

AGENDA

Grand Haven Charter Township Planning Commission

Tuesday, January 17, 2017 – 7:00 p.m.

** Note the New Meeting Time **

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the December 14, 2016 Meeting Minutes
- V. Correspondence
- VI. Public Comments/Questions on Agenda Items Only (Limited to 3 minutes)
- VII. Public Hearing
 - A. Special Land Use – Outdoor Pond – Voss
 - B. Tentative Preliminary Plat – Stonewater Subdivision No. 1
- VIII. Old Business
 - A. Special Land Use – Outdoor Pond – Voss
 - B. Tentative Preliminary Plat – Stonewater Subdivision No. 1
- IX. Reports
 - A. Attorney’s Report
 - Summary of NOCH lawsuit
 - B. Staff Report
 - New Appointment to Planning Commission
 - C. Other
- X. Extended Public Comments/Questions on Non-Agenda Items Only (Limited to 4 minutes)
- XI. Adjournment

Note: Persons wishing to speak at public hearings, on agenda items, or extended comments, must fill out a “Speakers Form” located on the counter. Completed forms must be submitted to the Zoning Administrator prior to the meeting.

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
DECEMBER 14, 2016

I. CALL TO ORDER

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

II. ROLL CALL

Members present: Cousins, Kieft, Taylor, Robertson, Wilson, and Reenders

Members absent: LaMourie and Chalifoux

Also present: Fedewa and Attorney Bob Sullivan

Without objection, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the November 21, 2016 meeting were approved.

V. CORRESPONDENCE

A. Pre-Application Presentation – Regency at Grand Haven – Nursing Home PUD

- Denny Churette, Churette Group LLC – 333 Washington Avenue, Grand Haven

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

- Jody Carter – 14715 Mercury Drive, has concerns about the proposed Dollar General:
 - Not favorable to having a loading zone within the side yard. The adjacent gas station has a loading zone in the rear yard, and is still audible to adjacent residential dwellings.
 - Mercury Drive is one of the top 5 most traveled roads in Ottawa County:
 - 9,100 vehicles per day west of 144th Avenue
 - 12,000 vehicles per day northwest of Groesbeck
 - Those figures do not include traffic exiting the gas station or manufactured home park. If the traffic count data included the gas station, manufactured home park, and Dollar General the traffic counts would be much higher.
 - Due to the high traffic volumes in this area it is difficult for residents to use the center-left turn lane to enter their driveways because it is usually consumed by

vehicles turning into the gas station or manufactured home park. Vehicles stacking on a public road in this fashion is dangerous.

- Believes a driveway on the eastern portion of the subject property will exacerbate this issue.
- Believes the gas station and Dollar General should have an internal driveway connection to provide vehicles with alternative route aside from utilizing Mercury Drive.
- Believes a traffic impact study should be requested for this development prior to approving a driveway on the eastern portion of the subject property.

VII. PUBLIC HEARING

A. Special Land Use – Outdoor Pond – Crossroads Acres LLC

Reenders recused himself due to a conflict of interest—he is the applicant of the Special Land Use Outdoor Pond application. Furthermore, Reenders and Attorney Bob Sullivan noted for the record that Scholten Fant has represented Reenders in other municipalities. Neither the Township or Reenders object to Scholten Fant providing representation during this meeting.

Fedewa provided an overview through a memorandum dated December 8th.

Cousins opened the public hearing at 7:37pm.

There being no public comment Cousins closed the public hearing at 7:38pm.

VIII. OLD BUSINESS

A. Special Land Use – Outdoor Pond – Crossroads Acres LLC

The application was discussed by Commissioners and focused on:

- No discharge pipe is being proposed. Spoils will be utilized onsite for agricultural purposes. Pond will be filled naturally utilizing the water table.

Motion by Robertson, supported by Kieft, to **approve** the Outdoor Pond Special Land Use application for 11101 144th Avenue, based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report. **Which motion carried unanimously.**

Report

1. 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.
2. The application meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, 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.
 - 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 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 conform 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.

IX. NEW BUSINESS

Reenders rejoined the Planning Commission.

A. Site Plan Review – Dollar General

Fedewa provided an overview through a memorandum dated December 9th.

The applicant, Scott Knowlton of Midwest V LLC, and engineer Jim Milanowski of Milanowski & Englert were present and available to answer questions:

- Knowlton:
 - Internal access easement for future driveway connection is a deal-breaker for their client—Dollar General—because the corporate office would require the gas

station to encumber their property with a competitive use restriction. Past practice has deemed this too difficult to pursue.

- Willing to extend sidewalk to property line to promote walking between both businesses.
- Willing to grant easement on adjacent property to the rear (parcel no. 70-07-01-400-059) to allow an internal connection to the rear of the gas station property.
- Milanowski:
 - OCRC has reviewed all the plans and provided preliminary approval of the driveway design located on the eastern portion of the subject property.
 - Believes a shared driveway will only confuse drivers.
 - Believes vehicles will have the same turning movements regardless of an internal driveway.
 - Does not believe an internal connection should be allowed because it would be considered a road, and used as a road.

The application was discussed by Commissioners and focused on:

- Agreeable to deferring 10 parking spaces.
- Fedewa explained the anticipated traffic volumes do not warrant a Traffic Impact Study.
- Staff recommended the applicant provide an easement for a future internal driveway connection with the gas station property. This is recommended because it coincides with the access management plan that is incorporated into the US-31 and M-45 Area Overlay Zone. This plan allows one driveway access and all additional points of access need to be created internally or the applicant must provide compelling evidence as to why the Township should allow more than one driveway.
 - Staff described the M-11/28th Street design in the Kentwood/Grand Rapids area. Over time, the majority of businesses have created internal access drives between the parking lots in order to allow vehicles to patron other businesses without reentering the major thoroughfare.
- Commissioners discussed the staff recommendation for an internal driveway easement:
 - Some Commissioners believe the internal connection is necessary for safety.
 - Some Commissioners believe the internal connection would be used as a road and cause safety issues.

- Likely the internal driveway at the front between the parking lots would not come to fruition because the gas station would not agree to Dollar General's terms of encumbering the property with a competitive use restriction.
- Doubtful vehicles would utilize a rear driveway connection because the travel distance is farther than it would be to use Mercury Drive. Signage would need to be used to direct traffic and notify them of its existence.
 - However, out of both easement location options (*front and rear*) the rear connection is more likely to be created.
- Staff recommended the Planning Commission could revise the language of the easement condition to allow the applicant an opportunity to provide the Commission with compelling evidence that an internal driveway connection at the parking lot would cause more safety issues than it would resolve. If such evidence is provided the Commission could remove the easement requirement.

Motion by Wilson, supported by Reenders, to **conditionally approve** the Site Plan Review application submitted by Dollar General for a retail business located at Parcel No. 70-07-01-400-058 on Mercury Drive, based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report. Approval is conditioned upon the following:

1. An access easement shall be provided to allow for a future shared driveway connection between the subject parcel and the business immediately west. This easement shall be located on the adjacent property with Parcel No. 70-07-01-400-059 and shall travel around the rear of the Dollar General building. Furthermore, once constructed directional signs shall be employed to notify drivers of the internal access.
2. Aside from the anticipated ice machine no other outdoor displays, outdoor storage, or ancillary sales areas are permitted.
3. No building permits shall be issued until permits have been obtained from all applicable agencies. Including, but not limited to the OCRC and OCWRC.
4. Applicant shall continually maintain trees and landscaping as shown on the approved site plan.

Which motion carried, with Taylor opposing due to the easement being located at the rear of the property instead of the front.

Report

The application meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, 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.
- 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 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 stormwater, 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 conform 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. Pre-Application Presentation – Regency at Grand Haven – Nursing Home PUD

Fedewa provided an overview through a memorandum dated December 9th.

The developer's representatives, engineer Scott Peruski of PEA Inc., and Andy Turbett of the NSA firm provided an overview of the proposed project and were available to answer questions:

- The parent company is the largest skilled nursing care facility in Michigan. The same company also has facilities in Ohio and Indiana.
- Not offering any form of “memory-care” at the proposed facility.
- 70% of the residents are short-term rehabilitation patients and will stay at the facility 30 days or less. The remaining 30% are considered long-term residents.
- The short-term residents have more frequent visitors compared to the long-term residents, which is one reason for the request for additional parking.
- Willing to defer parking spaces until they are needed. Furthermore, are willing to bank 24 spaces immediately based on the comparative parking data that was supplied.
 - Corporate has not made a determination on staffing hours. Will either be three 8-hour shifts or two 12-hour shifts. These shifts overlap by 1 hour, thus additional parking is requested to handle the overflow.
- Typical building materials are brick, stone, siding, and shingles.
- Stormwater infiltration basin along east boundary line. The design is based on best management practices, but would require tree removal.

The proposed development was discussed by the Commissioners and focused on:

- Current level of parking is much higher than what is permitted. Compelling parking information will be necessary to approve a departure of this magnitude.
- Any parking that is deferred should be from the front, so the aesthetic value is increased during the interim.
- Maintaining, and enhancing, the visual buffer between the subject property and the multi-family residential development to the east is a priority.
- Proposed project site is located within an area the Master Plan identified as having a vulnerable population and this development would increase the number of vulnerable people within this area. Therefore, it is important for the developer to review and implement segments of the vulnerability analysis and recommended best management practices to increase the quality of life and decrease the negative impacts.
 - Specifically, utilizing canopy trees to offset the heat island effect created by impervious surface.

C. Housekeeping – Appointment of Officers and Approval of 2017 Meeting Date Schedule

Fedewa provided an overview through a memorandum dated December 8th.

Without objection, Cousins was nominated and re-appointed as the Chairperson.

Without objection, LaMourie was nominated and re-appointed as the Vice Chairperson.

Without objection, Robertson was nominated and re-appointed as the Secretary.

Motion by Robertson, supported by Taylor, to **approve** the 2017 Planning Commission Meeting Date Schedule as presented and notes the new commencement time of 7:00pm.

X. REPORTS

A. Attorney Report – None

B. Staff Report

- The Township can provide a GHT-domain email address and allow the Commissioners to install the Outlook application on their devices such as a smart phone or tablet, but if a desktop computer is utilized the Township website is the only method of retrieving emails. Staff noted the Commissioners would be required to sign an agreement acknowledging that if the device is lost or stolen the Township will “wipe” the device clean (*e.g., perform a factory reset*) to ensure the Township servers are not compromised. Commissioners expressed approval, so staff will begin working on this project in early 2017.

C. Other

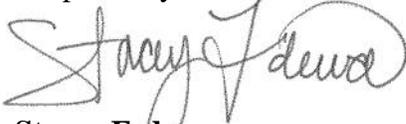
- Reenders noted the Township Board removed the fence requirement from the Brucker Beach Woods Site Condominium application because the Board did not want to begin classifying “attractive nuisances.”

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

XII. ADJOURNMENT

Without objection, the meeting adjourned at 9:21 p.m.

Respectfully submitted,



Stacey Fedewa
Acting Recording Secretary

Community Development Memo

DATE: January 12, 2017

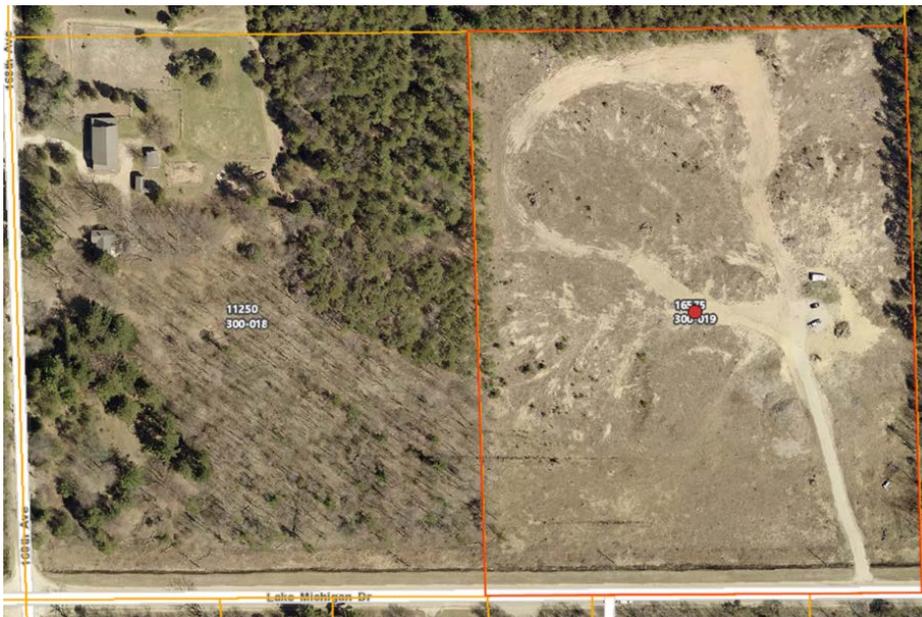
TO: Planning Commission

FROM: Stacey Fedewa, Community Development Director

RE: Special Land Use Application – Outdoor Pond at 16575 Lake Michigan Dr.

BACKGROUND

The property owner Bryan Voss, submitted a Special Land Use application to construct an Outdoor Pond at 16575 Lake Michigan Drive. The 40,000 square foot (*0.91 acre*) pond would be used for personal recreation purposes. The approximate dimensions of the pond are 140' x 300'.



The proposed pond is part of a larger project the applicant is conducting on the property. You'll notice from the aerial map that a previous owner clear-cut the property leaving no vegetation and resulting in an unnatural landscaping appearance. To counteract the negative impact, the applicant will create a more natural landscape, add vegetation, and stabilize the soils.

The applicant has received a Soil Erosion and Sedimentation Control (SESC) permit for the proposed activities, and received correspondence from the DEQ that a permit is not required.



SPECIAL LAND USE REQUIREMENTS		
Section 19.07.29A Provisions	Compliance	
Used for recreation, pleasure, or agricultural only	Meets standard	
Compliance with setback requirements of zoning district (RR)	Meets standard	
To protect the safety of the general public the PC can require the pond to be enclosed by a wall or fence.	Not enclosed—Planning Commission has discretion	
Constructed to applicable requirements of Conservation District, OCWRC, and MDEQ	CD	n/a
	OCWRC	SESC Permit
	MDEQ	n/a
Slope of the banks must be a minimum of 1:3	Meets standard	
Pond shall not cause or contribute to the erosion of any adjacent, abutting, or nearby land.	Staff unaware of any issues	
Pond shall not create stagnant water	Aeration Unit	

SAMPLE MOTIONS

If the Planning Commission finds the application meets the applicable standards, the following motion can be offered:

Motion to approve the Outdoor Pond Special Land Use application for 16575 Lake Michigan Drive, based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report.

If the Planning Commission finds the application does not meet the applicable standards, the following motion can be offered:

Motion to deny the Outdoor Pond Special Land Use application, and direct staff to draft a formal motion and report for those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

If the Planning Commission finds the applicant must make revisions to the application, the following motion can be offered:

Motion to table the Outdoor Pond Special Land Use application, and direct the applicant to make the following revisions:

1. *List the revisions.*

Please contact me prior to the meeting with questions or concerns.

REPORT (TO BE USED WITH A MOTION FOR APPROVAL)

1. This approval is based on the affirmative findings that each of the following Special Land Use 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.
2. The application meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, 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.
 - 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 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.

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

SPECIAL LAND USE APPLICATION

RECEIVED 12/7/16

Application Type	Fee	Escrow*
Original	\$125	\$1,000
Amendment	\$100	\$500

Sewer Escrow**	
Main Extension	\$5,000
Lift Station	\$2,000

Applicant Information

Name Bryan Voss
 Phone (616) 566-1469 Fax _____
 Address 16575 Lake Michigan Drive, West Olive, MI 49460
 Email Address bryan.voss.2012@gmail.com

Owner Information (If different from applicant)

Name Same
 Phone _____ Fax _____
 Address _____

Property Information

Address/Location Lake Michigan Drive
 Parcel Number 70 - 07 - 22 - 300 - 019 Size (acres) 11.7
 Current Zoning ~~AG~~ - Agricultural District Master-Planned Zoning _____
RP

Description of Proposed Use/Request (attach additional pages as needed)

The project proposes the installation of a private pond, less than 5 acres in size, located in an upland area.
 The pond is located approximately 360 feet north of a wetland area and 510 feet north of the Stillman County Drain.
 The proposed activities will not impact any wetlands or the Stillman County Drain.

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapters 19 and 23 of the Zoning Ordinance. Initially, submit five copies of the required information for staff review. Once staff has granted tentative approval, additional copies will be required as requested by staff.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

Bryan Voss
 Signature of applicant

12/1/2016
 Date

* To cover cost of legal and consulting fees, may be increased as necessary

** If approval of this application requires/includes the extension of a municipal sanitary sewer main, an additional \$5,000.00 escrow fee shall be required, and an additional \$2,000.00 escrow fee shall be required for the installation of a lift station.



Permit
Soil Erosion & Sedimentation Control Agency
County of Ottawa

Issued under the authority of Part 91, Soil Erosion and Sedimentation Control,
of the Natural Resources and Environmental Protection Act,
1994 PA 451, as amended

Permittee: Bryan Voss
Address: 16575 Lake Michigan Dr
West Olive MI 49460

Permit No:	9895
Issued:	09-13-16
Expires:	06-01-17

Project Location: City/Village/Township: Grand Haven **Section:** 22
Address/Property Location: 16575 Lake Michigan Dr
On - Site Responsible Person: Bryan Voss
Company: n/a **Telephone Number:** 616-566-1469

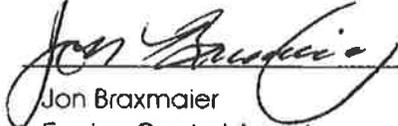
Permitted Activity:

Excavate for new single family home & pond construction.

Permit Conditions:

1. The permitted activity shall be completed in accordance with the approved plans and specifications, and the attached general and specific conditions.
2. This permit does not waive the necessity for obtaining all other required federal, state or local permits.
3. Permittee shall notify the permitting agency within one week after completing the permitted activity or one week prior to the permit expiration date, whichever comes first.
4. **PERMITTEE IS RESPONSIBLE FOR PROVIDING A COPY OF PERMIT, APPROVED SESC PLAN, AND ALL RELATED INFORMATION TO THE CONTRACTOR AND ENGINEER.**

**THIS PERMIT MUST BE POSTED AT
THE PROJECT SITE**



Jon Braxmaier
Erosion Control Agent
Water Resources Commissioners Office
616-994-4528

From: Eric Johnson
To: [Kirk, Audrie \(DEQ\)](#)
Cc: [Stacey Fedewa](#)
Subject: RE: No DEQ Jurisdiction for the Proposed Pond at Site #70-16575 Lake Michigan Dr-West Olive.
Date: Tuesday, December 06, 2016 9:44:39 AM

Audrie,

Thank you so much for expiditing this permit application.

I will forward this email to Stacey Fedewa at Grand Haven Township while waiting for the formal letter.

Thank you!

Eric Johnson
231-670-5267

Sent from my Verizon 4G LTE smartphone

----- Original message -----

From: "Kirk, Audrie (DEQ)" <KirkA3@michigan.gov>
Date: 12/6/16 9:36 AM (GMT-05:00)
To: Eric Johnson <EJohnson@westshoreconsulting.com>, bryan.voss.2012@gmail.com
Subject: No DEQ Jurisdiction for the Proposed Pond at Site #70-16575 Lake Michigan Dr-West Olive.

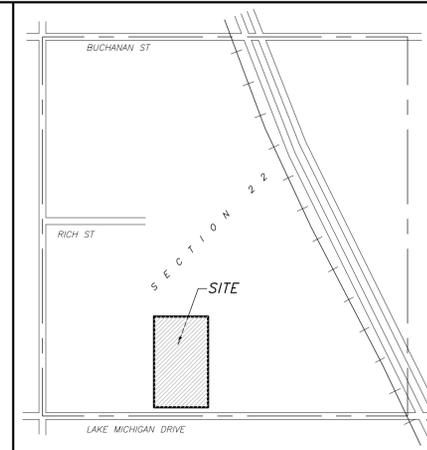
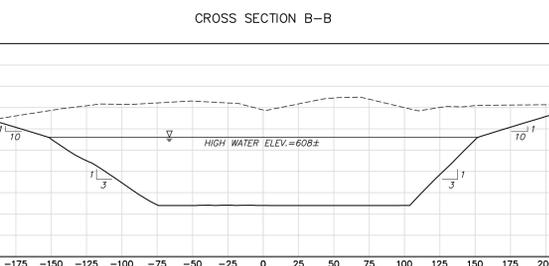
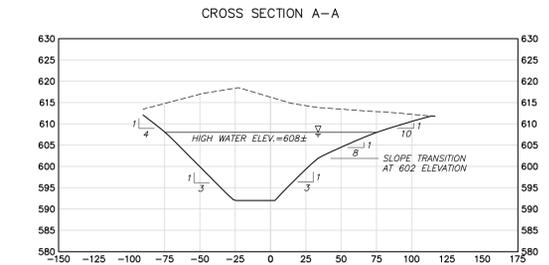
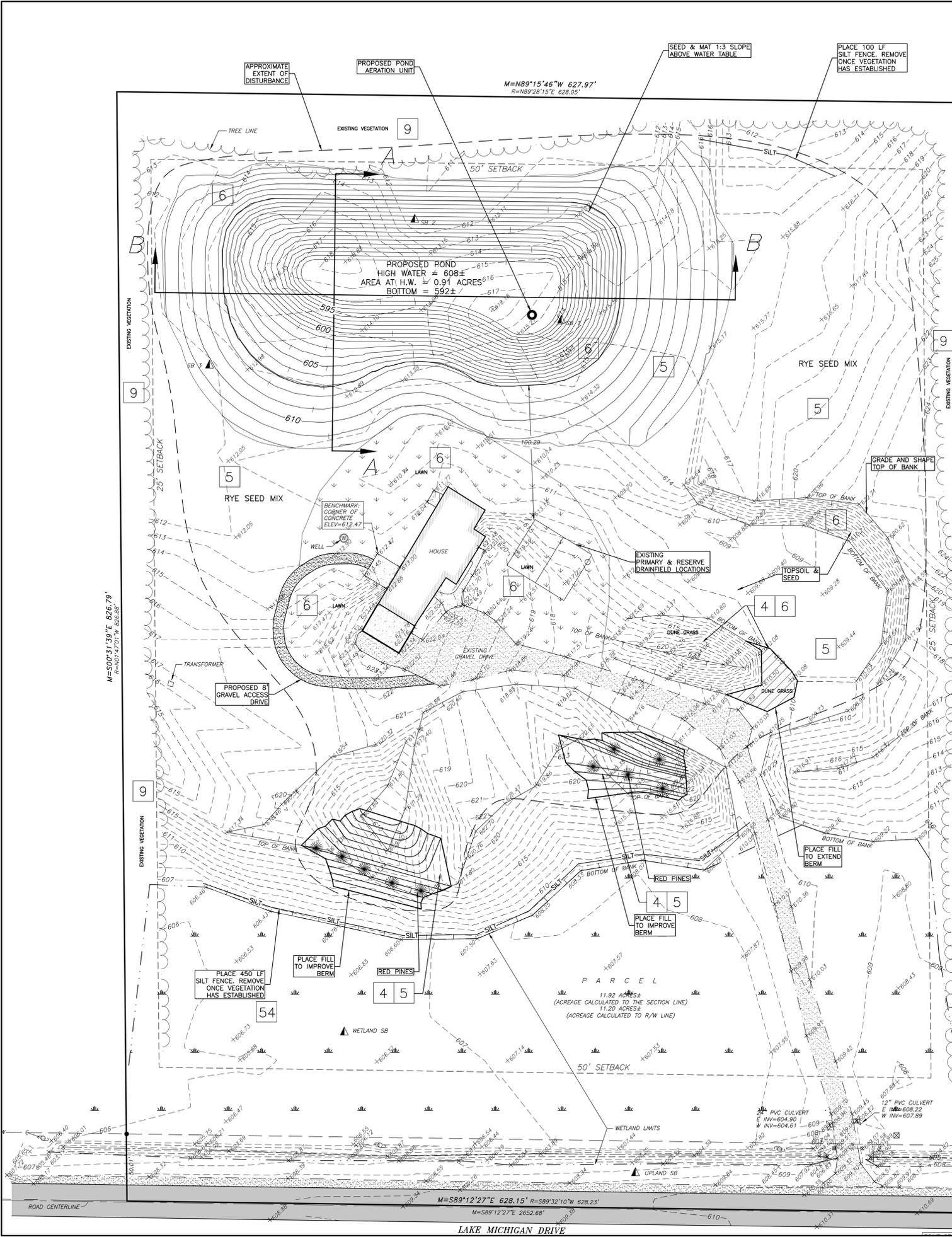
Good morning,

I have reviewed your permit application for the proposed pond located at 16575 Lake Michigan Drive in West Olive and determined that the Department of Environmental Quality does not have jurisdiction under Part 301, Inland Lakes and Streams or Part 303, Wetlands Protection to regulate the proposed activity. A formal letter will follow this email shortly and then we will close out your permit application in MiWaters. I will also submit a refund request but please note that it may take several weeks for the refund to be processed.

Please let me know if you have any other questions.

Best regards,

Audrie Kirk
Environmental Quality Analyst
Water Resources Division
Grand Rapids District Office
District Office General Line: (616) 356-0500



Cut Summary

Name	2-D Area	Cut
POND EXCAVATION VOLUME	79017.30 Sq. Ft.	26254.64 Cu. Yd.

SESC LEGEND

4	VEGETATIVE STABILIZATION
5	SEEDING
6	SEEDING W/MULCH AND/OR MATTING
9	VEGETATIVE BUFFER STRIP
54	SILT FENCE

LEGEND

- FOUND IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE
- ⊕ SECTION CORNER
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ ATT RISER
- ⊕ SOIL BORING
- ⊕ WELL
- ⊕ EXISTING GRADE
- ⊕ MAJOR CONTOUR-5' INTERVAL
- ⊕ MINOR CONTOUR-1' INTERVAL
- ⊕ TOP/BOTTOM OF BANK
- ⊕ WETLAND LIMITS
- ⊕ TREE LINE
- ⊕ ASPHALT
- ⊕ CONCRETE
- ⊕ GRAVEL
- ⊕ LAWN
- ⊕ EXISTING GRADE CONTOUR
- ⊕ PROPOSED GRADE CONTOUR

NOTE: ELEVATION DATUM=NAVB88 GCEID 12A

DESCRIPTION: (FURNISHED FROM TAX DESCRIPTION)

PART OF THE SOUTHWEST 1/4, SECTION 22, T.7N., R.16W., GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, COMMENCING AT THE SOUTH 1/4 CORNER, THENCE S89°32'10"W 1363.6 FT., ALONG SOUTH SECTION LINE TO THE POINT OF BEGINNING; THENCE S89°32'10"W 628.23 FT., ALONG SAID SOUTH SECTION LINE; THENCE N01°47'01"W 826.88 FT., THENCE N89°28'15"E 628.05 FT., PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4; THENCE S01°47'43"E 827.49 FT., PARALLEL WITH THE NORTH-SOUTH 1/4 LINE, TO THE POINT OF BEGINNING.

SOIL BORINGS: 6/24/16

SB-1
 0'-3"
 SAND, TAN, MEDIUM-FINE GRAINED, WELL SORTED
 MOTTLING ENCOUNTERED AT 4'
 SATURATION ENCOUNTERED AT 6.5'

SB-2
 0'-1.5"
 SAND, TAN, MEDIUM-FINE GRAINED, WELL SORTED
 1.5'-2"
 SAND, TAN, MEDIUM-FINE GRAINED, WELL SORTED
 2'-6"
 SAND, TAN, MEDIUM-FINE GRAINED, WELL SORTED
 MOTTLING ENCOUNTERED AT 5'
 SATURATION ENCOUNTERED AT 5.5'

SB-3
 0'-5"
 TOPSOIL & ORGANIC LOAM, DARK BROWN
 5'-2"
 SAND, ORANGE, MEDIUM-FINE GRAINED, WELL SORTED
 2'-6"
 SAND, TAN, MEDIUM-FINE GRAINED, WELL SORTED
 MOTTLING ENCOUNTERED AT 2'
 SATURATION ENCOUNTERED AT 5'

ZONING DATA:

ZONED: RURAL PRESERVE (RP)

MINIMUM LOT AREA: 10 ACRES
 ACTUAL LOT AREA: 11.9 ACRES

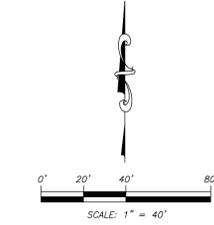
MINIMUM LOT WIDTH: 330 FEET
 ACTUAL LOT WIDTH: 628.15'

MAXIMUM HEIGHT: 2 1/2 STORIES OR 35'
 ACTUAL HEIGHT: ONE STORY WITH WALK OUT BASEMENT

REQUIRED SETBACKS:
 FRONT: 50'
 REAR: 50'
 SIDE: 20' MIN., 50' TOTAL

ACTUAL SETBACKS:
 FRONT: 720'
 REAR: 291'
 SIDES: 192' (WEST), 355' (EAST)

MINIMUM FLOOR AREA: 1,240 S.F. (800 S.F. AT GROUND FLOOR FOR TWO STORY)
 ACTUAL FOOTPRINT: 3,730 S.F.



NO.	DATE	DESCRIPTION	BY	CHK'D
1	11/28/16	IDENTIFY RECENT BORROW AREA	ERJ	
2	12/15/16	REVISE ZONING DATA	WAV	
	10-20-16			

DATE: 10-20-16

DRAWN BY: CAG

CHECKED BY: WAV

DESIGNED BY: TWD

BMC NAME: (231) 773-3453

Service@WestshoreConsulting.com

2534 Black Creek Road
 Muskegon, MI 49444
 Ph: (231) 777-3447
 Fax: (231) 773-3453

WESTSHORE CONSULTING
 Engineers • Scientists • Surveyors • Planners

PROJECT NAME: BRYAN VOSS PROPOSED PRIVATE POND 16575 LAKE MICHIGAN DRIVE WEST OLIVE, MICHIGAN

PROJECT: 04206-0001A

SHEET: 1 OF 1

© COPYRIGHT 2016



Community Development Memo

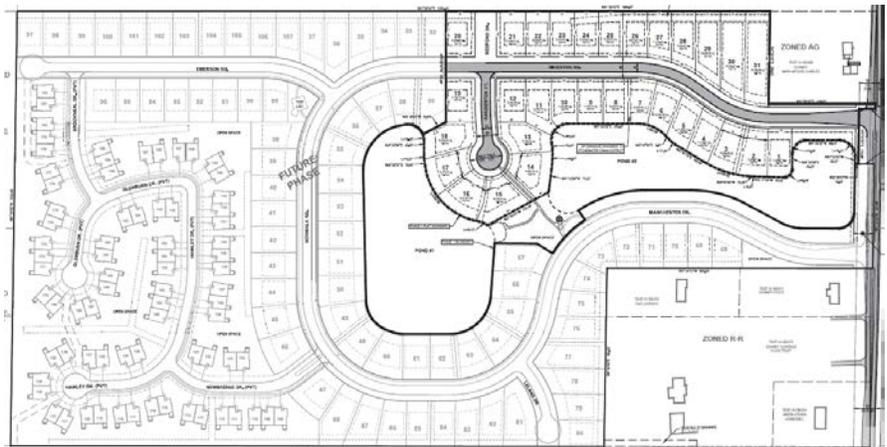
DATE: January 12, 2017
TO: Planning Commission
FROM: Stacey Fedewa, Community Development Director
RE: Stonewater Subdivision No. 1 – Tentative Preliminary Plat

BACKGROUND

The Stonewater PUD was approved on September 12, 2016. Phase 1 of the mixed-residential development consists of 31 single-family lots within a platted subdivision. The Land Division Act and Township Subdivision Control Ordinance govern the platting process.

PLATTING PROCESS

Platting consists of a 4 step process, which is described below along with pertinent details. Generally, because the project was initially approved through a PUD the Township's obligation is just to ensure the proposed plat is consistent with the plans that were approved in Sept 2016, and staff has confirmed the two sets of plans are identical.



1. Tentative Preliminary Plat Approval
 - Planning Commission must hold a public hearing and make a recommendation to approve or disapprove
 - Township Board must tentatively approve or disapprove the Plat
2. Construction Plan Approval
 - Staff reviews infrastructure plans and submits for permitting (*i.e., roads and underground utilities*)
3. Preliminary Plat for Final Approval

- Township Board must approve or reject the Plat
 - If approved, the developer can begin installing infrastructure

4. Final Plat Approval

- Township Board must approve if Final Plat substantially conforms to the Preliminary Plat

The Planning Commission is only involved in the first step of the platting process, afterwards it is handled by staff and the Township Board.

TENTATIVE PRELIMINARY PLAT REQUIREMENTS

The developer must submit the following documents to comply with the Subdivision Control Ordinance:

- Declaration of Restrictive Covenants
 - Submitted, and approved by Township Attorney
- Existing Conditions Plan
- Proposed Conditions Plan
- Affidavit of Ownership



The Planning Commission is required to take action, and make a recommendation, within 60 days (*submitted on 12/12/16*), and the Board must take action within 90 days of receiving the Planning Commission’s recommendation.

SAMPLE MOTIONS

If the Planning Commission finds the application meets the applicable standards, the following motion can be offered:

Motion to recommend the Township Board **approve** the Tentative Preliminary Plat for Stonewater Subdivision No. 1 based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Subdivision Control Ordinance.

If the Planning Commission finds the application does not meet the applicable standards, the following motion can be offered:

Motion to recommend the Township Board **disapprove** the Tentative Preliminary Plat for Stonewater Subdivision No. 1 because the application does not meet the applicable requirements and standards set forth by the Grand Haven Charter Township Subdivision Control Ordinance.

Please contact me prior to the meeting with questions or concerns.



GRAND HAVEN CHARTER TOWNSHIP

SUBDIVISION PLAT REVIEW APPLICATION

(Includes Preliminary Plat review, Final Preliminary Plat review, and Final Plat review)

Application Type	Fee	Escrow*	Sewer Escrow**	
Original	\$300	\$500	Main Extension	\$5,000
Amendment	\$150	\$500	Lift Station	\$2,000

Note: for multi-phased developments, each phase after the original approval is considered an amendment

Applicant Information

Name _____

Phone _____ Fax _____

Address _____

Email Address _____

Owner Information *(If different from applicant)*

Name _____

Phone _____ Fax _____

Address _____

Property Information

Address/Location _____

Parcel Number 70 - See Attached. Size (acres) _____

Current Zoning _____ Master-Planned Zoning _____

Adjacent Zoning North: South: East: West:

Other Information

Proposed Subdivision Name: _____

Proposed Number of Proposed Lots? _____

Present Use of the Subject Property? _____

Number & Type of Existing Structures? _____

Does Property Abut Township Border? _____

Subject Property Located on a Paved Road? _____

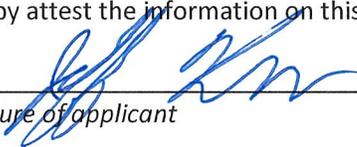
Municipal Water within 2,700 Feet of Subject Property? _____

Municipal Sewer within 2,700 Feet of Subject Property? _____

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance Books and following the procedures and requirements set forth in Ordinance No. 310 (*Subdivision Control Ordinance*). Initially, submit five copies of the required information for staff review. Once staff has granted tentative approval, additional copies will be required as requested by staff.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

Signature of applicant



Date

12/7/16

** To cover cost of legal and consulting fees, may be increased as necessary*

*** If approval of this application requires/includes the extension of a municipal sanitary sewer main, an additional \$5,000.00 escrow fee shall be required, and an additional \$2,000.00 escrow fee shall be required for the installation of a lift station.*

For Office Use Only

Date Received _____ Fee Paid? _____

Materials Received: Site Plans _____ Location Map _____

Survey _____ Legal Description _____

Dated copy of approved minutes sent to applicant? _____ Date Sent _____

PLANNING COMMISSION USE ONLY

Approval _____

Tabled _____

Denied _____

Conditional Approval _____

The following conditions shall be met for approval:

Signature of Planning Commission Chair

Date

AFFIDAVIT OF OWNERSHIP

STONEWATER SUBDIVISION NO. 1

STATE OF MICHIGAN)
) SS.
COUNTY OF KENT)

Dale H. Kraker, being duly sworn, says as follows:

1. That he is the Manager of Lincoln Street Holdings, LLC, a Michigan limited liability company (the "Company").

2. That the Company is the owner of certain real property located in the township of Grand Haven, Ottawa County, Michigan, commonly known as 15790 Lincoln Street, Grand Haven, and legally described on Exhibit A attached hereto (the "Property").

3. That the Company acquired a portion of the Property, being identified as PPN 70-07-14-100-004, pursuant to a Warranty Deed dated November 6, 2015 and recorded November 10, 2015 at Instrument No. 2015-0043592, Ottawa County Records.

4. That the Company acquired a portion of the Property, being identified as PPN's 70-07-16-100-008, 70-07-14-100-010 and 70-07-14-100-005, pursuant to a Warranty Deed dated July 22, 2013 and recorded July 30, 2013 at Instrument No. 2013-0035432, Ottawa County Records.

5. That the Company has not conveyed any portion of the Property to another entity since the date of acquisition.

6. That the sole member of the Company is Dale H. Kraker, Trustee of the Dale H. Kraker Living Trust Amended and Restated June 11, 2007.

7. That the Company intends to develop the Property as Stonewater Subdivision No. 1, pursuant to the conditional approval of the Grand Haven Township Planning Commission.

8. That this Affidavit is made at the request of Grand Haven Charter Township pursuant to the Company's request to develop the Property.

LINCOLN STREET HOLDINGS, LLC

By: 
Dale H. Kraker

Its: Manager

The foregoing instrument was acknowledged before me in Kent County, Michigan, this 22nd day of December, 2016, by Dale H. Kraker, the Manager of Lincoln Street Holdings, LLC, a Michigan limited liability company, on behalf of the company.

JEFF KLAASEN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires Sep. 26, 2021
Acting in the County of _____



Notary Public, Kent County, Michigan
My Commission Expires: September 26, 2021

Prepared by:
Todd A. Hendricks
RHOADES McKEE PC
55 Campau Avenue NW, Suite 300
Grand Rapids, MI 49503

EXHIBIT A

Description of Property

Located in the Township of Grand Haven, County of Ottawa, State of Michigan:

All that part of the Northeast 1/4 of the Northwest 1/4 of Section 14, Town 7 North, Range 16 West, described as: Commencing on the North line of said parcel at a point 300 feet East of the Northwest corner thereof; thence South 170 feet; thence East 170 feet; thence North 170 feet; thence West 170 feet to the Point of Beginning. Except the North 50 feet thereof.

PPN: 70-07-14-100-004

The Southeast 1/4 of the Northwest 1/4 of Section 14, Town 7 North, Range 16 West, and also a Right of Way for purposes of ingress and egress thereto, described as: Commencing at a point 300 feet East of the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 14, Town 7 North, Range 16 West and running thence South parallel with the West line of said Northeast 1/4 of the Northwest 1/4 to the South line thereof; thence East 10 feet; thence North parallel with the West line of said Northeast 1/4 of the Northwest 1/4 to the North line thereof; thence West 10 feet to the point of beginning.

PPN 70-07-14-100-008

The East 15 feet of the West 300 feet of the North 330 feet of the Northeast 1/4 of the Northwest 1/4 of Section 14.

PPN 70-07-14-100-010

All that part of the Northeast 1/4 of the Northwest 1/4 of Section 14, Town 7 North, Range 16 West, except commencing at the Northwest corner of said Northeast 1/4 of the Northwest 1/4; thence South 330 feet; thence East 300 feet; thence North 160 feet; thence East 170 feet; thence North 170 feet; thence West 470 feet to the point of beginning. Also, except the East 550 feet of the North 820 feet thereof.

PPN 70-07-14-100-005

**DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS
FOR STONEWATER
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN**

THIS DECLARATION is made this ____ day of _____, 2016, by LINCOLN STREET HOLDINGS, LLC, a Michigan limited liability company, of 3115 Railway Drive, Byron Center, Michigan 49315 (“**Developer**”).

RECITALS

A. Developer is the owner of certain real property situated in Grand Haven Township, Ottawa County, Michigan legally described as follows:

INSERT LEGAL

(the “**Property**”), and is developing the Property into Stonewater, a residential subdivision (hereinafter “**Stonewater**”), which may be expanded from time to time to include additional land in additional phases of platted developments. The Property is also hereinafter referred to as “**Phase I**”.

B. Developer desires to impose certain protective covenants, restrictions and conditions on the Property for the purposes of ensuring that the Property will be used for those purposes to which is best suited and of preserving and improving the attractive features of the Property.

C. Owner desires to provide record notice of the existence of the Stonewater Property Owner’s Association (the “**Association**”), a Michigan non-profit corporation composed of the owners of lots within Stonewater, as it may be expanded, and the owners of condominium

units in Stonewater Condominiums, as it may be expanded, and to provide record notice of the Association's powers over certain portions of the Property, as well as certain portions of the land described on **Exhibit "D"** attached hereto, consisting of the Stonewater PUD, as approved by Grand Haven Township.

PROVISIONS

In consideration of the foregoing, Developer imposes the following protective covenants, restrictions and conditions upon the Property, which protective covenants, restrictions and conditions shall run with, and benefit and burden the Property and shall be recorded as blanket encumbrances against the Property and shall be binding against the Developer, its successors and assigns, and all persons claiming under the Developer, their grantees, successors, heirs, personal representatives, administrators and assigns.

I. ARCHITECTURAL CONTROL.

A. Architectural Review Committee. Developer reserves the right to establish an Architectural Review Committee ("**Committee**") to consist of three (3) people to be appointed from time to time by the Developer, until the Developer delegates this power of appointment to the Association.

B. Architectural Restrictions. In order to assure harmonious and aesthetic development of building sites on the lots in the Property, no land may be graded and no building, driveway, fence, structure, antenna, above-ground electrical or other utility service, wall, or other structure or improvement may be made, modified, added to, altered or changed until the plans and specifications showing the nature, kind, color, shape, height, materials and location of the same shall have been submitted to and approved in writing by the Developer.

C. Developer's Absolute Discretion. All construction of all buildings, structures and other improvements will be made only by residential home builders licensed by the State of Michigan and approved by the Developer and shall be done in accordance with the plans approved by the Developer pursuant to this Declaration.

The Developer may, upon a showing of practical difficulty, grant variances to the restrictions from time-to-time, but only to the extent and in such manner as not to violate the spirit and intent of the restrictions. The Developer shall have twenty-one (21) days from the date of receipt of all documents requested in order to evaluate and decide upon a proposal, proposed variance or other matter, but if the Developer fails to grant written approval within the twenty-one (21) day period, it shall be deemed to have rejected the request.

The Developer shall have the right to refuse to approve any plan, specification, proposal, requested variance or other matter submitted to it which is not suitable or desirable in its opinion for aesthetic or other reasons in the Developer's absolute discretion. In passing upon such plans, specifications, proposals, requested variances and other matters, the Developer shall have the right to take into consideration the suitability of the proposed structure, improvement or modification, the lot upon which it is proposed to be constructed, the proposed building location

within the lot, the locations of structures and improvements on the other lots, the degree of compatibility of the proposed improvement with those already existing in and planned for the Property and such other matters as the Developer, in its sole discretion, may deem significant.

If the Developer rejects an owner's request for approval of a plan, specification, proposal, variance or other matter, promptly after such rejection the Developer shall serve on the owner a written explanation of the reasons for the rejection. The owner shall be entitled to revise and resubmit the request to the Developer one or more times.

II. BUILDING AND USE RESTRICTIONS.

A. Except as specifically provided to the contrary, no lot shall be used for other than residential purposes. No building shall be erected, altered, placed, modified or permitted to remain on any other than one (1) single-family residential dwelling with at least a two-stall garage. No outbuilding shall be constructed on any lot without the prior written approval of the Developer. No house shall be designed, constructed or remodeled for the purpose of housing more than one (1) family and no lot shall be used to house more than one (1) family.

B. A garage containing at least two (2), but not more than three (3), stalls will be attached to each house constructed on a lot in the Property.

C. Each house shall be built on a full basement foundation. No mobile or modular homes are permitted. Each house constructed on a daylight or standard lot shall be connected to the stormwater management system at the owner's expense.

D. Lot Owners shall be responsible for constructing the sidewalk located in front of their lot before the issuance of a certificate of occupancy for the residence on such lot, unless delayed until weather conditions permit, provided adequate financial security shall be provided to the Township or written proof shall be submitted to the Township that an escrow deposit has been established by the Lot Owner with an institutional lender in the amount of 150% of the estimated cost of the sidewalk to insure the completion of the sidewalk in the event the construction of the sidewalk is delayed because of weather conditions. The Developer will be responsible for constructing sidewalks in Stonewater which are not located in front of a Lot. Sidewalks in Phase I will be installed within five years of the first occupancy permit in Phase I.

E. The total finished floor area of any house to be constructed on any lot, exclusive of garage, basement, deck, attic, open porch, breezeway and any other area not used for living quarters shall satisfy the applicable minimum size requirements of Grand Haven Township.

F. Each owner of a lot shall be responsible for making certain that the construction of all improvements on his or her lot will comply with all Grand Haven Township and other governmental requirements and restrictions including, without limitation, front, side and rear setback requirements. Approval of construction by the Developer shall not be construed to mean that the Developer has determined that the proposed structure complies with all township and other governmental requirements. The Developer shall have no obligation to review plans and proposals for compliance with township and other governmental requirements.

G. All soil to be removed from a lot, either in grading or excavating, shall, if desired by Developer, become the property of Developer and when removed shall be dumped by any person so removing the soil at that person's expense at such place or places upon the Property or elsewhere as Developer shall designate.

H. Each house and garage built on a lot shall be constructed of new material only. Approved materials include brick, brick veneer, steel, stone, cedar wood, aluminum siding, vinyl siding, stucco or frame or any combination thereof. All exterior foundation walls shall be of brick, brick veneer, stone, concrete or stucco. Concrete block or tile construction above grade level is prohibited unless the exterior surface is covered with an approved material. The Developer has the right to approve or disapprove of proposed building materials based on colors, aesthetics, compatibility with other structures existing or proposed on the Property and any other factors deemed material by the Developer. Approval by the Developer in one or more cases will not obligate the Developer to grant approval in any other cases. The Developer may approve the use of materials and/or colors other than those listed or described above.

I. No later than six (6) months after the date construction of a residence on a lot is completed, the owner shall cause concrete to cover all driveways on his or her lot.

J. No structure of a temporary character, trailer, tent, shack, barn or other outbuilding shall be used as a temporary or permanent residence on any lot.

K. Construction, once commenced, shall be completed and ready for occupancy within twelve (12) months after the date of the commencement of construction. Within six (6) months after completion of construction of the house on the lot, the lot will be graded, landscaped, and will be covered with four (4) inches of fertile topsoil and supplied with sufficient perennial grass seed to seed the lot.

L. Soil erosion protection and stabilization techniques and procedures shall be required continuously during all phases of construction. Such techniques may include silt, fences, soil erosion, blankets and other measures sufficient to stabilize soils during construction activities.

M. No lot may be used or maintained as a dumping ground for rubbish. No refuse pile or unsightly or objectionable object or materials shall be maintained on any lot, except for trash, garbage and other waste which shall be kept in sanitary containers. All such containers shall be kept in a clean, neat and sanitary condition and stored within the garage.

N. No noxious or offensive activity shall be carried on upon any lot or park area, nor shall anything be done on any lot or park area which may be or may become an annoyance or nuisance to any other person occupying the Property.

O. No trailer, boat, motor home, recreational vehicle, or inoperable vehicle shall be stored on any lot except within the garage with the door closed. No boat, trailer, motor home or similar vehicle shall be parked on any lot for more than four (4) consecutive days without the prior written permission of the Developer, which approval may be given or withheld in the

Developer's sole discretion and may be contingent upon the Developer's designation of the area or areas where the vehicles may be parked.

P. No animals, except household pets, may be kept on any lot. Such pets may not be kept or bred for any commercial purpose and shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No savage or dangerous animal shall be kept on any lot. No more than two (2) household pets may be kept without written permission of the Developer.

Q. Except as may be installed by Developer, no spotlight, floodlight or similar type high intensity lighting shall be placed on or utilized on any lot which in any way will allow light to be reflected on any other lot or the improvements thereon without the prior written authorization of the Developer. Low intensity lighting which does not disturb the other occupants of the Property shall be allowed.

R. No off-road vehicle including, but not limited to, motorcycle, motorbike, snowmobile and all-terrain vehicle, may be driven or operated within the areas of the Property.

S. No hunting is permitted within the Property.

T. No sign shall be displayed to the public view on any lot except one (1) sign of not more than four (4) square feet advertising the lot for sale; provided, however, that Developer may post "for sale" signs on Developer's lots.

U. All utilities servicing the lots shall be placed underground.

V. In addition to the restrictions herein, the use of any lot and any structure constructed on any lot must satisfy the requirements of the Grand Haven Township Ordinance No. _____, approving the project, and the zoning ordinance of Grand Haven Township, Ottawa County, Michigan, which is in effect at the time of the contemplated use or construction of any structure unless a variance for such use or structure is obtained from the Zoning Board of Appeals ("**ZBA**") of Grand Haven Township and further there is obtained a written consent thereto from the Developer so long as the Developer owns a lot in Stonewater subdivision, and thereafter from the Developer. To the extent that the restrictions contained herein are more restrictive than the Grand Haven Township Zoning Ordinance, the restrictions contained herein shall apply.

W. The areas depicted as Park Areas (the "Common Areas") in the development's recorded subdivision plat shall remain private parks for the benefit of the Association (and the Co-owners of condominium units in the condominium project known as Stonewater Condominiums, established pursuant to the Master Deed dated _____, recorded at _____), and shall not be used for residential purposes, except as otherwise permitted in the Subdivision Control Act, being Act 288 of Public Acts of 1967.

III. STONEWATER PROPERTY OWNER'S ASSOCIATION.

A. Developer has formed the Association as a Michigan non-profit corporation to be composed of the owners of the lots within Stonewater, as the same may be expanded from time to time (“**Lot Owners**”), as well as the co-owners of units in Stonewater Condominiums (the “**Co-owners**”), as the same may be expanded from time to time. Every Lot Owner and Co-owner, by acceptance of a deed or land contract therefor, shall automatically become a member of the Association. The Developer has dedicated, or intends to dedicate, certain ponds, park areas, entrance areas and landscaping and natural paths or walkways, as identified on the recorded Stonewater subdivision plat, recorded at Liber _____, Pages _____, Ottawa County Records, as Park Areas (hereinafter the “**Common Areas**”) to the Association. The Association shall own fee simple title to the Common Areas which located within all phases of Stonewater. The Association will be responsible for managing, maintaining, administering, repairing and/or replacing the Common Areas which it owns, for assessing and collecting dues from the Lot Owners and Co-owners to pay the Association’s expenses based on a formula to be determined by the Developer, and for such other matters as may be delegated to it by Developer, by this Declaration, or by any other documents pertaining to the Association in regard to the above. The Developer reserves the right to authorized and require that all Co-owner dues payable to the Association be collected by the Stonewater Condominium Association and thereafter be paid to the Stonewater Property Owner’s Association. Portions of the Common Areas are also located within Stonewater Condominiums, as shown on the Stonewater Condominium Subdivision Plan. Although the Common Areas located within Stonewater Condominiums will be owned, maintained, repaired and replaced by the Stonewater Condominium Association, all of the members of the Association will be permitted to use and enjoy such Common Areas, subject to the provisions of this Declaration.

B. The Association has the right, among other things, to assess and collect assessments from all Lot Owners and Co-owners to pay the Association’s expenses, and to obtain and maintain insurance for the Common Areas owned by it as defined herein or as depicted on the recorded subdivision plats for all phases of Stonewater.

C. Developer anticipates developing additional phases of Stonewater which may contain park and walkway areas which may be dedicated to the Association. The owners of lots within future phases shall be members of the Association.

D. Neither the Developer, nor its designated builders, Jim Tibbe Homes, Inc. or Interra Homes, LLC (collectively the “**Builder**”), although members of the Association, shall be responsible at any time for payment of Association assessments for lots which they own owns in Stonewater or for units which they own in Stonewater Condominiums, provided, however, they shall be responsible for such assessments for lots or unit owned by it on which a residence is located and a certificate of occupancy has been issued by Grand Haven Township. The Developer reserves the right, in its discretion, to designate other residential builders as designated builders for purposes of this Declaration.

E. All authorized costs and expenses incurred by Association with respect to ownership, taxation, insurance, operation, management, maintenance, repair, and/or replacement of the Common Areas shall be the responsibility of each member of the Association as provided above.

F. The right to use and enjoy the Common Areas shall be subject to the Articles of Incorporation, Bylaws, Rules and Regulations, if any, with respect to the Association, and to restrictions of record. Reasonable rules and regulations made and amended from time to time by the Board of Directors of the Association shall be applied similarly to all members. Copies of all such rules, regulations and amendments thereto will be furnished to all members.

G. The Association will submit an annual budget and membership assessment to the Association and to the Condominium Association in advance for each fiscal year for purposes of projecting all anticipated expenses, including a reasonable allowance for contingencies and reserves, for the forthcoming year which it may incur with respect to ownership, taxation, insurance, operation, management, maintenance, repair, and/or replacement of the Common Areas. All authorized costs and expenses incurred by the Association with respect to the Common Areas shall be the responsibility of the Association, allocated between the members of the Association (i.e. the Co-owners and the Lot Owners) as determined by the Developer.

IV. DECLARATION OF PRIVATE ROAD EASEMENT.

A. Lots 13-18, inclusive, within Stonewater are served by a private road called Bedford Ct., and, as such, shall be subject to the terms and conditions of that certain Declaration of Private Road Easement, dated _____, 2016 and recorded on _____, 2016 at Instrument No. _____ - _____, Ottawa County, Michigan records (“**Private Road Declaration**”), which is incorporated herein by reference. The Association shall be responsible for maintaining, repairing and replacing such private road; provided, however all such costs and expenses shall be assessed only against the Lot Owners in Stonewater, as expanded, and shall not be assessed to the Co-owners of units in Stonewater Condominiums.

V. OTTAWA COUNTY DRAIN COMMISSIONER REQUIREMENTS.

A. In accordance with Section 280.433 of the Michigan Drain Code (Act 40 of the Public Acts 1956, as amended) a special assessment drainage district has been created to provide for the maintenance of the Stonewater County Drain. The Drain District consists of all lots within the plat, as described on attached **Exhibit “A”**. At some time in the future, the lots within the Drainage District will be subject to a special assessment for the improvement or maintenance of the Stonewater County Drain. The route of the Stonewater County Drain is shown on attached **Exhibit “B”**.

B. Private Easements for the Stonewater County Drain have been granted to the Stonewater Drainage District. The rights and obligations of said easements are recorded with the Ottawa County Register of Deeds office.

C. Some of the lots in the subdivision are subject to the aforesaid private easements for drainage and/or storm water ponding. No development, grading, or construction is permitted within these private easements for drainage. This includes swimming pools, sheds, garages, patios, decks or any other permanent structure or landscaping feature that may interfere with the drainage system or pond. Each lot owner will be responsible for maintaining the surface drainage system across his property.

D. The direction of flow for the surface drainage for all lots is shown on the block grading plan, **Exhibit “C”** attached hereto. It is the lot owner’s responsibility to ensure that the final grading of the lot is in accordance with the block grading plan. During the final lot grading and landscaping, the owner shall take care to ensure that the installation of fences, plantings, trees and shrubs do not interfere with the surface drainage from one lot onto the next lot.

E. To eliminate the potential of structural damage due to flooding from rear yard drainage, the lot owners shall keep the lowest door or windowsill and/or basement floor above the minimum opening elevations listed below. The elevations listed below are shown on the Block Grading Plan, attached **Exhibit “C”**. For more information on the location of current “bench mark” elevations, call _____ at (616) _____.

F. Minimum building opening elevations for the following lots are:

LOT NUMBER

MINIMUM OPENING ELEVATION

DRAFT

G. Each lot owner waives his claim against the Stonewater Drain District, Ottawa County Drain Commissioner, his employees and agents, Grand Haven Township, the Engineer, and the Developer from any and all claims, damage and obligation arising from the existence or operation of the drainage system. Restrictions pursuant to the requirements of the Ottawa County Drain Commission are to be perpetual and shall run with the land. The drain restrictions contained in this Article may not be amended or modified without the prior written approval of the Ottawa County Drain Commissioner, and shall not be effective until the amendment is recorded with the Ottawa County Register of Deeds, provided, however, the minimum building opening elevations identified above in paragraph F of this Article, may be amended or modified with only the prior written approval of the Ottawa County Drain Commission.

V. GENERAL PROVISIONS.

A. The provisions of this Declaration shall run with the Property and shall be binding on and inure to the benefit of all persons owning any interest in the Property and perpetuity from the date this Declaration is recorded at the Ottawa County Register of Deeds.

B. Except as provided in Article, this Declaration may be amended by the Developer so long as the Developer owns any interest in Stonewater subdivision, as the same may be expanded from time to time, Stonewater Condominiums, or in any other land located within the Stonewater PUD as approved by Grand Haven Township, which PUD pertains to the property legally described on Exhibit "D" attached hereto. After such time as Developer no longer owns a interest in Stonewater subdivision, Stonewater Condominium or the land described on Exhibit "D" attached hereto, the written agreement of the owners of not fewer than seventy-five percent (75%) of the lots in the Stonewater shall be required to amend this Declaration, except as provided in Article. No amendment to this Declaration which modifies the rights of the Stonewater Condominium Association member's to use and enjoy the Common Areas or the method of computing the costs and expenses allocated to such Co-owners shall be effective without the prior written consent of the Condominium Association. No amendment to this Declaration shall be effective until the amendment is recorded with the Ottawa County Register of Deeds.

C. The provisions of this Declaration shall be enforceable only by Developer, any Lot Owner or the Condominium Association. Enforcement shall be by proceedings at law or in equity against any person or persons violating, attempting to violate or threatening to violate any provision.

D. If one (1) or more of the provisions of this Declaration is or are declared by any Court of competent jurisdiction to be invalid or unenforceable, then the provision(s) shall be deemed severable from this Declaration or enforceable to the maximum extent permitted by law, as the case may be, and the remaining provisions of this Declaration shall remain in full force and effect.

E. No failure, delay or waiver of enforcement of any provision in this Declaration by the Association or any lot owner will constitute a waiver of or otherwise affect future enforcement of the provisions of this Declaration.

F. It is each Lot Owner's responsibility to determine which laws, regulations, ordinances and requirements (including, without limitation, public health requirements, zoning ordinances and building restrictions) apply to the lot from time to time and to comply with all such laws, rules, regulations, requirements and ordinances. Developer, Builder and/or the Association shall have no responsibility for determining such compliance.

IN WITNESS WHEREOF, this Declaration has been executed as of the date first above written.

Lincoln Street Holdings, LLC,
a Michigan limited liability company

By: _____
Dale H. Kraker

Its: Manager

Acknowledged before me by Dale H. Kraker, Manager of Lincoln Street Holdings, LLC, a Michigan limited liability company, in Kent County, Michigan, on _____, 2016.

_____, Notary Public
_____, County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

Prepared by and Return to After Recording:

TODD A. HENDRICKS
Rhoades McKee PC
55 Campau Ave. NW, Suite 300
Grand Rapids, MI 49503-2793

DRAFT

EXHIBIT “A”

[The Location of the Stonewater County Drain District Follows]

DRAFT

EXHIBIT “B”

[The Route of the Stonewater County Drain District Follows]

DRAFT

EXHIBIT “C”

[The Block Grading Plan Follows]

DRAFT

EXHIBIT “D”

[Legal Description for Overall PUD]

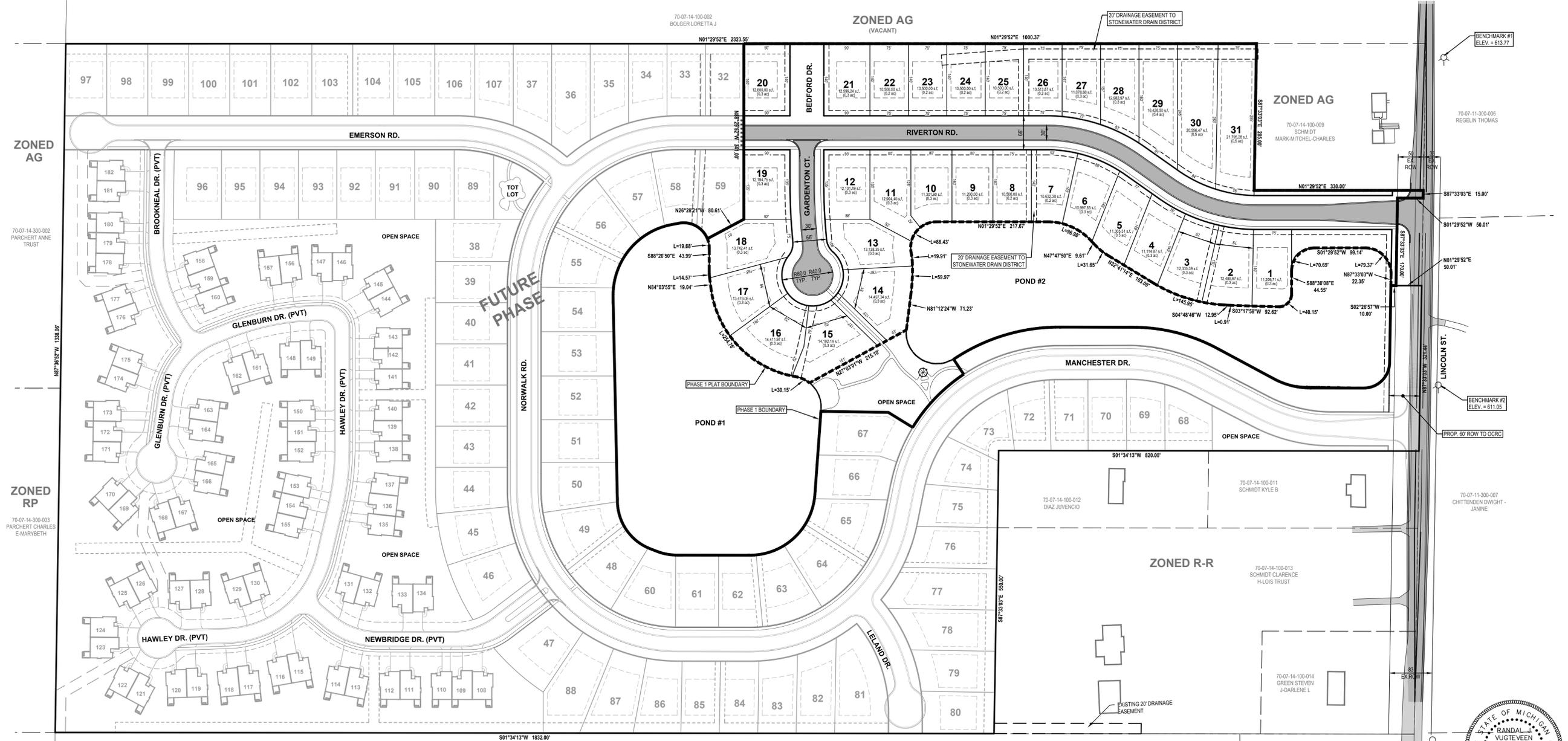
DRAFT

PREPARED FOR:
 Lincoln Street Holdings, LLC.
 Dale Kraker
 3115 Railway Drive
 Byron Center, MI 49315

REVISIONS:
 Title: PH1 Tentative Prelim. Plat V. Date: 12.09.16
 Drawn: JM Checked: RP S. Date: 12.09.16
 Title: PH1 Tentative Prelim. Plat Resub. V. Date: 12.28.16
 Drawn: JM Checked: RP S. Date: 12.28.16

PHASE 1 TENTATIVE PRELIMINARY PLAT OF:
STONEWATER
 A PLATTED SUBDIVISION & CONDOMINIUM NEIGHBORHOOD
Overall Site Layout Plan
 15730 & 14306 LINCOLN STREET
 PART OF THE NORTHWEST 1/4 OF SECTION 14, T1N, R16W,
 GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:
 STATE OF MICHIGAN
 JASON L. VAN RYN
 ENGINEER
 No. 54207
 LICENSED PROFESSIONAL ENGINEER
PROJECT NO:
 12201048
SHEET NO:
C-101



BENCHMARKS
BENCHMARK #1 ELEV. = 613.77 (NGVD29)
 Top of Northeast flange bolt under "E" of "EJW" on hydrant 4'± West of the edge of gravel drive to House #15775 & 20'± North of the edge of asphalt of Lincoln Avenue.
BENCHMARK #2 ELEV. = 611.05 (NGVD29)
 Top of Northeast flange bolt under "E" of "EJW" on hydrant 110'± East of asphalt drive to House #15721 & 20'± North of the edge of asphalt of Lincoln Avenue.

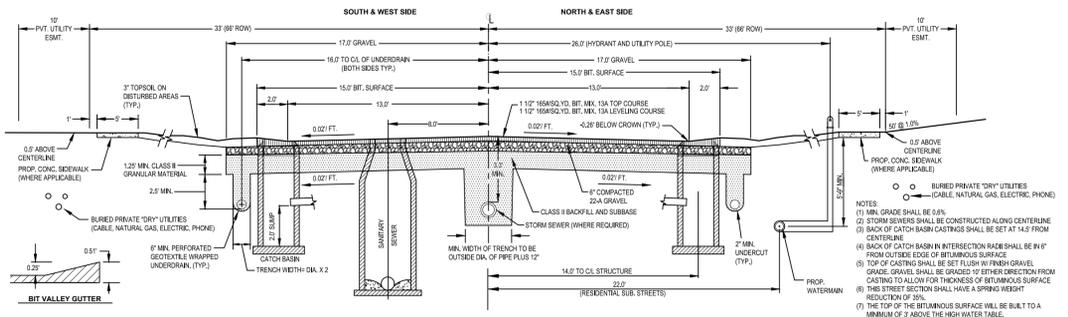
LEGEND
 EX. BITUMINOUS
 PROP. BITUMINOUS

PHASE 1 PLAT LEGAL DESCRIPTION

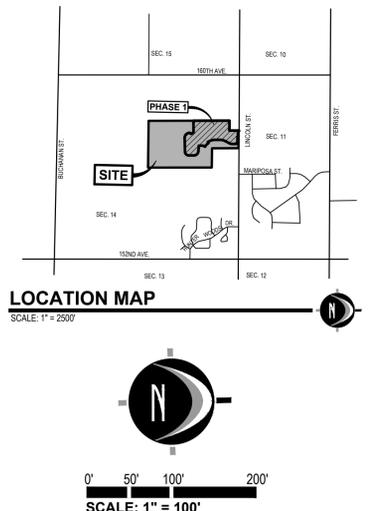
Part of the Northwest 1/4, Section 14, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan, described as: Commencing at the North 1/4 corner of said section; thence North 33°03'W 1041.44 feet along the North line of said section to the Point of Beginning; thence S01°29'52"W 50.01 feet parallel with the West line of the East 1/2 of the Northwest 1/4 of said section; thence S87°33'03"E 170.00 feet along the Southern right-of-way line of Lincoln Street; thence S02°29'45"W 10.00 feet; thence N87°33'03"W 22.35 feet; thence S01°29'52"W 79.37 feet along a 50.00 foot radius curve to the left, said curve having a central angle of 90°57'00"; and a chord bearing S48°58'24"W 71.30 feet; thence S01°29'52"W 99.14 feet; thence S01°29'52"W 70.69 feet along a 45.00 foot radius curve to the left, said curve having a central angle of 90°00'00"; and a chord bearing S43°30'08"E 63.64 feet; thence S88°30'08"E 44.55 feet; thence S01°29'52"W 40.15 feet along a 25.00 foot radius curve to the right, said curve having a central angle of 92°00'47"; and a chord bearing S42°29'45"W 35.97 feet; thence S02°29'45"W 92.62 feet; thence S01°29'52"W 10.00 feet along a 40.00 foot radius curve to the right, said curve having a central angle of 11°18'00"; and a chord bearing S04°19'42"W 15.51 feet; thence S04°48'46"W 12.95 feet; thence S01°29'52"W 145.95 feet along a 300.00 foot radius curve to the right, said curve having a central angle of 27°52'27"; and a chord bearing S16°40'00"W 144.51 feet; thence S32°41'14"W 103.09 feet; thence S01°29'52"W 31.65 feet along a 120.00 foot radius curve to the right, said curve having a central angle of 15°03'37"; and a chord bearing S40°14'22"W 31.56 feet; thence S47°47'50"W 95.61 feet; thence S01°29'52"W 96.98 feet along a 115.39 foot radius curve to the left, said curve having a central angle of 48°09'13"; and a chord bearing S25°36'52"W 94.15 feet; thence S01°29'52"W 217.67 feet; thence S01°29'52"W 88.43 feet along a 50.00 foot radius curve to the left, said curve having a central angle of 101°20'14"; and a chord bearing S49°10'15"E 17.35 feet; thence North 19°51' East along a 128.27 foot radius curve to the right, said curve having a central angle of 86°53'35"; and a chord bearing N84°29'25"E 19.89 feet; thence S01°29'52"W 59.07 feet along a 365.80 foot radius curve to the right, said curve having a central angle of 09°23'34"; and a chord bearing S85°54'12"E 59.90 feet; thence S81°12'24"E 71.23 feet; thence S27°03'01"E 215.10 feet; thence S01°29'52"W 30.15 feet along a 60.00 foot radius curve to the left, said curve having a central angle of 28°47'31"; and a chord bearing S35°28'39"W 23.83 feet; thence S01°29'52"W 254.76 feet along a 200.00 foot radius curve to the right, said curve having a central angle of 72°59'01"; and a chord bearing S47°34'24"W 231.88 feet; thence S84°03'55"W 19.04 feet; thence S01°29'52"W 14.57 feet along a 110.00 foot radius curve to the right, said curve having a central angle of 07°35'15"; and a chord bearing S87°51'33"W 14.56 feet; thence N88°20'50"W 43.99 feet; thence S01°29'52"W 19.88 feet along a 50.00 foot radius curve to the left, said curve having a central angle of 22°33'17"; and a chord bearing S80°22'31"W 15.46 feet; thence N02°02'21"W 60.61 feet; thence N88°29'52"W 341.00 feet; thence N01°29'52"E 1000.37 feet along said West line; thence S87°33'03"E 285.00 feet; thence N01°29'52"E 330.00 feet; thence S87°33'03"E 15.00 feet along said North line to the Point of Beginning. Containing 12.14 acres.

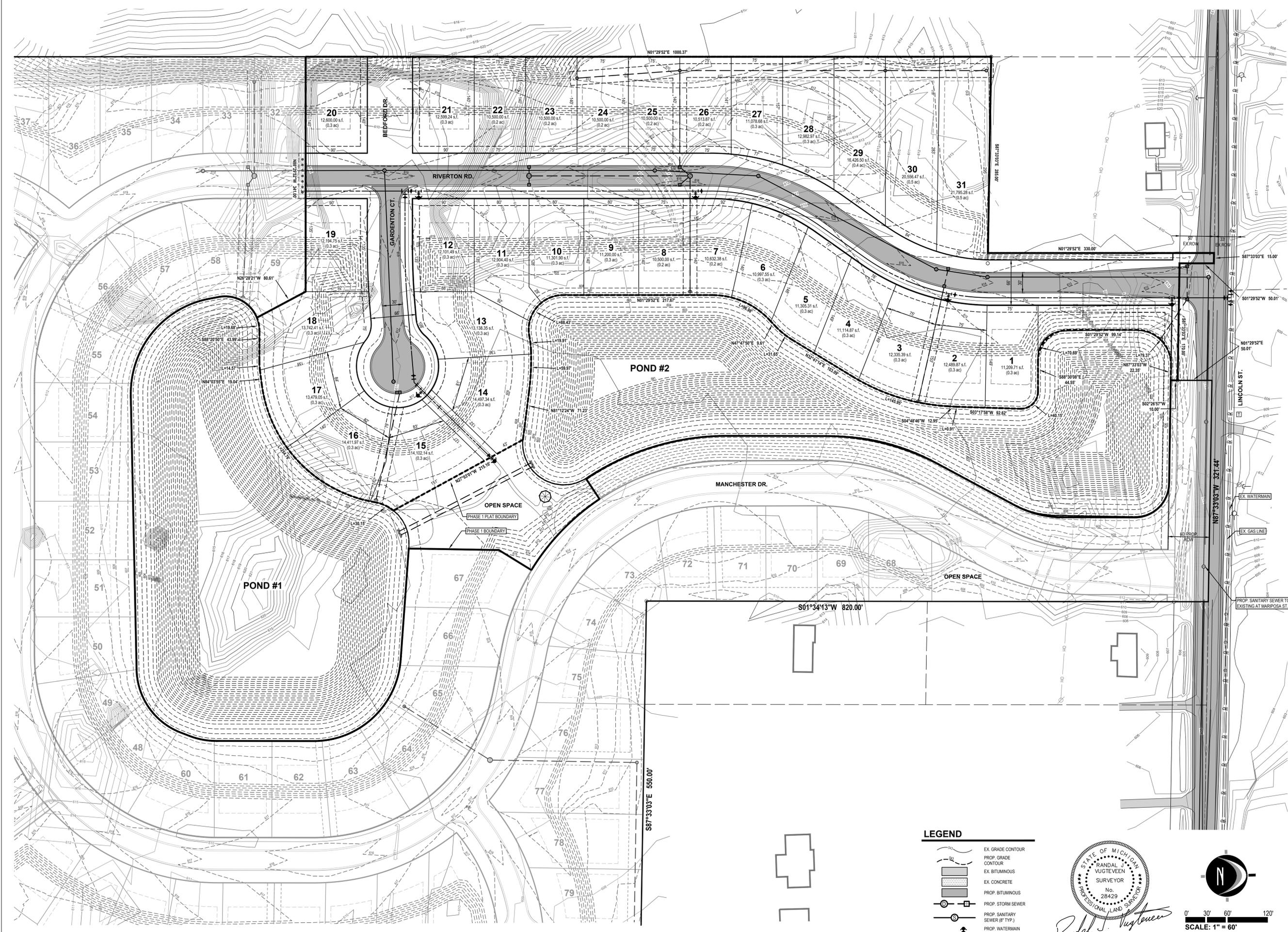
GENERAL NOTES

- ZONING OF PROPERTY: PUD
 PUD ZONING REQUIREMENTS
 SINGLE FAMILY LOT BULK DESIGN REQUIREMENTS
 A) MINIMUM LOT AREA = 10,000 SQ. FT.
 B) MINIMUM LOT WIDTH = 75 FT.
 SETBACKS
 A) FRONT YARD = 35 FT.
 B) SIDE YARD = 8 FT. / 16 FT. TOTAL
 C) REAR YARD = 35 FT.
 D) CORNER LOT SIDE YARD SETBACK MAY BE REDUCED TO 25 FT. AS DEPICTED ON PLAN.
 2) SUMMARY OF LAND USE:
 OVERALL
 A) PLAN TOTAL ACREAGE = 12.14 ACRES (528,938 SQ. FT.)
 B) TOTAL PHASE ACREAGE = 21.11 ACRES (919,584 SQ. FT.)
 C) AVERAGE LOT SIZE = 12,716 SQ. FT.
 D) AREA OF PROP. BUILDINGS = ±55,800 SQ. FT. (INCLUDING 1,800 SQ. FT. BLDG. LOT)
 E) AREA OF PROP. BITUMINOUS = 51,585 SQ. FT.
 TOTAL LENGTH OF STREET = 1,680 LF.
 F) TOTAL SINGLE FAMILY LOTS = 31 LOTS
- GENERAL REQUIREMENTS
 A) RIVERTON ROAD WILL BE DEDICATED TO THE PUBLIC AND WILL BE CONSTRUCTED PER OTTAWA COUNTY STANDARDS AND SPECIFICATIONS. GARDENTON COURT SHALL MEET THE MINIMUM IMPROVEMENTS DESCRIBED IN SECTION 4.3 OF THE GRAND HAVEN CHARTER TOWNSHIP ZONING ORDINANCE.
 B) THIS PROJECT WILL BE SERVICED BY PUBLIC UTILITIES - SANITARY SEWER, STORM SEWER, WATER, BURIED ELECTRIC, TELEPHONE, CABLE TV, AND GAS.
 C) THIS PROJECT IS NOT LOCATED IN AN AREA OF THE 100 YEAR FLOODPLAIN BASED ON THE NATIONAL FLOOD INSURANCE RATE MAPS.
 D) THIS PROJECT SHALL CONFORM TO THE OTTAWA COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
 E) ALL STORM SEWERS SHALL BE LOCATED WITHIN A MINIMUM 20 FT. DRAINAGE EASEMENT.
 F) ALL STORM SEWER WILL BE MAINTAINED BY A DRAINAGE DISTRICT ESTABLISHED BY A 433 AGREEMENT WITH THE OTTAWA COUNTY WATER RESOURCE COMMISSIONER.
 G) DRIVEWAYS PROVIDING ACCESS TO CORNER LOTS SHALL BE REQUIRED TO GAIN SOLE ACCESS FROM THE LESSER TRAVELED OF THE TWO (2) INTERSECTING STREETS (LOTS 12, 19, 81). THIS DOES NOT APPLY TO LOTS 36, 96, & 77. LOTS SHALL BE PROHIBITED FROM GAINING ANY DRIVEWAY ACCESS ON LINCOLN STREET.



OTTAWA COUNTY ROAD COMMISSION TYPICAL RESIDENTIAL SECTION WITH BITUMINOUS CURB & INFRASTRUCTURE LOCATION PROFILE [FOR RIVERTON RD (PUBLIC) & GARDENTON CT (PRIVATE)]





NEDERVELD
 www.nederveld.com
 800.222.1868
GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
 Lincoln Street Holdings, LLC.
 Dale Kraker
 3115 Railway Drive
 Byron Center, MI 49315

REVISIONS:
 Title: PH1 Tentative Prelim. Plat V. Date: 12.09.16
 Drawn: JM Checked: RP S. Date: 12.09.16
 Title: PH1 Tentative Prelim. Plat Resub. V. Date: 12.28.16
 Drawn: JM Checked: RP S. Date: 12.28.16

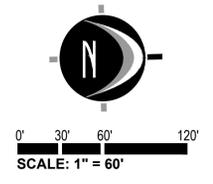
PHASE 1 TENTATIVE PRELIMINARY PLAT OF:
STONEWATER
 A PLATTED SUBDIVISION & CONDOMINIUM NEIGHBORHOOD
Phase 1 Layout, Grading & Utilities Plan
 15730 & 14306 LINCOLN STREET
 PART OF THE NORTHWEST 1/4 OF SECTION 14, T7N, R16W,
 GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

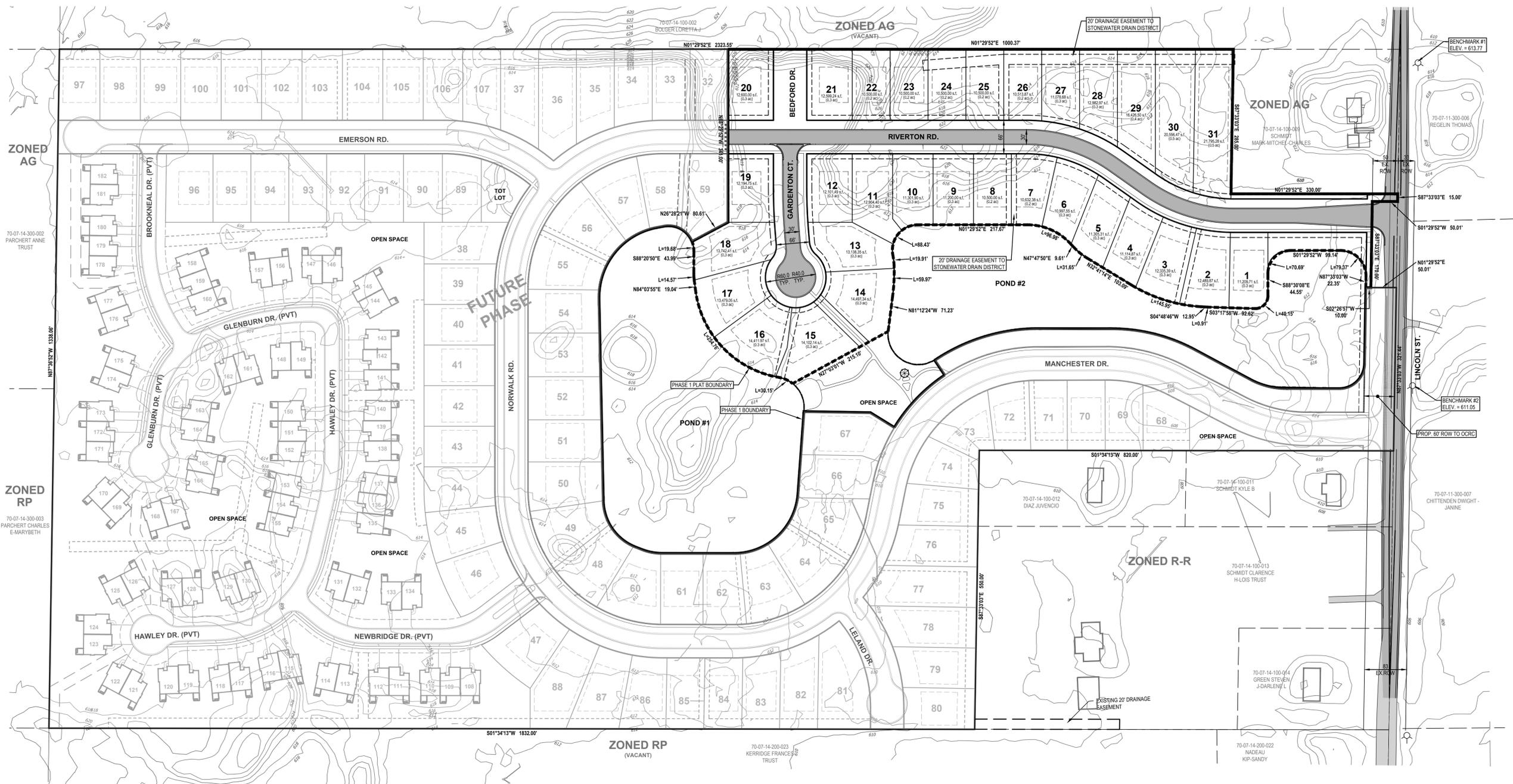
STAMP:

PROJECT NO:
 12201048
SHEET NO:
C-102

LEGEND

	EX. GRADE CONTOUR
	PROP. GRADE CONTOUR
	EX. BITUMINOUS
	EX. CONCRETE
	PROP. BITUMINOUS
	PROP. STORM SEWER
	PROP. SANITARY SEWER (8" TYP.)
	PROP. WATERMAIN (8" TYP.)





PHASE 1 TENTATIVE PRELIMINARY PLAT OF:
STONEWATER
A PLATTED SUBDIVISION & CONDOMINIUM NEIGHBORHOOD
Overall Site Topography Plan
15730 & 14306 LINCOLN STREET
PART OF THE NORTHWEST 1/4 OF SECTION 14, T1N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

JASON L. VAN RYN
ENGINEER
No. 54207
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
12201048

SHEET NO:
C-103

LEGEND

- EX. BITUMINOUS
- PROP. BITUMINOUS

0' 50' 100' 200'
SCALE: 1" = 100'

STATE OF MICHIGAN
RANDAL J. VUGTEVEEN
SURVEYOR
No. 28429
PROFESSIONAL LAND SURVEYOR

Randal J. Vugteveen