

Planning Commission

Regular Meeting Agenda Thursday, October 1, 2015 7:00 p.m., Council Chambers



City of South Haven

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes** – September 3, 2015
5. **Interested Citizens in the Audience Will be Heard on Items Not on the Agenda**
6. **New Business – Public Hearing**

Reender's, Inc. requests a public hearing for a Planned Unit Development for the property located at 706 Kentucky Avenue, South Haven. Plans call for construction of a 20 – unit supportive care building as Phase II of the previously approved River Ridge Retirement Community. The proposed building was included in the original Planned Unit Development approval as future development for the property located at 706 Kentucky Avenue, South Haven
7. **Other Business – Updated Rules of Procedure**
8. **Commissioner Comments**
9. **Adjourn**

RESPECTFULLY SUBMITTED,
Linda Anderson, Zoning Administrator

South Haven City Hall is barrier free and the City of South Haven will provide the necessary reasonable auxiliary aids and services for persons with disabilities, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon seven (7) days notice to the South Haven City Hall.

Planning Commission

Regular Meeting Minutes **Thursday, September 3, 2015** **7:00 p.m., Council Chambers**



City of South Haven

1. Call to Order by Paull at 7:00 p.m.

2. Roll Call

Present: Heinig, Miles, Peterson, Webb, Paull
Absent: Frost, Smith, Stimson, Wall

Motion by Heinig, second by Miles to excuse those who did not answer the roll call.

All in favor. Motion carried.

3. Approval of Agenda

Motion by Heinig, second by Peterson to approve the September 3, 2015 regular meeting agenda as presented.

All in favor. Motion carried.

4. Approval of Minutes – July 9, 2015

Motion by Heinig, second by Peterson to approve the July 9, 2015 regular meeting minutes as written.

All in favor. Motion carried.

5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

None at this time.

6. New Business – Site Plan Review

Vernon Julian requests site plan approval to operate an impound lot in the industrial zone. There will be no new construction and the applicant intends to use an existing building on the True Blue property at 1301 M-43. The only improvement will be a 15,000 square foot fenced area for vehicles that are impounded.

September 3, 2015
Planning Commission
Regular Meeting Minutes
Draft

Anderson reviewed the background of the request, noting that this is an allowed use in this zone with planning commission review; that she has received no comments or complaints from the neighbors. Anderson believes the Planning Commission should waive the paving requirement; the city engineer agreed that would be unnecessary and would create more pervious surface in that zone. One point Anderson needs clarification on; the lot line on the aerial photo and drawing do not seem to agree with one another. Anderson wondered if the fence is on the property line and if the fenced area is rectangular.

Anderson noted that someone from the neighboring business came in and mentioned to us that there was an impoundment yard being operated. That was how the city found out about it; Anderson believes the applicant was unaware that he needed this review. Discussion ensued regarding the neighboring business and their complaint.

Paull asked if Anderson had gotten the clarification on the questions she had; Anderson responded that she had not and that she hoped for the applicant to clarify that tonight.

Peterson questioned, "The neighboring business told you about it but they were cool with it?" Anderson responded that, yes, the neighboring company just wondered if the impoundment yard was using part of the fence that belonged to Do-It. Anderson said that she told the complainant that such issues needed to be cleared up between the two parties but the use did need planning commission approval.

Vernon Julian, After Hours Towing, 1301 M-43 Highway #10. Julian stated he did have the property surveyed and the fence belongs to True Blue Farms, the fence is very close to the property line, and that he attached additional fencing to the existing fence.

Paull asked about the discrepancy between the drawing and the aerial view to which Julian responded that he is not sure about the reason the fence runs on an angle. The aerial looks straight but if you look at the survey it goes on an angle, which he attempted to indicate with his drawing. Julian also pointed out that it appears that the side property lines on several of the Blue Star Highway properties run on a similar slant. Anderson noted that may be due to the way Blue Star Highway curves in this area.

Paull asked what the parking lot surface is right now to which Julian responded that it is gravel and grass; Julian has been told that a bunch of fill was brought in there at one time.

Heinig asked if the shape of the fenced area is a rectangle. Julian explained that it should have been but it is off a little bit; the front part facing Blue Star is narrower than the rear part. Peterson said it is mostly rectangular and noted that he drove out and looked at it. Julian explained that he just made the fenced enclosure based on the size of the fencing which he got at a good price. Julian noted that if the county cooperates, most cars will be a sixty (60) to ninety (90) day turnaround but in some cases Van Buren County will come and get the vehicles so it is not a real eyesore for anyone else.

Anderson asks that there be two stipulations if the request is approved: 1.) Waive the paving for the parking area and 2.) If this area is enlarged in the future the applicant needs to come back to the Planning Commission for further approval.

September 3, 2015
Planning Commission
Regular Meeting Minutes
Draft

Heinig motion to approve the site plan with the stipulation that hard surfacing and landscaping be waived and any expansion of the lot be returned to the Planning Commission for further approval. Second by Miles.

All in favor. Motion carried.

7. Other Business – None

Paull explained that at a recent Zoning Board of Appeals (ZBA) meeting no one was present to discuss it from the applicant's side which made it difficult to make a decision since no one was there to make the argument or answer questions. The ZBA changed their bylaws to simply state that the applicant or a representative need to be present or the request would be set aside until the next meeting. Paull asks that on the next agenda we consider this for discussion. The members agreed.

Anderson said the ZBA voted to add that; the by-laws may be revised at any time.

8. Commissioner Comments

Peterson: No comment.

Webb: Happy Dave Paull was here.

Heinig: No comment.

Miles: No comment.

9. Adjourn

Motion by Heinig, second by Peterson to adjourn at 7:16 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary



Agenda Item #6 River Ridge Retirement Village PUD Amendment

City of South Haven

Background Information:

The planned unit development (PUD) for River Ridge Retirement Village was first approved in December 1999. The two phase plan approved in 1999 is consistent with the plans under review at this time. Construction on the first phase of the project started in late 2000.

In 2004, the applicant went back before the Planning Commission seeking approval for the Phase 2 construction. Phase 2 involved the construction of a 20-unit facility to care for Alzheimer's related illnesses. Approval was subsequently granted but construction never occurred. The applicant is now reapplying for this approval since the past approvals have expired.

The request meets the requirements of the zoning ordinance. The city engineer is still reviewing the detention calculations at this time, but has no other concerns about the plan.

Recommendation:

Recommend that City Council approve the attached resolution allowing construction of Phase 2 development for River Ridge Retirement Village at 706 Kentucky Avenue with the stipulation that all engineering and safety concerns be resolved prior to submission to the city council and final approval.

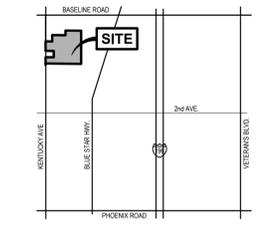
Attachments:

Site Plan drawings
Case Summary
Resolution of recommendation to city council

Respectfully submitted,
Linda Anderson
Zoning Administrator

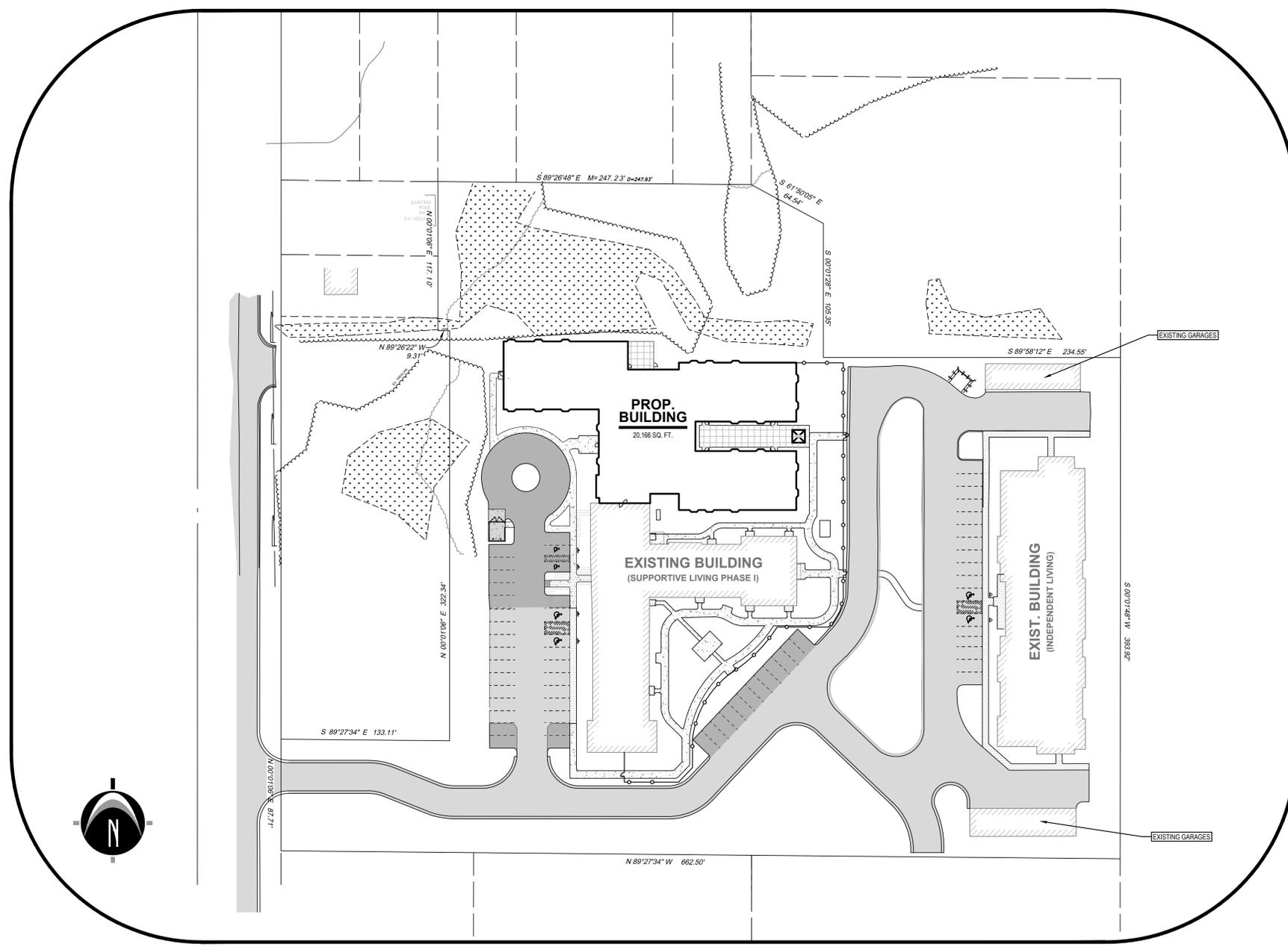
RIVER RIDGE RETIREMENT VILLAGE PHASE II

CITY OF SOUTH HAVEN, VAN BUREN COUNTY, MICHIGAN



LOCATION MAP
 NOT TO SCALE

SITE PLAN

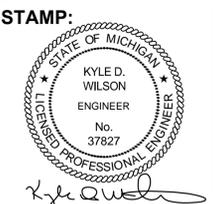


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 Grand Rapids, MI 49503
 Phone: 616.575.5190
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 HOLLAND
 INDIANAPOLIS
 ST. LOUIS

PREPARED FOR:
 Reenders Inc.
 Att: Dennis Reenders
 Park Place Ctr.
 Grand Haven, MI 49417
 Phone: 616.842.2425

REVISIONS:
 Title: Site Plan Submittal V. Date: 8/28/15
 Drawn: TCS Checked: KDW S. Date: 8/28/15

RIVER RIDGE RETIREMENT VILLAGE PHASE II
Cover Sheet
 706 KENTUCKY AVE.
 PART OF SECTION 2, T15. R17W,
 CITY OF SOUTH HAVEN, VAN BUREN COUNTY, MICHIGAN



PROJECT NO:
 13200817

SHEET NO:
C-100

SHEET INDEX

Index / Cover Sheet	C-100
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Demolition Plan	C-203
Site Layout Plan	C-205
S.E.S.C., Grading, & Utility Plan	C-300
Details and Specifications	C-500

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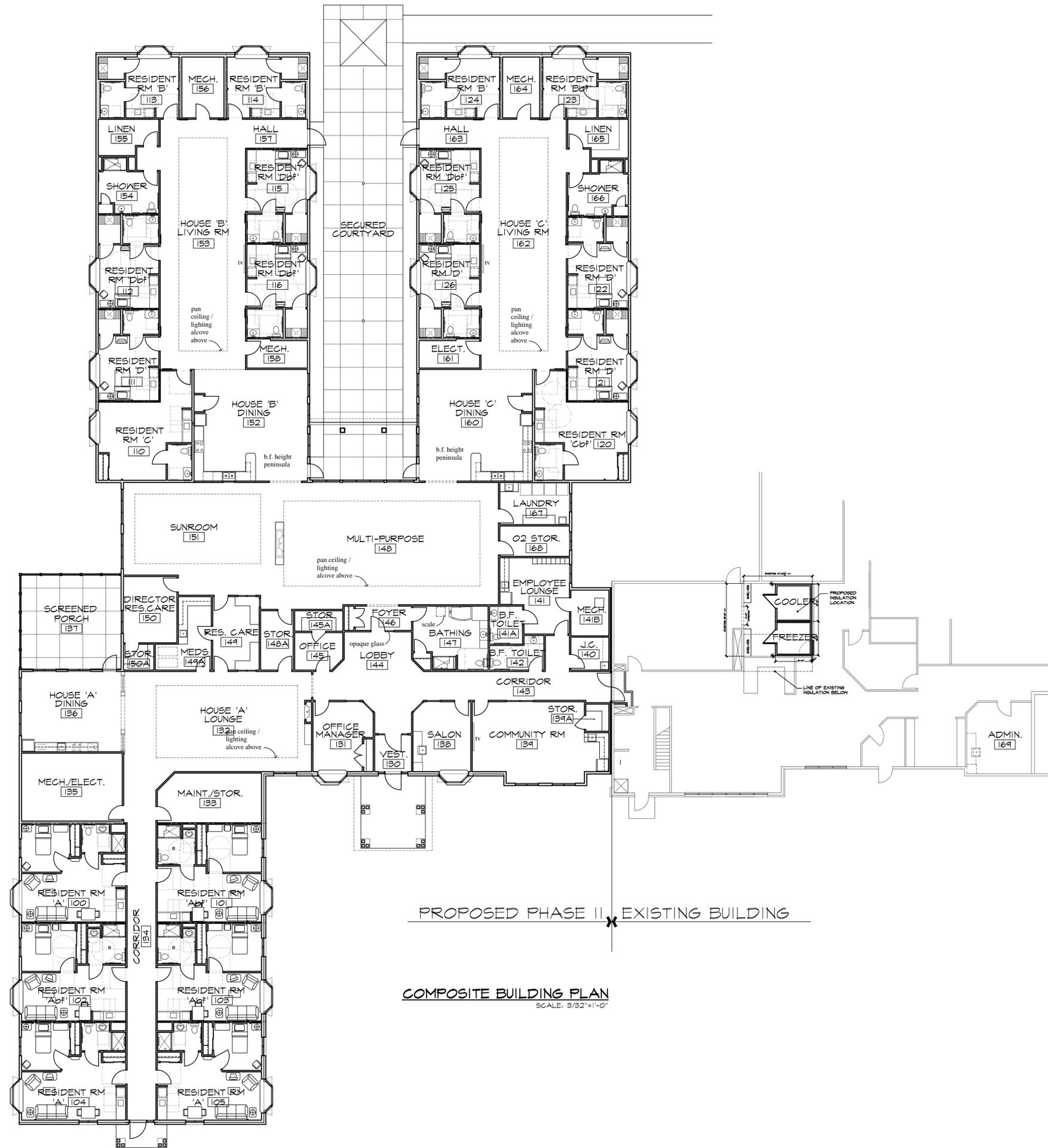
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

Progressive
Progressive Associates, Inc.
Architects

838 W. Long Lake #250
Bloomfield Hills, MI 48302
248 540-5940 Fax 248 540-4820
Email: pai@progressiveassociates.com

Issued For:

SITE PLAN REVIEW
09.01.15



COMPOSITE BUILDING PLAN
SCALE: 3/32"=1'-0"

Developer:
Reenders, Inc.
Leisure Living

Project:
River Ridge
Retirement Village
Phase II

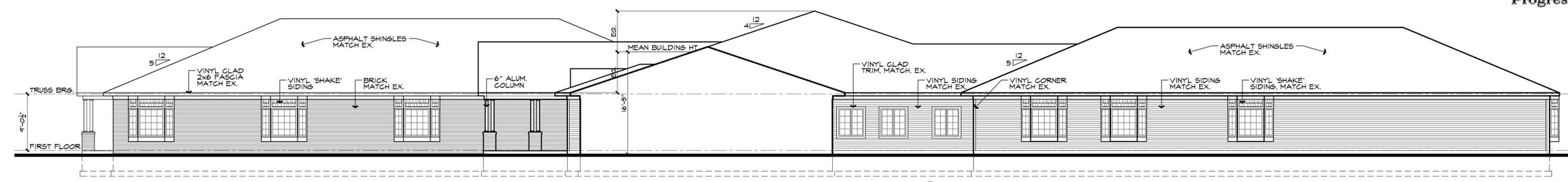
South Haven, Michigan
Sheet Title:

Composite
Building Plan

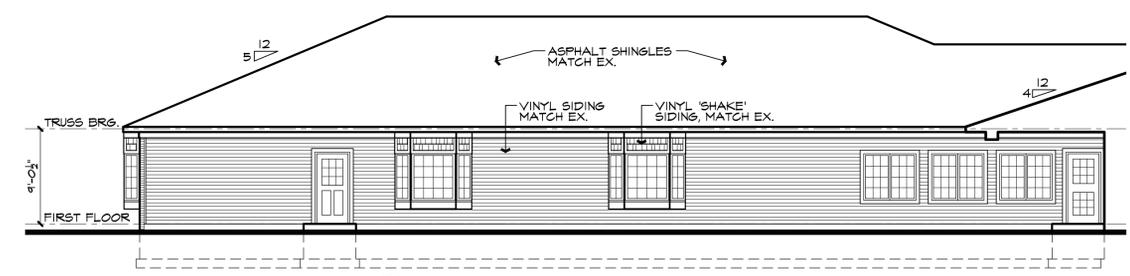
Project Number: 13-132
Drawn: VC
Checked: PA
Date:
Sheet Number:

A2.1

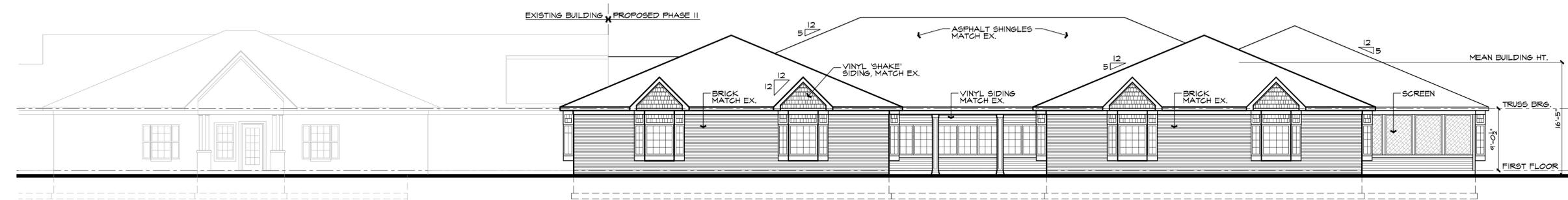
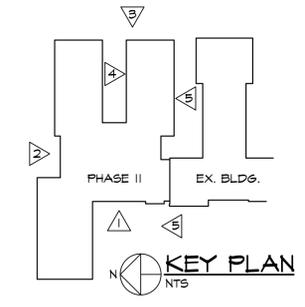
838 W. Long Lake #250
 Bloomfield Hills, MI 48302
 248 540-5940 Fax 248 540-4820
 Email: pai@progressiveassociates.com



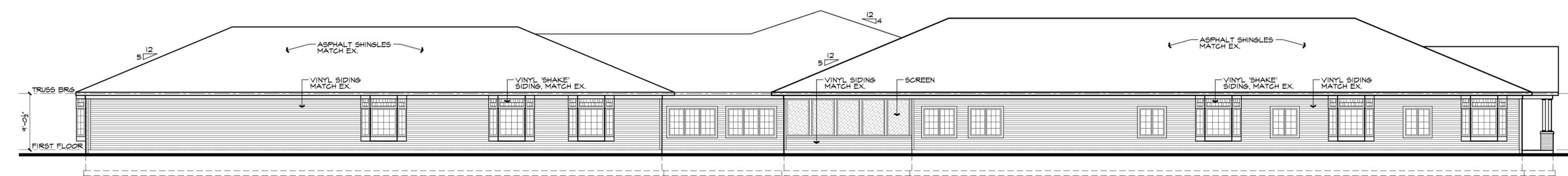
5 SOUTH ELEVATION (SIDE)
 SCALE: 1/8"=1'-0"



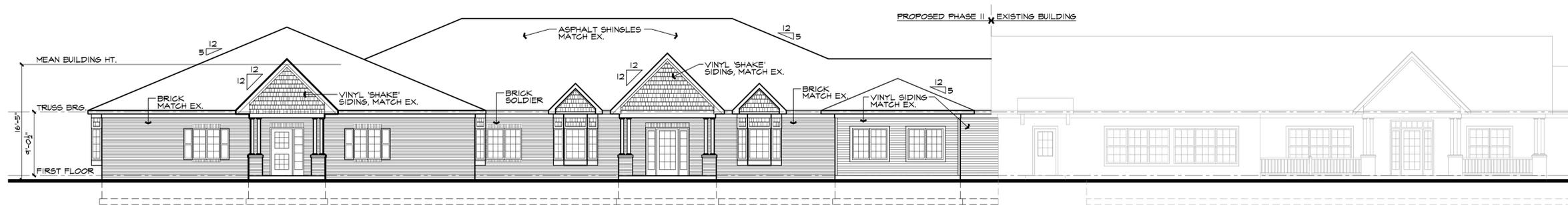
4 WING ELEVATION
 SCALE: 1/8"=1'-0"



3 EAST ELEVATION (REAR)
 SCALE: 1/8"=1'-0"



2 NORTH ELEVATION (SIDE)
 SCALE: 1/8"=1'-0"



1 WEST ELEVATION (FRONT)
 SCALE: 1/8"=1'-0"

Issued For:
 REVIEW
 8/19/15

SITE PLAN REVIEW
 09.01.15

Developer:
 Reenders, Inc.
 Leisure Living

Project:
 River Ridge
 Retirement Village
 Phase II

South Haven, Michigan
 Sheet Title:

ELEVATIONS

Project Number: 13-132
 Drawn: VC
 Checked: PA
 Date: 8/19/15
 Sheet Number:

A4

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PREPARED FOR:
 Reenders Inc.
 Att: Dennis Reenders

Park Place Ctr.
 Grand Haven, MI 49417
 Phone: 616.842.2425

REVISIONS:

Title: Site Plan Submittal	V. Date: 8/28/15
Drawn: TCS	Checked: KDW
	S. Date: 8/28/15



SCALE: 1" = 30'

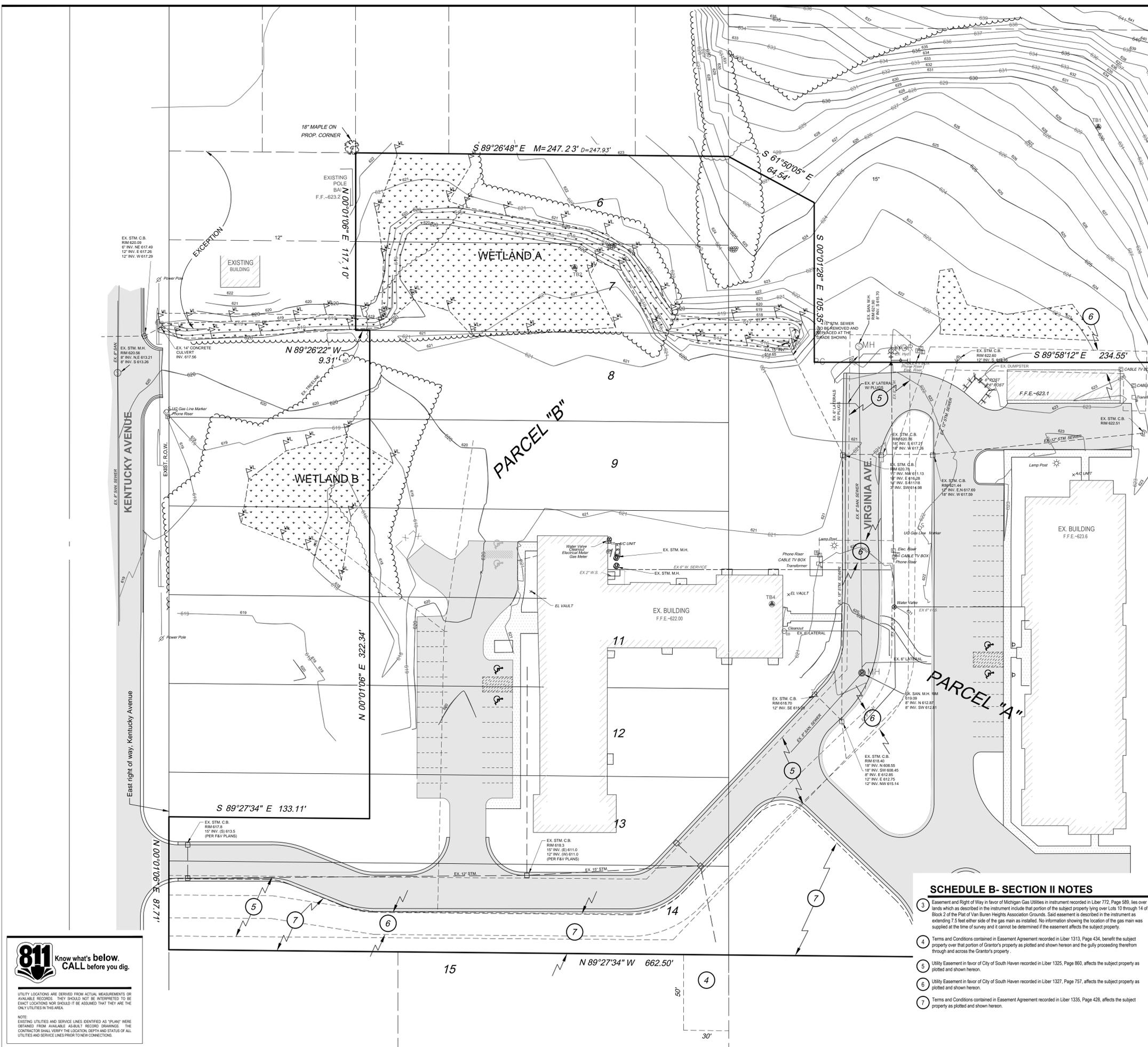
BENCHMARKS

BENCHMARK #1 ELEV. = 618.55
 RR SPIKE WEST SIDE OF POWER POLE, EAST SIDE KENTUCKY AVE,
 SOUTH OF HOUSE # 634 (F & V PHASE 1 RIVER RIDGE)

BENCHMARK #2 ELEV. = 623.19 (1.4 AGL)
 NE FLANGE BOLT UNDER "E" TO HYDRANT 615, 14' N OF N EBT
 PLOT, 56' NW OF SW COR CONC DUMPSTER PAD

LEGEND

AC	Air Conditioner	STOP	Stop Sign
△	Benchmark	YIELD	Yield Sign
⊙	Catch Basin - Round	SS	Sanitary Sewer Manhole
⊞	Catch Basin - Square	SM	Stormwater Manhole
⊙	Cleanout	TR	Telephone Manhole
⊞	Cable Riser	TR	Transformer
⊞	Culvert	U	Utility Pole
⊞	Deciduous Tree	UGAS	Underground Gas Marker
⊞	Electric Manhole	WM	Wetland Marker
EM	Electric Meter	WM	Water Meter
⊞	Electric Riser	WM	Water Manhole
⊞	Evergreen Tree	WV	Water Valve
FCT	Faucet	WELL	Water Well
GM	Gas Meter	YD	Yard Drain
⊞	Gas Riser	⊞	Miscellaneous/Unknown
⊞	Gas Valve	—	Cable TV
⊞	Guy Anchor	—	Electric
⊞	Guy Pole	—	Overhead Electric
⊞	Hand Hole	—	Underground Electric
⊞	Handicap Parking	—	Fiber Optic
⊞	Hydrant	—	Gas
⊞	Iron - Set	—	Overhead Utility
⊞	Iron - Found	—	Sanitary
⊞	Light Pole	—	Storm
⊞	Mailbox	—	Telephone
⊞	Miss Dig Flag - Cable	—	Overhead Telephone
⊞	Miss Dig Flag - Electric	—	Underground Telephone
⊞	Miss Dig Flag - Fiber Optic	—	Watermain
⊞	Miss Dig Flag - Gas	—	Fence
⊞	Miss Dig Flag - Phone	—	Guard Rail
⊞	Miss Dig Flag - Water	—	Railroad
⊞	Manhole	—	Zoning Setback
⊞	Monitor Well	—	Tree
⊞	Parking Meter	—	Ex. Grade Contour
⊞	Post	—	Asphalt
⊞	Phone Riser	—	Concrete
⊞	Soil Boring	—	Gravel
⊞	Stop Box	—	Building
⊞	Sign	—	



SCHEDULE B - SECTION II NOTES

1. Easement and Right of Way in favor of Michigan Gas Utilities in instrument recorded in Liber 772, Page 589, lies over lands which as described in the instrument include that portion of the subject property lying on Lots 10 through 14 of Block 2 of the Plat of Van Buren Heights Association Grounds. Said easement is described on the instrument as extending 7.5 feet either side of the gas main as installed. No information showing the location of the gas main was supplied at the time of survey and it cannot be determined if the easement affects the subject property.
2. Terms and Conditions contained in Easement Agreement recorded in Liber 1313, Page 434, benefit the subject property over that portion of Grantor's property as plotted and shown hereon and the gully proceeding therefrom through and across the Grantor's property.
3. Utility Easement in favor of City of South Haven recorded in Liber 1325, Page 860, affects the subject property as plotted and shown hereon.
4. Utility Easement in favor of City of South Haven recorded in Liber 1327, Page 757, affects the subject property as plotted and shown hereon.
5. Terms and Conditions contained in Easement Agreement recorded in Liber 1335, Page 428, affects the subject property as plotted and shown hereon.

LEGAL DESCRIPTION

PARCEL "A" Commencing on the East line of Lot 1, Block 2 in the Plat of Van Buren Heights Association Grounds at a point 299.32 feet South of the North line of Section 2, Town 1 South, Range 17 West; thence S00°01'28"E 85.63 feet along said East line; thence S61°50'05"E 64.54 feet; thence S00°01'28"E 105.35 feet; thence S89°58'12"E 63.55 feet to the Point of Beginning; thence S89°58'12"E 171.00 feet; thence S00°01'48"W 353.62 feet along the South line of Lot 14 of said Block and Plat extended; thence N00°21'39"E 392.38 feet to the Point of Beginning. Containing 1.55 acres. Subject to easements, restrictions, and rights-of-way of record.

"REMANDER" Commencing on the East line of Lot 1, Block 2 in the Plat of Van Buren Heights Association Grounds at a point 299.32 feet South of the North line of Section 2, Town 1 South, Range 17 West; thence S00°01'28"E 85.63 feet along said East line to the Point of Beginning; thence S61°50'05"E 64.54 feet; thence S00°01'28"E 105.35 feet; thence S89°58'12"E 63.55 feet; thence S00°15'59"W 392.38 feet; thence N89°27'34"W 485.23 feet along the South line of Lot 14 of said Block and Plat extended; thence N00°01'06"E 87.71 feet along the West line of said Lot 14, the same being the East right of way line of Kentucky Avenue; thence S89°27'34"E 133.11 feet; thence N00°01'06"E 322.34 feet; thence N89°26'22"W 9.31 feet along the South line of Lot 7 of said Block and Plat; thence N00°01'06"E 117.10 feet along the East line of the West 123.80 feet of Lot 6 and 7 of said Block and Plat; thence S89°58'12"E 247.23 feet along the North line of said Lot 6 to the Point of Beginning. Containing 4.40 acres. Subject to easements, restrictions, and rights-of-way of record.

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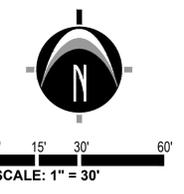
STAMP:

STATE OF MICHIGAN
 KYLE D. WILSON
 ENGINEER
 No. 37827
 LICENSED PROFESSIONAL ENGINEER

Kyle Wilson

PROJECT NO:
 13200817

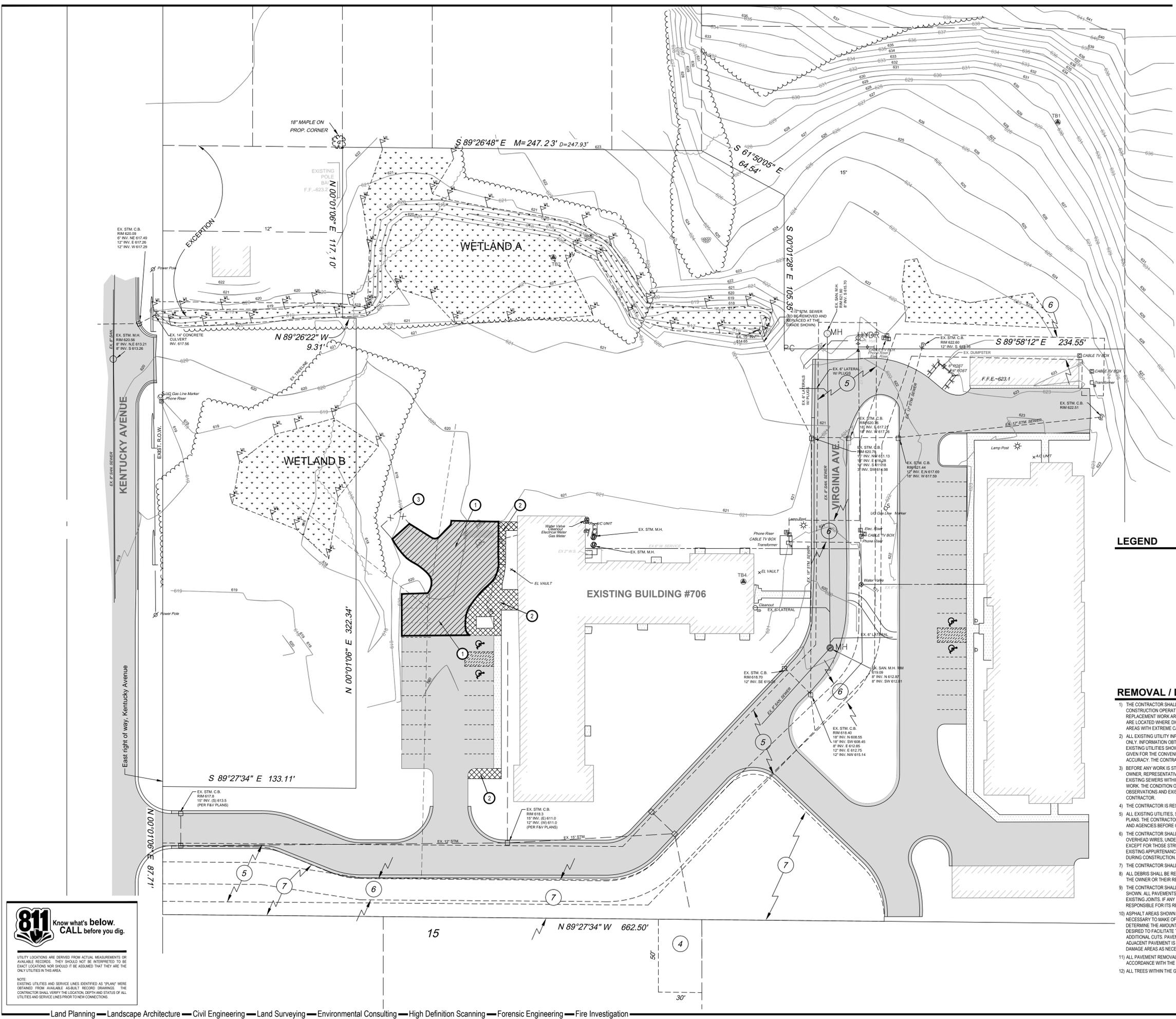
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C-201



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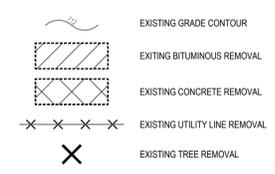
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 Phone: 616.842.2425

REVISIONS:
 Title: Site Plan Submittal V. Date: 8/28/15
 Drawn: TCS Checked: KDW S. Date: 8/28/15



- REMOVAL / DEMOLITION NOTES**
- 1 REMOVE EXISTING BITUMINOUS PAVEMENT
 - 2 REMOVE EXISTING CONCRETE SIDEWALK
 - 3 REMOVE EXISTING FENCE

LEGEND



REMOVAL / DEMOLITION NOTES

- 1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING UTILITIES 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 APPEARANCES 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.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPIILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
- 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 DATED MONTH/DAY/YEAR.
- 12) ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

RIVER RIDGE RETIREMENT VILLAGE PHASE II

Demolition Plan
 706 KENTUCKY AVE.
 PART OF SECTION 2, T1S. R17W,
 CITY OF SOUTH HAVEN, VAN BUREN COUNTY, MICHIGAN

STAMP:

Kyle D. Wilson
 ENGINEER
 No. 37827
 PROFESSIONAL ENGINEER

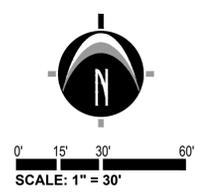
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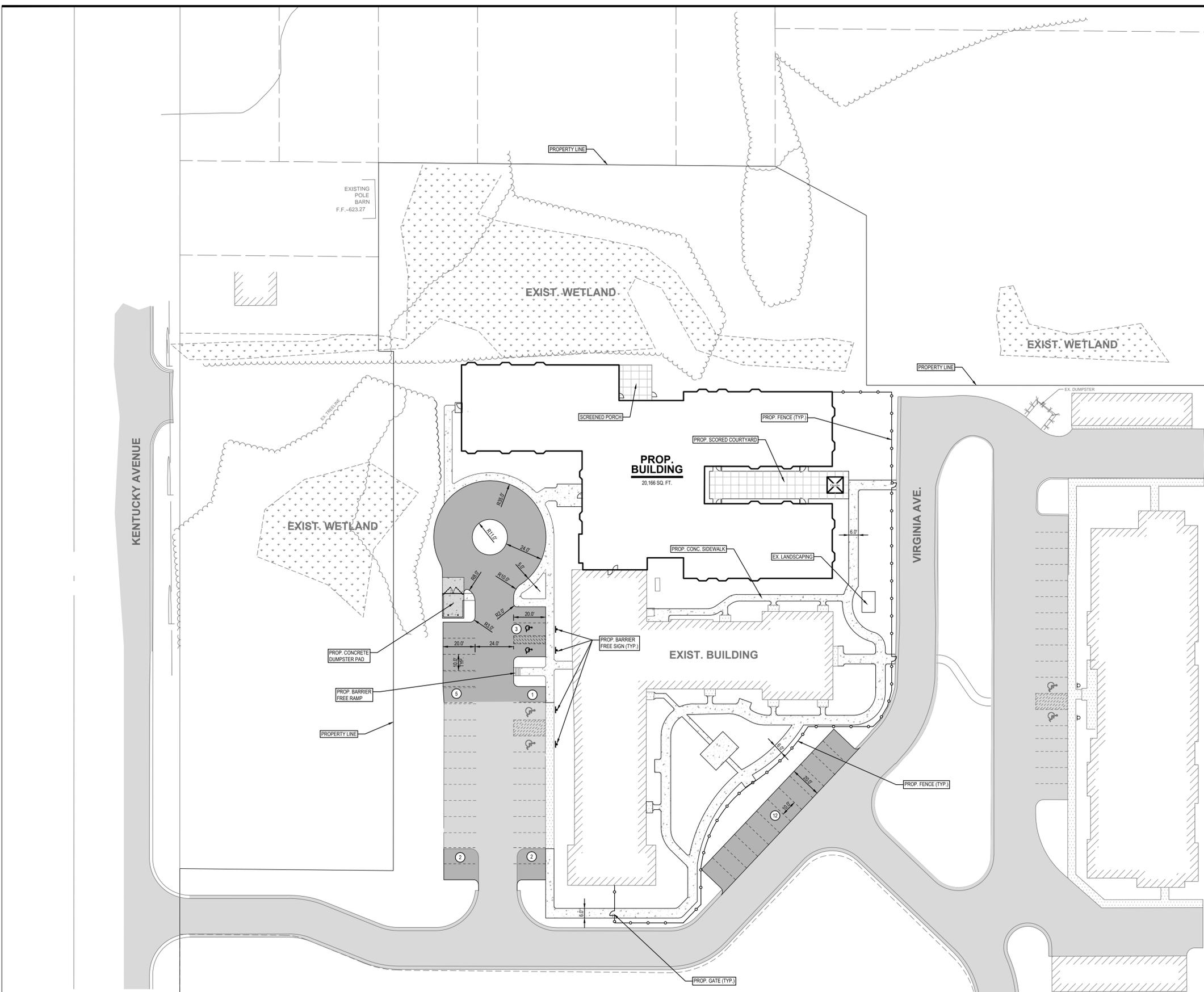


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PREPARED FOR:
 Reenders Inc.
 Attn: Dennis Reenders
 Park Place Ctr.
 Grand Haven, MI 49417
 Phone: 616.842.2425

REVISIONS:

Title: Site Plan Submittal	V. Date: 8/28/15
Drawn: TCS	Checked: KDW
	S. Date: 8/28/15



LEGEND

[Pattern]	EXISTING BITUMINOUS
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED BITUMINOUS (STANDARD DUTY)
[Pattern]	PROPOSED CONCRETE (STANDARD DUTY)
[Pattern]	PROPOSED CONCRETE (HEAVY DUTY)

GENERAL NOTES

- ZONING OF PROPERTY: RM-1 MULTI FAMILY RESIDENTIAL DISTRICT
 RM-1 ZONING REQUIREMENTS
 A) MINIMUM LOT AREA = 8,712 SQ. FT.
 B) MINIMUM LOT WIDTH = 66 FT.
 C) MAXIMUM BUILDING HEIGHT = 40 FT. OR 3 STORIES
 SETBACKS:
 A) FRONT YARD = 25 FT.
 B) SIDE YARD = 12 FT.
 C) REAR YARD = 25 FT.
- SUMMARY OF LAND USE:
 A) TOTAL ACREAGE = 5.96 ACRES (259,487 SQ. FT.) (EXCLUDING R.O.W.)
 B) AREA OF PROPOSED BUILDING = 20,166 SQ. FT.
 C) BUILDING HEIGHT = SEE ELEVATION DRAWINGS
 D) LOT COVERAGE = 20.5%
 E) GROSS PAVEMENT AREA = APPROX. 10,046 SQ. FT.
 F) GROSS CONCRETE AREA = APPROX. 7,476 SQ. FT.
 G) ZONING OF PARCELS TO NORTH, WEST AND EAST = R-2
 ZONING OF PARCEL TO SOUTH = RM-1
- PARKING REQUIREMENTS:
 A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9'x20' (24' AISLE)
 B) TYPICAL PARKING SPACE PROVIDED = 9'x20' (24' AISLE)
 C) TYPICAL BARRIER FREE SPACE = 13'x20'
 D) NUMBER OF SPACES REQUIRED = 20 (BASED ON CITY REQUIREMENTS)
 E) NUMBER OF SPACES PROVIDED = 25 NEW SPACES
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS 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.
- CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS 80-53-852-006-05.
 THE ADDRESS OF THE PROPERTY IS 706 KENTUCKY AVENUE.
- NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.
- WETLAND DELINEATION BY KING & MACGREGOR ENVIRONMENTAL.

RIVER RIDGE RETIREMENT VILLAGE PHASE II
Site Layout Plan
 706 KENTUCKY AVE.
 PART OF SECTION 2, T1S, R17W,
 CITY OF SOUTH HAVEN, VAN BUREN COUNTY, MICHIGAN

STAMP:

Kyle D. Wilson
 No. 37827
 LICENSED PROFESSIONAL ENGINEER

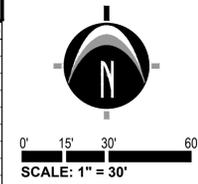
PROJECT NO:
 13200817
SHEET NO:
C-205

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NOTE:
 EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "IP/LAN" 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.

SOIL EROSION CONTROL SCHEDULE	2015			2016								
	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
PLACE SILT FENCE												
STRIP & STOCKPILE TOPSOIL												
CONSTRUCT CONNECTION TO STORM SEWER												
ROUGH GRADE SITE												
CONSTRUCT BUILDING FOUNDATION AND BUILDING												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
CONSTRUCT UTILITY LINES TO BUILDING												
FINISH GRADE SITE												
PAVE SITE												
RESURFACE TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												



LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (CONCRETE)
- PROP. GRADE ELEV. (GUTTER)
- PROP. GRADE ELEV. (EDGE OF METAL)
- PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- FLOW DIRECTION
- PROP. LIMITS OF GRADING
- SILT FENCE

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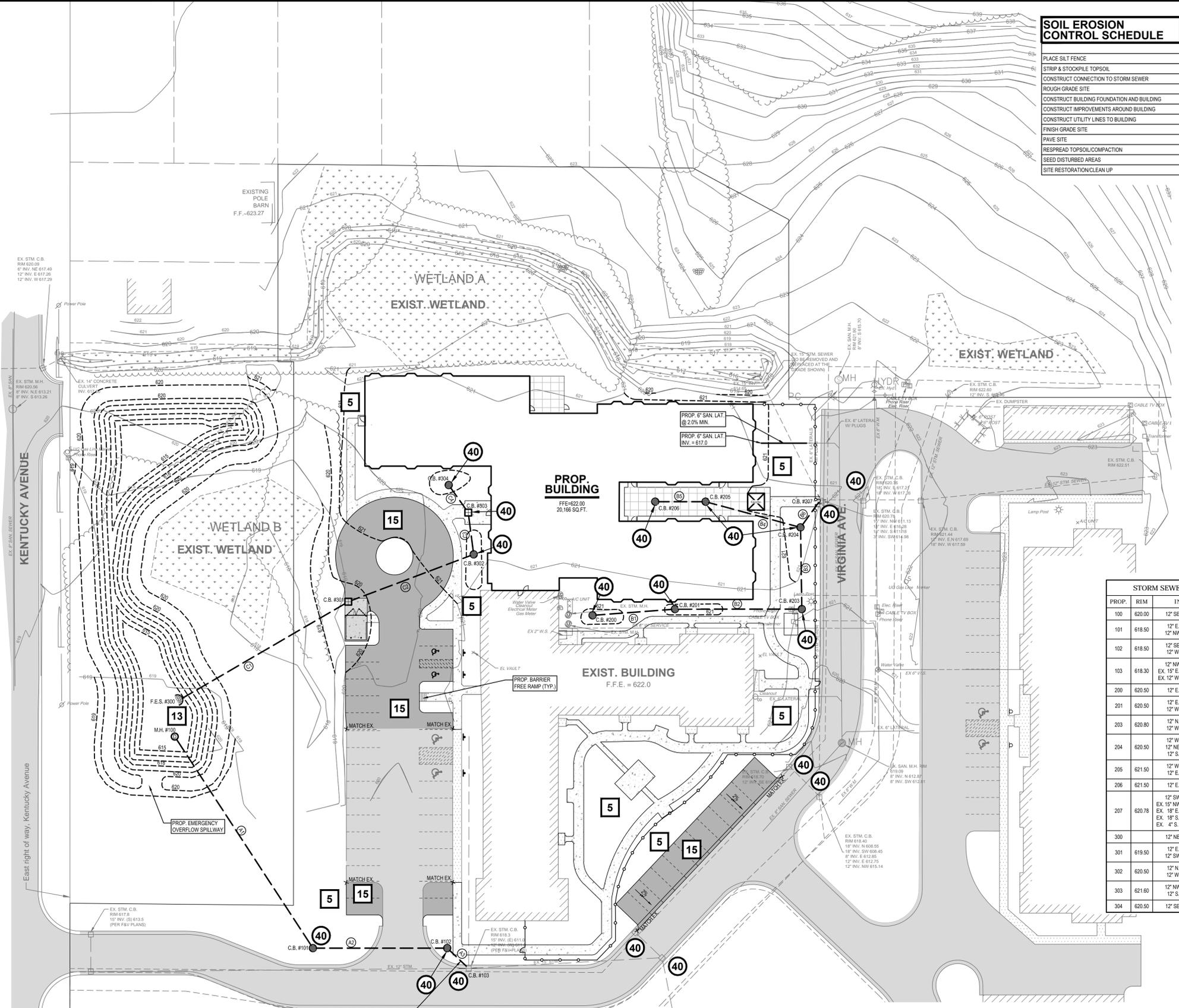
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
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Att. Dennis Reenders

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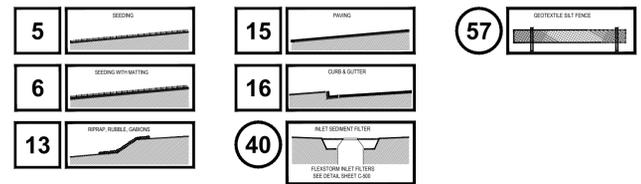


STORM SEWER DRAINAGE STRUCTURES				
PROP.	RIM	INVERTS	DIA.	TYPE
100	620.00	12" SE. INV.=615.00	4"	CONTROL STRUCTURE
101	618.50	12" E. INV.=614.25 12" NW. INV.=614.25	4"	CATCH BASIN
102	618.50	12" SE. INV.=613.85 12" W. INV.=613.85	4"	CATCH BASIN
103	618.30	12" NW. INV.=613.76 EX. 15" E. INV.=611.00 EX. 12" W. INV.=611.00	4"	EX. CATCH BASIN
200	620.50	12" E. INV.=617.00	2"	NYOPLAST C.B.
201	620.50	12" E. INV.=616.75 12" W. INV.=616.75	2"	NYOPLAST C.B.
203	620.80	12" N. INV.=616.37 12" W. INV.=616.37	4"	CATCH BASIN
204	620.50	12" W. INV.=616.13 12" NE. INV.=616.13 12" S. INV.=616.13	4"	CATCH BASIN
205	621.50	12" W. INV.=617.85 12" E. INV.=617.85	4"	CATCH BASIN
206	621.50	12" E. INV.=618.00	4"	CATCH BASIN
207	620.78	12" SW. INV.=616.03 EX. 15" NW. INV.=611.13 EX. 18" E. INV.=616.28 EX. 18" S. INV.=611.18 EX. 4" S. INV.=614.98	4"	EX. CATCH BASIN
300		12" NE. INV.=615.00		FLARED END SECTION
301	619.50	12" E. INV.=615.57 12" SW. INV.=615.57	4"	CATCH BASIN
302	620.50	12" N. INV.=615.97 12" W. INV.=615.97	4"	CATCH BASIN
303	621.60	12" NW. INV.=616.10 12" S. INV.=616.10	4"	CATCH BASIN
304	620.50	12" SE. INV.=616.20	4"	CATCH BASIN

STORM SEWER DRAINAGE PIPES				
#	LENGTH	DIA.	SLOPE	MATERIAL
A1	150'	12"	0.5%	SLCPP Pipe
A2	80'	12"	0.5%	SLCPP Pipe
A3	18'	12"	0.5%	SLCPP Pipe
B1	49'	12"	0.5%	SLCPP Pipe
B2	76'	12"	0.5%	SLCPP Pipe
B3	48'	12"	0.5%	SLCPP Pipe
B4	59'	12"	2.9%	SLCPP Pipe
B5	30'	12"	0.5%	SLCPP Pipe
B6	20'	12"	0.5%	SLCPP Pipe
C1	114'	12"	0.5%	SLCPP Pipe
C2	80'	12"	0.5%	SLCPP Pipe
C3	25'	12"	0.5%	SLCPP Pipe
C4	20'	12"	0.5%	SLCPP Pipe

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- 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.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- LOCATION AND TYPE OF EROSION CONTROL MEASURES ARE IDENTIFIED ON THE SKETCH BY KEY NUMBERS, e.g. 5, 15, 40.



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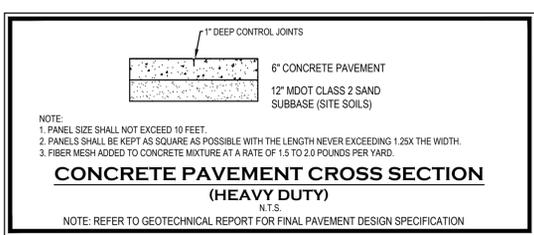
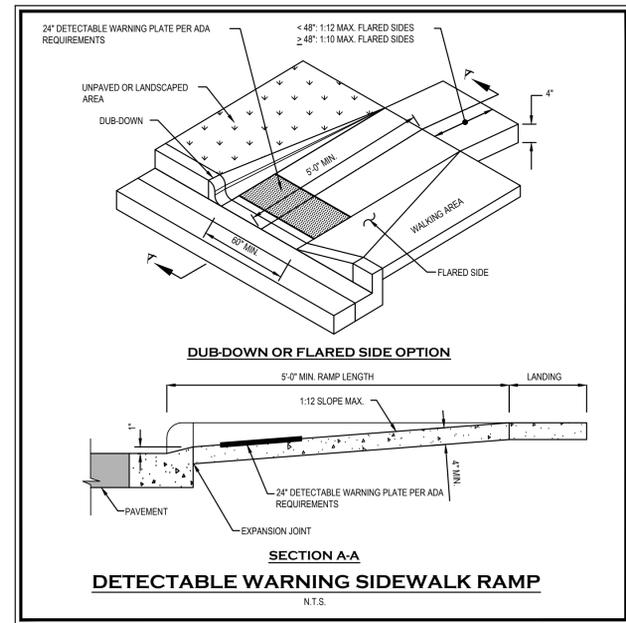
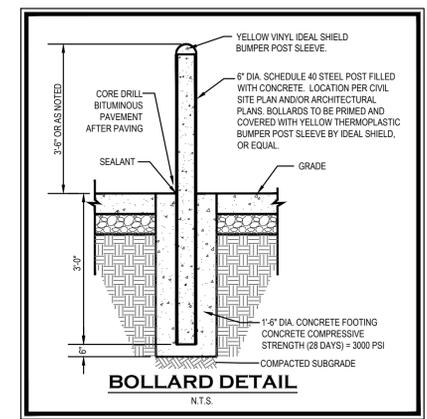
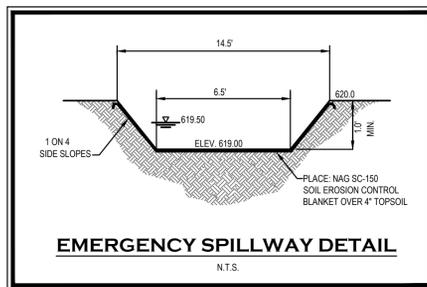
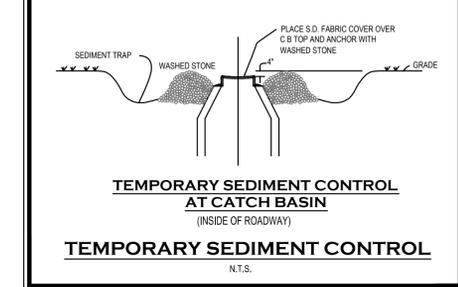
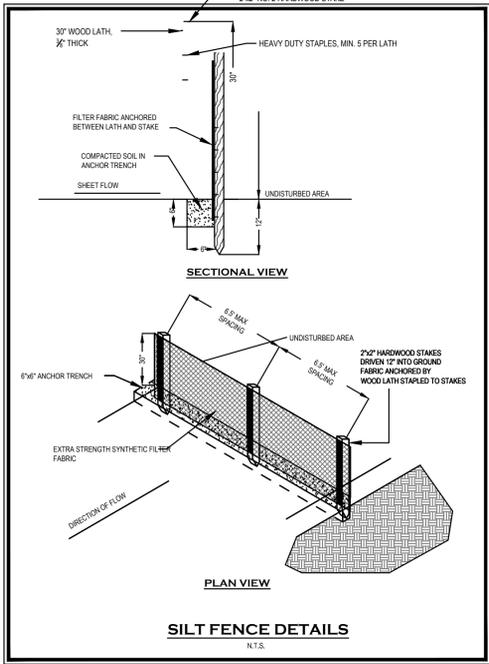
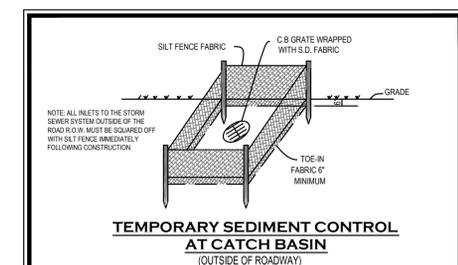
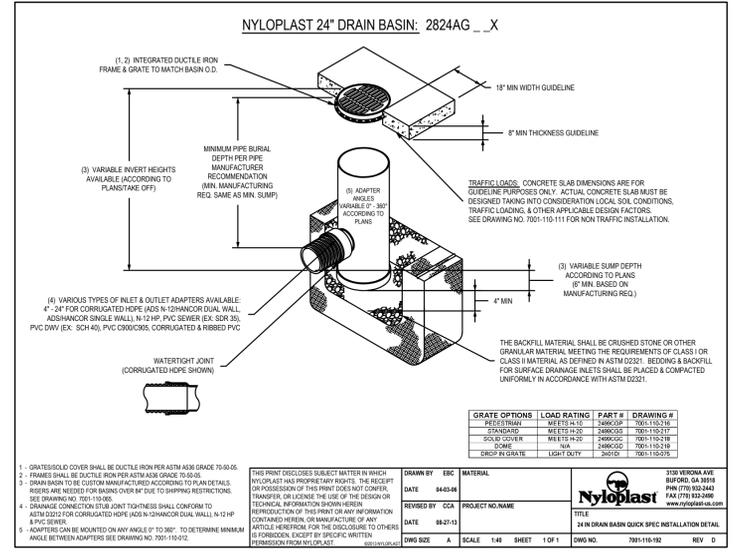
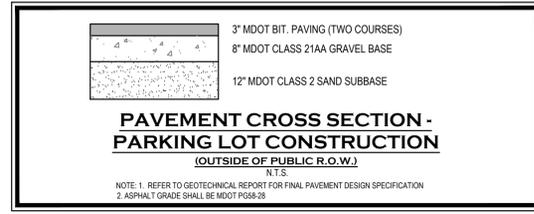
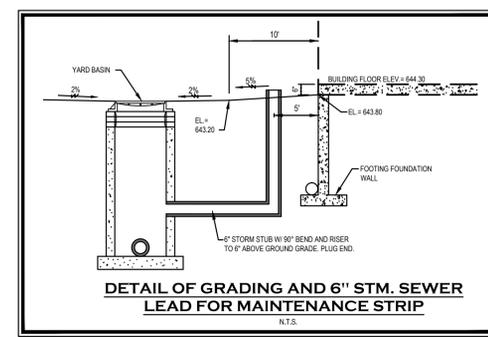
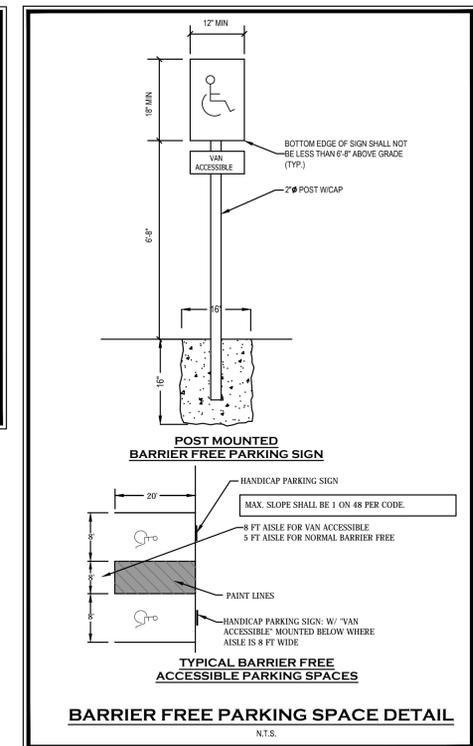
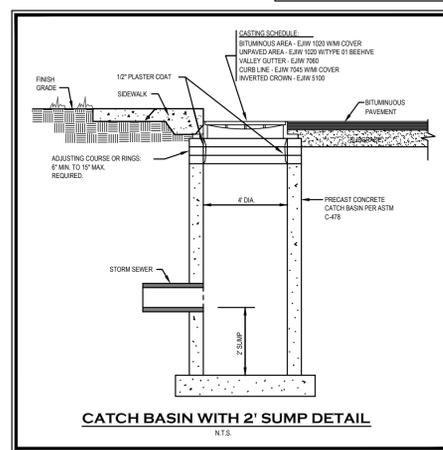
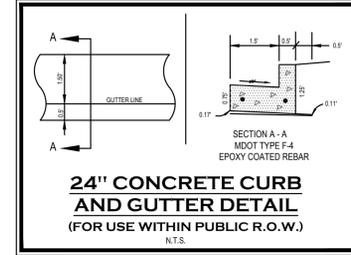
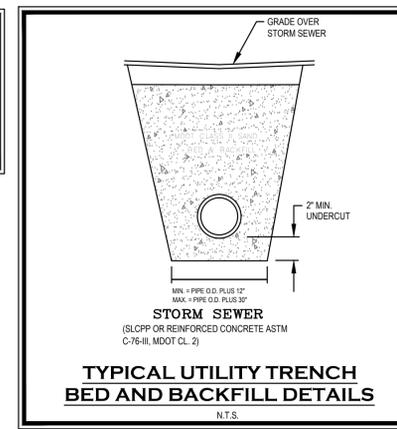
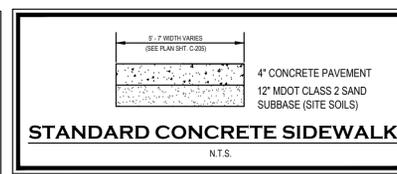
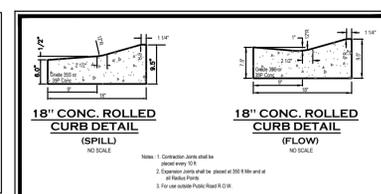
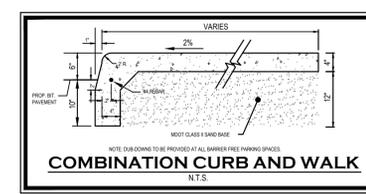
STAMP:

STATE OF MICHIGAN
KYLE D. WILSON
ENGINEER
No. 37827
LICENSED PROFESSIONAL ENGINEER

Kyle Wilson

PROJECT NO:
13200817

SHEET NO:
C-300



- CONSTRUCTION NOTES**
1. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MOST CONSTRUCTION AND MATERIALS SPECIFICATIONS (LATEST EDITION) AND THE ORDINANCES OF THE CITY, WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY 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 UNSATURATED SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWERAGE SYSTEM RESULTING FROM NON-COMFORMANCE 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 CITY 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 CITY OR OWNER WITHOUT ANY ADDITIONAL COST TO THE CITY OR OWNER.
 6. ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOIL WHERE NEEDED AND SHALL BE RESEED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
 7. ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 YEAR OF THE END OF CONSTRUCTION.
 8. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE CITY 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 REPRESENTATION 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 LOCATED 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 CONTINGENTIALLY SHALL AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF THE CITY, OWNER AND THEIR REPRESENTATIVES. THE CITY AND OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NONCOMFORMANCE IN 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 DETR FROM 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 CITY.
 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 CITY 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 CITY 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 CITY 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 CITY, COUNTY, MICHIGAN OR ANY OTHER GOVERNING AUTHORITY.
 21. ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE CITY 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 TRANSFER DEVICES SHALL BE REPLACED AS DIRECTED BY THE CITY 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 (MDOOT 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.

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PREPARED FOR:
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RIVER RIDGE RETIREMENT VILLAGE PHASE II

DETAILS & SPECIFICATIONS

706 KENTUCKY AVE.
 PART OF SECTION 2, T1S. R17W,
 CITY OF SOUTH HAVEN, VAN BUREN COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
 LICENSED PROFESSIONAL ENGINEER
 KYLE D. WILSON
 No. 37827

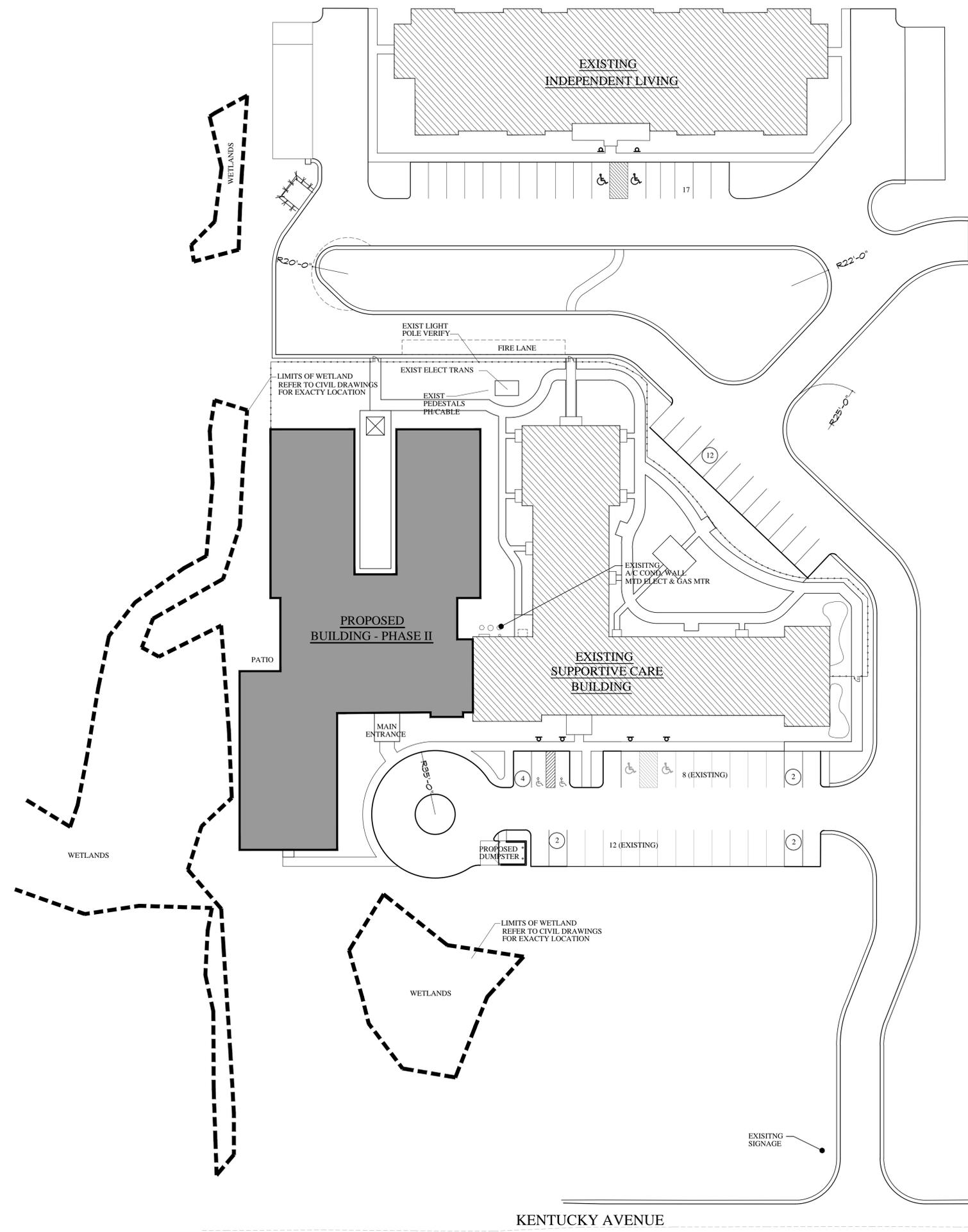
PROJECT NO:
 13200817

SHEET NO:
C-500

838 W. Long Lake #250
 Bloomfield Hills, MI 48302
 248 540-5940 Fax 248 540-4820
 Email: pai@progressiveassociates.com



Issued For:
REVIEW
6.21.13
REVIEW
7.18.13
REVIEW
10.1.13
REVIEW
12.4.13
OWNER REVIEW
07.29.15
SITE PLAN REVIEW
09.01.15 - REVISED 9.1.15



FUTURE DEVELOPMENT

PROPOSED BUILDING - PHASE II

SITE DATA:
 EXISTING ZONING: R-2
 PROPOSED ZONING: RM-1 (P.U.D.)
 PROPOSED USE: GROUP L-2
 PROPOSED AREA: 20,012 s.f.
 PROPOSED HEIGHT: (1) STORY
 PROPOSED CONSTRUCTION: 5A

PARKING REQUIRED:
 (1) SPACE FOR EACH (4) BEDS = 5 SPACES (NEW)

PARKING PROVIDED: (SUPPORTIVE CARE BUILDING ONLY)
 22 SPACES (NEW) INCLUDING 2 B.F. SPACES
 20 EXISTING SPACES (INCLUDING 2 B.F. SPACES)

-PER ARTICLE XVIII, SECTION 1800, PAR. 12(b)3 OF SOUTH HAVEN ZONING ORDINANCE

14 - MEMORY CARE RESIDENT ROOMS
 6 - ASSISTED LIVING RESIDENT ROOMS
 20 - TOTAL RESIDENT ROOMS

SCHMATIC SITE PLAN
 SCALE: 1"=30'



Developer:
 Reenders, Inc.
 Leisure Living

Project:
 River Ridge
 Retirement Village
 Phase II

South Haven, Michigan
 Sheet Title:

SCHMATIC SITE PLAN

ADULT FOSTER CARE
 Project Number: 13-132
 Drawn: RGG
 Checked: DT
 Date: 6.18.13
 Sheet Number:

SP

838 W. Long Lake #250
 Bloomfield Hills, MI 48302
 248 540-5940 Fax 248 540-4820
 Email: pai@progressiveassociates.com

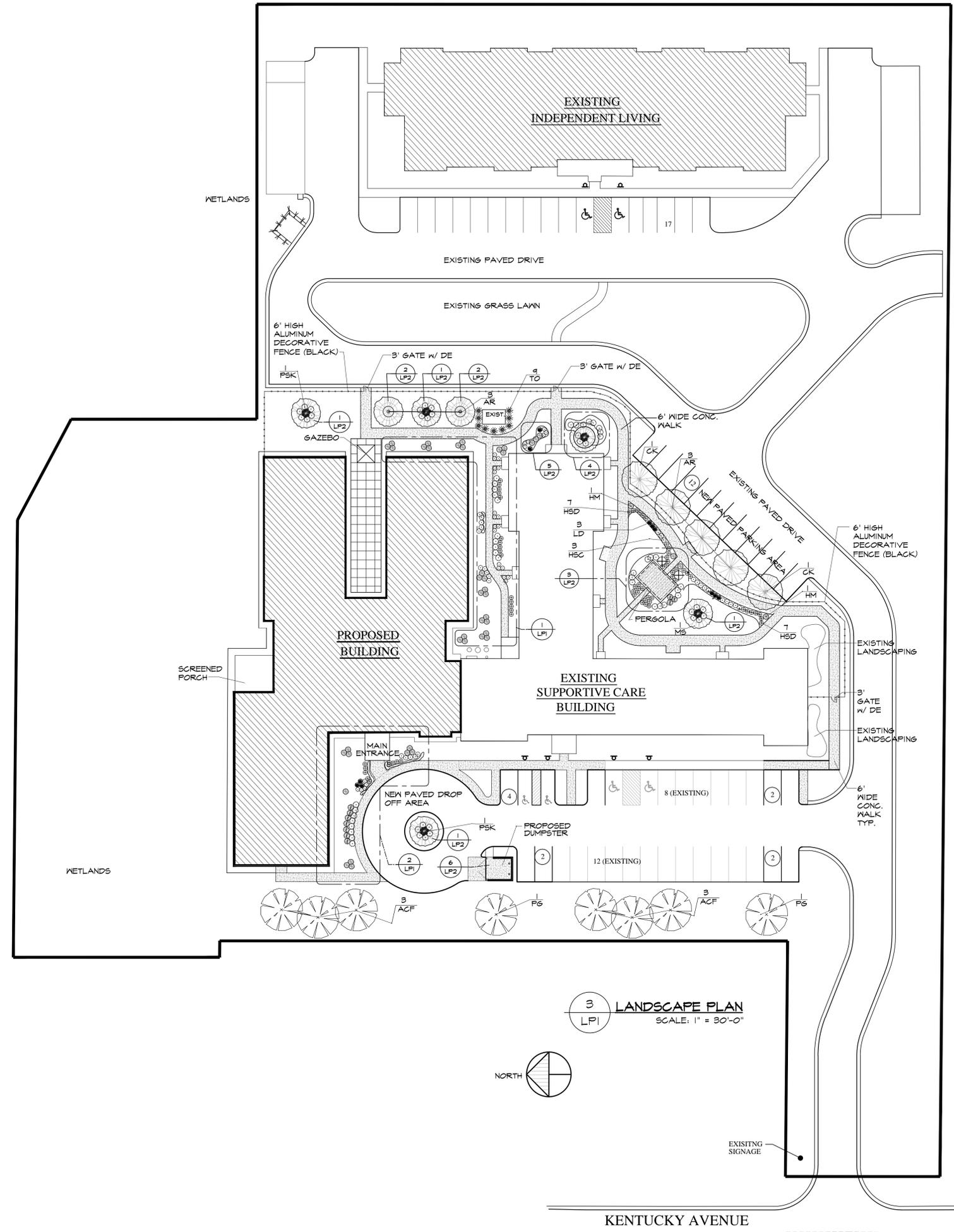
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 REVIEW
 6.21.13
 REVIEW
 7.18.13
 REVIEW
 10.1.13
 REVIEW
 12.4.13
 OWNER REVIEW
 07.29.15
 SITE PLAN REVIEW
 09.01.15

PLANT LIST

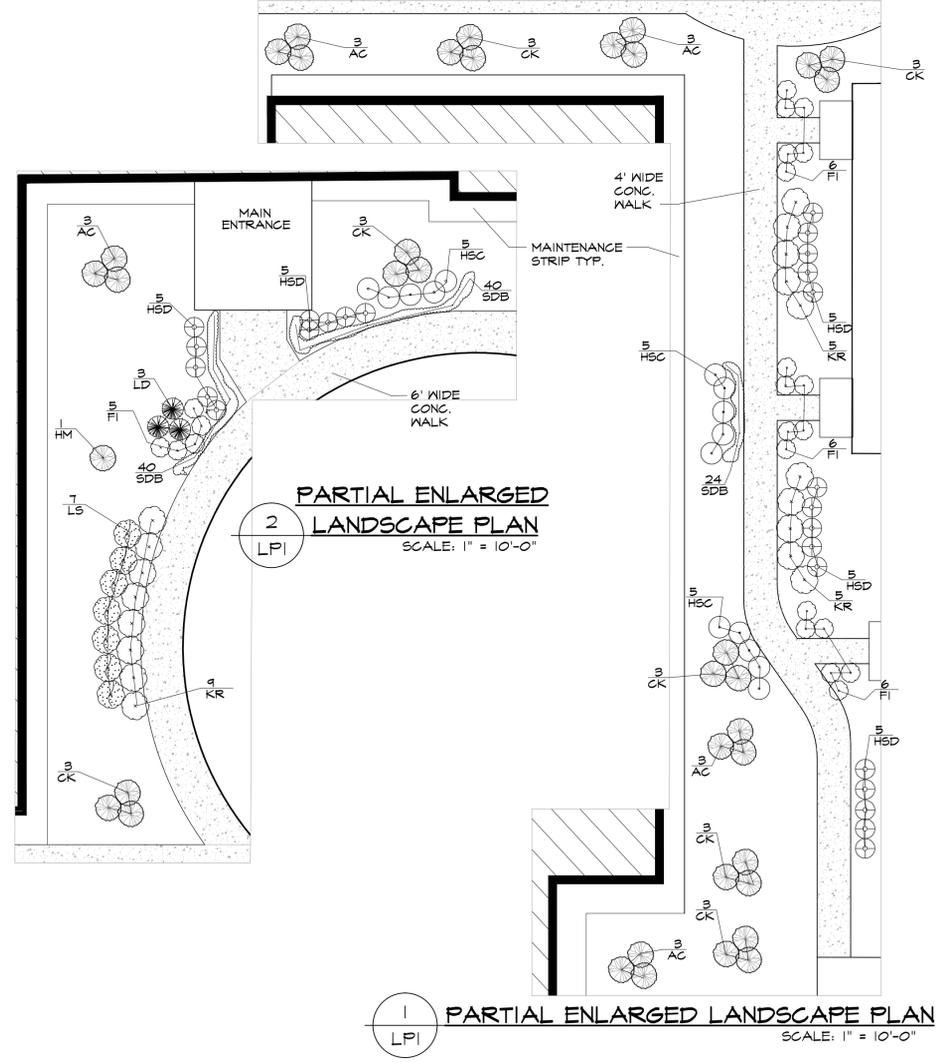
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
PG	2	PICEA GLAUCA	WHITE SPRUCE	8' HGT.	B&B
ACF	6	ABIES CONCOLOR	CONCOLOR FIR	8' HGT.	B&B
AR	6	ACER RUBRUM	MAPLE RED SUNSET	2-1/2" CAL.	B&B
PSK	2	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2" CAL.	B&B
CK	2	CORNUS KOUSA	KOUSA DOGWOOD HEART THROB	2" CAL.	B&B
AC	15	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2" CAL.	B&B
TO	9	THUJA OCCIDENTALIS 'SMARAGD'	ARBORVITAE, EMERALD	4' HGT.	B&B
TH	1	TAXUS 'HICKSII'	HICKS YEW	24"-36" HGT	B&B
MS	3	MAGNOLIA STELLATA	ROYAL STAR MAGNOLIA	4' HGT.	B&B
HM	8	HYDRANGEA MACROPHYLLIA	HYDRANGEA 'TWIST N SHOUT'	3 GAL.	36" ø/c
IG	2	ILEX MESRVEAE	HOLLY "BLUE PRINCE"	3 GAL.	36" ø/c
LD	11	LIGULARIA DENTATA	BRIT MARIE CRAWFORD	3 GAL.	36" ø/c
LS	12	LIGULARIA STENOCEPHALA	LITTLE ROCKET	3 GAL.	36" ø/c
HSD	53	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	2 GAL.	24" ø/c
HSC	21	HEMEROCALLIS 'STRAWBERRY CANDY'	DAYLILY 'STRAWBERRY CANDY'	2 GAL.	24" ø/c
FI	29	HOSTA 'FIRE AND ICE'	HOSTA 'FIRE AND ICE'	1 GAL.	24" ø/c
KR	47	HOSTA 'KROSSA REGAL'	KROSSA REGAL	1 GAL.	24" ø/c
SAF	40	SEDUM "AUTUMN FIRE"	AUTUMN FIRE SEDUM	1 GAL.	24" ø/c
SDB	320	SEDUM "DRAGON BLOOD"	DRAGON BLOOD SEDUM	3"	12" ø/c
LNA	120	LYSIMACHIA NUMMULARIA AUREA	GOLDBLOCKS LYSIMACHIA, PERENNIAL	3"	12" ø/c
PS	60	PHLOX SUBUVLATA	PHLOX, CREEPING, EARLY SPRING (NOTE G2)	3"	12" ø/c

DRAWING LPI GENERAL NOTES:

- G1. REFER TO DRAWING LP2 FOR LANDSCAPING NOTES AND DETAILS
- G2. PLANT VARIED COLORS OF WHITE, PINK & PURPLE. GROUP (6) OF THE SAME COLOR TOGETHER.



3 LPI LANDSCAPE PLAN
 SCALE: 1" = 30'-0"



Developer:
 Reenders, Inc.
 Leisure Living

Project:
 River Ridge
 Retirement Village
 Phase II

South Haven, Michigan

Sheet Title:
 SCHEMATIC
 SITE PLAN

ADULT FOSTER CARE
 Project Number: 13-132
 Drawn: RGG
 Checked: DT
 Date: 6.18.13
 Sheet Number:

LPI1

GENERAL INFORMATION

Case Number.....2015-0021

Date of Plan Commission..... 10.1.2015

ApplicantRiver Ridge Retirement Village, LLC

Request.....The River Ridge Retirement Village, LLC requests approval to begin construction of Phase 2 of their planned unit development.

Location706 Kentucky Ave.

Parcel Number80-53-852-011-10 and 80-53-852-006-55

Size.....8.25 acres

Street Frontage410.27' ON Kentucky Ave.

Current ZoningRM-1 PUD

Proposed Zoning.....RM-1 PUD (Phase 2)

Contiguous Zoning.....North: R-2 Residential District
South: R-2 and RM-1 Residential Districts
East: R-2 Residential District
West: R-2 Residential District

Current Land Use.....River Ridge Retirement Village, LLC

Contiguous Land Uses.....North: Vacant land and residential
South: Vacant land and residential
East: Vacant land
West: Residential

Comp Plan Designation Single Family Residential

CHARACTER OF THE AREA

The Subject Property is located at 706 Kentucky Ave. and is currently being used as a senior housing facility with an independent living building and supportive care building. The properties to the north, south, east and west are all zoned residential with the Woodland Harbor residential planned development on the west side of Kentucky Ave. The primary land use in the area outside of the senior housing facility is single family detached residential.

DEVELOPMENT PROPOSAL

The applicant is requesting city permission to begin constructing phase 2 of the PUD which includes a 20-unit facility for Alzheimers related illness. There is adequate parking in place for this addition.

PUBLIC RESPONSE

None

EVALUATION

Staff has reviewed the phase 2 plans for the PUD and the Final Site Plan submitted by the applicant and finds them acceptable meeting all of the applicable codes and ordinances. This development is consistent with the land uses of the surrounding properties and should be compatible.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of Phase 2 for River Ridge PUD provided any concerns of the city engineer have been addressed prior to city council review.

CITY OF SOUTH HAVEN
VAN BUREN AND ALLEGAN COUNTIES, MICHIGAN

RESOLUTION NO. 2015-___

A RESOLUTION TO APPROVE PHASE TWO OF PLANNED UNIT DEVELOPMENT
706 KENTUCKY AVENUE

Minutes of a regular meeting of the City Council of the City of South Haven, Van Buren and Allegan Counties, Michigan, held in the City Hall, 539 Phoenix Street, South Haven, Michigan 49090 on _____, 2015 at 7:00 p.m. local time.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by Member _____ and supported by Member _____.

WHEREAS, Reender's, Inc. has requested approval of Phase Two of the River Ridge Retirement Village Planned Unit Development on property located at 706 Kentucky Avenue; and

WHEREAS, on October 1, 2015 during the regular meeting of the Planning Commission of the City of South Haven, the Planning Commission held a public hearing concerning this request; and

WHEREAS, the Planning Commission has given due consideration of the information supplied by the applicant as well as members of the general public during the public hearing; and

WHEREAS, the Planning Commission recommends to the City Council of the City of South Haven that Phase Two of the River Ridge Retirement Village Planned Unit Development for construction of a 20-unit supportive care building on the property located at 706 Kentucky Avenue, South Haven be approved, with the stipulation that any remaining engineering and safety concerns be resolved prior to construction; and

WHEREAS, the City Council of the City of South Haven has given due consideration to the recommendations of the Planning Commission, information supplied by the applicant and the members of the general public; and

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of South Haven does hereby approve Phase Two of the River Ridge Retirement Village Planned Unit Development for construction of a 20-unit supportive care building for the property located at 706 Kentucky Avenue, South Haven, with the stipulation that all Engineering and Fire Department concerns be resolved prior to construction.

BE IT FURTHER RESOLVED, that the legal description of the property in question is as follows:

SITUATED IN THE CITY OF SOUTH HAVEN, VAN BUREN COUNTY, MICHIGAN.

Parcel #80-53-853-006-55

C541A1D1 2-1-17 855-489 1313-441 * COM ON E L OF LOT 1, BLOCK 2 299.32 FT S OF N SEC L, TH S 0 DEG 01'28"E ALG SAID E L 85.63 FT TO BEG, TH S 61 DEG 50'05"E 64.54 FT, TH S 0 DEG 01'28"E 105.35 FT, TH S 89 DEG 58'12"E 63.55 FT, TH S 0 DEG 21'39"W 392.38 FT, TH N 89 DEG 27'34"W ALG S L OF LOT 14, BLOCK 2 EXTENDED 489.23 FT, TH N 0 DEG 01'06"E ALG E L OF KENTUCKY AVE 87.71 FT, TH S 89 DEG 27'34"E 133.11 FT, TH N 0 DEG 01'06"E 322.34 FT, TH N 89 DEG 26'22"W ALG S L OF LOT 7 9.31 FT, TH N 0 DEG 01'06"E 117.10 FT, TH S 89 DEG 26'48"E ALG N L OF LOT 6 247.23 FT TO BEG. BLOCK 2 VAN BUREN HEIGHTS ASSOCIATION GROUNDS *** SPLIT ON 27 APRIL 2010 FROM 80-53-853-006-45 FOR 2011.

BE IT FURTHER RESOLVED, that all resolution and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

BE IT FURTHER RESOLVED, that this resolution shall take effect upon passage by the City Council.

RECORD OF VOTE:

Yeas: _____

Nays: _____

RESOLUTION DECLARED ADOPTED.

Robert G. Burr, Mayor

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council at a meeting held on the ___ day of _____, 2015, at which meeting a quorum was present, and that this resolution was ordered to take immediate effect. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, Act No. 167 of the Public Acts of Michigan 1976 (MCL 15.261 *et seq*).

Amanda Morgan, City Clerk



Agenda Item #7 Amendment to Rules of Procedure

City of South Haven

Background Information: At the September meeting, the planning commission decided to amend the Rules of Procedure to require that the applicant or a representative be present at the time of a hearing. Failure to appear shall result in the planning commission tabling the request. The amended Rules are attached.

Recommendation: Staff recommends adoption of the amended Rules of Procedure as presented.

Support Material:

Draft revised Rules of Procedure

CITY OF SOUTH HAVEN
PLANNING COMMISSION

RULES OF PROCEDURE

1. AUTHORITY

These Rules of Procedure are adopted by the City of South Haven Planning Commission (hereinafter referred to as the Commission) pursuant to Public Act 33 of 2008, as amended, (the Michigan Planning Enabling Act), The City of South Haven Zoning Ordinance, as amended, and Public Act 267 of 1976, as amended (the Open Meetings Act).

2. OFFICERS

2.1 Selection. At the first regular meeting of the Commission following the regular appointment of members in May, the Commission shall elect from its membership a chairperson and vice-chairperson who shall serve for the following year and who shall be eligible for re-election.

2.2 Duties. The chairperson shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein. The vice-chairperson shall act in the capacity of the chairperson in the absence of the chairperson and shall succeed to the office of chairperson in the event of a vacancy in that office, in which case the Commission shall select a successor to the office of vice-chairperson at the earliest practicable time.

3. SECRETARIAL DUTIES

3.1 Secretarial duties for the Commission shall be performed by City staff personnel as designated by the city manager. Such staff personnel shall be responsible for preparation of minutes, keeping of pertinent public records, delivering communications, petitions, reports and related items of business to the Commission, issuing notices of public hearings, and performing related administrative staff duties to assure efficient and informed Commission operations.

4. MEETINGS

4.1 All meetings of the Commission shall be held at the South Haven City Hall, unless otherwise designated by the chairperson, with public notice.

4.2 Regular Meetings. Regular meetings of the commission shall be held on the first Thursday of each month at 7:00 p.m., unless otherwise designated by the chairperson, with public notice.

4.3 Special Meetings. Special meetings shall be held at the call of the chairperson, provided that at least eighteen (18) hours prior public notice is issued; or such meetings may be scheduled in advance during a regular meeting. The notice of a special meeting shall specify the purpose for the meeting, and no other matters may be considered; except that, if all members of the Commission are present and approve, the Commission can transact other business that could lawfully be transacted at a public meeting.

4.4 Workshop Meetings. Workshop meetings may be held as needed for the purpose of discussing matters of a general nature which relate to Commission operations and responsibilities. No official action shall be taken on any matters considered during a workshop meeting, and a quorum shall not be required. Workshop meetings may be scheduled in advance or called by the chairperson during a regular meeting, and at least eighteen (18) hours prior public notice shall be provided.

4.5 Quorum. A quorum consisting of at least five of the nine voting members of the Commission shall be present at any regular or special meeting in order for the Commission to conduct business or to take any official action, except to adjourn a meeting if a quorum is not present.

4.6 Voting. An affirmative vote of the majority of those Commission members present for the conduct of business shall be required for the approval of any requested action or motion placed before the Commission, except as otherwise required by statute, charter or ordinance. Voting shall be ordinarily by voice vote; provided, however, that a roll call shall be required if requested by any Commission member or directed by the chairperson. All members shall vote on all issues, except as excused by the chairperson.

4.7 Conflict of Interest. Before casting a vote on a matter on which a member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the planning commission. The member is disqualified from voting on the matter by a majority vote of the remaining members of the planning commission. Failure of a member to disclose a potential conflict of interest as required constitutes malfeasance in office.

4.8 Applicant Attendance Required. The applicant or his/her representative shall be present at the meeting when their application is discussed. Failure of the owner or representative to appear at the meeting will cause the Commission to postpone any action on the request until such time as the applicant or representative is present.

4.9 Hearings. Hearings shall be scheduled and due notice given in accordance with the provisions of the Acts and Ordinance cited in Section 1 hereof; and in addition, the following rules shall be observed:

Public hearings conducted by the Commission shall be run in an orderly and timely fashion. This shall be accomplished by the following procedure:

1. The chairperson shall announce the matter of business to be considered and open the hearing on the matter for receipt of public comment on the subject.
2. The chairperson shall read the public hearing announcement as published in the newspaper and also give a brief description of the hearing subject and any history if necessary. This step may be delegated to another member or to the Planning Consultant or staff person.
3. The chairperson shall enforce the following hearing rules:
 - a. This is a public hearing designated to receive comments on the above subject. Only comments regarding the subject of the hearing will be accepted.
 - b. All persons wishing to comment shall be given an opportunity.
 - c. Any person wishing to speak shall first be recognized by the chairperson.
 - d. This person shall stand, if able, be recognized by the chairperson, state their name and address, and make comments directly to the chairperson. Any questions shall also be directed to the chairperson.
 - e. Each person shall limit their comments to three (3) minutes.
 - f. Everyone shall have an opportunity to speak before someone is allowed to speak a second time.
 - g. Persons desiring to make comments are requested to be brief and to comment on matters relevant to the subject under consideration. The chairperson has the discretion to request a person to conclude comments that are irrelevant, repetitious of comments made by others, or in excess of time limits.

- h. Once all public comments have been received or if, at any time during the hearing, a Commission member feels no other relevant or non-repetitious comments are being presented, a motion to close the public hearing may be made, or the chairperson may advise that such a motion would be entertained.
- 4. During the course of the public hearing or subsequent deliberations, if the chairperson desires to answer questions, or direct someone else to answer a question, this may be done at the discretion of the chairperson.
- 5. During the Hearing, the chairperson shall acknowledge any correspondence received. This can be worked in between public comments.

4.9 Open Meeting Provisions.

- (A) All meetings of the Commission shall be open to the public and held in a place available to the general public.
- (B) All deliberations and decisions of the Commission shall be made at a meeting open to the public.
- (C) A person shall not be required as a condition of attendance at a meeting of the Commission to register or otherwise provide his name or other information or otherwise fulfill a condition precedent to attendance.
- (D) A person shall be permitted to address the Commission at a hearing under the rules established herein in Subsection 4.7, and to address the Commission concerning non-hearing matters during general comment periods provided in the agenda for meetings under Subsection 4.9.
- (E) A person shall not be excluded from a meeting of the Commission except for a breach of peace committed at the meeting.
- (F) All meetings of the Commission shall be noticed and conducted in accordance with the Open Meetings Act.

4.10 Order of Business: Agenda. A written agenda for all regular meetings shall be prepared and followed, and the order of business generally shall be:

1. Call to Order and Roll Call
2. Approval of Agenda
3. Approval of Minutes
4. Public Comments Concerning Items not on the Agenda
5. Communications Concerning Items not on the Agenda
6. Public Hearings
7. Unfinished Business
8. New Business
9. Adjournment

A written agenda for special meetings shall be prepared and followed; however, items 3, 4, 5 and 8 as enumerated above shall be excluded.

4.11. Rules of Order. The rules of parliamentary practice/procedure as contained in Robert's Rules of Order, Modern Edition, shall govern the Commission in all matters to which such rules are applicable, provided they are not in conflict with these Rules of Procedure, or with state law or City Charter or Ordinances.

5. AMENDMENT

5.1 These rules may be amended by the Commission by a concurring vote, pursuant to Subsection 4.5, during any regular meeting, provided that all members have received an advance copy of any proposed amendments at least 3 days prior to the meeting at which such amendments are to be considered.

THESE RULES OF PROCEDURE ADOPTED THIS 2nd DAY OF AUGUST,
2012.

Chairperson, City of South Haven Planning Commission