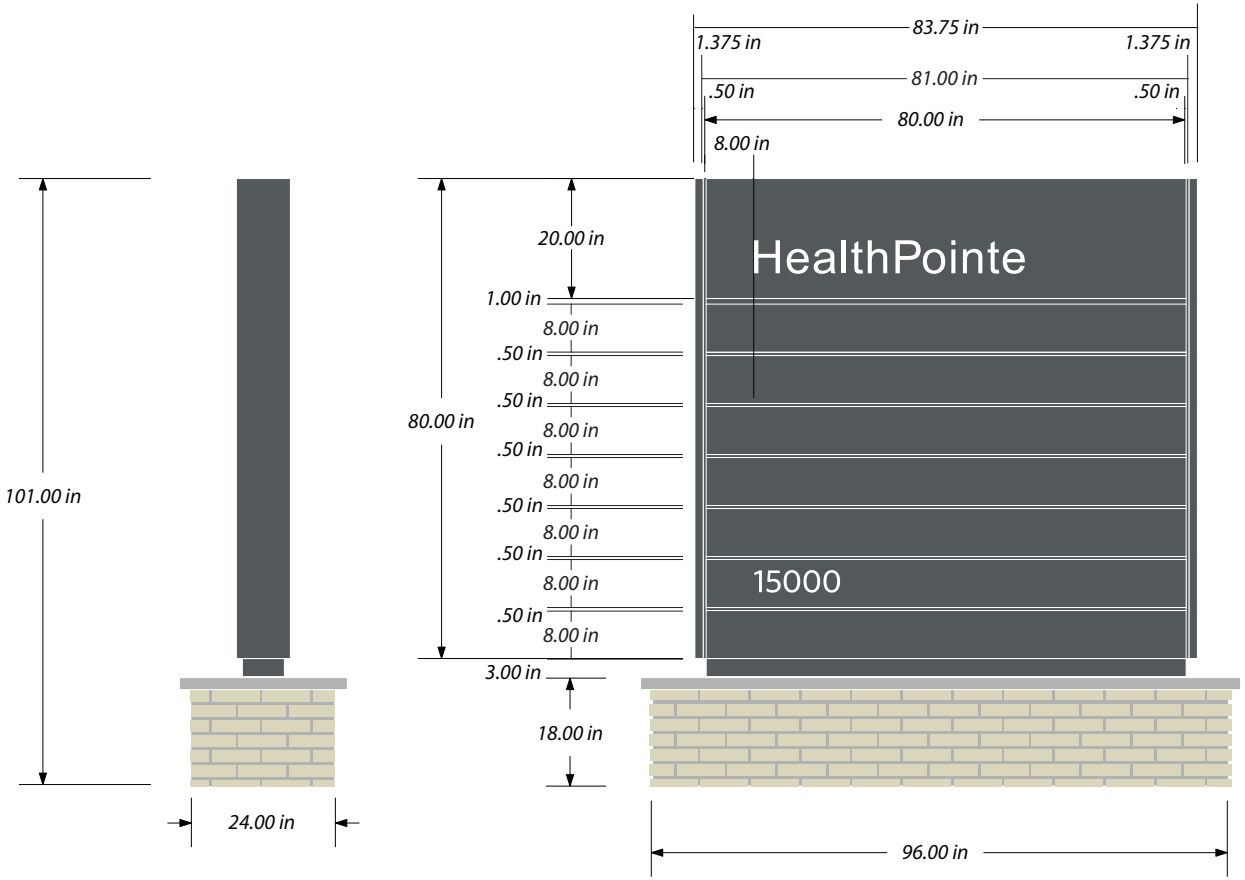
SCALE: 1/16" = 1'-0"

FOUR (4) SETS OF ILLUMINATED LETTERS AND ONE (1) SET OF NON-ILLUMINATED LETTERS REQUIRED

PROJECT: **SPECTRUM HEALTH**

PHOTOSCAN (S): **NO**	DESIGNER: **JB**
DATE: **10.26.15**	REVISIONS: **JB(2)**
HOURS: **1 + 1**	SALES: **JS (28)**

PROPERTY OF VALLEY CITY SIGN PROPERTY OF VALLEY CITY SIGN PROPERTY OF VALLEY CITY SIGN PROPERTY OF VALLEY CITY SIGN



48.27 sq. ft.
Based on overall sign size.
Does not include stone/ brick base.

CUSTOM CABINET:•
• See page 2 for details

COPY:
- Logo graphic routed as one piece, masked and painted
- 5.5"h (H in Health)
- 3.70"h tenant copy - to be determined
- 3.64"h (1 in 15000) - to be determined
- All copy routed and pushed thru w/.25" white plex

ELECTRICAL:
- UL approval
- 120 volt
- Switch on side
- 8x-F72 lamps (hat track on right side only)
- 2x-472 ballasts

INSTALLATION:
- 1x - 3" x 5" x .25" internal steel support with matching plates
- Direct bury 48"
- Brick base as required

SIGN LOCATIONS: 3, 4 & 5

MAP 19911	Matte White Scotchcal #7725-20

DRAWING #157,230A-4

SCALE: 3/8" = 1'-0"
THREE (3) DOUBLE-FACED SIGNS REQUIRED

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CUSTOMER SIGNATURE

PROJECT: **SPECTRUM HEALTH**	
PHOTOSCAN (S): **NO**	DESIGNER: **SSG**
DATE: **10.22.15**	REVISIONS: **JB**
HOURS: **.50 + .25**	SALES: **28(JS)**

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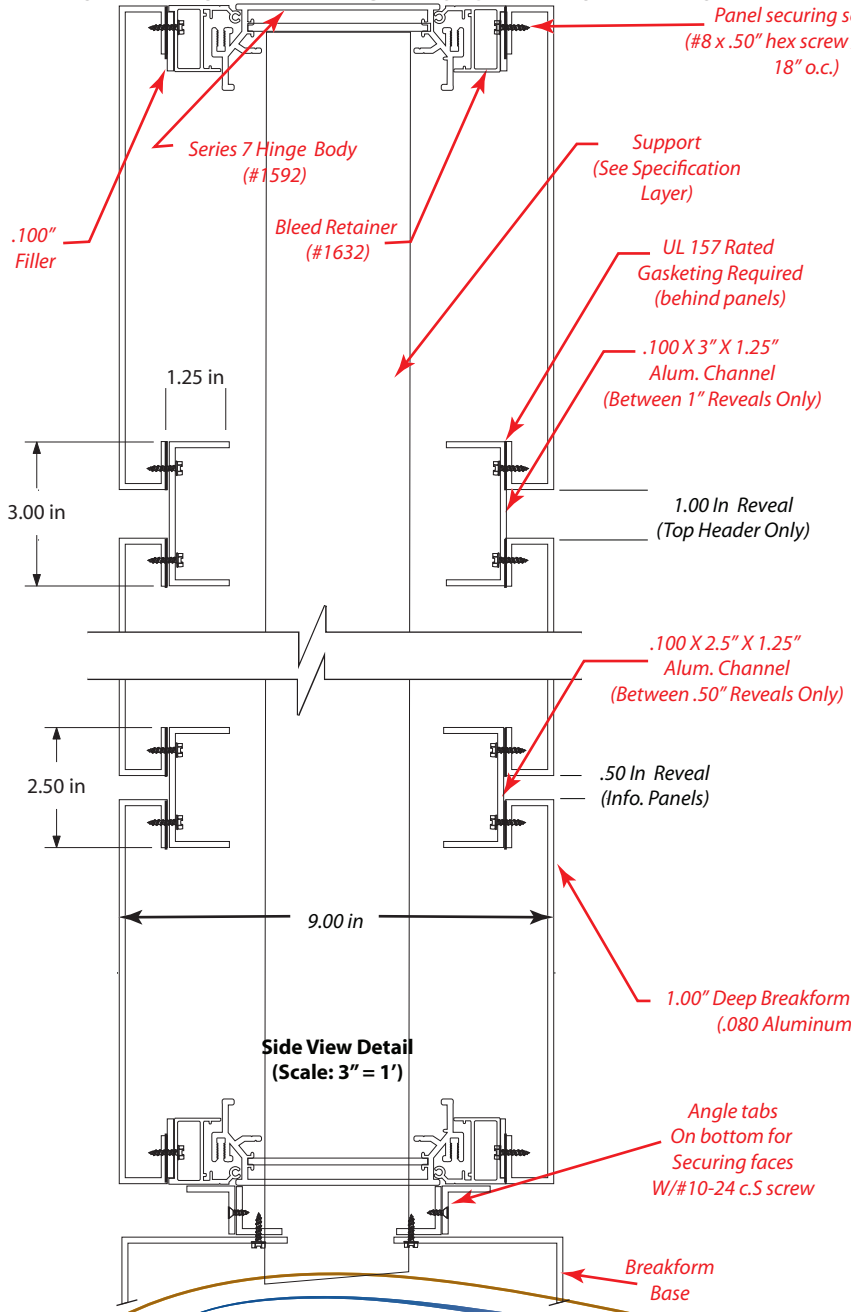
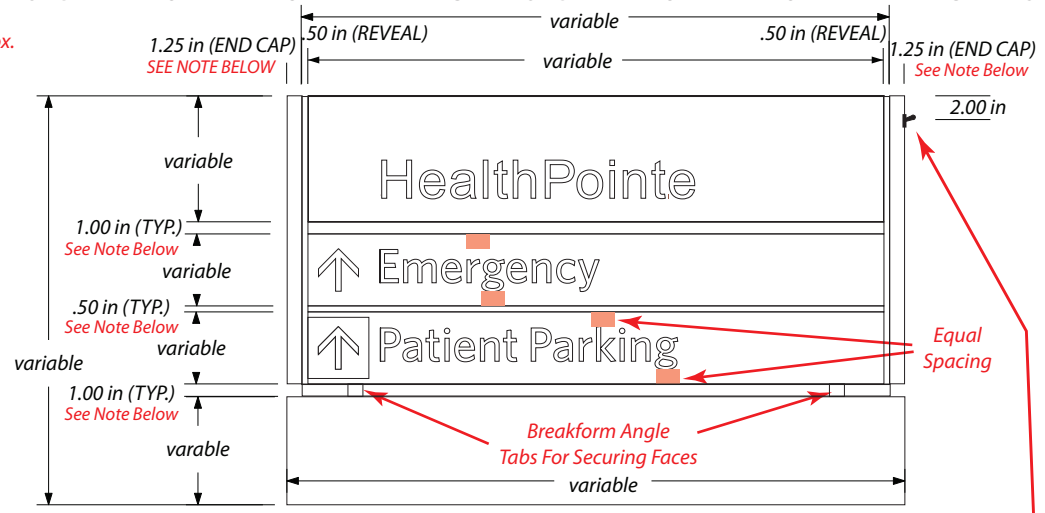


Side View Detail
(Scale: 3" = 1')

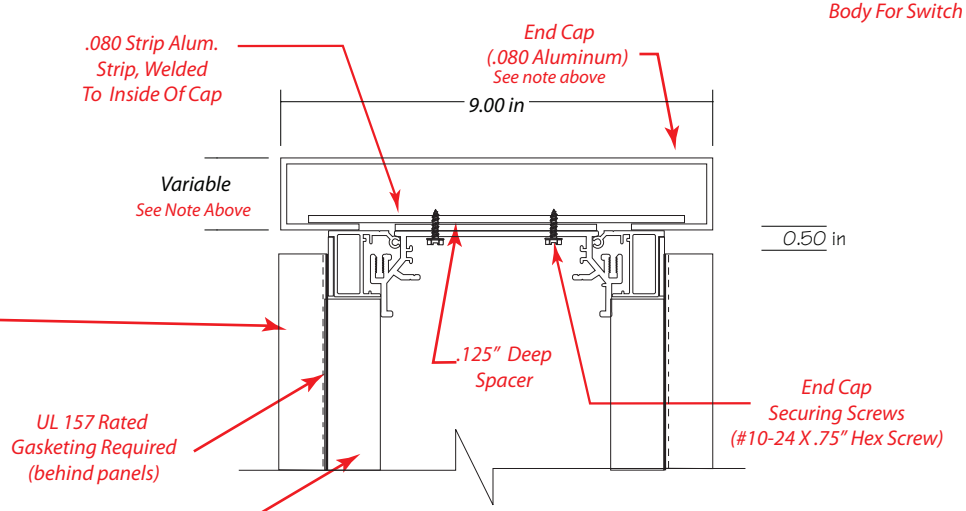


Typical Front View
(6" Panel Sign Shown)
(3/4" = 1')

Switch
U.L. Label Located
On Top Of Cabinet
(Note: 3" X 4" Hand
Hole Required In
Body For Switch Access)

End Cap Notes:
4" H Panels Require A 1.00" Wide End Cap
6"h Panels Require A 1.25" Wide End Cap
8"h Panels Require A 1.375" Wide End Cap
10"h Panels Require A 1.50" Wide End Cap
12"h Panels Require A 2" Wide End Cap
15"h Panels Require A 2.5" Wide End Cap

Reveal Notes:
Reveals Between Header
And Directional Panels Require
A 1.00" Reveal. Reveals Between
Directional Panels Have A .50"
Reveal. Reveals Between Base
And Panels Have A 1.00" Reveal



Top View Detail
(Scale: 3" = 1')

VALLEY CITY SIGN
An Employee Owned Company

CUSTOMER SIGNATURE

Page 2 of 2

DRAWING #157,230A-4

SCALE: 3/8" = 1'-0"
THREE (3) DOUBLE-FACED SIGNS REQUIRED

5009 West River Drive . Comstock Park, MI 49321 . Ph.616.784.5711 . Fax.616.784.8280 . www.valleycitysign.com

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PROJECT: **SPECTRUM HEALTH**	
PHOTOSCAN (S): **NO**	DESIGNER: **SSG**
DATE: **10.22.15**	REVISIONS: **JB**
HOURS: **.50 + .25**	SALES: **28(JS)**

Stacey Fedewa

From: Stacey Fedewa
Sent: Monday, December 07, 2015 11:39 AM
To: 'tom rolfe'
Subject: RE: Spectrum/Holland

Mr. Rolfe,

Thank you for taking the time to contact the Township regarding the proposed Health Pointe medical office building. Certainly your concerns are valid, however, the Township's responsibility is strictly limited to a land-use Planned Unit Development Amendment application for a medical office building.

The medical uses within the building are all governed by the State of Michigan through the issuance of Certificates of Need, which addresses topics such as duplication of services. The Township has no authority over the type of medical uses within the building.

Additional information on the proposed project can be found on the website at: http://www.ght.org/township-board/meeting-packets/, and click the Planning Commission tab. Information can be found in the November 2, 2015 and December 7, 2015 links. Also, on or after December 11th more information will be found under the Township Board tab by clicking the December 14, 2015 link. Please note, some of the files are quite large, so it may take a few moments for the meeting packet to load.

Hopefully this additional information has been useful, and your correspondence will also be shared with the Planning Commission and Township Board. Please do not hesitate to contact me if this raises further questions.

Best regards,

Stacey Fedewa
Planning & Zoning Official
Grand Haven Charter Township
(616) 604-6326
sfedewa@ght.org

From: tom rolfe [mailto:rolfetom@hotmail.com]
Sent: Thursday, December 03, 2015 9:03 PM
To: Stacey Fedewa <SFedewa@ght.org>
Subject: Spectrum/Holland

I guess the question is why is Spectrum wanting to build in the Grand Haven area? There a demonstrated need for another facility? Is there more need than NOCH can provide? Since we all know that if it is built that it will dilute the patient flow to NOCH will both facilities be able to survive or we have two so-so facilities neither of which will be able to provide all the need of the community.

It is obvious that Spectrum is striving to become the dominant hospital in the area. This could be good or bad.

These are just some rambling thoughts that I have.

Summer

Tom Rolfe
13422 Greenleaf Lane
Grand Haven, MI 49417
rolfetom@hotmail.com
cell 616-638-9238
home 616-850-9604

Winter

Tom Rolfe
8989 East Escalante, Unit 335
Tucson, AZ 85730
rolfetom@hotmail.com
cell 616-638-9238
home 520-203-7266

Stacey Fedewa

From: Stacey Fedewa
Sent: Monday, December 07, 2015 11:41 AM
To: 'Barbara Collins'
Subject: RE: Proposed new building in Grand Haven!

Ms. Collins,

Thank you for taking the time to contact the Township regarding the proposed Health Pointe medical office building. Certainly your concerns are valid, however, the Township's responsibility is strictly limited to a land-use Planned Unit Development Amendment application for a medical office building.

The medical uses within the building are all governed by the State of Michigan through the issuance of Certificates of Need, which addresses topics such as duplication of services. The Township has no authority over the type of medical uses within the building.

Additional information on the proposed project can be found on the website at: http://www.ght.org/township-board/meeting-packets/, and click the Planning Commission tab. Information can be found in the November 2, 2015 and December 7, 2015 links. Also, on or after December 11th more information will be found under the Township Board tab by clicking the December 14, 2015 link. Please note, some of the files are quite large, so it may take a few moments for the meeting packet to load.

Hopefully this additional information has been useful, and your correspondence will also be shared with the Planning Commission and Township Board. Please do not hesitate to contact me if this raises further questions.

Best regards,

Stacey Fedewa
Planning & Zoning Official
Grand Haven Charter Township
(616) 604-6326
sfedewa@ght.org

From: Barbara Collins [mailto:grandmabc@charter.net]
Sent: Thursday, December 03, 2015 6:23 PM
To: Stacey Fedewa <SFedewa@ght.org>
Subject: Proposed new building in Grand Haven!

Please, Money isn't everything. Our NOCH is a wonderful hospital. I do not prefer the bigger hospital as I have loss my family members to your facility and about to lose another, due to infection's after surgery. Why can we not have a choice. Please do not pull a Walmart procedure on Grand Haven as you have to Greenville and other small towns. Stay in Grand Rapids and leave us with NOCH, please.

Sent from Mail for Windows 10

Stacey Fedewa

From: Stacey Fedewa
Sent: Monday, December 07, 2015 8:57 AM
To: 'Carol Kirchner'
Subject: RE: Proposed Spectrum site

Ms. Kirchner,

Thank you for taking the time to send your concerns to the Township. This office is happy to answer the questions you have, see below in blue font. Your correspondence will be shared with the Planning Commission and the Township Board.

Please contact me if this raises further questions.

Best regards,

Stacey Fedewa
Planning & Zoning Official
Grand Haven Charter Township
(616) 604-6326
sfedewa@ght.org

From: Carol Kirchner [mailto:kirchcocarol@yahoo.com]
Sent: Monday, December 07, 2015 8:09 AM
To: Stacey Fedewa <SFedewa@ght.org>
Subject: Proposed Spectrum site

Dear S. Fedewa:

I have some concerns about the proposed building of a Spectrum site on the Meijer property. Since I will be unable to attend the public forum being held on Dec. 14th (school concert night), I would like to share these concerns.

1. What are the proposed specifics of this building; what will it house? The uses will be of a medical office nature. This is a planning and zoning application, so the Township must focus on the land-use, which is a medical office building. The medical uses within the building are all governed by the State of Michigan through the issuance of Certificates of Need, which addresses topics such as duplication of services. The Township has no authority over the type of medical uses within the building.

2. Will it be in direct competition with our own local hospital? That is unknown, and the Township's responsibility is strictly limited to a land-use Planned Unit Development Amendment application.

3. Why the large size? This is the largest of all the Spectrum Buildings...I believe Holland's is 50,000 sq. feet, and Muskegon 30,000 sq. feet. In part, it is the Township's understanding that some of the size is contributed to the existing physicians within the Grand Haven community. All of the physicians located in the Harbor Dunes building near North Ottawa Community Hospital would be relocated into the proposed medical office building. Also, according to the Parking Study submitted by the applicant, their Integrated Care Campus on the Beltline in Grand

Rapids is over 122,000 square feet; the Lakewood Pavilion in Holland is over 56,000 square feet; and the total number of employees proposed for the Grand Haven building is 250.

I really believe what we don't want is something that will "kill off" our local hospital and with the proposed size of this building, it will be almost as large as the whole NOCH campus. Why?? Please slow down this process and really examine what is behind this proposed Spectrum building. Are they trying to force NOCH to fall under their umbrella?

I thank you for your time to consider these issues, and would really appreciate a reply!

Yours truly,
Carol Kirchner
16122 Vanden Berg Dr.
Grand Haven

Grand Haven Township Planning Commission
13300 168th Avenue
Grand Haven, MI 49417

Dear Members,

We understand that you have been working hard to deal with the substantial request from Spectrum Health. We have just learned that the size has grown to more than 120,000 square feet. This is a large-scale facility and it will have a long term impact on the Township and surrounding communities. We read in the Grand Haven Tribune that Spectrum is asking for a lot of variances outside of the standard approvals.

We can just look to other small communities that have accepted such a project to see the long-term effects of such an aggressive advancement. It will result in fewer services provided locally over time. Fewer local services will result in fewer local jobs and fewer dollars invested in our community.. We feel this project will compete with and weaken our local health system since Spectrum is partnering with Holland Hospital. Our community will then have to compete with two outside entities for benefit dollars.

This decision is about more than just a large building. It will impact not only the township but also the tens of thousands of people who live in the surrounding areas who receive medical services.

We would like to know that our Planning Commissioners, who are working for us, are going to share more specifics with the Township residents, so we can begin to understand the impact such a large building will have on the future. The singular public meeting on December 14th is not enough. This is a busy time of the year and we would like a chance to hear what is being proposed. Many are traveling over the holidays and this one meeting seems to be a lack of transparency.

We thank you for the considerable time you work hard to keep Grand Haven Township a beautiful place to live. We are sure you are doing your best to manage this request. Please let us have more input. We are unable to attend this meeting because we are out of the Country and will not be able to participate in the discussion.

Thank you for your attention to this matter. We look forward to attending a Planning Commission public meeting sometime in the new year.

Respectfully,
James and Sharon Van Dyke
Township residents

GRAND HAVEN CHARTER TOWNSHIP
13300 168th Ave. • Grand Haven, MI 49417
Phone: 616.842.5988 • Fax: 616.842.9419 • www.ght.org

December 7, 2015

James and Sharon Van Dyke
17345 Mountain Plat Lane
Grand Haven, MI 49417

Mr. and Mrs. Van Dyke,

Thank you for taking the time to contact the Township regarding the proposed Health Pointe medical office building. Certainly your concerns are valid, however, the Township's responsibility is strictly limited to a land-use Planned Unit Development Amendment application for a medical office building.

The medical uses within the building are all governed by the State of Michigan through the issuance of Certificates of Need, which addresses topics such as duplication of services. The Township has no authority over the type of medical uses within the building.

The Planning Commission represents Grand Haven Charter Township, and is not an elected position. Rather each member is appointed by the Township Board. Therefore, the Commissioners are representatives of the Township, and not the general public.

Pursuant to Sections 17.03.1 and 17.04 of the Zoning Ordinance the applicant can request a pre-application presentation with the Planning Commission; and the Planning Commission and Township Board must each hold a public hearing on the application. Thus far, two meetings have been held, and two more are scheduled.

The first, was a pre-application presentation with the Planning Commission on 9/21/2015. Second, the Planning Commission held a public hearing on 11/2/2015. Third, the Planning Commission will likely adopt a formal motion and report of findings at the 12/7/2015 meeting. Fourth, the Township Board will hold a public hearing on 12/14/2015.

Additional information on the proposed project can be found on the website at: http://www.ght.org/township-board/meeting-packets/, and click the Planning Commission tab. Information can be found in the 9/21/2015, 11/2/2015, and 12/7/2015 links. Also, on or after December 11th more information will be found under the Township Board tab by clicking the

12/14/2015 link. Please note, some of the files are quite large, so it may take a few moments for the meeting packet to load.

Again, thank you for taking the time to deliver your letter to the Township. Hopefully this additional information has been useful, and your correspondence will also be shared with the Planning Commission and Township Board.

Please do not hesitate to contact me if this raises further questions.

Best regards,

Stacey Fedewa
Planning & Zoning Official
Grand Haven Charter Township
13300 168th Avenue
Grand Haven, MI 49417
(616) 604-6326
sfedewa@ght.org

Cc: Planning Commission
Township Board

12-02-15

From:
The Harold and Joyce Weaver Family
13840 Stearns Ct.
Grand Haven, MI. 49417

To:
Grand Haven Charter Township Board and
Stacey Fedewa, Planning and Zoning Official
Grand Haven Charter Township
13300 168th Ave. Grand Haven, MI 49417

Dear Board,

Whoa! Do you know what you are allowing to happen here?
We are concerned with the speed in which you are moving on the Spectrum project proposed for US31 and Robbins Rd.
Will you please step back and allow for more input and thought instead of being awestruck with the power of Spectrum?

- Do you know that the six of you are making a huge decision that will affect our whole community and outlying areas without letting us know more and without letting us say more about its affect on us and important businesses in our community?

- Are you thinking of the years of contribution North Ottawa Community Health Systems (otherwise known as NOCH), has given to our area?

- Do you know that NOCH helped Spectrum renovate most of the second floor of the Harbor Dunes Building to expand Spectrum's business in Grand Haven?

- Do you know that when Spectrum wanted more space (in Harbor Dunes), NOCH offered some, (in fact, two thirds of what Spectrum asked for), but Spectrum declined, not wanting to work with NOCH for a solution?

- Do you know that NOCH receives consistently high marks in quality of care, making it an asset to our community?

- Do you know that you would be showing unprecedented "favoritism" if you allow the amount of size, height and variances that Spectrum wants?

- Do you know that Spectrum has been way too vague in supplying details about what they plan to use this monstrous structure for?

- Would it be wise to allow Spectrum to "railroad" its "bigness" into our community, possibly becoming a monopoly in health care here and weakening our own community hospital, which serves our community well?

- Would this project cause Grand Haven Township to have to expand its Fire Department, possibly needing more personnel and equipment (fire trucks)?

- What will become of NOCH's Emergency Department expansion? Why did you allow that, when Spectrum could damage it by their new presence?

- Spectrum and Holland Hospital have plenty of locations without filling the corner by Meijer's.

- You must have noticed that the area around Meijer's is busy enough.

- Our community has the right to know all the variances and changes requested by Spectrum before this large project is approved.
  We should also be informed of exactly what this new campus will contain, especially if these services will duplicate what is already supplied by NOCH and what affect this will have on our established North Ottawa Community Hospital.

- Does this project fit in with the Grand Haven Township Historic Overlay Criteria?

- What could this project do to NOCH? Does NOCH deserve to have to deal with this considering the contribution they have been to our community?

Will you please slow down and allow more community involvement and information to us before considering to approve Spectrum's plans?

Sincerely,

Harold and Joyce Weaver

Laura Weaver, Lisa, Taylor & Elijah

Love INC
Love In the Name of Christ

December 8, 2015

Stacey Fedewa, Planning & Zoning Official
Grand Haven Charter Township
13300 168th Avenue
Grand Haven, MI 49417

Dear Ms. Fedewa and Township Zoning Board:

I am submitting this letter for consideration by the Grand Haven Twp. Zoning Board as well as the general public in light of the PUD Amendment hearing on December 14, 2015.

Love INC of the Tri-Cities is a long-standing community service ministry. We have served residents of this community with human service needs since 1994. These services have included a clearinghouse/referral center, a free health and dental clinic, sheltered housing, and various other services aimed at helping members of our community in times of need.

Our ability to provide this range and level of service has been made possible, in part, through strong relationships and supportive services from other area organizations, like North Ottawa Community Health System (NOCHS). NOCHS has supported Love INC in a myriad of ways, all of which attest to their interest in meeting local need, in this community, through local resources. Some of these supportive services include providing lab testing for our free health clinic patients at no cost to the patient or Love INC, providing space for our clinic before we had a permanent location, fundraising and advocacy for our cause, and cooperating in property matters which furthered the Love INC mission.

In this tight-knit community, our organizations and service providers must work closely and collaboratively. Together, we represent an infrastructure which must exist in order for our community to be aware of the needs of its members and have the ability to provide for those needs. Local organizations are governed by our residents, and often staffed by the very people they serve, in this model, the Tri-Cities uniquely demonstrates what a true *community* looks like.

The decisions facing the Township of Grand Haven and this community are ones wrought with many technical details and implications, and Love INC trusts the long history of this community to make those decisions carefully and with a complete basis of understanding. Love INC has a vested interest in supporting a healthcare model in our community that is unified, locally-focused and fueled, and has a demonstrated commitment to serving all members of the community. With this focus in mind, we request that more information about the proposed project and open-discussion meetings take place prior to a Township vote.

Sincerely,

Katie Appold

Katie Appold
Executive Director

Love INC • 1106 Fulton Street • Grand Haven, MI 49417
tel (616) 846-2701 • fax (616) 846-8009 • www.loveinctricities.org

Stacey Fedewa

From: Turkelson, Kristin <kturkelson@grand-rapids.mi.us>
Sent: Wednesday, December 09, 2015 4:07 PM
To: Bill Cargo; Stacey Fedewa
Subject: 12/14/15 GH TWP PH - Health Pointe

To the Grand Haven Charter Township Board,

Thank you for the opportunity to provide input on the proposed PUD amendment for Health Point. I would strongly encourage the Board to request that the applicant and their designer continue working with your staff planner and Planning Commission to address significant drawbacks with the proposed site design. Specifically:

1. Layout. The proposed layout is an inefficient use of land. The applicant should explore whether a prefab parking deck could work so to consolidate the parking and provide land for future expansion of the facility (versus increased building height) and/or additional ancillary buildings. A deck would also provide covered parking for visitors and employees.
2. Parking. The amount of parking should be based on need. In addition, the amount of parking/land between 172nd and the building is unnecessary and inappropriate given the desire to create a walkable and pedestrian oriented business district, as stated in the Robbins Road Sub Area Plan.
3. The internal orientation of the proposed building further exacerbates the auto-oriented design of the site. The building should be brought closer to the street, reducing the distance a pedestrian would need to travel to get to the building and so that there is an improved connection to 172nd.

Thank you for your consideration.

Kristin Turkelson
14542 Angelus Circle, Grand Haven.

December 10, 2015

Stacey Fedewa
Planning & Zoning Official
13300 168th Ave.
Grand Haven, MI 49417

Dear Stacey and Planning Commission,

I am a 35-year resident of Grand Haven Township. It is with deep concern that I urge the Planning Commission to deny a vote on Spectrum Health's proposed PUD Amendment on the outlots of Meijer.

This proposed building is close to, if not the largest, Spectrum Medical building to be built. In fact, it rivals the size of our local hospital's entire campus. Yet Spectrum Health has not answered the fundamental question of "What services will be housed here?"

The issue on the table may purport to be about variances. However, the underlying and highly disturbing issue that is **not** being discussed is, "How will this proposed facility impact our excellent local hospital system? " This community has invested millions in North Ottawa Community Health System throughout the decades. That investment is at risk if we do not properly understand the impact of Spectrum's plans.

I agree wholeheartedly with the op ed piece that was published in the Grand Haven Tribune. **We do not know enough for a vote of this magnitude**. Nor does one meeting the week before Christmas give the community a chance to respond so that you as township officials can properly consider our views.

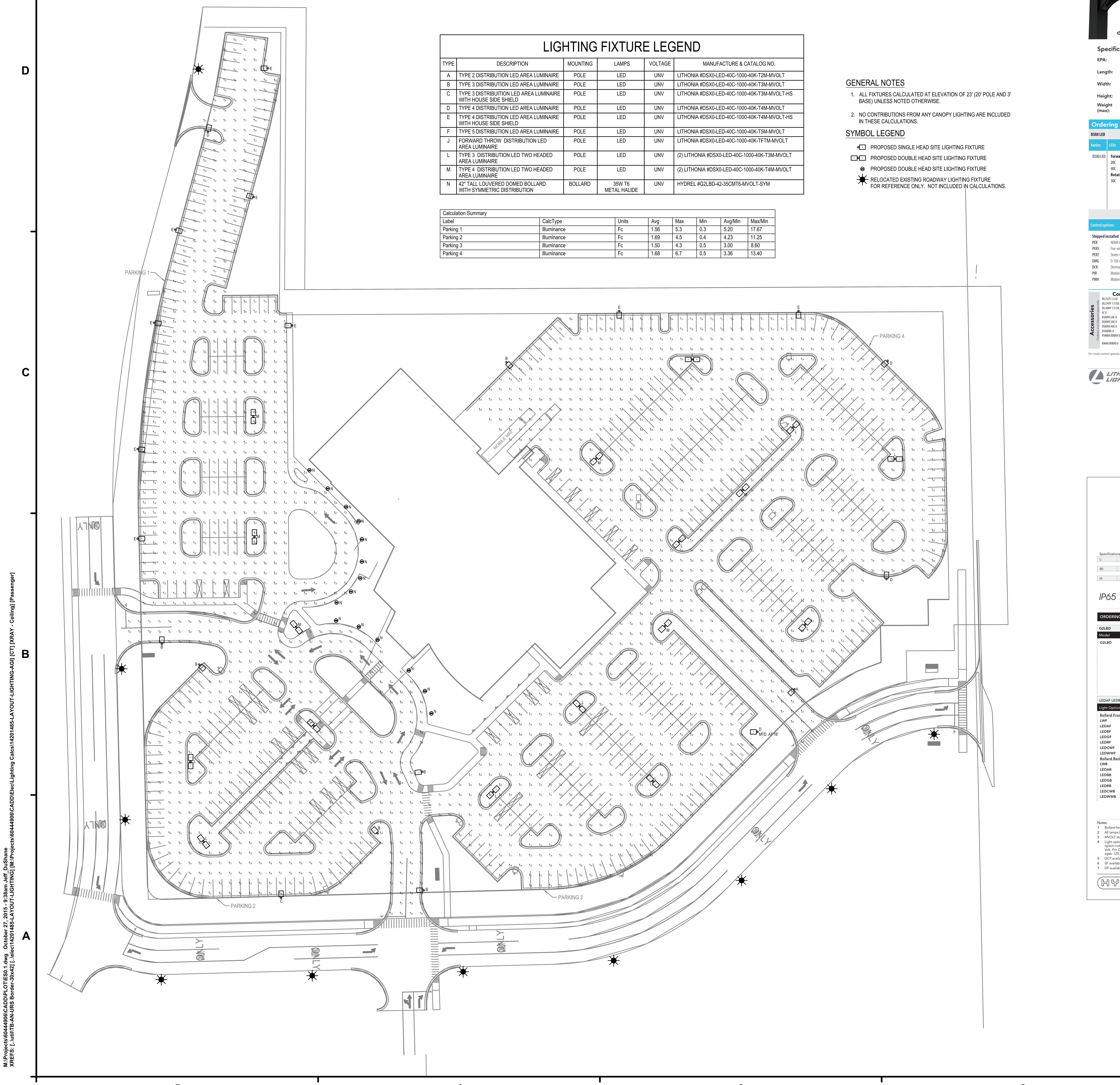
In the strongest possible way, I urge you to delay a vote, and institute a review process commensurate with the significance of this project. The potential impact of such a project deserves more than minimum standard for public input. There is nothing to be lost, and much to be gained, by a thoughtful and thorough process.

I thank you for your consideration.

Sincerely,

Stephen Marotti
15707 High Ridge Dr.
Grand Haven, MI. 49417

616 846-8644



LIGHTING FIXTURE LEGEND

TYPE	DESCRIPTION	MOUNTING	LAMPS	VOLTAGE	MANUFACTURE & CATALOG NO.
A	TYPE 2 DISTRIBUTION LED AREA LUMINAIRE	POLE	LED	UNV	LITHONIA #DSX0-LED-40C-1000-40K-T2M-MVOLT
B	TYPE 3 DISTRIBUTION LED AREA LUMINAIRE	POLE	LED	UNV	LITHONIA #DSX0-LED-40C-1000-40K-T3M-MVOLT
C	TYPE 3 DISTRIBUITION LED AREA LUMINAIRE WITH HOUSE SIDE SHIELD	POLE	LED	UNV	LITHONIA #DSX0-LED-40C-1000-40K-T3M-MVOLT-HS
D	TYPE 4 DISTRIBUTION LED AREA LUMINAIRE	POLE	LED	UNV	LITHONIA #DSX0-LED-40C-1000-40K-T4M-MVOLT
E	TYPE 4 DISTRIBUTION LED AREA LUMINAIRE WITH HOUSE SIDE SHIELD	POLE	LED	UNV	LITHONIA #DSX0-LED-40C-1000-40K-T4M-MVOLT-HS
F	TYPE 5 DISTRIBUTION LED AREA LUMINAIRE	POLE	LED	UNV	LITHONIA #DSX0-LED-40C-1000-40K-T5M-MVOLT
J	FORWARD THROW DISTRIBUTION LED AREA LUMINAIRE	POLE	LED	UNV	LITHONIA #DSX0-LED-40C-1000-40K-TFTM-MVOLT
L	TYPE 3 DISTRIBUTION LED TWO HEADED AREA LUMINAIRE	POLE	LED	UNV	(2) LITHONIA #DSX0-LED-40C-1000-40K-T3M-MVOLT
M	TYPE 4 DISTRIBUTION LED TWO HEADED AREA LUMINAIRE	POLE	LED	UNV	(2) LITHONIA #DSX0-LED-40C-1000-40K-T4M-MVOLT
N	42" TALL LOUVERED DOMED BOLLARD WITH SYMMETRIC DISTRIBUTION	BOLLARD	35W T6 METAL HALIDE	UNV	HYDREL #G2LBD-42-35CMT6-MVOLT-SYM

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking 1	Illuminance	Fc	1.56	5.3	0.3	5.20	17.67
Parking 2	Illuminance	Fc	1.69	4.5	0.4	4.23	11.25
Parking 3	Illuminance	Fc	1.50	4.3	0.5	3.00	8.60
Parking 4	Illuminance	Fc	1.68	6.7	0.5	3.36	13.40

GENERAL NOTES

1. ALL FIXTURES CALCULATED AT ELEVATION OF 23' (20' POLE AND 3' BASE) UNLESS NOTED OTHERWISE.
2. NO CONTRIBUTIONS FROM ANY CANOPY LIGHTING ARE INCLUDED IN THESE CALCULATIONS.

SYMBOL LEGEND

- PROPOSED SINGLE HEAD SITE LIGHTING FIXTURE
- PROPOSED DOUBLE HEAD SITE LIGHTING FIXTURE
- PROPOSED DOUBLE HEAD SITE LIGHTING FIXTURE
- RELOCATED EXISTING ROADWAY LIGHTING FIXTURE FOR REFERENCE ONLY. NOT INCLUDED IN CALCULATIONS.

D-Series Size 0
LED Area Luminaire

d"series

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.8 ft² (.07 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** 20C 20 LEDs (one engine); 40C 40 LEDs (two engines); **Rotated optics**[1] 30C 30 LEDs (one engine)	530 530 mA; 700 700 mA; 1000 1000 mA (1 A)[2]	30K 3000 K (80 CRI min.); 40K 4000 K (70 CRI min.); 50K 5000 K (70 CRI); AMBPC Amber phosphor converted[3]	T1S Type I short; T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; T5VS Type V very short; T5S Type V short; T5M Type V medium; T5W Type V wide	MVOLT[4] 120[4] 208[4] 240[4] 277[4] 347[5] 480[5]	**Shipped included** SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor[6]; RPUMBA Round pole universal mounting adaptor[6]; **Shipped separately**[7] KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)

Control options		Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (no controls)[8]; PER5 Five-wire receptacle only (no controls)[8,9]; PER7 Seven-wire receptacle only (no controls)[8,9]; DMG 0-10V dimming driver (no controls)[10]; DCR Dimmable and controllable via ROAM® (no controls)[11]; PIR Motion sensor, 8-15' mounting height[12]; PIRH Motion sensor, 15-30' mounting height[12]	BL30 Bi-level switched dimming, 30%[13,14]; BL50 Bi-level switched dimming, 50%[13,14]; PNMTDD3 Part night, dim till dawn[15]; PNMT5D3 Part night, dim 5 hrs[15]; PNMT6D3 Part night, dim 6 hrs[15]; PNMT7D3 Part night, dim 7 hrs[15]	**Shipped installed** HS House-side shield[16]; SF Single fuse (120, 277, 347V)[17]; DF Double fuse (208, 240, 480V)[17]; L90 Left rotated optics[1]; R90 Right rotated optics[1]; DDL Diffused drop lens[16]	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

Accessories
Ordered and shipped separately.

Controls & Shields

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[18]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[18]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[18]
SC U	Shorting cap[18]
DSX0HS 20C U	House-side shield for 20 LED unit[16]
DSX0HS 30C U	House-side shield for 30 LED unit[16]
DSX0HS 40C U	House-side shield for 40 LED unit[16]
DSX0DDL U	Diffused drop lens (polycarbonate)[16]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[7]

For more control options, visit DTL and ROAM online.

NOTES
1. 30 LEDs (30C option) and rotated options (L90 or R90) only available together.
2. 1000mA not available with AMBPC.
3. AMBPC only available with 530mA or 700mA.
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
5. Not available with single board, 530mA product (20C 530 or 30C 530). Not available with BL30, BL50 or PNMT options.
6. Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
7. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
8. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
9. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
10. DMG option for 347V or 480V requires 1000mA.
11. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with PIR, PIRH, PER5, PER7, BL30, BL50 or PNMT options.
12. PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7.
13. Requires an additional switched circuit.
14. Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, PER5, PER7 or PNMT options.
15. Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, PER5, PER7, BL30 or BL50.
16. Also available as a separate accessory; see Accessories information.
17. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
18. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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DSX0-LED
Rev. 07/21/15
Page 1 of 4

G2™ LOUVER BOLLARD DOME

CATALOG NUMBER
NOTES
TYPE

Specifications

L:	8" 203 mm
W:	4" 102 mm
H:	41 - 1/2" 1054 mm

IP65

G2LBD 42: Front, Side, Back — 9" Dia. (229); 9" (229); 41 1/2" (1054); 32 1/2" (826); 36" (914) Light Center; 8" (203); 4" (102)
G2LBD 36: Front, Side, Back — 9" (229); 35 1/2" (902); 26 1/2" (673); 30" (762) Light Center

DESCRIPTION

The G2 Louver Bollard is a low level area lighting luminaire that combines visual appeal with superior performance and unequalled quality. It is designed to work in building perimeter areas and public spaces complementing a wide variety of architectural styles.
The G2 Louver Bollard offers a superior vandal resistant mounting with integral leveling for unmatched strength and stability. Features like these in a bollard luminaire ensure long life and sustained performance.
Symmetric and Forward Throw lighting distributions are available in a louver design that creates a cutoff luminaire with reduced glare. Other lighting options include Light Wash for illuminating the bollard base and Color Wash, a patent-pending LED design ideal for creating common color themes in pedestrian areas.

ORDERING INFORMATION (60HZ)

EXAMPLE: G2LBD 36 70M 120 FT LEDAF LEDBB DCT LPIC DBLB

G2LBD	36	70M	120	FT
Model	Height[1]	Lamp Type	Voltage	Distribution
G2LBD	36; 42	**Fluorescent** 26DTT Triple Tube GX24q3; 32TRT Triple Tube GX24q3; 42TRT Triple Tube GX24q4. **MH**[2] 50M ED17 Med.; 50CM ED17 Med.; 70M ED17 Med.; 70CM ED17 Med.; 100M ED17 Med.; 100CM ED17 Med.; 35CMT6 T6 G12; 70CMT6 T6 G12. **HPS**[2] 50S E17 Med.; 70S E17 Med.; 100S E17 Med.	120; 208; 240; 277; 347; 120/277; TB (120, 208, 240, 277); MVOLT[3]	**Internal** FT Forward Throw; SYM Symmetric

LEDAF LEDBB	DCT	LPIC	DBLB
Light Options[4]	Options	Lamp[2]	Finish
Bollard Front LWF Light Wash Front; LEDAF LED Color Wash, Amber Front; LEDBF LED Color Wash, Blue Front; LEDGF LED Color Wash, Green Front; LEDRF LED Color Wash, Red Front; LEDCWF LED Color Wash, Cool White Front; LEDWWF LED Color Wash, Warm White Front; **Bollard Back** LWB Light Wash Back; LEDAB LED Color Wash, Amber Back; LEDBB LED Color Wash, Blue Back; LEDGB LED Color Wash, Green Back; LEDRB LED Color Wash, Red Back; LEDCWB LED Color Wash, Cool White Back; LEDWWB LED Color Wash, Warm White Back	**Circuits** DCT[4,5] Dual Circuit; **Fusing** SF[6] Single Fuse; DF[7] Double Fuse; **Ballast** GEB[8] Generic Electronic Ballast; MLEBAD[9] Analog Dimming Ballast; **Receptacle** GFCI Receptacle; ELN Emergency Battery Backup, Fluorescent Only	LPI Lamp Included; LPIC[10] Lamp Included, Coated	DBLB Designer Black, textured; DSPD Dark Gray, textured; DNAT Natural Alum., textured; DWHG Designer White, textured; DDBT Dark Bronze, textured; DSPF Rust, textured; DSST Sandstone, textured; CF Custom Finish; **Optional Louvers Painted**[11] ___/PL Louvers painted to match fixture

Notes:
1. Bollard heights are nominal (shown in inches).
2. All lamps (excluding 35CMT6 and 70CMT6) are coated as recommended unless LPI is specified.
3. MVOLT standard with Fluorescent lamps, and MH lamps with GEB or MLEBAD ballast option.
4. Light options are mutually exclusive, chose one only. NOTE: For single circuit wiring, LED light option not available with MVOLT or electronic ballast options operating at 277 Volt, or with 347 Volt. For DCT Dual Circuit option, secondary LED voltage required to be 120V (for primary voltages: 120, 208, 220, 347, MVOLT) or 240V (for primary voltages: 240V, 277V).
5. DCT available with LED Color Wash option only.
6. SF available with 120, 277 or 347 Volt on HID fixture only.
7. DF available with 208, 220 or 240 Volt on HID fixture only.
8. Ballast options available with HID lamps only.
9. O-10 Volt remote analog dimmer system required (by others).
10. LPIC recommended for E17 and ED17 lamps. Not available with Fluorescent, 35CMT6 or 70CMT6 HID lamps.
11. Standard louver finish: Matte Black top, high gloss white bottom unless ___/PL is chosen. NOTE:___/PL is not recommended for DWHG white or other light color finishes due to increased visible glare and reduced fixture cutoff.

NOTE: Hydrel Reserves The Right To Modify Specification Without Notice. Any dimension on this sheet is to be assumed as a reference dimension: "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

HYDREL

9144 Deering Avenue, Second Floor • Chatsworth, CA 91311 • www.hydrel.com
Phone: 866.533.9901 • Fax: 866.533.5291

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7/7/14
G2LBD

URS
3950 Sparks Drive, SE
Grand Rapids, MI 49546
United States
P: 616 574 8500 F: 616 574 8542
http://www.URSCorp.com

Sheet Revisions

mark	date	description

HEALTH POINTE
GRAND HAVEN, MICHIGAN

Health Pointe MOB

Project Issue Dates
01
02
03
04
05
06
07
08
09
10

drawn by	checked by	manager
JAD	TPG	GSK

URS project no. client project no. file no.

ELECTRICAL SITE LIGHTING PLAN

SCALE: 1"=40'

ES0.1

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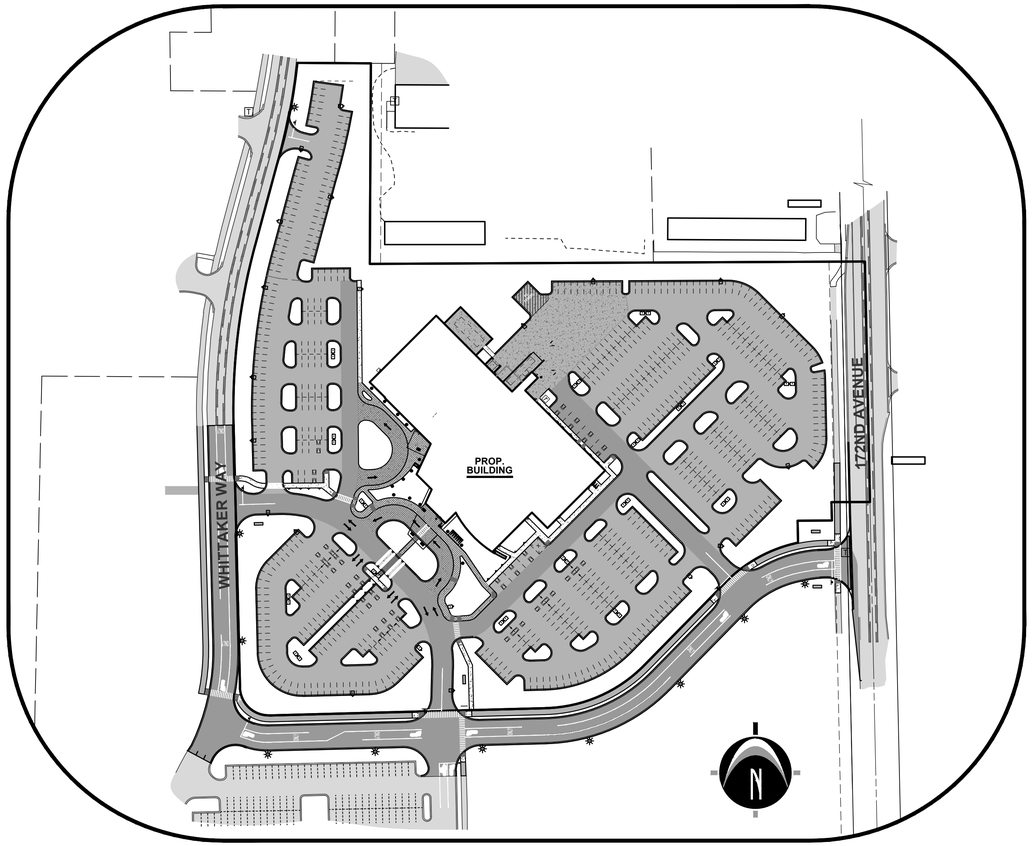
10/2/2009 10:38:20 AM

HEALTH POINTE

GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

LOCATION MAP
NOT TO SCALE

SITE PLAN



UTILITY COMPANY CONTACTS

Gas	Michigan Gas Utilities	Ryan Seals	(616) 844-7514	rnseals@michigangasutilities.com
Electric	GH Board of Light & Power	Jim Blekicki	(616) 847-3493	jblekicki@ghblp.org
Telephone	AT&T	Rick Ardensen	(616) 392-9968	ra1563@att.com
Cable	Charter Cable	Rob Jaworowski	(616) 836-9207	rob.jaworowski@charter.com

SHEET INDEX

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PREPARED FOR:
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Attn: Jeff Meyers

648 Monroe Ave NW
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Grand Rapids, MI 49345

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HEALTH POINTE

Cover Sheet

PART OF THE NW 1/4 OF SECTION 33, T8N, R16W, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

S.A.E. OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
14201485

SHEET NO:
C-100

14201485-CP1.dwg BM 12/9/2015 14:18

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LOCATION MAP

NOT TO SCALE

SCHEDULE B - SECTION II NOTES

(9) See Surveyor's Notes # 12, 13 & 14

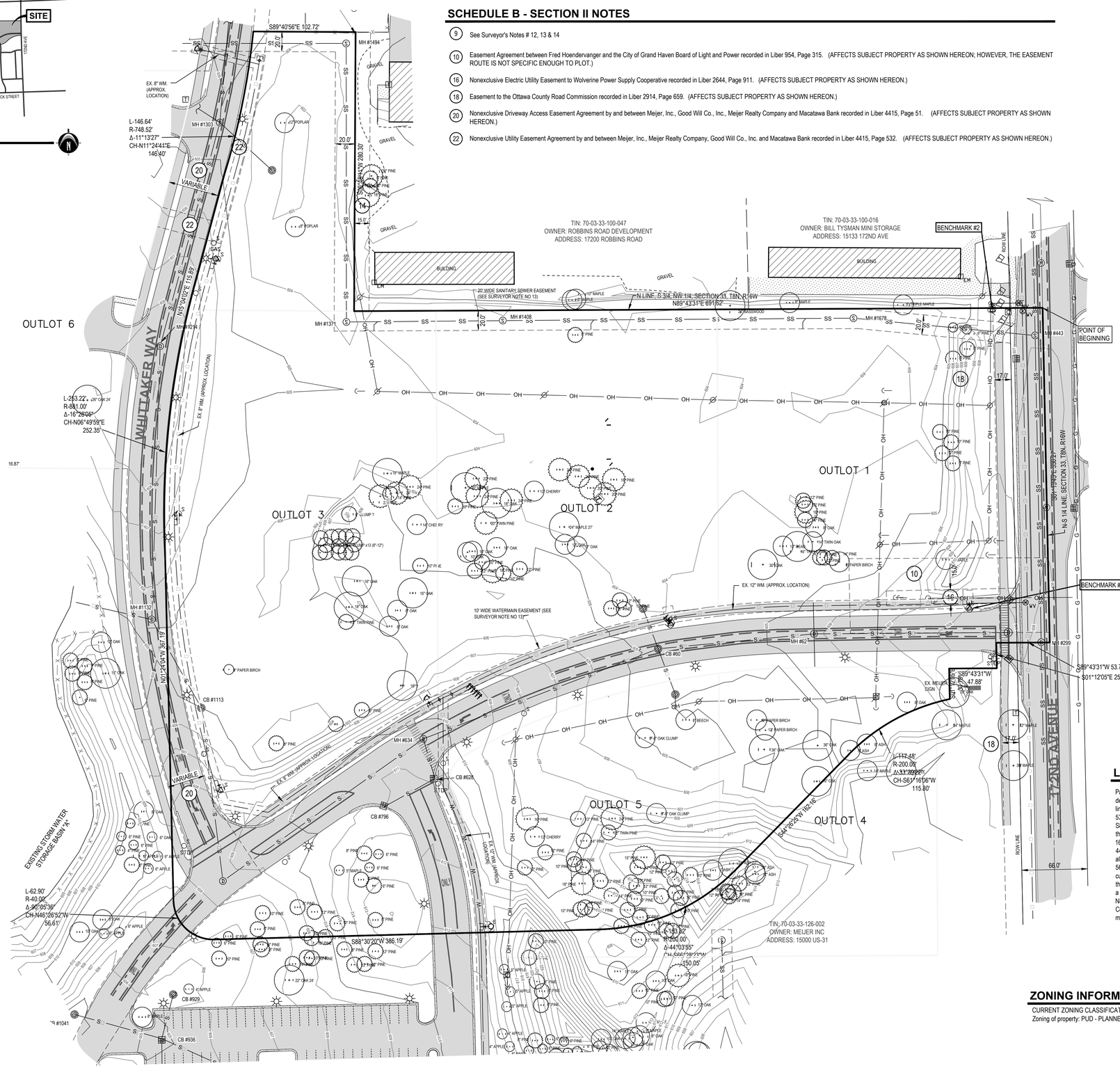
(10) Easement Agreement between Fred Hoendervanger and the City of Grand Haven Board of Light and Power recorded in Liber 954, Page 315. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON; HOWEVER, THE EASEMENT ROUTE IS NOT SPECIFIC ENOUGH TO PLOT.)

(16) Nonexclusive Electric Utility Easement to Wolverine Power Supply Cooperative recorded in Liber 2644, Page 911. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)

(18) Easement to the Ottawa County Road Commission recorded in Liber 2914, Page 659. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)

(20) Nonexclusive Driveway Access Easement Agreement by and between Meijer, Inc., Good Will Co., Inc., Meijer Realty Company and Macatawa Bank recorded in Liber 4415, Page 51. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)

(22) Nonexclusive Utility Easement Agreement by and between Meijer, Inc., Meijer Realty Company, Good Will Co., Inc. and Macatawa Bank recorded in Liber 4415, Page 532. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)



STRUCTURE TABLE

CB #60 (STORM)
RIM ELEVATION = 604.75
18" CPP(E) = 600.64
18" CPP(N) = 600.08
18" CPP(S) = 600.15
24" CPP(W) = 600.05

MH #62 (STORM)
RIM ELEVATION = 605.75
FROZEN LID - NO ACCESS

MH #299 (SANITARY)
RIM ELEVATION = 608.21
12" PVC(S) = 586.63
12" PVC(N) = 586.68
8" PVC(NE) = DROP INVERT @ BOTTOM FLOW 587.26

MH #443 (SANITARY)
RIM ELEVATION = 607.11
10" PVC(W) = 588.11
12" PVC(N) = 588.19
12" PVC(S) = 587.81
?? PVC(N) = 592.34

CB #628 (STORM)
RIM ELEVATION = 610.70
12" CPP(N) = 605.98
12" CPP(SW) = 606.45

MH #634 (STORM)
RIM ELEVATION = 610.45
FROZEN LID - NO ACCESS

CB #796 (STORM)
RIM ELEVATION = 610.80
12" CPP(NE) = 607.16
CB #929 (STORM)
RIM ELEVATION = 604.89
12" CPP(SW) = 602.77

CB#936 (STORM)
RIM ELEVATION = 604.64
12" CPP(NE) = 600.84
?? CMP(SE) = 598.38
?? CMP(W) = NO ACCESS
TOP OF WATER = 598.74
SUMP = 596.4±

CB #1041 (STORM)
RIM ELEVATION = 604.03
36" CMP(NW) = 598.01
?? CMP(E) = NO ACCESS
TOP OF WATER @ 598.73

CB #1113 (STORM)
RIM ELEVATION = 604.51
30" CMP(S) = 598.58
30" CONC(NW) = 598.66

MH #1132 (STORM)
RIM ELEVATION = 605.46
30" STEEL(WNW) = 598.03
30" STEEL(SE) = 597.71
15" CPP(N) = 597.56±
WATER @ 599.81
MEASURED 8-27-15

MH #1214 (UNKNOWN)
RIM ELEVATION = 608.77

MH #1303 (STORM)
RIM ELEVATION = 604.88
FROZEN LID -NO ACCESS
MH #1371 (SANITARY)
RIM ELEVATION = 604.70
8" PVC(E) = 594.52
8" PVC(N) = 594.60

MH #1408 (SANITARY)
RIM ELEVATION = 604.57
8" PVC(W) = 593.81
8" PVC(E) = 593.72

MH #1494 (SANITARY)
RIM ELEVATION = 604.03
8" PVC(S) = 595.92
8" PVC(W) = 595.91

MH #1678 (SANITARY)
RIM ELEVATION = 603.54
8" PVC(E) = 592.37
8" PVC(W) = 592.42

LEGEND

- Catch Basin - Round
- Catch Basin - Square
- Cable Riser
- Electric Meter
- Guy Anchor
- Guy Pole
- Hydrant
- Iron - Set
- Iron - Found
- Light Pole
- Miss Dig Flag - Phone
- Manhole
- Phone Riser
- Stop Box
- Sign
- Stop Sign
- Sanitary Sewer Manhole
- Stormwater Manhole
- Transformer
- Utility Pole
- Underground Gas Marker
- Water Valve
- Water Well
- Yard Drain
- Miscellaneous/Unknown
- Overhead Utility
- Sanitary
- Storm
- Telephone
- Treeline
- Overhead Telephone
- Underground Telephone
- Watermain
- Fence
- Asphalt
- Concrete
- Building
- 30" Oak Tree (Deciduous)
- 12" Pine Tree (Conifer)

N

0' 25' 50' 100'

SCALE: 1" = 50'

BENCHMARKS

BENCHMARK #2 ELEV. = 608.91 (NAVD88)
Northwest flange bolt under "W" on hydrant 2.2'± above grade at the Northeast corner of the Meijer property.

BENCHMARK #3 ELEV. =609.80 (NAVD88)
Northeast flange bolt under "E" 1.3'± above grade on hydrant at the Northwest quadrant of 172nd Avenue and the North Meijer entrance.

LEGAL DESCRIPTION

Part of the Northwest 1/4 of Section 33, Town 8 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan, described as: Commencing at the North 1/4 corner of said section; thence S01°13'43"E 653.23 feet along the North-South 1/4 line of said section to the Point of Beginning; thence continuing S01°13'43"E 336.27 feet along said 1/4 line; thence S89°43'31"W 53.74 feet parallel with the North line of the South 3/4 of the Northwest 1/4 of said section; thence S01°12'05"E 25.63 feet; thence S89°43'31"W 47.88 feet; thence S01°12'05"E 30.79 feet; thence Southwesterly 117.48 feet along a 200.00 foot radius curve to the left, said curve having a central angle of 33°39'22", and a chord that bears S61°16'06"W 115.80 feet; thence S44°26'25"W 162.16 feet; thence Southwesterly 153.82 feet along a 200.00 foot radius curve to the right, said curve having a central angle of 44°03'55", and a chord that bears S66°28'23"W 150.05 feet; thence S88°30'20"W 386.19 feet; thence Northwesterly 62.90 feet along a 40.00 foot radius curve to the right, said curve having a central angle of 90°05'36", and a chord bearing N46°26'52"W 56.61 feet; thence N01°24'04"W 367.19 feet; thence Northeasterly 253.22 feet along a 881.00 foot radius curve to the right, said curve having a central angle of 16°28'05", and a chord that bears N06°49'59"E 252.35 feet; thence N15°04'02"E 115.89 feet; thence Northeasterly 146.64 feet along a 748.52 foot radius curve to the left, said curve having a central angle of 11°13'27", and a chord that bears N11°24'41"E 146.40 feet; thence S89°40'56"E 102.72 feet; thence S00°18'11"W 280.30 feet; thence N89°43'31"E 691.62 feet along the North line of the South 3/4 of the Northwest 1/4 of said section to the Point of Beginning. Containing 12.00 acres (11.74 Acres excluding R.O.W.). Subject to highway right-of-way for 172nd Avenue over the Easterly most 33 feet thereof. Also subject to easements, restrictions, and rights-of-way of record.

ZONING INFORMATION

CURRENT ZONING CLASSIFICATION
Zoning of property: PUD - PLANNED UNIT DEVELOPMENT

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CHICAGO
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INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Health Pointe
Attn: Jeff Meyers

648 Monroe Ave NW
Suite 410
Grand Rapids, MI 49345

REVISIONS:

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Title: Township Submittal		V. Date:10.27.15
Drawn: BEM	Checked: RJB	S. Date:10.27.15
Title: Township Re-Submittal		V. Date:12.09.15
Drawn: BEM	Checked: RJB	S. Date:12.09.15

HEALTH POINTE

Existing Conditions Plan

PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
14201485

SHEET NO:
C-201

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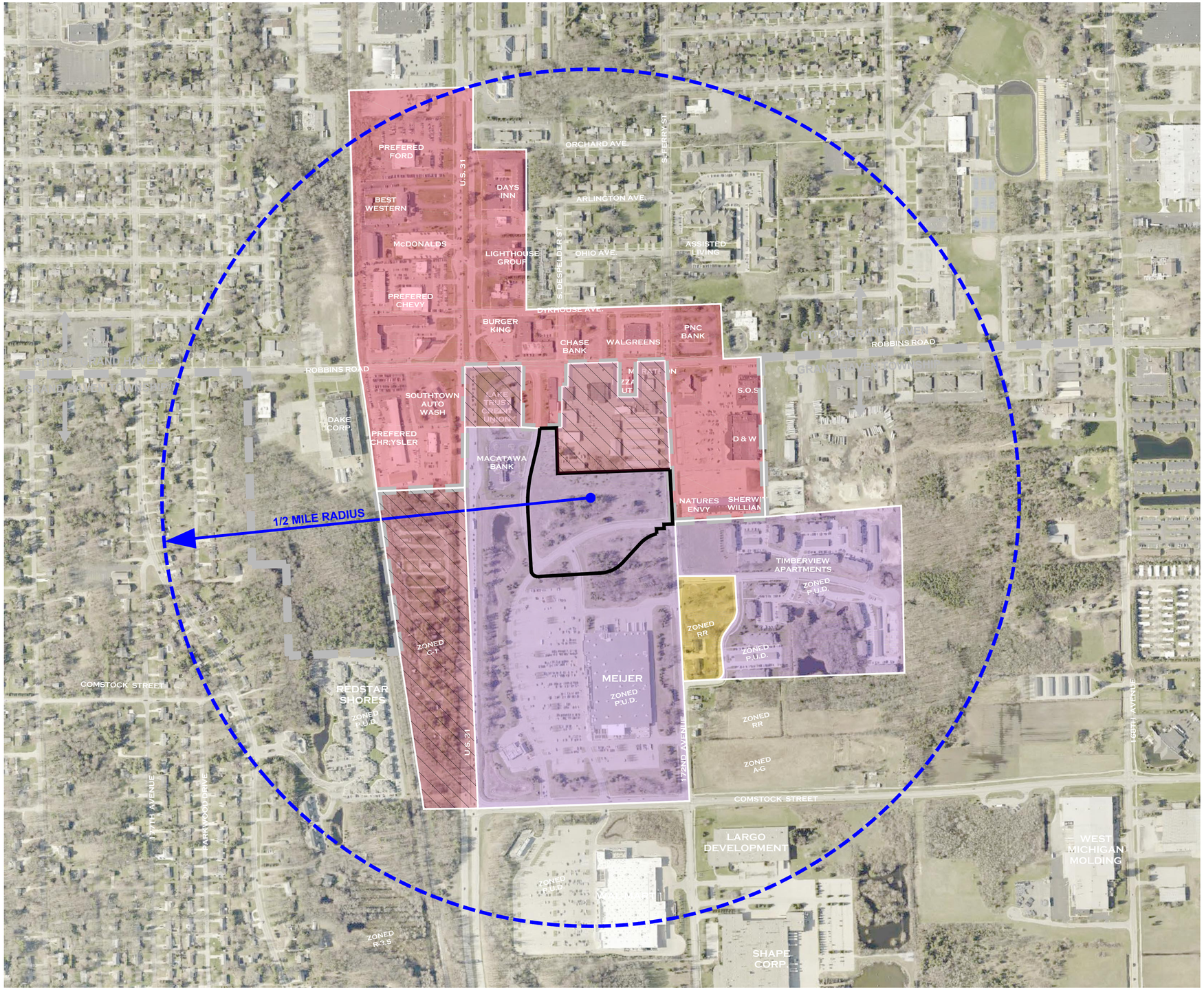

N

0' 150' 300' 600'

SCALE: 1" = 300'

LEGEND

- COMMERCIAL ZONE (CITY OF GRAND HAVEN)
- COMMERCIAL ZONE (GRAND HAVEN TOWNSHIP)
- PUD (GRAND HAVEN TOWNSHIP)
- RURAL RESIDENTIAL ZONE (GRAND HAVEN TOWNSHIP)
- CITY / TOWNSHIP BOUNDARY

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Grand Rapids, MI 49503
Phone: 616.575.5190

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PREPARED FOR:

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Title: Township Re-Submittal		V. Date:12.09.15
Drawn: BEM	Checked: RJB	S. Date:12.09.15

HEALTH POINTE

Surrounding Zoning And Use Map

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GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
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SHEET NO:
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Drawn: BEM	Checked: RJB	S. Date:10.27.15
Title: Township Re-Submittal		V. Date:12.09.15
Drawn: BEM	Checked: RJB	S. Date:12.09.15

HEALTH POINTE

Overlay Plan

PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

S.A.E. MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
14201485

SHEET NO:
C-202B

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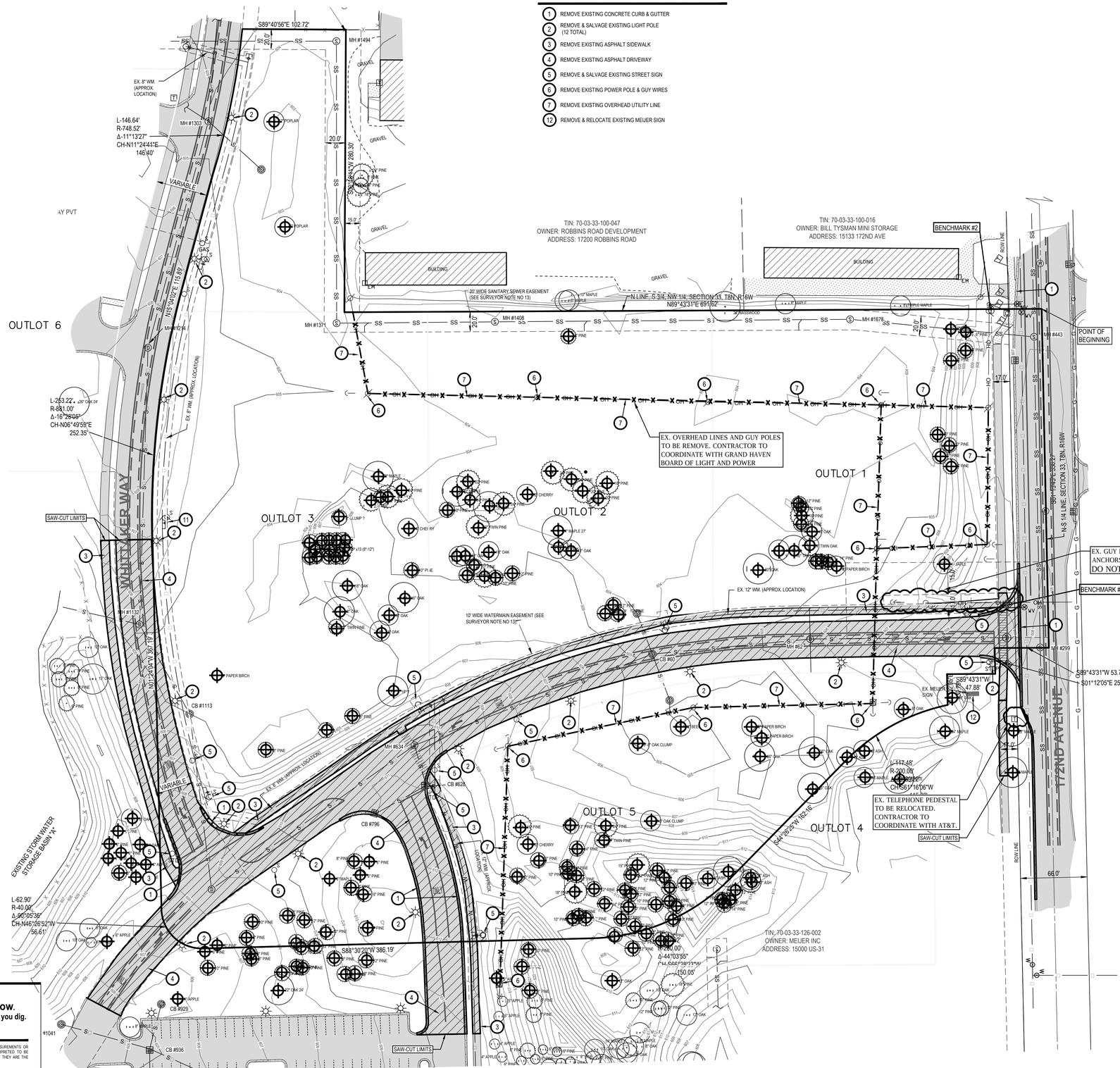
REMOVAL / DEMOLITION NOTES

1. REMOVE EXISTING CONCRETE CURB & GUTTER
2. REMOVE & SALVAGE EXISTING LIGHT POLE (12 TOTAL)
3. REMOVE EXISTING ASPHALT SIDEWALK
4. REMOVE EXISTING ASPHALT DRIVEWAY
5. REMOVE & SALVAGE EXISTING STREET SIGN
6. REMOVE EXISTING POWER POLE & GUY WIRES
7. REMOVE EXISTING OVERHEAD UTILITY LINE
12. REMOVE & RELOCATE EXISTING MEIJER SIGN



LOCATION MAP

NOT TO SCALE

0' 25' 50' 100'

SCALE: 1" = 50'

LEGEND

- EXISTING GRADE CONTOUR
- EXITING BITUMINOUS REMOVAL
- EXISTING CONCRETE REMOVAL
- EXISTING UTILITY LINE REMOVAL
- EXISTING TREE REMOVAL
- 30" OAK TREE (DECIDUOUS)
- 12" PINE TREE (CONIFER)

REMOVAL / DEMOLITION NOTES

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3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE TOWNSHIP AND BY THE OWNER, REPRESENTATIVES OF THE TOWNSHIP, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
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8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
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10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS: THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
12) ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

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ST. LOUIS

PREPARED FOR:

Health Pointe
Attn: Jeff Meyers

648 Monroe Ave NW
Suite 410
Grand Rapids, MI 49345

REVISIONS:

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HEALTH POINTE

Demolition Plan - Surface Removal

PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
14201485

SHEET NO:
C-203A

14201485-C21.dwg BM 12/9/2015 14:19

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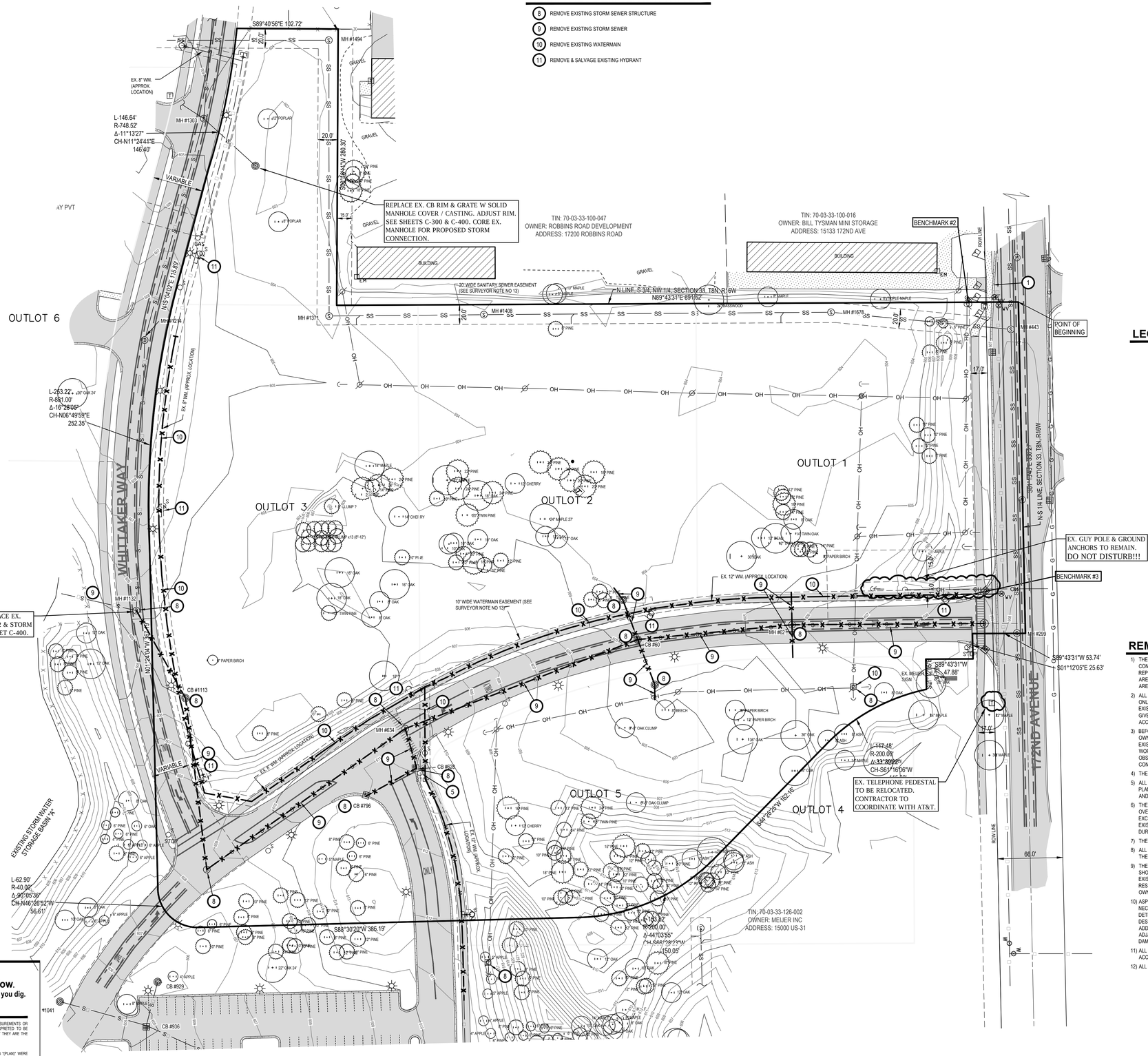
REMOVAL / DEMOLITION NOTES

8. REMOVE EXISTING STORM SEWER STRUCTURE
9. REMOVE EXISTING STORM SEWER
10. REMOVE EXISTING WATERMAIN
11. REMOVE & SALVAGE EXISTING HYDRANT



LOCATION MAP

NOT TO SCALE

0' 25' 50' 100'

SCALE: 1" = 50'

LEGEND

- EXISTING GRADE CONTOUR
- EXITING BITUMINOUS REMOVAL
- EXISTING CONCRETE REMOVAL
- EXISTING UTILITY LINE REMOVAL
- 30" OAK TREE (DECIDUOUS)
- 12" PINE TREE (CONIFER)

REMOVAL / DEMOLITION NOTES

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PREPARED FOR:
Health Pointe
Attn: Jeff Meyers

648 Monroe Ave NW
Suite 410
Grand Rapids, MI 49345

REVISIONS:

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HEALTH POINTE

Demolition Plan - Subsurface Removal

PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
14201485

SHEET NO:
C-203B

14201485-CP1.dwg BM 12/9/2015 14:13

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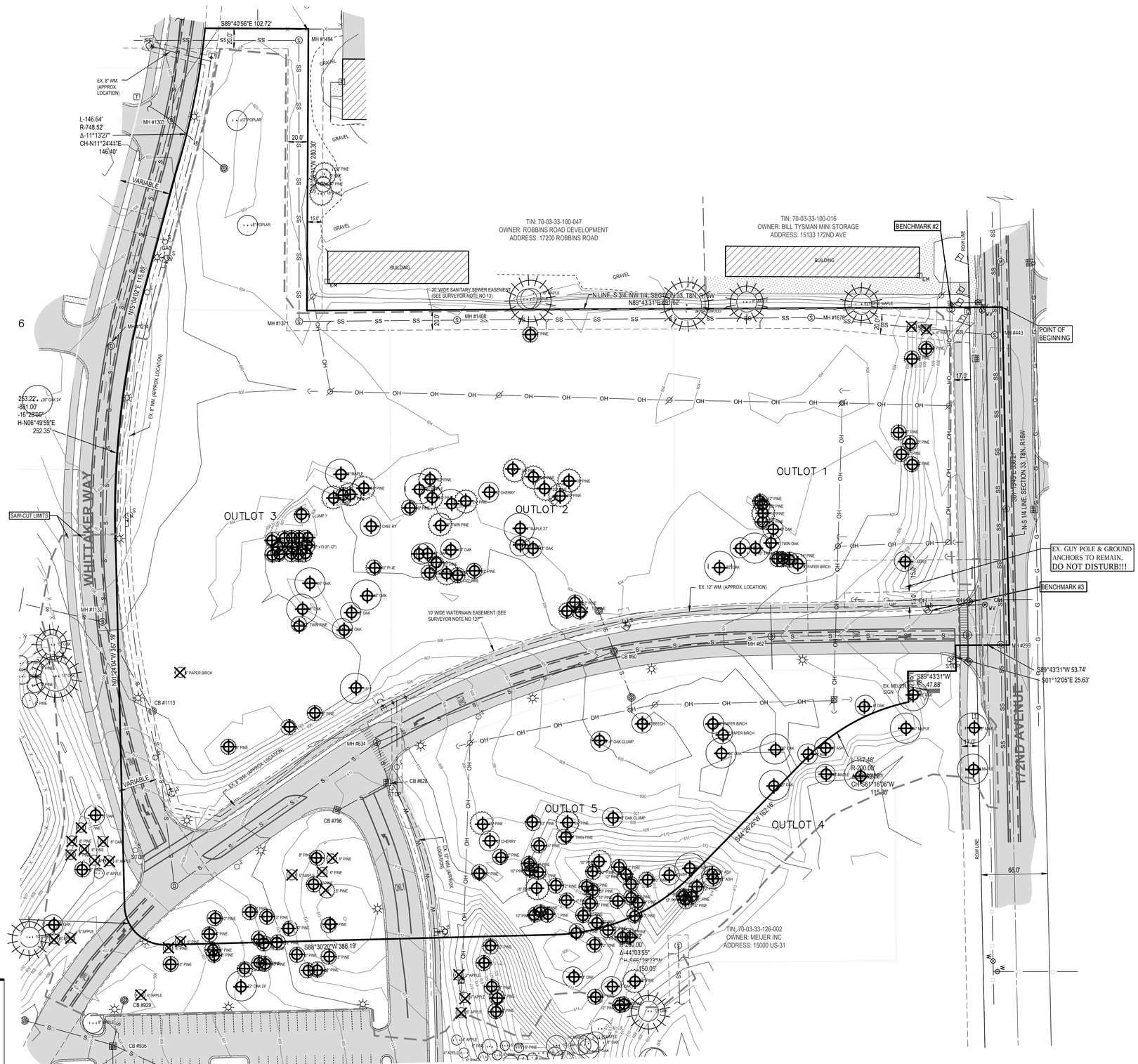
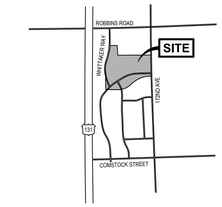




LOCATION MAP

NOT TO SCALE

0' 25' 50' 100'

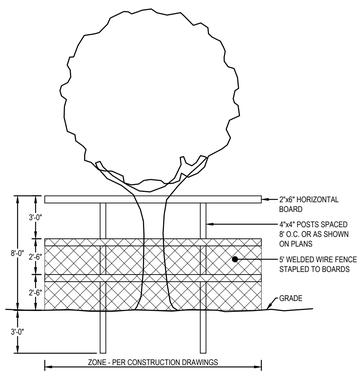
SCALE: 1" = 50'

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- NON-PROTECTED TREE LESS THAN 8" DBH) TO BE REMOVED
- PROTECTED TREE (8" OR GREATER DBH) TO BE REMOVED
- PROTECTED TREE FENCING
- CONSTRUCTION ZONE LIMITS

NOTES:

1. ENSURE □ENCING IS INS□ALLED □O PREVEN□ REMOVAL O□ □REES OU□SIDE □HE CONS□RUC□ION □ONE. □ENCING SHALL E□END 10 BE□OND □HE DRIP LINE O□ □HE □REE CANOP□.
2. □REES □ERE MEASURED A□DIAME□ER BREAS□HEIGH□D.B.H.□
3. PRO□EC□ED □REES BO□H IN AND □I□HIN 10 O□CONS□RUC□ION □ONE 8" OR GREA□ER D.B.H.□ 204 □REES
4. PRO□EC□ED □REES PROPOSED □O BE REMOVED □I□HIN CONS□RUC□ION □ONE 8" OR GREA□ER D.B.H.□ 196
5. □HERE PRAC□ICAL, E□IS□ING □REES □HA□ARE IN GOOD HEAL□H AND ABOVE 3" IN CALIPER ALONG □HE □RON□AGE SHALL BE PRESERVED



ALL □REE PRO□EC□ION SHALL BE INS□ALLED B□ □HE CON□RAC□OR AND APPROVED B□ □HE O□NER PRIOR □O COMMENCEMEN□O□DEMOLI□ION AND NE□ CONS□RUC□ION

TREE PROTECTION FENCING DETAIL

N.T.S.

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PREPARED FOR:

Health Pointe
Attn: Jeff Meyers

648 Monroe Ave NW
Suite 410
Grand Rapids, MI 49345

REVISIONS:

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HEALTH POINTE

Tree Survey Plan

PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
14201485

SHEET NO:
C-204

14201485-C21.dwg BM 12/9/2015 9:42:20

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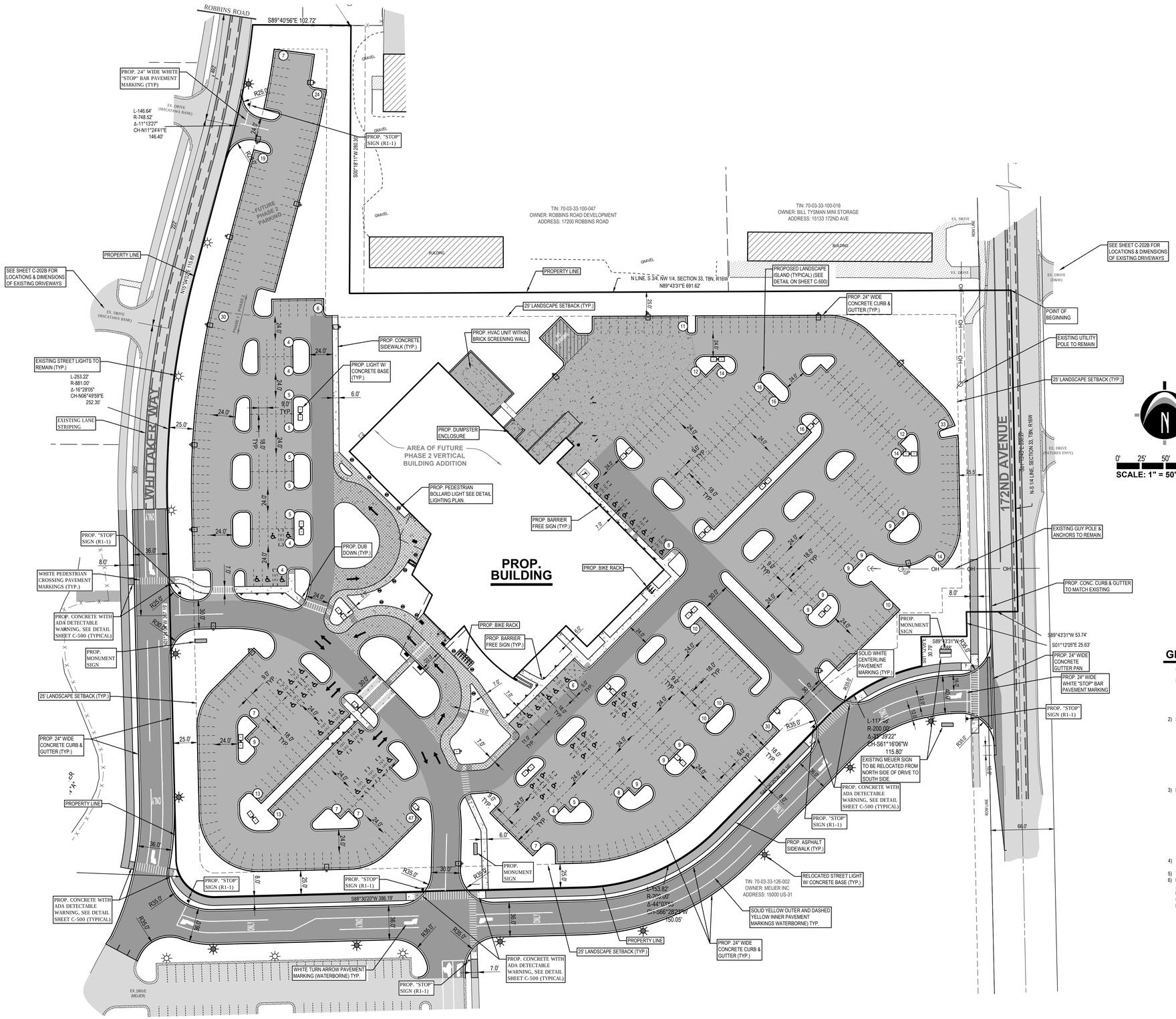
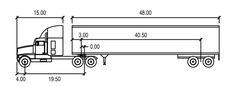


LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. CONC. PAVEMENT WITH SNOW MELT
- RELOCATED EX. STREET LIGHT W/ CONC. BASE
- EX. STREET LIGHT
- PROP. SITE LIGHTING
- PROP. PEDESTRIAN BOLLARD LIGHT



WB-62

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

PROPOSED DESIGN VEHICLE

N.T.S.

GENERAL NOTES

ZONING OF PROPERTY: PUD

SETBACKS
- A) FRONT YARD = 50 FT.
- B) SIDE YARD = 9 FT.
- C) REAR YARD = 20 FT.
- D) LANDSCAPE (NO PARKING) = 25 FT.

2) SUMMARY OF LAND USE:
- A) TOTAL ACREAGE = 11.74 ACRES (511,470 SQ.FT.) (EXCLUDING R.O.W.)
- B) PROPOSED BUILDING FOOTPRINT AREA = 52,254 SQ.FT.
- C) PROPOSED BUILDING GROSS FLOOR AREA = 105,550 SQ.FT.
- D) PROPOSED BUILDING USEABLE FLOOR AREA = 84,795 SQ.FT.
- E) PROPOSED FUTURE PHASE 2 VERTICAL BUILDING GROSS FLOOR AREA = 14,450 SQ.FT.
- F) PROPOSED FUTURE PHASE 2 VERTICAL BUILDING USEABLE FLOOR AREA = 12,000 SQ.FT.
- G) TOTAL PAVED PARKING AREA = 275,207 SQ.FT.
- H) IMPERVIOUS SURFACES = 341,406 SQ.FT. (67%)
- I) LOT COVERAGE = 67%

3) PARKING REQUIREMENTS:
- B) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9'x18' (24' AISLE)
- C) TYPICAL PARKING SPACE PROVIDED = 9'x18' (24' AISLE)
- D) NUMBER OF SPACES REQUIRED (1 PER 200 SQ. FT. OF UFA BASED ON TOWNSHIP REQUIREMENTS)
  - PHASE 1 = 424
  - PHASE 2 = 60
  - TOTAL SPACES = 484
- E) NUMBER OF SPACES PROVIDED
  - PHASE 1 = 527
  - PHASE 2 = 50
  - TOTAL SPACES = 577

4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS

5) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-03-33-126-003.

6) LANDSCAPE REQUIREMENTS
- A) TOTAL REQUIRED LANDSCAPE AREA = 18,347 SQ.FT. (15 SQ.FT. FOR EA. 1 SQ.FT. OF TOTAL PAVED AREA)
- B) TOTAL REQUIRED INTERIOR LANDSCAPE ISLAND = 13,760 SQ.FT. (75% OF TOTAL REQUIRED LANDSCAPE AREA)
- C) TOTAL PROVIDED LANDSCAPE AREA = 92,577 SQ.FT.
- D) TOTAL PROVIDED INTERIOR LANDSCAPE ISLANDS = 36,031 SQ.FT. (39%)

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HEALTH POINTE

Site Layout Plan

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GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

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ROGER JACK BARR II
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PROJECT NO:
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SHEET NO:
C-205

14201485-CP1.dwg BM 12/9/2015 15:00

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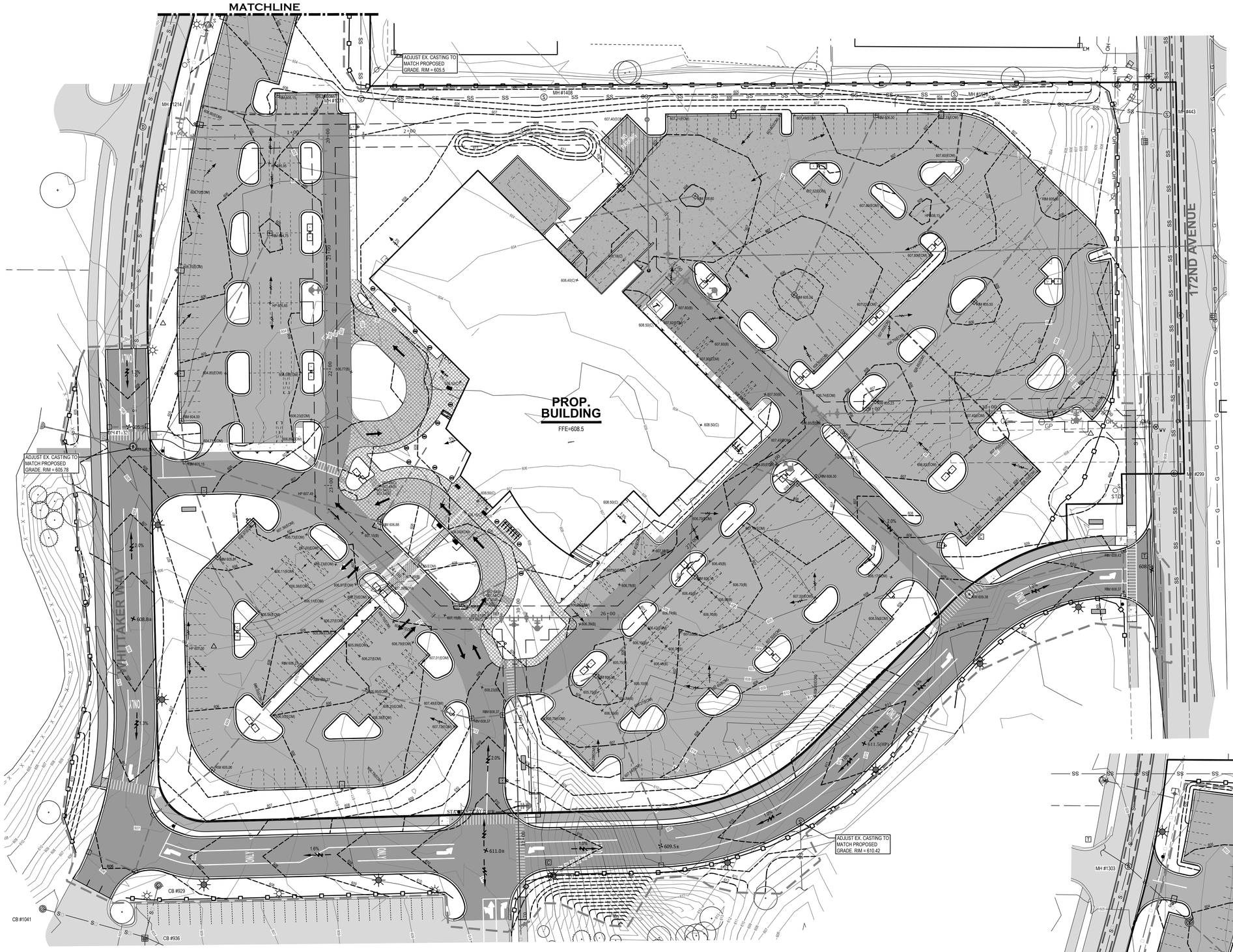
Experience . . . the Difference



LOCATION MAP

NOT TO SCALE

0' 20' 40' 80'

SCALE: 1" = 40'

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- 778.00 PROP. GRADE ELEV.
- 778.00(B) PROP. GRADE ELEV. (BLACKTOP)
- 778.00(C) PROP. GRADE ELEV. (CONCRETE)
- 778.00(G) PROP. GRADE ELEV. (GUTTER)
- 778.00(EOM) PROP. GRADE ELEV. (EDGE OF METAL)
- 778.00(HP) PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- FLOW DIRECTION
- PROP. LIMITS OF GRADING
- PROP. SILT FENCE

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COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:

Health Pointe
Attn: Jeff Meyers

648 Monroe Ave NW
Suite 410
Grand Rapids, MI 49345

REVISIONS:

Title: Meijer Review Submittal		V. Date:08.28.15
Drawn: BM	Checked: RJB	S. Date:08.28.15
Title: Township Site Plan Submittal		V. Date:09.04.15
Drawn: BEM	Checked: RJB	S. Date:09.04.15
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Drawn: BEM	Checked: RJB	S. Date:10.27.15
Title: Township Re-Submittal		V. Date:12.09.15
Drawn: BEM	Checked: RJB	S. Date:12.09.15

HEALTH POINTE

Site Grading Plan

PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

S.A.E.O. MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
14201485

SHEET NO:
C-300

14201485-CP1.dwg BM 12/9/2015 14:21

Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — Environmental Consulting — High Definition Scanning — Forensic Engineering — Fire Investigation

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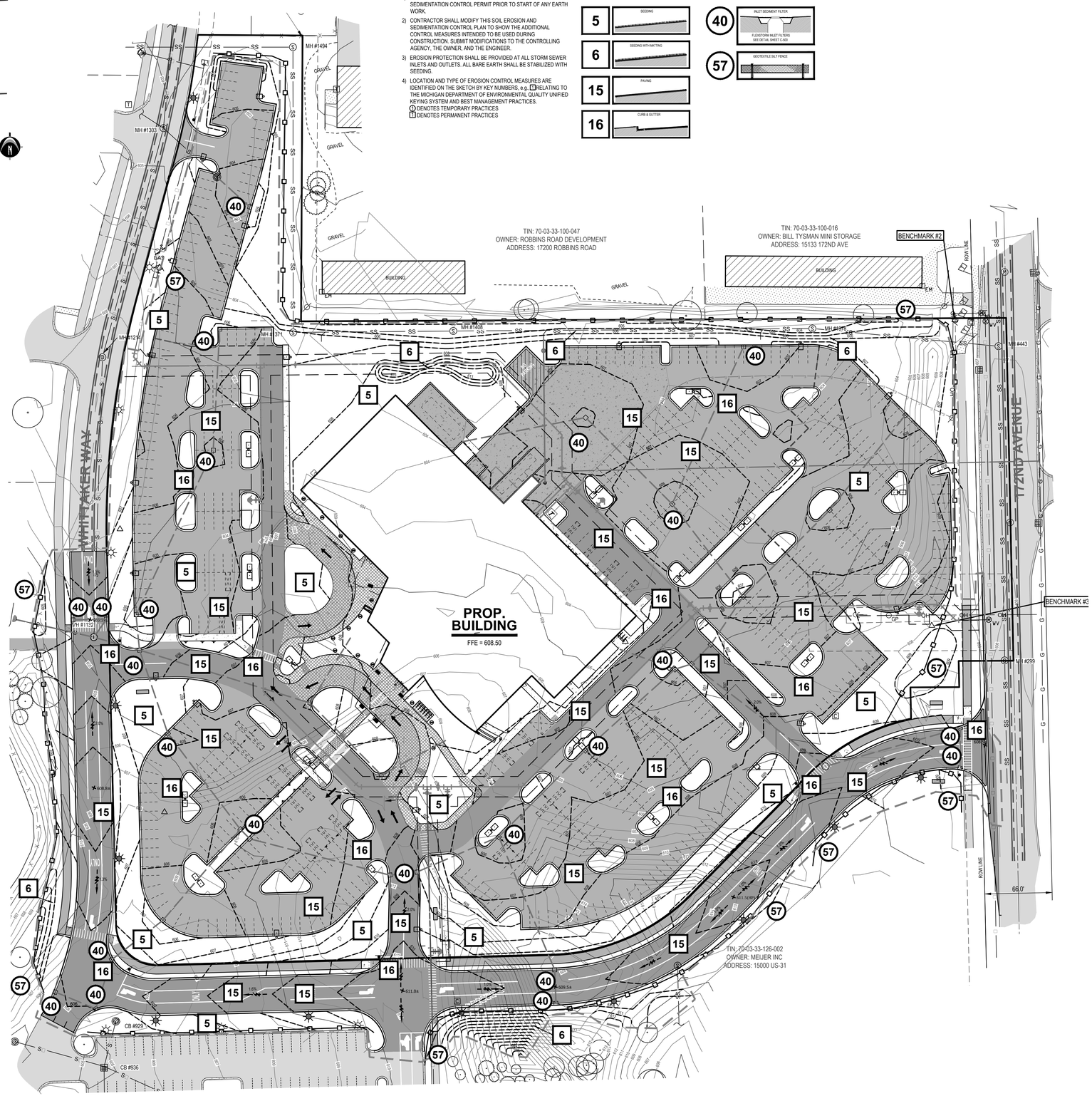
SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
2) CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
4) LOCATION AND TYPE OF EROSION CONTROL MEASURES ARE IDENTIFIED ON THE SKETCH BY KEY NUMBERS, e.g. (T) RELATING TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY UNIFIED KEYING SYSTEM AND BEST MANAGEMENT PRACTICES.
   (T) DENOTES TEMPORARY PRACTICES
   (P) DENOTES PERMANENT PRACTICES

LOCATION MAP
NOT TO SCALE



N

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

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

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

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

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- 778.00 PROP. GRADE ELEV.
- 778.00(B) PROP. GRADE ELEV. (BLACKTOP)
- 778.00(C) PROP. GRADE ELEV. (CONCRETE)
- 778.00(G) PROP. GRADE ELEV. (GUTTER)
- 778.00(EOM) PROP. GRADE ELEV. (EDGE OF METAL)
- 778.00(HP) PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- PROP. LIMITS OF GRADING
- PROP. SILT FENCE

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HEALTH POINTE

Soil Erosion & Sedimentation Control Plan

PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:
S.A.E. MICHIGAN
ROGER JACK BARR II
ENGINEER
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LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
14201485

SHEET NO:
C-301

14201485-CP1.dwg BM 03/29/2015 14:21

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

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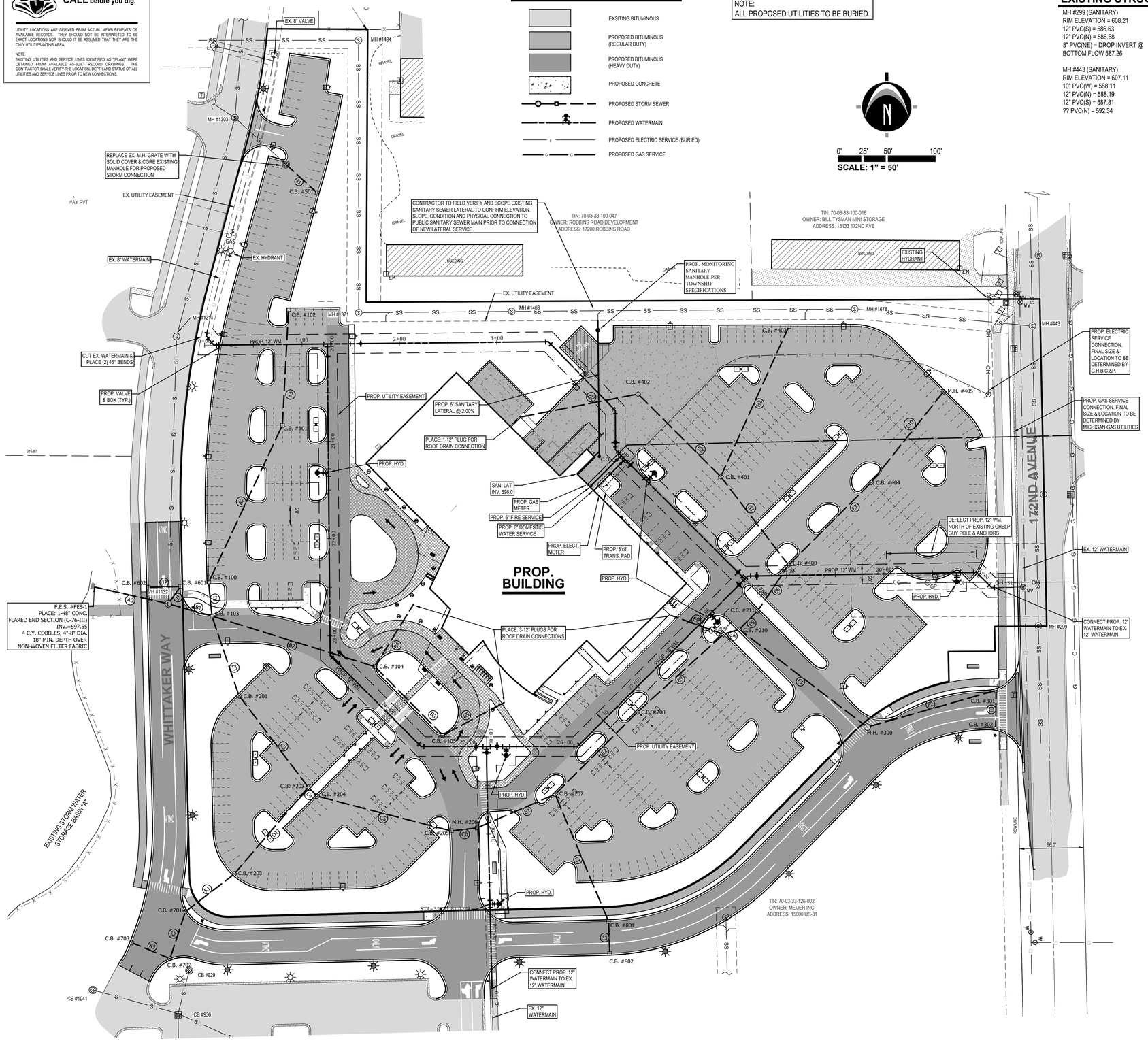
LEGEND

- EXSITING BITUMINOUS
- PROPOSED BITUMINOUS (REGULAR DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED ELECTRIC SERVICE (BURIED)
- PROPOSED GAS SERVICE

NOTE:
ALL PROPOSED UTILITIES TO BE BURIED.

N

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



SEE SHEET C-203 FOR EXISTING WATERMAIN REMOVAL AREAS

EXISTING STRUCTURE TABLE

MH #299 (SANITARY)
RIM ELEVATION = 608.21
12" PVC(S) = 586.63
12" PVC(N) = 586.68
8" PVC(NE) = DROP INVERT @ BOTTOM FLOW 587.26

MH #443 (SANITARY)
RIM ELEVATION = 607.11
10" PVC(W) = 588.11
12" PVC(N) = 588.19
12" PVC(S) = 587.81
?? PVC(N) = 592.34

CB#936 (STORM)
RIM ELEVATION = 604.64
12" CPP(NE) = 600.84
?? CMP(SE) = 598.38
?? CMP(W) = NO ACCESS
TOP OF WATER = 598.74
SUMP = 596.4±

CB #1041 (STORM)
RIM ELEVATION = 604.03
36" CMP(NW) = 598.01
?? CMP(E) = NO ACCESS

TOP OF WATER @ 598.73MH #1132 (UNKNOWN)
RIM ELEVATION = 605.46
FROZEN LID

MH #1214 (UNKNOWN)
RIM ELEVATION = 608.77

MH #1303 (STORM)
RIM ELEVATION = 604.88
FROZEN LID -NO ACCESS

MH #1371 (SANITARY)
RIM ELEVATION = 604.70
8" PVC(E) = 594.52
8" PVC(N) = 594.60

MH #1408 (SANITARY)
RIM ELEVATION = 604.57
8" PVC(W) = 593.81
8" PVC(E) = 593.72

MH #1494 (SANITARY)
RIM ELEVATION = 604.03
8" PVC(S) = 595.92
8" PVC(W) = 595.91

MH #1678 (SANITARY)
RIM ELEVATION = 603.54
8" PVC(E) = 592.37
8" PVC(W) = 592.42

STORM SEWER DRAINAGE STRUCTURES			
PROP.	RIM	INVERTS	DIA.
100	604.00	24" NE. INV.=598.20 36" S. INV.=598.20	8'
101	604.75	18" N. INV.=598.93 24" SW. INV.=598.73	4'
102	605.15	18" S. INV.=599.23	4'
103	605.14	36" N. INV.=598.00 15" E. INV.=598.00 36" S. INV.=598.00 42" W. INV.=598.00	6'
104	604.13	12" SE. INV.=598.63 12" NE. INV.=598.63 15" W. INV.=598.53	4'
105	604.19	12" NE. INV.=598.93 12" NW. INV.=598.93	4'
201	605.81	36" SE. INV.=598.22 36" N. INV.=598.22	5'
202	605.27	15" SW. INV.=599.12 36" SE. INV.=598.52 36" NW. INV.=598.52	6'
203	605.00	12" SW. INV.=599.72 15" NE. INV.=599.47	4'
204	605.27	36" E. INV.=598.55 36" NW. INV.=598.55	5'
205	608.37	36" E. INV.=598.83 36" W. INV.=598.83	5'
206	608.37	36" NE. INV.=598.88 36" W. INV.=598.89	5'
207	605.50	30" NE. INV.=599.05 12" SE. INV.=601.05 36" SW. INV.=599.05	5'
208	606.15	30" NE. INV.=599.41 30" SW. INV.=599.41	5'
209	605.70	30" E. INV.=599.77 12" W. INV.=600.17 30" SW. INV.=599.77	5'

STORM SEWER DRAINAGE STRUCTURES			
PROP.	RIM	INVERTS	DIA.
210	606.00	24" NE. INV.=599.90 18" SE. INV.=600.00 30" W. INV.=599.80	5'
211	606.00	24" NE. INV.=599.98 24" SW. INV.=599.98	5'
300	609.38	12" E. INV.=600.72 18" NW. INV.=600.52	4'
301	608.42	12" S. INV.=601.13 12" W. INV.=601.13	4'
302	608.28	12" N. INV.=601.24	4'
400	605.23	24" NW. INV.=600.15 18" NE. INV.=600.36 24" SW. INV.=600.15	5'
401	605.50	18" NW. INV.=600.49 12" NE. INV.=600.49 24" SE. INV.=600.49	5'
402	605.80	12" W. INV.=600.85 18" SE. INV.=600.85	4'
403	606.00	12" SW. INV.=601.10	4'
404	605.50	12" NE. INV.=600.75 18" NW. INV.=600.75	4'
405	605.50	12" SW. INV.=601.15	4'
501	603.00	12" NW. INV.=600.15	4'
601	605.17	12" W. INV.=600.80 12" SW. INV.=600.80	4'
602	605.17	12" E. INV.=600.95	4'
701	606.23	12" S. INV.=600.00 12" NE. INV.=600.00	4'

STORM SEWER DRAINAGE PIPES				
#	LENGTH	DIA.	SLOPE	MATERIAL
A0	78'	48"	0.21%	CONC
A1	35'	36"	0.57%	SLCPP
A2	178'	24"	0.30%	SLCPP
A3	119'	18"	0.25%	SLCPP
B1	47'	42"	0.43%	SLCPP
B2	175'	15"	0.30%	SLCPP
B3	99'	12"	0.30%	SLCPP
B4	75'	12"	0.31%	SLCPP
B5	71'	12"	0.31%	SLCPP
C2	86'	36"	0.26%	SLCPP
C3	118'	36"	0.25%	SLCPP
C4	13'	36"	0.23%	SLCPP
C5	142'	36"	0.20%	SLCPP
C6	27'	36"	0.22%	SLCPP
D1	117'	15"	0.30%	SLCPP
E1	87'	36"	0.20%	SLCPP
E2	120'	30"	0.30%	SLCPP
E3	119'	30"	0.30%	SLCPP
E4	17'	30"	0.18%	SLCPP
E5	27'	24"	0.30%	SLCPP

STORM SEWER DRAINAGE PIPES				
#	LENGTH	DIA.	SLOPE	MATERIAL
E6	57'	24"	0.30%	SLCPP
E7	120'	18"	0.32%	SLCPP
E9	57"	12"	0.32%	SLCPP
E10	119'	12"	0.34%	SLCPP
F1	165'	18"	0.31%	SLCPP
F2	138'	12"	0.30%	SLCPP
F3	39'	12"	0.28%	SLCPP
G1	114'	24"	0.30%	SLCPP
G2	120'	18"	0.30%	SLCPP
G5	123'	12"	0.45%	SLCPP
H2	169'	12"	0.36%	SLCPP
I1	44'	12"	0.34%	SLCPP
J1	22'	12"	0.42%	SLCPP
J2	33'	12"	0.45%	SLCPP
K1	63'	12"	0.44%	SLCPP
K2	51'	12"	0.39%	SLCPP
K3	43'	12"	0.35%	SLCPP
L1	142'	12"	0.39%	SLCPP
L2	33'	12"	0.45%	SLCPP

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HEALTH POINTE

Utility Plan

PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:
S.A.E.O. MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
14201485

SHEET NO:
C-400

14201485CPI.dwg BM 12/9/2015 14:22

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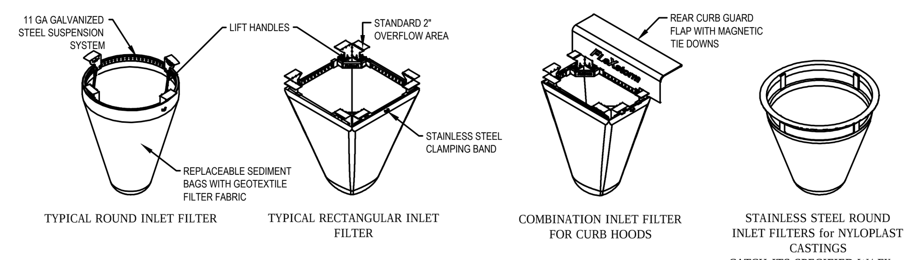
UTILITY CONSTRUCTION NOTES

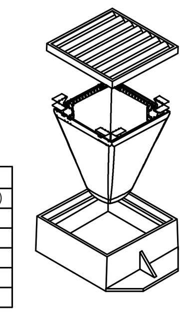
1. ALL CATCH BASINS SHALL BE PROVIDED WITH A MINIMUM 3' SUMP.
2. ALL STORM SEWER SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (SLCPP) CONFORMING TO AASHTO M-252 AND M-294 UNLESS OTHERWISE NOTED.
3. ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETED JOINTS AND BOOT TYPE PIPE CONNECTED, CONFORMING TO ASTM C-923 ARE REQUIRED FOR ALL PIPE CONNECTIONS 24" DIAMETER AND SMALLER.
4. ALL WATERMAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO GRAND HAVEN TOWNSHIP STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING POST CONSTRUCTION VIDEO INSPECTION OF THE SANITARY SEWER SYSTEM.

CONSTRUCTION NOTES

1) ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MDOT CONSTRUCTION AND MATERIALS SPECIFICATIONS (LATEST EDITION) AND THE ORDINANCES OF THE TOWNSHIP. WHERE CONFLICTS OCCUR IN THE ABOVE, THE TOWNSHIP SHALL BE THE GOVERNING AUTHORITY.
2) SOIL BORINGS HAVE BEEN PERFORMED BY THE OWNER AND SHALL BE PROVIDED TO THE CONTRACTOR. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNUSABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION. REFER TO GEOTECHNICAL REPORT, IF ANY, FOR FINAL DESIGN SPECIFICATIONS.
3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWERAGE SYSTEM RESULTING FROM NON-CONFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
4) ALL WORK, INCLUDING INSPECTIONS AND TESTING COST REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE VARIOUS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE TOWNSHIP AND COUNTY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
5) ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE TOWNSHIP OR OWNER WITHOUT ANY ADDITIONAL COST TO THE TOWNSHIP OR OWNER.
6) ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOD WHERE NEEDED AND SHALL BE RESEEDED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
7) ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
8) THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE TOWNSHIP BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT-OF-WAY.
9) THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES.
10) THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
11) THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL FURNISH, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL TRAFFIC CONTROL DEVICES OUTSIDE THE LIMITS OF CONSTRUCTION AS ARE REQUIRED ON THOSE STREETS WHICH ARE USED AS DETOURS, INCLUDING "ROAD CLOSED" SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.
12) THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.
13) ALL WORK CONTEMPLATED SHALL AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF THE TOWNSHIP, OWNER AND THEIR REPRESENTATIVES. THE TOWNSHIP AND OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NONCONFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
14) PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
15) CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE TOWNSHIP.
16) PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL OR DISTURBANCES OUTSIDE LIMITS, THE TOWNSHIP AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS IN THE FIELD.
17) ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE TOWNSHIP AND THE OWNER.
18) NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEE'S VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
19) ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE TOWNSHIP AND THE OWNER.
20) 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, MDEQ OR ANY OTHER GOVERNING AUTHORITY.
21) ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE TOWNSHIP AND OWNER.
22) 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.
23) ADJUST TO GRADE OR RECONSTRUCT TO GRADE WORK SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF ANY EXISTING CONCRETE BLOCKOUT PAVEMENT. DAMAGED PAVEMENT DOWELS OR OTHER SUCH LOAD TRANSFERS DEVICES SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND THE ENGINEER.
24) ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACED.
25) COMPACTED PREMIUM BACKFILL (MDOT CLASS II SAND) WILL BE REQUIRED AT ALL FILL AREAS OR ANY STREETS WHERE REMOVAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY DRIVEWAY OR PAVEMENT INCLUDING THE 45 DEGREE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB. COMPACTION TESTS SHALL BE REQUIRED EVERY 50 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.
26) NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
27) STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
28) ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
29) CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS.



NOTES:
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM



INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE			
NORMAL BAG SIZE	SOLIDS STORAGE (CuFt)	FILTERED FLOW RATE AT 50% MAX (CFS) FX (WOVEN)	FILTERED FLOW RATE AT 50% MAX (CFS) IL (NONWOVEN)
SMALL	16	12	0.90
MEDIUM	2.10	1.70	1.30
LARGE	3.80	2.70	1.90
XL	4.20	3.60	2.60

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC
A DIVISION OF ADS, INC.
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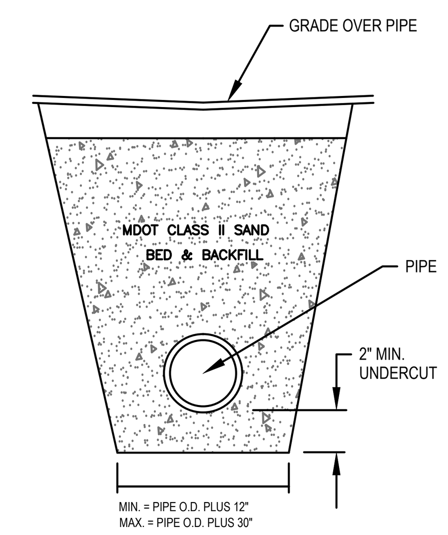
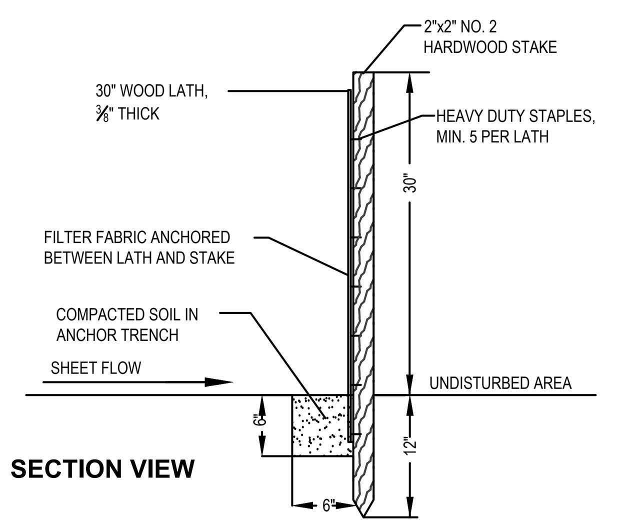
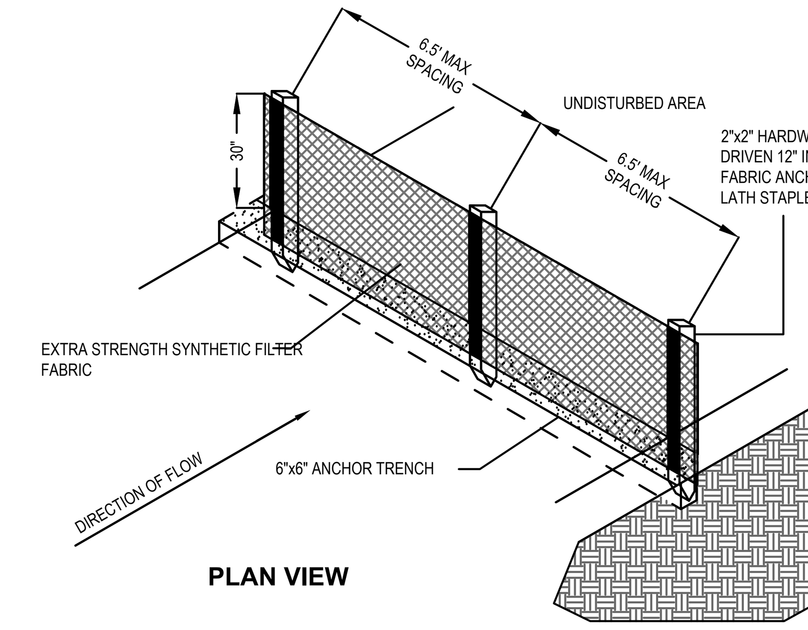
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

FLEXSTORM INLET FILTER DETAIL
N.T.S.

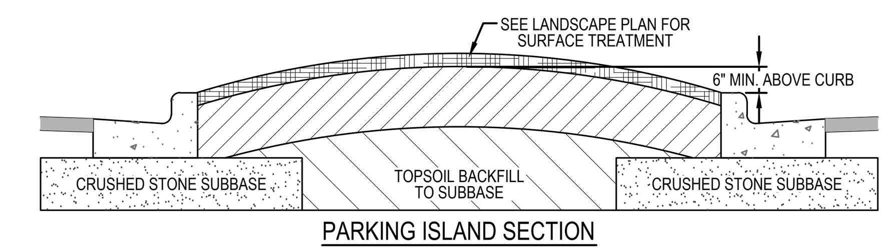


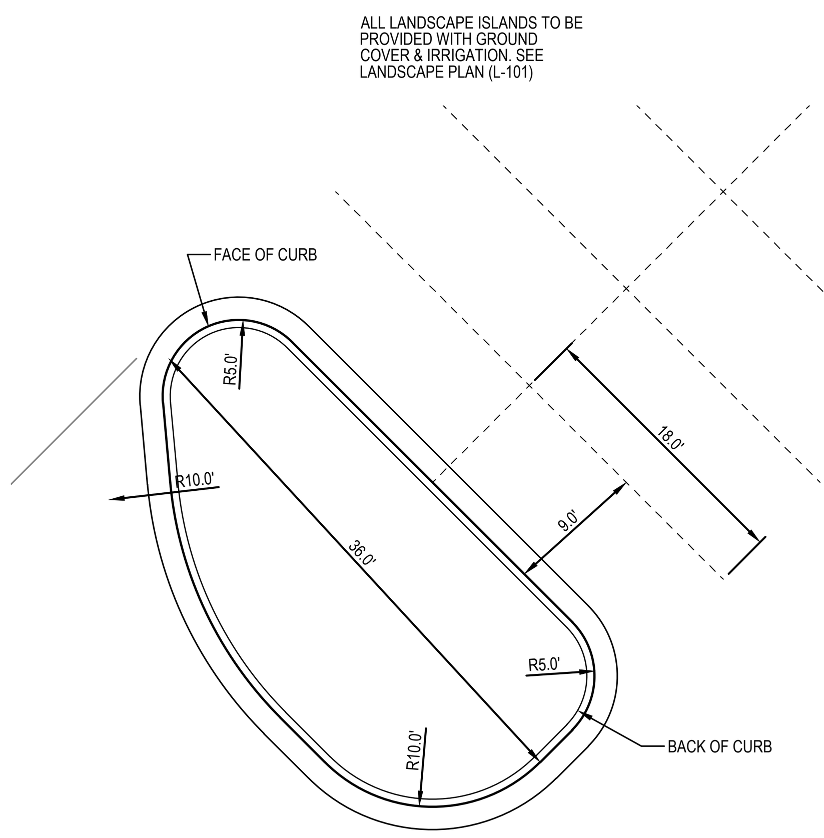
TYPICAL UTILITY TRENCH BED AND BACKFILL DETAILS
N.T.S.





SILT FENCE DETAIL
N.T.S.





PARKING ISLAND DETAIL
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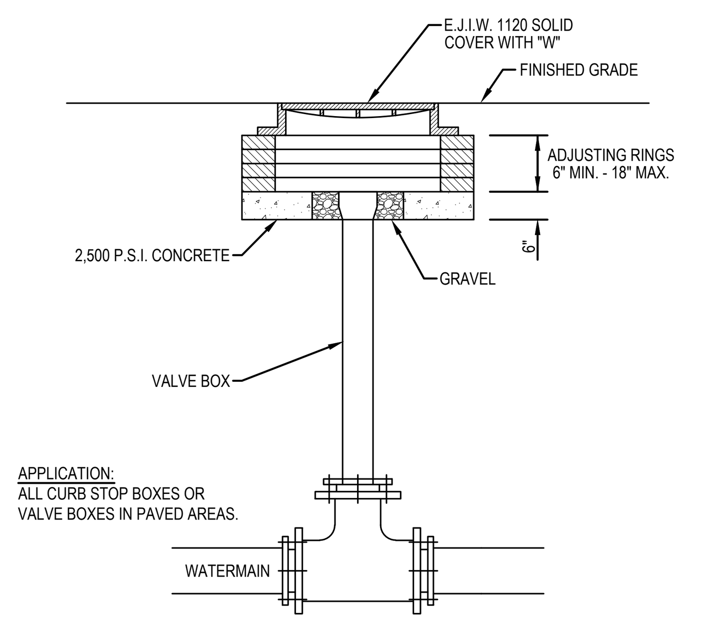
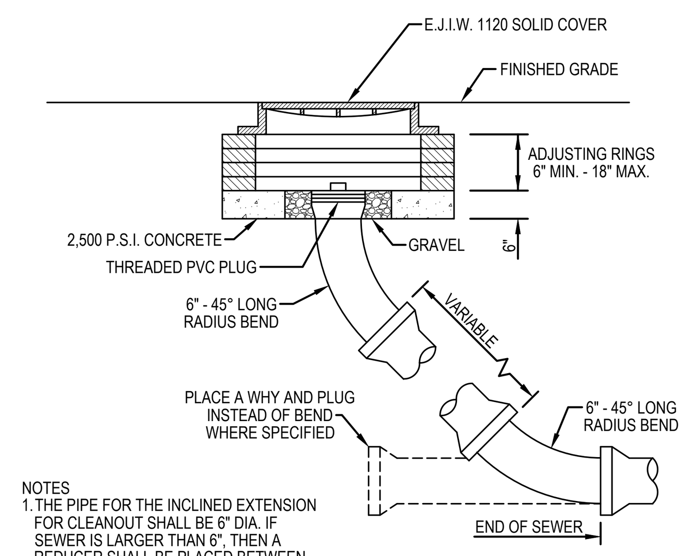
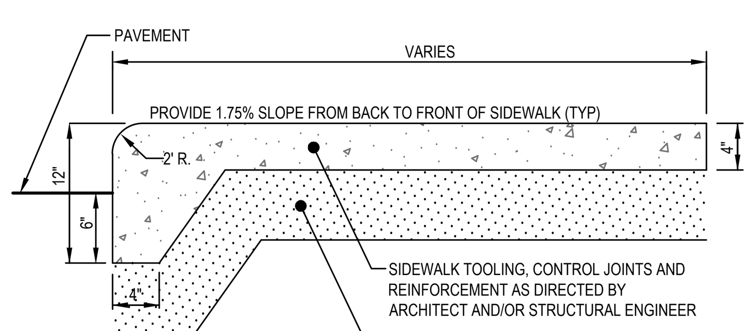


WATER VALVE BOX COVER DETAIL
N.T.S.



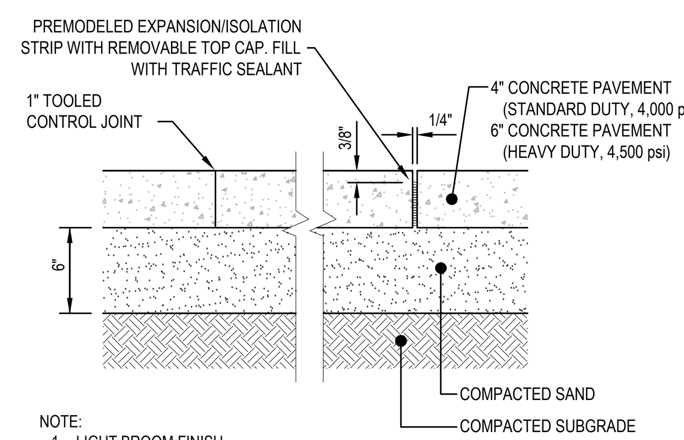
NOTES
1. THE PIPE FOR THE INCLINED EXTENSION FOR CLEANOUT SHALL BE 6" DIA. IF SEWER IS LARGER THAN 6", THEN A REDUCER SHALL BE PLACED BETWEEN END OF SEWER AND LONG RADIUS BEND.
2. JOINTS SHALL BE SAME AS SPECIFIED FOR SEWER CONSTRUCTION

SEWER CLEANOUT DETAIL
N.T.S.



NOTE:
1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. PANEL SIZE SHALL NOT EXCEED 8 FEET
4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
5. 1.0#/CU.YD. FIBER REINFORCEMENT
6. AIR ENTRAPMENT - 6% ± 1%
7. SLUMP 4"±1"
8. MINIMUM 4,000 PSI COMPRESSIVE STRENGTH

INTEGRAL CURB AND WALK
N.T.S.



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5. 1.0#/CU.YD. FIBER REINFORCEMENT
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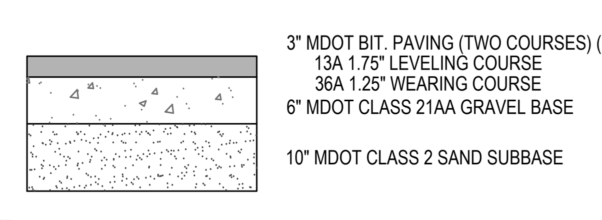
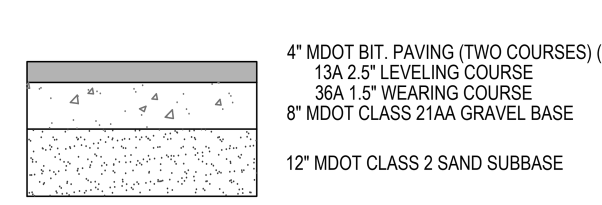
7. SLUMP 4"±1"

CONCRETE PAVEMENT DETAIL
N.T.S.



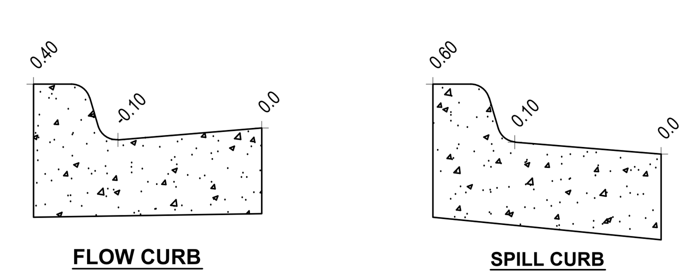
NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION

STANDARD DUTY PAVEMENT CROSS SECTION
N.T.S.



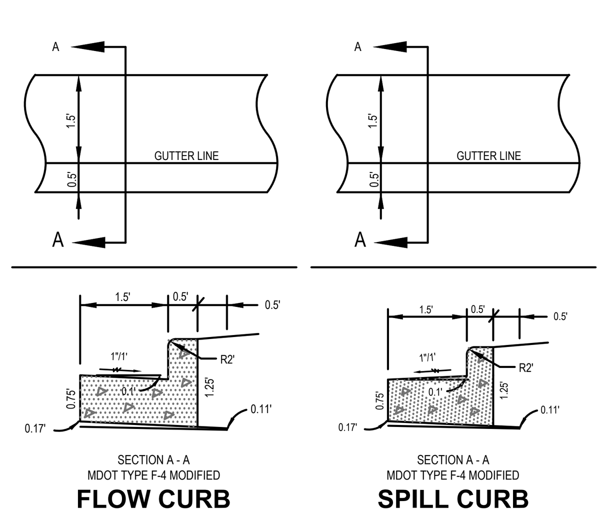
NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION

HEAVY DUTY PAVEMENT CROSS SECTION
N.T.S.

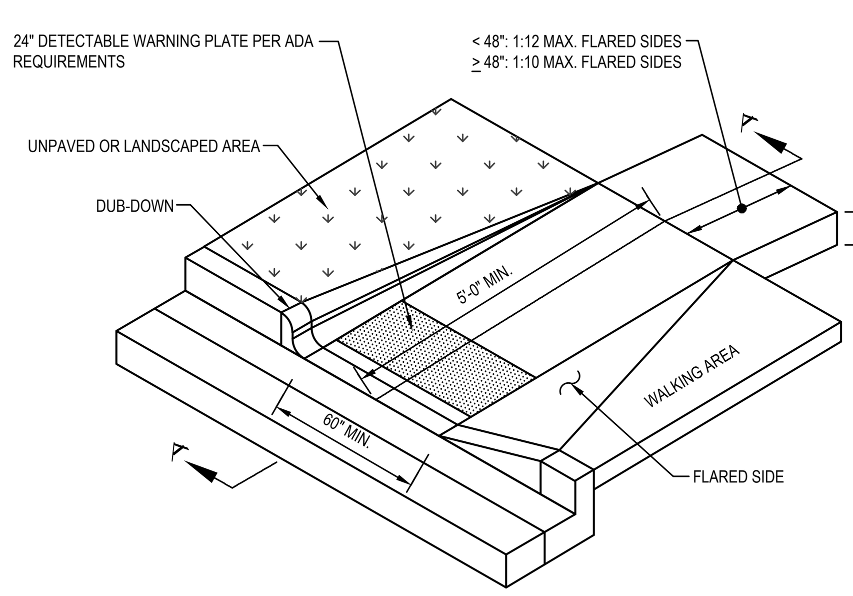


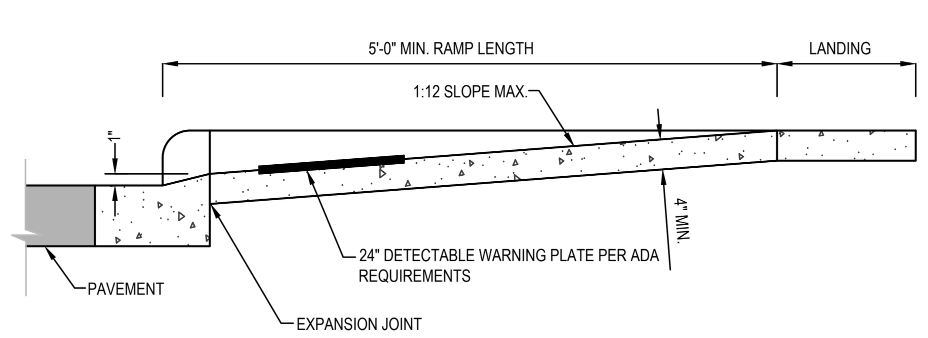
CURB ELEVATION DETAILS
NO SCALE

GRADING NOTES:
1. ESTABLISH PERMANENT BENCH MARK ON-SITE PRIOR TO GRADING.
2. PROPOSED SPOT GRADES ARE TO EDGE OF METAL/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADES AND TOP OF CURB GRADES VARY FOR PITCH IN AND PITCH OUT CURB (SEE DETAIL-THIS SHEET).
3. PROPOSED ADA ROUTE SHALL MEET THE STANDARDS SET FORTH IN THE ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES - APPENDIX A TO PART 1191
4. SEE SHEETS C-300 FOR LOCATIONS



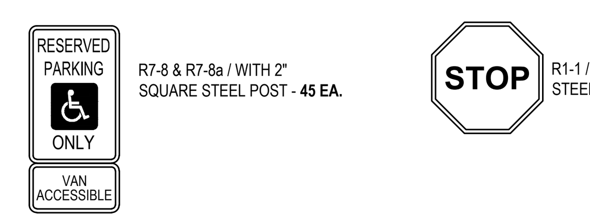
24" CONCRETE CURB AND GUTTER DETAIL
N.T.S.





SECTION A-A

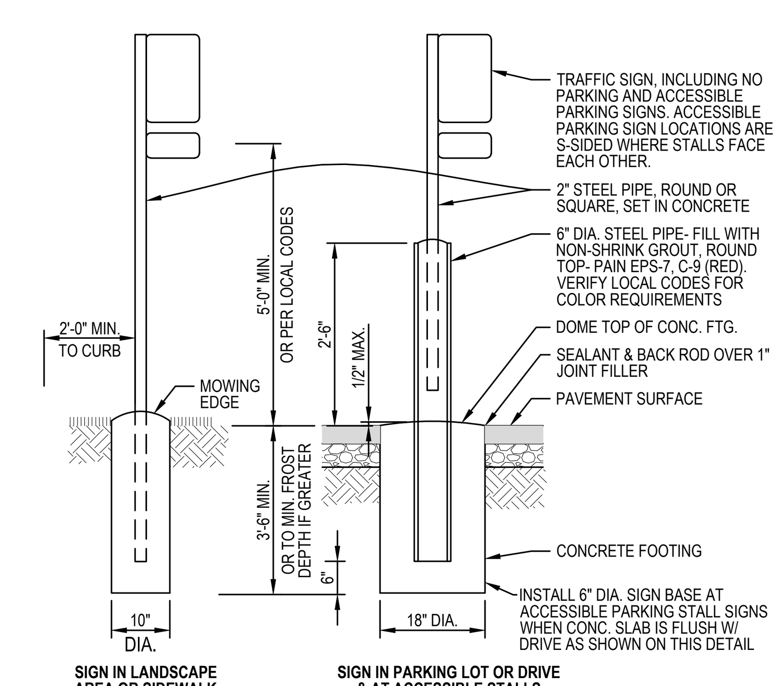
DETECTABLE WARNING SIDEWALK RAMP
N.T.S.



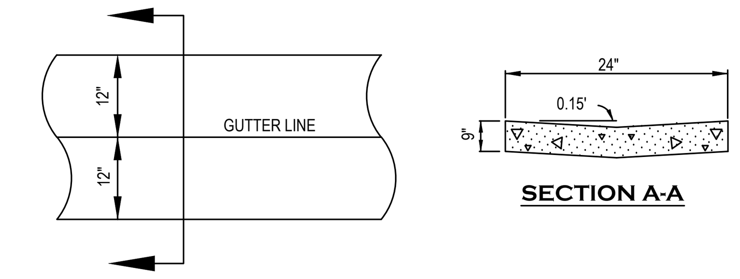
R7-8 & R7-8a / WITH 2" SQUARE STEEL POST - **45 EA.**

R1-1 / WITH 2" SQUARE STEEL POST - **7 EA.**

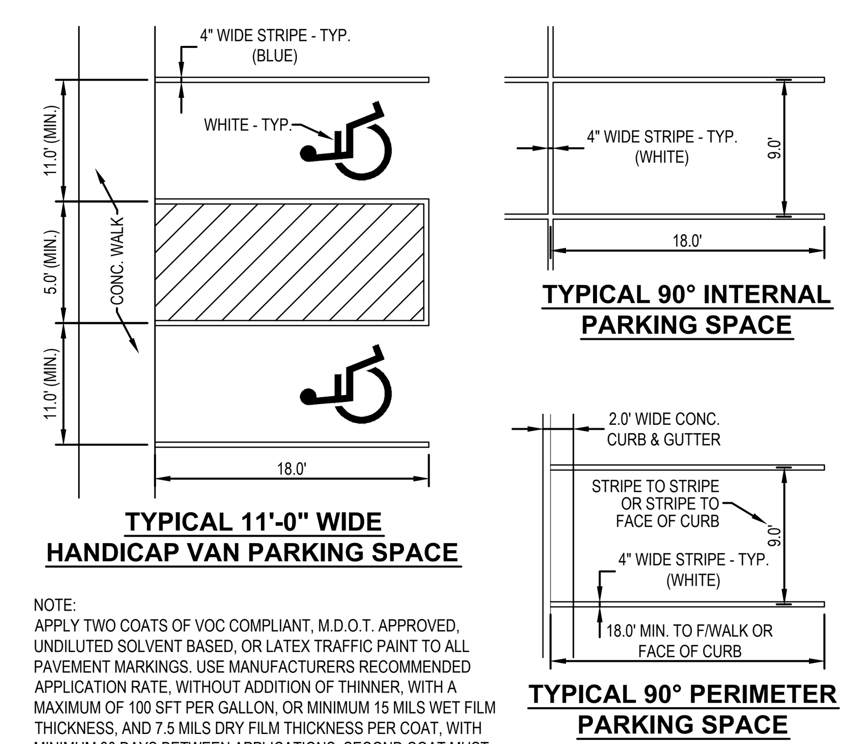
SIGN QUANTITIES
N.T.S.



PARKING LOT SIGNAGE DETAIL
N.T.S.



24" CONCRETE GUTTER PAN
N.T.S.



NOTE:
APPLY TWO COATS OF VOC COMPLIANT, M.D.O.T. APPROVED, UNDILUTED SOLVENT BASED, OR LATEX TRAFFIC PAINT TO ALL PAVEMENT MARKINGS. USE MANUFACTURERS RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF THINNER, WITH A MAXIMUM OF 100 SFT PER GALLON, OR MINIMUM 15 MILS WET FILM THICKNESS, AND 7.5 MILS DRY FILM THICKNESS PER COAT, WITH MINIMUM 30 DAYS BETWEEN APPLICATIONS. SECOND COAT MUST NOT BE APPLIED EARLIER THAN 7 DAYS BEFORE OCCUPANCY.

PAVEMENT MARKING DETAILS
N.T.S.

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ST. LOUIS

PREPARED FOR:

Health Pointe
Attn: Jeff Meyers

648 Monroe Ave NW
Suite 410
Grand Rapids, MI 49345

REVISIONS:

Title: Meijer Review Submittal	V. Date:08.28.15
Drawn: BM Checked: RJB	S. Date:08.28.15
Title: Township Site Plan Submittal	V. Date:09.04.15
Drawn: BEM Checked: RJB	S. Date:09.04.15
Title: Township Submittal	V. Date:10.01.15
Drawn: BEM Checked: RJB	S. Date:10.01.15
Title: Township Submittal	V. Date:10.27.15
Drawn: BEM Checked: RJB	S. Date:10.27.15
Title: Township Re-Submittal	V. Date:12.09.15
Drawn: BEM Checked: RJB	S. Date:12.09.15

HEALTH POINTE
Details & Specifications
PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
14201485

SHEET NO:
C-500

14201485-CP1.dwg BM 12/9/2015 14:22

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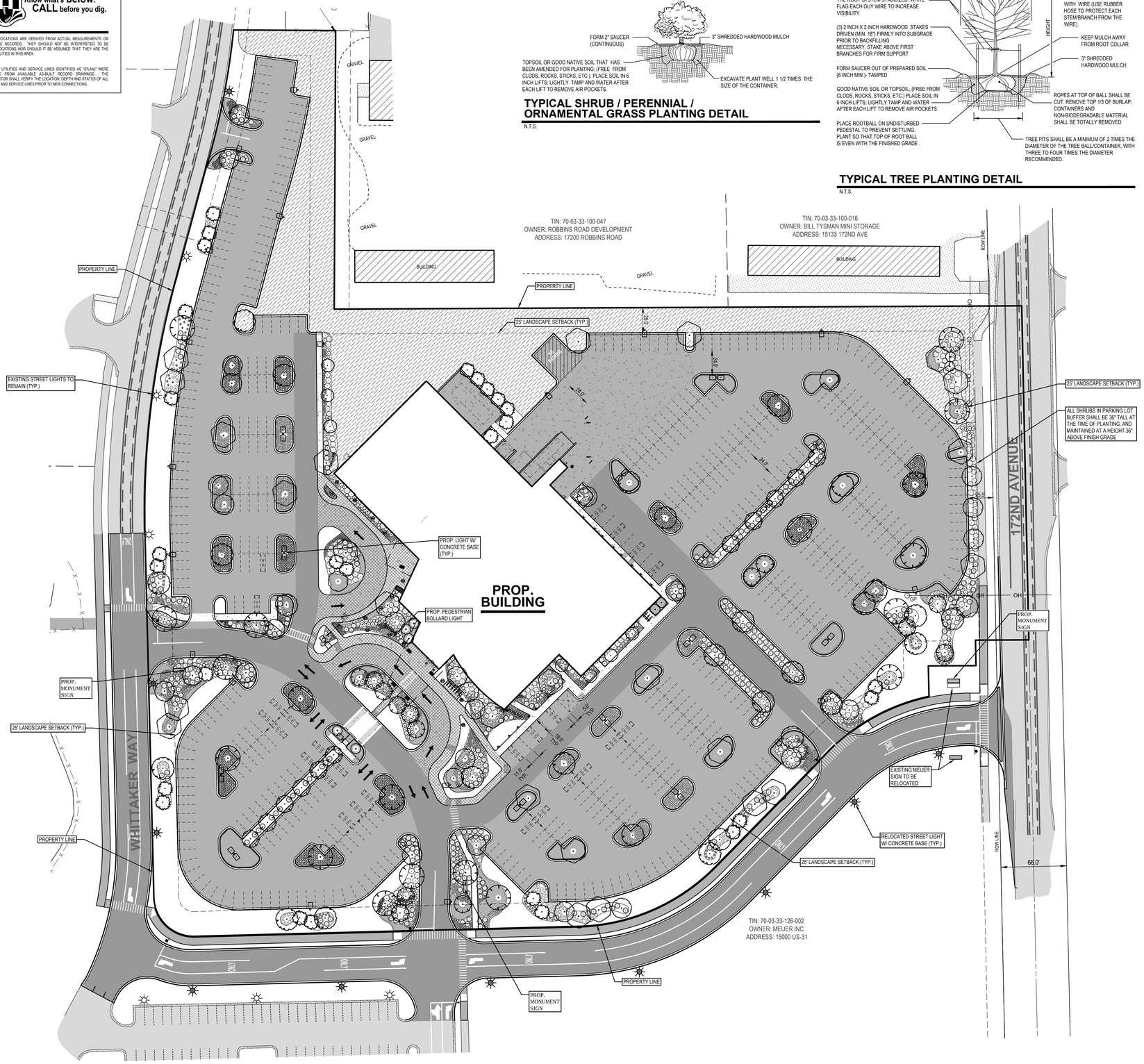
811 Know what's **below.** **CALL** before you dig.

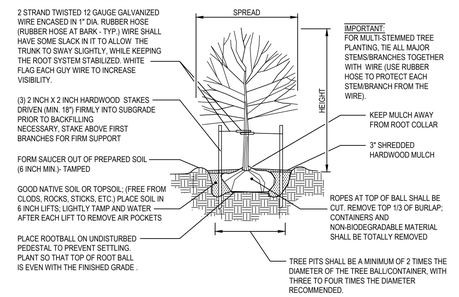
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

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



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.



TYPICAL TREE PLANTING DETAIL

N.T.S.

LANDSCAPE LEGEND / SCHEDULE

TREES

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	AA	7	Quercus robur f. fastigiata	Fastigiate Oak	3.5" cal. min.
	AF	29	Nyssa sylvatica	Black Gum	3.5" cal. min.
	AS	19	Acer saccharum	Sugar Maple	3.5" cal. min.
	CC	29	Cercis canadensis	Eastern Redbud	3" cal. min.
	GB	25	Ginkgo biloba	Ginkgo (Male)	3.5" cal. min.
	PP	27	Picea pungens	Colorado Blue Spruce	6' hgt. min.(1)
	SR	25	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	3" cal. min.

(1) Colorado Blue Spruce shall be planted at varying heights, approximately 6'-10'.

SHRUBS

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	Hi	9	Hamamelis x intermedia 'Arnold Promise'	'Arnold Promise' Witch Hazel	7 gal .
	Hp	89	Hydrangea paniculata 'Limelight'	'Limelight' Hydrangea	5 gal.
	Jp	85	Juniperus pfitzerina 'Mint Julep'	'Mint Julep' Juniper	5 gal.
	Js	351	Juniperus sabina 'Broadmoor'	'Broadmoor' Juniper	3 gal.
	Mp	49	Myrica pensylvanica	Bayberry	5 gal.
	Pf	102	Potentilla fruticosa	Shrubby Cinquefoil	3 gal.
	Rk	157	Rosa 'Knockout'	'Knockout' Rose	3 gal.
	Sb	301	Spirea x bumalda	Bumald Spirea	3 gal.
	Tm	200	Taxus x media 'Densiformis'	Compact Yew	3 gal.
	Wf	350	Weigela florida 'Dark Horse'	'Dark Horse' Weigela	3 gal.

PERENNIALS & GRASSES

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	bs	45	Baptisia 'Solar Flare Prairie Blues'	"Solar Flare Prairie Blues' False Indigo	2 gal.
	bg	2303	Bouteloua gracilis 'Blonde Ambition'	"Blonde Ambition' Blue Grama Grass	2 gal.
	ca	141	Calamagrostis x acutiflora 'Karl Foerster'	'Karl Foerster' Feather Reed Grass	3 gal.
	cr	62	Cimicifuga racemosa 'Pink Spike'	'Pink Spike' Snakeroot	2 gal.
	hh	343	Hemerocallis 'Happy Returns'	'Happy Returns' Daylily	2 gal.
	nf	1195	Nepeta x faasenii 'Walkers Low'	'Walkers Low' Catmint	2 gal.

GROUND COVER

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
		As Needed(1)	N/A	Bark Mulch	3" depth
		As Needed(2)	Poa pratensis	Kentucky Bluegrass Sod	Roll
		11,456 s.f.(3)	Liriope spicata	Lily Turf	Flat
		As Needed	N/A	Native Meadow Grass Seed Mix	Hydroseed

(1) All disturbed areas programmed as planting beds shall receive bark mulch to a depth of 3".

(2) All disturbed areas not otherwise programmed shall receive turf grass sod.

(3) All areas programmed as Lily Turf shall be planted with spacing of 8"-10".

LANDSCAPE NOTES

PLANTING NOTES:

1) ALL PLANT MATERIAL SHALL BE LOCALLAY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OR NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
7) FINELY SHREDDED HARDWARD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND TURF NOTES:

1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
3) ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
3) SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
4) TURF SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M.. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
5) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

IRRIGATION NOTES:

1) ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

N

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

NEDERVELD
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Grand Rapids, MI 49503
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ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Health Pointe
Attn: Jeff Meyers

648 Monroe Ave NW
Suite 410
Grand Rapids, MI 49345

REVISIONS:

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Drawn: BEM	Checked: RJB	S. Date:10.27.15
Title: Township Re-Submittal		V. Date:12.09.15
Drawn: BEM	Checked: RJB	S. Date:12.09.15

HEALTH POINTE

Landscape Plan

PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

S.A.E.O. MICHIGAN
JAMES C. WALTER, JR.
LANDSCAPE ARCHITECT
No. 1588
REGISTERED LANDSCAPE ARCHITECT

PROJECT NO:
14201485

SHEET NO:
L-101

BM 12/9/2015 14:22
14201485-CPI.dwg

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