TOWNSHIP

ADA TOWNSHIP PLANNING COMMISSION MEETING
THURSDAY, APRIL 16, 2026, 5:30 P.M.
ADA TOWNSHIP OFFICE, ASSEMBLY HALL
7330 THORNAPPLE RIVER DR SE, ADA, MI

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES OF MARCH 19, 2026, REGULAR MEETING

V. PUBLIC HEARING

1. Request to rezone parcel from AGP (Agricultural Preservation) to RP-1 (Rural Preservation 1), applicant and property owner Kurt & Sarah Bjorkman, 2430 and 2490 Honey Creek Avenue NE, Parcel Nos. 41-15-10-200-058 and 41-15-10-200-059

2. PVM District Development Plan Amendment with Departures, R-3 zoning district, Unit 39 – 7530 Watermill Drive SE, applicant and property owner Oxbow Ada, LLC, Parcel No. 41-15-34-184-005

VI. UNFINISHED BUSINESS

1. Planned Village Mixed-Use (PVM) District Development Plan, with departures, for a proposed 43,679 sq. ft. 4-story building, in C1/PVM zoning district, Ken Dixon/Dixon Architecture on behalf of applicant/property owner PDL Ventures, LLC/Jeremy Frost, 527 Headley Drive SE, Parcel No. 41-15-34-102-018 (Tabled at Feb. 19 meeting)

VII. NEW BUSINESS

1. PVM Development Plan Review with Departures Site Plan Review for a proposed third-story addition and first- and second-floor expansions, Ken Dixon/Dixon Architecture on behalf of applicant/property owner Ufuk Turan/1411 Robinson LLC, 7437 River Street SE, Zeytin Restaurant, Parcel No. 41-15-34-128-004

VIII. COMMISSION MEMBER / STAFF REPORTS

IX. PUBLIC COMMENT

X. ADJOURNMENT

ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MEETING MARCH 19, 2026, REGULAR MEETING

DRAFT

A regular meeting of the Ada Township Planning Commission was held on Thursday, March 19, 2026, at 5:30 p.m., at the Ada Township Hall Assembly Room, 7330 Thornapple River Drive SE, Ada, Michigan.

I. CALL TO ORDER

Chair VanderVennen called the meeting to order at 5:31 p.m.

II. ROLL CALL

Members Present: Butterfield, Carter, Cooper-Surma, Ellixson-Andrews, Kluting, Moyer, VanderVennen
Members Absent: 0
Staff Present: Bajdek, Said
Others Present: 5

III. APPROVAL OF AGENDA

Moved by Carter, supported by Kluting, to approve the agenda as presented. Motion carried.

IV. APPROVAL OF MINUTES OF FEBRUARY 19, 2026, REGULAR MEETING

Moved by Moyer, supported by Carter, to approve the February 19, 2026, Regular Meeting minutes. Motion carried.

V. PUBLIC HEARING

1. Request for amendments to an approved Planned Unit Development (PUD) in the VR zoning district, Ken Dixon of Dixon Architecture on behalf of applicant/property owner Ufuk Turan/Ada Flats LLC, 7510, 7518, 7520 and 7524 Fase Street SE, Parcel Nos. 41-15-34-179-014, 015, 016 and 017

Ken Dixon, Dixon Architecture, 523 Ada Drive, presented his request for proposed modification to the approved PUD (originally the site received PUD approval in 2021). Mr. Dixon is proposing to convert the fourth home from a single-family residence to a stacked duplex townhouse which is similar to the three other homes already existing on the site. He said he feels the community is best served to construct a duplex townhouse to maximize density.

Dixon went over the details of the proposed fourth home, noting a few changes (added a single-car garage door, wood deck on rear of home, improved density), with the footprint remaining at 2,300 sq. ft.

VanderVennen asked why the single-family home was never built. Mr. Turan, property owner, explained that at the time he approached the bank, and these are obviously rental income properties, the bank did not approve the one single unit. The bank said it does not cover the cost of the mortgage.

Planning Director Said summarized the Staff Report and noted the density calculation would go from 7 units to 8 units. That does exceed the allowable bonus for density of a planned unit development for density, however, staff reviewed that with the township attorney, and an exception to that bonus can be considered as part of the PUD review process (Said went over the process and how it is determined with the Planning Commission). Said noted that an exception/condition can be added if the Planning Commission recommends approval.

Said noted that the other three duplex units have been developed and built out and there have not been any issues in the terms of development, and the Master Plan encourages housing variety.

VanderVennen opened the public hearing at 5:47 p.m. There was no public comment and the public hearing was closed.

There was brief Commissioner discussion regarding the parking spaces allowed (covered/not covered) for the additional unit, the number of garages on each unit, and setback or compliance issues with the proposed new deck. VanderVennen said the design, the look, is consistent with what was originally approved and this is in alignment with the Master Plan and with the Zoning Ordinance rewrite of increasing density.

Said apologized, he said that the planning staff did receive a written comment which he should have included in the public hearing earlier. Said received written comment from Tom Korth, Supervisor and Ada resident.

Korth's note read: He fully respects the Planning Commission independent role in a value in evaluating land use applications and offers the following comments to assist in deliberations.

- Item 1, the performance of the existing development – there has not been notable complaints or issues brought to the Township that would indicate any adverse impacts from the development.
- Item 2, the design continuity and limited incremental impact – the amendment appears to maintain the architectural consistency with the existing structures. The physical impact is limited with no real expansion of the primary building footprint.
- Item 3, stormwater and site function – there have been no identified flooding or stormwater concerns, the site is functioning as it was designed.
- Item 4, the PUD context for consideration – as a parcel already governed by a PUD. The commission has the ability to evaluate the amendment within that framework independent of broader zoning discussions that may be going on.
- Item 5, the construction timing and neighborhood impact – from a practical standpoint, there might be a benefit in completing this phase while the broader Oxbow development is under active construction and avoid a later return of construction activity affecting Fase Street.
- Item 6, separation from broader policy considerations – even though the Township continues to look at the broader zoning and planning issues, it might be appropriate to consider this application separately on its individual merits rather than deferring action based on potential future policy changes. Doing so also avoids putting unnecessary timing on the broader planning and zoning.
- Item 7, housing supply consideration – the Township continues to experience pressure , and that's also happening at the state level to support additional and more attainable housing options. Even though this is a modest change, the amendment does contribute incrementally toward that objective.

- Item 8, there is limited, if any, additional impact to the neighboring properties. Given the design of the building as either a single-family home or a stack duplex. It has no access points on the side adjacent to the neighbor off the property or any of the other neighboring properties. Thus the two-family version doesn't really have additional impact to what the neighbors will experience under either scenario.

Korth's note concludes by saying these comments are offered to provide context and observed experience with the existing development. He appreciates the Commission's review of this request and your service to the Township. Respectfully submitted from Thomas A. Korth, Township Supervisor.

Butterfield stated that she will be voting tonight not based on what the future zoning may hold because I think that is just not the right way to address things, the future, and that it would be on its own merit. The proposed home is very compatible and consistent with the other townhomes that have been built. She agrees that construction during time with other construction makes sense.

Said stated, as noted previously, there are competing factors associated with this request. As such, while Staff would not have an objection to its approval, there is also validity to tabling this request until the Zoning Ordinance Update is completed.

Should the Planning Commission opt to recommend approval of this request to the Township Board, based on the Findings of Fact that the request meets the applicable Planned Unit Development Standards, the previous conditions of approval for the PUD would remain in effect, and Staff recommends that the conditions of approval be added from the Staff Report.

Moved by Carter, supported by Ellixson-Andrews, to recommend approval to the Township Board the Planned Unit Development Amendments for 7510, 7518, 7520, 7524 Fase Street, based on the Findings of Fact that the request meets the applicable Planned Unit Development Standards, subject to the following conditions of approval:

1. The amended PUD Plan shall be carried out, and in substantial conformance with, the same conditions that were part of the original Planned Unit Development approval, except as modified by these conditions of approval, and as specified in the following: Applicant submittal dated February 2, 2026 by Dixon Architecture, containing a narrative letter, Site Plan Sheet A1.1, Townhome 4 Floor Plans Sheet A2.1, Townhome 4 Exterior Elevations Sheet A4.1, and Landscape Plan Sheet L1.1, all dated 1/28/26 and prepared by Dixon Architecture.

2. The following exceptions are granted as part of this PUD request: a rear yard setback of 12 feet for the proposed elevated deck, and to allow for a higher density with a total of 8 units for a density of 13.3 unites per acre.

3. The applicant shall confirm EGLE approval of the elevated rear deck prior to the issuance of any building permit (If EGLE does not approve the deck, the building permit is to be issued without the deck).

Motion carried.

VI. UNFINISHED BUSINESS - none

VII. NEW BUSINESS

1. Land Division of a platted lot creating 2 parcels in the VR Zoning District, property owner Donald H. and Beth A. Borton, 7256 Rix Street SE, Parcel No. 41-15-34-104-008

Donald H. Borton, 7526 Rix Street SE, presented his request. He shared some history of the property and said he originally bought parcel 2, then contracted with the individual owner who also had parcel 1 and parcel 2 and purchased parcel 1 separately. He said after many years and circumstance changes, he would like to see about going back to what was originally two separate parcels. His objective is to sell parcel 1 and invest the money in some other property or another house.

Said summarized the Staff Report and noted a couple of things. He said looking at the proposed lot, this is basically a double deep lot that at one time was likely 2 lots. Referring to the ariel photo Said explained that the development or idea of creating this additional lot fits within that land use pattern, which is consistent with the neighborhood and it does allow for development of an additional dwelling unit.

Said noted that Staff has concluded that the proposed land division meets important components of the applicable review criteria, as follows:

- Most significantly, the proposed division is compatible with the adjoining single-family properties along both Rix and Bradfield, and with most of the properties in the VR District as to area, width, and depth.

- The proposal reinforces the relatively smaller lot development pattern of the VR District, including that the new lot will have frontage along a public street.

- The proposal allows for creation of an additional single-family home within a walkable area, including to the downtown Ada "village" area.

Due to these factors, Staff also concludes that the proposal meets the objectives of the applicable Zoning Ordinance requirements and Master Plan goals.

Planner/Zoning Administrator Bajdek made note of a shed on the one lot that is non-conforming due to the setback. Said informed the applicant that the shed would need to be removed, or a request for variance for the setback, or move the location of the shed to meet setback.

Calvin Bradley, 7256 Rix Street, son-in-law to Mr. Borton, spoke about the shed/carriage garage. He said it was from the 1900's, so there is an old poured cement foundation. The Commissioners and Planning Staff discussed different options for relocating or removing.

Moved by Carter, supported by Cooper-Surma, to approve the land division at 7256 Rix Street, based on the Findings of Fact that the proposal meets the review criteria as specified in the Zoning Ordinance, subject to the following condition for the shed:

1. Prior to the staff sign-off of the land division, the applicant shall do one of the following:
    a. Obtain a variance for the shed setback
    b. Modify the shed to be code compliant; or
    c. Remove the shed.

Motion carried.

2. Election of Planning Commission Officers (Chair, Vice-Chair, Secretary)

Moved by Carter, supported by Ellixson-Andrrews, to nominate and approve the Officers elected by the Planning Commission below: VanderVennen – Chair, Butterfield – Vice-Chair, Kluting – Secretary. Motion carried.

3. Planning Commission Annual Report

Said stated that the State Planning Enabling Act requires preparation of an annual report every year to summarize activities done by the Planning Commission for the previous fiscal year.

Moved by Moyer, supported by Carter, to approve the Planning Commission Annual Report, 2025/2026, as presented. Motion carried.

VIII. COMMISSION MEMBER / STAFF REPORTS

Said provided updates:

The Township/DDA had the recent parking plan presentation that was done by Fishbeck. Basically Fishbeck's conclusion was parking is an ongoing challenge, but our supply is reasonable at this point, it's a balance we have to continue to work to maintain. Said stated the fact of the matter is, we have the parking supply, people just have to be willing to know and understand that you may not be able to park right in front of the store or restaurant you're going to. The DDA is the major player in the parking management. Said will share the parking report via email to the Planning Commission.

The Notre Dame study is being worked on and finalized for the recommendations for a new Township Hall location across from the library.

The Zoning Ordinance progress continues also.

James Moyer spoke to the Commissioners and said that for medical reasons, I have submitted my resignation from the Planning Commission. Said stated that it has been an honor and a privilege to have Mr. Moyer be a part of this group. Staff and the Commission applauded Mr. Moyer in recognition of his service to the community.

IX. PUBLIC COMMENT - none

X. ADJOURNMENT

Moved by Kluting, supported by Carter, to adjourn the meeting at 6:42 p.m. Motion carried.

Respectfully submitted,

_____
Jo DeMarco, Ada Township Clerk

rs:eb

MEMORANDUM

Date: 04.06.26

TO: Ada Township Planning Commission
FROM: Department of Planning
RE: **April 16 2026 – Request for Rezoning from AGP (Agricultural Preservation) to RP-1 (Rural Preservation 1) – 2430 and 2490 Honey Creek Ave. – Bjorkman (Parcel #'s: 41-15-10-200-058 and -059)**

Request Overview

The applicants proposes to change the zoning of the parcel with their home and the adjacent parcel they own, for purposes of allowing reduced lot sizes, for the sale and construction of additional homes on the subject properties. The parcels contain a combined total of about 31 acres (approx. 5.6 and 25.5 acres respectively).

The property is bordered to the south, east, and north by other AGP zoned properties, and to the west by Honey Creek Ave. Across Honey Creek Ave. are properties zoned RP-1. Knapp Street terminates at Honey Creek, across from the subject parcels. All properties in the area contain agricultural and/or low-density residential uses.

Analysis

The following considerations are provided for the Planning Commission's consideration in evaluation of this rezoning request, along with corresponding narrative:

Master Plan Conformance

The proposed rezoning does **not** align with, nor conform to, the Master Plan. The 2023 Master Plan designates the subject parcels as Agriculture/Recreation/Open Space, as part of the larger Rural Preserve character area. Per language in the Master Plan, this land use "intends to preserve legacy agricultural operations" in the northeast portion of the Township, "as well as preserve vulnerable natural spaces," and notes that "Areas planned for Agriculture/Recreation intend to remain undeveloped and in a natural state. Agricultural parcels within this land use category are intended to remain in agricultural uses…." Additional pertinent text from the Master Plan is as follows:

- "The Rural Preserve character area will be characterized by its limited infrastructure and rural and low-density character"
- "…discourage rezoning requests; if higher densities are contemplated then land should be served by…infrastructure, (and) be contiguous to the existing Neighborhoods character area…."

Zoning and Land Use Patterns

The AGP District is located on three sides of the subject parcels; north, south, and west. To the west, the subject parcel is bounded by Honey Creek, which serves as a boundary and buffer between the Master Plan land use designations and zoning district boundaries in this area. As minimum lot sizes for AGP are 10 acres, and half that (5 acres) for RP-1, the proposed rezoning would double the number of allowed home sites to six (6). While the applicant has said that they'd be willing to enter into a contract rezoning to allow for only three home sites, the aggregate site size total (31 acres) already allows for 3 parcels. Further, creation of a contractual rezoning, based solely on the wishes of a property owner, creates a problematic precedent for any future

rezoning requests and administrative difficulties for future administration of Zoning Ordinance requirements.

The applicant's narrative also indicates that there are other parcels in the area that do not conform the applicable minimum lot sizes to justify their request for reduced lot sizes. However, such lots are all nonconforming parcels that were created prior to the enactment of current Zoning Ordinance requirements. The goal of community planning efforts is always to progress towards increased conformity with current standards, including lot sizes, instead of moving backwards with increased nonconformance and using outdated standards. In this particular area, reinforcing the rural character of the area, as supported by both the Zoning Ordinance and Master Plan, is Township policy.

Finally, language in the Zoning Ordinance identifying the description and purpose of the district notes the following within the purposes of the AGP District:

- To minimize the fragmentation of large lots into multiple small lots; and
- To minimize the need for additional public facilities and services.

Infrastructure

This large area of the Township does not have water or sewer utilities available, and must utilize well and septic. As well, all roads are two lane cross-sections. These infrastructure limitations have to be considered with any rezoning request, as capacities need to be considered for roadways, water table, and wastewater production. While an applicant may claim that their request does not significantly impact such systems, the precedent of rezonings to allow smaller lots will ultimately strain the rural infrastructure of the area.

Conclusion & Recommendation

As noted above, any action other than denial of this request would be completely inconsistent with Township law and policy as specified in the Zoning Ordinance and Master Plan. As such, Staff strongly recommends denial of this request, based on the Findings of Fact that the request does not meet the goals and objectives of the Master Plan and the laws and intentions of the Zoning Ordinance.

TOWNSHIP

APPLICATION FOR REZONING OR OTHER AMENDMENT OF THE ZONING ORDINANCE (EXCLUDING PUD)

An application to request the rezoning of property or a zoning and text amendment must be heard before the Ada Township Planning Commission. ***Regular meetings of the Planning Commission are held on the third Thursday of each month at 5:30 p.m. at Ada Township Hall.*** After receipt of the application and payment of the fee, your request will be placed on the next Planning Commission meeting agenda for the purpose of scheduling a public hearing. The hearing will be scheduled for the next month's Planning Commission meeting for consideration, with all legal notifications being met.

Recommendations from the Planning Commission are considered by the Ada Township Board of Trustees at the first available Ada Township Board of Trustees meeting following the regular Planning Commission meeting.

A non-refundable filing fee of $750.00 made payable to Ada Township must accompany your application as well as a small-scale map of the property and an accurate legal description of the property. Please note that a $1,000.00 escrow deposit may be required, at the discretion of Township officials and staff.

Applicant Information:

Name: Kurt Bjorkman

Address: 2490 Honey Creek Ave NE, Ada, Michigan 49301

Phone Number: 906-221-1110 Email: bjorkman.kurt@gmail.com

Property Owner Name and Address *(if different than above)*: _____

_____

Property Information for a Rezoning Request:

Property Address: 2430 & 2490 Honey Creek Avenue NE

Parcel Number: 41- 15 - 10 - 200 - 058 & 41-15-10-200-059

Current Zone District Classification: AGP

Proposed Zone District Classification: RP-1 - Rurul Preservation 1

7330 Thornapple River Drive, P.O. Box 370, Ada, MI 49301 | 616.676.9191 | adatownshipmi.com

For a Zoning Ordinance Text Amendment Request:

The following general amendment is requested to be made to the Zoning Ordinance:

_____

_____

_____

For All Requests:

Attach a written statement that addresses the conformity of the request with the Township Master Plan.

I (we), the undersigned, do herby make application and petition the Township to amend the Ada Township Zoning Ordinance and associated zoning map, if applicable, and also herby grant permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Applicant's Signature(s): _____ Date: 02/27/26

Property Owner's Signature(s): _____ Date: _____
(If different than above)

APPLICATION FEE: $750.00 **NOTE: Electronic file/pdf is required on all applications (submit via email).**

TO BE COMPLETED BY ADA TOWNSHIP PLANNING DEPARTMENT

Application Received: 3-10-2026 Initial: eb Kurt & Sarah Bjorkman
mm / dd / yy

Application Fee of $ 750.00 Received: 3/11/26 Initial: [illegible] Check # 1146 Receipt # 401886
mm / dd / yy

Escrow Deposit of $_____ Received: _____ Initial: _____ Check # _____ Receipt # _____
mm / dd / yy

Updated 12/21/2023 (f:users/planzone/app&forms/app templates)

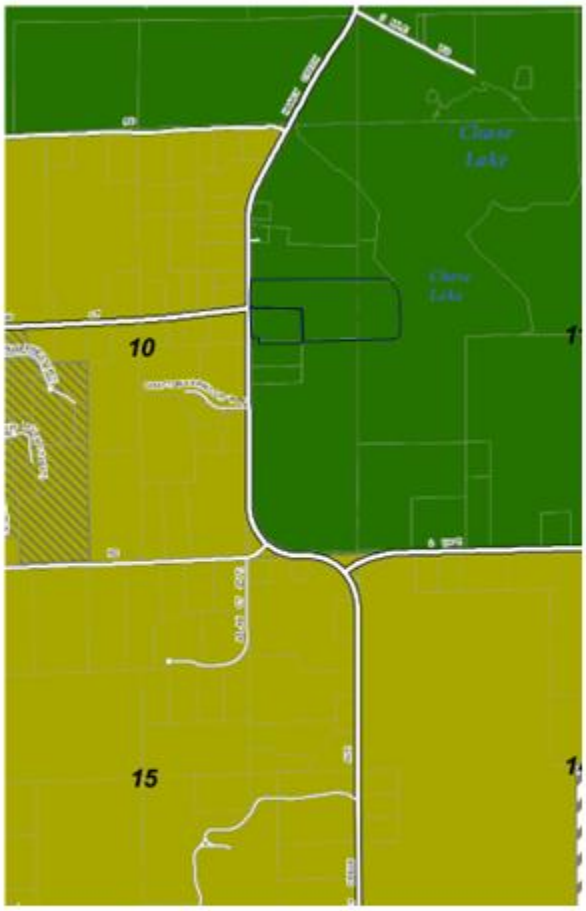
2430 & 2490 HONEY CREEK AVE NE

Rezone Request

ADA TOWNSHIP

Located immediately east of the intersection of Honey Creek Avenue NE and Knapp Street NE, the subject parcels are two contiguous lots under common ownership. 2430 and 2490 Honey Creek Avenue NE are 5.6 acres and 25.5 acres, respectively. Both parcels are currently located in the Agricultural Preservation zoning district and have a future land use designation of Agriculture/Recreation/Open Space.

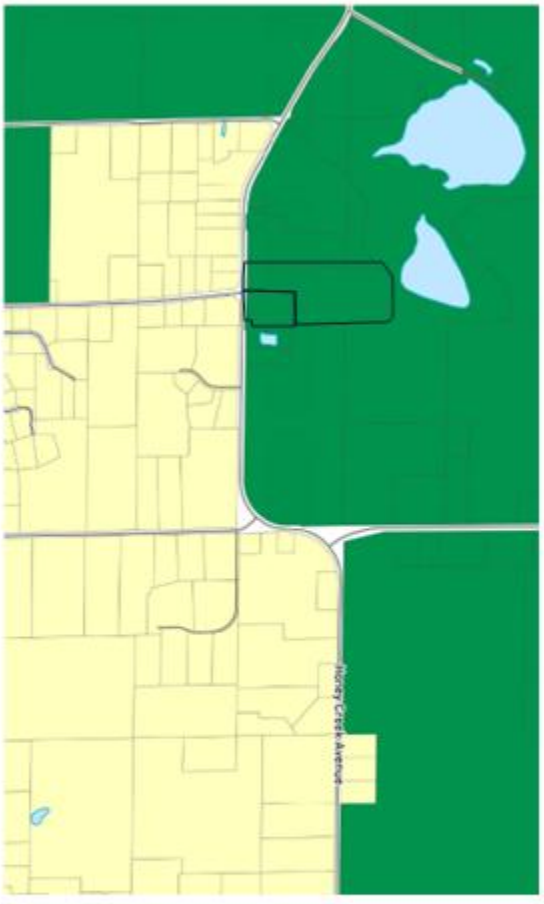
CURRENT ADA TOWNSHIP ZONING MAP



Zoning Code

- AGP- Agricultural Preservation
- RP-1 - Rural Preservation 1
- RP-1/PUD
- RP-2 - Rural Preservation 2
- RP-2/PUD
- RR - Rural Residential

FUTURE LAND USE MAP, 2023



LEGEND

- Agriculture/Recreation/Open Space
- Rural Residential
- Neighborhood Residential
- Corridor Professional
- Village Mixed Use
- Industrial (Village Mixed-Use Overlay)

Project Summary

The applicant is seeking to rezone the two subject parcels from the AGP zoning district to the RP-1 district. Ultimately the applicant is requesting the rezone for the purpose of creating one additional home site on the eastern portion of 2490 Honey Creek and dividing the land based on existing physical site conditions. 2490 Honey Creek is bifurcated by an existing stand of mature trees and potential wetlands. This sensitive natural feature separates the existing single family home fronting on Honey Creek Avenue from the farmed lands to its east. By establishing a lot line through this natural dividing line, a 5-acre, RP-1 compliant parcel could be created along Honey Creek Avenue, preserving the remaining 20 as a farmland and a future single-family home site. The rezoning of 2430 Honey Creek Avenue will bring this current non-conforming parcel to compliance plus it will provide flexibility to design a layout that utilizes the extra 0.6 acres of the existing 5.6-acre parcel, resulting in the creation of the desire 5-acre parcel for 2490. This proposed rezone and ultimate intended single-family use, and lot configuration of the properties will fit well within the immediate and greater context of Ada Township.

The intended 3 parcel lot configuration, allowed by this rezone request, will not increase the density or change the character of the area. There is enough area within the combined parcel boundaries to create three (3) 10-acre parcels. With the AGP zoning district calling for 10 acre lots, the desired 3 lots on 31.1 acres would not increase the overall density allowed per the existing zoning. Similarly, the intended lot configuration is consistent with the character of the area. Lots across Honey Creek are currently zoned for RP-1 and range from 1.6 acres and up in the immediate area. Lots along the eastern edge of Honey Creek Avenue also show an array of sizes in many cases below the AGP standards. Sheet C-900 of this application shows nearby lots within the AGP district that do not currently comply with the 10-acre lot size minimum. The intended two 5-acre parcels as well as the larger third parcel would seamlessly blend into this larger context of similar land pattern.

Master Plan

On the current Zoning Map, Honey Creek Avenue and Knapp Street are definitive lines, delineating the AGP and RP-1 zoning districts. The Future Land Use Map of the 2023 Ada Township Master plan softens this boundary and seems to consider a more granular assessment of existing land uses and constructability of lands in this region of the community. Large open plots of land, namely Seidman Park and Egypt Valley Country Club, were slated for Agriculture/Recreation/Open space compared to their existing RP-1 zoning. This makes sense given the nature and use of those parcels. The Township recognized other parcels in this area as being more suited for Rural Residential Uses such as 1500, 1540, and 1580 Honey Creek Avenue. These parcels,

like the subject parcels of this application, are single family lots fronting on the eastern side of Honey Creek. Again, this re-envisioning of these parcels makes practical sense as the existing land uses are more analogous with the RP-1 district standards.

It is understood that rezone applications are informed by the vision outlined in the Township's Master Plan. However, when considering the existing land uses of the area and looking more closely at some of the changes the 2023 Master Plan envisions for the area, there does seem to be a logic in considering these parcels for a rezone from AGP to RP-1. The applicant is asking that the Planning Commission review this rezone request in a practical light rather than a rigid interpretation of the Master Plan.

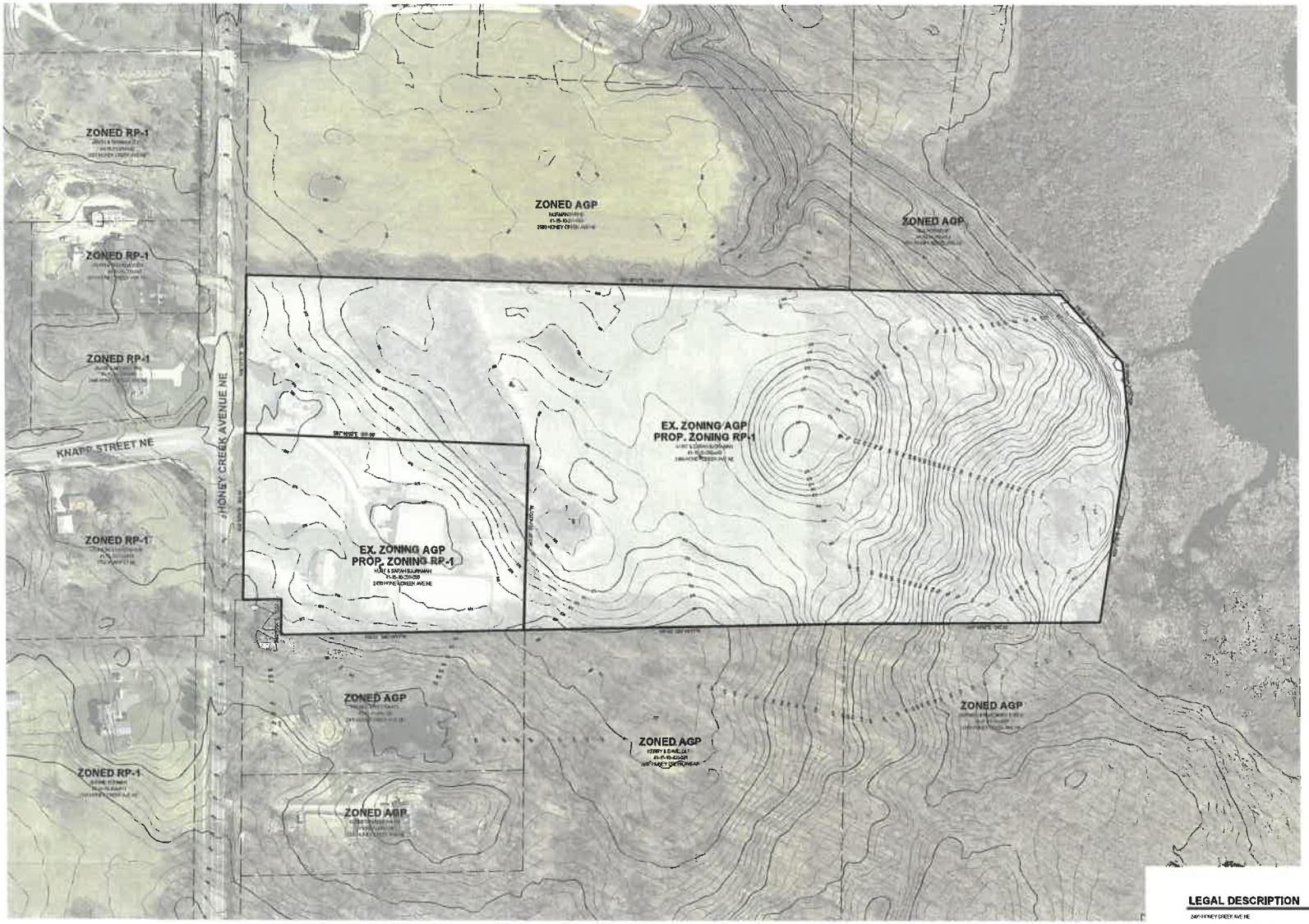
Conclusion

It is important to note that the applicant is aware that a rezone to RP-1 carries the ability to create more than the 3 parcels he desires. Thus, he is willing to engage discussions with the Township on mechanisms that prevent dividing the land beyond 3 lots overall (e.g. conditional rezone).

The proposed rezone of 2430 and 2490 Honey Creek Avenue is requested to ultimately allow for the creation of 3 total parcels with lot lines configured to protect and maintain significant natural resources. The intent of the Agriculture/Recreation/Open Space future land use designation is to maintain farmlands and maintain low density residential land uses. The proposed rezone allows these parcels to further this goal without impacting the overall density of the area.

The applicant looks forward to collaborating with the Township in this request and ultimately seeking a path forward that allows flexibility to design a sustainable parcel configuration for one additional home site on the eastern portion of 2490 Honey Creek Avenue.

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LEGAL DESCRIPTION

2490 HONEY CREEK AVE NE

41-15-10-200-058 PART OF NE 1/4 COMMENCE 1.66 CHS THS BRG 494.45 W ALONG ESWY 1/4 LINE 198.00 FT THN 10.00 HRS E 165.0 FT TH N89D 45M 37S W 198.0 FT TO E LINE OF HONEY CREEK AVE 400 FT WIDE) TH N 10.00 HRS E ALONG SAID E LINE 349.0 FT TH S 89D 45M 37S E 330.0 FT TO THE WEST LINE TH S 10.00 HRS W ALONG SD E LINE 165.0 FT TO BEG * SEC 10 T7N R9W 1.26 A. M.S.D. COMMENCE W 1/4 COR THN N89D 45M 37S E ALONG ESWY 1/4 LINE 495.41 FT THN 42D 04M 00S E 180.11 FT TH N10D 00M 00S W 13.17 FT THN 42D 45M 39S W 167.34 FT TH N89D 45M 00S W 339.39 FT TH W SEC LINE TH S 10D 00M 00S W ALONG N SEC LINE 7.16 FT TO BEG * SEC 11 T7N R9W 1.91 A. SPLIT/COMBINED ON 10/04/2005 FROM 41-15-11-200-026, SPLIT/COMBINED ON 04/26/2007 FROM 41-15-10-200-057, 41-15-11-100-006,

2490 HONEY CREEK AVE NE

41-15-10-200-058 PART OF NE 1/4 COMMENCE 1.66 CHS THS BRG 494.45 W ALONG ESWY 1/4 LINE FOR A PLACE OF BEG THN CONTINUE W ALONG ESWY 1/4 LINE 5.53.0 FT TO E LINE OF W 1/2 FT OF NE 1/4 TH N 10.00 HRS E ALONG SD E LINE 1169 FT TO N LINE OF S 29 FT OF NE 1/4 TH S 89D 45M 37S E ALONG SD N LINE 331.87 FT TO E LINE OF HONEY CREEK AVE (400 FT WIDE) TH N 10 DEGREES E ALONG SD E LINE 1058.91 FT TH S 89D 45M 37S E 660.0 FT TH S 10D 00M 00S W 1662 FT TO BEG * SEC 10 T7N R9W 8.60 A. SPLIT/COMBINED ON 10/04/2005 FROM 41-15-10-200-045,

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

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

NOTE:
CONCEAL, CLOSED AND ABANDONED LINES ENCOUNTERED AT TIME WERE RETRIEVED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND ADVISE OWNER PRIOR TO ANY TO MAKE BOOKS.

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
Ann Arbor, MI
Phone: 734.929.9049
HOLLAND
Holland, MI
Phone: 616.393.0449

PREPARED FOR:
Kurt Bjorkman

2490 Honey Creek Ave NE
Ada, MI 49301

REVISIONS:
1st Rezone Submittal
Drawn: DLC Checked: JD Date: 2026.02.26

2430 & 2490 HONEY CREEK AVE NE

Rezone Exhibit

PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, T7N, R9W, ADA TOWNSHIP, KENT COUNTY, MICHIGAN

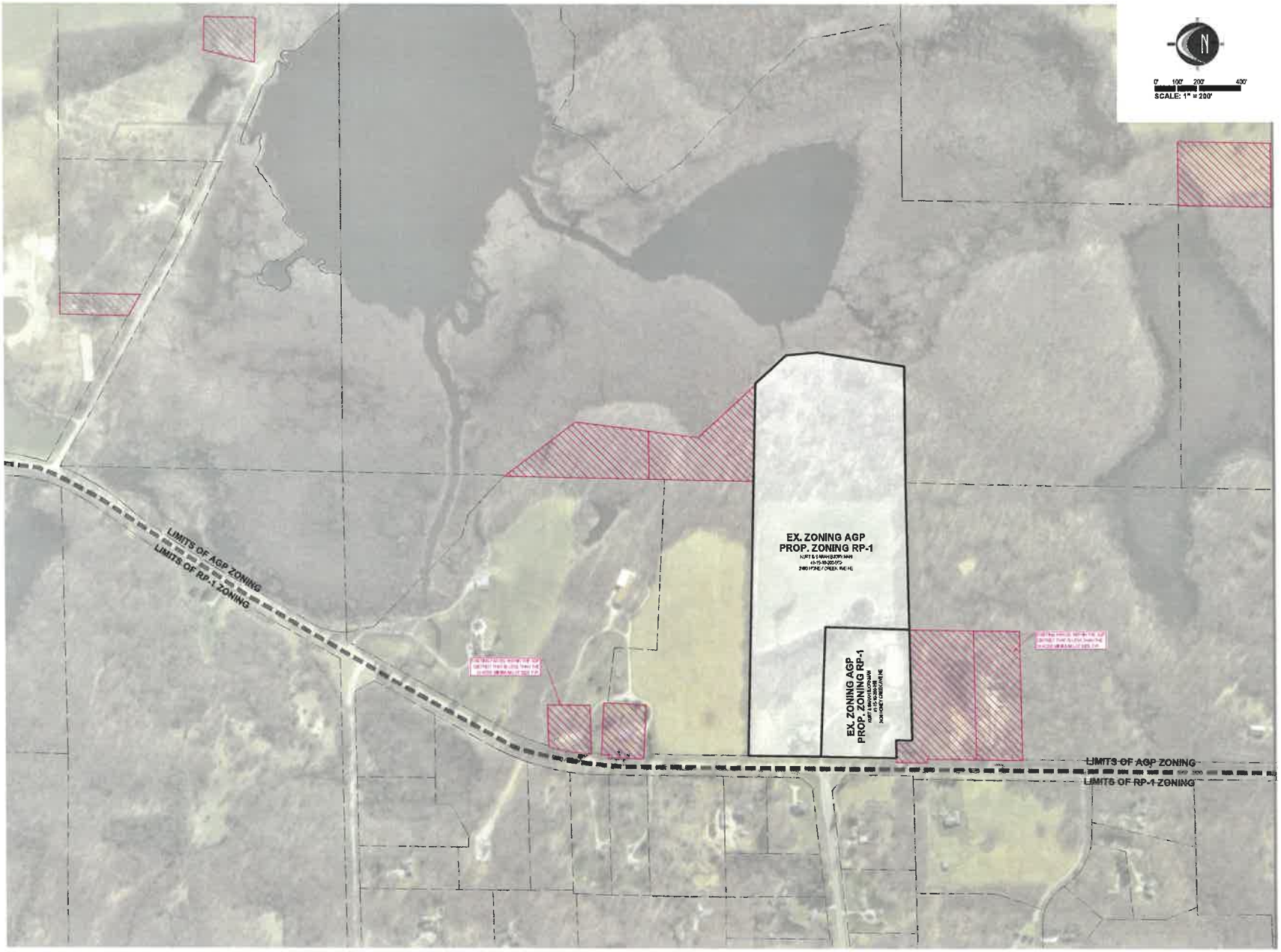
STAMP:

PROJECT NO:
25400018

SHEET NO:
C-900

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Holland, MI 49423
Phone: 616.796.2690

PREPARED FOR:

Kurt Bjorkman

2490 Honey Creek Ave NE
Ada, MI 49301

REVISIONS:

Title Review Submittal
Drawn: DLC Checked: JD Date: 2026.03.02

2430 & 2490 HONEY CREEK AVE NE

APG Lots Less Than 10ac Exhibit

PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, T7N, R10W, ADA TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:
25400018

SHEET NO:
C-901

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MEMORANDUM

Date: 04.06.26

TO: Ada Township Planning Commission
FROM: Department of Planning
RE: **April 16, 2026 – PVM District Development Plan Amendment with Departures – 7530 Watermill Drive SE – Oxbow – Mosaic Properties**

Request Overview

The applicant, Mosaic Properties, requests approval of an amendment to the above-referenced address, including a departure to existing Planned Village Mixed-Use (PVM) Overlay District requirements, as noted below.

The subject parcel is located within the PVM Overlay District, with an underlying zoning classification of R-3 Residential. The property is within the Village Proper 1 Transect zones, which allows for the "Village House" lot type that comprises the proposed dwelling unit on the subject property. Applicable zoning requirements are from Table XX-A.2 (which identifies the Dimensional Standards for Lot Types) within Sec. 78-476 of the Zoning Ordinance.

Request Details

Regulation	Requirement	Requested Departure
Frontage (%)	60-80 (min.-max.)	92%
Rear setback (feet)	10 (min.)	6 feet

Notes:
- Departures for lot area, lot width, lot coverage, front yard setback, and side yard setback were previously granted for this lot in 2023.

Analysis

Section 78-480 (f) of the Zoning Ordinance identifies the process for review of modifications to an approved PVM development plan. As the currently-proposed modifications include departures to either required or previously-approved setback requirements, they require a public hearing with review and action by the Planning Commission.

Section 78-481 of the Zoning Ordinance identifies the Departure from PVM District Standards purpose, process – including a public hearing, and Standards for Approval. The Standards are listed as follows:

- *The proposed alternative is consistent with the purpose and intent of the PVM district.*
- *The proposed alternative, in comparison to conformance with the PVM district standards, will not have a detrimental impact on adjacent property or the surrounding neighborhood.*
- *The proposed alternative is necessary and appropriate to accommodate a superior design of the proposed development.*
- *The proposed departure from PVM district standards is clearly identified as a part of the development plan approval application.*

Of course, if approved the subject lot would have different setbacks than previously proposed (or as previously approved by earlier departure requests). The applicant has indicated that as design refinements have been made to this project, there have been needs to make adjustments to proposed lots and dimensions.

In addition to the applicable Standards, the physical aspects of this lot, with its unusual layout among common elements on all sides, merits consideration that the Commission may find useful to assist in reviewing these requests.

Conclusion & Recommendation

Staff's opinion is that the requested departures merit approval based on the unique nature and physical considerations of the Oxbow project, and the applicable Standards for review of departure requests. As such, Staff has no objections to the approval of these requests. The recommended motion and conditions are noted as follows:

1. The Planning Commission hereby makes the following findings of fact:

    a. The proposed development plans for the subject lots under consideration, as modified by the conditions of approval listed below, requires the additional departures from the standards of the PVM District, including the following, as detailed in the Staff Report, which are all hereby approved:

        - Rear yard setback for Lot 39
        - Lot frontage for Lot 39

    b. The approved departures result in a plan that complies with the spirit and intent of the PVM District to a greater degree than would be possible without approval of the departures.

    c. The project is consistent with the purpose and intent of the PVM District.

    d. The project will not have a detrimental impact on adjacent property or the surrounding neighborhood.

    e. The project is necessary and appropriate to accommodate a superior design of the proposed development.

2. The proposed departures for this lot is hereby approved, and shall be completed substantially as identified within the following documents:

        a. Oxbow "Planning Commission: March, 2026" "Areas of Amendment" booklet (containing a total of 6 pages including front and back pages).

        b. Oxbow Site Layout Plan, prepared by Nederveld, with most recent revision date of 12.11.2025.

TOWNSHIP

RECEIVED
MAR 11 2026
PLANNING & ZONING
ADA TOWNSHIP

SITE PLAN REVIEW APPLICATION

Applicant: OXBOW ADA, LLC Telephone No: 616.235.0711

Contact Name: BRAD ROTTSCHAFER Email: brad@mosaicproperties.com

Mailing Address: 2050 CALHOUN DRIVE N.E., GRAND RAPIDS MI 49525

Property Owner: (If different than applicant) Telephone No:

Mailing Address:

Permanent Parcel No.(s) of subject property: SEE ATTACHMENTS Zoning District:
41 ___-___-____-____, 41 ___-___-____-____
41 ___-___-____-____, 41 ___-___-____-____

Address of subject property: 7530 WATER MILL ~~CIRCLE~~ DRIVE

Name of Project: OXBOW

Type of Project:

- ☑ PVM District Development Plan
- ☐ Retail, Office, Industrial or other Non-Residential Development
- ☐ Open Space Preservation Development, Preliminary Plan
- ☐ Parking Area, 10 or fewer spaces (*Administrative/Staff review)
- ☐ Accessory Building in Front Yard
- ☐ Site Condominium (fee $25 per unit +site plan fee)
- ☐ Open Space Preservation Devel. Final Plan
- ☐ Parking area, 11 or more spaces (*Planning Commission Review)
- ☐ Other

Summary project description: MIXED-USE NEIGHBORHOOD

This application must be accompanied by the following:
(1) All items called for by Article XXII of the Zoning Regulations or, for PVM District plan, all items required by Article XX-A.

The undersigned hereby grants permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Signature of Applicant: _____ Date: 10-11-26

Signature of Owner, if different than applicant: _____ Date: _____
or attach letter of consent, signed by owner.

***APPLICATION FEE: Planning Commission Review $500.00 - Administrative/Staff Review $250.00**

Note: Electronic file/pdf is required on all applications (submit via email).

TO BE COMPLETED BY ADA TOWNSHIP PLANNING DEPARTMENT

Application received: 3-11-2026 (mm/dd/yy) by: eb

*Application fee of $ 500.00 received 3/12/26 (mm/dd/yy) by CB Check # 1380 Receipt # 402041

Escrow deposit of $_____ received _____ (mm/dd/yy) by _____ Check # _____ Receipt # _____

ADA TOWNSHIP REQUIRED SITE PLAN CONTENTS FOR VARIOUS PLAN SUBMITTAL TYPES

Required Site Plan Contents	Type of Plan				
	Non-Residential and Multiple-Family Residential Development	**Land Division, creating 2 or fewer lots**	**Land Division, creating 3 or more lots**	**Site Condominium**	**Open Space Preservation Development**
Legal description of the subject site	X	X	X	X	X
Legal description of proposed lots		X	X		
A vicinity map, of sufficient size, scale and detail to locate the site in relation to the surrounding area.	X		X	X	X
Title block with project name, north arrow, scale indicator, date of initial preparation and subsequent revisions, and name and address of preparer.	X		X	X	X
Gross acreage of the subject property and net acreage, net of existing rights-of-way.	X	X	X	X	X
Minimum sheet size of 24" by 36", at the following scale, based on site acreage: 160 acres or more: 1" = 200' 5 acres to 159.9 acres: 1" = 100' 2 acres to 4.99 acres: 1" = 50' 1 acre to 1.99 acres: 1" = 30' less than 1 acre: 1" = 20'	X	X	X	X	X
Existing property boundaries and dimensions, including right-of-way width	X	X	X	X	X
Existing and proposed access and utility easements	X	X	X	X	X
Existing site improvements, including building footprints, driveways, parking areas, walks and other paved areas, above and below ground utilities.	X	X	X		X
Existing topographic contours, at a maximum contour interval as indicated in this table.	**2 feet**	**10 feet**	**2 feet**	**2 feet**	**2 feet**
Proposed topographic contours, at no greater than two-foot contour intervals.	X		X	X	X (Final Plan only)
Existing water features of the subject property, including river and stream banks, pond edges, and edges of other submerged lands.	X	X	X	X	X
Boundaries of any areas of the site within the 100-year floodplain or a regulatory floodway.	X	X	X	X	X
Wetland areas, including limits of state-regulated wetlands, limits of non-regulated wetlands, and areas of hydric soil types, based on the Kent County Soil Survey	X	X	X	X	X

Required Site Plan Contents	Type of Plan				
	Non-Residential and Multiple-Family Residential Development	Land Division, creating 2 or fewer lots	Land Division, creating 3 or more lots	Site Condominium	Open Space Preservation Development
Existing vegetation on the site, including edge of woodland tree canopy, and individual deciduous trees of 6" caliper or larger and individual evergreen trees of 8' height or larger, when not included within an area of solid woodland cover.	X		X	X	X
Identification of the limits of any required natural vegetation zone and/or transition zone adjacent to a riparian feature, as established by the riparian area protection standards contained in Sec. 78-25, and as required by Secs. 78-544 and 545.	X	X	X	X	X
Native vegetation planting plan, if required by Secs. 78-544 or 545.	X	X	X	X	X
Proposed buildings, including building footprints, demnsions and setbacks.	X				
Floor plans of proposed buildings	X				
Elevation drawings of proposed buildings, drawn to an architectural scale, illustrating the proposed shape, materials, height and appearance of the proposed buildings, from all sides visible from a street or from a residential district.	X				
Calculations of area and percentage of the site area covered by building footprint and paved areas.	X				
Proposed lot layout, including lot dimensions, identification of minimum building setback lines or proposed building envelopes; for site condominiums, identify the boundaries, dimensions, area and intended use of general common elements.		X	X	X	X
Area and percentage of site proposed to be designated open space.					X
The total number of proposed lots, area of each lot, dimensioned width of each lot, minimum lot area and average lot area.		X	X	X	X
Legal description of all proposed lots.		X	X		
For multiple-family development, a breakdown of number of units by type, size and number of bedrooms.	X				
If multi-phased development is proposed, identification of the land area and site improvements included in each phase.	X			X	X
For non-residential uses, the total proposed floor area, and breakdown of floor area by type of use.	X				

Required Site Plan Contents	Type of Plan				
	Non-Residential and Multiple-Family Residential Development	**Land Division, creating 2 or fewer lots**	**Land Division, creating 3 or more lots**	**Site Condominium**	**Open Space Preservation Development**
Layout and dimensions of proposed public and private streets, including rights-of-way, pavement edges, grades, lane configuration, accell/decell tapers, bypass lanes; extent and type of curbing; typical cross-section showing surface and subbase materials and dimensions.	X		X	X	X
Location, width, surfacing and typical cross-section of sidewalks or other proposed non-motorized facilities.	X			X	X (Final Plan only)
Existing and proposed public water, sewer and storm drainage facilities, including pipe routing, manholes, catch basins, valves, fire hydrants; existing and proposed service lines and laterals; existing and proposed utility easements; storm water retention/detention areas.	X		X	X	X (Final Plan only)
Storm water management facilities, designed in accordance with standards contained in the "Model Storm Water Ordinance" prepared by the Kent County Drain Commissioner's Storm Water Management Task Force.	X		X	X	X (Final Plan only)
Landscape plan, in conformance with Article XXV of this Chapter.	X			X	X (Final Plan only)
Parking area layout, including location and width of driveway accesses, dimensions of a typical parking space; dimensions of driving aisles, delineation of barrier-free spaces, and identification of total spaces provided compared to calculations showing ordinance requirements.	X				
Exterior lighting details, including location of all building mounted or pole-mounted light fixtures, mounting height, type of lamp, wattage of lamp, and manufacturer's fixture specification.	X			X	X (Final Plan only)
Location, height, size and method of illumination of proposed signage.	X			X	X (Final Plan only)

OXBOW

PLANNING COMMISSION : MARCH, 2026









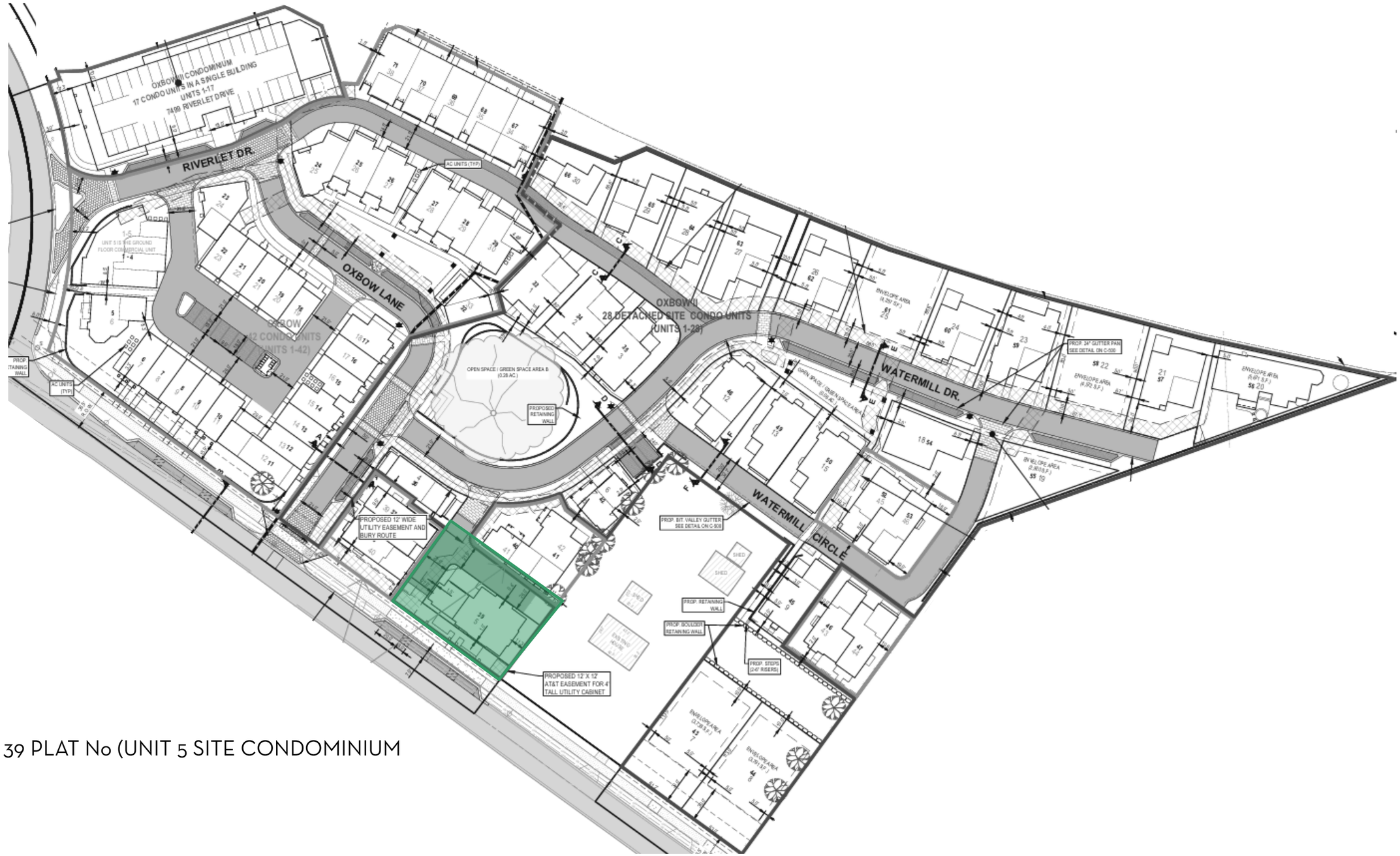
What is wanted is not to restore a vanished or revise a vanishing culture under modern conditions, but grow a contemporary culture from old roots.





AREAS OF AMENDMENT

Thank you for your consideration for the following requested amendments to the Oxbow Site Condominium.



ITEM #1: UNIT 39 PLAT No (UNIT 5 SITE CONDOMINIUM

ITEM # 1 : UNIT 39 PLAT No (UNIT 5 SITE CONDOMINIUM

We are requesting an approval to move the setback from 11' to 6' as indicated below.

EXHIBIT A

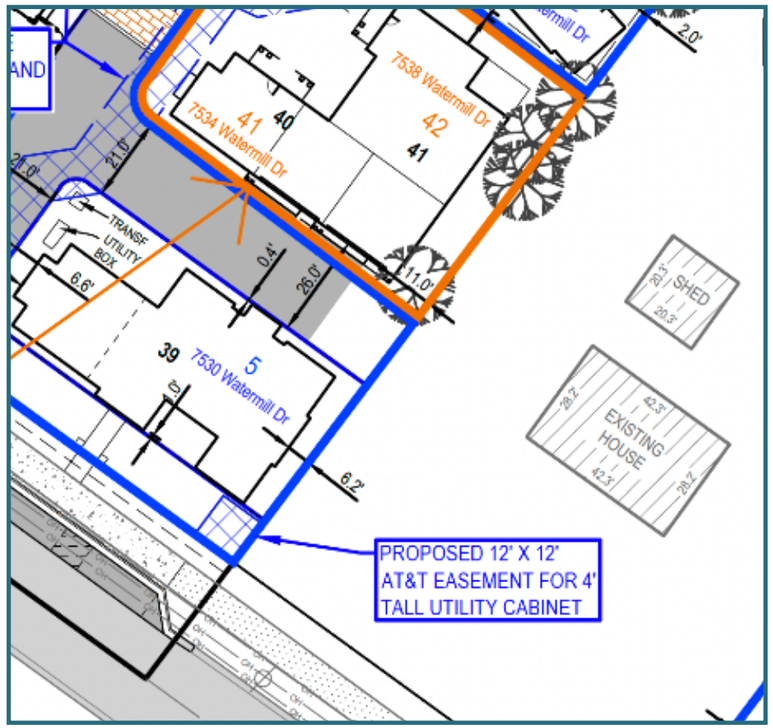
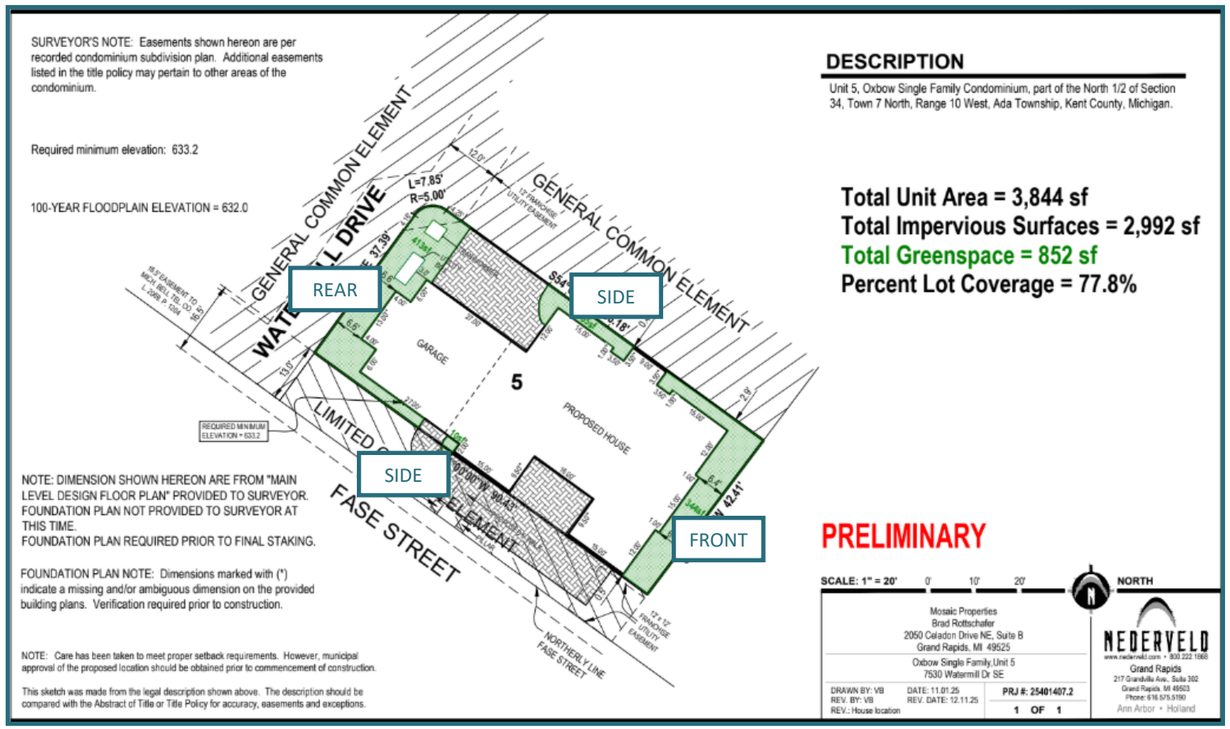


EXHIBIT B



The challenge with this unique site is the large utility boxes that were installed on the west side or in this case the rear of the lot. If the utilities boxes were not so large, the architect, may have been able to move the home further west. The other unique factor in this site is that the township interpreted the front of the home facing the neighbor (Mark LaCroix) to the east as the front of the home, which has a deeper set back of 15'.

The architect did do a nice job of trying to avoid the utilities and the height of the home is not too tall pairing well with the neighbor's home. I did meet with Mark LaCroix and he is in favor of this amendment. We are also working with Mark to landscape plan our buffers together. Please see the email attached.

Mark LaCroix
Re: Visbeen, Lot 39 Oxbow
To: Brad Rottschafer

February 20, 2026 at 4:05 PM

Thanks for meeting with me today. I'm fine with the changes to the setbacks.

Best regards,

Mark

See More from Brad Rottschafer

Found in Sent - brad@mosaicproperties.com Mailbox

Brad Rottschafer
Visbeen, Lot 39 Oxbow
To: Mark LaCroix

February 20, 2026 at 12:42 PM

Mark.

Thank you for meeting today in the cold today!

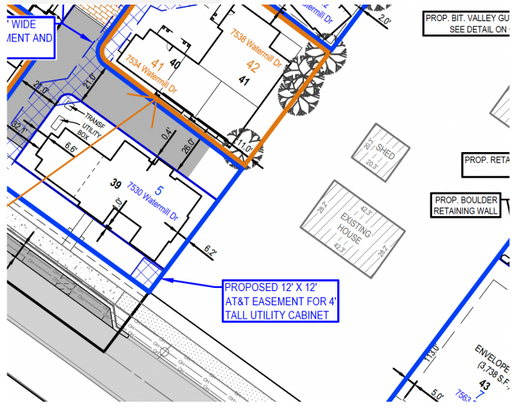
Could you please respond to this email that you approve moving the setback from 11' to 6' as indicated on the attached plan? Also, I have attached the concept plan and elevations for your review.

I greatly appreciate it.

Brad Rottschafer I President
Mosaic Properties & Homes
2050 Celadon Drive, Suite B
Grand Rapids, MI 49525
Direct. 616.340.5366
www.mosaicproperties.com

MOSAIC PROPERTIES

PDF 20251208092946759 .pdf



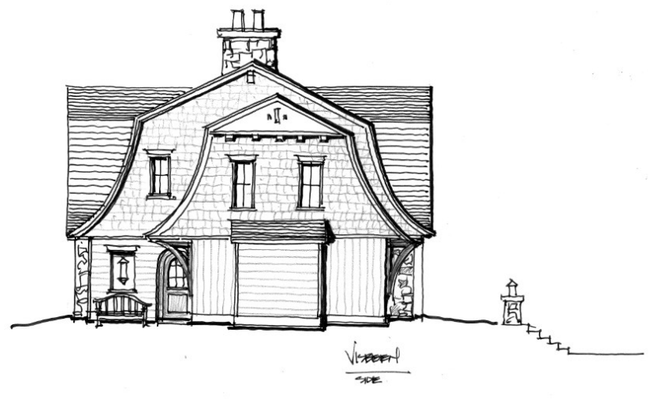




REAR



FRONT



SIDE



OXBOW

ADA • MI

MEMORANDUM

Date: 04.09.26

TO: Ada Township Planning Commission
FROM: Department of Planning
RE: **April 16, 2026 - PVM District Development Plan w/ Departure – New Mixed-Use Building – 527 Headley Street SE –PDL Ventures LLC/Jeremy Frost (applicant and owner) – REVISED Plan (Staff Report #2)**

Request Overview

Building and Site

After review and discussion at the February Planning Commission meeting, the applicant now returns with a revised plan for the "Flatiron" proposal for the Commission's consideration.

The changes to the plan are as follows:

- Reduced building height by one floor, and omitted lower level parking area. Building now consists of the following:
    - First floor: financial institution space containing 2,913 square feet and 15-stall parking area.
    - Second floor: office space containing 8,167 square feet.
    - Third floor: three residential units, due to size assumed to contain 2 or more bedrooms (for parking calculation purposes).

      (These are all permitted uses in the proposed classification of the building as a Village Blockfront Lot, which is among the allowed lots within the Village Center Transect Zone.)

  As a result, the building size is now about 26,916 square feet, which is 16,763 square feet less than the original proposal (of 43,679 square feet).

The proposal retains a proposed access driveway from the library to the parking area, and six additional public parking spaces to be installed along the east edge of AVA Library main entry drive.

The building is proposed on a+/- 13,143 square-foot site (about 0.30 acres), with an existing 15-space parking lot on it that is primarily used by occupants of the adjacent building at 519 Ada Dr. The proposed structure is triangular in shape, which corresponds to the subject lot's shape.

The site is within the Village Center Transect Zone in the Planned Village Mixed-Use (PVM) Overlay District (C-1 Village Business underlying zoning district). The proposed uses of the building are as follows:

The three residential units will contain 2,469, 2,296, and 2,197 square feet each, on the third floor. Each unit will have its own balcony, along with stairway and elevator access, as well as a common hallway.

Analysis

Access

The applicant proposes a driveway ramp for vehicular access to the parking area; the ramp would connect to the building through the adjacent Amy Van Andel Library parking lot aisle at 7215 Headley St. SE, which is owned by Ada Township. Any such connection will require Township Board review and approval for an access easement to this site. The applicant also proposes to construct a dumpster enclosure north of the parking ramp drive, which would also only be accessible (for service) from the Library drive aisle; Township approval would also be needed for this access.

Entrances from the sidewalk provide access to the first floor commercial space, and to a small first-floor lobby with a staircase, elevator, and access to the indoor parking area. A secondary staircase in the northwest corner of the building connects from the parking area to the second-floor office area, with an entry door along the west wall.

Parking

As noted, the applicant proposes to install 15 spaces on this site, in the first-floor parking area. The applicant also proposes to construct six additional spaces on the Library property adjacent to this site; while these spaces would be constructed in coordination with the proposed project, these spaces would be available for public parking at all times, as part of the Library parking lot.

Sec. 78-478 (PVM Off-street parking) allows for a reduction of 60% in the required parking for commercial and residential uses in the Village Center area. This would equate to approximately 17.6 (18) stalls being required for the proposed development, in lieu of the 43.6 (44) that would otherwise be required without PVM reductions. This reduction is allowed because of the shared public parking facilities, use mix, and public pedestrian facilities existent in the Downtown area. The applicant's proposed on-site parking equates to a 16% reduction (in effect, 3 spaces) to the reduced PVM amount as allowed in the Zoning Ordinance.

Language in Secs. 78-788(a)(4) and Sec. 78-790 of the Zoning Ordinance allows for the Planning Commission to allow for minor variations/reductions in parking based on documentation/evidence to support the reduced request. Given the limited gap between required and provided parking, along with the proposed additional six spaces, and nearby public parking (both on-street and off-street), Staff has no objections to the proposed parking numbers as provided.

The applicant should clarify that the plans will include a walkway at the front of the six public parking stalls to connect them to the public sidewalk along Headley Street and the dumpster area. The applicant should also indicate a walkway stub connecting from the northwest stairway entrance door to the sidewalk by these spaces.

Building Dimensions and Zoning Ordinance Requirements

PVM Zoning requirements specify a maximum height of 3 (three) floors for a Village Blockfront Lot, which corresponds to the height now proposed. As such, the previous departure request is no longer needed.

The applicant has indicated that all other applicable dimensional requirements have been met. This includes lot area, lot width, frontage, lot coverage, and setbacks (front, rear, and sides).

Building Exterior

The proposed building features two primary portions for floors one and two; one utilizing masonry block and the other featuring brick veneer. Metal panel cladding will be utilized for the third floor. Large window sections will be provided on the first and second floors, with slightly smaller windows on the third and fourth floors. Precast concrete will be the trimming for the windows on the first through third floors.

The proposed metal cladding of the Flatiron building will require a departure from the architectural standards of Sec. 78-479. The applicant has noted that there are some other areas in the Downtown that feature either metal cladding or another design departure intended to complement the overall building appearance. These include the metal panel "bridge" between the A1 and A8 buildings, and metal cladding on portions of the B5 and B3 buildings.

The applicant indicates that other design elements of the building, including window transparency, will meet applicable requirements.

Stormwater and Utilities

The Township's consulting engineer reviewed updated information regarding this project and has no major concerns regarding stormwater management. The applicant will need to obtain a stormwater permit prior to construction.

Water and sewer lines are available adjacent to the subject site, from Headley Street. The applicant has provided necessary information concerning proposed water and sanitary sewer connections to the building.

Lighting

Sec. 78-479 (PVM Architectural standards) requires that on-site lighting be directed downward. The applicant has not yet identified fixtures to be used, but this would need to be addressed prior to the issuance of any permit. Plan notes do indicate that "down cast type fixtures" will be used.

Recommendation

Staff has no objections to the requested approval of the amended Development Plan. The proposal conforms with applicable PVM Overlay District Standards. Should the Planning Commission opt to approve this request, Staff recommends that such action be subject to the following findings and conditions:

1. The Planning Commission hereby makes the following findings of fact:

    a. The proposed development plan, as modified by the conditions of approval listed below, requires the following "departure" form the standards of the PVM District, which are hereby approved:

        - Metal cladding exterior siding for the third floor, which is a departure from the architectural standards of Sec. 78-479.

    b. The above departure result in a plan that complies with the spirit and intent of the PVM District to a greater degree than would be possible without approval of the departure.

    c. The proposed alternative is consistent with the purpose and intent of the PVM District.

    d. The proposed alternative, in comparison to conformance with PVM District standards, will not have a detrimental impact on adjacent property or the surrounding neighborhood.

    e. The proposed alternative is necessary and appropriate to accommodate a superior design of the proposed development.

2. The proposed development plan for a new +/- 26, 916 sq. ft. 3-story mixed-use building is hereby approved, subject to the following conditions:

a. Prior to the issuance of any building permit, the applicant shall obtain Township approval for all proposed improvements on Township-owned property, including:

   - Six (6) parking stalls with adjacent walkway;
   - Portion of walkway connecting to building on Township property;
   - Driveway to access to the building's interior parking area; and
   - Driveway to access the dumpster enclosure.

b. Prior to the issuance of any building permit, the applicant shall submit plans and obtain approval for:

   - Walkway connecting the adjacent building entry to the six parking stalls; and
   - The dumpster enclosure.

c. Prior to the issuance of any certificate of occupancy, the following items shall be installed:

   - Dumpster enclosure and adjacent driveway;
   - Six (6) new public parking stalls and adjacent walkway;
   - Walkway connection to Flatiron building; and
   - Both driveways accessing interior building parking area and dumpster enclosure area.

d. A storm water permit application and accompanying plans for storm water management shall be submitted, subject to review and approval of a permit by the Planning Department, prior to initiation of site improvements.

e. The applicant shall provide lighting plans consistent with applicable requirements and shall obtain Township Staff approval prior to the issuance of any building permit. All exterior light fixtures, both building-mounted and pole-mounted, shall be full-cutoff to control light emission, and subject to approval by Township Staff prior to issuance of a building permit.

f. Except as modified in accordance with these conditions of approval, the building and site improvements shall be completed substantially as shown on the plan set titled "Ada Flatiron Building," as follows:

   1) First Floor Plan, sheet A2.1, dated 3/11/26
   2) Second & Third Floor Plans, sheet A2.2, dated 3//11/26
   3) Exterior Elevations, sheet A4.1, dated 3/11/26
   4) Exterior Renderings, sheet A4.2, dated 3/11/26
   5) Parking Summary, sheet A5.1, dated 3/11/26
   6) Cover Sheet, sheet C-100, dated 3/13/26
   7) Existing Site Conditions Plan, sheet C-201, dated 3/13/26
   8) Demolition Plan, sheet C-203, dated 3/13/26
   9) Site Layout Plan, sheet C-205, dated 3/13/26
   10) Vehicle Navigation Plan, sheet C-206, dated 3/13/26
   11) Proposed Parking Plan, sheet C-208, dated 3/13/26
   12) S.E.S.C. & Grading Plan, sheet C-300, dated 3/13/26
   13) Utility Plan, sheet C-400, dated 3/13/26
   14) Details & Specifications, sheet C-500, dated 3/13/26
   15) Landscape Plan, sheet L-100, dated 3/13/26
   16) Landscape Plan-Details, sheet L-101, dated 3/13/26

dixon ARCHITECTURE
523 ada drive se, suite 200 po box 404 ada, mi 49301
p. (616) 682-4570 www.dixonarch.com

March 11, 2026

Mr. John Said, Planning Director
Mr. Brent Bajdek, Zoning Administrator
Ada Township
7330 Thornapple River Drive SE
Ada, Michigan 49301

Re: Ada Flatiron Building - Site Plan Submittal, **REVISION 1**
527 Headley Street SE
Ada Township, MI 49301

Dear Mr. Said and Mr. Bajdek:

Thank you for organizing the quick staff meeting which occurred on February 24, 2026 to discuss our proposed changes to the Flatiron building design following the Planning Commission meeting on February 19, 2026. We appreciate everyone's collaborative efforts to help make this project fit appropriately in the Village; we are excited with the current proposal. Enclosed you will find four (4) revised sets of civil and architectural drawings to share with the members of the Ada Township Planning Commission.

Project Modification

The Ada Flatiron Building is now proposed as a three-story mixed-use building with indoor parking integrated into the first floor. With the elimination of the fourth floor and the basement parking garage, the total building area is now 26,916 square feet, which is 16,763 square feet less than initially proposed.

- First Floor – 9,585 sq ft (gross): Combination of financial service/retail space and indoor parking accessed from the AVA Library driveway.
- Second Floor – 9,627 sq ft (gross): Designed for typical business office use.
- Third Floor – 7,704 sq ft (gross): Three residential units, each with private outdoor patios.

The Ada Flatiron Building is still designed as a contemporary representation of a traditional urban form, shaped by its distinctive triangular "flatiron" site geometry. The design draws inspiration from early 20th-century masonry and precast concrete structures while integrating modern lines and material contrast.

PVM District Summary

The proposed service, office, and residential uses are permitted by the Ada Township Zoning Ordinance. The building is located within the PVM District and will be governed by the "Village Blockfront Lot" standards. Based on the review of these standards, the proposed building meets the all of the dimensional requirements:

-Lot Area: 13,143 sq ft (5,000 sq ft minimum / 25,000 sq ft maximum)
-Lot Width: 167' reasonably - excludes existing stair and sharp point (250' maximum)
-Frontage: 90% reasonably - excludes existing stair and sharp point (90% minimum)
-Maximum Coverage: 80.1% (90% maximum)
-Building Setbacks: Shall meet on all yards.
-Building Height: 3 stories (2/3 stories min/max)
-Window Transparency: Shall meet with 75% transparency as proposed.
-Building Materials: Most materials shall meet, but a departure is requested for metal cladding at third floor residential units.

Initial Zoning Departure 1: Building Height - ELIMINATED

Based on the strong direction of the Planning Commission, we have removed one floor from the building. As a result, this departure is no longer necessary. The building height complies with the PVM District regulations as proposed.

Zoning Departure 2: Building Materials

The majority of the building facade will consist of approved brick, precast and glass materials, however, the current design maintains a modern appearance for the third floor residential units. A metal panel cladding has been intentionally designed to contrast and differentiate the historically-influenced masonry facades of the first and second floors. This design strategy is found on several other buildings in the Village (i.e. 3rd floor of Ludus building/B5 Building, 2nd floor above Fruition/A8 Building, 2nd floor above Cascade Optical/B3 Building). As a similar approved aesthetic, we wish to be granted this departure as a superior design supporting a vibrant and attractive urban fabric.

Parking Summary

This project is proposing an alternative, but equivalent solution to meet the PVM District parking requirements. Based on the usable area of the different uses in the building, the regulations require 17.4 parking stalls to be provided on-site:

Financial Service: 2,913 sq ft @ 1/300 x 0.40 = 3.88 stalls
Office: 8,167 sq ft @ 1/300 x 0.40 = 10.89 stalls
Residential: 2.2 stalls per dwelling x 3 units x 0.40 = 2.64 stalls

Total parking stalls required: 17.41
Total on-site parking stalls provided: 15 (indoor parking)
Additional adjacent parking provided: 6 stalls (along AVA Library driveway)

Despite this project being deficient 2.41 on-site parking stalls, it is worth mentioning the results of the recent Parking Study for this area. Over the last 8+ months, Fishbeck has been taking vehicle counts, conducting surveys, and interviewing stakeholders. They presented their findings to the public on March 5, 2026. Below is a concise summary of their findings for this area where the Flatiron Building is proposed:

Block 5 (Community Church, Blimpies, Dixon Architecture)
Total Available Public Parking Stalls: 189 (excludes private parking)
Average Occupancy: 35.6% (= 67 stalls used, 122 stalls available)
Peak Occupancy (22 Farmers Market days): 73% (= 138 stalls used, 51 stalls available)

Block 6 (AVA Library, Norman Family Dentistry, EHTC)
Total Available Public Parking Stalls: 215 (excludes private parking)
Average Occupancy: 46.6% (= 100 stalls used, 115 stalls available)
Peak Occupancy (22 Farmers Market days): 83% (= 178 stalls used, 37 stalls available)

Therefore, the public parking available in the immediate vicinity:
- Average Day: 237 stalls available
- Peak Days: 88 stalls available

Access Easement
This project is requesting an ingress/egress easement established and recorded along the AVA Library driveway to provide access from Headley Street to the proposed basement parking lot. We find it desirable to share this vehicular drive with the library in order to preserve the pedestrian streetscape along Headley Street and to not create another vehicular driveway. Please note, an additional six (6) public parking stalls are proposed to be added to to the AVA Library parking lot with this building construction.

Other Site Information

Public Utilities
Water and sewer lines are available adjacent to the subject site, from Headley Street. The applicant will provide stormwater collection and connection for the six (6) proposed outdoor parking stalls on the west side of the building. The stormwater will be connected to the regional detention system which located near the Van Andel Amphitheater.

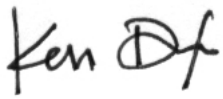
Lighting
The PVM District standards requires that on-site lighting be directed downward. All lighting on the building facade will be wall-mounted cut-off type fixtures with downward directed light. These light fixtures have not yet been identified, but will be submitted for approval prior to the issuance of any permit.

Dumpster Enclosure
A dumpster enclosure is proposed to be constructed at the northeast corner of the building with access from the existing AVA driveway.

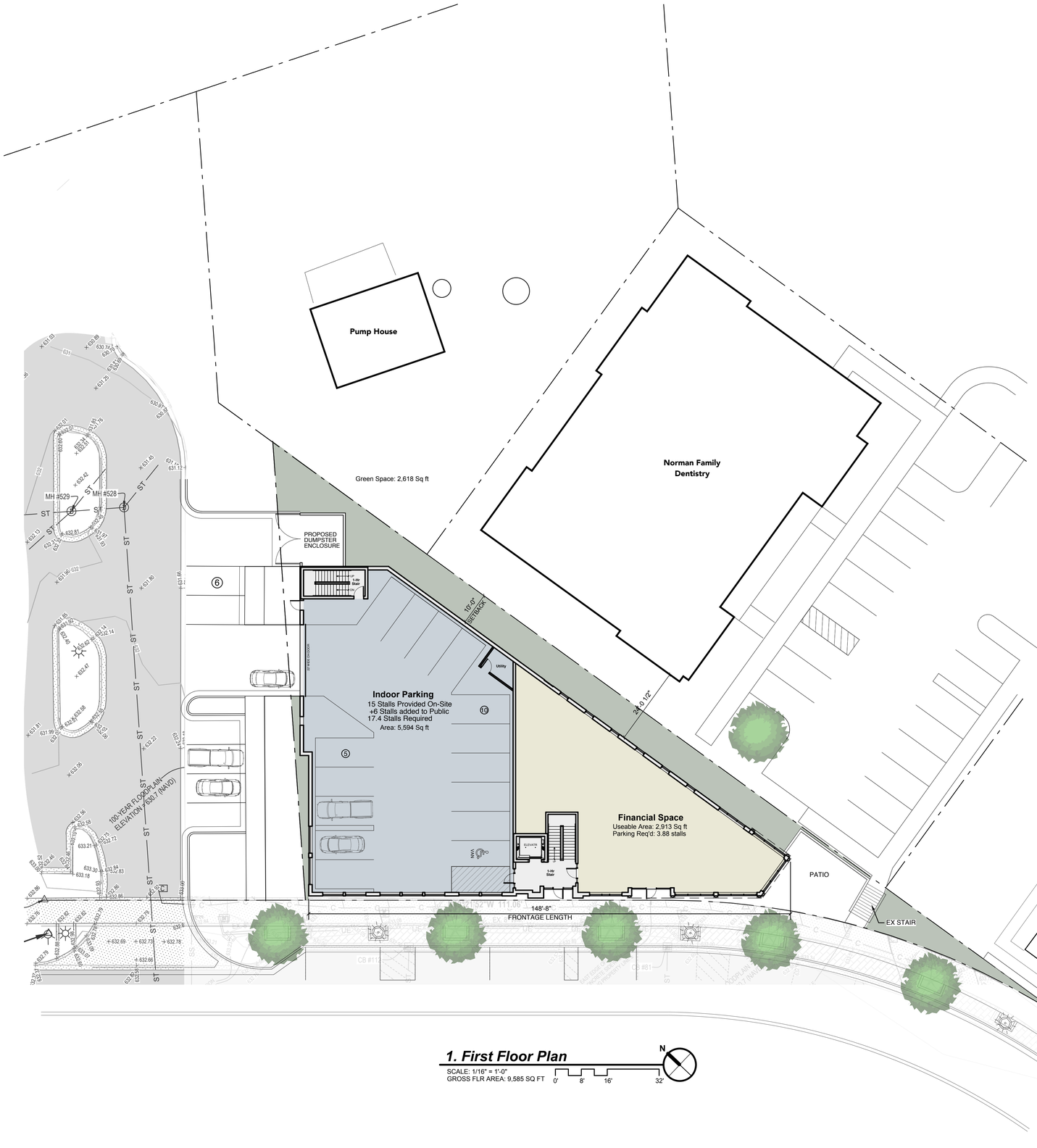
Mechanical Units
Mechanical systems will be rooftop units centered on the roof plane to limit their visual impact. No ground-mount mechanical units are proposed.

Thank you for your time with this matter. We are excited to present these project improvements at the next Planning Commission on Thursday, April 16, 2026.

Sincerely,



Ken Dixon, Architect
Dixon Architecture



1. First Floor Plan

SCALE: 1/16" = 1'-0"
GROSS FLR AREA: 9,585 SQ FT

PVM District Regulations

Lot Type	Lot Area (Sq. Ft.) (Min./Max.)	Lot Width (Ft.) (Min./Max.)	Frontage % (Min./Max.)	Maximum Lot Coverage	Yards (Ft.)				Height (Min./Max.) in Stories		ADU (Max. Building Footprint Sq. Ft.)
					Street 1'-0" provided		Min. Side	Min. Rear	Village Core & Village Center	Village Proper & Village Edge	
					Village Core & Village Center (Min./Max.)	Village Proper & Village Edge (Min./Max.)					
	13,143 sq ft	166.0' useable	90.0% of useable	80%							
Village Blockfront	5,000/25,000	No Min./250	90%/100%	90%	0/10	NP	0	0	2/3	NP	NP

Transect Zone: **Village Center**

Lot Type: **Village Blockfront**
Definition: A lot located and designed to accommodate offices or multiple dwellings on upper stories and various commercial uses on the ground story. A village blockfront is often a mixed-use building up to three stories in height. Ground floors often contain retail uses, a lobby for access to the upper floors, with commercial, office or residential uses on upper floors. The facade on a village blockfront lot building is often "transparent" with ample window space on the ground and upper floors to allow "eyes on the street." These buildings are constructed with little or no side yard and minimal front yard setbacks, thus creating a continuous street wall. A village blockfront lot is often not large enough to accommodate on-site parking and often requires shared parking. Short term parking is available on the street.

Uses Permitted: Neighborhood Commercial and Office **WILL MEET ZONING**

Lot Area: 5,000 sq ft min to 25,000 sq ft max - Site area is 13,143 sq ft **WILL MEET ZONING**

Lot Width: 250 feet max - The buildable/useable lot width along Headley Street before the existing stairs and narrow triangular shap is 166.00'. The actual lot width is 247.50'. **WILL MEET ZONING**

Frontage %: 90% min and 100% max - The building frontage along the buildable/useable portion of the street is 90% (148.67'/166') **WILL MEET ZONING**

Maximum Lot Coverage: 90% - Current design is 80% (10,525/13,143) **WILL MEET ZONING**

Yard Setbacks:
Headley Street: 10'-0 maximum
Current design provides 1'-0" setback
WILL MEET ZONING

Side and Rear: No minimum or maximum
Current design provides a 10'-0"+ setback
WILL MEET ZONING

Height in Stories: 2 min and 3 max - Current design is three stories.
WILL MEET ZONING

Windows on the primary facade (River Street and Thornapple River Drive): The ground story's primary facade must have transparent storefront windows covering no less than 75% of its principal plane in order to provide clear views of merchandise in stores and to provide natural surveillance of exterior street spaces. Glass Transparency is 75% (115.7'/154.34').
WILL MEET ZONING

Doors on the primary facade (River Street): Doors allowing public access to streets must be provided at intervals no greater than 75 feet to maximize street activity, to provide pedestrians with frequent opportunities to enter buildings, and to minimize any expanses of inactive wall.
WILL MEET ZONING

Building walls should express the construction techniques and structural constraints of traditional, long-lasting, building materials such as: Brick and Tile Masonry, Stucco (cementitious) finish, Stone, Precast Masonry, GFRC Trim, Metal (exposed beams, lintels and ornamentation), Split-face block (no more that 25%), wood and fiber-cement lap siding. The majority of the building facade will consist of these approved materials, however, the current design proposes a modern design element which includes metal panel cladding to contrast and differentiate the histrorically designed facades from this infill metal cladding. The current design aims to reduce the massing of the building by changing the third floor residential cladding to a metal panel. The contrast of this metal panel to the traditional brick masonry helps to reduce the scale and proportion of the building. **A ZONING DEPARTURE WILL BE REQUIRED**

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www.dixonarch.com

PDL
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Ada, MI 49301
p. (616) 682-5727
bp-ventures.com

Ada Flatiron Building
527 Headley Street SE
Ada, Michigan
First Floor Plan

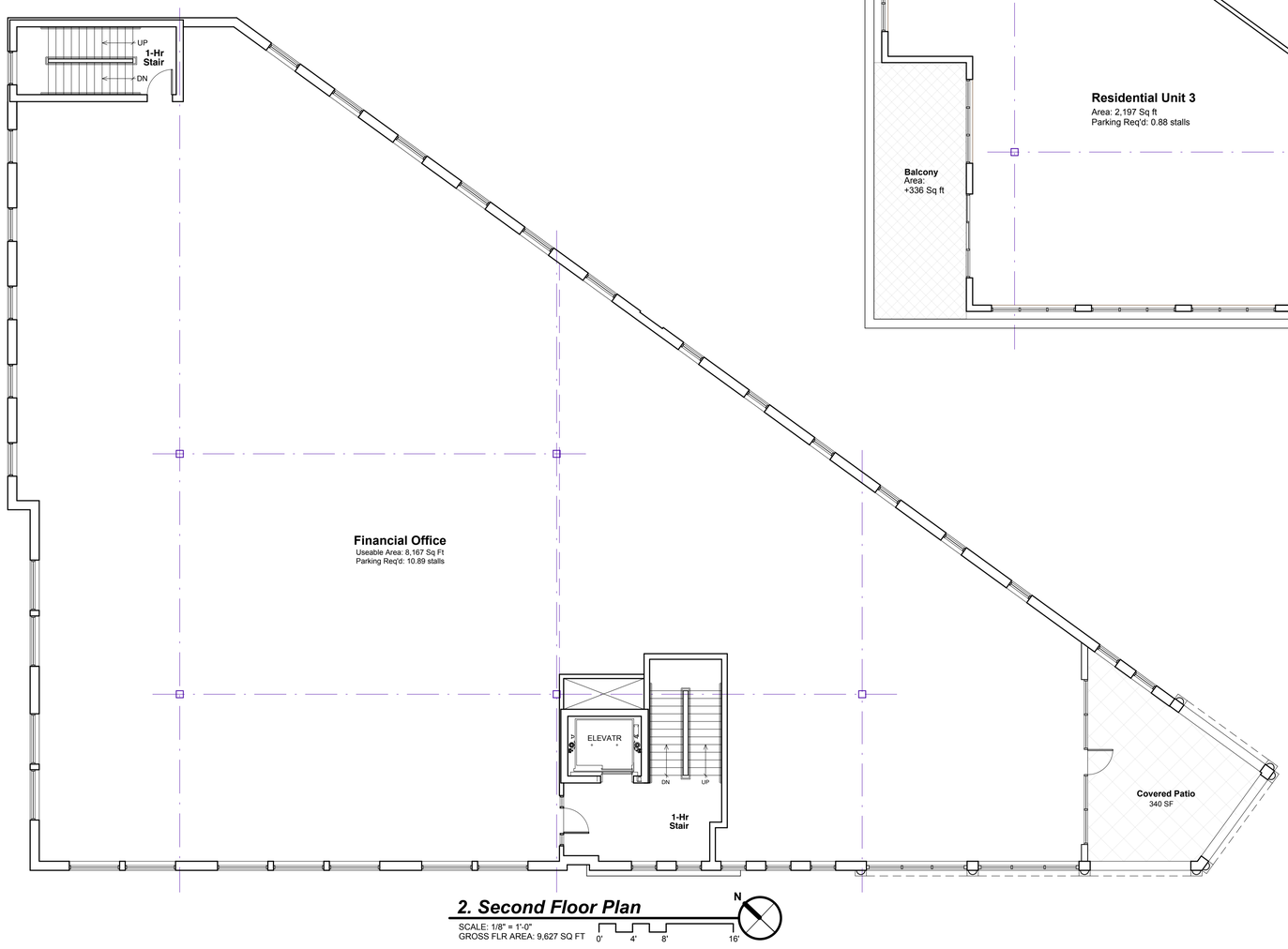
Made in Michigan

Revisions:

Project No: 223047
Issue Date: 3/11/26
Reviewer: KCD
Drawn By: KCD

A2.1

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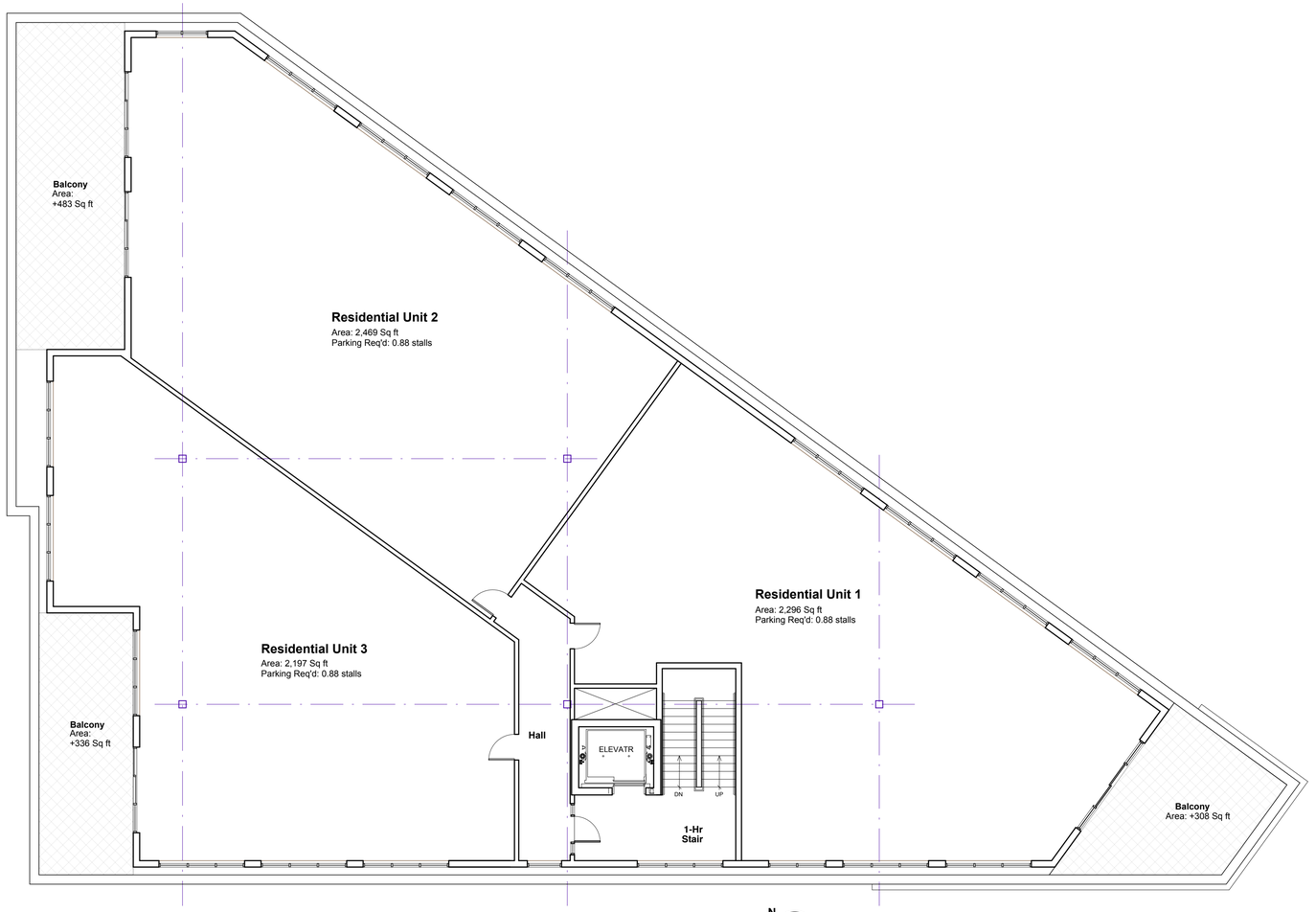


2. Second Floor Plan

SCALE: 1/8" = 1'-0"
GROSS FLR AREA: 9,627 SQ FT

0' 4' 8' 16'

N



3. Third Floor Plan

SCALE: 1/8" = 1'-0"
GROSS FLR AREA: 7,704 SQ FT
BALCONY AREA: 1,127 SQ FT

0' 4' 8' 16'

N

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Ada Flatiron Building

527 Headley Street SE
Ada, Michigan

Second & Third Floor Plans

Made in Michigan

Revisions:

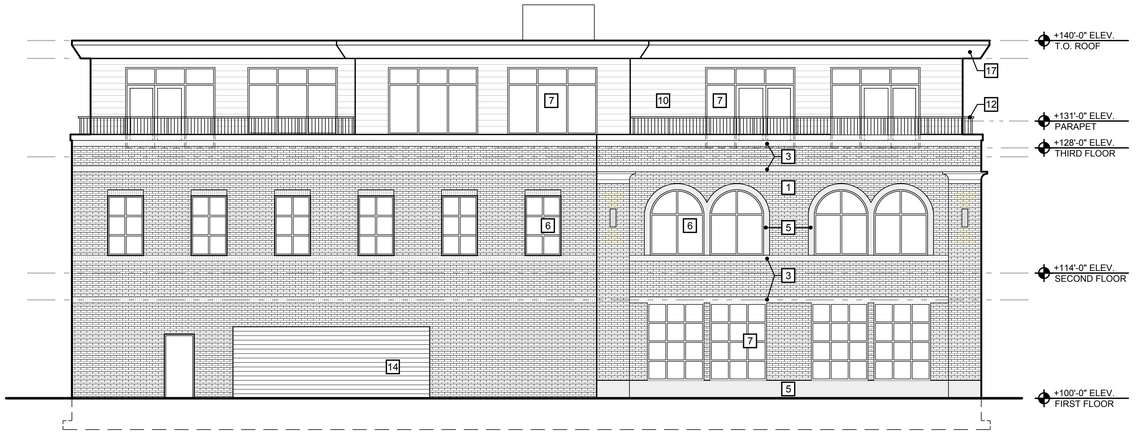
Project No: 223047
Issue Date: 3/11/26
Reviewer: KCD
Drawn By: KCD

A2.2

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Material Legend (ALL SELECTIONS TO BE CONSIDERED "BASIS OF DESIGN")

LABEL	MATERIAL	STYLE	COLOR
1	BRICK VENEER 1 - FIELD	MODULAR	TBD
2	BRICK VENEER 2 - FIELD	MODULAR	TBD
3	BRICK VENEER 3 - DETAIL	MODULAR	TBD
4	BRICK VENEER 4 - DETAIL	MODULAR	TBD
5	PRECAST CONCRETE	TBD	TBD
6	ALUM. CLAD WOOD WINDOWS	TBD	TBD
7	ALUM. STOREFRONT SYSTEM	2" X 4 1/2" FRAME	TBD
8	GLASS BLOCK	8 X 8 X 4, INSULATED	TBD
9	ARCHITECTURAL PRECAST CLADDING	CUSTOM CUT	TBD
10	HORIZONTAL METAL SIDING	6-8" EXPOSURE	TBD
11	FLAT METAL CANOPY	TBD	TBD
12	EXTERIOR LIGHT FIXTURES	TBD	TBD
13	METAL BALCONY RAILING	TBD	TBD
14	SECTIONAL INSUL OH DOOR	TBD	TBD
15	STEEL FRAME STRUCTURE	TBD	TBD
16	DECORATIVE PARAPET TRIM	TBD	TBD
17	METAL FASCIA	TBD	TBD
18	FIBER-CEMENT BOARD W/ TRIM	TBD	TBD
19	EXPOSED CONCRETE FOUNDATION	SANDBLAST SMOOTH	TBD



1. North Exterior Elevation

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'



2. West Exterior Elevation

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'



3. East Exterior Elevation

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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Ada Flatiron Building
527 Headley Street SE
Ada, Michigan

Exterior Elevations

Made in Michigan

Revisions:

Project No: 223047
Issue Date: 3/11/26
Reviewer: KCD
Drawn By: KCD

A4.1

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Street View Rendering
FROM FUTURE TOWNSHIP HALL SITE



Street View Rendering
FROM ADA DRIVE INTERSECTION



Street View Rendering
FROM HEADLEY STREET FRONTAGE

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Ada Flatiron Building
527 Headley Street SE
Ada, Michigan

Exterior Renderings

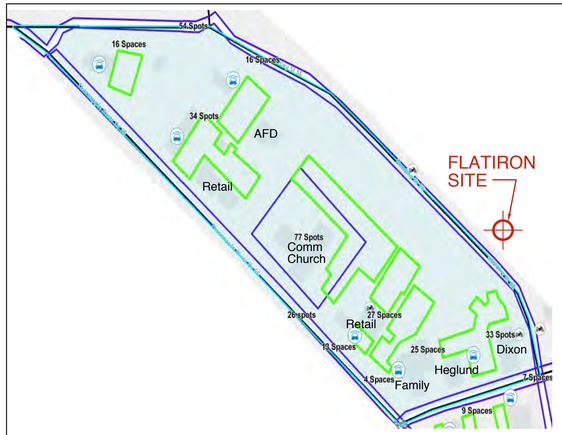
Made in Michigan

Revisions:

Project No: 223047
Issue Date: 3/11/26
Reviewer: KCD
Drawn By: KCD

A4.2

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Block 5

- Total Parking Spaces: 272
  - On-Street: 41
  - Off-Street Unrestricted: 148
  - Off-Street Restricted: 83
- Total Available Spaces: 189
- Average Occupancy: 35.6%
  - Peak Occupancy: 73% 12pm Farmers Market Tuesday
- Building Use Type Requirements: 160 spaces
- Only 4% of survey respondents visit this block while 5% usually park here

112 PARKING STALLS IN SURPLUS

Block 6

- Total Parking Spaces: 252
  - On-Street: 34
  - Off-Street Unrestricted:181
  - Off-Street Restricted: 37
- Total Available Spaces: 215
- Average Occupancy: 46.6%
  - Peak Occupancy: 83% 10am Farmers Market Tuesday
- Building Use Type Requirements: 99 spaces
- 8% of survey respondents visit this block and park here

153 PARKING STALLS IN SURPLUS

Parking Occupancy

- Downtown has adequate parking to meet the needs of the businesses and organizations
- Not always a parking space within 200 feet, some walking is required
- Highest average occupancy – Block 8 – 70%
- Parking assets should be shared to maximize land use
  - Parking lots protected for a single use can sit underutilized more than 75% of the time
  - Maintaining cooperation from private parking owners is necessary
  - Losing cooperation is a significant risk

Overall Occupancy: Average parking occupancy across the study area remains below capacity, with most blocks operating between 35-70% occupancy during typical conditions. Even during high-demand events, available parking exists within a short walking distance of destinations.

Parking Distribution Challenge: The online survey feedback reveals a disconnect between parking availability and community perception. While adequate parking exists, many residents and visitors expect parking immediately adjacent to their destination, reflecting a suburban mindset rather than recognizing downtown Ada as a walkable, semi-urban environment.

****Parking Summary per Ada Township Strategic Parking Plan for Central Business District prepared by Fishbeck - February 20, 2026**

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Ada Flatiron Building
527 Headley Street SE
Ada, Michigan

Parking Summary

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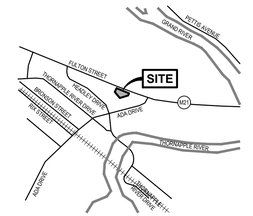
Revisions:

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Issue Date: 3/11/26
Reviewer: KCD
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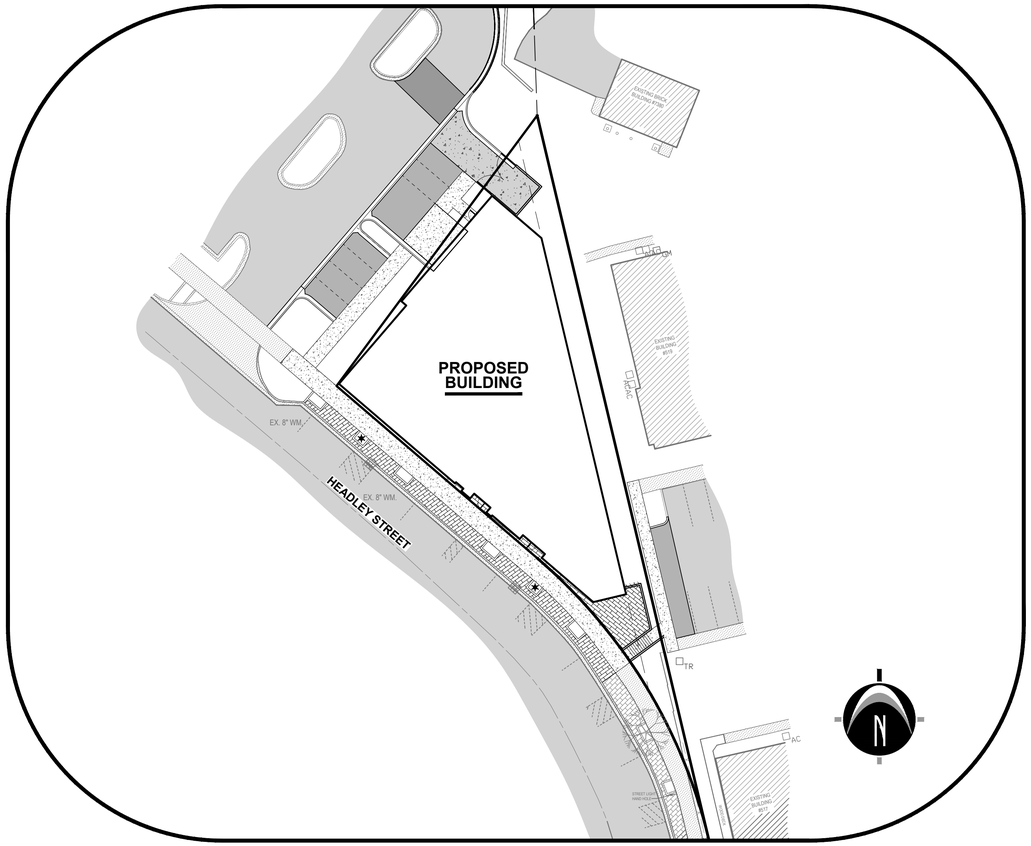
THE FLATIRON

VILLAGE OF ADA, KENT COUNTY, MICHIGAN



LOCATION MAP
NOT TO SCALE

SITE PLAN



SHEET INDEX

Cover Sheet	C-100
Existing Site Conditions Plan	C-201
Demolition Plan	C-203
Site Layout Plan	C-205
Vehicle Navigation Plan	C-206
Existing Parking Plan	C-207
Proposed Parking Plan	C-208
S.E.S.C. & Grading Plan	C-300
Utility Plan	C-400
Details and Specifications	C-500
Landscape Plan	L-100
Landscape Plan - Details	L-101

BENCHMARKS

BENCHMARK #573 ELEV. = 635.17 (NAVD88)
SE flange bolt on hydrant under "M" in "MADE" (1.34' above ground level), located 8.5' East of edge of asphalt of Headley Street , 14.5' West of 4' chain link fence in block wall and 13' SW of bike rack.

BENCHMARK #575 ELEV. = 634.12 (NAVD88)
Easterly flange bolt on hydrant under "M" in "MADE" (1.3' above ground level), located 3' SW of bike rack, 8.6' NE of back of curb and 5.5' NW of light pole.

DEED DESCRIPTION

TYPE IN YOUR LEGAL DESCRIPTION HERE
The following described premises situated in the Township of Ada, County of Kent and State of Michigan, to-wit:

Part of the Northwest 1/4 of Section 34, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section 34; thence North 88 degrees 03 minutes 12 seconds East 991.79 feet along the North line of said Northwest 1/4; thence South 01 degrees 56 minutes 48 seconds East 417.43 feet to the place of beginning of this description; thence South 13 degrees 20 minutes 00 seconds East 311.70 feet; thence Northwesterly 139.98 feet along the Northeasterly line of Relocated Headley Street on a 223.00 foot radius curve to the left, the chord of which bears North 31 degrees 22 minutes 56 seconds West 137.69 feet; thence North 49 degrees 21 minutes 52 seconds West 111.06 feet along said Northeasterly line; thence North 36 degrees 33 minutes 37 seconds East 141.22 feet to the place of beginning.

(Warranty Deed, dated June 7, 2021, as recorded in Instrument No. 202106080066151, Kent County Register of Deeds)

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

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

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

NEDERVELD
www.nederveld.com
800.222.1868

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:
PDL Ventures
Jeremy Frost

7500 Fulton Street East
Ada, MI 49301

REVISIONS:

Title: Site Plan Review
Drawn: CM Checked: CM Date: 2026.02.05
Title: Site Plan Review - REV
Drawn: CM Checked: CM Date: 2026.03.13

THE FLATIRON

Cover Sheet

527 Ada Drive Southeast
PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W,
VILLAGE OF ADA, KENT COUNTY, MICHIGAN

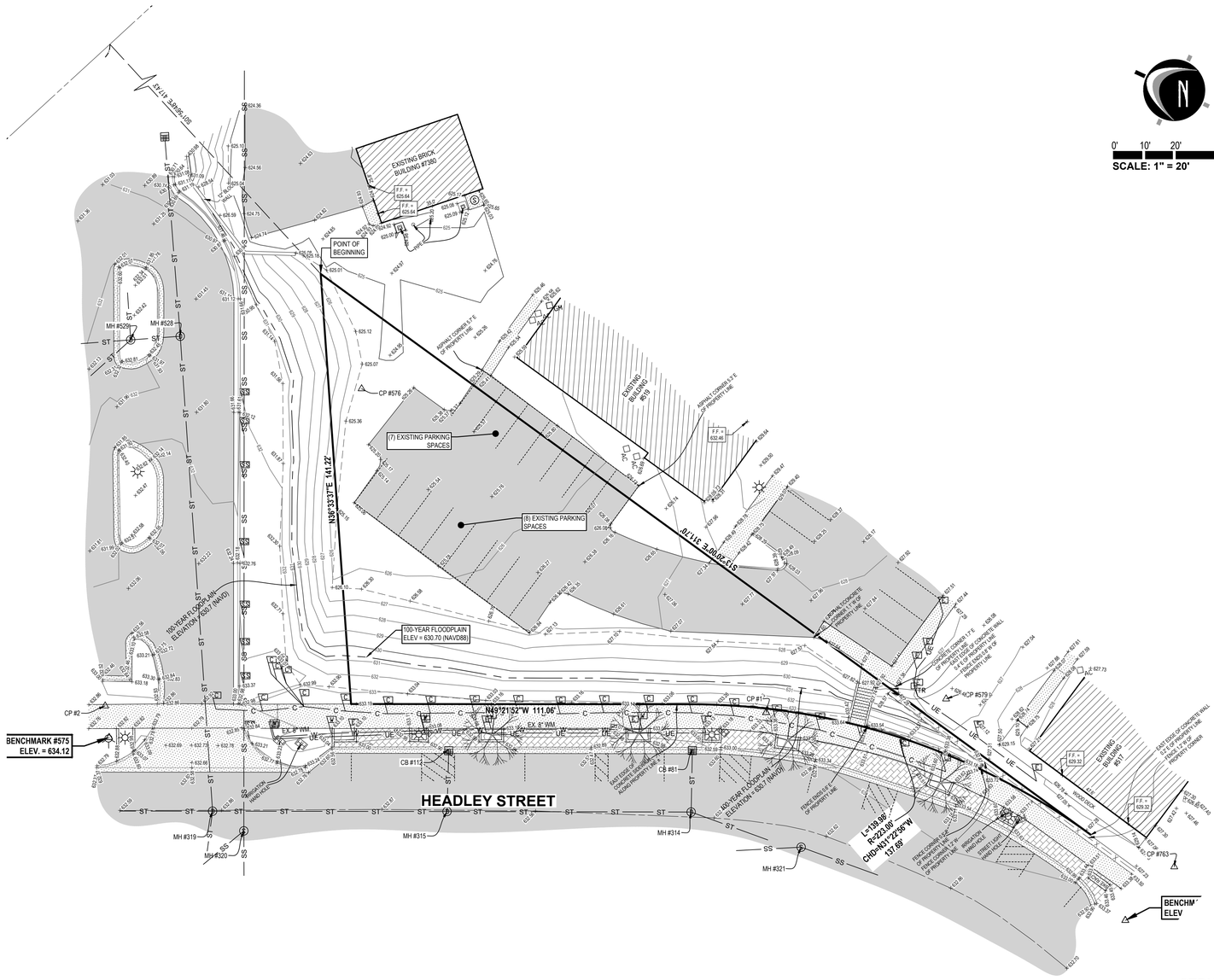
SEAL:
STATE OF MICHIGAN
CHRISTOPHER CASS MILLER
License No. 6201312703
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25401335

SHEET NO:
C-100

25401335-CP1.dwg CM 3/17/2026 10:28

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LEGEND

- Air Conditioning
- Catch Basin - Square
- Control Point/ Benchmark
- Gas Meter
- Handhole
- Hydrant
- Iron-Found
- Light Pole
- Miss Dig Flag - Cable
- Miss Dig Flag - Electric
- Miss Dig Flag - Sanitary
- Miss Dig Flag - Water
- Sanitary Manhole
- Storm Manhole
- Transformer
- Cable TV Line
- Electric Underground Line
- Fence
- Sanitary
- Storm Line
- Watermain
- Asphalt
- Existing Building
- Concrete

BENCHMARKS

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Easterly flange bolt on hydrant under "M" in "MADE" (1.3' above ground level), located 3' SW of bike rack, 8.6' NE of back of curb and 5.5' NW of light pole.

SURVEYOR'S NOTES

1) Flood Zone Classification: **An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260248, Panel Number 0453 D, Map Number 26081C0453D, with an Effective Date of February 23, 2023, shows this parcel to be located in Zone AE (special flood hazard area) (subject to map scale uncertainty). Base flood elevation = 630.7 (NAVD88)**
2) Source information from plans and markings has been combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
3) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.

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

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(Warranty Deed, dated June 7, 2021, as recorded in Instrument No. 20210608066151, Kent County Register of Deeds)

STRUCTURE INFORMATION

#	Structure Type	DIA.	Rim Elevation	Size/Type/Direction	Invert Elevation	Notes	Water Elevation	Generic Notes
81	Catch Basin	3	632.44	12" CONC (SW)	627.90	-	-	-
112	Catch Basin	3	632.36	12" CONC (SW)	628.27	-	-	-
314	Storm Water Manhole	-	632.40	?" ? (SE)	-	-	-	COULD NOT OPEN
				12" CONC (NE)	-	-		
				12" CONC (NW)	-	-		
315	Storm Water Manhole	4	632.74	12" CONC (SE)	627.16	-	-	-
				12" CONC (NE)	627.92	-		
				15" CONC (NW)	627.13	-		
319	Storm Water Manhole	4	632.82	12" CONC (SE)	626.60	-	-	-
				18" CONC (NE)	626.49	-		
				15" CONC (SW)	627.03	-		
				12" CONC (NW)	626.62	-		
320	Sanitary Sewer Manhole	4	632.78	8" PVC (NE)	618.21	-	-	-
				8" PVC (SW)	618.28	-		
				8" PVC (W)	618.37	-		
321	Sanitary Sewer Manhole	4	632.43	8" PVC (SE)	621.76	-	-	-
				8" PVC (NW)	621.59	-		
528	Storm Water Manhole	4	631.74	12" CPP (NE)	625.23	-	-	-
				18" CONC (SW)	623.71	-		
				24" CPP (NW)	623.61	-		
529	Storm Water Manhole	4	632.82	12" CPP (SE)	623.61	-	621.8	624.82
				15" CPP (NE)	623.36	TOP OF PIPE		TOP OF
				24" CPP (NW)	621.85	-		W WALL
				12" CPP (W)	624.12	-		

NEDERVELD
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800.222.1868

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Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
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Ann Arbor, MI 48103
Phone: 734.929.6963

HOLLAND
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PREPARED FOR:
PDL Ventures
Jeremy Frost

7500 Fulton Street East
Ada, MI 49301

REVISIONS:

Title: Site Plan Review
Drawn: CM Checked: CM Date: 2026.02.05
Title: Site Plan Review - REV
Drawn: CM Checked: CM Date: 2026.03.13

THE FLATIRON

Existing Site Conditions Plan

527 Ada Drive Southeast
PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W,
VILLAGE OF ADA, KENT COUNTY, MICHIGAN

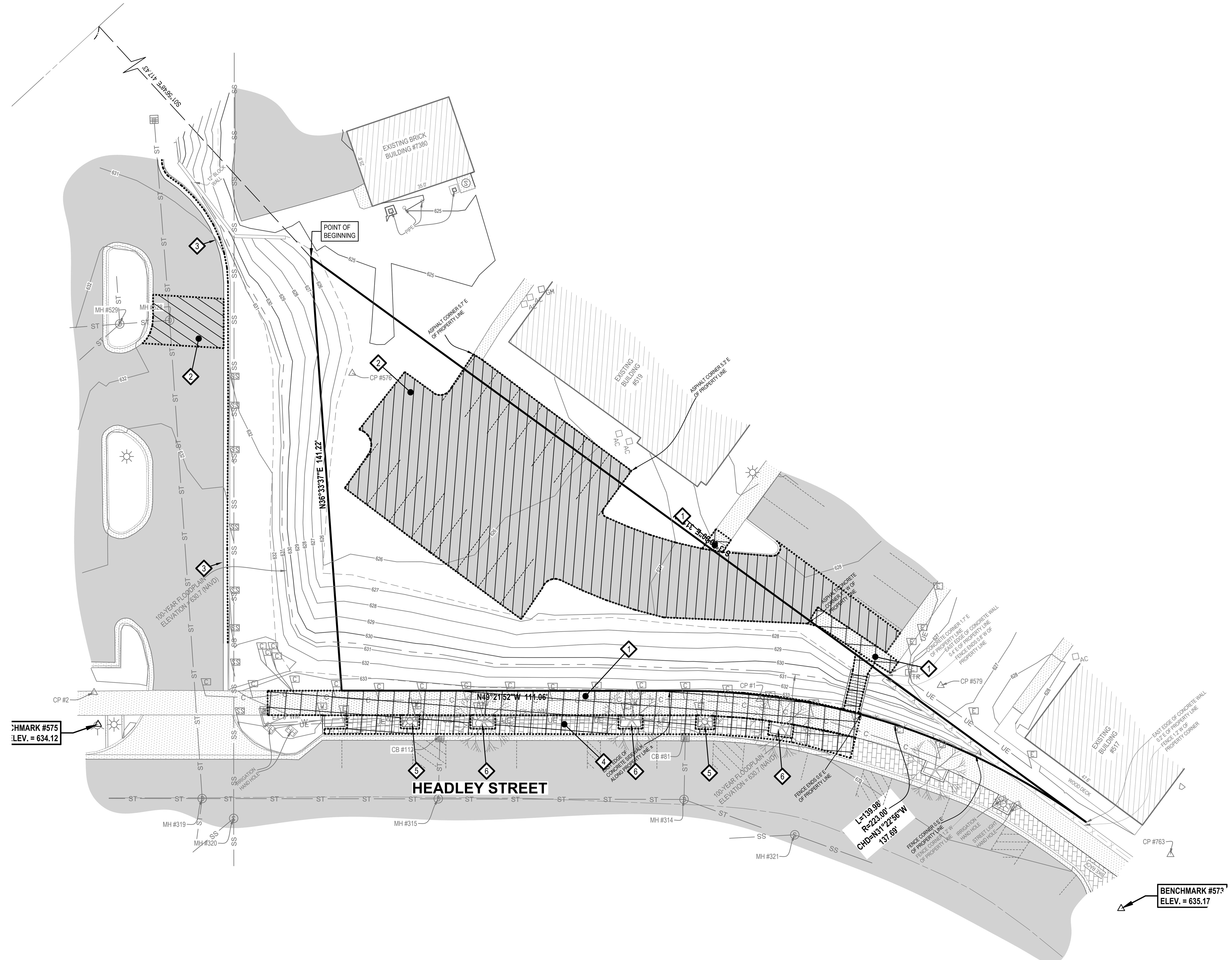
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PROJECT NO:
25401335

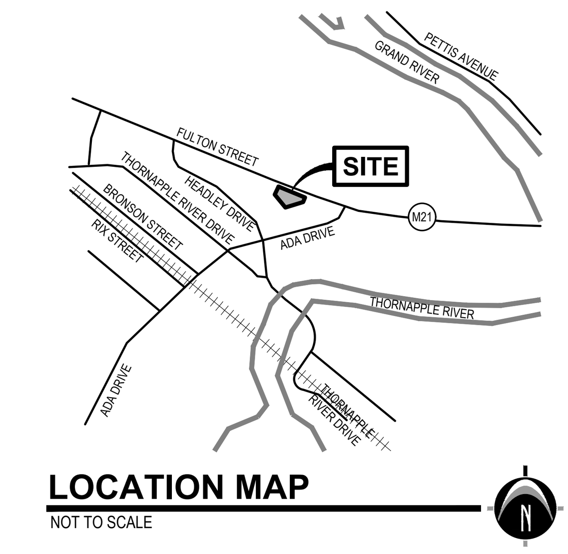
SHEET NO:
C-201

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



LOCATION MAP
NOT TO SCALE

REMOVAL / DEMOLITION NOTES

1. REMOVE EXISTING CONCRETE
2. REMOVE EXISTING BITUMINOUS PAVEMENT
3. REMOVE EXISTING CONC CURB AND GUTTER
4. REMOVE EXISTING BRICK PAVING
5. REMOVE EXISTING LIGHT POLE
6. REMOVE EXISTING TREE

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 SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
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 STOCKPILING 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.

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

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PREPARED FOR:
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Jeremy Frost

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Ada, MI 49301

REVISIONS:

Title	Drawn	Checked	Date
Site Plan Review	CM	CM	2026.02.05
Site Plan Review - REV	CM	CM	2026.03.13

THE FLATIRON

Demolition Plan

527 Ada Drive Southeast
PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W, VILLAGE OF ADA, KENT COUNTY, MICHIGAN

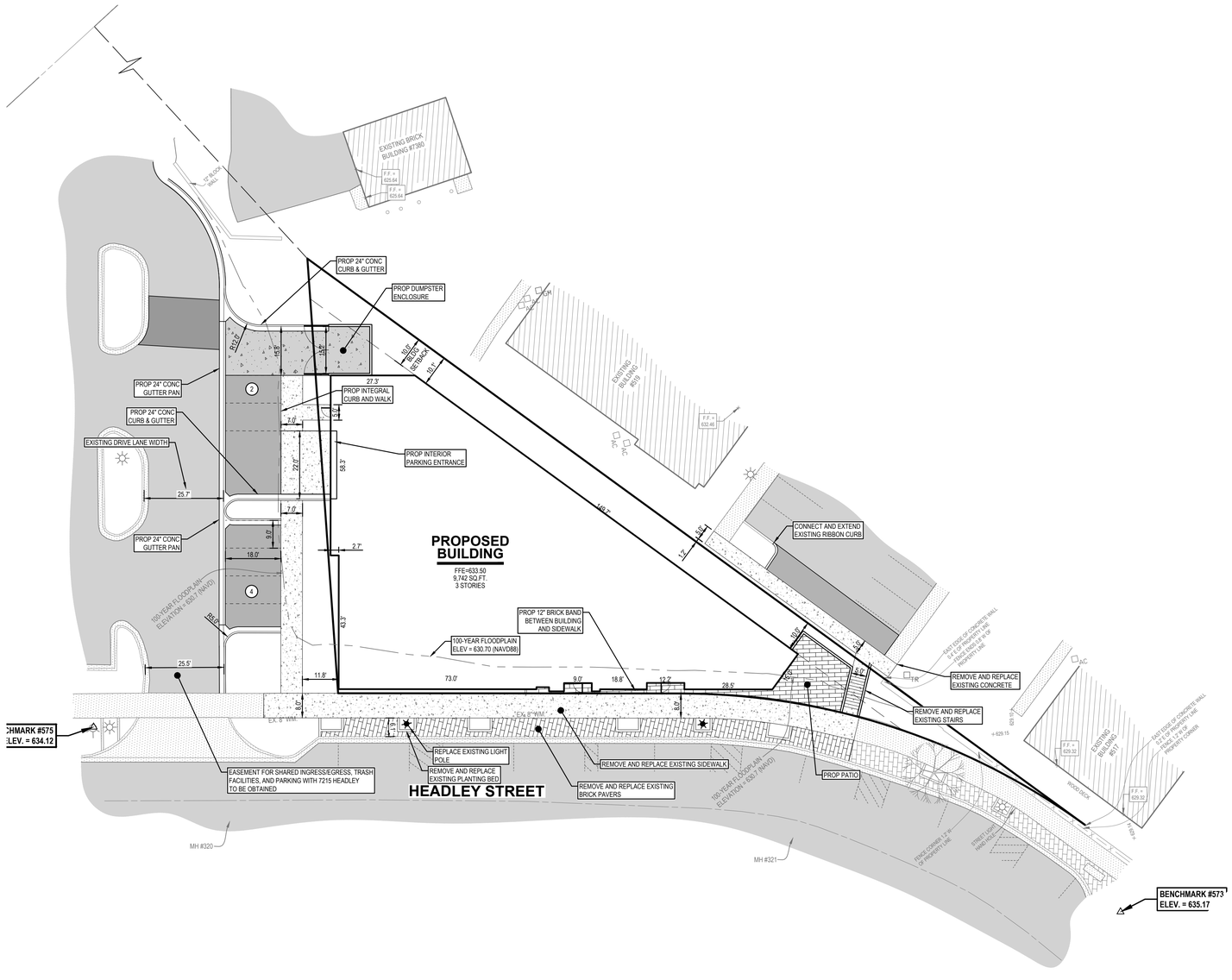
SEAL:
STATE OF MICHIGAN
CHRISTOPHER CASS MILLER
License No. 6201312703
LICENSED PROFESSIONAL ENGINEER

PROJECT NO: 25401335

SHEET NO: C-203

25401335-CP2.dwg CM 3/11/2026 10:28

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0' 10' 20' 40'

SCALE: 1" = 20'

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)

GENERAL NOTES

1) ZONING OF PROPERTY: PVM PLANNED VILLAGE MIXED-USE OVERLAY
   PVM ZONING REQUIREMENTS - VILLAGE BLOCKFRONT
   A) MINIMUM LOT AREA = 5,000 SQ.FT.
   B) MINIMUM LOT WIDTH = 100 FT.
   C) MAXIMUM BUILDING HEIGHT = 3 STORIES
   D) MAXIMUM LOT COVERAGE = 90%
   SETBACKS
   A) FRONT YARD = 10 FT.
   B) SIDE YARD = 0 FT.
   C) REAR YARD = 0 FT.
2) SUMMARY OF LAND USE:
   A) TOTAL ACREAGE = 0.30 ACRES (13,068 SQ.FT.) (EXCLUDING R.O.W.)
   B) AREA OF PROPOSED BUILDING = 9,585 SQ.FT.
   C) BUILDING HEIGHT = 40 FT. / 3 STORIES
   D) ZONING OF PARCELS TO SOUTH AND WEST = C-1/PVM
   ZONING OF PARCELS TO NORTH AND EAST = C-1/PVM
3) PARKING REQUIREMENTS:
   A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9'x18' (24' AISLE)
   B) TYPICAL PARKING SPACE PROVIDED = 9'x18' (24' AISLE)
   C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11'x18' WITH 5' AISLE
   D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 8'x18' WITH 5' AISLE
   E) NUMBER OF SPACES REQUIRED = 35 (BASED ON VILLAGE REQUIREMENTS)
   F) NUMBER OF SPACES PROVIDED:
   ON-SITE PARKING GARAGE = 15 SPACES
   NEW IMMEDIATE PUBLIC PARKING = 6 SPACES
4) THIS PROJECT IS LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
5) 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.
6) 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.
7) CONTRACTOR TO FIELD VERIFY ALL INVERTS.
8) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT.
9) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-15-34-102-018.
   THE ADDRESS OF THE PROPERTY IS 527 HEADLEY STREET SE.
10) NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.

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PREPARED FOR:
PDL Ventures
Jeremy Frost

7500 Fulton Street East
Ada, MI 49301

REVISIONS:

Title: Site Plan Review
Drawn: CM Checked: CM Date: 2026.02.05
Title: Site Plan Review - REV
Drawn: CM Checked: CM Date: 2026.03.13

THE FLATIRON

Site Layout Plan

527 Ada Drive Southeast
PART OF THE NORTHWEST 1/4 OF SECTION 34, 7TN, R10W,
VILLAGE OF ADA, KENT COUNTY, MICHIGAN

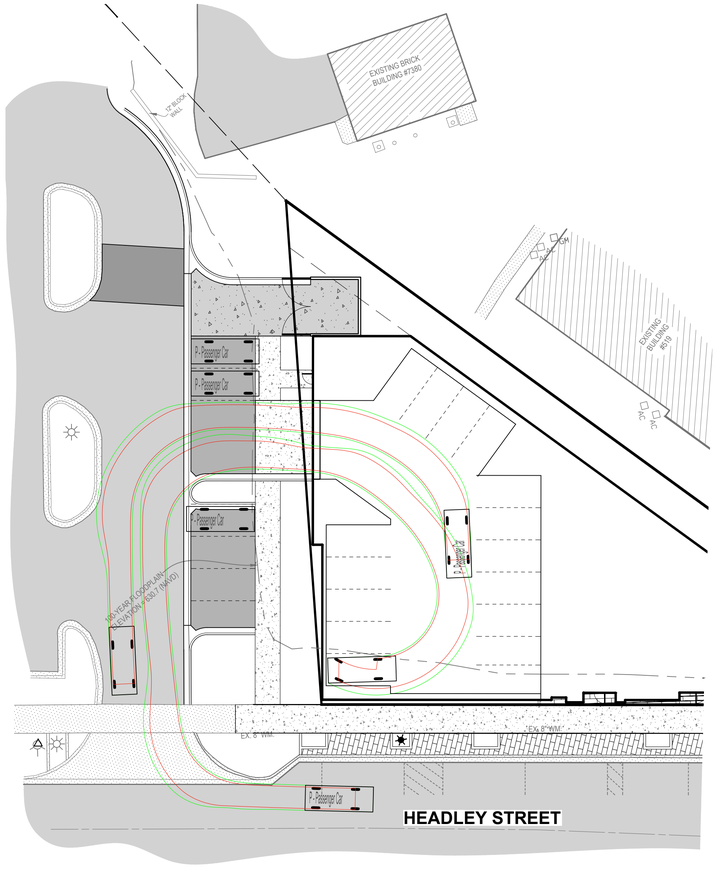
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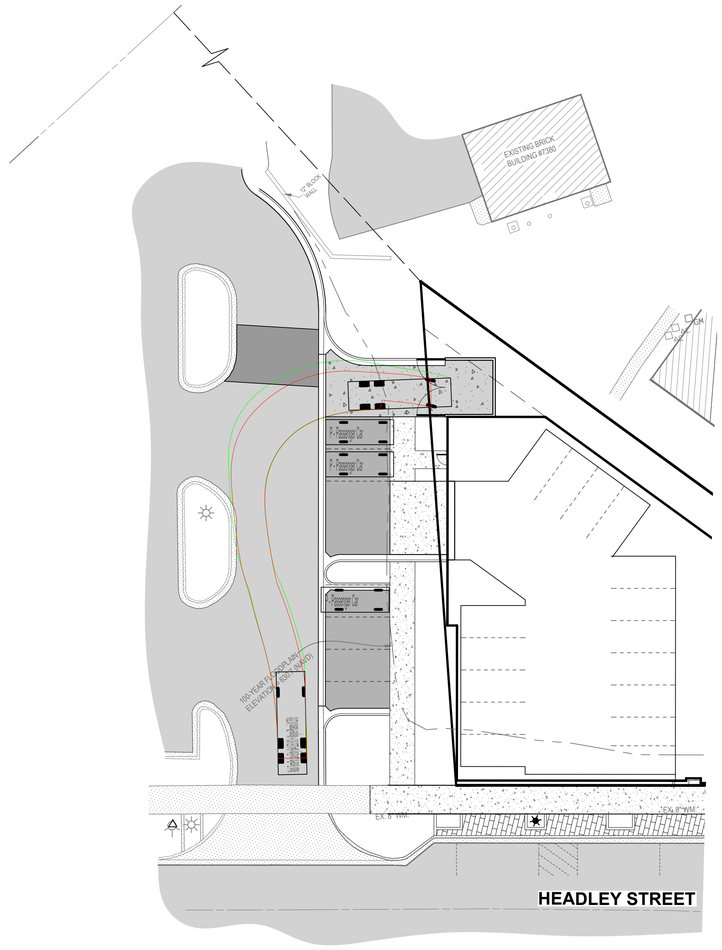
PROJECT NO:
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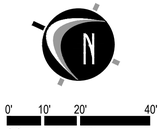
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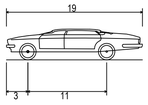




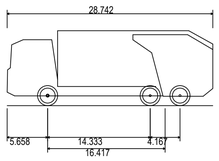
SCALE: 1" = 20'

LEGEND

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- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)



P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°



Mack TerraPro Low Entry 6x4 LEU 613 + Wayne Phoenix III 25Yd	
Overall Length	28.742ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	34.000ft

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PREPARED FOR:

PDL Ventures
Jeremy Frost

7500 Fulton Street East
Ada, MI 49301

REVISIONS:

Title: Site Plan Review		
Drawn: CM	Checked: CM	Date: 2026.02.05
Title: Site Plan Review - REV		
Drawn: CM	Checked: CM	Date: 2026.03.13

THE FLATIRON

Vehicle Navigation Plan

527 Ada Drive Southeast
PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W, VILLAGE OF ADA, KENT COUNTY, MICHIGAN

SEAL:

STATE OF MICHIGAN
CHRISTOPHER CASS MILLER
License No. 6201312703
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25401335

SHEET NO:
C-206

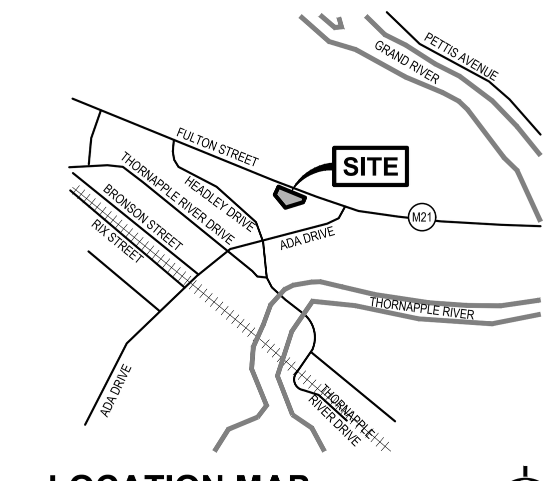
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Experience . . . the Difference



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



LOCATION MAP
NOT TO SCALE

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REVISIONS:

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Drawn: CM	Checked: CM	Date: 2026.02.05
Title: Site Plan Review - REV		
Drawn: CM	Checked: CM	Date: 2026.03.13

THE FLATIRON
Existing Parking Plan
527 Ada Drive Southeast
PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W, VILLAGE OF ADA, KENT COUNTY, MICHIGAN

SEAL:
STATE OF MICHIGAN
CHRISTOPHER CASS MILLER
License No. 6201312703
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25401335

SHEET NO:
C-207

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LEGEND

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- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
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0' 10' 20' 40'
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Drawn: CM	Checked: CM	Date: 2026.02.05
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THE FLATIRON

Proposed Parking Plan

527 Ada Drive Southeast
PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W, VILLAGE OF ADA, KENT COUNTY, MICHIGAN

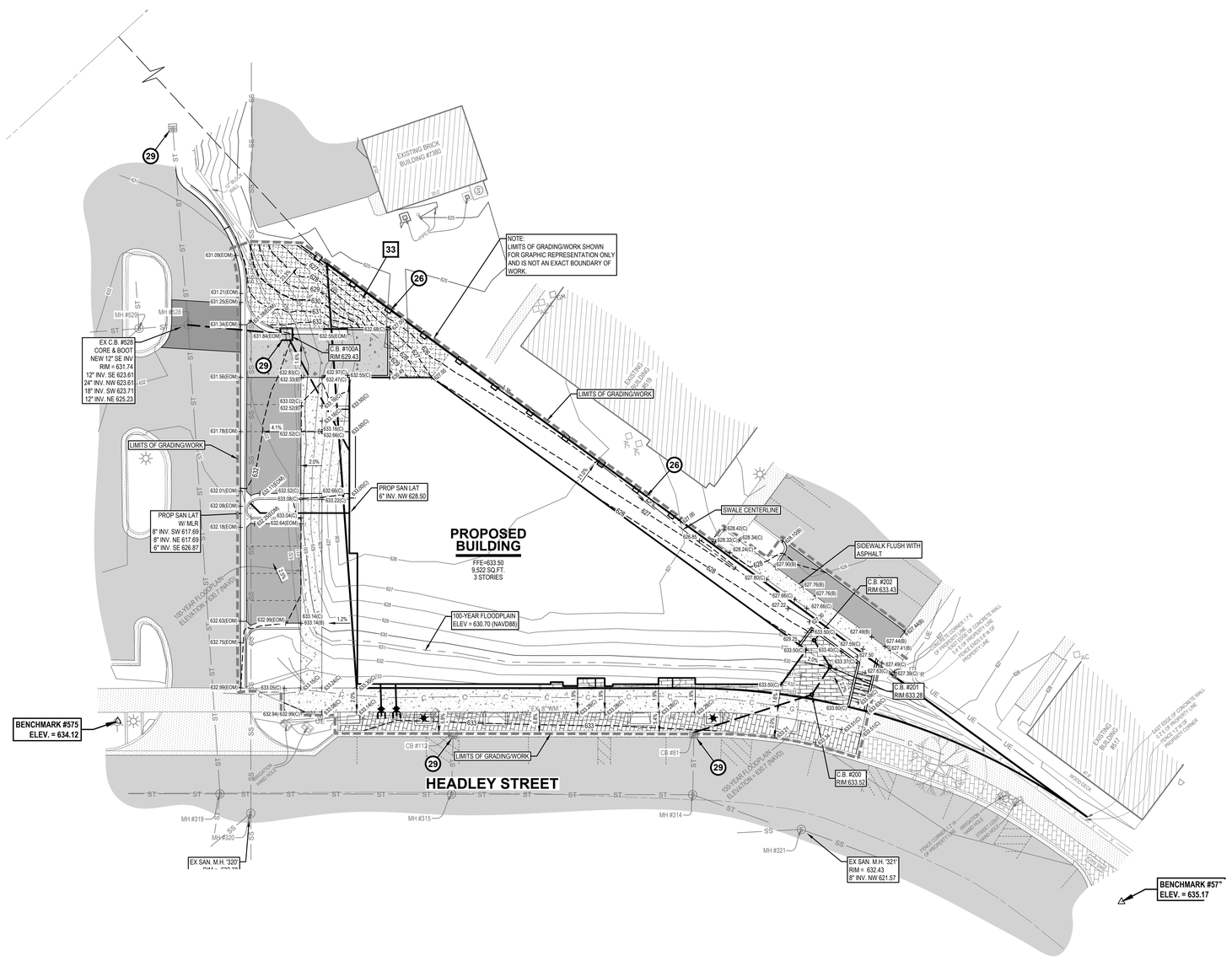
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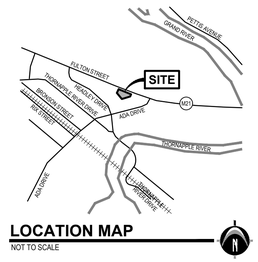
PROJECT NO: 25401335

SHEET NO: C-208

25401335-CP2.dwg CM 3/11/2026 10:29

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LOCATION MAP
NOT TO SCALE

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

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV.
- 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 BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- SPILL CURB
- FLOW DIRECTION
- EMERGENCY OVERFLOW STORMWATER FLOW ROUTE
- PROP. LIMITS OF GRADING
- SILT FENCE

SOIL MATTING LEGEND

= PLACE: 136 S.Y. (TOTAL) EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL) OVER 4" TOPSOIL ACROSS BOTH SIDES OF BANK, OVERLAP ROLL ENDS MIN. 3". PLACE & STAKE MATTING PER MFG. RECOMMENDATIONS

SOIL EROSION CONTROL SCHEDULE 2026-2027

	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
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												
RESPREAD TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
2) CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
4) REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (MARCH 2021) FOR ADDITIONAL INFORMATION
5) THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
6) THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

- 3 — PERMANENT/TEMPORARY SEEDING
- 7 — RIPRAP
- 14 — GRAVEL ACCESS APPROACH
- 26 — GEOTEXTILE SILT FENCE
- 29 — INLET PROTECTION FABRIC DROP
- 33 — MULCH BLANKETS AND HIGH VELOCITY MULCH BLANKETS

○ = TEMPORARY MEASURE
□ = PERMANENT MEASURE
REFER TO MDOT STANDARD PLAN R-96-D

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

NEDERVELD
www.nederveld.com
800.222.1868

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Grand Rapids, MI 49503
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ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

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Holland, MI 49423
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PREPARED FOR:
PDL Ventures
Jeremy Frost

7500 Fulton Street East
Ada, MI 49301

REVISIONS:

Title: Site Plan Review		
Drawn: CM	Checked: CM	Date: 2026.02.05
Title: Site Plan Review - REV		
Drawn: CM	Checked: CM	Date: 2026.03.13

THE FLATIRON

S.E.S.C. & Grading Plan

527 Ada Drive Southeast

PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W, VILLAGE OF ADA, KENT COUNTY, MICHIGAN

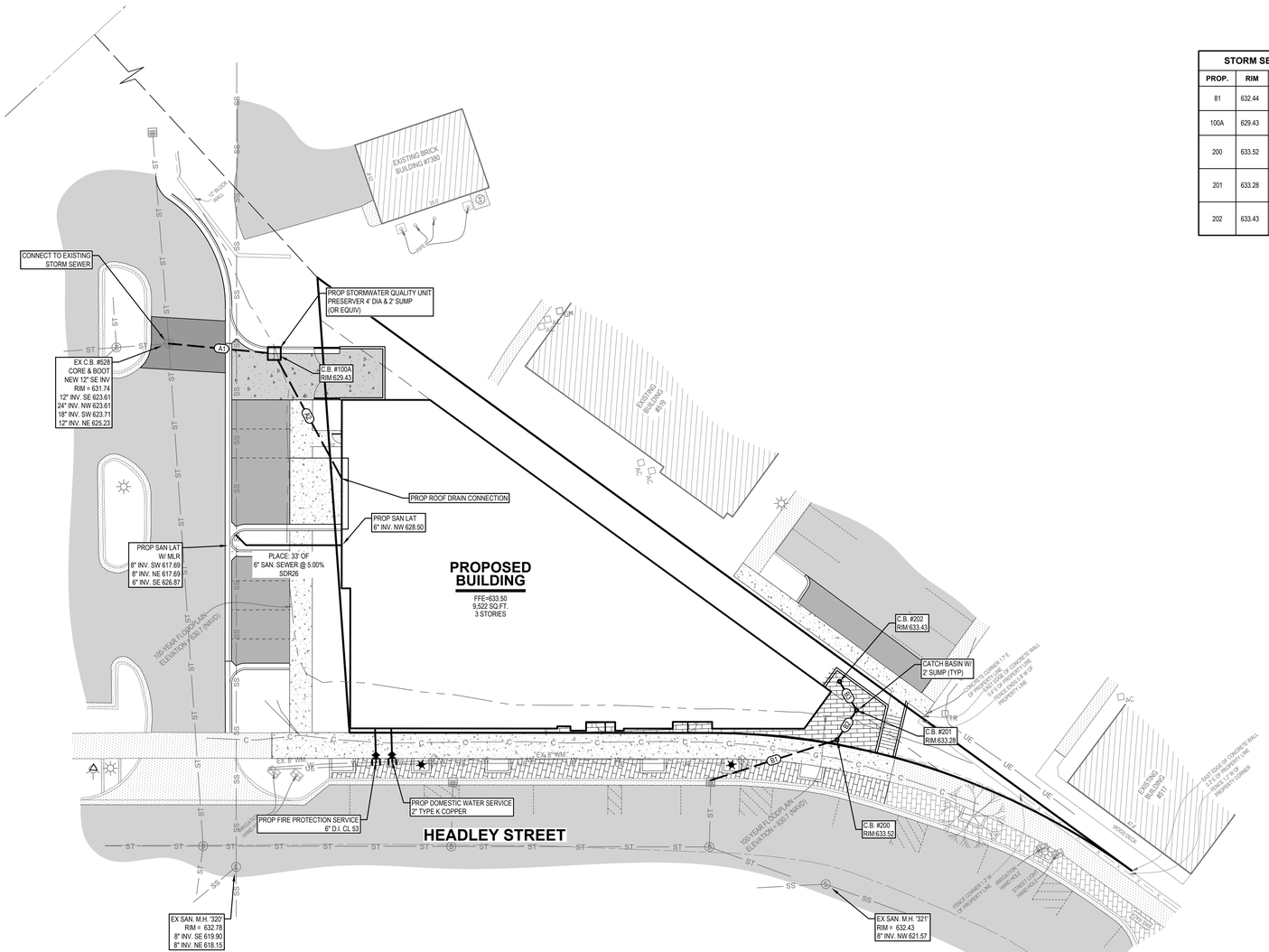
SEAL:
STATE OF MICHIGAN
CHRISTOPHER CASS MILLER
License No. 6201312703
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25401335

SHEET NO:
C-300

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STORM SEWER DRAINAGE STRUCTURES

PROP.	RIM	INVERTS	DIA.	TYPE
81	632.44	12" SE. INV.=627.90 12" SW. INV.=627.90	1'	EXISTING CATCHBASIN
100A	629.43	12" S. INV.=627.06 12" NW. INV.=623.94	4'	EJ 7045 M1 SWQU
200	633.52	12" E. INV.=628.31 12" NW. INV.=628.31	2'	NYLOPLAST EJ 1040 M1 OR EQUIV
201	633.28	12" N. INV.=628.42 12" W. INV.=628.42	2'	NYLOPLAST EJ 1040 M1 OR EQUIV
202	633.43	12" S. INV.=628.52	2'	NYLOPLAST EJ 1040 M1 OR EQUIV

STORM SEWER DRAINAGE PIPES

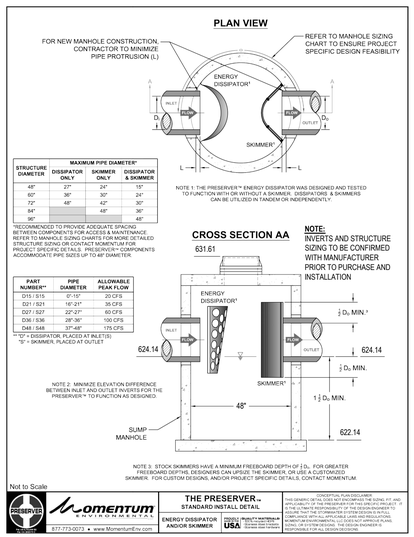
#	LENGTH	DIA.	SLOPE	MATERIAL
A1	33'	12"	1.00%	SLCPP
A2	44'	12"	1.00%	SLCPP
B1	41'	12"	1.00%	SLCPP
B2	11'	12"	1.00%	SLCPP
B3	10'	12"	1.00%	SLCPP

0' 10' 20' 40'

SCALE: 1" = 20'

LEGEND

- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN



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Title: Site Plan Review
Drawn: CM Checked: CM Date: 2026.02.05
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Drawn: CM Checked: CM Date: 2026.03.13

THE FLATIRON

Utility Plan

527 Ada Drive Southeast
PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W, VILLAGE OF ADA, KENT COUNTY, MICHIGAN

SEAL:

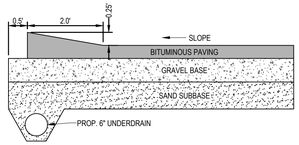
STATE OF MICHIGAN
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License No. 6201312703
LICENSED PROFESSIONAL ENGINEER

PROJECT NO: 25401335

SHEET NO: C-400

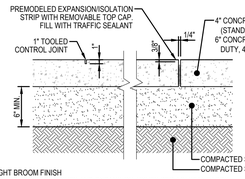
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PRIVATE ROAD & SITE BITUMINOUS VALLEY GUTTER DETAIL

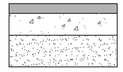
N.T.S.



NOTE:
1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. PANEL SIZE SHALL NOT EXCEED 8 FEET
4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
5. AIR ENTRAINMENT - 7% ± 1%
6. SLUMP 4"±1"
7. REFER TO GEOTECHNICAL REPORT AND RECOMMENDATIONS FOR FINAL CONCRETE PAVING DETAILS

CONCRETE PAVEMENT DETAIL

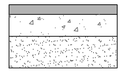
N.T.S.



NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
2. HMA MIXTURE TO BE TIER I OR TIER II
3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL

N.T.S.



NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
2. HMA MIXTURE TO BE TIER I OR TIER II
3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

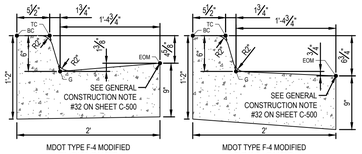
HEAVY DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL

N.T.S.

GRADING NOTES:
1. ESTABLISH TRANSBERG MARK ON SITE PRIOR TO GRADING.
2. PROPOSED SPOT GRADES ARE TO EDGE OF METAL/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADES AND TOP OF CURB GRADES VARY FOR FLOW AND SPILL CURB (SEE DETAIL THIS SHEET).
3. PROPOSED ADA ROUTE SHALL MEET THE STANDARDS SET FORTH IN THE MOST RECENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN - APPENDIX A TO PART 1191, AS AMENDED.
4. SEE PLANS FOR LOCATIONS OF SPILL VS FLOW CURB.

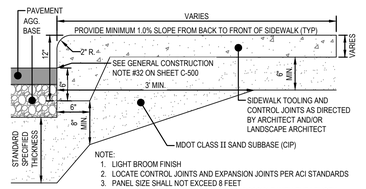
NOTES:
1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. AIR ENTRAINMENT - 7% ± 1%
4. SLUMP 4"±1"

ELEV KEY:
BC = BACK OF CURB
EOM = EDGE OF METAL
G = GUTTER
TC = TOP OF CURB



24" CONCRETE CURB AND GUTTER DETAIL

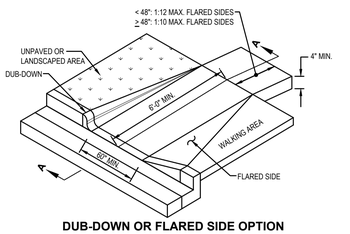
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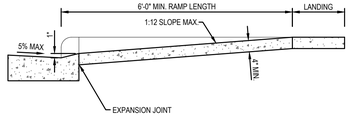
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5. AIR ENTRAINMENT - 7% ± 1%
6. SLUMP 4"±1"

INTEGRAL CURB AND WALK DETAIL

N.T.S.



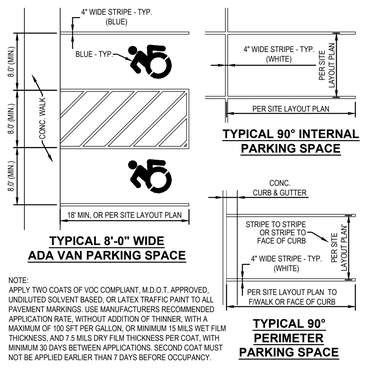
DUB-DOWN OR FLARED SIDE OPTION



SECTION A-A

SIDEWALK CURB RAMP DETAIL

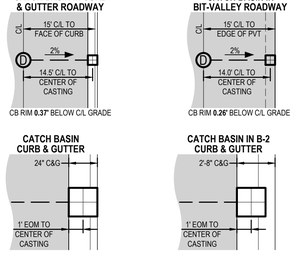
N.T.S.



NOTE:
APPLY TWO COATS OF VOC COMPLIANT, M.D.O.T. APPROVED, UNDILUTED SOLVENT BASED, OR LATEX TRAFFIC PAINT TO ALL PAVEMENT MARKINGS. USE MANUFACTURERS RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF THINNER, WITH A MAXIMUM OF 100 SFT PER GALLON, OR MINIMUM 15 MILS WET FILM THICKNESS, AND 7.5 MILS DRY FILM THICKNESS PER COAT, WITH MINIMUM 30 DAYS BETWEEN APPLICATIONS. SECOND COAT MUST NOT BE APPLIED EARLIER THAN 7 DAYS BEFORE OCCUPANCY.

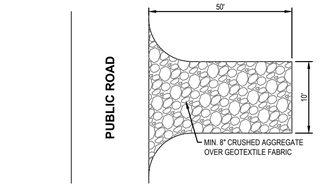
PARKING SPACE MARKING DETAILS

N.T.S.



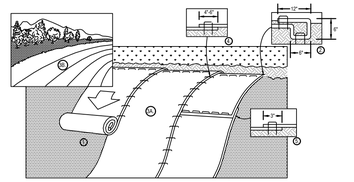
CATCH BASIN PLACEMENT DETAIL

N.T.S.



TEMPORARY CRUSHED ROCK TRACKING PAD

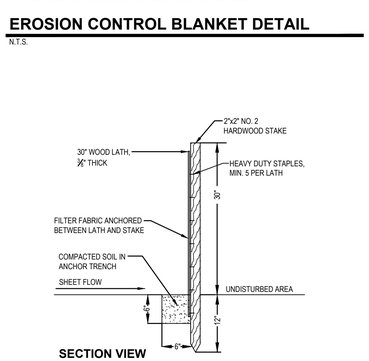
N.T.S.



NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"-6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3'OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.
7. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
8. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

EROSION CONTROL BLANKET DETAIL

N.T.S.

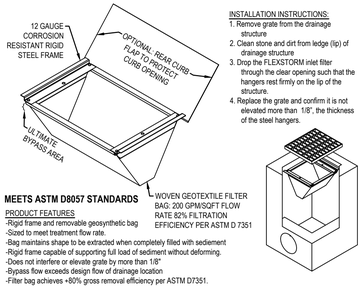


SECTION VIEW

PLAN VIEW

SILT FENCE DETAIL

N.T.S.



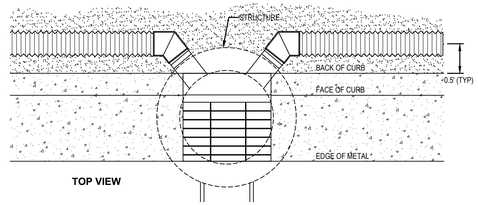
MEETS ASTM D8057 STANDARDS

PRODUCT FEATURES
-Rigid frame and removable geosynthetic bag
-Sized to meet treatment flow rate.
-Bag maintains shape to be extracted when completely filled with sediement
-Rigid frame capable of supporting full load of sediment without deforming.
-Does not interfere or elevate grate by more than 1/8"
-Bypass flow exceeds design flow of drainage location
-Filter bag achieves +80% gross removal efficiency per ASTM D7351.

INSTALLATION INSTRUCTIONS:
1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the FLEXSTORM inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure.
4. Replace the grate and confirm it is not elevated more than 1/8", the thickness of the steel hangers.

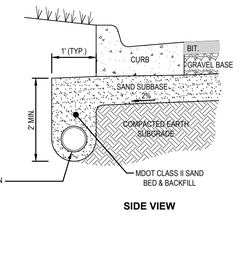
FLEXSTORM INLET FILTER LITE DETAIL

N.T.S.

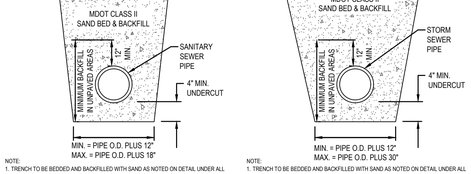


UNDER DRAIN AT CURB DETAIL

N.T.S.



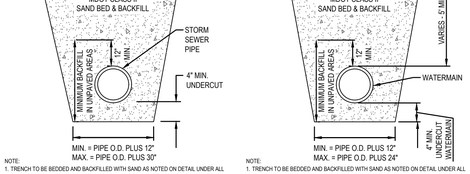
SIDE VIEW



NOTE:
1. TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL PAVED AREAS.
2. WHEN SANITARY SEWER PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF STORM PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOILS.

SANITARY SEWER TRENCH AND BACKFILL DETAIL

N.T.S.



NOTE:
1. TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL PAVED AREAS.
2. WHEN STORM SEWER PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF STORM PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOILS.

STORM SEWER TRENCH AND BACKFILL DETAIL

N.T.S.

NOTE:
1. TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL PAVED AREAS.
2. WHEN WATER MAIN PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF WATER MAIN PIPE AND THE REMAINDER OF TRENCH BACKFILLED WITH EXCAVATED SOILS.

WATER MAIN TRENCH AND BACKFILL DETAIL

N.T.S.

CONSTRUCTION NOTES

STORM SEWER

1. ALL CATCH BASINS SHOULD BE PROVIDED WITH A MINIMUM 2' SUMP.
2. ALL STORM SEWER SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (SLCPP), WITH WATERTIGHT JOINTS MEETING THE REQUIREMENTS OF THE MICHIGAN PLUMBING CODE, AASHTO M-252 AND M-294, ASTM F-2306, F-2648, D-3212, F-477, F-2487, D-3350 AND F-1417. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASTM D-2321 OR CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM C-76-III UNLESS OTHERWISE NOTED
3. 6" UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOCK, MEETING THE REQUIREMENTS OF AASHTO M-252 AND THE GEOTEXTILE SHALL MEET AASHTO M-288 REQUIREMENTS
4. ALL FLARED END SECTIONS SHALL BE CONCRETE
5. ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETED JOINTS WITH BOOT TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-923 FOR ALL PIPE CONNECTIONS 24" DIAMETER AND SMALLER.
6. ALL CATCH BASINS ARE DRAWN AND WILL BE STAKED AT CENTER OF CASTING.

WATERMAIN AND SANITARY SEWER

1. ALL WATERMAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING POST CONSTRUCTION VIDEO INSPECTION OF THE SANITARY SEWER SYSTEM.

GENERAL

1. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MDOT CONSTRUCTION AND MATERIALS SPECIFICATIONS (LATEST EDITION) AND THE ORDINANCES OF THE 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 UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWAGE SYSTEM RESULTING FROM NON-CONFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
4. ALL WORK, INCLUDING INSPECTIONS AND TESTING COST REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE VARIOUS ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE CITY AND COUNTY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
5. ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE 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 SOD WHERE NEEDED AND SHALL BE RESEEDED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
7. ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
8. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE 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 PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
11. THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL FURNISH, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL TRAFFIC CONTROL DEVICES 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 CONTEMPLATED 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 NONCONFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
14. PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE 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, MDEQ 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 TRANSFERS DEVICES SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND THE ENGINEER.
24. ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACED.
25. COMPACTION OF ALL IMPORT GRANULAR MATERIALS WILL BE REQUIRED IN ALL 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.
30. ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.
31. CONTRACTOR TO FIELD VERIFY AND SCOPE EXISTING SANITARY SEWER LATERAL TO CONFIRM ELEVATION, SLOPE, CONDITION AND PHYSICAL CONNECTION TO PUBLIC SANITARY SEWER MAIN PRIOR TO CONNECTION OF NEW LATERAL SERVICE.
32. ALL CONCRETE PAVEMENT OR CURB EDGES AT HOT MIX ASPHALT JOINTS SHALL BE IMMEDIATELY SEALED AFTER PAVING WITH A SUITABLE RUBBERIZED ASPHALT SEALANT PER MDOT STANDARD CONSTRUCTION SPECIFICATIONS SECTION 902
33. ALL SITE WORK INCLUDING BUILDING PAD AND SITE PREPARATION, FOUNDATIONS, FLOORS, RETAINING WALLS, EXCAVATIONS, FILL PLACEMENT, UNSUITABLE SOIL EXCAVATION AND BACKFILL, GROUNDWATER MANAGEMENT, ASPHALT PAVEMENT, CONCRETE PAVEMENT AND QUALITY CONTROL TESTING SHALL COMPLY WITH THE REPORT OF GEOTECHNICAL INVESTIGATION FOR PROJECT NAME PREPARED BY COMPANY NAME DATED NOVEMBER 2, 2021.

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PREPARED FOR:

PDL Ventures
Jeremy Frost

7500 Fulton Street East
Ada, MI 49301

REVISIONS:

Title: Site Plan Review
Drawn: CM Checked: CM Date: 2026.02.05
Title: Site Plan Review - REV
Drawn: CM Checked: CM Date: 2026.03.13

THE FLATIRON

Details & Specifications

527 Ada Drive Southeast

PART OF THE NORTHWEST 1/4 OF SECTION 34, 7TN, R10W, VILLAGE OF ADA, KENT COUNTY, MICHIGAN

SEAL:

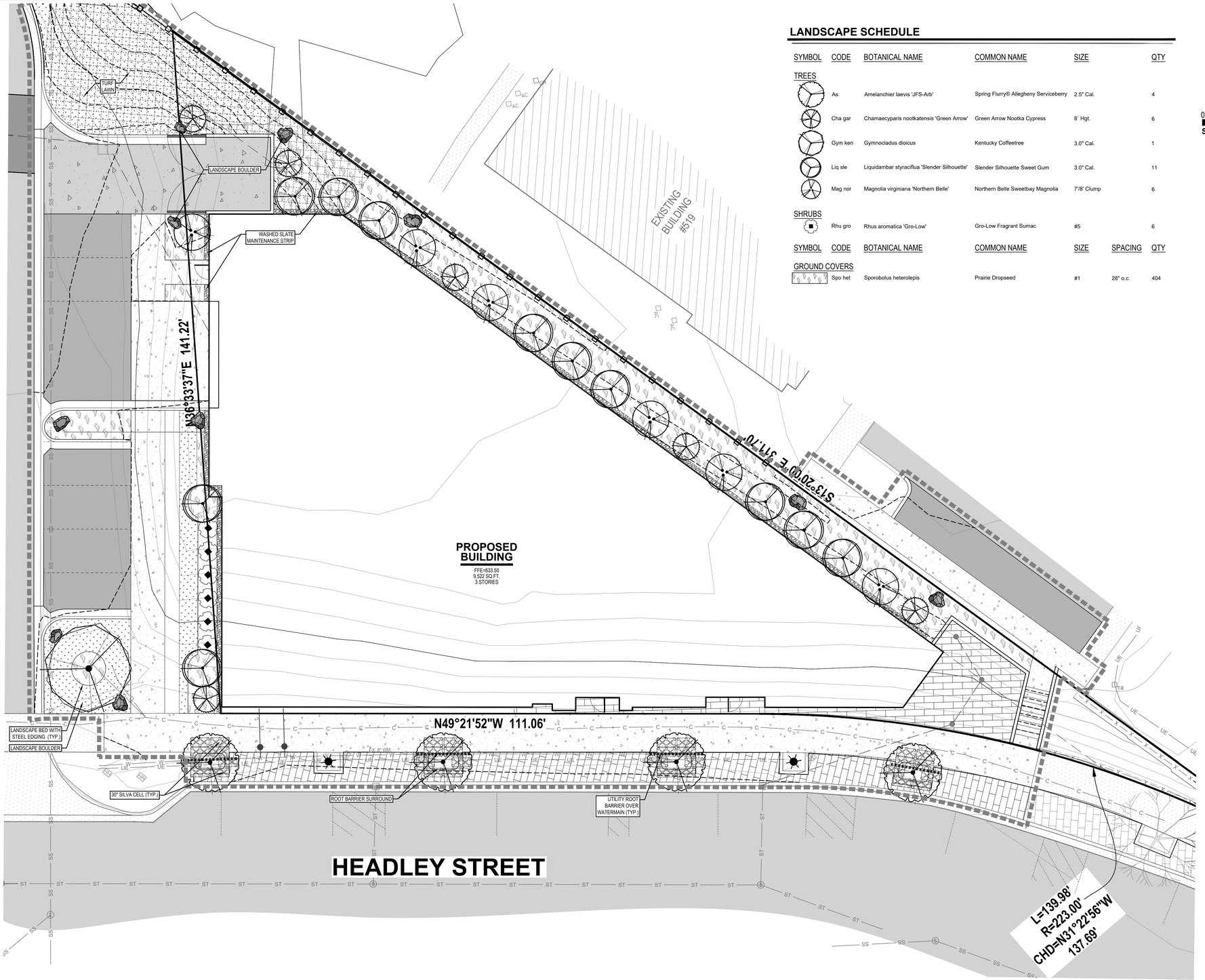
STATE OF MICHIGAN
CHRISTOPHER CASS MILLER
License No. 6201312703
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25401335

SHEET NO:
C-500

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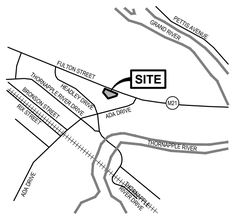


LANDSCAPE SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
TREES						
	As	Amelanchier laevis 'JFS-Arb'	Spring Flurry® Allegheny Serviceberry	2.5" Cal.		4
	Cha gar	Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress	8` Hgt.		6
	Gym ken	Gymnocladus dioicus	Kentucky Coffeetree	3.0" Cal.		1
	Liq sle	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	3.0" Cal.		11
	Mag nor	Magnolia virginiana 'Northern Belle'	Northern Belle Sweetbay Magnolia	7'/8' Clump		6
SHRUBS						
	Rhu gro	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5		6
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
GROUND COVERS						
	Spo het	Sporobolus heterolepis	Prairie Dropseed	#1	28" o.c.	404



SCALE: 1" = 20'



LOCATION MAP

NOT TO SCALE

LANDSCAPE NOTES

PLANTING NOTES:

1) ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APRROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
7) FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND TURF NOTES:

1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
3) ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
4) SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
5) TURF SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M.. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
6) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

IRRIGATION NOTES:

1) ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

LANDSCAPE CALCULATIONS

BUFFER ZONES: SEC.78-703	
A BUFFER ZONE SHALL BE REQUIRED ON THE SUBJECT LOT OR PARCEL ALONG THE BOUNDARY BETWEEN ADJOINING LANDS IN DIFFERENT ZONING DISTRICTS	
N.A.	PROPOSED: 13 TREES BETWEEN SITE AND 519 ADA DRIVE SE
BUFFER ZONE DEVELOPMENT STANDARDS: 78-704	
N.A.	
OFF-STREET PARKING AREA LANDSCAPE REQUIREMENTS: SEC 78-705	
OFF-STREET PARKING AREAS FOR ALL USES EXCEPT FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL CONTAINING 12 OR MORE PARKING SPACES SHALL BE PROVIDED WITH LANDSCAPING IN ACCORDANCE WITH THE FOLLOWING SCHEDULE	
N.A.	PROPOSED: 2 CANOPY TREES
GREENBELT REQUIREMENTS: SEC 78-706	
A LANDSCAPED GREENBELT SHALL BE PROVIDED ALONG AND WITHIN ANY LOT LINE WHICH ABUTS A PUBLIC RIGHT-OF-WAY IN THE R-4, PO, C-2, LI OR I ZONING DISTRICT	
N.A.	PROPOSED: 4 TREES ALONG HEADLEY STREET
GENERAL LANDSCAPE DEVELOPMENT REQUIREMENTS: SEC. 78-707	
PROPOSED LANDSCAPING IN CONFORMANCE WITH THIS ARTICLE SHALL BE DEPICTED ON A SEPARATE LANDSCAPE PLAN SHEET, PREPARED AT THE SAME SCALE AS THE SITE PLAN, UNLESS THIS REQUIREMENT IS WAIVED BY THE ZONING ADMINISTRATOR	
LANDSCAPE PLANS FOR SITES GREATER THAN ONE ACRE IN SIZE SHALL BE PREPARED BY A LANDSCAPE ARCHITECT, LICENSED IN THE STATE	
N.A.	

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Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:

PDL Ventures
Jeremy Frost

7500 Fulton Street East
Ada, MI 49301

REVISIONS:

Title: Site Plan Review		
Drawn: CM	Checked: CM	Date: 2026.02.05
Title: Site Plan Review - REV		
Drawn: CM	Checked: CM	Date: 2026.03.13

THE FLATIRON

LANDSCAPE PLAN

527 Ada Drive Southeast
PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W, VILLAGE OF ADA, KENT COUNTY, MICHIGAN

SEAL:

STATE OF MICHIGAN
EVAN D. GILL
LANDSCAPE ARCHITECT
No. 3901047135
LICENSED LANDSCAPE ARCHITECT

Evan Gill

PROJECT NO:
25401335

SHEET NO:
L-100

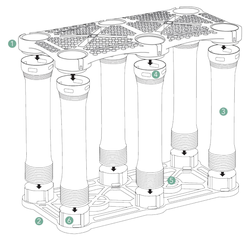
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SILVA CELL 2 TECHNICAL SHEET

DeepRoot's Silva Cell 2 supports traffic loads while providing uncompacted soil volumes for large tree growth and on-site stormwater management. The modular framework provides unlimited access to healthy soil — a critical component of tree growth in urban environments — allowing them to manage stormwater, reduce heat-island effect, and improve air quality.

Silva Cells can be used to create underground bioretention systems; they are easily sized to absorb stormwater on-site through soil storage, interception, and evapotranspiration. Trees and soil also offer many water quality benefits, including removal of dissolved nutrients, hydrocarbons, and total suspended solids (TSS).



1. **Deck**
   The top piece of the assembly. The deck is permeable, with wide openings that allow water to easily pass through to soil below. High fit tolerance; removable and reusable.
2. **Base**
   The bottom portion of the Silva Cell 2 assembly.
3. **Post**
   The posts transfer paving loads vertically downward to a compacted sub-base. They are available in two sizes - 1x and 2x - that snap together to form 3x, the tallest.
4. **Secure Connections**
   Different post sizes snap together to form different heights based on the needs of your site.
5. **Footpad**
   Footpad offers a safe and convenient way to walk through the system during installation.
6. **Base Cup**
   Posts snap into base cups with a quarter turn.

1x Stack



2x Stack



3x Stack



Loading: Supports vehicle loading equal to 32,000 lbs (14,500 kg) per axle, which allows use in areas that accommodate 3 - 4 axle vehicles such as those used for emergency, delivery, and maintenance. Generally meets AASHTO HS-20 (USA), CSA-S6, 87.5 and OBC 54KN (Canada), and BS EN 1991-1-1:2002 and BS EN 1991-1-2:2003 (UK) loading standards when used with standard paving profiles.

Utilities: 14" (355 mm) apertures easily accommodate new or existing utilities.

Stormwater in/out: Totally open interior allows for easy movement of water into and out of the system.

Installation: All parts snap or twist together; no additional pieces required.

Spacing: Up to 6" (152.4 mm) spacing delivers soil as efficiently as possible.

Structurally independent: Each stack stands alone; affected area of system easily isolated if utility (service) repairs are necessary.

MATERIAL SPECIFICATIONS & TESTING

Deck: fiberglass reinforced, chemically-coupled, impact modified polypropylene.

Post and base: homopolymer polypropylene.

Proof-load tested and FEA analysis completed at an independent facility. Contact us for a detailed engineering report.

BASE DIMENSIONS

Length: 48" (1219.2 mm)
Width: 24" (609.6 mm)

DECK DIMENSIONS

Length: 48" (1219.2 mm)
Width: 24" (609.6 mm)

SYSTEM HEIGHTS

1x: 16.7" (424 mm)
2x: 30.9" (784 mm)
3x: 43.0" (1092 mm)

SOIL CAPACITY

1x: approx. 15.27 ft³ (0.430 m³)
2x: approx. 28.21 ft³ (0.795 m³)
3x: approx. 39.28 ft³ (1.107 m³)

ASSEMBLED WEIGHTS

1x: 23.8 lbs (10.80 kg)
2x: 31 lbs (14.06 kg)
3x: 39.4 lbs (17.87 kg)

DeepRoot Green Infrastructure, LLC
Corporate Offices: 101 Montgomery Street, Suite 2850, San Francisco, CA 94104
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UB 18-2 TECH SHEET

This 18" high by 24" wide barrier is for linear, surround, and root pruning applications. It is suitable for use on sidewalks, paths, and patios, as well as other tree planting situations.

UB 18-2 | **SPECIFICATIONS + FEATURES**



USES

Redirect tree roots down and away from hardscapes.

MATERIALS

High-quality 75% reprocessed recycled injection molded co-polymer polypropylene. Manufactured in ISO 9001:2008 registered factories.

SIZES & PACKAGING

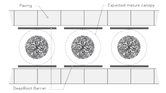
Each panel is 18" (46 cm) x 24" (61 cm)
26 Panels (52 linear feet / 16 m) per carton, 20 cartons per pallet, approximately 43 lbs. (19.5 kg) per carton

FEATURES

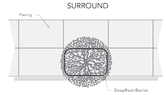
- 90° ribs redirect root growth down and away from hardscapes
- Instant assembly: panels slide together with a zipper joiner system
- Patented double top edge for strength, safety, appearance and root overgrowth protection
- Added UV inhibitors prevent breakdown from sun exposure
- Rounded edges for safety in handling
- Made in the USA

APPLICATIONS

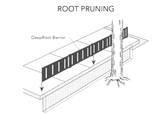
LINEAR



SURROUND



ROOT PRUNING



LINEAR

Provide maximum hardscape protection while utilizing all available rooting space for improved tree health by placing guides in a straight line directly along the hardscape to be protected.

SURROUND

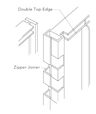
Protect hardscapes that surround a planting on all four sides. Plan to line the perimeter of the planting area with the panels—this provides the maximum available uncompacted soil volume for immediate root growth.

ROOT PRUNING

Root pruning can help save existing trees and prevent future damage to paving. Disruptive roots are cleanly cut and removed; linear Root Barrier is then installed. There are limitations to root pruning and an ISA Certified Arborist should be consulted.

HOW TO SPECIFY:

1. Determine linear, surround, root pruning or specialty application.
2. Pick appropriate barrier depth for application and site.
3. Calculate number of panels required.
4. For details on these or any other installation instructions, please refer to our Specification and Installation Manual, or visit www.deeproot.com.



ZIPPER JOINING SYSTEM

Each panel has a built-in zipper joiner along one edge, making assembly of the panels in the field quick and easy.

DOUBLE TOP EDGE

Patented double top edge adds strength, safety, and root overgrowth protection.

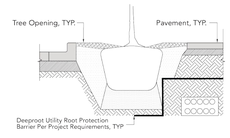
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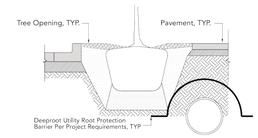
UTILITY PROTECTION BARRIERS

DeepRoot Utility Barriers provide durable protection for underground infrastructure and block invasive roots from existing or proposed underground utilities.

DUCT BANK APPLICATION



PIPE APPLICATION



DEEPROOT UTILITY BARRIER FEATURES:

- Cut to any measured length with a utility knife.
- Available in rolls for continuous placement up to 150 linear feet (45.7 m) without seams, and up to 1200 square feet (111.48m2) overall.
- Increased dimensions possible with vertical placement or horizontal overlap.
- Vertical or horizontal joining with sealant tape.

DEEPROOT UTILITY BARRIER MATERIALS:

- Nonwoven polypropylene 60 mil, coated double-side.

ADDITIONAL DEEPROOT BARRIER PRODUCTS & APPLICATIONS:

- DeepRoot manufactures additional geomembrane products for barrier applications, including invasive species, utilities, retaining walls, foundations, and other types of infrastructure.
- DeepRoot Tree Root Barrier: For guiding and redirecting tree roots down and away from hardscapes or specialty protection applications.
- DeepRoot Bamboo Barrier: For containment of invasive species such as bamboo.
- DeepRoot Moisture Barrier: For moisture control applications.

MATERIAL PROPERTIES	TEST AVERAGE RESULT
MD Break Strength (ASTM D638)	2291 psi
TD Break Strength (ASTM D638)	1404 psi
MD Break Elongation (ASTM D638)	31%
TD Break Elongation (ASTM D638)	28%
Puncture Strength (ASTM D4833)	174 lbs.
MD Tear Strength (ASTM D1004)	41 lbs.
TD Tear Strength (ASTM D1004)	34 lbs.

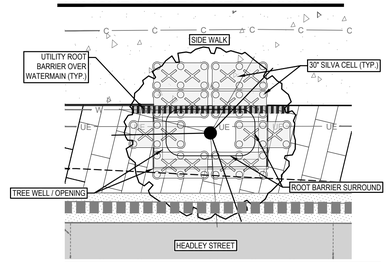
SPECIFICATIONS

PRODUCT CODE	WIDTH (FEET)	WIDTH (M)	LENGTH (FEET)	LENGTH (M)	MIL THICKNESS
UPB 6-150	6'	1.8M	150'	45.72M	60 MIL
UPB 8-150	8'	2.4M	150'	45.72M	60 MIL

DeepRoot Green Infrastructure, LLC
www.deeproot.com
info@deeproot.com
Updated: December 2025

deeproot

TYPICAL STREET TREE PLANTING



CONTRACTOR SHALL FURNISH AND INSTALL DEEPROOT OR SIMLAR TREE ROOT BARRIER AS SPECIFIED, IN LOCATIONS SHOWN ON THE PLANS, AND IN STRICT COMPLIANCE WITH MANUFACTURER'S CURRENT WRITTEN INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS

NEDERVELD
www.nederveld.com
800.222.1868

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:

PDL Ventures
Jeremy Frost

7500 Fulton Street East
Ada, MI 49301

REVISIONS:

Title: Site Plan Review
Drawn: CM Checked: CM Date: 2026.02.05
Title: Site Plan Review - REV
Drawn: CM Checked: CM Date: 2026.03.13

2 STRAND TWISTED 12 GAUGE GALVANIZED WIRE ENCASED IN 1" DIA. RUBBER HOSE (RUBBER HOSE AT BARK - TYP.) WIRE SHALL HAVE SOME SLACK IN IT TO ALLOW THE TRUNK TO SWAY SLIGHTLY, WHILE KEEPING THE ROOT SYSTEM STABILIZED. WHITE FLAG EACH GUY WIRE TO INCREASE VISIBILITY.

(3) 2 INCH X 2 INCH HARDWOOD STAKES DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING NECESSARY, STAKE ABOVE FIRST BRANCHES FOR FIRM SUPPORT

FORM SAUCER OUT OF PREPARED SOIL (6 INCH MIN.)- TAMPED

GOOD NATIVE SOIL OR TOPSOIL; (FREE FROM CLODS, ROCKS, STICKS, ETC.) PLACE SOIL IN 6 INCH LIFTS; LIGHTLY TAMP AND WATER AFTER EACH LIFT TO REMOVE AIR POCKETS

PLACE ROOTBALL ON UNDISTURBED PEDESTAL TO PREVENT SETTLING. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE .

SPREAD

HEIGHT

IMPORTANT:
FOR MULTI-STEMMED TREE PLANTING, TIE ALL MAJOR STEMS/BRANCHES TOGETHER WITH WIRE (USE RUBBER HOSE TO PROTECT EACH STEM/BRANCH FROM THE WIRE).

KEEP MULCH AWAY FROM ROOT COLLAR

3" SHREDDED HARDWOOD MULCH

ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP; CONTAINERS AND NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED

TREE PITS SHALL BE A MINIMUM OF 2 TIMES THE DIAMETER OF THE TREE BALL/CONTAINER, WITH THREE TO FOUR TIMES THE DIAMETER RECOMMENDED.

TYPICAL TREE PLANTING DETAIL

N.T.S.

2 STRAND TWISTED 12 GAUGE GALVANIZED WIRE ENCASED IN 1" DIA. RUBBER HOSE (RUBBER HOSE AT BARK - TYP.) WIRE SHALL HAVE SOME SLACK IN IT TO ALLOW THE TRUNK TO SWAY SLIGHTLY, WHILE KEEPING THE ROOT SYSTEM STABILIZED. WHITE FLAG EACH GUY WIRE TO INCREASE VISIBILITY.

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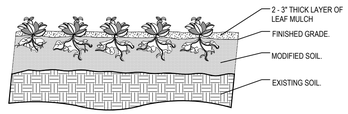
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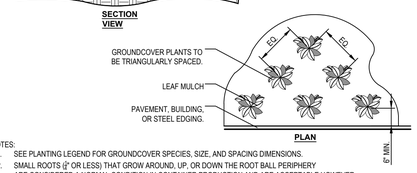
TREE PITS SHALL BE A MINIMUM OF 2 TIMES THE DIAMETER OF THE TREE BALL/CONTAINER, WITH THREE TO FOUR TIMES THE DIAMETER RECOMMENDED.

TYPICAL EVERGREEN TREE PLANTING DETAIL

N.T.S.



SECTION VIEW

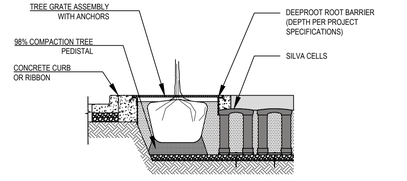


PLAN

NOTES:
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSIONS.
2. SMALL ROOTS (2" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING (SEE ROOT BALL SHAVING CONTAINER DETAIL.)
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

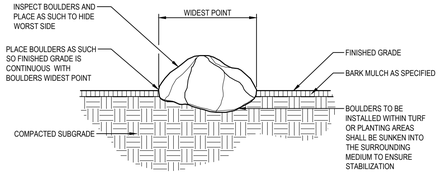
GROUNDCOVER PLANTING DETAIL

N.T.S.



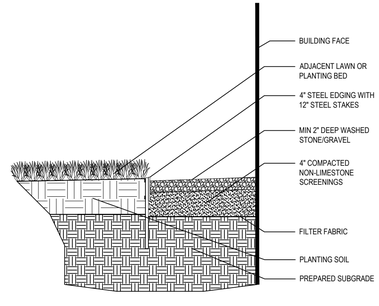
TREE GRATE W/ SILVA CELL

N.T.S.



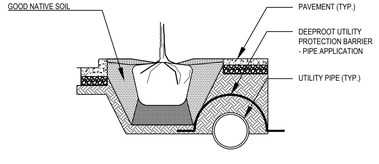
TYPICAL BOULDER INSTALLATION DETAIL

N.T.S.



STONE/GRAVEL MAINTENANCE STRIP

N.T.S.



ROOT PROTECTION BARRIER - PIPE APPLICATION

N.T.S.

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

NOTE:
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THE FLATIRON

Landscape Plan - Details

527 Ada Drive Southeast
PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W, VILLAGE OF ADA, KENT COUNTY, MICHIGAN

SEAL:

STATE OF MICHIGAN
EVAN D. GILL
LANDSCAPE ARCHITECT
No. 3901047135
LICENSED LANDSCAPE ARCHITECT

PROJECT NO:
25401335

SHEET NO:
L-101

25401335-CP2.dwg CM 3/11/2026 10:29

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STORMWATER MANAGEMENT CALCULATIONS

for

The Flatiron
527 Ada Drive SE
Ada, MI

Revised March 10, 2026

Prepared By:

NEDERVELD

217 Cesar E Chavez Ave. SW, Suite 302
Grand Rapids, MI 49503
P. 616.575.5190
F. 616.575.6644

TABLE OF CONTENTS

Narrative Summary

Stormwater Management Calculations
- Existing and Proposed Impervious Comparison
- Stormwater Quality Unit Calculations

Storm Sewer Design
- Pipe Network Design

Attachment A – Proposed Drainage Map

NARRATIVE SUMMARY

The proposed project is located at 527 Ada Drive. The site currently features an asphalt parking lot servicing a neighboring property.

The proposed project will include the construction of a 9,600 square foot building, six surface parking spaces, and an outdoor patio. There will also be a drive ramp connecting to indoor parking on the main floor of the building. The proposed construction will result in a net increase of 6,626 square feet of impervious surface. Regional detention for this area of the Village of Ada is provided, and no on-site detention is required. The proposed outdoor parking area will drain to an existing catch basin located on the neighboring library property. A stormwater quality unit will be installed to treat the building roof area, and connect to the existing storm sewer on the library property. The proposed patio area will connect to the existing storm sewer in Headley Street, with water quality treatment provided with catch basin sumps.

Stormwater Management Calculations

Nederveld Inc.

Project:	The Flatiron
Project #:	25401335
Date:	03/10/2026

Existing and Proposed Impervious Areas

Impervious Area	Existing (sf)	Proposed (sf)	Net Change
Pavement	6,320	2,671	(3,649)
Buildings		9,593	9,593
Sidewalk	372	1,054	682
Total	6,692	13,318	**6,626**

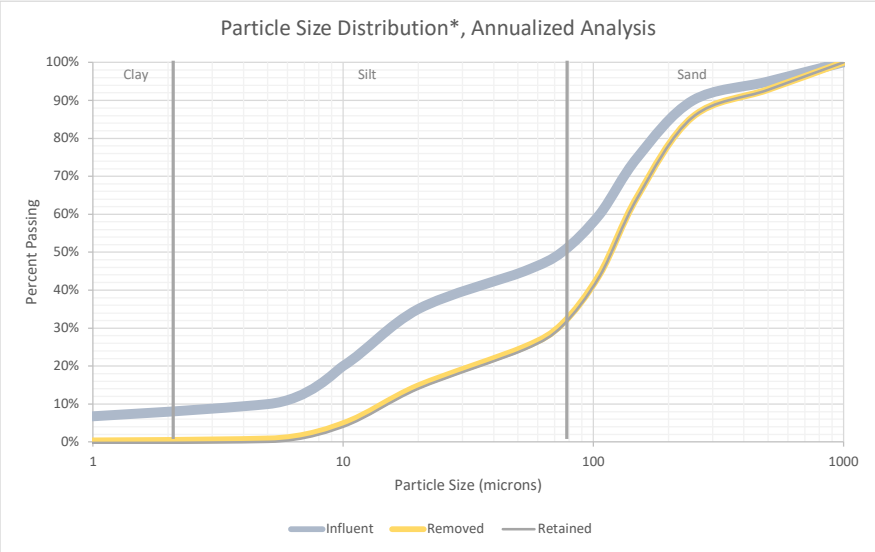
Project:	The Flatiron
Location:	Ada, MI
Structure ID:	100A
Date:	2/5/2026

TREATMENT STRUCTURE SIZING CALCULATOR - VERSION 2.8

User Input:

Variable		Value	Units
Structure	Device[1]	Preserver, w/Skimmer	n/a
	Diameter	4	ft
	Sump Depth	2	ft
	Inlet Diameter	12	in
	Outlet Diameter	12	in
Hydrology	Location[2]	MI, Grand Rapids	n/a
	Drainage Area	0.26	acres
	Percent Impervious	85.0%	%
	Time of Concentration	10.0	minutes
	Pervious CN Value[3]	61	unitless
	System Bypass?	Yes	n/a
	Max. Treatment Flow	1.5	cfs
	Water Temperature	68	°F
Pollutant Load	Particle Size Dist.[4]	NJDEP	n/a
	Runoff Concentration	1000	mg/l
	Specific Gravity	2.00	unitless

1) Refer to the "Devices" tab for device specifics (e.g. design and maintenance recommendations, etc.).
2) "Custom" rainfall data can be selected from the drop down list and entered below.
3) "Pervious CN Value" should include impervious areas not directly connected to the drainage system.
4) "Custom" Particle Size Distributions can be selected from the drop down list and entered below.



*This graph is accurate for particle size distributions only, not singular particle sizes.

Outputs:

Annualized Pollutant Removal	Runoff Load (lbs.)	Bypassed Load (lbs.)	Load Removed, Excluding Scour (lbs.)	Removal Efficiency, Excluding Scour (%)	Scour Load (lbs.)	Load Removed, Including Scour (lbs.)	Removal Efficiency, Including Scour (%)	Pollutant Storage Depth (in)	Recommended Angle Between Pipes	Minimum Angle Between Pipes
	1,366	0	954	69.9%	8	**946**	**69.3%**	7.2	Future Version	

Device-Specific Design Assumptions → (See "Devices" tab for details)	Pipe Invert Elevations	Max. Pollutant Depth

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Nederveld Inc.

Project:	The Flatiron
Project #:	25401335
Date:	3/10/2026

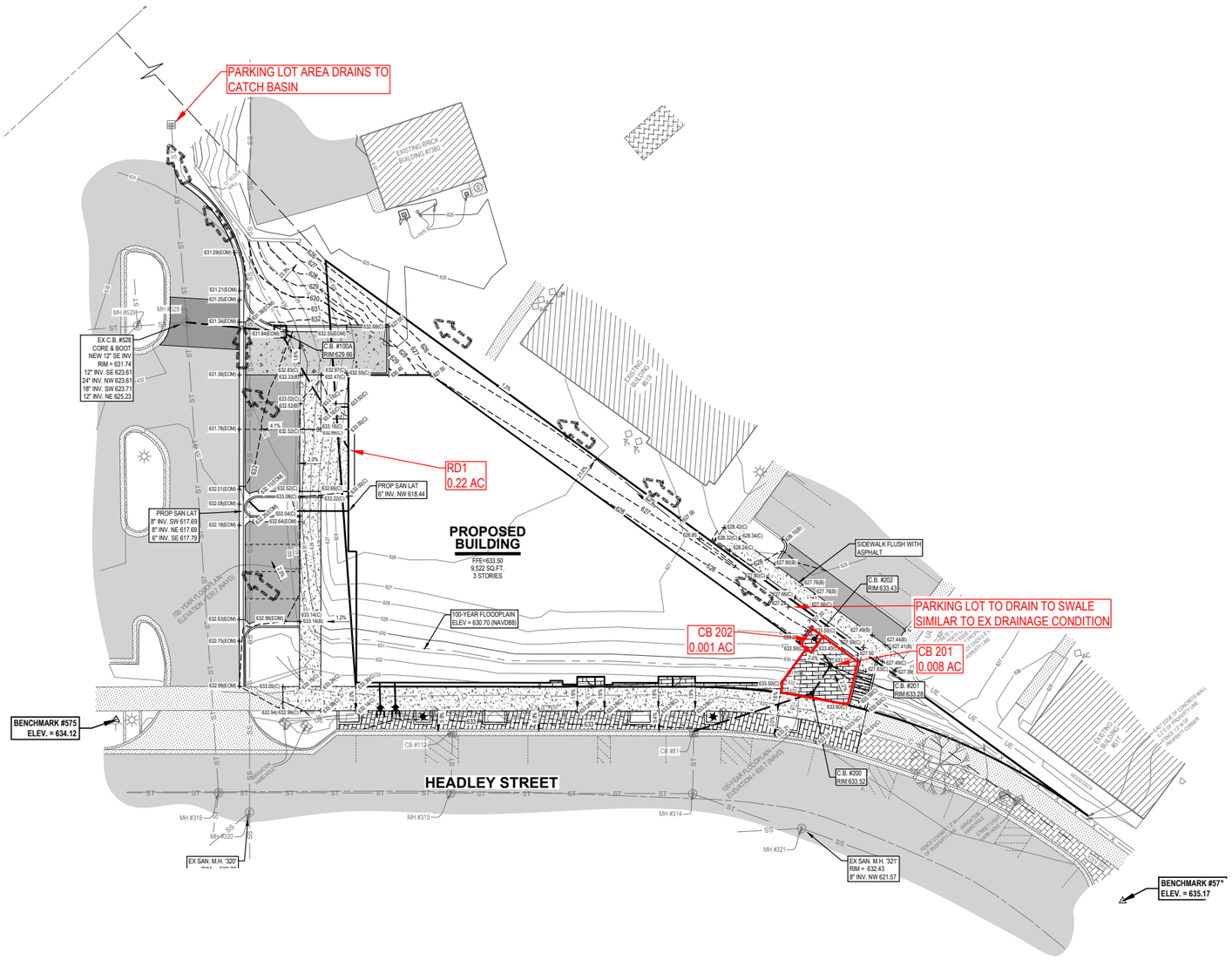
=Existing Pipe/Structure

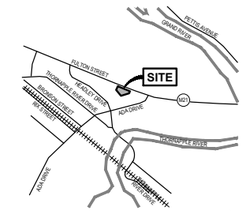
Storm Sewer Design: 100 Year Storm

MODEL OF DEVELOPED AREAS

From	To	C	Factored C, overall area	Time (min)	Time Inc. (min)	Area Increment	Total Area (acres)	I (in/hr)	Q (cfs)	L (ft)	Pipe Size (in)	Type of Pipe	Full Flow Capacity (cfs)	Full Flow HGL (%)	Actual Pipe Grade (%)	Full Flow Velocity (ft/s)	Head loss in structures (ft)	Head loss in pipe (ft)	Crown of pipe elev. (ft)	Invert Elevation upstream (ft)	Invert Elevation Downstream (ft)	Rim Elevation (Upstream)
202	201	0.90	0.90	10.0	30.91	0.001	0.001	7.32	0.00	10	12	P	3.86	0.00	1.00	0.01	0.50	0.00	629.52	628.52	628.42	633.43
201	200	0.90	0.90	40.9	4.96	0.008	0.009	3.72	0.03	11	12	P	3.86	0.00	1.00	0.04	0.50	0.00	629.42	628.42	628.31	633.28
200	81	0.82	0.90	45.9	19.72	0.000	0.009	3.49	0.03	41	12	P	3.86	0.00	1.00	0.03	0.50	0.00	629.31	628.31	627.90	633.52
81	314	0.82	0.82	65.6	0.59	0.193	0.202	2.80	0.47	21	12	C	2.52	0.02	0.50	0.59	0.50	0.00	628.90	627.90	627.79	632.44
314	315	0.82	0.82	66.2	1.15	0.193	0.395	2.80	0.91	80	12	C	2.87	0.07	0.65	1.16	0.50	0.05	628.68	627.68	627.16	632.40
112	315	0.82	0.82	10.0	1.15	0.038	0.038	7.32	0.23	20	12	C	4.71	0.00	1.75	0.29	0.50	0.00	629.27	628.27	627.92	632.36
315	319	0.82	0.82	67.3	1.01	0.000	0.433	2.80	1.00	77	12	C	2.96	0.08	0.69	1.27	0.50	0.06	628.13	627.13	626.60	632.74
319	528	0.82	0.82	68.3	0.39	4.640	5.073	2.80	11.66	156	18	C	14.01	1.23	1.78	6.60	0.50	1.92	627.99	626.49	623.71	632.82
RD1	100A	0.90	0.90	10.0	0.41	0.220	0.220	7.32	1.45	45	12	P	3.86	0.14	1.00	1.85	0.50	0.06	628.50	627.50	627.05	633.50
100A	528	0.82	0.90	10.4	0.28	0.000	0.220	7.19	1.43	31	12	P	3.86	0.14	1.00	1.82	0.50	0.04	624.92	623.92	623.61	631.84
528	529	0.82	0.82	68.7	0.07	0.000	5.294	2.80	12.22	16	24	P	2.45	0.25	0.01	3.89	0.50	0.04	625.61	623.61	623.61	631.74

Attachment A – Proposed Drainage Map





LOCATION MAP
NOT TO SCALE

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

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV.
- 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 BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- SPILL CURB
- FLOW DIRECTION
- EMERGENCY OVERFLOW STORMWATER FLOW ROUTE
- PROP. LIMITS OF GRADING
- SILT FENCE

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730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:
PDL Ventures
Jeremy Frost

7500 Fulton Street East
Ada, MI 49301

REVISIONS:
Title: Site Plan Review
Drawn: CM Checked: CM Date: 2026.02.05

THE FLATIRON

Proposed Drainage Areas

527 Ada Drive Southeast

PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N, R10W, VILLAGE OF ADA, KENT COUNTY, MICHIGAN

SEAL:
STATE OF MICHIGAN
CHRISTOPHER CASS MILLER
License No. 6201312703
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25401335

SHEET NO:
C-900

25401335-CPP.dwg CM 3/19/2026 16:15

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MEMORANDUM

Date: 04.07.26

TO: Ada Township Planning Commission
FROM: Department of Planning
RE: **February 19, 2026 - PVM District Development Plan – Building Expansion – 7437 River Street (Zeytin) – 1411 Robinson LLC/Ufuk Turan (applicant and owner)**

Request Overview

Building and Site

The applicant proposes to expand the existing mixed-use building at the above-referenced address with addition of a third floor office area along with expansions of the first floor (Zeytin Restaurant) and second floor (office space). The proposed expansions are detailed as follows:

- Third floor office with 5,656 sq. ft.;
- Second floor rooftop deck with 557 sq. ft.; and
- 580 sq. ft. dining room addition (with glass wall system with seasonal wall opening).

The overall footprint of the building would only change slightly, due to the proposed expansions.

The subject property is within the PVM (Planned Village Mixed-Use) Overlay District, with an underlying zoning of C-1 Village Business District. The property lies within the Village Center Transect Zone of the PVM Overlay District. The existing and proposed uses are permitted, as is the building type, which is classified as a Village Blockfront Lot.

Analysis

Parking

No additional parking is proposed with this request, as the area immediately around the building, as well as all of the environs within this portion of the Ada "downtown" (or "village") area, are essentially fully occupied with existing developments and Legacy Park.

Sec. 78-478 (PVM Off-street parking) allows for a reduction of 60% in the required parking for commercial uses in the Village Center area. This would equate to approximately 11 stalls being required for the proposed expansion, in lieu of the 27 that would otherwise be required absent the PVM reductions. This reduction is allowed because of the shared public parking facilities, use mix, and public pedestrian facilities existent in the Downtown area. However, the applicant's request would constitute a much larger reduction to the already-reduced (by 60%) amount as allowed in the Zoning Ordinance, as no parking would be added.

In order to assist in evaluating the parking topic associated of this particular request, Township Staff reviewed the Parking Plan recently completed by the consulting firm Fishbeck. Fishbeck's Report notes that an appropriate balance exists when parking occupancy levels are less than 80%. The following comments address the Parking Report and other related parking issues as they pertain to this request:

- With conventional office and restaurant usage periods, it is appropriate to consider prime parking demand to be during weekdays and evenings.

- While the Parking Plan indicates a current appropriate balance of parking supply in the overall downtown area, that balance is threatened when an expansion is proposed that will result in additional parking demand, without a corresponding supply being added.

- Parking occupancy that regularly exceeds 80-85% results in difficulties – real and perceived – of over-occupancy and no parking availability for workers, diners, and visitors.

- The Report includes times when parking occupancy in the areas immediately around the subject site is in the 81 – 100%. Lower occupancy levels are typically observed on weekends and mornings.

- A new office employer, Ludus, now occupies the upper floors of the adjacent building at 7471 River Street, resulting in higher parking demand in the immediate area around the subject property. This business, with what appears to be higher parking demand, began operations at this location after completion of the Parking Report.

Sec. 78-788 (a)(4) of the Zoning Ordinance allows the Commission to grant "minor" variances to requirements "if documentation is provided to the planning commission that the requirements of this article would result in an excessive number of unneeded spaces", and Sec. 78-790 allows for consideration of a reduced parking amount when "evidence is submitted that the aggregate minimum is unreasonably high" based on various factors. However, the applicant has not provided documentation or evidence justifying an exception to the requirements, which is especially critical given the already reduced amount of 40% allowed in the PVM Overlay District, which essentially is a "doubling up" of the credit provided for parking in the area.

The following additional points are offered:

- Driver behavior will dictate where vehicles will park, more so than any other factor.

- As noted with a previous request, approval of significant parking reductions would set a very poor precedent for future requests. Future applications could be expected with parking reductions (regardless of amount) below the already-reduced factor as provided for in the Zoning Ordinance.

- Ultimately, while the parking is generally privately-owned in this area (with easements for access and public parking), the burden for parking demand exceeding supply will end up being the responsibility of the Township.

Building and Zoning Review
The applicant has indicated that the building expansion, as proposed, will meet applicable requirements of the Zoning Ordinance for a Village Blockfront Lot.

Stormwater and Utilities
Due to the existing footprint and impervious surfaces associated with this site, additional stormwater management is not anticipated to be required.

Water and sanitary sewer services already exist within the building.

Lighting
The applicant has indicated that gooseneck and "decorative" (not yet determined) light fixtures are to be used for this project. Sec. 78-479 (PVM Architectural standards) requires that on-site lighting be directed downward.

Recommendation

While the applicant's proposal illustrates the dynamic growth that the Ada Downtown area has experienced, at this time Staff cannot recommend approval of the request at this time due to the noted concerns regarding parking demand and supply. The equilibrium that is currently present regarding parking is a delicate balance that must be carefully considered any time expansions are proposed.

As such, Staff recommends to the Planning Commission that this application be tabled, and that the applicant be directed to undertake additional efforts and identify potential solutions to address the parking issues, prior to any further consideration by the Planning Commission. One possible option may be to reduce the project size and scope, such as by eliminating the proposed additional third floor. (It does not appear that there are viable options available nearby for securing a parking easement.)

TOWNSHIP

RECEIVED
FEB 17 2026
PLANNING & ZONING
ADA TOWNSHIP

SITE PLAN REVIEW APPLICATION

Applicant: DIXON ARCHITECTURE Telephone No: 616-682-4570

Contact Name: KEN DIXON Email: Ken@dixonarch.com

Mailing Address: 523 ADA DR SE, STE 400 PO BOX 404 ADA, MI 49301

Property Owner: 1411 ROBINSON LLC Telephone No:
(If different than applicant) UFUK TURAN 616-581-6868

Mailing Address: 7437 RIVER ST SE ADA, MI 49301

Permanent Parcel No.(s) of subject property: Zoning District:
41 15-34-128-004, 41 ___-___-___-___
41 ___-___-___-___, 41 ___-___-___-___ C-1/PUD, PVM

Address of subject property: 7437 RIVER ST SE

Name of Project: ZEYTIN'S - 3rd STORY ADDITION

Type of Project:

- ☑ PVM District Development Plan
- ☐ Retail, Office, Industrial or other Non-Residential Development
- ☐ Open Space Preservation Development, Preliminary Plan
- ☐ Parking Area, 10 or fewer spaces (*Administrative/Staff review)
- ☐ Accessory Building in Front Yard
- ☐ Site Condominium (fee $25 per unit +site plan fee)
- ☐ Open Space Preservation Devel. Final Plan
- ☐ Parking area, 11 or more spaces (*Planning Commission Review)
- ☐ Other

Summary project description:
3rd STORY ADDITION, EXPANSION TO GROUND FLOOR DINING ROOM

This application must be accompanied by the following:
(1) All items called for by Article XXII of the Zoning Regulations or, for PVM District plan, all items required by Article XX-A.

The undersigned hereby grants permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Signature of Applicant: Ken Dixon Date: 2/17/26

Signature of Owner, if different than applicant: Turan Date: 2.13.26
or attach letter of consent, signed by owner.

***APPLICATION FEE: Planning Commission Review $500.00 - Administrative/Staff Review $250.00**

Note: Electronic file/pdf is required on all applications (submit via email).

TO BE COMPLETED BY ADA TOWNSHIP PLANNING DEPARTMENT

Application received: 2-17-2026 (mm/dd/yy) by: eb

*Application fee of $ 500.00 received 3/11/26 (mm/dd/yy) by EB Check # 3545 Receipt # 401885

Escrow deposit of $ 1000.00 received 3/11/26 (mm/dd/yy) by EB Check # 3544 Receipt # 401885

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PO Box 404 Ada, MI 49301
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www.dixonarch.com

February 13, 2026

Mr. John Said, Director of Planning
Mr. Brent Bajdek, Zoning Administrator
Ada Township
7330 Thornapple River Dr. - PO Box 370 Ada, MI 49301

Project: Zeytin's Third−Story Addition and First−Floor Expansion
Address: 7437 River Street, Ada, Michigan 49301
Zoning: C−1 Village Business District / PUD with PVM District Overlay
Applicant: Dixon Architecture (on behalf of U. Turan, property owner)

Dear Mr. Said and Mr. Bajdek:

This project narrative is being provided as part of a Site Plan Review application, and is accompanied by architectural drawings illustrating the scope and intent of a proposed third-story addition and covered balcony additions to the building at 7437 River Street.

1. Project Overview
This application proposes architectural and functional improvements to the existing mixed−use commercial building. The project includes:

- 580 sq ft first−floor enclosed dining addition with an operable glass wall system opening to the sidewalk.
- 557 sq ft second−floor rooftop deck directly above the new dining area.
- 5,656 sq ft third−floor office addition, matching the existing second−floor layout and exterior character.
- 557 sq ft third−floor rooftop deck directly above the second floor rooftop deck area.

The project supports the goals of the C−1/PUD Village Business District and the PVM Overlay, which encourage walkable, mixed−use, pedestrian−oriented development in the Ada Village core.

2. Zoning Classification and Use Compliance
C−1 Village Business District
The C−1 district permits a mix of commercial, office, and restaurant uses intended to reinforce the walkable village environment. The proposed uses are all permitted:

- Restaurant expansion – permitted
- Outdoor dining / rooftop deck – permitted accessory use
- Office expansion – permitted

PUD Designation
The property lies within a Planned Unit Development, which allows coordinated development flexibility while maintaining consistency with the Village design framework.

PVM District – Planned Village Mixed−Use Overlay
The PVM Overlay applies additional design, pedestrian−orientation, and mixed−use requirements. The project complies with the PVM intent by:

- Enhancing street−level activation through operable storefront glazing
- Increasing upper−story office density within the Village core
- Maintaining architectural continuity with surrounding buildings
- Supporting compact, walkable, mixed−use development patterns

No variances are requested.

3. Proposed Additions
First−floor expansion:

- 580 sq ft of enclosed dining space
- A large operable glass wall system opening to the River Street sidewalk
- Materials and detailing consistent with the existing building and PVM design standards
- No changes to existing vehicular access or circulation

This addition strengthens the pedestrian experience and aligns with the PVM Overlay's emphasis on active street edges.

Second−floor deck:

- Provides 580 sq ft of outdoor space for office tenants
- Includes guardrails and screening consistent with the architectural elevations
- Does not increase building height or enclosed floor area
- Supports the PVM goal of integrating outdoor spaces into upper−story uses

Third−floor addition:

- Replicates the existing second−floor office layout
- Adds 5,656 sq ft of office space
- Maintains existing architectural vocabulary: brick veneer, stucco details, and parapet lines
- Remains within the height allowances of the C−1/PVM districts

This addition increases employment density in the Village core, consistent with PVM objectives.

Roof-top systems:
Existing roof systems and screening would be relocated, essentially in the same arrangement as the current conditions. Additional systems would support the new third floor office.

4. Parking Requirements and Compliance
Under C−1 Village Business District and PVM Overlay provisions, parking requirements differ from conventional suburban standards. Key points:

- The PVM District encourages shared parking, public parking utilization, and reduced on−site parking requirements due to the walkable Village environment.
- The C−1 district allows parking to be satisfied through public lots, on−street parking, and shared arrangements, consistent with past approvals in Ada Village.

Office Parking Requirement
Per Ada Township parking standards for office uses:
- 1 space per 300 sq ft of office floor area
- New office area: 5,656 sq ft / 300 = 19 spaces

Restaurant Expansion Parking
The 580 sq ft dining expansion is modest and does not significantly alter peak parking demand. The PVM Overlay explicitly supports reduced reliance on on−site parking due to:
- Proximity to public parking lots
- High pedestrian activity
- Shared parking patterns within the Village core

4. Utilities, Stormwater, and Site Improvements
- The project connects to existing water, sanitary, and storm systems.
- No modifications to public streets or sidewalks are proposed.
- Mechanical equipment will be screened per C−1 and PVM requirements.

5. Architectural Character and Materials
The project maintains the established architectural character of the building and surrounding Village context. Materials include:
- Full−bed brick veneer
- Stucco pilasters and banding
- Precast trim
- Matching storefront systems
- Consistent parapet height and detailing

All materials are identified on the elevation sheets and will be verified prior to installation.

6. Conclusion
The proposed improvements at 7437 River Street are fully consistent with the C−1/PUD Village Business District and the PVM Planned Village Mixed−Use Overlay. The project enhances the pedestrian environment, expands mixed−use activity, and reinforces the architectural character of Ada Village.

Thank you for your time with this matter. We are excited to present this project to the Planning Commission during the March meeting.

Sincerely,



Ken Dixon, Architect
Dixon Architecture



1. Overall Site
SCALE: NONE

N

PROPERTY DESCRIPTION:

PPN#: 41-15-34-128-004
ADDRESS: 7437 RIVER STREET SE
OWNER: 1411 ROBINSON LLC

EXISTING 2-STORY MIXED-USE BUILDING

PROJECT DESCRIPTION:
3RD STORY ADDITION, GROUND FLOOR DINING ROOM EXPANSION

ZONING: C-1/PUD VILLAGE BUSINESS DISTRICT, PVM OVERLAY DISTRICT

EXISTING CONDITIONS
Existing Use:
Restaurant (1st Floor)
Office (2nd Floor)

Existing Stories:
Two

Existing Utilities:
Public water, sanitary sewer, stormwater

PROPOSED IMPROVEMENTS
1st Floor Addition:
580 sq ft enclosed dining
Operable glass wall to sidewalk

2nd Floor Deck:
580 sq ft outdoor rooftop deck

3rd Floor Addition:
5,656 sq ft office
Matches existing 2nd-floor plan/elevations

Building Height:
Within C-1/PVM limits

OCCUPANCY & PARKING
Office Occupancy:
5,656 sq ft @ 1/150 sq ft = 38 occupants

Parking Requirement (Office):
1/300 sq ft = 19 spaces

Parking Strategy:
On-site + shared public parking per PVM standards

Restaurant Expansion:
580 sq ft additional dining
Minimal incremental parking demand

UTILITIES & SITE WORK
- •Connect to existing water & sewer
- •Stormwater per Kent County standards
- •No ROW or sidewalk modifications
- •Mechanical equipment screened per ordinance

ARCHITECTURE & MATERIALS
- •Brick veneer
- •Stucco pilasters & banding
- •Precast trim
- •Aluminum storefront systems
- •Third-floor façade matches existing building

COMPLIANCE
- •Permitted uses in C-1/PUD
- •Meets PVM mixed-use & pedestrian-oriented intent
- •No variances requested

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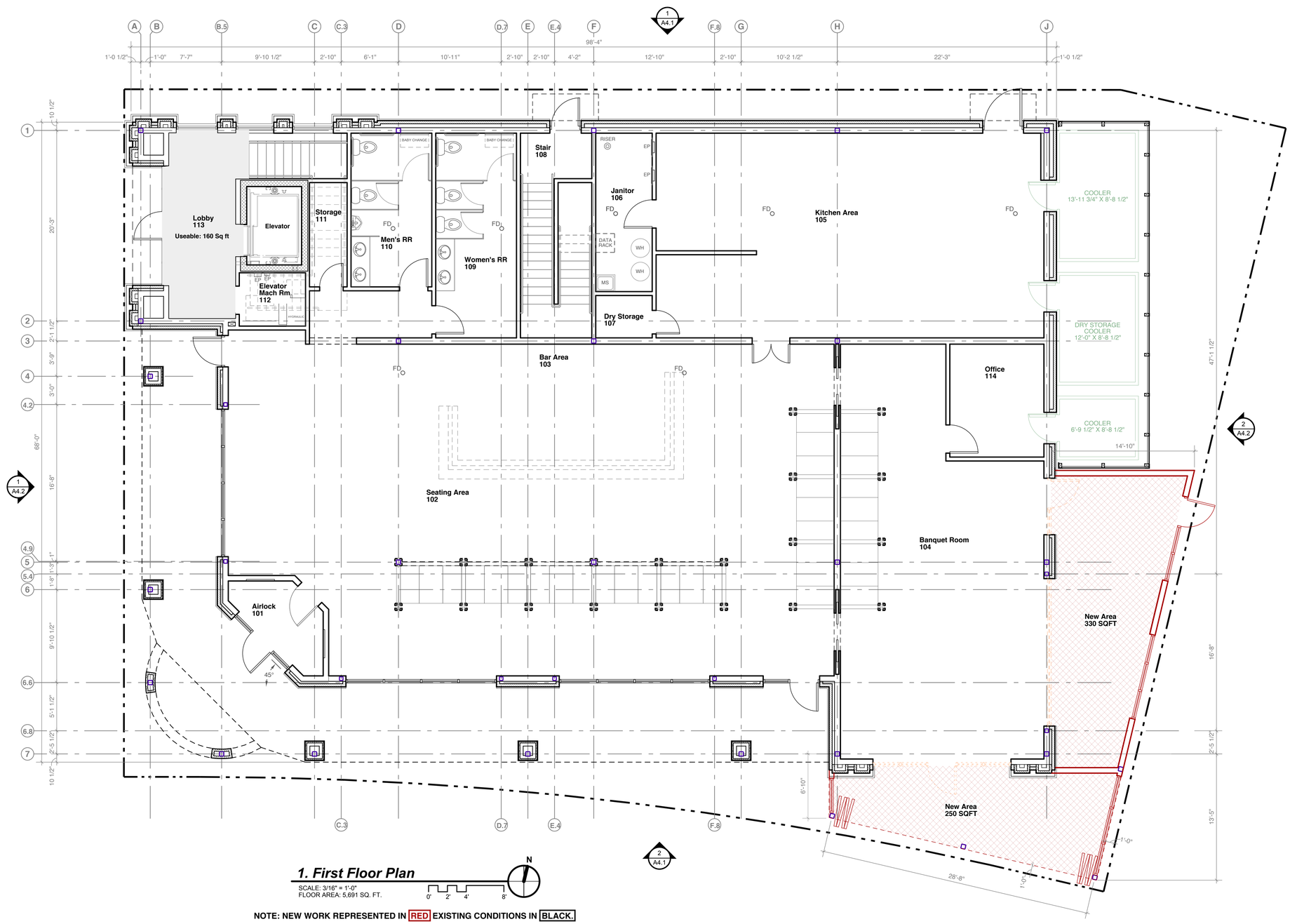
B4 - Zeytin's Turkish Restaurant
Third Floor Addition
7437 River Street
Ada, Michigan 49301
Project Information

Revisions:
SPR: 02/13/2026

Project No: 215105H
Issue Date: 02/13/26
Reviewer: KCD
Drawn By: DBC

A1.0

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1. First Floor Plan

SCALE: 3/16" = 1'-0"
FLOOR AREA: 5,691 SQ. FT.

0' 2' 4' 8'

NOTE: NEW WORK REPRESENTED IN RED EXISTING CONDITIONS IN BLACK.

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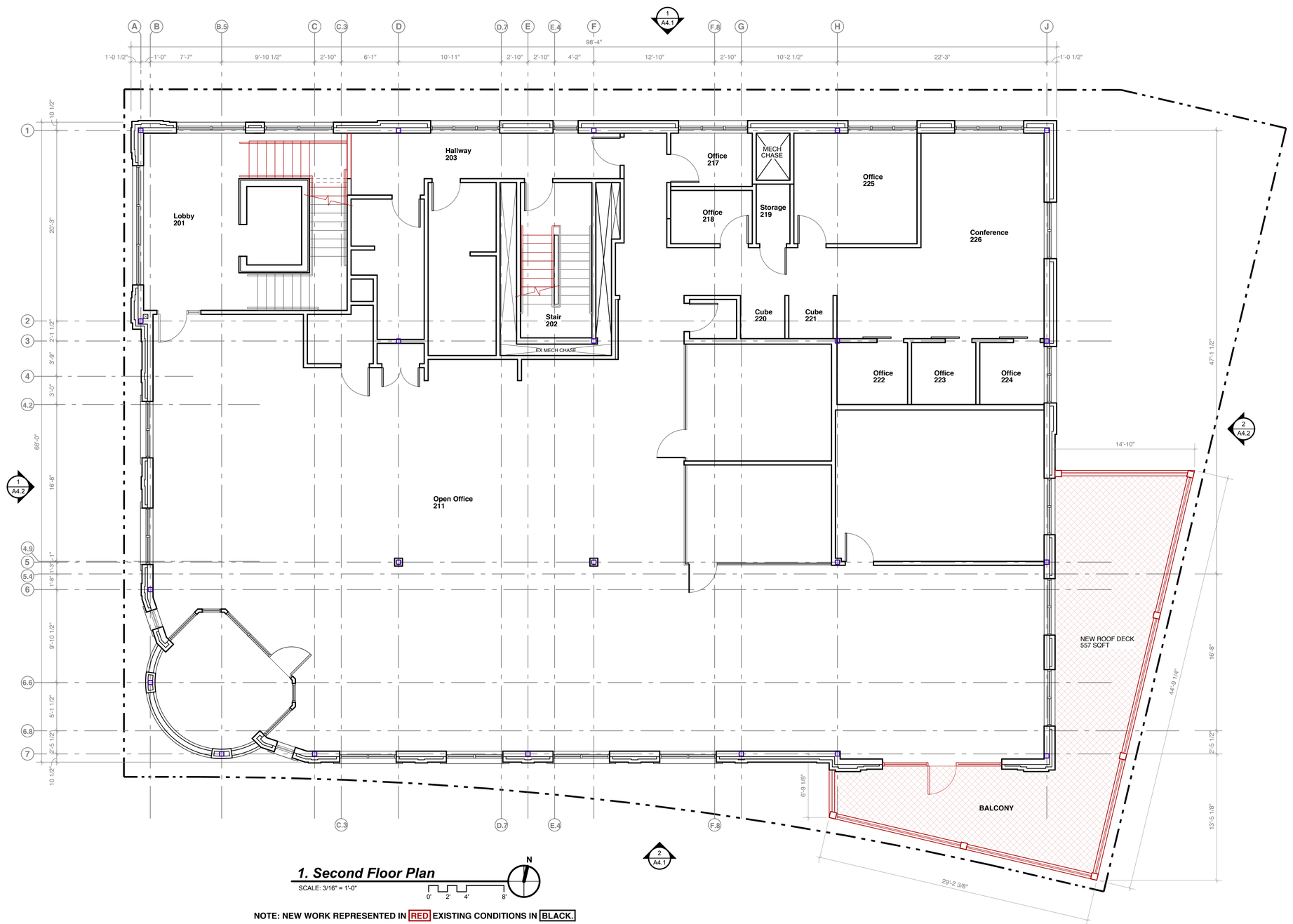
First Floor Plan

Revisions:
SPR: 02/13/2026

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Reviewer: KCD
Drawn By: TMC

A2.1

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1. Second Floor Plan

SCALE: 3/16" = 1'-0"

0' 2' 4' 8'

N

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Second Floor Plan

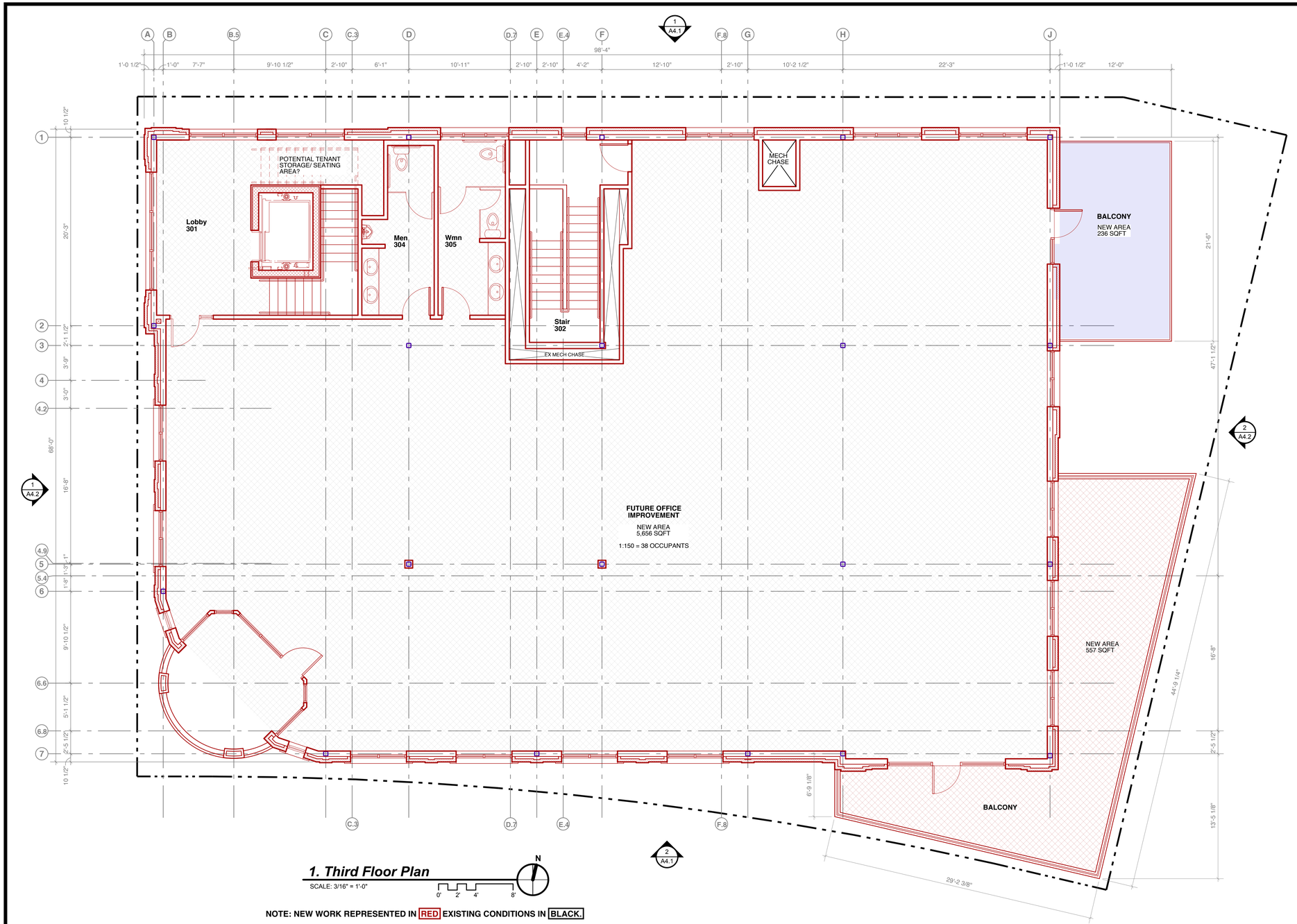
Revisions:

SPR:	02/13/2026

Project No: 215105H
Issue Date: 02/13/26
Reviewer: KCD
Drawn By: TMC

A2.2

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1. Third Floor Plan

SCALE: 3/16" = 1'-0"

N

0' 2' 4' 8'

NOTE: NEW WORK REPRESENTED IN RED EXISTING CONDITIONS IN BLACK.

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Third Floor Plan

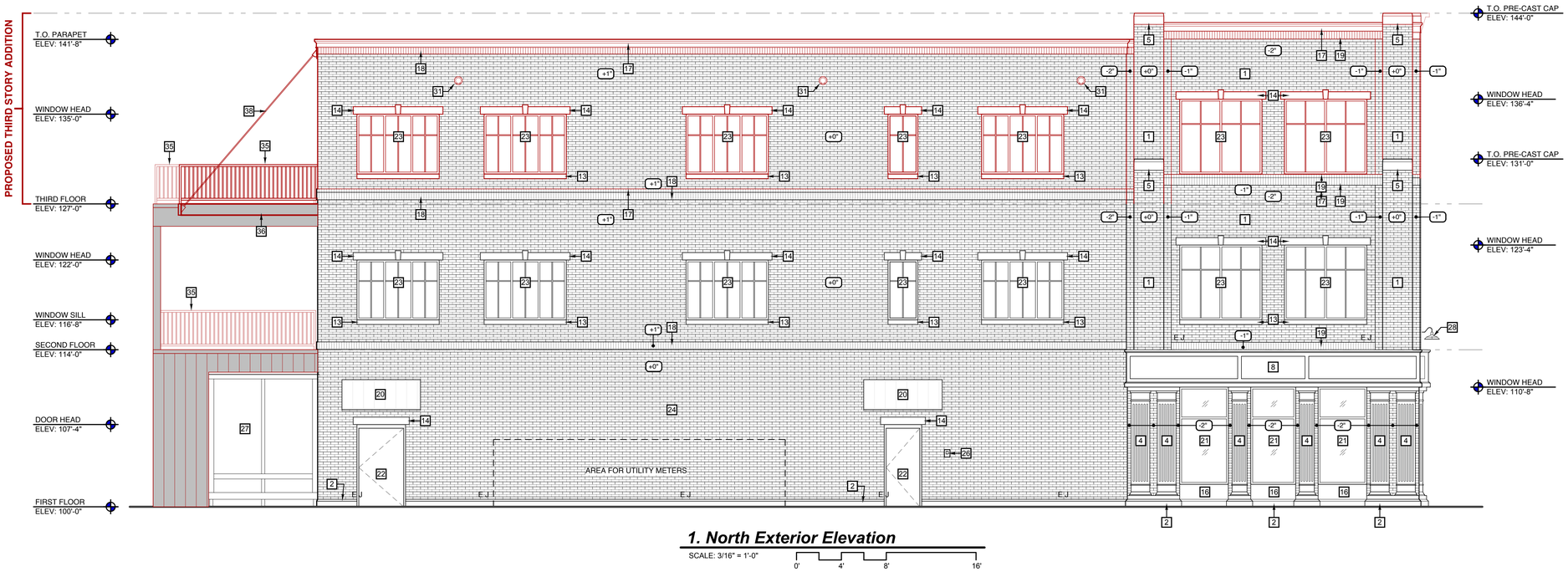
Revisions:

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Reviewer: KCD
Drawn By: TMC

A2.3

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1. North Exterior Elevation

SCALE: 3/16" = 1'-0"

0' 4' 8' 16'

Exterior Materials Legend (ALL SELECTIONS TO BE CONSIDERED "BASIS OF DESIGN")

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	FULL BED BRICK VENEER	SIOUX CITY	MODULAR, COMMON BOND	VINTAGE BLACK SMOOTH
2	PRECAST WALL BASE	TERRY'S PRE-CAST OR EQUAL	SMOOTH	MATCH STUCCO (#6)
3	STUCCO COLUMN BASE	STO	STANDARD - FINE	10622 - INDIANA LIME.
4	STUCCO PILASTER	STO	STANDARD - FINE	10622 - INDIANA LIME.
5	PRECAST PIER CAP	TERRY'S PRE-CAST OR EQUAL	SMOOTH	MATCH STUCCO (#6)
6	STUCCO COLUMN	STO	STANDARD - FINE	10622 - INDIANA LIME.
7	PRECAST INLAY BAND	TERRY'S PRE-CAST OR EQUAL	SMOOTH	MATCH STUCCO (#6)
8	STUCCO BANDING	STO	STANDARD - FINE	10622 - INDIANA LIME.
9	STUCCO MEDALLION (16" x 16")	STO	STANDARD - FINE	10622 - INDIANA LIME.
10	CURVED STUCCO BAND	STO	STANDARD - FINE	10622 - INDIANA LIME.

(ALL COLORS TO BE VERIFIED BY ARCHITECT BEFORE ORDER OR INSTALLATION)

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
11	PRE-FINISHED METAL RAILING	TBD	CUSTOM	TBD
12	CURVED STUCCO CORNICE	STO	STANDARD - FINE	10622 - INDIANA LIME.
13	PRECAST SILL	TERRY'S PRE-CAST OR EQUAL	SMOOTH	MATCH STUCCO (#6)
14	PRECAST HEADER	TERRY'S PRE-CAST OR EQUAL	SMOOTH	MATCH STUCCO (#6)
15	ARCHED BRICK SOLDIER COURSE	BELDEN BRICK	MODULAR, COMMON BOND	SEA GRAY SMOOTH
16	BRAKE METAL PANEL INFILL	TBD	CUSTOM PROFILE	MATCH WINDOWS (#21)
17	PREFIN. METAL PARAPET CAP	TBD	CUSTOM PROFILE	CHARCOAL
18	BRICK SOLDIER COURSE	BELDEN BRICK	MODULAR, SOLDIER	SEA GRAY SMOOTH
19	BRICK SOLDIER COURSE	SIOUX CITY	MODULAR, SOLDIER	VINTAGE BLACK SMOOTH
20	PREFAB. FABRIC CANOPY	MICHIGAN AWNING	METAL FRAME	TBD

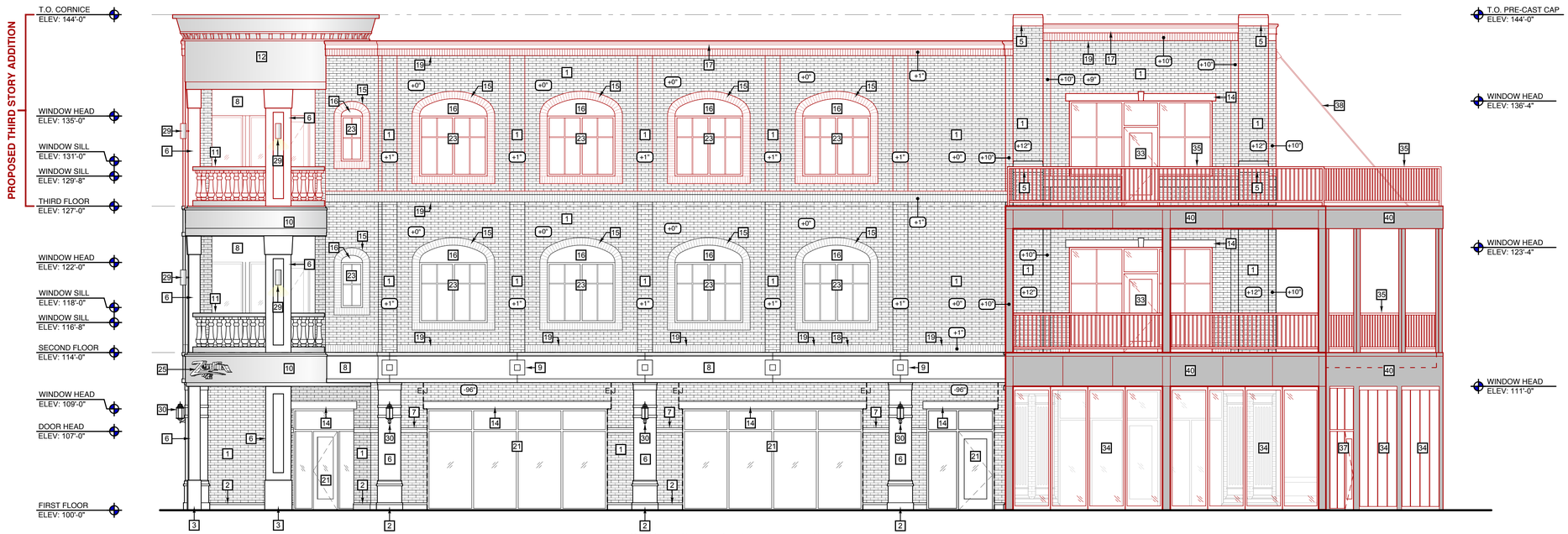
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LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
21	ALUM. STOREFRONT ASSEMBLY	TUBELITE	4-1/2" X 2" W/ THERMAL BRK	BOYSENBERRY
22	HOLLOW METAL DOOR/FRAME	TBD	STANDARD, PTD FINISH	MATCH WINDOWS (#21)
23	ALUM STOREFRONT WINDOWS	TUBELITE	4-1/2" X 2" W/ THERMAL BRK	BOYSENBERRY
24	FULL BED BRICK VENEER	BELDEN BRICK	MODULAR, COMMON BOND	SEA GRAY SMOOTH
25	EXTERIOR SIGNAGE	TBD	TBD	TBD
26	KNOX BOX	KNOX CO.	3200 RECESSED	BLACK
27	FIBER CEMENT BOARD SCREEN FENCE	JAMES HARDIE	HARDIEPANEL CEDERMILL	TBD
28	EXTERIOR GOOSENECK LIGHT FIXTURE	HI-LITE MFG	H-18110 10" WIDE, B-1 ARM	TBD
29	EXTERIOR WALL SCONCE	TBD	PROVIDE $500 ALLOWANCE	TBD
30	DECORATIVE LIGHT FIXTURE	TBD	PROVIDE $500 ALLOWANCE	TBD

(ALL COLORS TO BE VERIFIED BY ARCHITECT BEFORE ORDER OR INSTALLATION)

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
31	ROOF OVERFLOW DRAIN	TBD	TBD	TBD
32	FIBER CEMENT OR PVC TRIM	TBD	TBD	TBD
33	ALUM. STOREFRONT ASSEMBLY	TBD	MATCH #23	-
34	OPERABLE WALL SYSTEM	TBD	TBD	TBD
35	PRE-FINISHED METAL RAILING	TBD	CUSTOM	TBD
36	PRE-FINISHED METAL BALCONY	TBD	CUSTOM	TBD
37	ALUM. STOREFRONT ASSEMBLY	TBD	MATCH #34	-
38	EXPOSED STEEL STRUCTURE	TBD	GALVANIZED - PAINTED	TBD
39	FIBER CEMENT SIDING & TRIM	TBD	SMOOTH	SLATE
40	ACM PANEL & TRIM	TBD	TBD	SLATE

NOTE: NEW WORK REPRESENTED IN RED EXISTING CONDITIONS IN BLACK.



2. South Exterior Elevation

SCALE: 3/16" = 1'-0"

0' 4' 8' 16'

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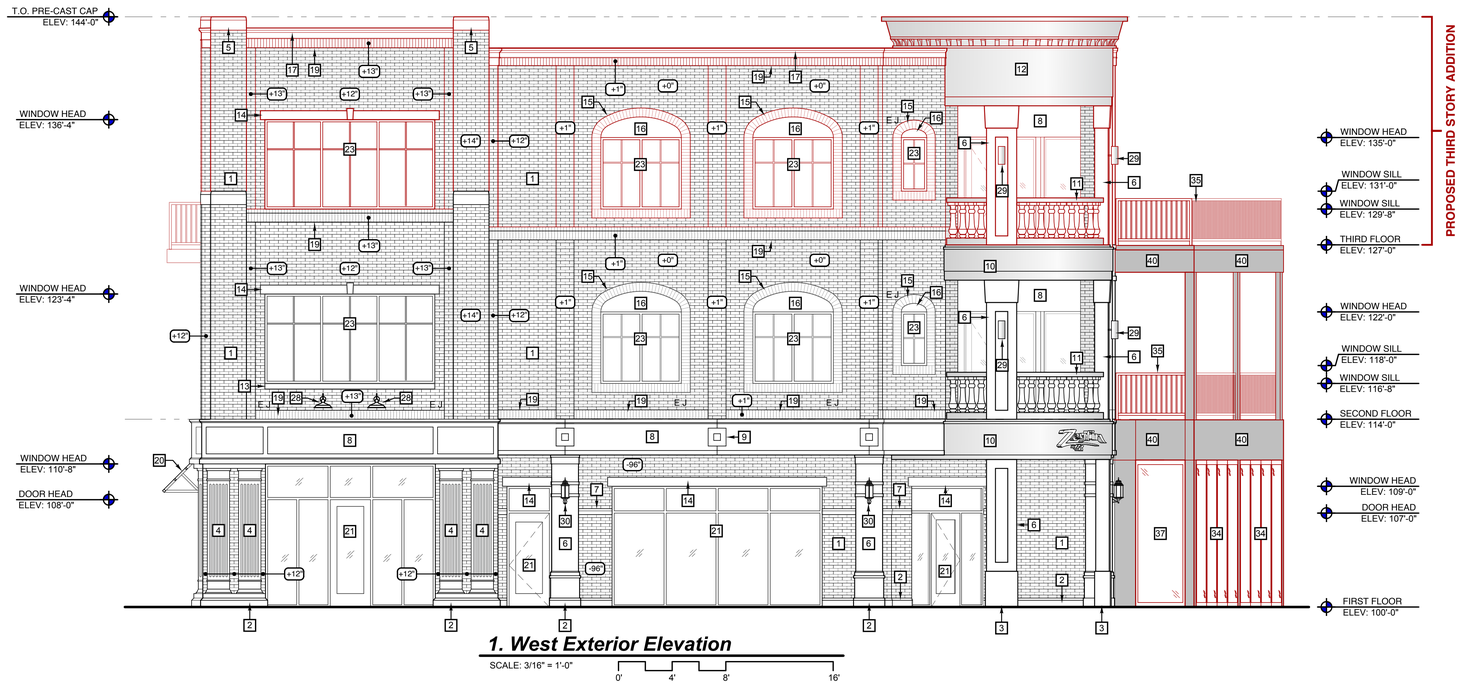
B4 - Zeytin's Turkish Restaurant
Third Floor Addition
7437 River Street
Ada, Michigan 49301
Exterior Elevations

Revisions:
SPR: 02/13/2026

Project No: 215105H
Issue Date: 02/13/26
Reviewer: KCD
Drawn By: DBC

A4.1

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1. West Exterior Elevation

SCALE: 3/16" = 1'-0"

0' 4' 8' 16'

Exterior Materials Legend

(ALL SELECTIONS TO BE CONSIDERED "BASIS OF DESIGN")

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	FULL BED BRICK VENEER	SIOUX CITY	MODULAR, COMMON BOND	VINTAGE BLACK SMOOTH
2	PRECAST WALL BASE	TERRY'S PRE-CAST OR EQUAL	SMOOTH	MATCH STUCCO (#6)
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(ALL COLORS TO BE VERIFIED BY ARCHITECT BEFORE ORDER OR INSTALLATION)

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
11	PRE-FINISHED METAL RAILING	TBD	CUSTOM	TBD
12	CURVED STUCCO CORNICE	STO	STANDARD - FINE	10622 - INDIANA LIME.
13	PRECAST SILL	TERRY'S PRE-CAST OR EQUAL	SMOOTH	MATCH STUCCO (#6)
14	PRECAST HEADER	TERRY'S PRE-CAST OR EQUAL	SMOOTH	MATCH STUCCO (#6)
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16	BRAKE METAL PANEL INFILL	TBD	CUSTOM PROFILE	MATCH WINDOWS (#21)
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20	PREFAB. FABRIC CANOPY	MICHIGAN AWNING	METAL FRAME	TBD

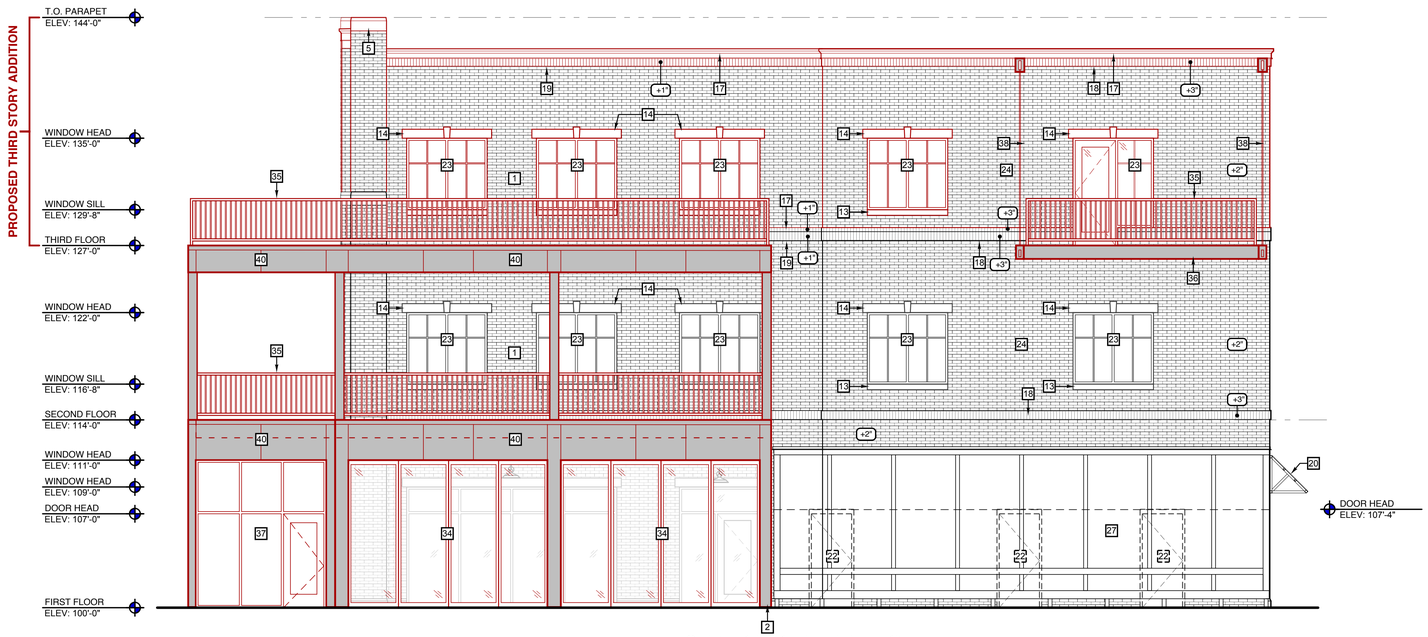
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LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
21	ALUM. STOREFRONT ASSEMBLY	TUBELITE	4-1/2" X 2" W/ THERMAL BRK	BOYSENBERRY
22	HOLLOW METAL DOOR/FRAME	TBD	STANDARD, PTD FINISH	MATCH WINDOWS (#21)
23	ALUM STOREFRONT WINDOWS	TUBELITE	4-1/2" X 2" W/ THERMAL BRK	BOYSENBERRY
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36	PRE-FINISHED METAL BALCONY	TBD	CUSTOM	TBD
37	ALUM. STOREFRONT ASSEMBLY	TBD	MATCH #34	-
38	EXPOSED STEEL STRUCTURE	TBD	GALVANIZED - PAINTED	TBD
39	FIBER CEMENT SIDING & TRIM	TBD	SMOOTH	SLATE
40	ACM PANEL & TRIM	TBD	TBD	SLATE

NOTE: NEW WORK REPRESENTED IN RED EXISTING CONDITIONS IN BLACK.



2. East Exterior Elevation

SCALE: 3/16" = 1'-0"

0' 4' 8' 16'

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Exterior Elevations

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1. Southwest Corner



2. Southeast Corner

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Conceptual Renderings

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