PLANNING COMMISSION MEETING PACKET CONTENTS

Thursday, September 4, 2025 – 5:45pm

1. Agenda
2. Staff Memo – September 4, 2025 Planning Commission meeting agenda
3. Public Hearing Notice – 123 E Main Ave, 800 E Riley St, 17 E Main Ave
4. Site Plan Review and Special Land Use Application – 123 E Main Ave
5. Plans – 123 E Main Ave
6. Staff Memo – 123 E Main Ave
7. Site Plan Review Application – 800 E Riley St
8. Plans – 800 E Riley St
9. Staff Memo – 800 E Riley St
10. Site Plan Review and Special Land Use Application – 17 E Main Ave
11. Plans – 17 E Main Ave
12. Staff Memo – 17 E Main Ave
13. Public Hearing Notice – 55 N Division St, 637 & 725 E Main Ave
14. Temporary Land Use Application – 55 N Division St, 637 & 725 E Main Ave
15. Plans – 55 N Division St, 637 & 725 E Main Ave
16. Staff Memo – 55 N Division St, 637 & 725 E Main Ave
17. Communication – Holland Charter Township – August 26, 2025
18. Communication – Marie & Kevin Boussie – August 13, 2025
19. Draft Planning Commission Meeting Minutes – August 7, 2025

CITY OF ZEELAND
PLANNING COMMISSION
AGENDA
THURSDAY, SEPTEMBER 4, 2025
CITY HALL – COUNCIL CHAMBERS

5:45PM

- Meeting called to order
- Roll Call
- Excuse absent members
- Additional agenda items

VISITORS/PUBLIC COMMENT:

- Public comment

COMMUNICATIONS/REPORTS:

-

PUBLIC HEARINGS:

- 5:45pm – 123 E Main Ave – 123 Development, Inc - Site plan review and special land use application for the demolition of existing building and construction of a two-story 6,350 square foot building on the site. Building is proposed to be complete office use.
- 5:45pm – 800 E Riley St – JR Automation Technologies, LLC - Site plan review and special land use application for the development of an approximately 45.5 acre parcel to include an approximately 40,000 square foot office building, a 210,000 square foot manufacturing building with office area and site improvements including vehicle parking and movement areas, landscaping and stormwater management.
- 5:45pm – 17 E Main Ave – 17 East Main, LLC - Site plan review and special land use application for an approximately 132-seat table service restaurant on the east half of the main floor of existing multi-use building. Applicant proposes the sale of alcohol for on-premises and off-premises consumption.
- 6:00pm - 55 N Division St, 637 & 725 E Main Ave – Mead Johnson & Company - Temporary Land Use Application for the construction of a 300’ wide by 253’ long, 136 space, temporary gravel parking lot on the interior of existing industrial site. Proposed parking lot is to be accessed from existing driveways. Proposed term of temporary land use is for one year.

ACTION:

- Planning Commission meeting minutes of August 7, 2025

UNFINISHED BUSINESS:

-

NEW BUSINESS:

-

OTHER:

- Consider any other business which may lawfully come before the Planning Commission

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, August 29, 2025

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: September 4th Planning Commission meeting agenda overview

This memo is being sent to provide an overview of the agenda of the September 4, 2025 Planning Commission meeting, and other information that may be of interest to Planning Commissioners.

Meeting Location

The September 4th Planning Commission meeting will be held at City Hall in the Council Chambers on the second floor.

Public Hearings

There are four public hearings on the agenda of the September 4th meeting. Each public hearing is addressed in an individual memo contained in the meeting packet.

Upcoming Special Planning Commission Meeting – September 23, 2025

A special Planning Commission meeting has been scheduled to occur on September 23, 2025 at 6:00pm. The meeting will be held at the Howard Miller Community Center. This meeting was scheduled to hear a rezoning application from Mead Johnson and Company for the properties at 515, 549 and 553 E Main Ave. A meeting packet will be distributed in advance of the meeting.

2025 Capital Improvement Projects Recommendation List

The Commission's October meeting is typically the kick off for the development of the annual Capital Improvement Projects List. At the September meeting, staff would like to discuss the development process for the list with Commissioners.

Please do not hesitate to reach out to me with questions you may have regarding anything referenced in this memo, or anything else.

CITY OF ZEELAND
PLANNING COMMISSION
NOTICE OF PUBLIC HEARINGS

Please take notice that the Zeeland City Planning Commission whose chambers are in the Zeeland City Hall at 21 South Elm Street, Zeeland, Michigan, and whose telephone number is (616) 772-0872, will meet at 5:45pm on Thursday, September 4, 2025 for its regular monthly meeting. The following applications will be reviewed beginning at 5:45pm:

Applicant:	**Carey Koele & Brent Kehrwecker**
Property Owner:	**123 Development Inc**
Project Location:	**123 E Main Ave**
PIN:	**70-17-18-357-051**
Zoning:	**C-2 – Central Business District**
Description of Request:	**Site plan review and special land use application for the demolition of existing building and construction of a two-story 6,350 square foot building on the site. Building is proposed to be complete office use.**

Applicant:	**Max Nykerk**
Property Owner:	**JR Automation Technologies, LLC**
Project Location:	**800 E Riley Ave**
PIN:	**70-17-17-101-028, 70-17-17-101-029**
Zoning:	**I-2 – General Industrial District**
Description of Request:	**Site plan review and special land use application for the development of an approximately 45.5 acre parcel to include an approximately 40,000 square foot office building, a 210,000 square foot manufacturing building with office area and site improvements including vehicle parking and movement areas, landscaping and stormwater management.**

Applicant:	**Scott Geerlings**
Property Owner:	**17 East Main, LLC**
Project Location:	**17 E Main Ave**
PIN:	**70-17-18-356-063**
Zoning:	**C-2 – Central Business District**
Description of Request:	**Site plan review and special land use application for an approximately 132-seat table service restaurant on the east half of the main floor of existing multi-use building. Applicant proposes the sale of alcohol for on-premises and off-premises consumption.**

The public, anyone receiving this notice, or any interested person may be heard or may present their written comments during the said hearing, or may file written comments during normal business hours with the Zoning Administrator's Office prior to the date and time of the public hearing. Information regarding this meeting and the public hearing may be reviewed in the Zoning Administrator's Office from 8:30 A.M. to 12:00 P.M. and from 1:00 P.M. to 4:30 P.M. on any day not a holiday from Monday through Friday.

The City of Zeeland will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing with a need for an accommodation, upon being provided with a notice to the City of Zeeland three days prior to the public hearing. Individuals with disabilities requiring auxiliary aids or services should contact the City of Zeeland by writing or calling the City Clerk's Office 772-6400.

Dated: August 11, 2025
Timothy Maday – Zoning Administrator

Application for
SITE PLAN REVIEW &
SPECIAL LAND USE

Planning Commission

Community Development Department
21 S ELM ST - ZEELAND, MI 49464
Phone 616-772-0872 - Fax 616-772-0880
buildinginspector@cityofzeeland.com
www.cityofzeeland.com

City of Zeeland

JUL 25 2025

Received by _____ Date _____ $350 Fee _____ Check No _____

Received

The City of Zeeland will not discriminate against any individual or group because of race, sex, religion, age, nation origin, color, marital status, handicap or political belief.

Please submit this application with checklist at least 30 days prior to the requested Planning Commission meeting (usually 1st Thursday of the month) along with 10 copies of the proposed site plan and related documents and an electronic file which may be submitted by email to buildinginspector@cityofzeeland.com. The applicant or a representative is required to present the application at the Planning Commission meeting.

I. PROPERTY INFORMATION

Property address 123 East Main Ave., Zeeland, MI 49464	Parcel number 70-17-18-357-051
Name of development Koele Godfrey Investment Group	Acreage Lot Size = 4,125 square feet - 33.0' x 125.0'

II. CONTACT INFORMATION

Property owner Carey Koele and Brent Kehrwecker	Contact Carey Koele or Brent Kehrwecker
Phone 616-931-1223	Email gaye.boetsma@lpl.com

Applicant Carey Koele or Brent Kehrwecker	Company Koele Godfrey Investment Group		
Address 123 East Main Ave., Zeeland, MI 49464	City Zeeland	State MI	Zip 49464
Phone 616-931-1223	Email gaye.boetsma@lpl.com		
If applicant is other than owner, what is the relationship?			

Plan preparer Ed Z. (Edward J. Zwyghuizen)	Company Gen-1 Architectural Group		
Address 9818 Perry Street Zeeland, MI	City Zeeland	State MI	Zip 49464
Phone 616-540-1121	Email zwyghuizen@me.com		

III. PROPOSED USE OF PROPERTY

PROJECTED COST OF PROJECT $ 1.20M, Building Footprint (not including finishes & furniture etc.)

Description of use of property/buildings to be constructed

The proposed facility is the redevelopment of an existing, locally owned financial advisory office that has operated in downtown Zeeland for 30 years. The project involves the demolition of the current single-story building and construction of a new two-story structure to better serve current clients and support the firm's continued growth.
The new facility will continue to serve as the permanent headquarters of the firm and is designed to support a mix of professional, client-facing, and operational functions. The building will also provide flexible space to accommodate future staffing, staff development, and community engagement.
The total building size will be approximately 6,352 square feet (inclusion of main floor and added second level).

New Office Building
Koele Godfrey Investment Group

123 East Main Avenue, Zeeland, MI 49464



Project Information

Governing Codes: Michigan Rehabilitation Code 2021; Incorporating the
2021 International Building Code
2021 Michigan Mechanical Code,
2021 Michigan Plumbing Code
2023 Michigan Electrical Code
2006 Life Safety Code & 2012 IFP
ICC/ANSI A117.1-2015
Code Of Ordinances; CITY OF ZEELAND.

ENFORCING AGENCY: CITY OF ZEELAND
SITE ADDRESS: 123 EAST MAIN AVENUE, ZEELAND, MI. 49464

Design Loads:
Corridor & Lobby: Live Load = 100#/sq.ft.
Office Live Load = 50#/sq.ft.
Roof Live Load = 35#/sq.ft. *Adjusted for Flat Roof.
Floor Dead Load = 44#/sq.ft.
Roof Dead Load = 20#.sq.ft,

Building Construction Type: 3B - **Non SPRINKLERED

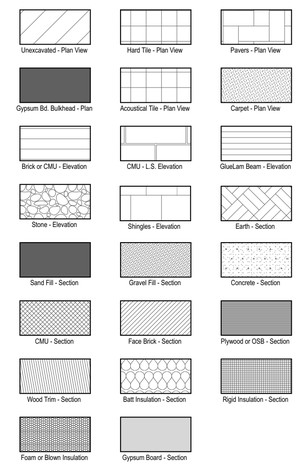
USE GROUP: B Business (to Remain Unchanged)
OCCUPANT LOAD = 15

TOTAL AREA:
First Floor . . . . . 3,505 sq.ft.
Second Floor : 2,847 sq.ft.

ZONING: DOWNTOWN BUSINESS DISTRICT

PARKING SPACES:
Ex Spaces To Remain
Ex Barrier Free Spaces To Remain
All new Door Hardware must meet Michigan Barrier Free Design Requirements: Door operating devices shall be of a design which does not require tight grasping and twisting of the wrist and the threshold for a doorway must meet the criteria for passage of wheelchairs.

Material Indications



Index of Drawings

T-000	Title Sheet
A-000	Foundation Plan, Roof Plan
A-001	First Floor Plan, First Floor Clerestory Plan
A-002	Door Schedules, Door Details, ADA Details
A-003	Second Floor Plan, Second Floor Clerestory
A-004	First & Second Floor Wall Types Plans
A-005	First & Second Floor Finish Plans
A-006	First & Second Floor Reflected Ceiling Plans
A-007	Interior Elevations
A-008	Exterior Elevations
A-009	Wall Sections & Details 1
A-010	Wall Sections & Details 2
A-011	Wall Sections & Details 3
A-012	Wall Sections & Details 4
S-001	Second Floor Framing Plan, Roof Framing Plan
M-1	First & Second Floor Plumbing Plans
H-1	First & Second Floor HVAC Plans
E-1	First & Second Floor Power Plans
E-2	First & Second Floor Lighting Plans

Code Review 123 E. Main Ave. Zeeland, MI 49464

Based on 2021 Michigan Building Code
Chapter 3 Use & Occupancy Classifications
Grade Level = 3505 SF
Upper Level = 2847 SF
This building is being classified as B use group, Type IIIB Construction, and no fire suppression system.

Area and Usage	Use Group	Occ. Load	Total Area
Grade Level:			
Business:	B	23	3,505 SF
Upper Level:			
Business:	B	19	2,847 SF

Chapter 5 General Building Heights & Areas

Assume building type: IIIB exterior walls non-combustible. All other building elements any materials allowed within code.

Table 506.2 & 504.4:

Use Group	Max Area	#Stories
B	19,000 SF	3

Table 509.1 Incidental Uses:
N/A.

Chapter 6 Types of Construction
Table 601: Building Type IIIB Exterior walls non-combustible with all other elements as approved by code.
Primary Structural Frame 0 hours
Exterior BearingWalls: 2 Hours
a.) not less than 705.5 (0 Hours) >30'
b.) not less than Table 704.1 (0 Hours)
Interior Bearing Walls: 0 Hours
Non-bearing Walls: 0 Hours
Floor Construction: 0 Hours
Roof Construction: 0 Hours
Table 705.5: Fire Resistance Rating of Exterior Walls
Greater than 30' = 0 Hours (North & South walls in this building)

Section 707 Fire Barriers
707.3.1 Shaft Enclosures: Design per 713.4
707.3.2 Interior Exit Stairways: Design per 1023.1
707.3.4 Exit Passageways: 1024.3
707.3.7 Incidental Uses: Design per Table 509
707.5.1 Supporting Construction: (Exception 3) Supporting construction for 1 hour fire barriers not required in building type IIIB.

Section 713: Shaft Enclosures:
713.4 Fire Resistance Rating: Shafts less than 4 stories = 1 hour fire resistance rating.

Chapter 8 Interior Finishes
All materials shall comply with Table 803.13

Chapter 9 Fire Protection Systems
.
903.2.7 Use Group B: Fire suppression system not required for this use.

Chapter 10 Means of Egress

Section1004 Occupant Loads
Table 1004.5
Business 150SF per person gross.

Section 1005 Sizing
1005.3.1 Stairs 0.3"/occupant width without sprinkling exception
Total Occupant Load Lower Level: 23 x0.3" = 6.9"
Total Occupant Upper Level: 19 x 0.3" = 5.7"
Total Occupant Load Building: 42 x 0.3" = 12.68"
1005.3.2 Other Egress Components: 0.2"/ occupant width without sprinkling exception
Total Occupant Load Lower Level: 23 x0.2" = 4.6"
Total Occupant Upper Level: 19 x 0.2" = 3.8"
Total Occupant Load Building: 42 x 0.2" = 8.4"
1005.5 Distribution of Egress Capacity: With more than one exit, maintain maximum of 50% reduction with blockage of one exit
1005.6 Egress Convergence: Where exits converge their sum shall be used for exit calculations

Section 1006 Exit Doorways
Table 1006.2;.1 Spaces With One Exit Access Doorway: Non sprinklered B use group maximum occupancy =49. Travel distance with > 30 occupancy = 75'. Travel distance with <30 occupancy = 100'. Upper level of this project has I exit.

1011 Stairways
1009.2.2 Enclosure per Section 1023.1.
1009.3 Exit Access Stairways: Exit access stairways shall be enclosed.
1011.2 Width: 44" minimum width.
1011.3 Headroom: Minimum 80"
1011.5.2 Treads & Risers: Min riser 4" max. 7". Min tread 11"
1011.6 Landings: Stair landing length shall be not less than the stair width.
1011.11 Handrails: Egress stairs shall have handrails on each side of stair. Handrail height at treads & risers shall be between 34" and 38" above walk line. Guards shall be 42" above finish floor.
1011.7.3 Enclosure Under Stairs: Walls and soffits shall not be less than 1 hour fire rating.

Table 1017.2 Maximum Travel Distance
B uses 200' without fire suppression system.

Section 1020 Corridors:
Table 1020.1 Corridor Fire Resistance Rating
B uses 1 hour required without sprinkling
Table 1020.3 Minimum Corridor Widths
All corridors = 44"
1020.5 Dead Ends: Maximum dead end = 20' for B use without sprinklers.

Section 1023 Interior Exit Stairways and Ramps:
Design as fire barriers per Section 707 and 711.
One hour enclosure <4 stories. Exit directly to exterior except per 1028.2.

STATE OF MICHIGAN
DAVID VERBURG
ARCHITECT
No. 1301026288
LICENSED ARCHITECT

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CL CONSTRUCTION

New Office Building
Koele Godfrey Investment Group
123 East Main Avenue, Zeeland, MI 49464

MARK	DATE	DESCRIPTION
001	April 25, 2025	Design Development Drawings 100% Complete
002	May 05, 2025	Construction Documents 33:% Complete
003	May 12, 2025	Construction Documents 75:% Complete
004	Jun. 10, 2025	Construction Documents 90:% Complete
005	Jun. 23, 2025	Cabinet Additions, Plan Changes

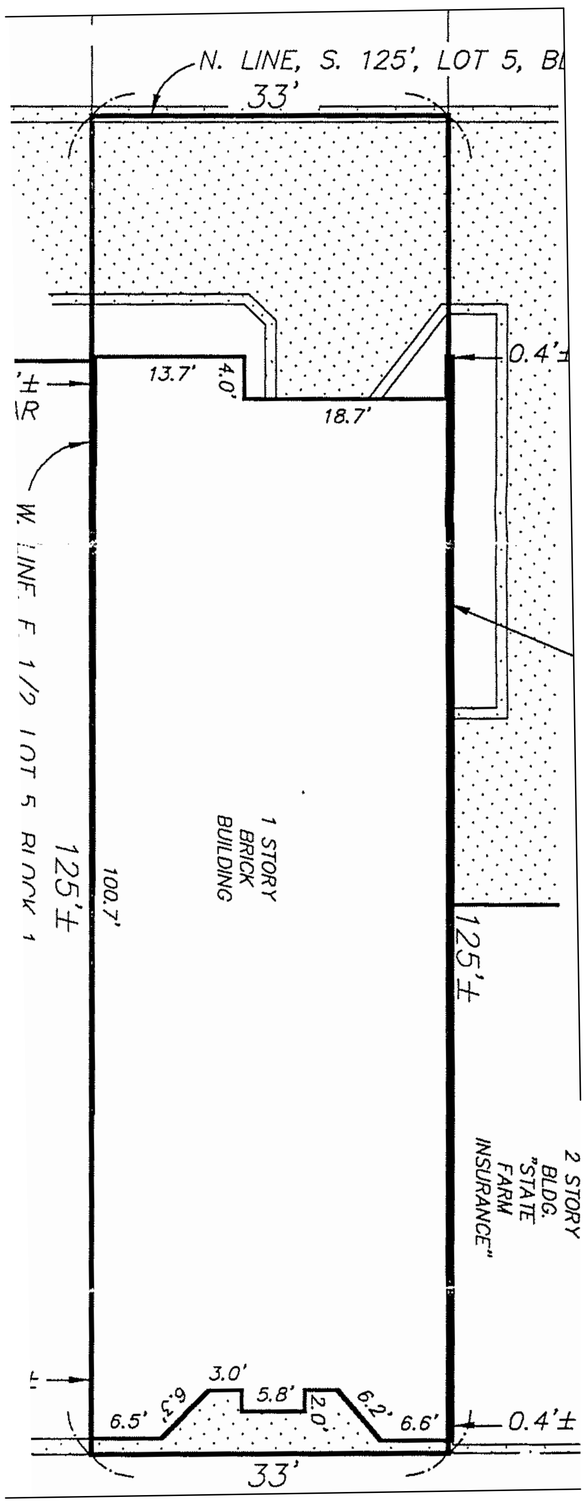
PROJECT NO:
COPYRIGHT: Gen1 Architectural Group, LLC 2017
SHEET TITLE
Title Sheet
T-000

Keynotes

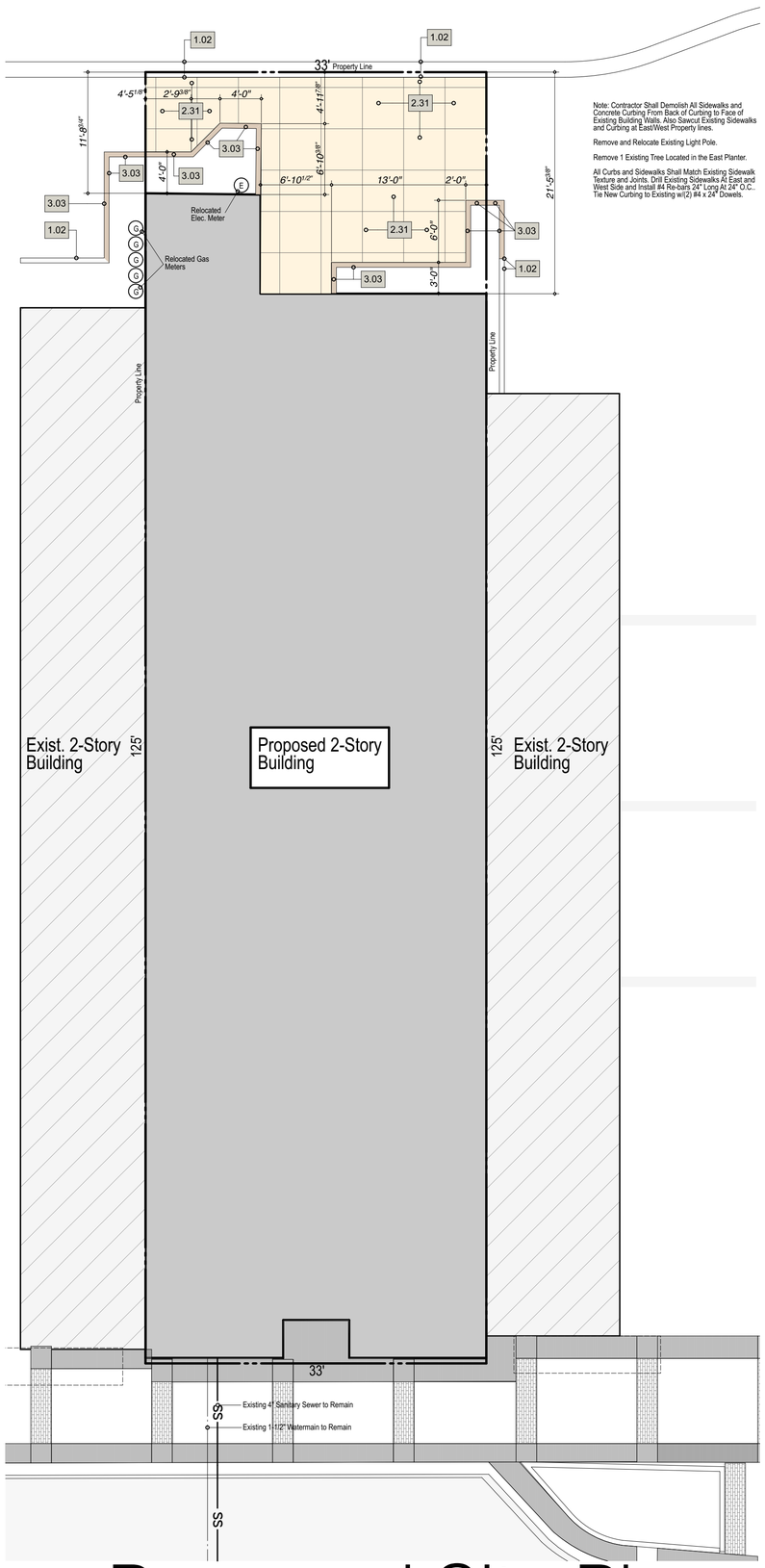
1.02 Existing Concrete Curb or Curb and Gutter to Remain.

2.31 (02514) 4" Concrete Sidewalk Reinforced W/ 6" x 6" W1.4 x W1.4 Mesh With Washed Aggregate Finish Match Existing Sidewalk Texture and Joint Spacing
(02200) 12" Clean Compacted Sand Fill

3.03 (03300) New Poured Concrete Curb at Planter. Give Aggregate Finish to Match Existing Curbs.



Existing Site Plan



Proposed Site Plan

1/8" = 1'-0"



Location Plan

Not to Scale

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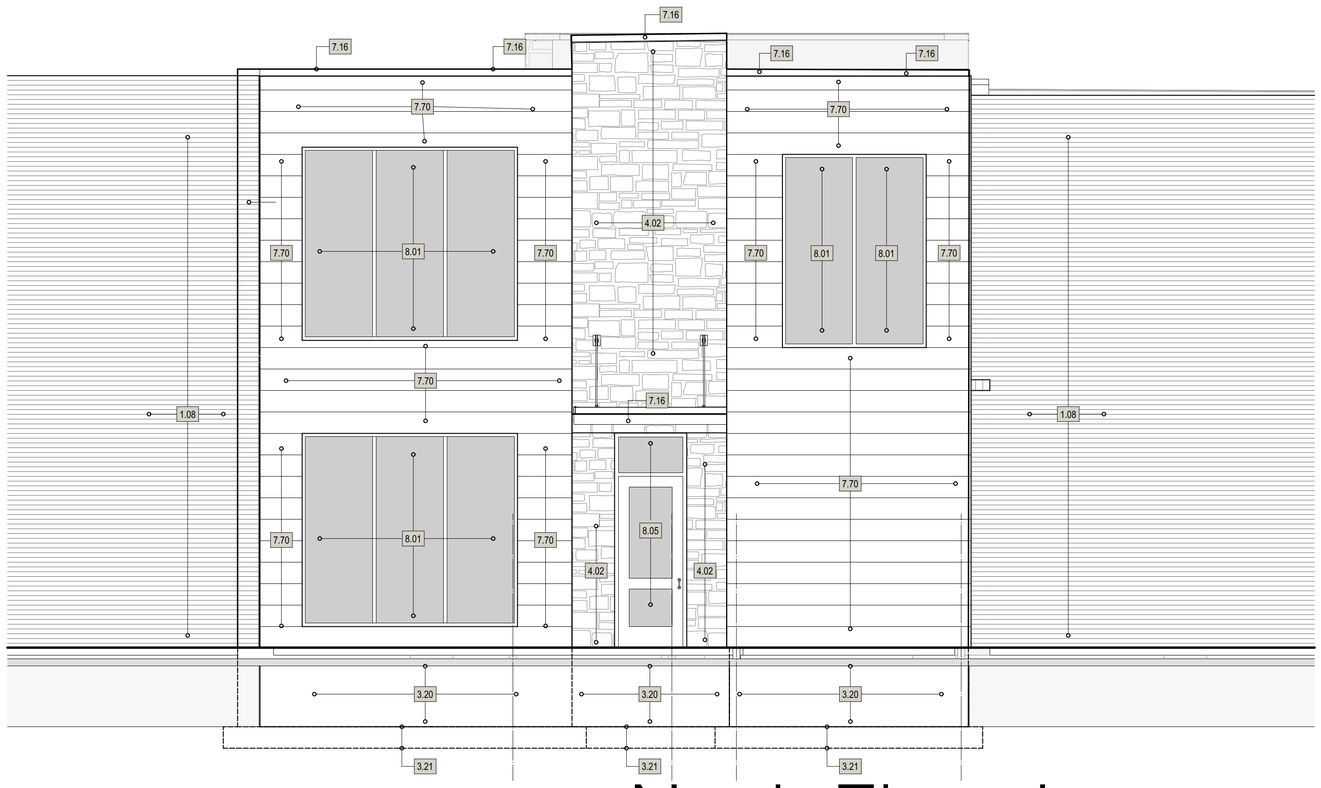
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SHEET TITLE

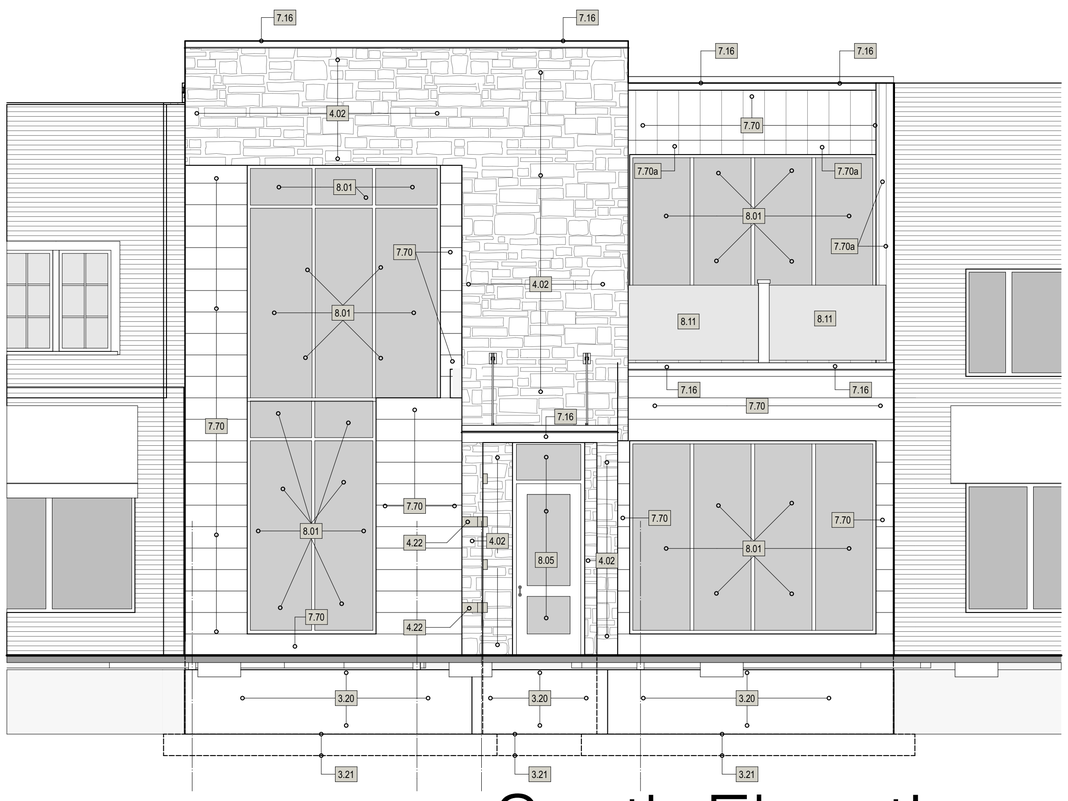
Site Plans

C001



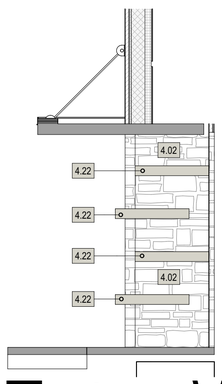
North Elevation

1/4" = 1'-0"



South Elevation

1/4" = 1'-0"



Entry W.

1/4" = 1'-0"

Keynotes

1.08 Existing Walls to Remain

3.20 (03300) Concrete Foundation Wall
(03300) Reinforced With #5 Bars @ 12" O.C. Each Way

3.21 (03300) Concrete Footing W/ #5 Bars Cont. Refer To Foundation Plan For Additional Information.

4.02 (04210) Stone Veneer. Belden Buechel FDL White Country Squire - Lite Rake Joint. Mortar: White Limestone Cement.

4.22 (04720) Prefaabricated Cut limestone Planter. Attach to Wall w/ Powdercoat Bent Plates. Color: Limestone Indiana Grey

7.16 (07600) Pre-finished Metal Coping Surface w/Kynar Finish or Coping Surface Over
(06100) Beveled 2"x Top Plate

7.70 (07461) Prefinished Metal Cladding: MAC Metal Architectural Versa, Smoky Quartz Over Tyvek Commercial Wrap
(06100) 5/8" CDX Plywood Sheathing
(07212) 1-1/2" Rigid Insulation w/ Z Furring or Wood Furring.

7.70a (07461) Prefinished Metal Cladding: MAC Metal Architectural Metal Block, Smoky Quartz Over Tyvek Commercial Wrap
(06100) 5/8" CDX Plywood Sheathing
(07212) 1-1/2" Rigid Insulation w/ Z Furring or Wood Furring.

8.01 (08900) Aluminum Storefront Exterior Windows. Bronze Anodized Finish
(08800) 1" Tinted Insulating Glass, At Exterior Applications. 1/4" Clear Glass At Interiir Applications. Tempered Where Required by Code.

8.05 (08121) Solid Mahogany Wood Door Set Into Anodized Aluminum Frame. Match Window Colors.
(08800) 1" Tinted Insulating Glass t Exterior Doors. 1/4" Clear Glass At InTerior Applications. See Spec. For Tinting. Provide Safety Glass Where Required

8.11 (08800) 1/4" Clear Laminated Glass w/ Chamfored Edges. Set Between Walls or Posts. Provide Clear Sealant At Perimeter. Set Into Rabbit at Wood Posts.

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SHEET TITLE

Exterioir Elevations

A-008

Keynotes

1.01	Dashed Lines Indicate Overhang Above
1.20	Dashed Lines Indicate 60" Diameter, or 60" x 60" Wheelchair Turn-Around Area.
5.10	Aluminum Handrail: Julius Blum #6531 Complete w/All Connector, Brackets Etc. Brackets @ 48" O.C Max. Color: Dark Bronze
6.30	(06401) Pre-Fabricated & Pre-finished Lower Cabinets Complete With (06650) Solid Surface Counter, Finished Edge & Backsplash
6.31	6.31 (06401) Pre-Fabricated & Pre-finished Upper Cabinets
6.32	(06650) Solid Surface ADA Compliant Lavatory Screen Over 3/4" Cabinet Grade Plywood. Secure to Wall w/2x Wood Framing or Steel Stud Framing. Screen Shall be Made Removable for Access To Plumbing Lines.
6.33	(06401) Custom Cabinetwork. Refer To Details For Exact Dimensions
6.34	(06650) 3/4" Solid Surface Countertop, Formed Edge & Backsplash.
10.08	(10426) Provide Signage At Mens' & Women's Toilet. Also Provide Michigan Barrier-Free Symbol Below Sign. Comply With ADA. Refer to ADA Details.
10.11	(10800) 1/4" Polished Plate Glass Mirror w/Beveled Edges. Glue To Gypsum Board. Comply w/ ADA. Refer to ADA Details.
10.13	(10800) 1-1/4" Diameter Stainless Steel Grab Bar M.H. = 33 - 36" To Centerline. Refer to ADA Details
10.14	(10800) Surface Mounted Toilet Tissue Dispenser Refer To ADA Details for Mounting Heights & Locations
15.03	(15200) Dual Electric Water Cooler To Meet ADA Requirements Refer To ADA Details for Mounting Heights & Locations
15.05	(15200) Floor Mounted ADA Tank Toilet With Closed ADA Seat. Refer to ADA Details for Location Info.

Legend

- 3.11 — Key Note Label
- (03300) — Project Manual Reference #
- AA — Building Section Reference
- 3 / A-014 — Wall Section/Detail Reference
- Elevation Target

First Floor Plan

1/4" = 1'-0"

First Floor Clerestory Plan

1/4" = 1'-0"

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PROJECT NO:

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SHEET TITLE

First Floor Plan

A-001

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, August 29, 2025

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: September 4th Planning Commission meeting agenda – Site plan review and special land application for 123 E Main Ave – Building replacement

Background: A site plan review and special land use application has been filed for the replacement of the existing building at 123 E Main Avenue. The parcel is owned by 123 Development Inc. and occupied by Koele Godfrey Investment Group and the Boerman Law Offices. It is zoned C-2 (Central Business District) and currently improved with a 3,121-square-foot, single-story office building.

The property is located on Main Avenue between Elm Street and Church Street, the densest block of the city's downtown. Buildings in this area typically extend to their lot lines and directly abut adjacent structures. The existing building follows this same pattern.

Description of Application: The applicant proposes to demolish the existing single-story building and construct a new two-story building. The proposed first floor would be approximately 3,506 square feet and the second floor 2,847 square feet, for a total of 6,352 square feet of office space.

City Ordinance Review: Planning Commission site plan and special land use approval are required for this project.

The C-2 Central Business District is unique in allowing greater density than other zoning districts. Buildings may cover up to 100% of the lot, with no required setbacks. The proposed building would extend to all property lines and cover nearly 100% of the parcel, consistent with ordinance requirements. The proposed height of 29 feet is below the district maximum of 45 feet.

In 2008, the City amended the C-2 regulations to restrict main-floor office uses to the rear 60% of most Main Avenue buildings. Properties with existing offices at that time were granted special land use approvals to continue their use. The property at 123 E Main Avenue was one of those granted approval. Because this project involves demolition and replacement of the building, a new special land use approval is required for the proposed full office use.

Since the ordinance amendment, few special land use requests for offices in the district have been approved. Applications are evaluated using the criteria in Section 9.102 of Volume II of the Zeeland City Code – General Special Land Use Standards. Staff notes on each criterion are provided below.

Special Land Use Standards (ZCC Vol II Section 9.102)

1. The use is designed and constructed, and will be operated and maintained, so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will be compatible with adjacent uses of land, and will not change the essential character of the area in which it is proposed.

   Staff comment: The office use predates the 2008 amendment and has operated as part of the downtown fabric without issue. Unlike previous requests that sought to convert retail or restaurant space to office use, this request simply continues the existing office use. The proposed second-floor office use is permitted by ordinance and aligns with Downtown Vision Plan goals, including construction of second floors on single-story buildings, rehabilitation of downtown properties, and activation of upper floors.

2. The use is, or will be as a result of the special land use permit, served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities and schools.

   Staff comment: The use is currently and will continue to be served by public utilities and services.

3. The use does not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odors.

   Staff comment: No adverse impacts are anticipated from continued office use.

4. The use will be compatible with the natural environment and will be designed to encourage conservation of natural resources and energy.

   Staff comment: The project must comply with all applicable codes, including the Michigan Uniform Energy Code.

5. The site plan proposed for such use demonstrates compliance with the special land use specific design standards contained in Section 9.106.

   Staff comment: No additional design standards apply to this use.

Review by SARB and City Departments: As with all site plan reviews, the application was distributed to City departments for comment, which will be reported at the public hearing.

Because the parcel is within the downtown, the Shopping Area Redevelopment Board (SARB) also reviewed the application. In the enclosed August 28, 2025 memo, City Marketing Director Abigail DeRoo reported that SARB supported both the site plan and special land use request.

Next Steps: Following the September 4 public hearing, the Planning Commission will need to approve or deny the site plan review and special land use application.

Staff Recommendation: Staff supports approval of both the site plan review and special land use applications for the following reasons:

- The proposed building complies with ordinance requirements.
- While the complete main floor office use of the building does not fully align with the Downtown Vision Plan, the project advances several goals of the Plan, including construction of second stories on existing single-story buildings, rehabilitation of downtown properties, and activation of upper floors with commercial uses.

- The requested special land use is for a continuation of an existing office use, that would not be required if the building replacement was proposed, and the redevelopment of the site would not occur without the continuation of the special land use approval.

Staff Recommendation: Approve the site plan review and special land use application for 123 E Main Avenue, including demolition of the existing building and construction of a new 6,352-square-foot, two-story office building for office use. Staff believes the criteria in Section 9.102 of Volume II of the Zeeland City Code have been met, as described above.

I hope this memo provides helpful background for the Commission's consideration. Please feel free to contact me with any questions.

MEMORANDUM

TO:	Bill Elhart, Chairman and Zeeland Planning Commission Members
CC:	Tim Maday, Community Development Director
FROM:	Abby deRoo, City Marketing Director
SUBJECT:	123 E. Main Avenue Project Support and Special Land Use / SARB Recommendation
DATE:	August 27, 2025

At their August 14, 2025, regular meeting, the Shopping Area Redevelopment Board had the opportunity to formally review a Heritage District Application for the proposed infill project at 123 E. Main Avenue. Additionally, SARB received invitation from the Community Development Director to offer their opinion on the Special Land Use request at this address. SARB took an official stance to recommend support for the development project, as presented, as well as the requested SLU. Marketing Department staff support SARB's position.

Through the channel of a public hearing, SARB engaged in productive conversation about the proposed building design. All SARB members voiced support of the project concept and the local investment proposed for downtown Zeeland. One member did have reservations about the modern building design and materials, noting the concern that modern design may not age as well as traditional/historic design, which ages more timelessly. Additionally, this member had concerns that the large amounts of glass and metal siding may create reflections that bounce off adjacent buildings – specifically those directly across the street from the project. The project's architect, Ed Zwyghuizen, Gen-1 Architectural Group was present at the public hearing and suggested that reflection from the building will not be an issue. Overall, this board member is pleased to see new development taking place downtown Zeeland but cautions against the addition of too much modern design as additional projects are introduced. Remaining SARB members voiced their approval of the building's design, noting that the current architecture of 123 E. Main is not necessarily impressive or historically significant and that leaves room to introduce new design.

SARB continues to be strong supporters of Zeeland's "first floor ordinance," however,
the conditions surrounding this request differ greatly from past applications which did not earn SARB's support. Given that this project is replacing/upgrading an existing office and is not proposed to increase the use of ground floor office space fronting Main, the board offers their support of the requested Special Land Use, in this case.

Recommendation
The Shopping Area Redevelopment Board formally recommends that the Planning Commission approve the Special Land Use application filed for 123 E. Main Avenue and support the construction of an infill building at this site.

Abigail deRoo, City Marketing Director

Application for
SITE PLAN REVIEW &
SPECIAL LAND USE

Planning Commission
City of Zeeland

Community Development Department
21 S ELM ST - ZEELAND, MI 49464
Phone 616-772-0872 - Fax 616-772-0880
buildinginspector@cityofzeeland.com
www.cityofzeeland.com

Received by _____ Date _____ $350 Fee _____ Check No _____

The City of Zeeland will not discriminate against any individual or group because of race, sex, religion, age, nation origin, color, marital status, handicap or political belief.

Please submit this application with checklist at least 30 days prior to the requested Planning Commission meeting (usually 1st Thursday of the month) along with 10 copies of the proposed site plan and related documents and an electronic file which may be submitted by email to buildinginspector@cityofzeeland.com. The applicant or a representative is required to present the application at the Planning Commission meeting.

I. PROPERTY INFORMATION

Property address 800 E. Riley Street	Parcel number 70- 17-17-101-030
Name of development JR Automation	Acreage 45.5-acres

II. CONTACT INFORMATION

Property owner J R Automation Technologies, LLC	Contact Joel Cooper
Phone (616) 399-2168	Email

Applicant Max Nykerk, RA, AIA, NCARB	Company Lakewood Architecture		
Address 11253 James Street	City Holland	State MI	Zip 49424
Phone (616) 392-6923 or Cell Phone: (616) 283-8054	Email mnykerk@lakewoodinc.com		
If applicant is other than owner, what is the relationship? Project Architect			

Plan preparer Rebecca K. Page, P.E.	Company Spalding DeDecker		
Address 525 Ottawa Avenue NW	City Grand Rapids	State MI	Zip 49503
Phone (616) 885-5802 or Cell Phone: (616) 298-9093	Email rpage@sda-eng.com		

III. PROPOSED USE OF PROPERTY PROJECTED COST OF PROJECT $_____

Description of use of property/buildings to be constructed

Proposed industrial office building and separate manufacturing plant building with supporting traffic circulation and parking areas.

NOTE:
If an application is submitted in accordance with information required in Chapters 16 and 17 of the Zoning Ordinance on a Site Plan and Special Land Use application, thirty (30) days should be sufficient for required reviews and minor revisions necessary for action by the Planning Commission. Major revisions and/or additional reviews could delay placement on the agenda or action by the Planning Commission.

FEE Information:
The application filing fee for Site Plan Review and Special Land Use of $350 entitles the applicant to two (2) plan submissions, original and one (1) revision. Each additional submission over two (2) will require an additional filing fee equal to 50% of the original filing fee. Note: The applicant is liable for any attorney, engineering, or consultant fees incurred by the municipality and will be invoiced for any such charges. Fee for a Special Meeting of the Planning Commission is $700.

OTHER Approvals:
If it is determined that other agency approvals are required, it is the applicant's responsibility to obtain and submit written approvals from these reviewing agencies to the Zoning Administrator before the project may be approved.

PLAN Revisions:
After Planning Commission review of the plans, any such plans that are revised or changed must be resubmitted with a revision date and change list attached. Please indicate sheet number where revisions have been made.

ADDITIONAL Information:
The Planning Commission may request from the applicant any additional graphics or written materials, prepared by a qualified person to assist in determining the appropriateness of the site plan. Such material may include, but need not be limited to: aerial photography; photographs; estimated impact on public schools and utilities; traffic impacts; impact on significant natural features and drainage; soil tests; and estimated construction costs.

Planning Commission
SITE PLAN REVIEW & SPECIAL LAND USE

This application shall also include a drawn to scale site plan(s) that include the information listed below. The Zoning Administrator may authorize omissions as noted in the left margin.

OFFICE USE

_____ a) Applicant identification.
_____ b) Street address.
_____ c) North arrow.
_____ d) Size of property in square feet or acre.
_____ e) Property lines and dimensions.
_____ f) Location of significant natural features including wetlands, steep slopes, flood prone areas, unique vegetation, any other unusual features.
_____ g) Location of all structures on the land with location dimensions and building dimensions.
_____ h) Lot lines and all structures within one hundred feet (100') of the site's property lines including driveways and other access points along both sides of the street where access to the site is proposed.
_____ i) Identification of all rights-of-way and easements pertaining to the subject land and adjoining parcels.
_____ j) Copy of latest surveyor's engineering drawing.

The undersigned hereby certifies that the information given in this application and supplementary materials is true and correct to the best of their knowledge. It is also understood that any information requested, and not included with the application, may cause delays in a decision being made by the Planning Commission.

I hereby grant permission for members of the City of Zeeland Planning Commission to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal. (**NOTE TO APPLICANT: This is optional and will not affect any decision on your application.)**

☑ **YES** ☐ **NO**

_____ August 4, 2025
Signature of Applicant Date

This application, ten (10) copies & electronic file required, and filing fee of _____received by:

_____ _____
Administrative Official Date

JR AUTOMATION
800 E. RILEY STREET, CITY OF ZEELAND
PROJECT NARRATIVE

August 7th, 2025

Property Information:

The 45.5-acre property is located at 800 E. Riley Street in the City of Zeeland, Ottawa County, Michigan. The current site is vacant and was previously farmed. The site is currently zoned I-2 General Industrial District. The properties to the south and west are also zoned I-2. The properties to the north and east are located within Zeeland Charter Township and are zoned I-1 Industrial to the east and AG Agricultural, M-H Manufactured Housing Community, and R-3 Multiple Family Residential to the north.

The Brower County Drain, which is owned and operated by the Ottawa County Water Resources Commissioner's office (OCWRC), previously bisected the southeast portion of the property. This County Drain is currently being relocated under EGLE Permit #WRP034730 v1.1 along the east property line then along the south property line to the point of connection.

The property includes approximately 20-feet of grade change and primarily drains from the northwest portion of the property to the Brower County Drain along the southeast portion of the property.

Proposed Use & Improvements:

The proposed use includes a new global headquarters building and manufacturing plan for JR Automation, A Hitachi Group Company. JR Automation is an industrial use that provides design and production of intelligent automated manufacturing and distribution of technology solutions. With over 20+ locations worldwide and six (6) locations in the west Michigan area, the new global headquarters and manufacturing plant will be a great addition to the City of Zeeland community.

The Phase 1 site improvements include a 75,000 square foot 2-story global headquarters building and a 200,000 square foot manufacturing plant with an additional 10,300 square feet of plant office space. The Phase 2 improvements include a 16,300 square foot 2-story addition to the global headquarters building and 298,000 square foot building addition to the manufacturing plant with an additional 5,000 square foot of plant office space.

JR Automation, A Hitachi Group, anticipates approximately 293 employees in the headquarters building and approximately fifty-five (55) employees in the manufacturing plant and office space for a total of 348 employees for the Phase 1 portions of the buildings. In Phase 2 an additional 166 employees are expected for the headquarters building and an additional 115 employees are expected for the manufacturing plant and office space for a total of 281 additional employees. The total number of employees anticipated upon completion of the Phase 2 construction will be approximately 629 employees.

84th Avenue Improvements & Sidewalk Extension:

Per information provided by the City, it is understood that the City of Zeeland plans to improve 84th Avenue to be a paved roadway with access over the railroad tracks. This roadway improvement will be designed and permitted by the City's engineer.

In addition, the City also has plans to extend the sidewalk along the north side of Riley Street to provide walkability to the proposed development.

Driveways:

The project includes three (3) proposed driveways for the Phase 1 improvements including two (2) driveways to Riley Street and one (1) driveway to 84th Avenue. The westerly driveway on Riley Street will primarily be utilized for the truck traffic and manufacturing plant employees, while the easterly driveway to Riley Street and the driveway to 84th Avenue will primarily be utilized for the headquarters building.

The proposed driveways to Riley Street were designed to include taper lanes similar to other developments along Riley Street. The proposed driveway to 84th Avenue was configured in accordance with the City of Zeeland's standard driveway requirements.

Per phone conversations with the Ottawa County Road Commission (OCRC) and the City of Zeeland, the City has jurisdiction for Riley Street and 84th Avenue adjacent to this proposed development.

Parking & Traffic Circulation:

The City's zoning ordinance requires parking to be provided as one (1) parking space per 300 square feet of usable floor area (UFA) for office space and one (1) parking space per 1,000 square feet of gross floor area (GFA) for manufacturing. Based on these requirements, 110 parking spaces are required for Phase 1 of the headquarters building with an additional forty-two (42) parking spaces for Phase 2 and the manufacturing plant and office space require 228 parking spaces for Phase 1 with an additional 310 parking spaces required for Phase 2. This results in 338 parking spaces required for Phase 1 and an additional 352 parking spaces required for Phase 2 with an overall parking requirements of 690 parking spaces at full build-out.

The proposed improvements include 478 parking spaces to be provided in Phase 1 with an additional 223 parking spaces to be provided in Phase 2 for a total parking count of 701 parking spaces provided. This supports the parking requirements for the overall employee count including additional parking spaces for guest parking and fleet vehicles.

For parking spaces between 500 to 1,000 parking spaces, 2% of parking must be accessible parking spaces and for every six (6) parking spaces, one (1) parking space must provide van accessibility. Based on these requirements, fifteen (15) accessible parking spaces are required which must include three (3) van accessible parking spaces. Eleven (11) accessible parking spaces with two (2) van accessible parking spaces are proposed to be provided as part of Phase 1 with an additional four (4) accessible parking spaces with one (1) additional van accessible space provided as part of Phase 2.

Phase 1 will include the west driveway as separate access for the truck traffic and manufacturing plant employees, while the east driveway and driveway from 84th Avenue will provide access to the headquarters building and the plant office area. When Phase 2 is constructed, these areas will be connected with a drive that will loop around the south side of the building, which will provide connectivity throughout the site. However, even with this connectivity in Phase 2, it is anticipated that truck traffic will primarily utilize the west driveway off Riley Street. In addition, JR Automation anticipates only about ten (10) trucks per day will be needed for their operations.

JR Automation is interested in developing this site with sustainability considerations. As a result, six (6) of the parking spaces in the southwest corner of the parking lot north of the headquarters building are proposed to provide plugs and parking spaces for electric vehicles.

Fire Access & Protection:

The site has been designed in accordance with the International Fire Code (IFC), 2015 Edison. The headquarters building and the manufacturing plant will be fully sprinkled. Per IFC Appendix B, these buildings will require 8,000 gallons per minute (gpm) fire flow for four (4) hours. However, since the buildings are fully sprinkled, the fire flow can be reduced by 75%, resulting in a fire flow requirement of 2,000 gpm for four (4) hours.

Since both the headquarters building and the manufacturing plant will exceed 30-feet in height, a 26-foot wide fire lane is required to be provided no closer than 15-feet but not further than 30-feet from the building along at least one side of the building for ladder truck access.

All the parking aisles are proposed to be 26-feet wide. For the Phase 1 improvements, a 26-foot wide temporary fire lane is proposed to be constructed at the southwesterly portion of the building. This fire lane will provide better access to the southeast portion of the building. However, per IFC section 503.1.1, an exception is being requested for the manufacturing building to allow the hose length to be a little longer for access to all portions of the building as allowable, since the building is fully sprinkled.

As described in the utilities section below, a public watermain is proposed to be extended through the site. Three (3) fire hydrants are proposed to be installed on this length of proposed watermain with a fourth hydrant proposed to be added when Phase 2 is constructed. Per Table C102.1 in the IFC, a minimum of two (2) hydrants is necessary for the required fire flow.

Pedestrian Connectivity / Covered Walkway:

Sidewalks are proposed to provide access to the building along the building frontages and adjacent to parking. In addition, a north-south walkway is proposed from the headquarters building to the north with an extension proposed to Riley Street with the intent to provide access to the City's sidewalk extension along the north side of Riley Street.

Since some employees will be walking between the headquarters building and the manufacturing plant and office, a covered walkway is proposed to be constructed as part of the Phase 1 improvements. Additional design and information for this covered walkway will be provided through the building permit process.

Trash Receptacle:

A dumpster is not proposed adjacent to the headquarters building. Instead, the headquarters building will have an overhead door on the south side of the building with the dumpster to be located inside the building. When this trash receptable needs to be emptied, the dumpster will be wheeled outside with access provided to this dumpster with a flush pavement edge and an area to be hatched for no parking.

A dumpster and recycling area is proposed for the manufacturing plan on the west side of the building. This area also proposed to include a battery storage, which is required to be a minimum of 100-feet from the building. The dumpster area is proposed to be screened with an enclosure in accordance with the City's zoning ordinance.

Utilities:

Per information provided by the City, there are three (3) sanitary laterals extended to this property. The proposed improvements will utilize two (2) of these sanitary laterals to extend sanitary sewer service to the proposed buildings. A sanitary inspection manhole is proposed on the south public right-of-way line for each of these services.

In coordination with the Zeeland Board of Public Works (BPW), 16-inch public watermain is proposed to be constructed in a 20-foot wide public utilities easement from Riley Street between the proposed buildings to the south property line. A 12-inch fire service and domestic service will be extended from this proposed watermain at the northeast corner of the manufacturing plant building to provide service to the building. A domestic water service will also be extended from this proposed public watermain to the headquarters building. Fire hydrants are proposed along the public watermain to provide fire protection to the proposed buildings. The public watermain design will be designed in accordance with the Zeeland BPW standards and requirements and an EGLE Water Supply permit will be acquired prior to construction.

Mechanical pads for the mechanical units are proposed along the east and west sides of the manufacturing plant and also along the south side of the headquarters building. These mechanical unit locations and sizes are preliminary and will be refined after the completion of the mechanical design for the building and the number of mechanical units necessary has been determined.

Grading:

The headquarters building is proposed to be constructed at a finished floor elevation (FFE) of 678.50 and the manufacturing plant is proposed to be constructed at a FFE of 681.00. These FFEs were determined based on the natural grade slope towards the Brower County Drain. The adjacent parking lots and traffic circulation area will be designed to flow away from the proposed buildings. The proposed drainage pattern of the site is proposed to be maintained similar to the existing drainage pattern.

Stormwater Management Design:

The stormwater management for the site was designed in accordance with the OCWRC standards and requirements as required by the City of Zeeland. The stormwater runoff is proposed to be collected in proposed storm sewer systems that will discharge into an onsite stormwater detention basin. The stormwater detention basin is proposed to be a wet basin with the stormwater storage proposed above the designed water level of the basin. The wet pond portion of this basin is proposed to be constructed at a depth that will allow the pond to be populated with fish.

Site Lighting:

The onsite lighting has been designed in accordance with the City of Zeeland zoning ordinance requirements. The proposed lighting will provide visibility and safety to the employees and visitors to the proposed development.

Landscaping:

A landscape plan is provided and designed in accordance with the City of Zeeland zoning ordinance requirements. This landscape plan has been designed for the Phase 1 improvements only at this time. Front yard landscaping is proposed along Riley Street for the proposed improvements. The front yard landscaping along 84th Avenue is proposed to be provided by the landscaping placed and provided as part of the Brower County Drain relocation, which includes landscaping in the requirements of the permitted drawings.

Parking lot landscaping and green islands are proposed to be provided as part of the proposed development. This parking lot landscaping includes tree plantings within green island areas in accordance with the City's zoning ordinance.

The Phase 2 portion of the development is proposed to remain a no mow type groundcover at least until Phase 2 is developed. This no-mow area is intended to be limited maintenance with no irrigation for sustainability purposes.

Signage:

A monument sign in accordance with the City's zoning ordinance requirements is proposed to be constructed in the northeast portion of the site. In addition to this monument sign, wall signs may be proposed on the building façade, as allowable per the City's zoning ordinance requirements, and wayfinding signage will also be provided at the driveway entrances and throughout the project site.

For additional information, please refer to the enclosed information and drawings.

BENCHMARKS - NAVD88

ELEVATION 682.18
RAILROAD SPIKE IN THE SOUTH SIDE OF A UTILITY POLE, LOCATED 30'± EAST OF HILLCREST WAY CENTERLINE & 25'± NORTH OF RILEY STREET CENTERLINE

ELEVATION 671.44
CHISELED SQUARE ON THE TOP OF CONCRETE FLARED END SECTION TO CULVERT AT THE SOUTHEAST CORNER OF 84TH AVENUE & RILEY STREET

CONTROL POINTS

CP#6	CP#8	CP#10
M+B RED CAP	M+B RED CAP	M+B RED CAP
N 10021.2950	N 10035.1510	N 8906.2940
E 9947.6710	E 8731.6260	E 9969.1770
ELEV 674.02	ELEV 680.57	ELEV 672.98

CP#7	CP#9
M+B RED CAP	M+B RED CAP
N 10026.6670	N 9527.8910
E 9325.2400	E 9969.3120
ELEV 680.91	ELEV 673.16

EXISTING UNDERGROUND UTILITY DATA

SANITARY MH#1
RIM 673.45
12" CLAY INV S 656.25
12" PLASTIC INV N 656.15
15" CLAY INV E 656.25
15" CLAY INV W 655.85
2' DIA RIM,
4' DIA PRECAST STRUCTURE

SANITARY MH#3
RIM 676.67
12" PLASTIC INV N 658.87
12" PLASTIC INV N 655.37
12" PLASTIC INV S 658.87
12" PLASTIC INV S 655.37
15" CLAY INV E 654.87
15" CLAY INV W 654.77
2' DIA RIM,
4' DIA PRECAST STRUCTURE

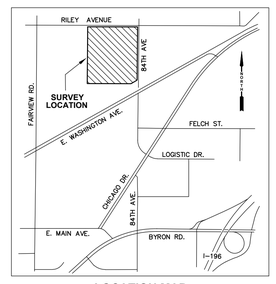
CATCH BASIN #4 (BEEHIVE)
RIM 678.91
12" BLACK PIPE INV W 677.91
12" BLACK PIPE INV E 677.81
TOP WATER 677.61
BOTTOM STRUCTURE 675.61
2' DIA RIM,
3' DIA PRECAST STRUCTURE

SANITARY MH#5
RIM 681.47
12" CLAY INV S 664.17
12" CLAY INV N 653.87
15" CLAY INV E 653.77
15" CLAY INV W 653.67
2' DIA RIM,
4' DIA PRECAST STRUCTURE

SANITARY MH#6
RIM 681.29
12" CLAY INV N 668.29
12" CLAY INV N 653.29
12" CLAY INV S 664.39
12" CLAY INV S 653.29
15" CLAY INV E 653.19
15" CLAY INV W 653.09
2' DIA RIM,
4' DIA PRECAST STRUCTURE

SANITARY MH#7
RIM 676.09
12" PLASTIC INV N 663.29
12" CLAY INV N 651.69
12" CLAY INV S 659.09
12" CLAY INV S 651.69
15" CLAY INV E 651.29
15" CLAY INV W 651.19
2' DIA RIM,
4' DIA PRECAST STRUCTURE

SANITARY MH#8
RIM 673.27
12" PLASTIC INV N 657.17
12" PLASTIC INV S 657.07
2' DIA RIM,
4' DIA PRECAST STRUCTURE
FLOWS SOUTH



LOCATION MAP
NO SCALE:

0 25 50
PLAN SCALE: 1" = 50'

RILEY AVENUE
(A 66' WIDE PUBLIC RIGHT OF WAY)

NORTH 1/4 CORNER, SECTION 17, TOWN 5 NORTH, RANGE 14 WEST, CITY OF ZEELAND, OTTAWA CO., MI.

PLACE OF BEGINNING

BM 682.18

BM 671.44

1329.49' (R) 1329.18' (M)

1296.20' (M)

N 89°22'17" W (M & R)

N 89°22'17" W (M)

NORTH LINE, SECTION 17

33.00'

16.5' WIDE MICHIGAN BELL TELEPHONE COMPANY EASEMENT LIBER 932 PAGE 51

100' EASEMENT FOR BROWER DRAIN INSTRUMENT #2013-0006187 CENTERED ON DRAIN, ACROSS PROPERTY

WEST 1/8 LINE, SECTION 17

S 00°27'33" W (M) S 00°28'16" W (M)

1467.00' (M), TO THE RIGHT-OF-WAY LINE

1500.00' (M & R)

6' CHAINLINK FENCE

FOUND RE-ROD 0.29' SOUTH & 0.29' EAST

S 89°22'17" E (M & R)

1124.81' (M & R)

"NO BUILDINGS OBSERVED"

70-17-17-101-017
PETROELJE GERALDINE TRUST
#800 E. RILEY AVENUE

70-17-17-101-027
STAG INDUSTRIAL HOLDINGS LLC
#750 E. RILEY AVENUE

70-17-17-101-025
CONSUMERS ENERGY ZEELAND GENERATOR STATION
#425 N. FAIRVIEW STREET

15' WIDE CONSUMERS ENERGY EASEMENT LIBER 2929 PAGE 723

WOLVERINE ELECTRIC COOPERATIVE INCORPORATED RIGHT-OF-WAY EASEMENT LIBER 541, PAGE 241

STEEL ELECTRIC TRANSMISSION POLE

CENTERLINE OF ELECTRIC TRANSMISSION LINE

HIGH TENSION POWER TOWER

70-17-17-200-033
PETROELJE GERALDINE TRUST
#3114 84TH AVENUE

70-17-17-200-034
SOLUTIONS AMERICA PROPERTIES LLC
#3114 84TH AVENUE

70-17-17-200-021
CONSUMERS ENERGY

HOUSE #3114

1382.17' (M & R)

1368.08' (M)

N 00°25'56" E (M) N 00°25'56" E (M)

37.98' (M)

75.89' (M)

N 60°42'54" E (M & R) 122.60' (M & R)

113.84' (M) 113.95' (R) N 60°30'34" E (M) N 60°47'44" E (R)

84TH AVENUE
(A 66' WIDE PUBLIC RIGHT OF WAY)

NORTH-SOUTH 1/4 LINE, SECTION 17

C/L DITCH

C/L AGRICULTURAL DRAINAGEWAY

CP#6 CP#7 CP#8 CP#9 CP#10

LEGEND

- SANITARY SEWER (SAN)
- STORM SEWER (STM)
- WATERMAIN (WAT)
- GAS MAIN (GAS)
- UG ELECTRIC (PWR)
- UG TELECOMMUNICATIONS (TELCOM)
- AERIAL UTILITY LINE (AERIAL)
- FENCE
- HOT MIX ASPHALT SURFACE (HMA)
- HYDRANT (HYD)
- WATER VALVE (WV)
- MANHOLE (MH)
- CATCH BASIN (CB)
- UTILITY POLE (UP)
- GUY ANCHOR (GA)
- HIGH TENSION UTIL POLE (HTP)
- ELECTRIC BOX (EB)
- UG ELECTRIC MARKER (UEM)
- LIGHT POLE (LP)
- MAILBOX (MB)
- SURVEY IRON (FOUND)
- SURVEY IRON (SET)
- M - MEASURED DIMENSION
- R - RECORDED DIMENSION
- UG - UNDERGROUND
- GAS VALVE (GV)
- UG GAS MARKER (UGM)
- UG TELCOM BOX (UTB)
- UG TELCOM MARKER (UTM)
- TELCOM RISER (TR)
- TELCOM - TELECOMMUNICATIONS

#800 E. RILEY AVENUE

PLAN REVISIONS

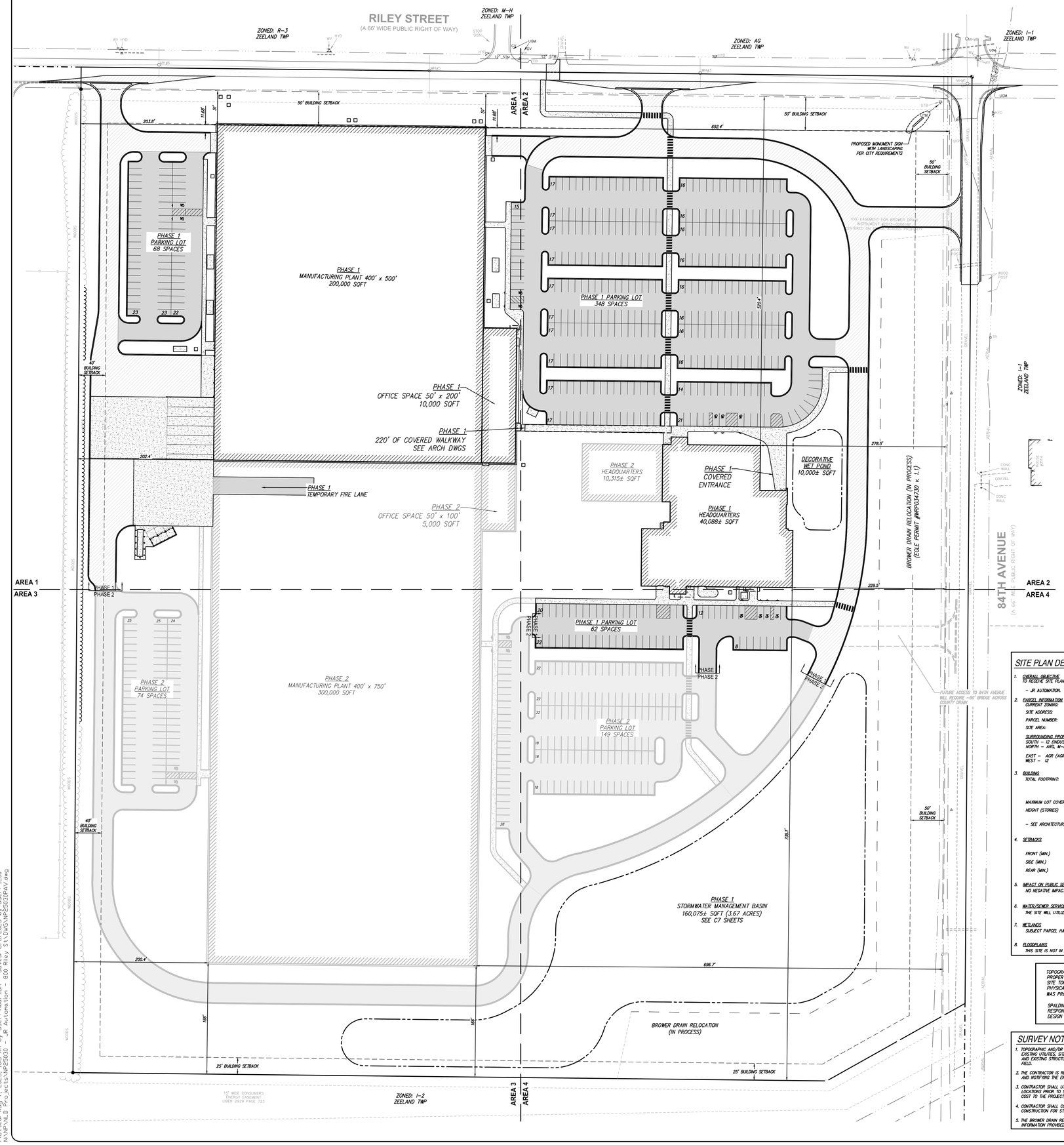
TOPOGRAPHICAL SURVEY
OF PART OF
E 1/2, NW 1/4, SECTION 17, TOWN 5 NORTH, RANGE 14 WEST
CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN
PREPARED FOR
800 RILEY HCV, LLC

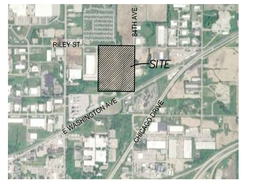
Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801 mailbox@mbce.com

SURVEY CREW / DATE:	DWS / 12-21-21
DRAWN BY:	MDJ/GHV
CHECKED BY:	SJG
CONTACT INFO:	sgreen@mbce.com
DATE:	FEBRUARY 11, 2022
PROJECT NO.:	210269.1

1 OF 1

P:\210269.01 800 Riley - Zeeland\CAD\DWG\210269 800 Riley Avenue -Zeeland BASE.dwg - Topographical Survey - 3/18/2022 9:17:29 AM Marc Jacobsen





LOCATION MAP

1" = 2000'

GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 60 ft.

SHEET INDEX

C1.0 - OVERALL SITE PLAN
C2.0 - SESC PLAN (NOT INCLUDED IN SITE PLAN SUBMITTAL)
C3.1 - DEMO PLAN - AREA 1
C3.2 - DEMO PLAN - AREA 2
C3.3 - DEMO PLAN - AREA 3
C3.4 - DEMO PLAN - AREA 4
C4.0 - OVERALL UTILITY PLAN
C4.1 - STORM SEWER UTILITY PLAN
C4.2 - SANITARY SEWER UTILITY PLAN
C4.3 - UTILITY DETAILS
C4.4 - DRAINAGE MAP
C5.1 - PAVING PLAN - AREA 1
C5.2 - PAVING PLAN - AREA 2
C5.3 - PAVING PLAN - AREA 3
C5.4 - PAVING PLAN - AREA 4
C5.5 - PAVING & LAYOUT PLAN DETAILS
C6.0 - OVERALL FIRE PROTECTION PLAN
C7.0 - OVERALL GRADING PLAN
C7.1 - GRADING PLAN - AREA 1
C7.2 - GRADING PLAN - AREA 2
C7.3 - GRADING PLAN - AREA 3
C7.4 - GRADING PLAN - AREA 4
L1.0 - LANDSCAPE PLAN

SITE DATA

TAX ID: 70-17-17-101-030

LEGAL DESCRIPTION:

PART OF E 1/2 OF NW 1/4 BEG AT N 1/4 COR, TH S 00D 25M 56S W 1382.17 FT ALG N&S 1/4 LI, TH S 60D 43M 34S W 113.84 FT, S 60D 43M 34S W 122.6 FT, N 89D 22M 17S W 1124.81 FT, TH N 0D 38M 16S E 1500 FT ALG W LI OF S 1/2 OF NW 1/4, TH S 89D 22M 17S E 1329.18 FT ALG N SEC LI TO BEG. SEC 17 T5N R14W 45.51 AC.

SOIL SUMMARY:

AvB (AU GRES LOAMY SAND, LOAMY SUBSTRATUM, 0 TO 6 PERCENT SLOPES)

BwB (BELDING SANDY LOAM, 2 TO 6 PERCENT SLOPES)

Cm (COHOCTAH LOAM)

Gn (GRANBY FINE SANDY LOAM, LAKE PLAIN, 0 TO 2 PERCENT SLOPES)

IoA (OSCO LOAMY SAND, 0 TO 4 PERCENT SLOPES)

KnB (KAWKAWLIN LOAM, 2 TO 6 PERCENT SLOPES)

MmB (MENOMINEE LOAMY SAND, 2 TO 6 PERCENT SLOPES)

SEE GEOTECHNICAL REPORT FOR MORE DETAIL (WHEN COMPLETED)

SITE PLAN DETAILS

1. OVERALL OBJECTIVE
TO RECEIVE SITE PLAN APPROVAL FOR THE FOLLOWING:
– JR AUTOMATION.

2. PARCEL INFORMATION
CURRENT ZONING: I2 (INDUSTRIAL)
SITE ADDRESS: 800 RILEY ST
PARCEL NUMBER: 07-17-17-101-030
SITE AREA: 45.5 ACRES (1982416.9± SFT)

SURROUNDING PROPERTY ZONING:
SOUTH – I2 (INDUSTRIAL)
NORTH – AR2, M-H, R-3 (AGRICULTURAL, MANUFACTURED HOMUSING COMMUNITY, MULTIPLE FAMILY RESIDENTIAL)
EAST – AGR (AGRICULTURAL)
WEST – I2

3. BUILDING
TOTAL FOOTPRINT: 565,403 SFT
250088

	REQUIRED	PROVIDED
MAXIMUM LOT COVERAGE	50% MAX	25%
HEIGHT (STORIES)	40' MAX	

– SEE ARCHITECTURAL SHEETS FOR ADDITIONAL BUILDING DETAILS

4. SETBACKS

	REQUIRED	PROVIDED
FRONT (MIN.)	50 FT	51 FT
SIDE (MIN.)	40 FT	200.4 FT
REAR (MIN.)	25 FT	166 FT

5. IMPACT ON PUBLIC SERVICES
NO NEGATIVE IMPACTS ARE EXPECTED ON PUBLIC SERVICES.

6. WATER/SEWER SERVICE
THE SITE WILL UTILIZE CITY OF ZEELAND WATER AND SEWER.

7. WETLANDS
SUBJECT PARCEL HAS NO INDICATION OF WETLANDS

8. FLOODPLAINS
THIS SITE IS NOT IN A FEMA FLOOD HAZARD ZONE:26139C0309E.

TOPOGRAPHIC and/or BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY OTHERS TO THE SELLER/OWNER.

SPALDING DEDECKER ASSOCIATES, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN OMISSIONS RESULTING FROM SURVEY INACCURACIES.

SURVEY NOTES

1. TOPOGRAPHIC AND/OR BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS MAY BE BASED ON RECORD DATA NOT MEASURED IN THE FIELD.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL INFORMATION SHOWN ON THIS SURVEY AND NOTIFYING THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL UTILIZE A PRIVATE UTILITY LOCATOR TO STAKE PUBLIC AND PRIVATE UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY, AT NO COST TO THE PROJECT, TO REPAIR OR REPLACE ANY DAMAGE CAUSED TO EXISTING UTILITIES.
4. CONTRACTOR SHALL CONTACT MISS DIG (811) THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR STAKING OF UTILITIES.
5. THE BROWER DRAIN RELOCATION IS CURRENTLY BEING CONSTRUCTED SO THE SURVEY INFORMATION PROVIDED IS PARTIALLY OUT OF DATE.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB – STRUCT. TYPE; 2 – STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
- WATERMAIN STRUCTURE: GVW – STRUCT. TYPE; XXX – STRUCT. NO.

OWNER

JR AUTOMATION
TECHNOLOGIES, LLC
4190 SUNNYSIDE DRIVE
HOLLAND, MI 49424
PHONE: (616) 399-2168

APLICANT

LAKEWOOD
ARCHITECTURE
11253 JAMES STREET
HOLLAND, MI 49503
PHONE: (616) 392-6923

PARKING SUMMARY

JR AUTOMATION PARKING NEEDS:

HQ Building:
Phase 1 -
Office - 1 Space/300 sft UFA = 32,805 sft/300 sft = 110 spaces
Phase 2 -
Office - 1 Space/300 sft UFA = 12,514 sft/300 sft = 42 spaces
Total HQ Building Parking Required = 152 spaces

Manufacturing Plant:
Phase 1 -
Office - 1 Space/300 sft UFA = 8,287 sft/300 sft = 28 spaces
Manufacturing - 1 space/1,000 sft GFA = 199,204 sft/1,000 sft = 200 spaces
Total Phase 1 Plant Parking Required = 228 spaces
Phase 2 -
Office - 1 Space/300 sft UFA = 3,413 sft/300 sft = 12 spaces
Manufacturing - 1 space/1,000 sft GFA = 297,898 sft/1,000 sft = 298 spaces
Total Phase 2 Plant Parking Required = 310 spaces

Total Manufacturing Plant Parking Required = 538 spaces

Total Overall Site Parking Required:
Phase 1 Parking = 338 parking spaces
Phase 2 Parking = 352 parking spaces

Total Parking Required = 690 parking spaces

Total Accessible Parking Spaces Required:
500 to 1,000 Parking Spaces Requires 2% of Total Parking Number
701 Spaces x 2% = 14.02 ≈ 15 Accessible Spaces Req.

*PLUS VAN ACCESSIBLE PARKING SPACES
1/6 of 15 Accessible Spaces = 1/6 * 15 = 2.5 ≈ 3 Van Accessible Spaces Req.

Phase 1 = 10 B.F. Spaces w/2 Van Accessible
Phase 2 = 5 B.F. Spaces w/1 Van Accessible

PARKING PROVIDED:
PHASE 1 = 478 PARKING SPACES
PHASE 2 = 223 PARKING SPACES

TOTAL = 701 PARKING SPACES PROVIDED

WITH 11 B.F. SPACES INCLUDING 2 VAN ACCESSIBLE SPACES IN PHASE 1 & 4B.F. SPACES INCLUDING 1 VAN ACCESSIBLE SPACE IN PHASE 2

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JR AUTOMATION
A Hitachi Group Company
ZEELAND, MI
OVERALL SITE PLAN

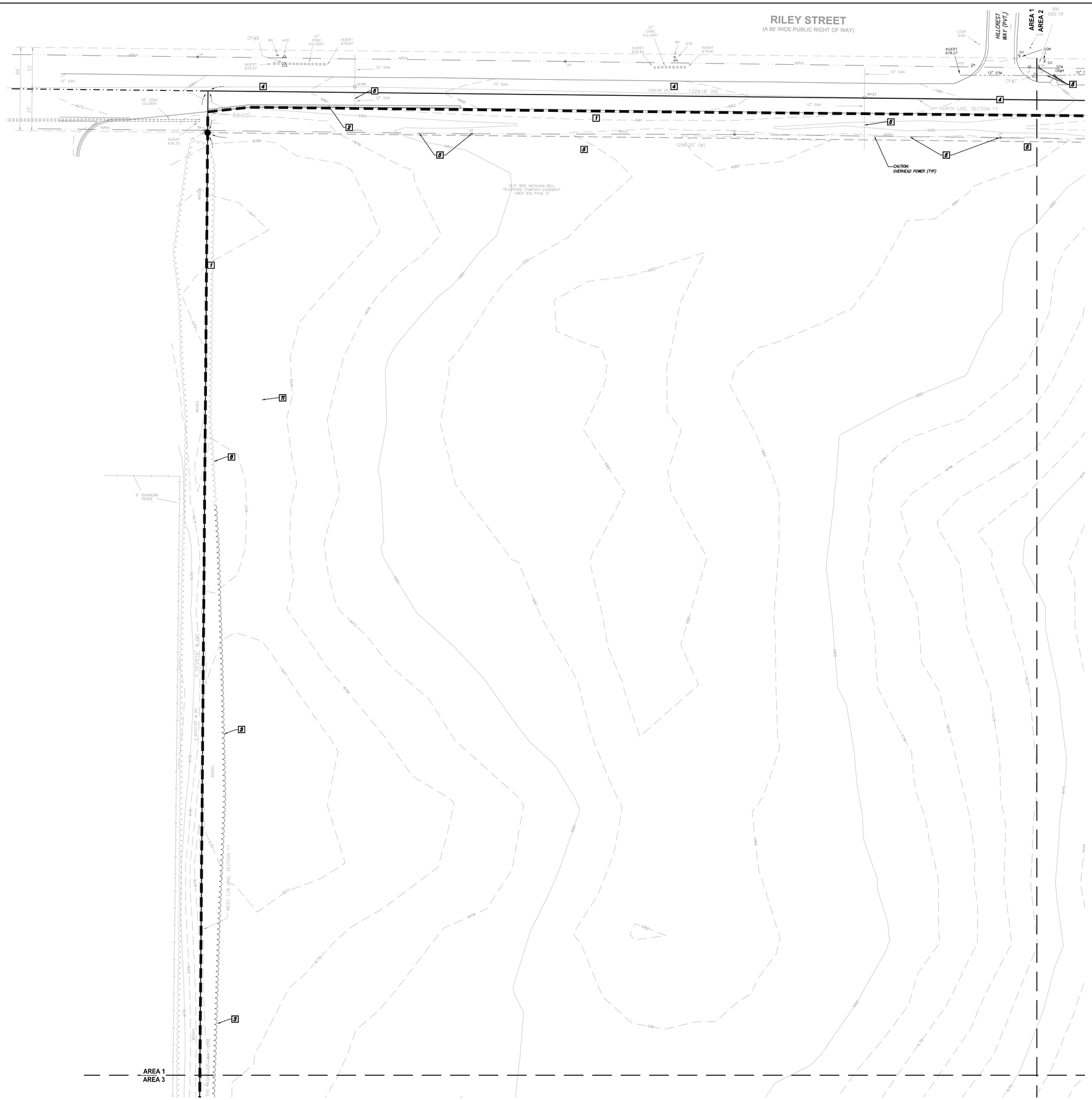
SECTION 17
TOWN 5 NORTH RANGE 14 WEST
CITY OF ZEELAND
OTTAWA COUNTY, MI

NO.	DATE	REVISION
A	08/04/2025	CITY SITE PLAN REVIEW

VERIFY SCALES
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DRAFTER: S.MORRIS	DATE: 08/07/2025
DESIGNER: S.MORRIS	DATE: 08/07/2025
CHECKED: R.PAGE	DATE: -
PROJECT MANAGER: R.PAGE	BID PLAN DATE: -
DEPARTMENT MANAGER APPROVAL: T.SOVEL	DATE: -
JOB NO.: NP25030	DRAWING NO.: NP25030PAV
SCALE: 1" = 60'	SHEET NO.: C1.0

Plotted: Aug 7, 2025 10:8 AM by user: mbarton - Saved: 8/6/2025 by user: mbarton
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GRAPHIC SCALE

0 15 30 60

(IN FEET)

1 inch = 30 ft.

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- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
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(2) — UTILITY CROSSING (SEE DATA TABLE)

STORM SEWER STRUCTURE: CP — STRUCT. TYPE; 2 — STRUCT. NO.

SANITARY SEWER STRUCTURE: 20

WATERMAIN STRUCTURE: 10 XX — STRUCT. NO.; STRUCT. TYPE

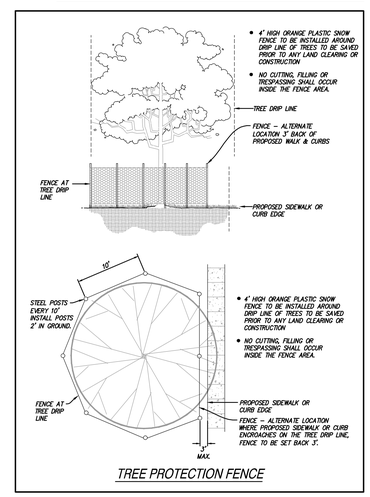
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ZEELAND, MI
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AREA 1
DEMOLITION PLAN
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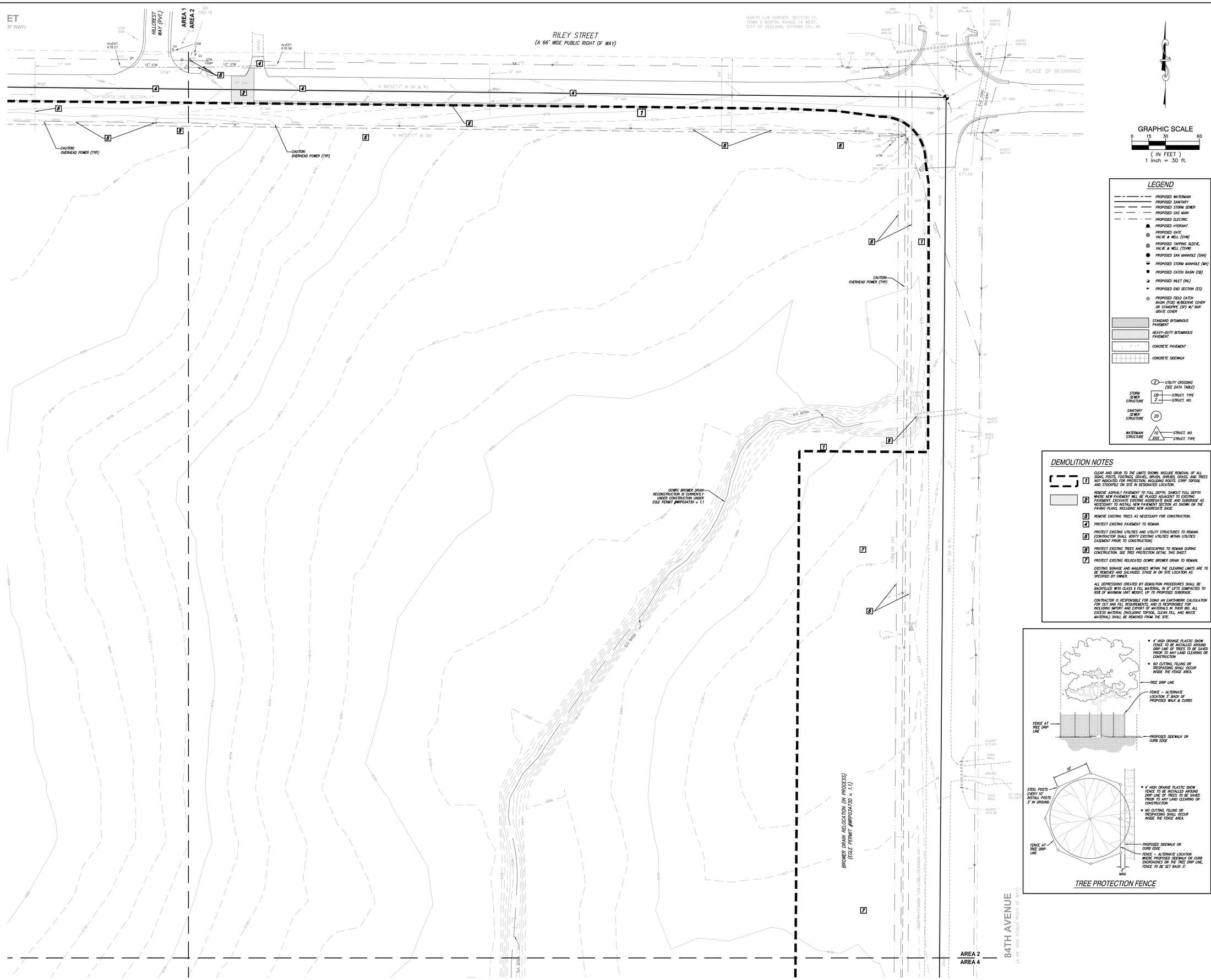
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DEPARTMENT MANAGER APPROVAL	T.SOVEL	DATE	.
JOB NO.	NP25030	DRAWING NO.	NP2530DEMO
SCALE:	1" = 30'	SHEET NO.	C3.1

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N:\NP\NJ_Projects\NP25030 - JR Automation - 800 Riley St\Dwg\NP25030DEMO.dwg



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AREA 2
DEMOLITION PLAN
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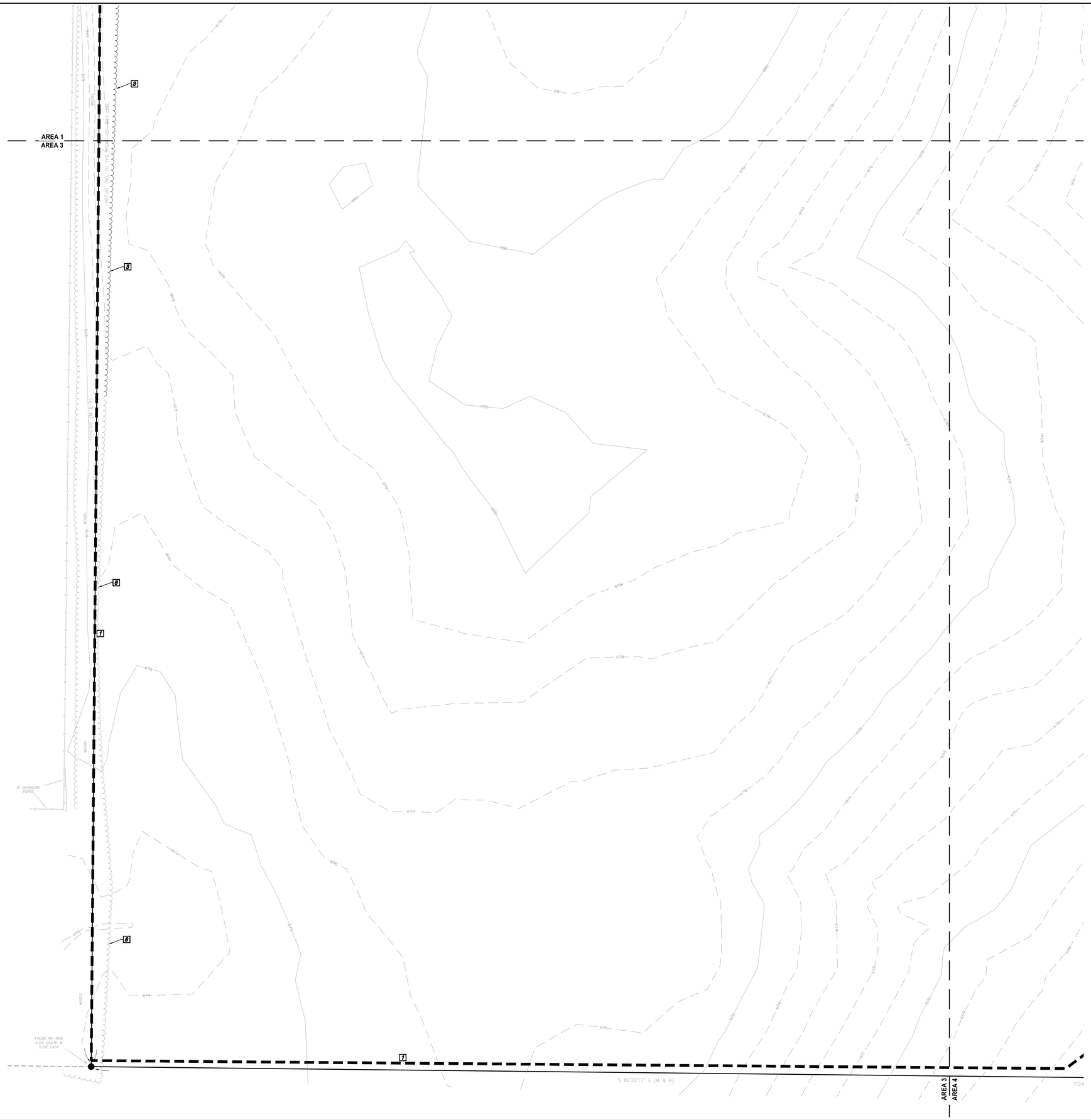
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JOB NO.: NP25030	DRAWING NO.: NP25030DEMO
SCALE: 1" = 30'	SHEET NO.: C3.2

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AREA 1
AREA 3
AREA 3
AREA 4
1457.00' (M), TO THE POINT OF WAY = 18'E
1500.00' (M & R)
S 89°22'17" E (M & R)
6' CHAINLINK FENCE
FOUND RE-ROD 0.29' SOUTH & 0.29' EAST
W 6000
W 6050
W 6100
W 6150
W 6200
W 6250
W 6300
W 6350
W 6400
W 6450
W 6500
W 6550
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- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

(2) UTILITY CROSSING (SEE DATA TABLE)

STORM SEWER STRUCTURE: CB STRUCT. TYPE; 2 STRUCT. NO.

SANITARY SEWER STRUCTURE: 20

WATERMAIN STRUCTURE: 10 STRUCT. NO.; XX STRUCT. TYPE

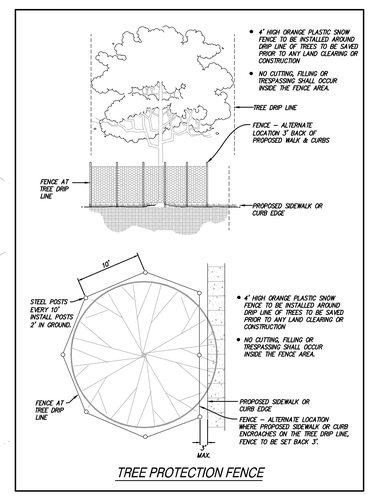
DEMOLITION NOTES

1. CLEAR AND GRUB TO THE LIMITS SHOWN. INCLUDE REMOVAL OF ALL SIGNS, POSTS, FOOTINGS, GRAVEL, BRUSH, SHRUBS, GRASS, AND TREES NOT INDICATED FOR PROTECTION, INCLUDING ROOTS. STRIP TOPSOIL AND STOCKPILE ON SITE IN DESIGNATED LOCATION.
2. REMOVE ASPHALT PAVEMENT TO FULL DEPTH. SAWCUT FULL DEPTH WHERE NEW PAVEMENT WILL BE PLACED ADJACENT TO EXISTING PAVEMENT. EXCAVATE EXISTING AGGREGATE BASE AND SUBGRADE AS NECESSARY TO INSTALL NEW PAVEMENT SECTION AS SHOWN ON THE PAVING PLANS, INCLUDING NEW AGGREGATE BASE.
3. REMOVE EXISTING TREES AS NECESSARY FOR CONSTRUCTION.
4. PROTECT EXISTING PAVEMENT TO REMAIN.
6. PROTECT EXISTING UTILITIES AND UTILITY STRUCTURES TO REMAIN. (CONTRACTOR SHALL VERIFY EXISTING UTILITIES WITHIN UTILITIES EASEMENT PRIOR TO CONSTRUCTION)
8. PROTECT EXISTING TREES AND LANDSCAPING TO REMAIN DURING CONSTRUCTION. SEE TREE PROTECTION DETAIL THIS SHEET.
7. PROTECT EXISTING RELOCATED OCWRC BROWER DRAIN TO REMAIN.

EXISTING SIGNAGE AND MAILBOXES WITHIN THE CLEARING LIMITS ARE TO BE REMOVED AND SALVAGED. STAGE IN ON SITE LOCATION AS SPECIFIED BY OWNER.

ALL DEPRESSIONS CREATED BY DEMOLITION PROCEDURES SHALL BE BACKFILLED WITH CLASS II FILL MATERIAL IN 8" LIFTS COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT, UP TO PROPOSED SUBGRADE.

CONTRACTOR IS RESPONSIBLE FOR DOING AN EARTHWORK CALCULATION FOR CUT AND FILL REQUIREMENTS, AND IS RESPONSIBLE FOR INCLUDING IMPORT AND EXPORT OF MATERIALS IN THEIR BID. ALL EXCESS MATERIAL (INCLUDING TOPSOIL, CLEAN FILL, AND WASTE MATERIAL) SHALL BE REMOVED FROM THE SITE.



TREE PROTECTION FENCE

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JR AUTOMATION
A Hitachi Group Company
ZEELAND, MI
AREA 4
DEMOLITION PLAN

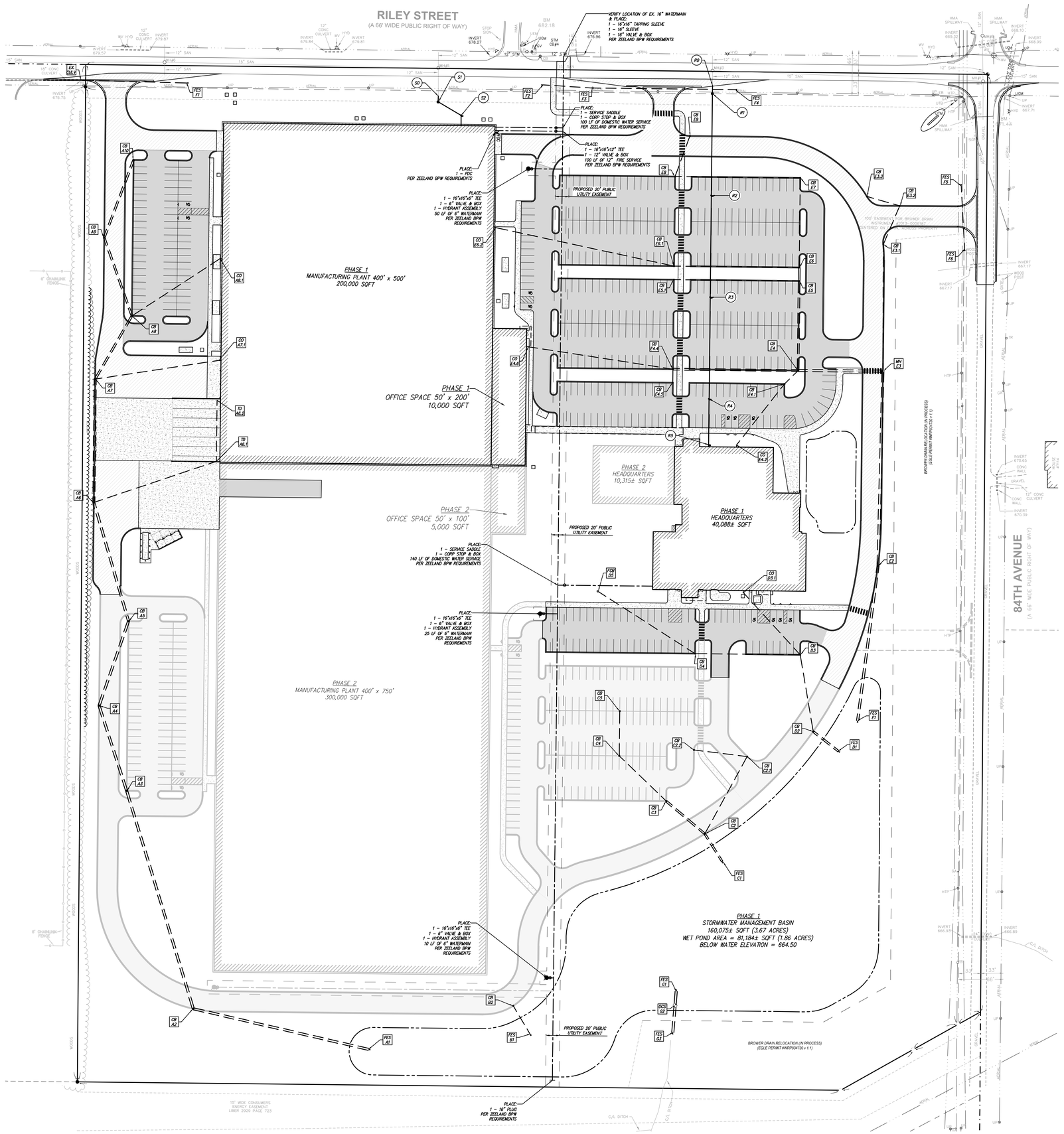
SECTION 17
TOWN 5 NORTH RANGE 14 WEST
CITY OF ZEELAND
OTTAWA COUNTY, MI

NO.	DATE	REVISION
A	08/04/2025	CITY SITE PLAN REVIEW

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DRAFTER: S.MORRIS	DATE: 08/07/2025
DESIGNER: S.MORRIS	DATE: 08/07/2025
CHECKED: R.PAGE	DATE:
PROJECT MANAGER: R.PAGE	BID PLAN DATE:
DEPARTMENT MANAGER APPROVAL: T.SOVEL	DATE:
JOB NO.: NP25030	DRAWING NO.: NP25030DEMO
SCALE: 1" = 30'	SHEET NO.: C3.4

Plotted: Aug 6, 2025, 3:3 PM by: user: rdpage - Saved: 7/31/2025 by: user: rdpage
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GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 60 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
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- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- 2 — UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB 2 — STRUCT. TYPE / STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
- WATERMAIN STRUCTURE: 10 / XXX — STRUCT. NO. / STRUCT. TYPE

UTILITY NOTES

1. STORM SEWER 12" AND LARGER SHALL BE C76 CL IV (PREM.JT.) UNLESS OTHERWISE NOTED ON THE PLAN.
2. STORM SEWER 6" AND SMALLER SHALL BE PVC SDR 23.5. STORM SEWER GREATER THAN 6" THROUGH 10" SHALL BE PVC SDR 26.
3. SANITARY SEWER SHALL BE PVC TRUSS PIPE. LEADS SHALL BE SOLID WALL, PVC, SDR 23.5.
4. WATER MAIN SHALL BE CLASS 54 DUCTILE IRON. WATER MAINS SHALL BE LEAKAGE AND PRESSURE TESTED IN ACCORDANCE WITH AWWA STANDARD C600. WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 PRIOR TO BEING PUT INTO SERVICE.
5. ALL UTILITY TRENCHES THAT FALL WITHIN A 1-ON-1 INFLUENCE OF PAVEMENT AREAS SHALL BE BACKFILLED WITH CLASS 2 SAND AND COMPACTED TO 95% OF MAXIMUM DENSITY.
6. ALL WATER MAIN SHALL BE BURIED WITH 6' OF COVER FROM PROPOSED GRADES. USE 22.5° BENDS TO LOWER WATER MAIN WHERE NOTED AT UTILITY CROSSING.
7. WHERE HYDRANTS ARE INDICATED ON THE PLAN, COMPLETE HYDRANT ASSEMBLIES ARE REQUIRED, INCLUDING SHUT-OFF VALVE AND BOX (REFER TO THE STANDARD DETAIL SHEET FOR DETAILED REQUIREMENTS) THE ELEVATION OF THE VALVE BOX SHALL BE EQUAL TO THE FINISH GRADE (FG) ELEVATION OF THE HYDRANT UNLESS OTHERWISE NOTED.
8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ZEELAND.
9. ALL UTILITIES SHALL BE INSTALLED ON CLASS "B" BEDDING OR BETTER.
10. ALL HYDRANTS MUST BE AT LEAST 5' FROM THE BACK OF CURB OR EDGE OF PAVEMENT.
11. ALL UTILITIES SHALL BE PLACED AT LEAST 10' FROM OTHER UTILITIES, SIGNIFICANT TREES, AND FIXED STRUCTURES.
12. UNLESS OTHERWISE NOTED, ALL STORM SEWER STRUCTURES SHALL BE 4' DIAMETER (INLETS SHALL BE 2' DIAMETER). CONTRACTOR IS RESPONSIBLE FOR VERIFYING STRUCTURES SIZES IN RELATION TO PIPE SIZES AND ANGLES AND PROVING THEIR BID ACCORDINGLY. UNLESS OTHERWISE INDICATED ON THE STANDARD DETAIL SHEETS CASTINGS SHALL BE:
    FLAT CATCH BASINS – EJIW 3105 – "M1" (FRAMES WITH CURB BOXES WILL NOT BE ALLOWED)
    YARD CATCH BASINS – EJIW 1040 – "D2"
    MANHOLES – EJIW 1040 – "A"
13. FOR CURB CATCH BASINS, SEE BASIN LOCATION DETAIL FOR BASIN STAKING RELATIVE TO THE CURB.
14. SANITARY MANHOLE COVERS SHALL BE LABELED "SANITARY SEWER" ONLY. REFER TO STANDARD DETAIL SHEET FOR REQUIRED TEXT OF UTILITY CASTINGS.
15. LOCATIONS OF LIGHT POLES, IF SHOWN ON THESE DRAWINGS, MAY BE APPROXIMATE. CONFIRM EXACT LOCATION (I.E. CURB OFFSETS, SIDEWALK OFFSETS, ETC.) PRIOR TO STAKING AND CONSTRUCTION. REFER TO SITE ELECTRICAL PLAN FOR DETAILS, AND COORDINATE WITH ELECTRICAL ENGINEER, ARCHITECT, AND CIVIL ENGINEER TO DETERMINE PROPER PLACEMENT.

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ZEELAND, MI
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OVERALL
UTILITY PLAN
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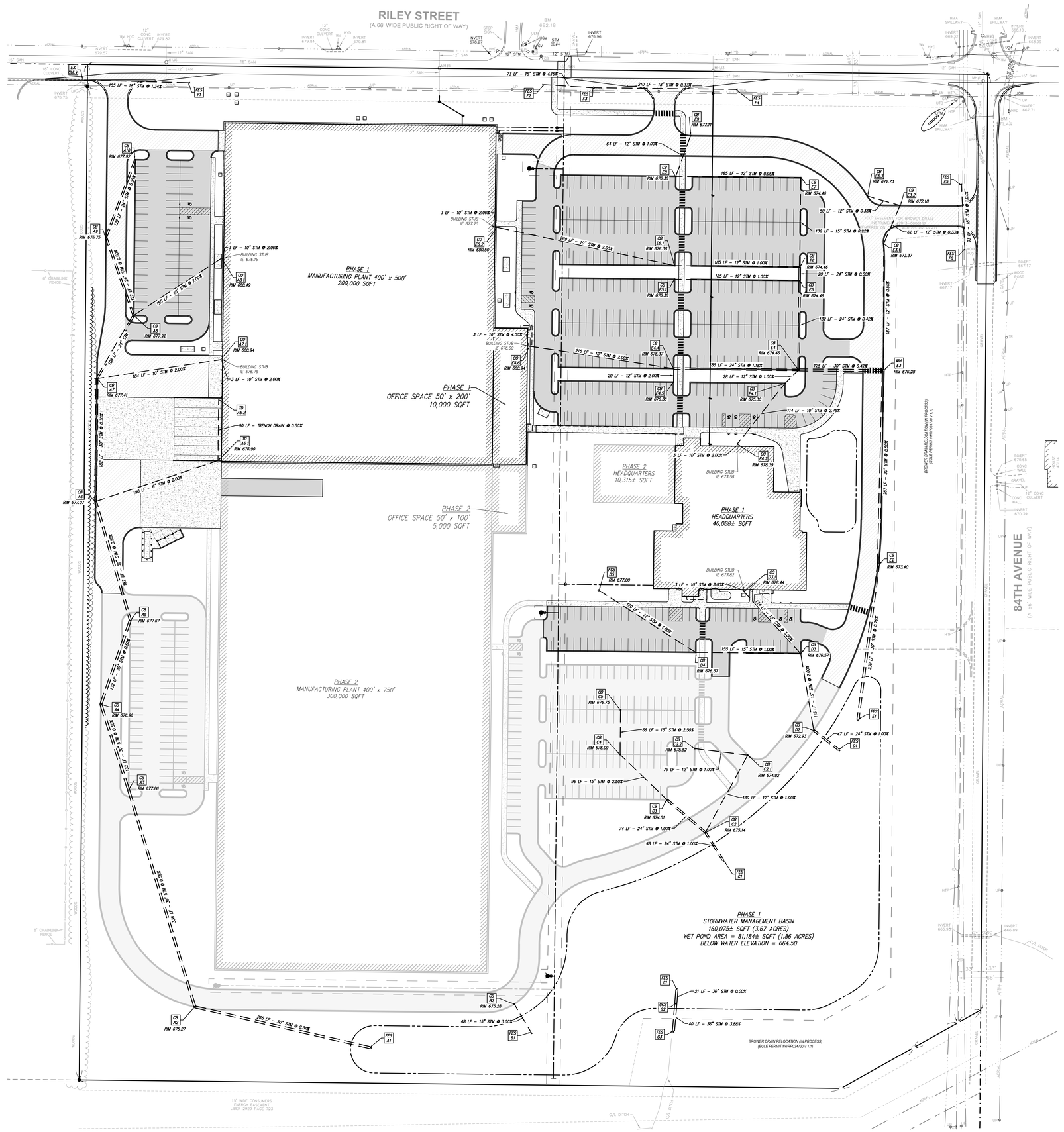
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DRAFTER: S.MORRIS		DATE: 08/07/2025
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CHECKED: R.PAGE		DATE: -
PROJECT MANAGER: R.PAGE		BID PLAN DATE: -
DEPARTMENT MANAGER APPROVAL: T.SOVEL		DATE: -
JOB NO.: NP25030		DRAWING NO.: NP25030UTL
SCALE: 1" = 60'		SHEET NO.: C4.0

Plotted: Aug 6, 2025, 3:12 PM by usrm 1200 – Saved: 8/6/2025 by usrm 1200
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LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
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- (2) – UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB 2 – STRUCT. TYPE / STRUCT. NO.
- SANITARY SEWER STRUCTURE: (20)
- WATERMAIN STRUCTURE: 10 XXX – STRUCT. NO. / STRUCT. TYPE

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 inch = 60 ft.

STORM STRUCTURE SCHEDULE

STR. NO.	TYPE	RIM ELEV.	INV. SIZE	INV. DIR.	INVERT	IN/OUT	FRAME & GRATE
A1	30" CONC. FLARED END SECTION	667.88	30"	W	665.00'	In	30" CONC. FES
A2	5' DIA. CATCH BASIN	675.27	30" 30"	N E	666.35' 666.35'	In Out	EJW 7045 FRAME W/ M1 GRATE
A3	5' DIA. CATCH BASIN	677.86	30" 30"	N S	668.20' 668.20'	In Out	EJW 7045 FRAME W/ M1 GRATE
A4	5' DIA. CATCH BASIN	676.96	30" 30"	N S	668.85' 668.85'	In Out	EJW 7045 FRAME W/ M1 GRATE
A5	5' DIA. CATCH BASIN	677.67	30" 30"	S N	669.51' 669.51'	Out In	Concentric Cylindrical Structure
A6	5' DIA. CATCH BASIN	677.07	30" 30" 6"	N S E	670.43' 670.43' 672.03'	In Out In	EJW 7045 FRAME W/ M1 GRATE
A6.1	TRENCH DRAIN	676.90	6" 6"	N W	675.84' 675.84'	In Out	EJW 6901 FRAME W/ M GRATE
A6.2	TRENCH DRAIN	676.90	6"	S	676.29'	Out	EJW 6901 FRAME W/ M GRATE
A7	5' DIA. CATCH BASIN	677.41	10" 30" 24"	E S NE	673.00' 670.97' 671.37'	In Out In	EJW 7045 FRAME W/ M1 GRATE
A7.1	STORM CLEANOUT	680.94	10" 10"	E W	676.69' 676.69'	In Out	EJW 1565 FRAME W/ S GRATE
A7.2	BUILDING STUB	681.00	10"	W	676.75'	Out	BUILDING STUB
A8	5' DIA. CATCH BASIN	677.92	24" 24" 10"	SW N NE	671.91' 671.91' 673.02'	Out In In	Concentric Cylindrical Structure
A8.1	STORM CLEANOUT	680.49	10" 10"	E SW	676.13' 676.13'	In Out	EJW 1565 FRAME W/ S GRATE
A8.2	BUILDING STUB	681.00	10"	W	676.19'	Out	BUILDING STUB
A9	5' DIA. CATCH BASIN	676.75	24" 24"	S N	672.52' 672.52'	Out In	EJW 7045 FRAME W/ M1 GRATE
A10	4' DIA CATCH BASIN	677.92	24"	S	673.14'	Out	EJW 7045 FRAME W/ M1 GRATE
B1	24" CONC. FLARED END SECTION	666.52	15"	NW	665.00'	In	24" CONC. FES
B2	4' DIA CATCH BASIN	675.28	15"	SE	666.45'	Out	EJW 7045 FRAME W/ M1 GRATE
C1	15" CONC. FLARED END SECTION	666.52	24"	NW	665.00'	In	15" CONC. FES
C2	4' DIA CATCH BASIN	675.14	12" 24" 24"	NE SE NW	666.28' 665.48' 665.48'	In Out Out	EJW 7045 FRAME W/ M1 GRATE
C2.1	4' DIA CATCH BASIN	674.92	12" 12"	SW W	667.58' 667.58'	Out In	EJW 7045 FRAME W/ M1 GRATE
C2.2	4' DIA CATCH BASIN	675.52	12"	E	668.37'	Out	EJW 7045 FRAME W/ M1 GRATE
C3	4' DIA CATCH BASIN	674.51	24" 15"	SE NW	666.23' 666.83'	Out In	EJW 7045 FRAME W/ M1 GRATE
C4	STORM CLEANOUT	676.09	15" 15"	W SE	669.23' 669.23'	In Out	EJW 1040 FRAME W/ M1 GRATE
C4.7	BUILDING STUB	681.00	10"	E	676.00'	Out	BUILDING STUB
C5	4' DIA CATCH BASIN	676.75	15"	S	670.88'	Out	EJW 1040 FRAME W/ M1 GRATE
CULV	EX. 18" CONC. CULVERT	681.77	18"	E	676.75'	In	EX. 18" CONC. CULV
D1	24" CONC. FLARED END SECTION	0.55	24"	NW	665.00'	In	24" CONC. FES
D2	4' DIA CATCH BASIN	672.93	15" 24"	N SE	665.47' 665.47'	In Out	EJW 7045 FRAME W/ M1 GRATE
D3	4' DIA CATCH BASIN	676.57	15" 15" 10"	W S NW	667.76' 667.76' 670.00'	In Out In	EJW 7045 FRAME W/ M1 GRATE
D3.1	STORM CLEANOUT	678.44	10" 10"	N SE	673.73' 673.73'	In Out	EJW 1565 FRAME W/ S GRATE
D3.2	BUILDING STUB	678.50	10"	S	673.82'	Out	BUILDING STUB
D4	4' DIA CATCH BASIN	676.57	15" 12"	E NW	669.31' 669.51'	Out In	EJW 7045 FRAME W/ M1 GRATE
D5	4' DIA FIELD CATCH BASIN	677.00	12"	SE	671.23'	Out	EJW 1040 FRAME W/ G2 GRATE
E1	30" CONC. FLARED END SECTION	665.75	30"	N	665.00'	In	30" CONC. FES
E2	5' DIA. CATCH BASIN	673.40	30" 30"	N S	666.84' 666.74'	In Out	EJW 7045 FRAME W/ M1 GRATE
E3	5' DIA MANHOLE	676.28	12" 30" 30"	N S W	668.28' 668.28' 668.28'	In Out In	EJW 1040 FRAME W/ M1 GRATE
E3.1	4' DIA CATCH BASIN	673.37	12" 12"	S NE	669.21' 669.21'	Out In	EJW 7045 FRAME W/ M1 GRATE
E3.2	4' DIA CATCH BASIN	672.18	12" 12"	SW W	669.42' 669.42'	Out In	EJW 7045 FRAME W/ M1 GRATE
E3.3	4' DIA CATCH BASIN	672.73	12"	E	669.58'	Out	EJW 7045 FRAME W/ M1 GRATE
E4	6" DIA. CATCH BASIN	674.46	24" 24" 12" 30"	N W SW E	668.90' 669.30' 670.10' 668.80'	In In In Out	EJW 7045 FRAME W/ M1 GRATE
E4.1	4' DIA CATCH BASIN	675.30	12" 10"	NE SW	670.38' 670.38'	Out In	EJW 7045 FRAME W/ M1 GRATE
E4.2	STORM CLEANOUT	678.39	10" 10"	S NE	673.52' 673.52'	In Out	EJW 1565 FRAME W/ S GRATE
E4.3	BUILDING STUB	678.50	10"	N	673.58'	Out	BUILDING STUB
E4.4	4' DIA CATCH BASIN	676.37	12" 24" 10"	S E W	671.58' 671.48' 671.58'	In Out In	EJW 7045 FRAME W/ M1 GRATE
E4.5	4' DIA CATCH BASIN	676.36	12"	N	671.98'	Out	EJW 7045 FRAME W/ M1 GRATE
E4.6	2' DIA INLET CB	680.94	10" 10"	W E	675.88' 675.88'	In Out	EJW 1565 FRAME W/ S GRATE
E5	4' DIA CATCH BASIN	674.46	24" 24" 12"	N S W	669.56' 669.46' 670.36'	In Out In	EJW 7045 FRAME W/ M1 GRATE
E5.1	4' DIA CATCH BASIN	676.38	12"	E	672.21'	Out	EJW 7045 FRAME W/ M1 GRATE
E6	4' DIA CATCH BASIN	674.46	15" 24" 12"	N S W	669.66' 669.56' 670.46'	In Out In	EJW 7045 FRAME W/ M1 GRATE
E6.1	4' DIA CATCH BASIN	676.38	12" 10"	E W	672.31' 672.31'	Out In	EJW 7045 FRAME W/ M1 GRATE
E6.2	STORM CLEANOUT	680.50	10" 10"	W E	677.69' 677.69'	In Out	EJW 1565 FRAME W/ S GRATE
E6.3	BUILDING STUB	681.00	10"	E	677.75'	Out	BUILDING STUB
E7	4' DIA CATCH BASIN	674.46	12" 15"	W S	670.98' 670.88'	In Out	EJW 7045 FRAME W/ M1 GRATE
E8	4' DIA CATCH BASIN	676.38	12" 12"	N E	672.83' 672.73'	In Out	EJW 7045 FRAME W/ M1 GRATE
E9	4' DIA CATCH BASIN	677.11	12"	S	673.46'	Out	EJW 7045 FRAME W/ M1 GRATE
F1	18" CONC. FLARED END SECTION	680.61	18"	W	678.82'	Out	18" CONC. FES
F2	18" CONC. FLARED END SECTION	678.62	18"	E	677.56'	Out	18" CONC. FES
F3	4' DIA FIELD CATCH BASIN	677.63	18" 18"	E W	674.54' 674.54'	Out In	EJW 1040 FRAME W/ G2 GRATE
F4	18" CONC. FLARED END SECTION	674.92	18"	W	673.85'	In	18" CONC. FES
F5	18" CONC. FLARED END SECTION	671.05	18"	S	670.00'	Out	18" CONC. FES
F6	18" CONC. FLARED END SECTION	669.75	18"	N	669.00'	In	18" CONC. FES
G1	36" CONC. FLARED END SECTION	668.18	36"	S	664.50'	Out	36" CONC. FES
G2	OUTLET CONTROL STRUCTURE	670.15	36" 36"	N S	664.50' 664.50'	In Out	SEE DETAIL SHEET C4.3
G3	36" CONC. FLARED END SECTION	666.13	36"	N	662.95'	In	36" CONC. FES

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ZEELAND, MI
.
STORM SEWER
UTILITY PLAN
.

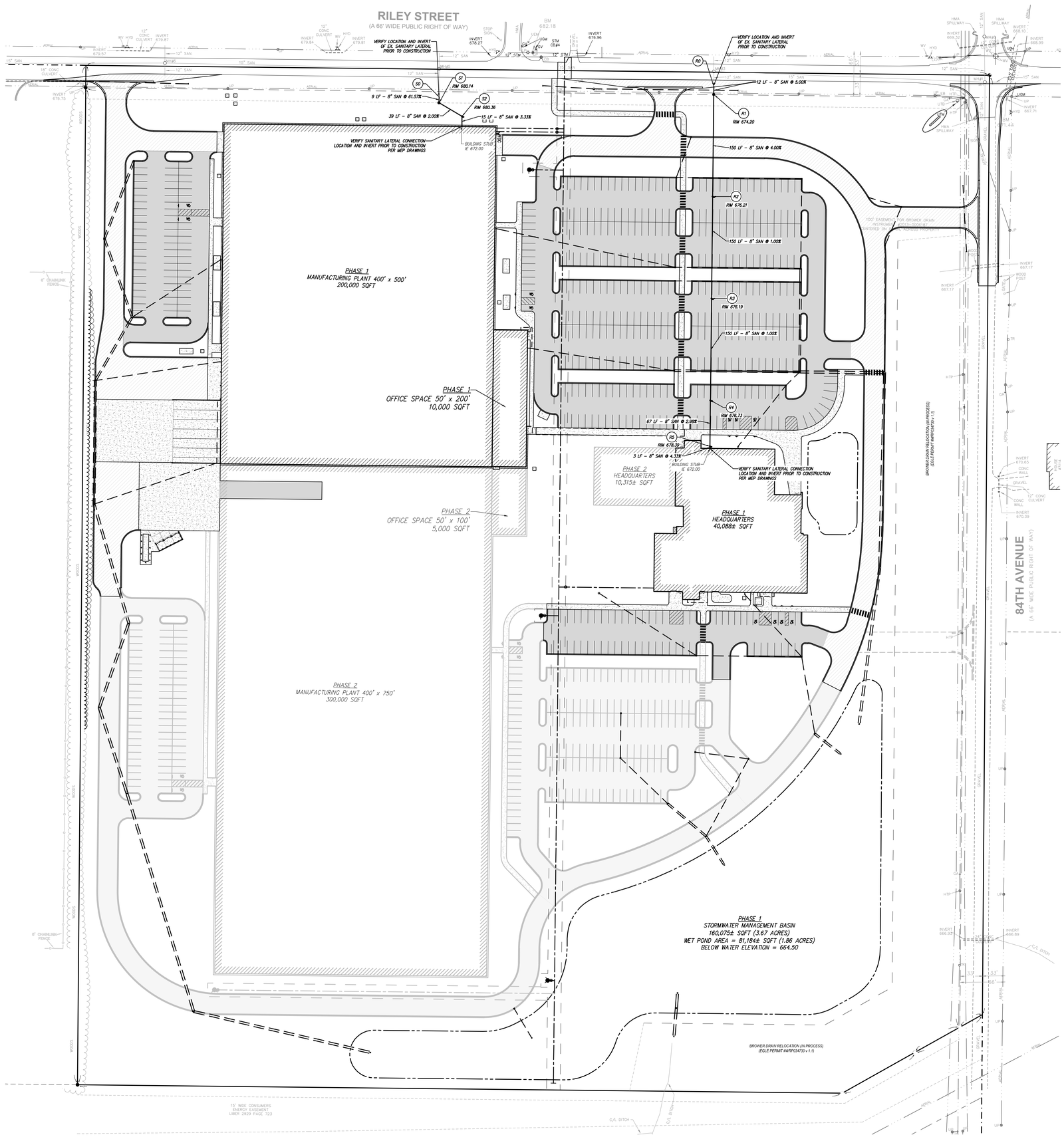
SECTION 17
TOWN 5 NORTH RANGE 14 WEST
CITY OF ZEELAND
OTTAWA COUNTY, MI

NO.	DATE	REVISION
A	08/04/2025	CITY SITE PLAN REVIEW

VERIFY SCALES
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DRAFTER: S.MORRIS	DATE: 08/07/2025
DESIGNER: S.MORRIS	DATE: 08/07/2025
CHECKED: R.PAGE	DATE:
PROJECT MANAGER: R.PAGE	BID PLAN DATE:
DEPARTMENT MANAGER APPROVAL: T.SOVEL	DATE:
JOB NO.: NP25030	DRAWING NO.: NP25030UTL
SCALE: 1" = 60'	SHEET NO.: C4.1

Plotted: Aug 7, 2025, 10:9 AM, by: user: 1200 – Sweet 8/6/2025, by: user: 1200
N:\NP\NLD_Projects\NP25030_JR Automation – 860 Riley St\LDWG\NP25030UTL.dwg



GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 60 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER

- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (2) UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB – STRUCT. TYPE; 2 – STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
- WATERMAIN STRUCTURE: 10 / XXX – STRUCT. NO. / STRUCT. TYPE

SANITARY STRUCTURE SCHEDULE

STR. NO.	TYPE	RIM ELEV.	INV. SIZE	INV. DIR.	INVERT	IN/OUT	FRAME & GRATE
R0	EX. 8" SANITARY LATERAL	667.03	8"	S	660.14'	In	EX. SAN. LATERAL
R1	4' DIA. SAMPLING MANHOLE	674.20	8" 8"	S N	660.86' 660.76'	In Out	EJIW 1040 FRAME W/ A COVER
R2	SANITARY CLEANOUT	676.21	8" 8"	S N	666.86' 666.66'	In Out	EJIW 1565 FRAME W/ S COVER
R3	SANITARY CLEANOUT	676.19	8" 8"	S N	668.36' 668.36'	In Out	EJIW 1565 FRAME W/ S COVER
R4	SANITARY CLEANOUT	676.73	8" 8"	S N	669.86' 669.86'	In Out	EJIW 1565 FRAME W/ S COVER
R5	SANITARY CLEANOUT	678.39	8" 8"	S N	671.87' 671.87'	In Out	EJIW 1565 FRAME W/ S COVER
R6	BUILDING STUB	678.50	8"	N	672.00'	Out	BUILDING STUB
S0	EX. 8" SANITARY LATERAL	676.02	8"	S	665.14'	In	EX. SAN. LATERAL
S1	4' DIA. SAMPLING MANHOLE	680.14	8" 8"	SE N	670.72' 670.62'	In Out	EJIW 1040 FRAME W/ A COVER
S2	SANITARY CLEANOUT	680.36	8" 8"	S NW	671.50' 671.50'	In Out	EJIW 1565 FRAME W/ S COVER
S3	BUILDING STUB	681.00	8"	N	672.00'	Out	BUILDING STUB

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JR AUTOMATION
A Hitachi Group Company
.
ZEELAND, MI
.
SANITARY SEWER
UTILITY PLAN
.

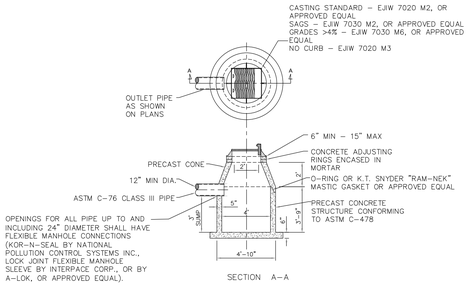
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OTTAWA COUNTY, MI

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PROJECT MANAGER: R.PAGE	BID PLAN DATE: .
DEPARTMENT MANAGER APPROVAL: T.SOVEL	DATE: .
JOB NO.: NP25030	DRAWING NO.: NP25030UTL
SCALE: 1" = 60'	SHEET NO.: C4.2

Plotted: Aug 6, 2025 - 3:10 PM by user: jdan - Saved: 8/6/2025 by user: jdan
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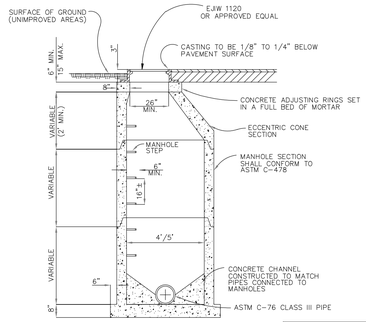


NOTES:
1. INLET MUST INCLUDE DRAINS TO STREAM MESSAGING

4' DIAMETER CATCH BASIN

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(616) 363-9804 me-bsw@mbce.com

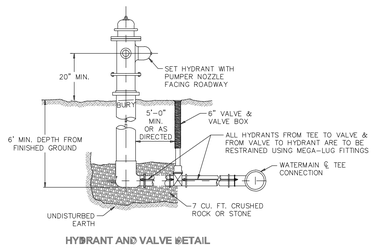
SHEET NUMBER ZEE-1



STORM SEWER MANHOLE

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SHEET NUMBER ZEE-4

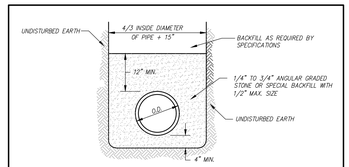


HYDRANT AND VALVE DETAIL
SCALE: 1"=4'

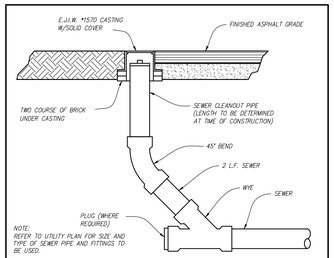
HYDRANT & VALVE DETAIL

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Grand Rapids, MI 49505
(616) 363-9804 me-bsw@mbce.com

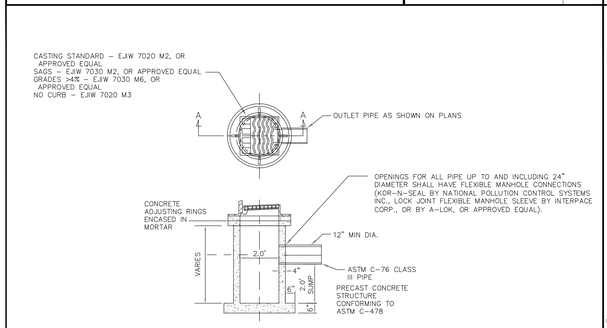
SHEET NUMBER WAT-1



BEDDING DETAIL
NOT TO SCALE



SEWER 6" CLEANOUT DETAIL
NO SCALE

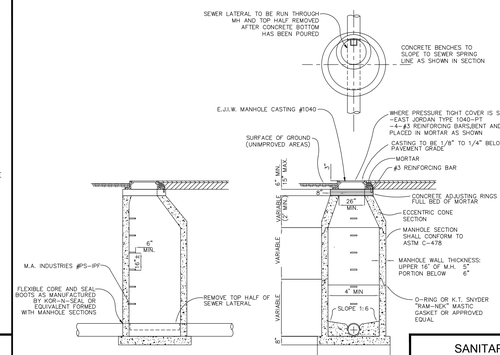


NOTES:
1. INLET MUST INCLUDE DRAINS TO STREAM MESSAGING
2. 2' DIAMETER CATCH BASIN SHALL ONLY BE UTILIZED WHEN 4' DIAMETER CATCH BASIN DOES NOT FIT. SPECIAL APPROVAL REQUIRED BY CITY ENGINEER.

2' DIAMETER CATCH BASIN

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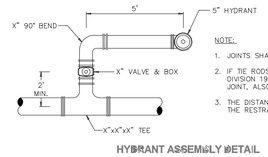
SHEET NUMBER ZEE-2



SANITARY SEWER MONITORING MANHOLE

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Grand Rapids, MI 49505
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SHEET NUMBER ZEE-8



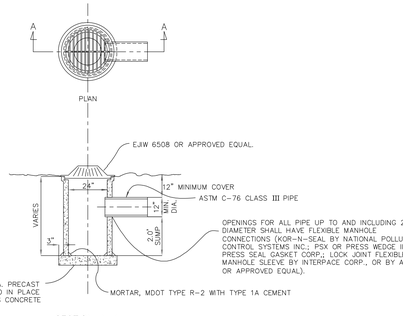
NOTE:
1. JOINTS SHALL BE RESTRAINED USING MEGA-LUG CONNECTIONS
2. IF TIE RODS ARE USED FOR JOINT RESTRAINT SEE TABLE IN DIVISION 19 FOR NUMBER OF THE TIE RODS REQUIRED PER JOINT, ALSO, SEE TIE ROD DETAIL ON STANDARD DETAIL W-1S.
3. THE DISTANCE FROM THE TEE TO THE VALVE WILL VARY WITH THE RESTRAINT ALTERNATIVE BEING USED.

HYDRANT ASSEMBLY DETAIL
SCALE: 1"=3'

HYDRANT ASSEMBLY

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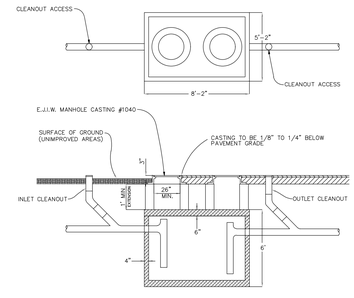
SHEET NUMBER WAT-2



2' DIAMETER YARD BASIN

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SHEET NUMBER ZEE-3

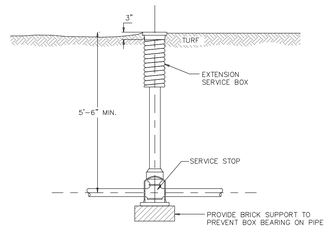


NOTES:
1. ACCESS COVERS MUST BE RATED FOR ANTICIPATED TRAFFIC LOAD
2. 1" X 1" BUTYL MASTIC OR APPROVED OTHER TO BE USED AT JOINT BETWEEN TOP AND TANK.
3. FOR FLOWS EXCEEDING 100 GPM, LARGER INTERCEPTOR MUST BE USED

1000 GALLON SANITARY SEWER OIL AND GREASE INTERCEPTOR

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SHEET NUMBER ZEE-9

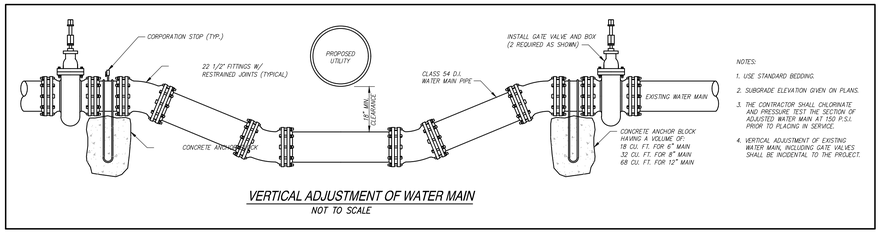


WATER SERVICE BOX DETAIL
SCALE: 1"=2'

WATER SERVICE BOX

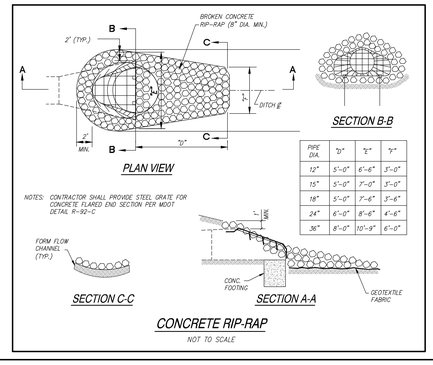
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SHEET NUMBER WAT-6



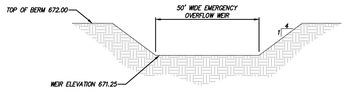
VERTICAL ADJUSTMENT OF WATER MAIN
NOT TO SCALE

NOTES:
1. USE STANDARD BEDDING.
2. SUBGRADE ELEVATION GIVEN ON PLANS.
3. THE CONTRACTOR SHALL CHLORINATE AND PRESSURE TEST THE SECTION OF ADJUSTED WATER MAIN AT 150 P.S.I. PRIOR TO PLACING IN SERVICE.
4. VERTICAL ADJUSTMENT OF EXISTING WATER MAIN, INCLUDING GATE VALVES SHALL BE INCIDENTAL TO THE PROJECT.

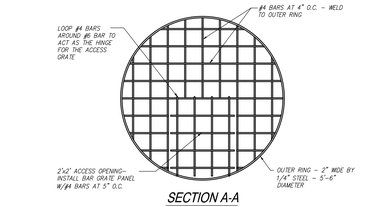


PIPE DIA.	"D"	"E"	"F"
12"	5'-0"	6'-6"	3'-0"
15"	5'-0"	7'-0"	3'-0"
18"	5'-0"	7'-6"	3'-6"
24"	6'-0"	8'-6"	4'-6"
36"	8'-0"	10'-9"	6'-0"

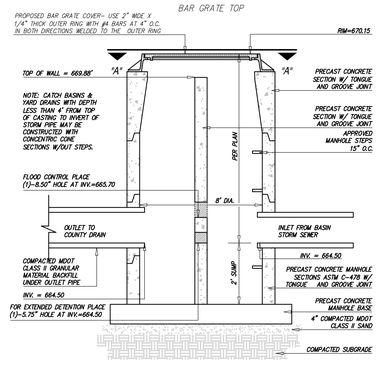
CONCRETE RIP-RAP
NOT TO SCALE



EMERGENCY OVERFLOW WEIR
SCALE: NONE



SECTION A-A
BAR GRATE TOP



NOTE: THE PRECAST REINFORCED OUTLET CONTROL STRUCTURE SHALL BE MANUFACTURED TO ASTM C-478 SPECIFICATIONS.

OUTLET CONTROL STRUCTURE DETAIL
TO OTTAWA COUNTY DRAIN
N.T.S.

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UTILITY DETAILS
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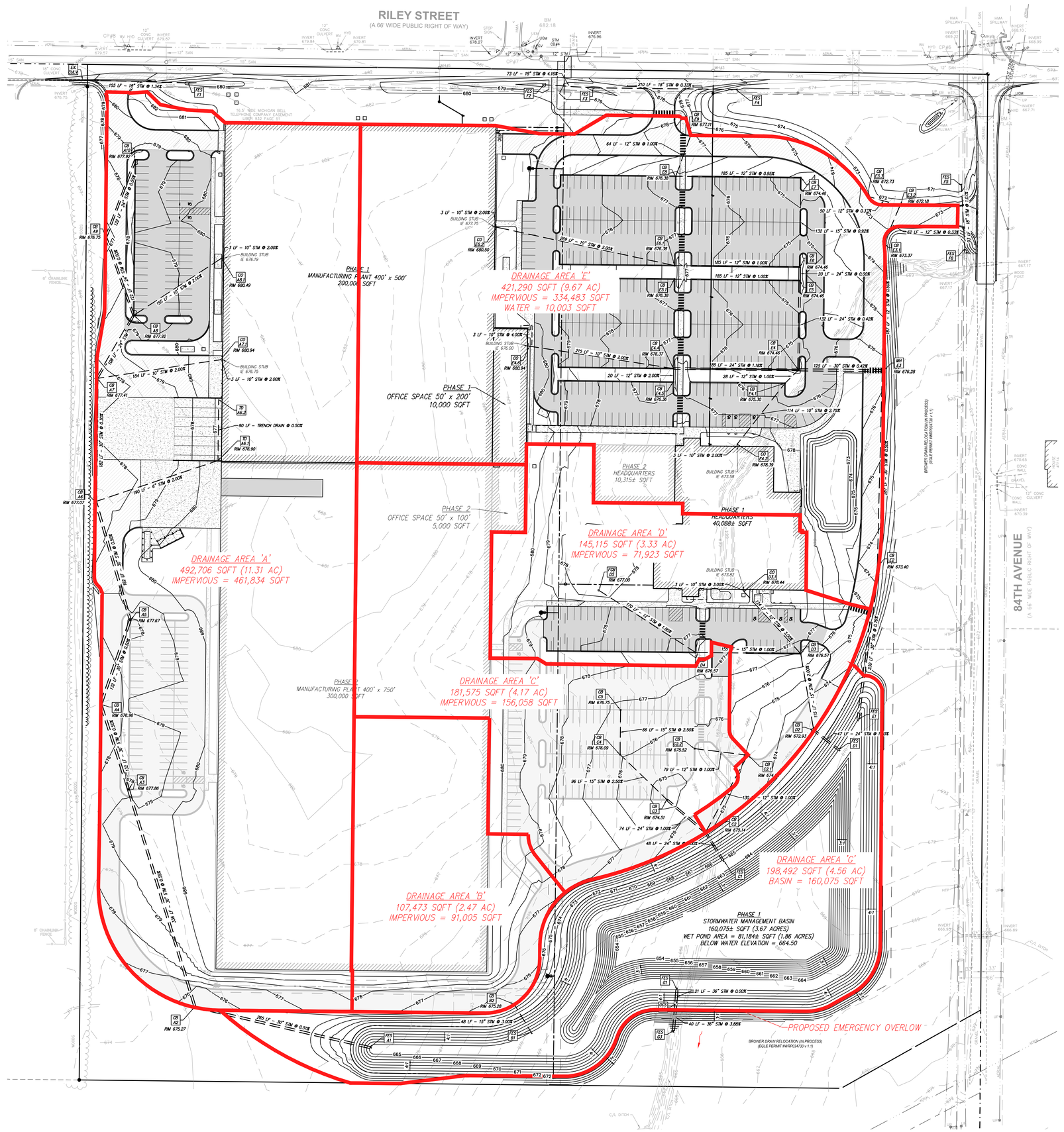
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DESIGNER S.MORRIS	DATE 08/07/2025
CHECKED R.PAGE	DATE -
PROJECT MANAGER R.PAGE	BID PLAN DATE -
DEPARTMENT MANAGER APPROVAL T.SOVEL	DATE -
JOB NO. NP25030	DRAWING NO. NP25030UTL
SCALE: N/A	SHEET NO. C4.3

Plotted: Aug 7, 2025, 10:08 AM by: user: 1200 - Suvank 8/7/2025
N:\NP\NLD Projects\NP25030 - JR Automation - 800 Riley St\DWG\NP25030UTL.dwg



LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB 2 — STRUCT. TYPE / STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
- WATERMAIN STRUCTURE: 10 / XXX — STRUCT. NO. / STRUCT. TYPE

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 inch = 60 ft.

STORM STRUCTURE SCHEDULE

STR. NO.	TYPE	RIM ELEV.	INV. SIZE	INV. DIR.	INVERT	IN/OUT	FRAME & GRATE
A1	30" CONC. FLARED END SECTION	687.88	30"	W	665.00'	In	30" CONC. FES
A2	5' DIA. CATCH BASIN	675.27	30" 30"	N E	666.35' 666.35'	In Out	EJW 7045 FRAME W/ M1 GRATE
A3	5' DIA. CATCH BASIN	677.86	30" 30"	N S	668.20' 668.20'	In Out	EJW 7045 FRAME W/ M1 GRATE
A4	5' DIA. CATCH BASIN	676.96	30" 30"	N S	668.85' 668.85'	In Out	EJW 7045 FRAME W/ M1 GRATE
A5	5' DIA. CATCH BASIN	677.67	30" 30"	S N	669.51' 669.51'	Out In	Concentric Cylindrical Structure
A6	5' DIA. CATCH BASIN	677.07	30" 30" 6"	N S E	670.43' 670.43' 672.03'	In Out In	EJW 7045 FRAME W/ M1 GRATE
A6.1	TRENCH DRAIN	676.90	6" 6"	N W	675.84' 675.84'	In Out	EJW 6901 FRAME W/ M GRATE
A6.2	TRENCH DRAIN	676.90	6"	S	676.29'	Out	EJW 6901 FRAME W/ M GRATE
A7	5' DIA. CATCH BASIN	677.41	10" 30" 24"	E S NE	673.00' 670.97' 671.37'	In Out In	EJW 7045 FRAME W/ M1 GRATE
A7.1	STORM CLEANOUT	680.94	10" 10"	E W	676.69' 676.69'	In Out	EJW 1565 FRAME W/ S GRATE
A7.2	BUILDING STUB	681.00	10"	W	676.75'	Out	BUILDING STUB
A8	5' DIA. CATCH BASIN	677.92	24" 24" 10"	SW N NE	671.91' 671.91' 673.02'	Out In In	Concentric Cylindrical Structure
A8.1	STORM CLEANOUT	680.49	10" 10"	E SW	676.13' 676.13'	In Out	EJW 1565 FRAME W/ S GRATE
A8.2	BUILDING STUB	681.00	10"	W	676.19'	Out	BUILDING STUB
A9	5' DIA. CATCH BASIN	676.75	24" 24"	S N	672.52' 672.52'	Out In	EJW 7045 FRAME W/ M1 GRATE
A10	4' DIA CATCH BASIN	677.92	24"	S	673.14'	Out	EJW 7045 FRAME W/ M1 GRATE
B1	24" CONC. FLARED END SECTION	666.52	15"	NW	665.00'	In	24" CONC. FES
B2	4' DIA CATCH BASIN	675.28	15"	SE	666.45'	Out	EJW 7045 FRAME W/ M1 GRATE
C1	15" CONC. FLARED END SECTION	666.52	24"	NW	665.00'	In	15" CONC. FES
C2	4' DIA CATCH BASIN	675.14	12" 24" 24"	NE SE NW	666.28' 665.48' 665.48'	In Out In	EJW 7045 FRAME W/ M1 GRATE
C2.1	4' DIA CATCH BASIN	674.92	12" 12"	SW W	667.58' 667.58'	Out In	EJW 7045 FRAME W/ M1 GRATE
C2.2	4' DIA CATCH BASIN	675.52	12"	E	668.37'	Out	EJW 7045 FRAME W/ M1 GRATE
C3	4' DIA CATCH BASIN	674.51	24" 15"	SE NW	666.23' 666.83'	Out In	EJW 7045 FRAME W/ M1 GRATE
C4	STORM CLEANOUT	676.09	15" 15"	N SE	669.23' 669.23'	In Out	EJW 1040 FRAME W/ M1 GRATE
C4.7	BUILDING STUB	681.00	10"	E	676.00'	Out	BUILDING STUB
C5	4' DIA CATCH BASIN	676.75	15"	S	670.88'	Out	EJW 1040 FRAME W/ M1 GRATE
CULV	EX. 18" CONC. CULVERT	681.77	18"	E	676.75'	In	EX. 18" CONC. CULV
D1	24" CONC. FLARED END SECTION	0.55	24"	NW	665.00'	In	24" CONC. FES
D2	4' DIA CATCH BASIN	672.93	15" 24"	N SE	665.47' 665.47'	In Out	EJW 7045 FRAME W/ M1 GRATE
D3	4' DIA CATCH BASIN	676.57	15" 15" 10"	W S NW	667.76' 667.76' 670.00'	In Out In	EJW 7045 FRAME W/ M1 GRATE
D3.1	STORM CLEANOUT	678.44	10" 10"	N SE	673.73' 673.73'	In Out	EJW 1565 FRAME W/ S GRATE
D3.2	BUILDING STUB	678.50	10"	S	673.82'	Out	BUILDING STUB
D4	4' DIA CATCH BASIN	676.57	15" 12"	E NW	669.31' 669.51'	Out In	EJW 7045 FRAME W/ M1 GRATE
D5	4' DIA FIELD CATCH BASIN	677.00	12"	SE	671.23'	Out	EJW 1040 FRAME W/ G2 GRATE
E1	30" CONC. FLARED END SECTION	665.75	30"	N	665.00'	In	30" CONC. FES
E2	5' DIA. CATCH BASIN	673.40	30" 30"	N S	666.84' 666.74'	In Out	EJW 7045 FRAME W/ M1 GRATE
E3	5' DIA MANHOLE	676.28	12" 30" 30"	N S W	668.28' 668.28' 668.28'	In Out In	EJW 1040 FRAME W/ M1 GRATE
E3.1	4' DIA CATCH BASIN	673.37	12" 12"	S NE	669.21' 669.21'	Out In	EJW 7045 FRAME W/ M1 GRATE
E3.2	4' DIA CATCH BASIN	672.18	12" 12"	SW W	669.42' 669.42'	Out In	EJW 7045 FRAME W/ M1 GRATE
E3.3	4' DIA CATCH BASIN	672.73	12"	E	669.58'	Out	EJW 7045 FRAME W/ M1 GRATE
E4	6' DIA. CATCH BASIN	674.46	24" 24" 12" 30"	N W SW E	668.90' 669.30' 670.10' 668.80'	In In In Out	EJW 7045 FRAME W/ M1 GRATE
E4.1	4' DIA CATCH BASIN	675.30	12" 10"	NE SW	670.38' 670.38'	Out In	EJW 7045 FRAME W/ M1 GRATE
E4.2	STORM CLEANOUT	678.39	10" 10"	S NE	673.52' 673.52'	In Out	EJW 1565 FRAME W/ S GRATE
E4.3	BUILDING STUB	678.50	10"	N	673.58'	Out	BUILDING STUB
E4.4	4' DIA CATCH BASIN	676.37	12" 24" 10"	S E W	671.58' 671.48' 671.58'	In Out In	EJW 7045 FRAME W/ M1 GRATE
E4.5	4' DIA CATCH BASIN	676.36	12"	N	671.98'	Out	EJW 7045 FRAME W/ M1 GRATE
E4.6	2' DIA INLET CB	680.94	10" 10"	W E	675.88' 675.88'	In Out	EJW 1565 FRAME W/ S GRATE
E5	4' DIA CATCH BASIN	674.46	24" 24" 12"	N S W	669.56' 669.46' 670.36'	In Out In	EJW 7045 FRAME W/ M1 GRATE
E5.1	4' DIA CATCH BASIN	676.38	12"	E	672.21'	Out	EJW 7045 FRAME W/ M1 GRATE
E6	4' DIA CATCH BASIN	674.46	15" 24" 12"	N S W	669.66' 669.56' 670.46'	In Out In	EJW 7045 FRAME W/ M1 GRATE
E6.1	4' DIA CATCH BASIN	676.38	12" 10"	E W	672.31' 672.31'	Out In	EJW 7045 FRAME W/ M1 GRATE
E6.2	STORM CLEANOUT	680.50	10" 10"	W E	677.69' 677.69'	In Out	EJW 1565 FRAME W/ S GRATE
E6.3	BUILDING STUB	681.00	10"	E	677.75'	Out	BUILDING STUB
E7	4' DIA CATCH BASIN	674.46	12" 15"	W S	670.98' 670.88'	In Out	EJW 7045 FRAME W/ M1 GRATE
E8	4' DIA CATCH BASIN	676.38	12" 12"	N E	672.83' 672.73'	In Out	EJW 7045 FRAME W/ M1 GRATE
E9	4' DIA CATCH BASIN	677.11	12"	S	673.46'	Out	EJW 7045 FRAME W/ M1 GRATE
F1	18" CONC. FLARED END SECTION	680.61	18"	W	678.82'	Out	18" CONC. FES
F2	18" CONC. FLARED END SECTION	678.62	18"	E	677.58'	Out	18" CONC. FES
F3	4' DIA FIELD CATCH BASIN	677.63	18" 18"	E W	674.54' 674.54'	Out In	EJW 1040 FRAME W/ G2 GRATE
F4	18" CONC. FLARED END SECTION	674.92	18"	W	673.85'	In	18" CONC. FES
F5	18" CONC. FLARED END SECTION	671.05	18"	S	670.00'	Out	18" CONC. FES
F6	18" CONC. FLARED END SECTION	669.75	18"	N	669.00'	In	18" CONC. FES
G1	36" CONC. FLARED END SECTION	668.18	36"	S	664.50'	Out	36" CONC. FES
G2	OUTLET CONTROL STRUCTURE	670.15	36" 36"	N S	664.50' 664.50'	In Out	SEE DETAIL SHEET C4.3
G3	36" CONC. FLARED END SECTION	666.13	36"	N	662.95'	In	36" CONC. FES

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JR AUTOMATION
A Hitachi Group Company
.
ZEELAND, MI
.
DRAINAGE MAP
.

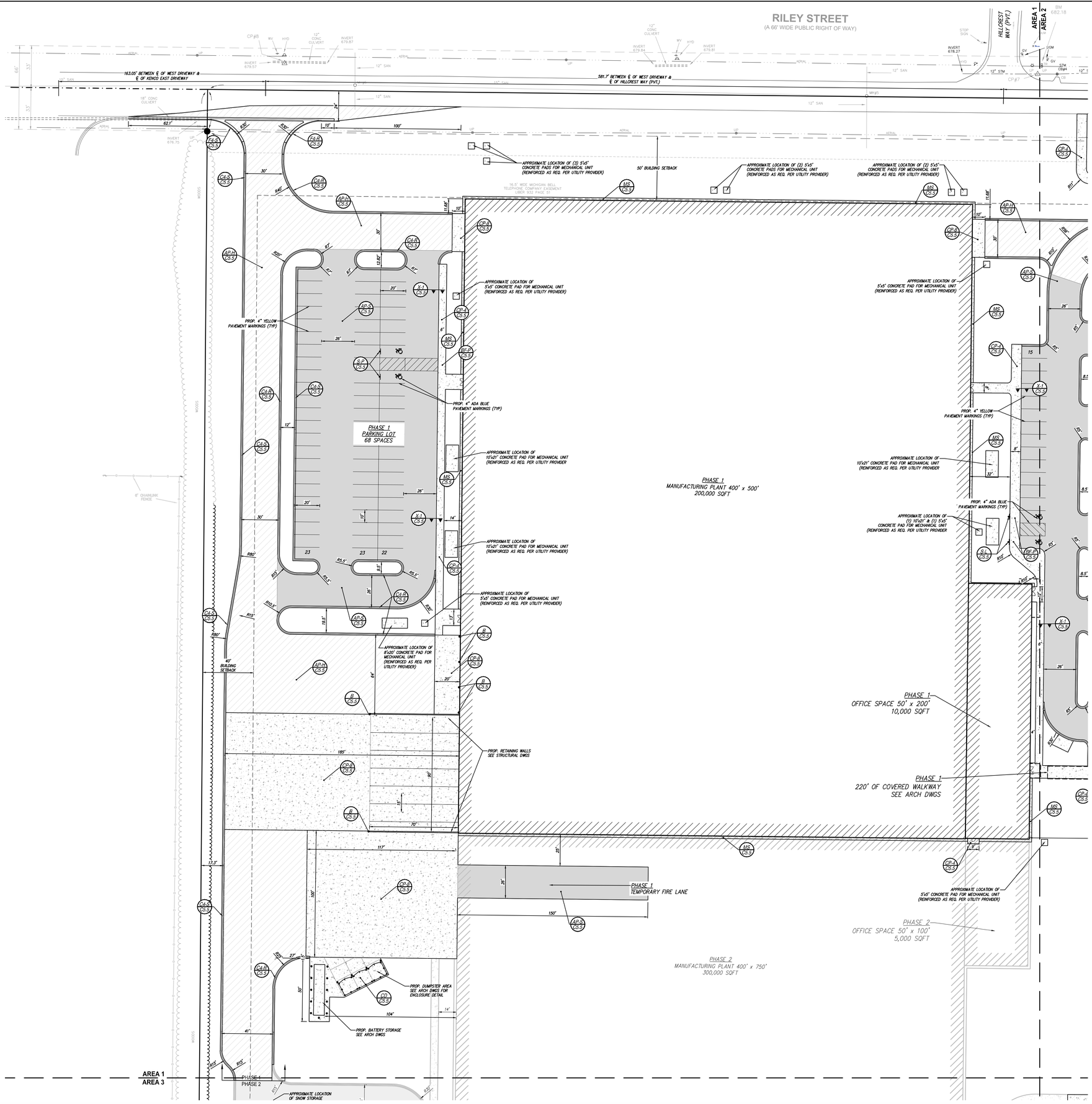
SECTION 17
TOWN 5 NORTH RANGE 14 WEST
CITY OF ZEELAND
OTTAWA COUNTY, MI

NO.	DATE	REVISION
A	08/04/2025	CITY SITE PLAN REVIEW

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DRAFTER: S.MORRIS	DATE: 08/07/2025
DESIGNER: S.MORRIS	DATE: 08/07/2025
CHECKED: R.PAGE	DATE: .
PROJECT MANAGER: R.PAGE	BID PLAN DATE: .
DEPARTMENT MANAGER APPROVAL: T.SOVEL	DATE:
JOB NO.: NP25030	DRAWING NO.: NP25030UTL
SCALE: 1" = 60'	SHEET NO.: C4.4

Plotted: Aug 7, 2025 10:10 AM by user: l200 - Synced 8/7/2025 by user: l200
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PAVING CONSTRUCTION NOTES

1. EARTHWORK AND PAVEMENT CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE FOLLOWING ITEMS.
2. REMOVE ANY EXISTING TOPSOIL, VEGETATION, TREES AND OTHER DELETERIOUS MATERIALS TO EXPOSE THE SUBGRADE SOIL. TREE ROOTS SHALL BE COMPLETELY REMOVED.
3. EXCAVATE TO THE DEPTH OF THE FINAL SUBGRADE ELEVATION TO ALLOW FOR GRADE CHANGES AND THE PLACEMENT OF THE RECOMMENDED PAVEMENT SYSTEM.
4. THE TOP 12 INCHES OF THE EXPOSED SUBGRADE SHALL BE COMPACTED TO A DENSITY NO LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR (ASTM D 1557-91).
5. THE FINAL SUBGRADE SHALL BE THOROUGHLY PROOFROLLED UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS WHICH CANNOT BE MECHANICALLY STABILIZED SHALL BE REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
6. THE AGGREGATE BASE SHALL BE COMPACTED TO A DENSITY NO LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR (ASTM D 1557-91). THE BASE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVED EDGE.
7. ALL BITUMINOUS MATERIAL SHALL BE COMPACTED TO A DENSITY NO LESS THAN 97 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE MARSHALL METHOD.
8. A BOND COAT OF SS-1H EMULSION IS REQUIRED BETWEEN THE LEVELING COURSE AND THE WEARING COURSE WHEN EITHER 24 HOURS HAVE ELAPSED BETWEEN PLACEMENT OF THE BITUMINOUS COURSES OR THE SURFACE OF THE PAVEMENT HAS BEEN CONTAMINATED WITH DIRT, DUST, OR FOREIGN MATERIAL. THE BOND COAT SHALL BE APPLIED IN A UNIFORM MANNER OVER THE SURFACE AT A RATE OF 0.1 GALLONS/S.Y. IN THE EVENT A BOND COAT IS NOT REQUIRED, THE LEVELING COURSE MAY REQUIRE LOCALIZED BROOM CLEANING.
9. PERFORMANCE GRADE PG58-28 ASPHALT CEMENT SHALL BE USED IN THE PRODUCTION OF ALL BITUMINOUS MIXTURES. RECLAIMED ASPHALT PAVEMENT (RAP) SHALL BE ALLOWED ONLY AS SPECIFIED BY THE CURRENT MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, UNLESS NOTED ON THE PROJECT DETAILS.
10. CONSTRUCTION TRAFFIC SHALL BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE PLACEMENT OF THE FINAL LIFT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO ANY DAMAGED SECTION RESULTING FROM CONSTRUCTION ACTIVITY.
11. TAPER CURB HEIGHT DOWN TO ZERO HEIGHT IN FIVE FEET AT ALL CURB ENDINGS UNLESS OTHERWISE NOTED ON THE PLAN.
12. WHERE CURB AND GUTTER SECTION IS ADJACENT TO A BARRIER FREE RAMP, DROP CURB HEIGHT TO MAXIMUM 1/4" ACROSS THE RAMP OPENING.
13. STRIP PARKING LOTS AS SHOWN, USING 4" PAVEMENT MARKING – BLUE FOR BARRIER FREE SPACES, YELLOW FOR STANDARD SPACES.
14. DIRECTIONAL ARROW PAVEMENT MARKINGS AND PAVEMENT MARKING LETTERING WHERE INDICATED SHALL BE WHITE PREFORMED THERMOPLASTIC UNLESS OTHERWISE NOTED. INSTALLATION OF THESE PERMANENT PAVEMENT MARKINGS SHALL BE PERFORMED PER THE MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION SECTIONS 811 AND 920.
15. CONTRACTOR SHALL PROTECT EXISTING CURB, GUTTER, SIDEWALK, WALLS, FENCES AND ALL OTHER EXISTING SITE FEATURES NOT INDICATED FOR REMOVAL OR REHABILITATION.
16. PLACE EXPANSION JOINTS WHERE NEW CONCRETE PAVEMENT OR WALKS ABUT BUILDING WALLS (PROPOSED OR EXISTING), COLUMN WALLS OR BASES, CONCRETE FOUNDATIONS OR BASES, CURBS, OR EXISTING CONCRETE PAVEMENT. PLACE JOINT SEALANT ON ALL EXPANSION JOINTS.
17. CONTRACTOR TO CONSTRUCT CONTRACTION AND EXPANSION JOINTS IN ALL NEW CONCRETE PAVEMENT. CONTRACTION JOINTS SHALL BE TOOLED WHERE SIDEWALK WIDTH IS 6' OR LESS, AND SHALL BE SPACED EQUAL TO THE WIDTH OF THE PAVEMENT (I.E. 5' SPACING FOR 5' WIDE WALK), BUT NOT MORE THAN 10' APART. PLACE EXPANSION JOINTS WITH JOINT SEALANT AT MAXIMUM 50' SPACING. CONTRACTOR SHALL GENERALLY MATCH THE JOINT PATTERNS FOR CONCRETE PAVEMENT WHEN SHOWN ON THE PLANS.
18. WHERE THESE PLANS DIFFER FROM THE STANDARD DETAILS OR STANDARD SPECIFICATIONS OF THE COMMUNITY, THE COMMUNITY REQUIREMENTS SHALL GOVERN.
19. CONCRETE PAVEMENT SHALL MEET THE REQUIREMENTS FOR MDOT GRADE 4000 CONCRETE PER THE CURRENT MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB 2 — STRUCT. TYPE / STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
- WATERMAIN STRUCTURE: 10 / XX — STRUCT. NO. / STRUCT. TYPE

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JR AUTOMATION
A Hitachi Group Company
ZEELAND, MI
AREA 1
PAVING AND LAYOUT PLAN

SECTION 17
TOWN 5 NORTH RANGE 14 WEST
CITY OF ZEELAND
OTTAWA COUNTY, MI

NO.	DATE	REVISION
A	08/04/2025	CITY SITE PLAN REVIEW

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DESIGNER: S.MORRIS	DATE: 00-00-00
CHECKED: R.PAGE	DATE:
PROJECT MANAGER: R.PAGE	BID PLAN DATE:
DEPARTMENT MANAGER APPROVAL: T.SOVEL	DATE:
JOB NO.: NP25030	DRAWING NO.: NP25030PAV
SCALE: 1" = 30'	SHEET NO.: C5.1

Plotted: Aug 7, 2025 10:8 AM by user: rbarton - Saved: 8/6/2025 by user: rbarton
N:\NP\NLD Projects\NP25030 - JR Automation - 800 Riley, S.V\LDWG\NP25030PAV.dwg

RILEY STREET
(A 66' WIDE PUBLIC RIGHT OF WAY)

NORTH 1/4 CORNER, SECTION 17,
TOWN 5 NORTH, RANGE 14 WEST,
CITY OF ZEELAND, OTTAWA CO., MI.

HILLCREST WAY (PVT)

AREA 1
AREA 2

225' BETWEEN ℄ OF HILLCREST WAY (PVT) & ℄ OF EAST DRIVEWAY

478.7' BETWEEN ℄ OF EAST DRIVEWAY & ℄ OF 84TH AVENUE

50' BUILDING SETBACK

APPROXIMATE LOCATION OF (2) 5'x5' CONCRETE PADS FOR MECHANICAL UNIT (REINFORCED AS REQ. PER UTILITY PROVIDER)

APPROXIMATE LOCATION OF 5'x5' CONCRETE PAD FOR MECHANICAL UNIT (REINFORCED AS REQ. PER UTILITY PROVIDER)

PROP. 4" YELLOW PAVEMENT MARKINGS (TYP)

PHASE 1
MANUFACTURING PLANT 400' x 500'
200,000 SQFT
(REINFORCED AS REQ. PER UTILITY PROVIDER)

PROP. 4" ADA BLUE PAVEMENT MARKINGS (TYP)

APPROXIMATE LOCATION OF (1) 10'x21' & (1) 5'x5' CONCRETE PAD FOR MECHANICAL UNIT (REINFORCED AS REQ. PER UTILITY PROVIDER

PHASE 1 PARKING LOT
348 SPACES

PHASE 1
OFFICE SPACE 50' x 200'
10,000 SQFT

PLACE:
(6)E.V. PARKING SPACES
(COORDINATE LOCATION WITH OWNER)

PHASE 1
220' OF COVERED WALKWAY
SEE ARCH DWGS

APPROXIMATE LOCATION OF 5'x5' CONCRETE PAD FOR MECHANICAL UNIT (REINFORCED AS REQ. PER UTILITY PROVIDER)

PHASE 2
OFFICE SPACE 50' x 100'
5,000 SQFT

PHASE 2
MANUFACTURING PLANT 400' x 750'
300,000 SQFT

PHASE 2
HEADQUARTERS
10,315± SQFT

PHASE 1
COVERED
ENTRANCE

PHASE 1
HEADQUARTERS
40,088± SQFT

DECORATIVE
WET POND
10,000± SQFT

APPROXIMATE LOCATION OF (1) 5'x5' & (1) 10'x10' CONCRETE PAD FOR MECHANICAL UNIT (REINFORCED AS REQ. PER UTILITY PROVIDER)

APPROXIMATE LOCATION OF SNOW STORAGE

PROPOSED MONUMENT SIGN WITH LANDSCAPING PER CITY REQUIREMENTS

100' EASEMENT FOR BROWER DRAIN INSTRUMENT #2013-0004387 CENTERED ON DRAIN, ACROSS PROPERTY

BROWER DRAIN RELOCATION (IN PROCESS)
(EGLE PERMIT #WRP034130 v. 1.1)

84TH AVENUE
(A 66' WIDE PUBLIC RIGHT OF WAY)

AREA 2
AREA 4

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
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- CONCRETE PAVEMENT
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- UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: STRUCT. TYPE / STRUCT. NO.
- SANITARY SEWER STRUCTURE
- WATERMAIN STRUCTURE: STRUCT. NO. / STRUCT. TYPE

SEE SHEET C5.1 FOR PAVING NOTES & SHEET C5.5 FOR PAVING DETAILS

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ZEELAND, MI
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AREA 2
PAVING AND LAYOUT PLAN
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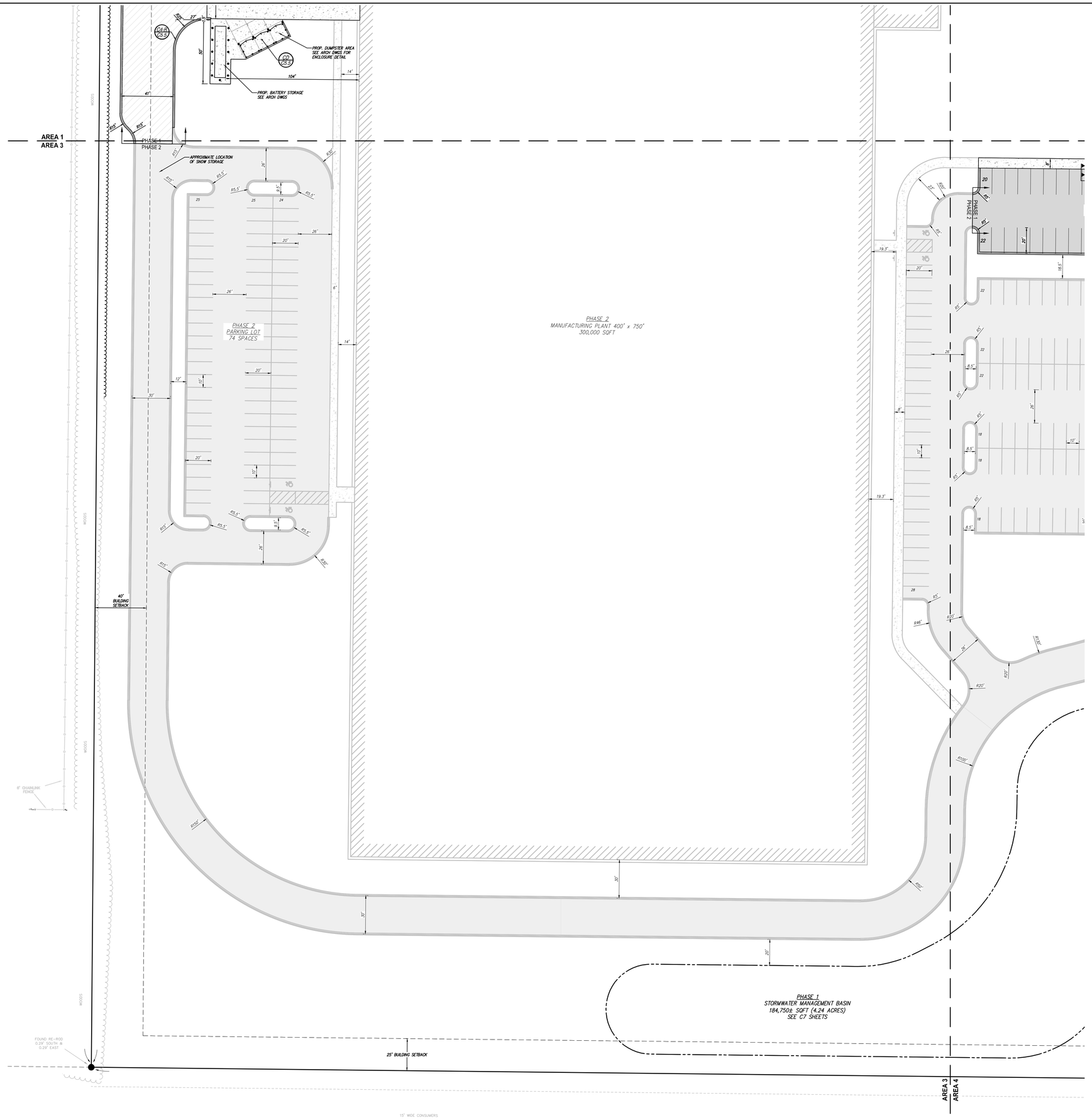
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DEPARTMENT MANAGER APPROVAL: T.SOVEL	DATE:
JOB NO.: NP25030	DRAWING NO.: NP25030PAV
SCALE: 1" = 30'	SHEET NO.: C5.2

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GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
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- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

(2) UTILITY CROSSING (SEE DATA TABLE)

STORM SEWER STRUCTURE: CB 2 — STRUCT. TYPE / STRUCT. NO.

SANITARY SEWER STRUCTURE: 20

WATERMAIN STRUCTURE: 10 XX — STRUCT. NO. / STRUCT. TYPE

SEE SHEET C5.1 FOR PAVING NOTES & SHEET C5.5 FOR PAVING DETAILS

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ZEELAND, MI
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AREA 3
PAVING AND LAYOUT PLAN
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SECTION 17
TOWN 5 NORTH RANGE 14 WEST
CITY OF ZEELAND
OTTAWA COUNTY, MI

NO.	DATE	REVISION
A	08/04/2025	CITY SITE PLAN REVIEW

VERIFY SCALES
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DRAFTER: S.MORRIS	DATE: 08/07/2025
DESIGNER: S.MORRIS	DATE: 08/07/2025
CHECKED: R.PAGE	DATE: .
PROJECT MANAGER: R.PAGE	BID PLAN DATE: .
DEPARTMENT MANAGER APPROVAL: T.SOVEL	DATE: NP25030PAV
JOB NO.: NP25030	DRAWING NO.: .
SCALE: 1" = 30'	SHEET NO.: C5.3

Plotted: Apr 7, 2026, 10:11 AM by vsteenbergen — Saved: 8/4/2026 by vsteen
N:\NP\NLP Projects\NP25030 - JR Automation - 800 Riley St\DWG\NP25030PAV.dwg

PHASE 1
HEADQUARTERS
40,088± SQFT

APPROXIMATE LOCATION OF
(1) 5'x5' & (1) 10'x10'
CONCRETE PAD FOR MECHANICAL UNIT
(REINFORCED AS REQ. PER UTILITY PROVIDER)

PHASE 1 PARKING LOT
62 SPACES

PHASE 2
PARKING LOT
149 SPACES

PHASE 2
MANUFACTURING PLANT 400' x 750'
300,000 SQFT

APPROXIMATE LOCATION
OF SNOW STORAGE

PHASE 1
STORMWATER MANAGEMENT BASIN
160,075± SQFT (3.67 ACRES)
SEE C7 SHEETS

BROWER DRAIN RELOCATION (IN PROCESS)
(EGLE PERMIT #WRP034730 v. 1.1)

BROWER DRAIN
(EGLE PERMIT

FUTURE ACCESS TO 84TH AVENUE.
WILL REQUIRE ~50' BRIDGE ACROSS
COUNTY DRAIN

84TH AVENUE
(ASPHALT PUBLIC RIGHT OF WAY)

AREA 2
AREA 4

AREA 3
AREA 4

50'
BUILDING
SETBACK

25' BUILDING SETBACK

24" CMP
CULVERT

INVERT
666.93

INVERT
666.89

33'

33'

66'

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
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- CONCRETE SIDEWALK

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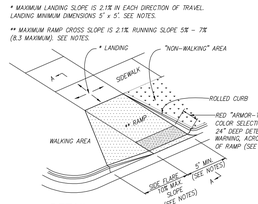
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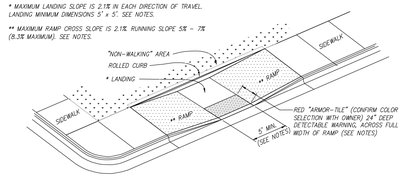
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DESIGNER	S.MORRIS	DATE 08/07/2025
CHECKED	R.PAGE	DATE .
PROJECT MANAGER	R.PAGE	BID PLAN DATE .
DEPARTMENT MANAGER APPROVAL	T.SOVEL	DATE .
JOB NO.	NP25030	DRAWING NO. NP25030PAV
SCALE:	1" = 30'	SHEET NO. C5.4

Plotted: Aug 7, 2025, 10:13 AM by vaterr.nberton - Saved: 8/4/2025 by vaterr.nberton
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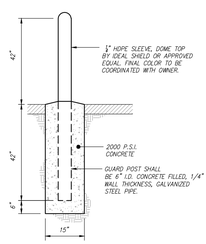
SEE SHEET C5.1 FOR PAVING NOTES



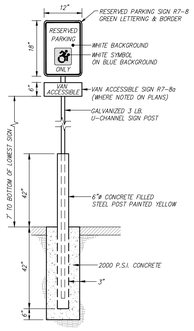
DETAIL — MDOT DETAIL R-28-K MODIFIED, SIDEWALK RAMP TYPE RF (ROLLED/FLARED SIDES) — RF-A C5.5



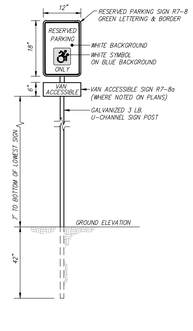
DETAIL — MDOT DETAIL R-28-K MODIFIED, SIDEWALK RAMP TYPE P (PARALLEL RAMP), DO NOT USE IN AREAS WHERE PONDING MAY OCCUR — RF-A C5.5



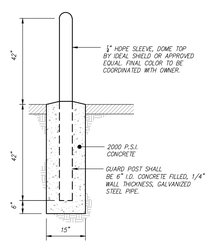
DETAIL — BOLLARD DETAIL — B C5.5



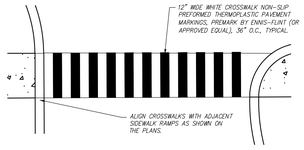
DETAIL — BARRIER FREE SIGN IN PAVEMENT DETAIL — S-P C5.5



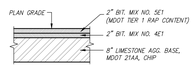
DETAIL — BARRIER FREE SIGN DETAIL — S-1 C5.5



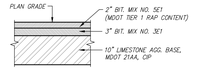
DETAIL — BOLLARD DETAIL — B C5.5



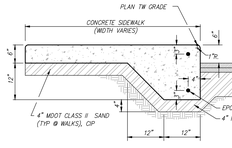
DETAIL — CROSSWALK — CW C5.5



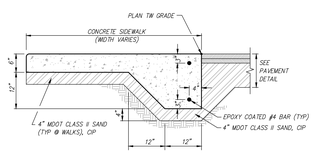
DETAIL — STANDARD BITUMINOUS PAVEMENT — AP-S C5.5



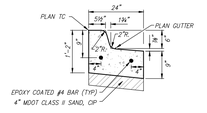
DETAIL — HEAVY DUTY BITUMINOUS PAVEMENT — AP-H C5.5



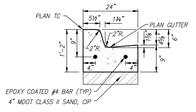
SECTION — INTEGRAL WALK/CURB — K1 C5.5



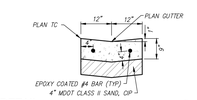
SECTION — WALK FLUSH W/ PAVEMENT SECTION — K2 SHEET



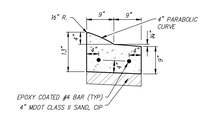
DETAIL — 6" CURB & GUTTER REVERSE PAN (MDOT TYPE F4) — F4-R C5.5



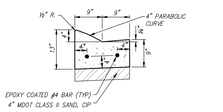
DETAIL — 6" CURB & GUTTER STANDARD PAN (MDOT TYPE F4) — F4-S C5.5



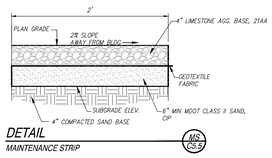
DETAIL — CONCRETE GUTTER PAN — C4-S C5.5



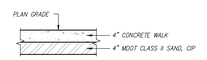
DETAIL — 4" MOUNTABLE CURB & GUTTER REVERSE PAN — C4-R C5.5



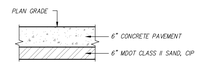
DETAIL — 4" MOUNTABLE CURB & GUTTER STANDARD PAN — C4-S C5.5



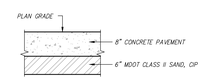
DETAIL — MAINTENANCE STRIP — MS C5.5



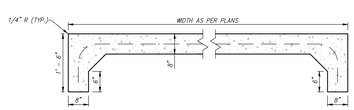
DETAIL — 4" CONCRETE WALK — CP-4 C5.5



DETAIL — 6" CONCRETE WALK — CP-6 C5.5



DETAIL — 8" CONCRETE PAVEMENT — CP-8 C5.5



DETAIL — 8" CONCRETE DUMPSTER PAD — C-D C5.5

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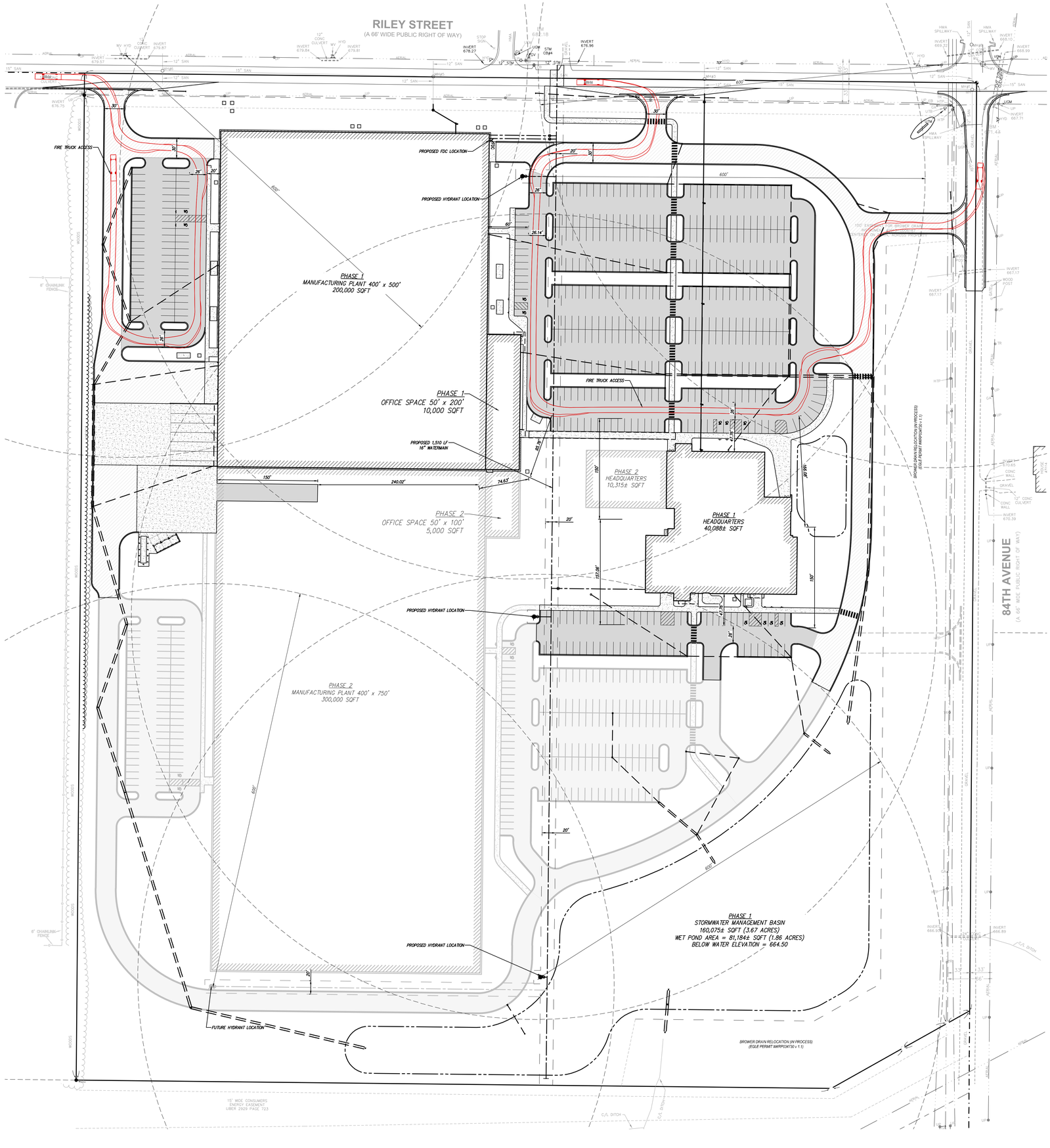
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PROJECT MANAGER: R.PAGE		BID PLAN DATE: .
DEPARTMENT MANAGER APPROVAL: T.SOVEL		DATE: .
JOB NO.: NP25030		DRAWING NO.: NP25030PAV
SCALE: N/A		SHEET NO.: C5.5

Plotted: Aug 6, 2025, 3:2 PM by user: 1200 - Saved: 8/6/2025 by user: 1200
N:\NPWNLD Projects\NP25030 - JR Automation - 800 Riley St\DWG\NP25030PAV.dwg



GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 60 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
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- HEAVY-DUTY BITUMINOUS PAVEMENT
- DEEP-STRENGTH BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- MILL PAVEMENT
- (2) UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB 2 — STRUCT. TYPE / STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
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OVERALL FIRE PROTECTION PLAN

.

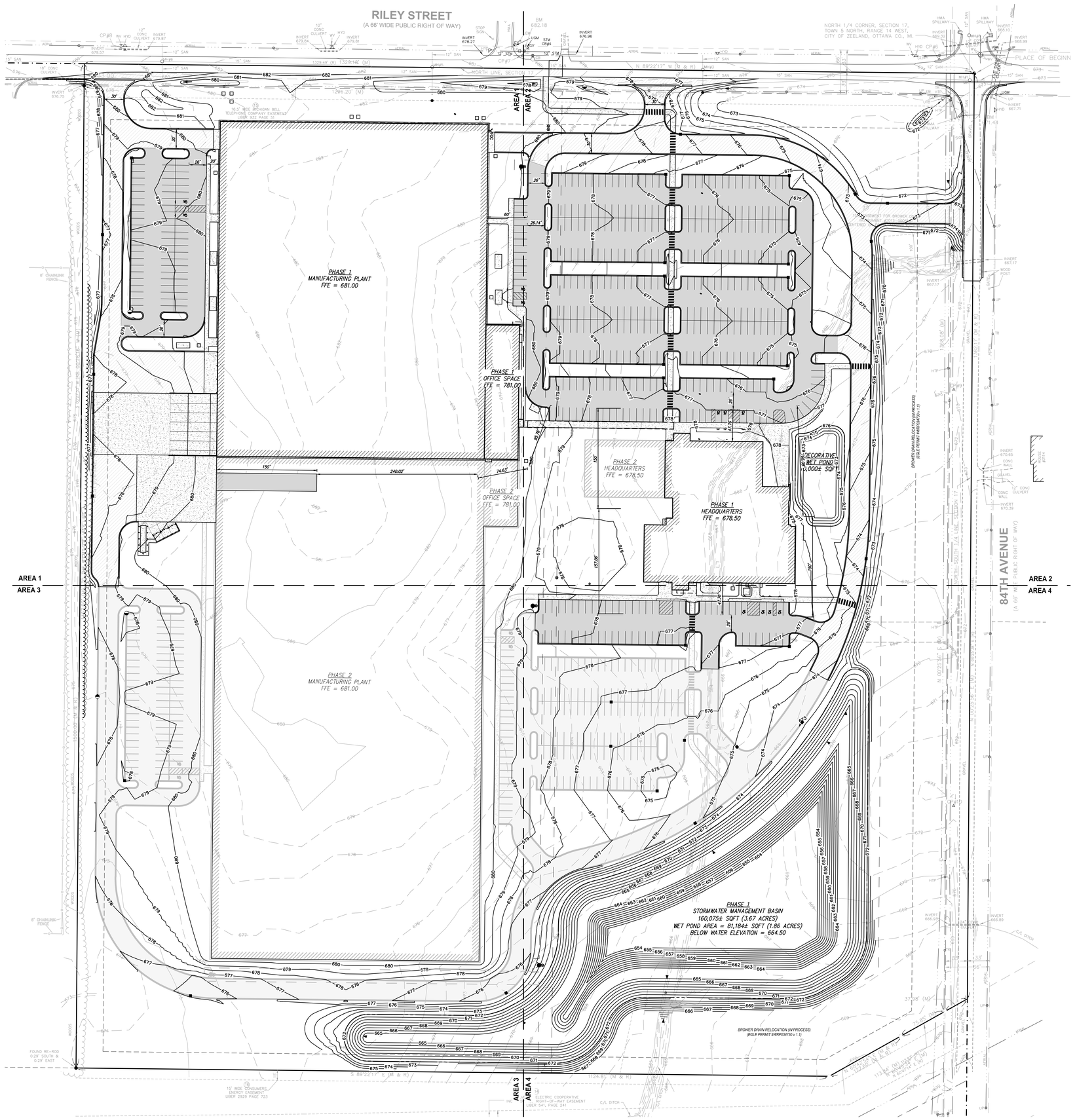
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DRAFTER	S.MORRIS	DATE	00-00-00
DESIGNER	S.MORRIS	DATE	00-00-00
CHECKED	R.PAGE	DATE	.
PROJECT MANAGER	R.PAGE	BID PLAN DATE	.
DEPARTMENT MANAGER APPROVAL	T.SOVEL	DATE	.
JOB NO.	NP25030	DRAWING NO.	NP25030PAV
SCALE:	1" = 60'	SHEET NO.	C6.0

Plotted: Aug 6, 2025, 3:10 PM by user: rp20 - Saved: 8/6/2025 by user: rp20
N:\NP\NJR_Projects\NP25030 - JR Automation - 800 Riley St\Dwg\NP25030UTL.dwg



GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 60 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- DEEP-STRENGTH BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- MILL PAVEMENT
- (2) UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB 2 — STRUCT. TYPE / STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
- WATERMAIN STRUCTURE: 10 XXX — STRUCT. NO. / STRUCT. TYPE

GRADING LEGEND

- EXISTING ELEVATION
- TC 000.00 / G 000.00 — PROPOSED TOP OF CURB ELEVATION / PROPOSED GUTTER ELEVATION
- 1135 — EXISTING CONTOURS
- 1130 — PROPOSED CONTOURS
- TP 000.00 — TOP OF PAVEMENT ELEVATION
- TW 000.00 — TOP OF WALK ELEVATION
- FG 000.00 — FINISH GRADE ELEVATION
- T/WALL 000.00 — TOP OF WALL ELEVATION
- ME 000.00 — MATCH EXISTING ELEVATION
- FLOW ARROW

GRADING NOTES

1. CONTRACTOR TO PLACE ALL NEW PAVEMENT TO THE GRADES INDICATED, OR MATCH ORIGINAL GRADES IF NEW GRADES ARE NOT SHOWN. CONTRACTOR SHALL CONFIRM MINIMUM 1% PAVEMENT SLOPES ARE ATTAINED IN ALL AREAS.
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3. ALL PAVEMENT PLACED WITHIN BARRIER FREE PARKING AREAS (STALLS AND ACCESS AISLES) SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION, INCLUDING MEASURED DIAGONALLY ACROSS THE AREAS. CONTRACTOR SHALL ADJUST SLOPES AS NECESSARY TO PROVIDE ADA COMPLIANT SLOPES AS WELL AS PROVIDING RE-GRADED TRANSITION SLOPES OUTSIDE OF THE BARRIER FREE PARKING AREAS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF TRANSITION ZONES WILL EXCEED MAXIMUM 5% SLOPES. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE PATTERNS WITH ALL NECESSARY PAVEMENT RE-GRADING.
4. ALL BARRIER FREE RAMPS AND ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF MDOT DETAIL R-28 "SIDEWALK RAMP AND DETECTABLE WARNING DETAILS".
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RESTORATION NOTE

RESTORE ALL NON-PAVED AREAS WITH 4" OF CLEAN TOPSOIL AND SOD PER SPEC SECTION 2930. PEG SOD IN PLACE ON SLOPES IN EXCESS OF 10 HORIZONTAL TO 1 VERTICAL USING WOODEN PEGS A MINIMUM OF 12" LONG. WATER SOD ON A REGULAR BASIS AS INDICATED IN THE SPECIFICATIONS.

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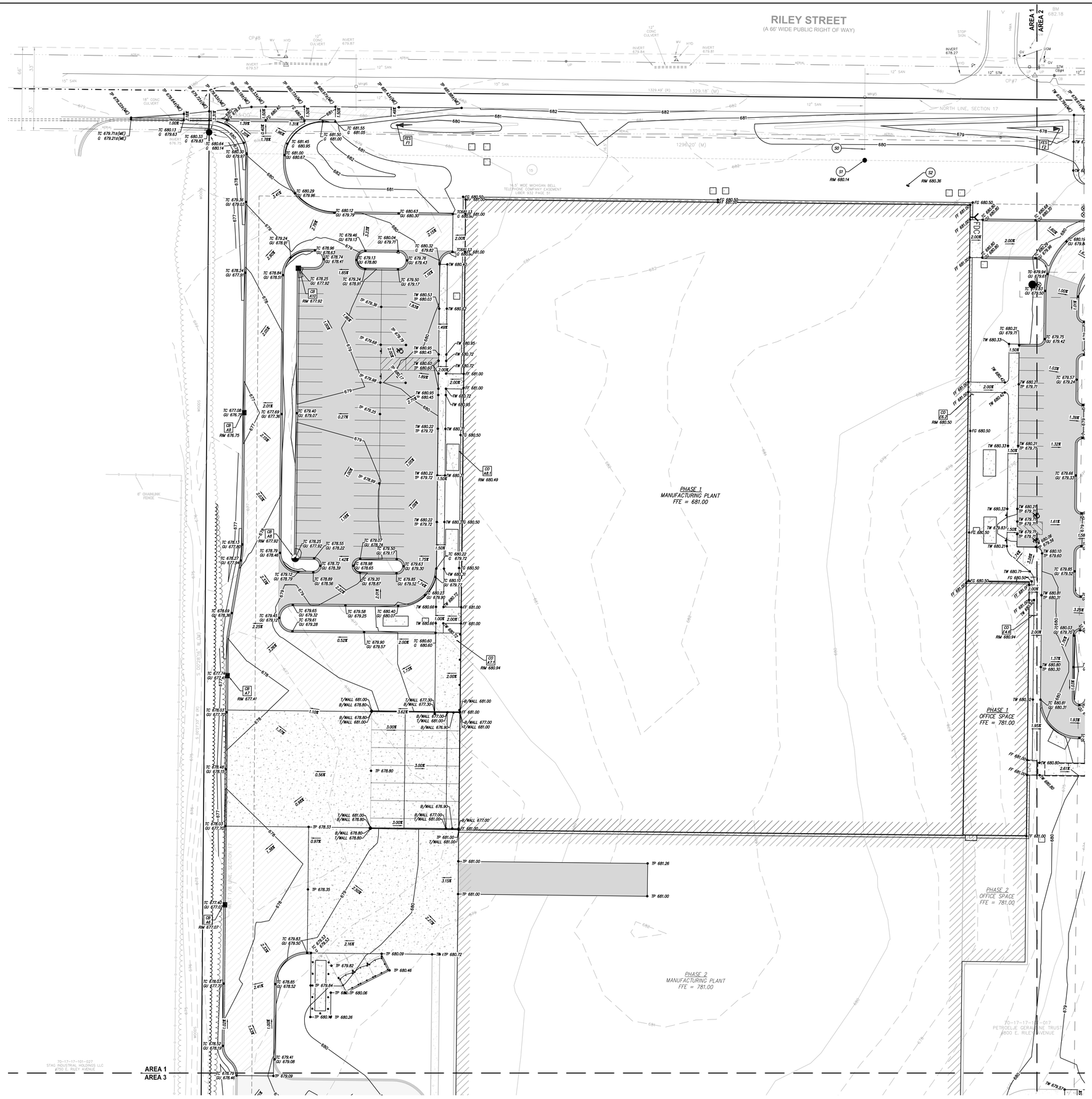
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TOWN 5 NORTH RANGE 14 WEST
CITY OF ZEELAND
OTTAWA COUNTY, MI

NO.	DATE	REVISION
A	08/04/2025	CITY SITE PLAN REVIEW

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DESIGNER: S.MORRIS	DATE: 00-00-00
CHECKED: R.PAGE	DATE:
PROJECT MANAGER: R.PAGE	BID PLAN DATE:
DEPARTMENT MANAGER APPROVAL: T.SOVEL	DATE:
JOB NO.: NP25030	DRAWING NO.: C7.0
SCALE: 1" = 30'	SHEET NO.:

Plotted: Aug 6, 2025, 0:17 PM by user: 1200 - Sketch 8/6/2025 by user: 1200
N:\NP\NL\Projects\NP25030 - JR Automation - 800 Riley St\Dwg\NP25030GR01.dwg





LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
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- CONCRETE SIDEWALK
- MILL PAVEMENT
- 2 UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB 2 — STRUCT. TYPE / STRUCT. NO.
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RESTORATION NOTE

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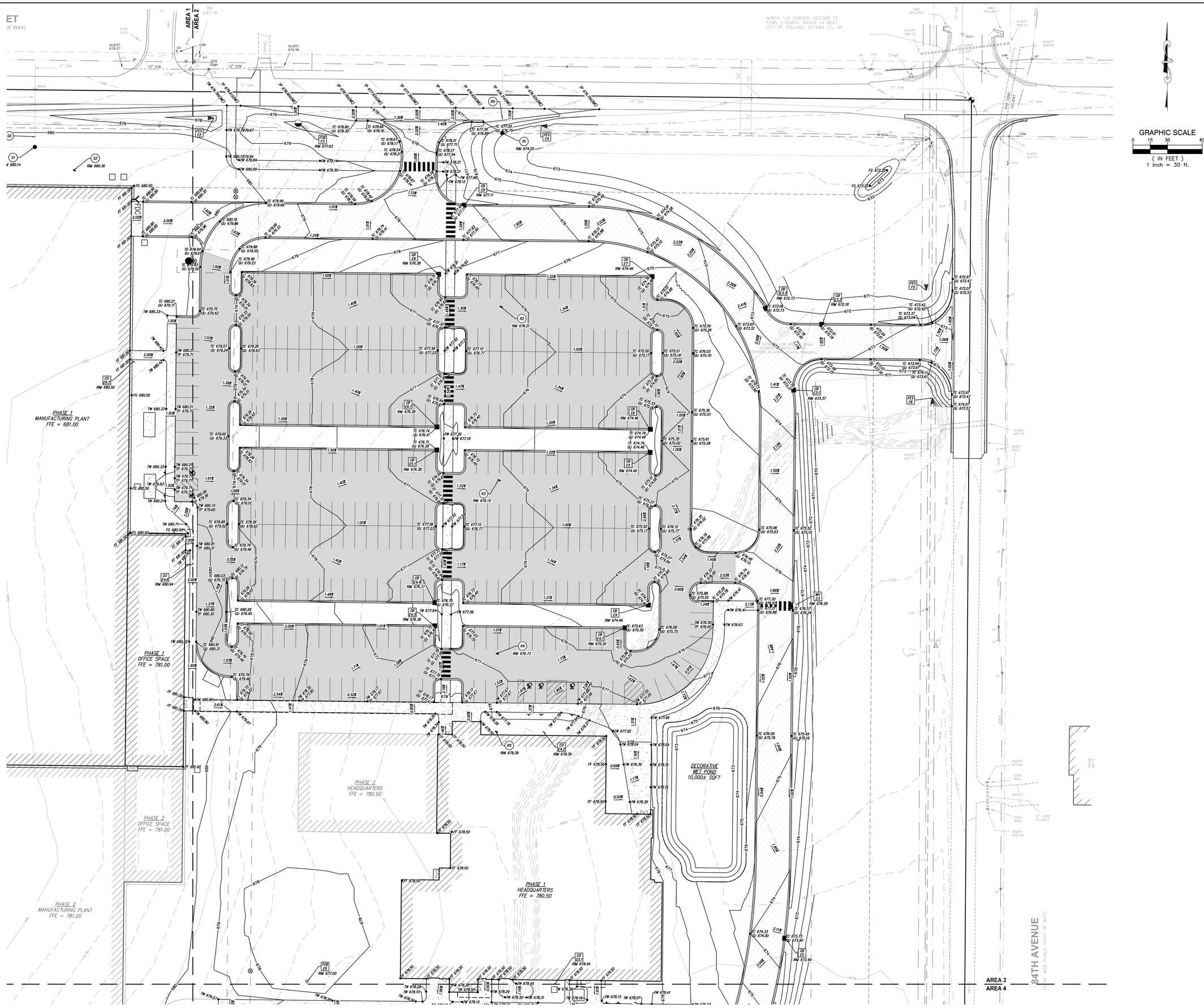
SECTION 17
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NO.	DATE	REVISION
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JOB NO.: NP25030	DRAWING NO.: .
SCALE: 1" = 30'	SHEET NO.: C7.1

Plotted: Aug 7, 2025, 11:15 AM by: peter.nierton - Synet 8/6/2025 by: peter.1200
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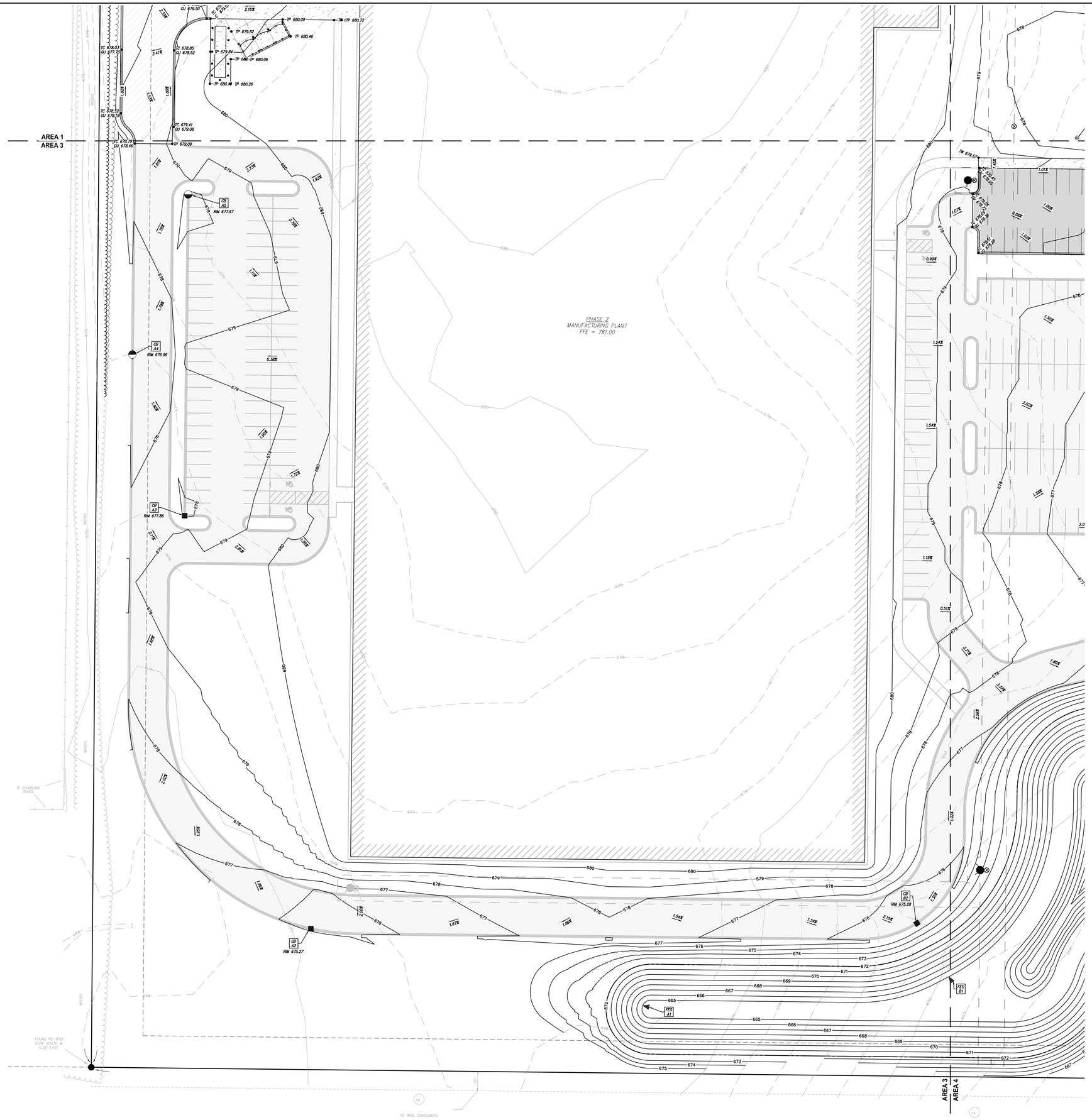
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NO.	DATE	REVISION
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DEPARTMENT MANAGER APPROVAL: T.SOVEL	DATE: .
JOB NO.: NP25030	DRAWING NO.: .
SCALE: 1" = 30'	SHEET NO.: C7.2

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AREA 3
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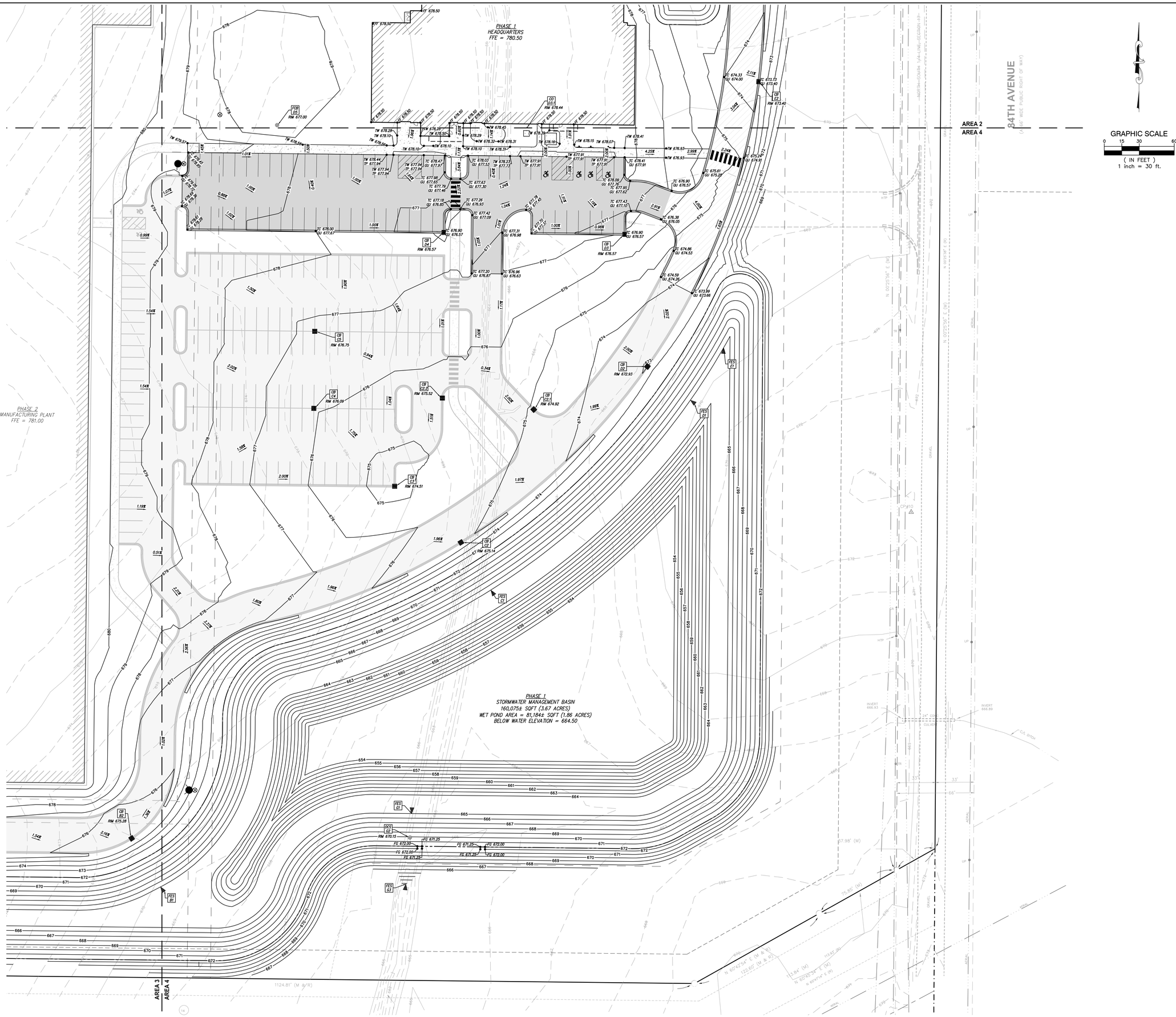
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DEPARTMENT MANAGER APPROVAL: T.SOVEL	DATE:
JOB NO.: NP25030	DRAWING NO.: -
SCALE: 1" = 30'	SHEET NO.: C7.3

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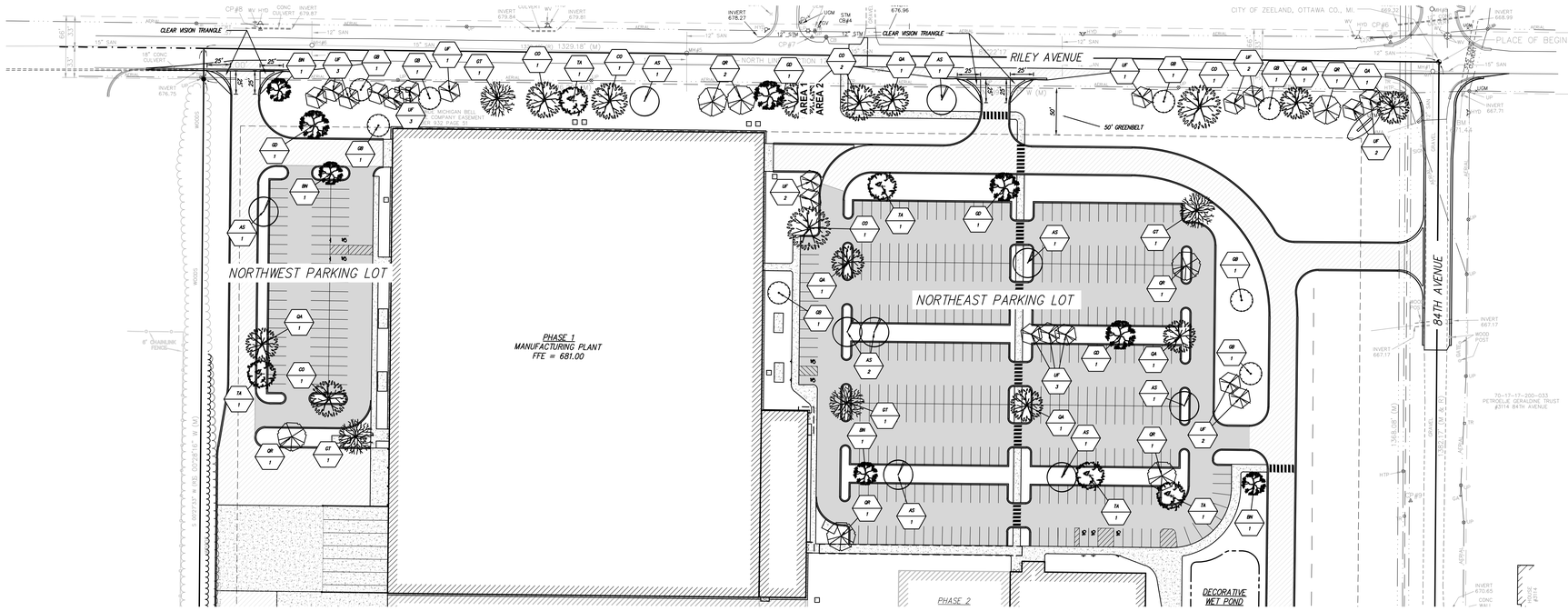
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SCALE: 1" = 30'	SHEET NO.: C7.4

Plotted: Aug 6, 2025, 3:19 PM By: ustarr 1200 - Saved: 8/6/2025 By: ustarr 1200
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ENLARGEMENT 1

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 inch = 60 ft.

GREENBELT - LANDSCAPE ORDINANCE REQUIREMENTS

ZONING I-2 INDUSTRIAL

1. GREENBELT REQUIREMENTS
   FRONTAGE = 1 CANOPY TREE FOR EACH 40 LF OF FRONTAGE

	REQUIRED	PROVIDED
– ROAD FRONTAGE (NORTH, GREENBELT TOTAL) = 1305' (1305/40 = 32.6)	33	33

NORTHWEST PARKING - LANDSCAPE ORDINANCE REQUIREMENTS

ZONING I-2 INDUSTRIAL

1. PARKING LOT MINIMUM LANDSCAPING REQUIREMENTS = 100 SFT AND 1 CANOPY TREE PER 10 SPACES
2. PARKING LOT LANDSCAPED AREA
   – 100 SFT PER 8 SPACES (65/8 = 8.125, 100 * 8.125 = 812.5 SFT)

	REQUIRED	PROVIDED
	812.5 SFT	3597 SFT

3. PARKING LOT CANOPY TREES
   – 1 CANOPY TREE PER 8 SPACES (65/8 = 8.125)

	REQUIRED	PROVIDED
	9	9

NORTHEAST PARKING - LANDSCAPE ORDINANCE REQUIREMENTS

ZONING I-2 INDUSTRIAL

1. PARKING LOT MINIMUM LANDSCAPING REQUIREMENTS = 100 SFT AND 1 CANOPY TREE PER 12 SPACES
2. PARKING LOT LANDSCAPED AREA
   – 100 SFT PER 10 SPACES (375/12 = 31.25, 100 * 31.25 = 3125 SFT)

	REQUIRED	PROVIDED
	3125 SFT	30138 SFT

3. PARKING LOT CANOPY TREES
   – 1 CANOPY TREE PER 10 SPACES (375/12 = 31.25)

	REQUIRED	PROVIDED
	32	32

SOUTHEAST PARKING - LANDSCAPE ORDINANCE REQUIREMENTS

ZONING I-2 INDUSTRIAL

1. PARKING LOT MINIMUM LANDSCAPING REQUIREMENTS = 100 SFT AND 1 CANOPY TREE PER 10 SPACES
2. PARKING LOT LANDSCAPED AREA
   – 100 SFT PER 8 SPACES (54/8 = 6.75, 100 * 6.75 = 675 SFT)

	REQUIRED	PROVIDED
	675 SFT	1220 SFT

3. PARKING LOT CANOPY TREES
   – 1 CANOPY TREE PER 8 SPACES (54/8 = 6.75)

	REQUIRED	PROVIDED
	7	7

LANDSCAPE NOTES:

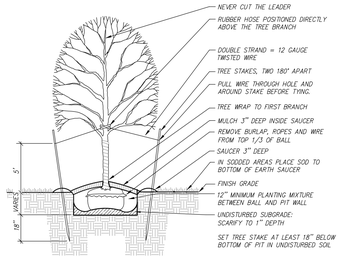
1. INSTALL 3" DEEP SHREDDED BARK MULCH TO ALL PLANTING AREAS.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
3. ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
5. SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
6. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.
7. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
8. ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZED AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES (BASED ON SOILS/SUBSURFACE CONDITIONS) AND REVIEW ALTERNATIVES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
10. CONTRACTOR TO INCLUDE COST OF ALL MULCH IN THE COST OF THE PLANT MATERIAL.
    A. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
    B. PLANTS SHALL BE CONTROLLED BY REASONABLE PRUNING, TRIMMING, OR OTHER SUITABLE AND ACCEPTABLE METHODS SO THAT THEY DO NOT INTERFERE WITH PUBLIC UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR CONSTITUTE A TRAFFIC HAZARD.
    C. REPLACEMENT OF PLANT MATERIAL.
    C.1. UNHEALTHY, WITHERED, SEVERELY PRUNED, DISEASED OR DEAD PLANTS SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
    C.2. THE PROPERTY SHALL MAINTAIN ANY REQUIRED PLANT MATERIAL FOR ONE (1) YEAR AFTER THE INITIAL PLANTING AND REPLACE ANY MATERIAL WHICH FAILS TO SURVIVE OR DOES NOT EXHIBIT NORMAL GROWTH CHARACTERISTICS OF HEALTH AND VIGOR, AS DETERMINED BY THE CITY FORESTER.
    C.3. THE ONE (1) YEAR PERIODS SHALL BEGIN AFTER THE APPROVAL OF THE PLANTING BY THE CITY FORESTER AND SHALL RECOMMENCE AS MATERIAL IS REPLACED.

LEGEND

QA — PLANT TYPE
1 — QUANTITY

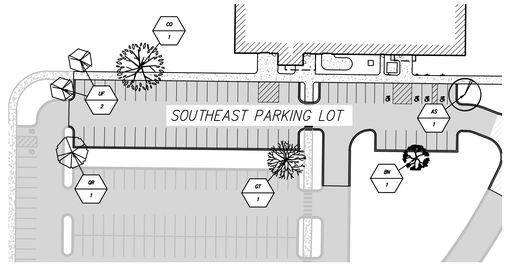
PLANT SCHEDULE

QTY	ID	BOTANICAL NAME	COMMON NAME	SIZE
8	CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL MIN.
10	AS	ACER SACCHARUM	SUGAR MAPLE	2.5" CAL MIN.
5	BN	BETULA NIGRA	RIVER BIRCH	2.5" CAL MIN.
7	QB	QUERCUS ALBA	WHITE OAK	2.5" CAL MIN.
4	GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL MIN.
5	GT	GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS HONEY LOCUST	2.5" CAL MIN.
25	UF	ULMUS X 'FRONTIER'	FRONTIER ELM	2.5" CAL MIN.
8	QR	QUERCUS RUBRA	RED OAK	2.5" CAL MIN.
5	TA	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL MIN.
8	GB	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO (MALE)	2.5" CAL MIN.

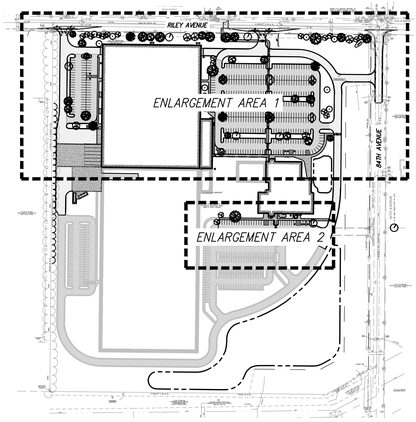


DEPENDENT UPON EXISTING SOIL TYPE AND DRAINAGE CAPABILITIES. TOP OF ROOT BALL SHALL BE PLACED BETWEEN 2"–5" ABOVE FINISH GRADE. (CLOSER TO 2" FOR WELL DRAINING SOILS; CLOSER TO 6" FOR POORLY DRAINING SOILS)

DETAIL
TREE PLANTING
DET 250



ENLARGEMENT 2



KEY PLAN

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Detroit | Grand Rapids | Novi | Lansing
www.sda-eng.com
(800) 598-1600

CLIENT:
LAKEWOOD ARCHITECTURE
11253 JAMES STREET
HOLLAND, MI 49424

Know what's below. Call before you dig.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY NOTE

UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES AND /OTHER VARIOUS SOURCES. UNDERGROUND UTILITIES WHICH ARE ON PRIVATE PROPERTY ARE USUALLY NOT DELINEATED UPON A UTILITY COMPANY'S PUBLISHED PLANS. THEIR LOCATION, IF SHOWN UPON THIS SURVEY, ARE APPROXIMATED FROM FOUND PAINT MARKS/STAKES, ETC. AS LOCATED BY THIS FIRM FROM SOURCES WHICH ARE UNKNOWN. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

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JR AUTOMATION
A Hitachi Group Company
•
ZEELAND, MI
•
LANDSCAPE PLAN
•
•

SECTION 17
TOWN 5 NORTH RANGE 14 WEST
CITY OF ZEELAND
OTTAWA COUNTY, MI

NO.	DATE	REVISION
A	08/04/2025	CITY SITE PLAN REVIEW

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DRAFTER: L.MAINO	DATE: 08/07/2025
DESIGNER: L.MAINO	DATE: 08/07/2025
CHECKED: N.WALLACE	DATE: -
PROJECT MANAGER: R.PAGE	BID PLAN DATE: -
DEPARTMENT MANAGER APPROVAL: T.SOVEL	DATE: -
JOB NO.: NP25030	DRAWING NO.: NP25030PAV
SCALE: 1" = 60'	SHEET NO.: L1.0

Plotted: Aug 7, 2025 - 9:49 AM by: user: mbarton - Style: 7/31/2025 by: user: (10)
N:\NP\NLD Projects\NP25030 - JR Automation - 860 Riley St\DWG\NP25030LSC.dwg



LAKEWOOD ARCHITECTURE

LAKEWOOD CONSTRUCTION

Holland, MI | 616.392.6923
www.lakewoodinc.com

JR AUTOMATION

PROJECT BREAKTHROUGH - HEADQUARTERS
800 EAST RILEY AVE. ZEELAND MICHIGAN 49464

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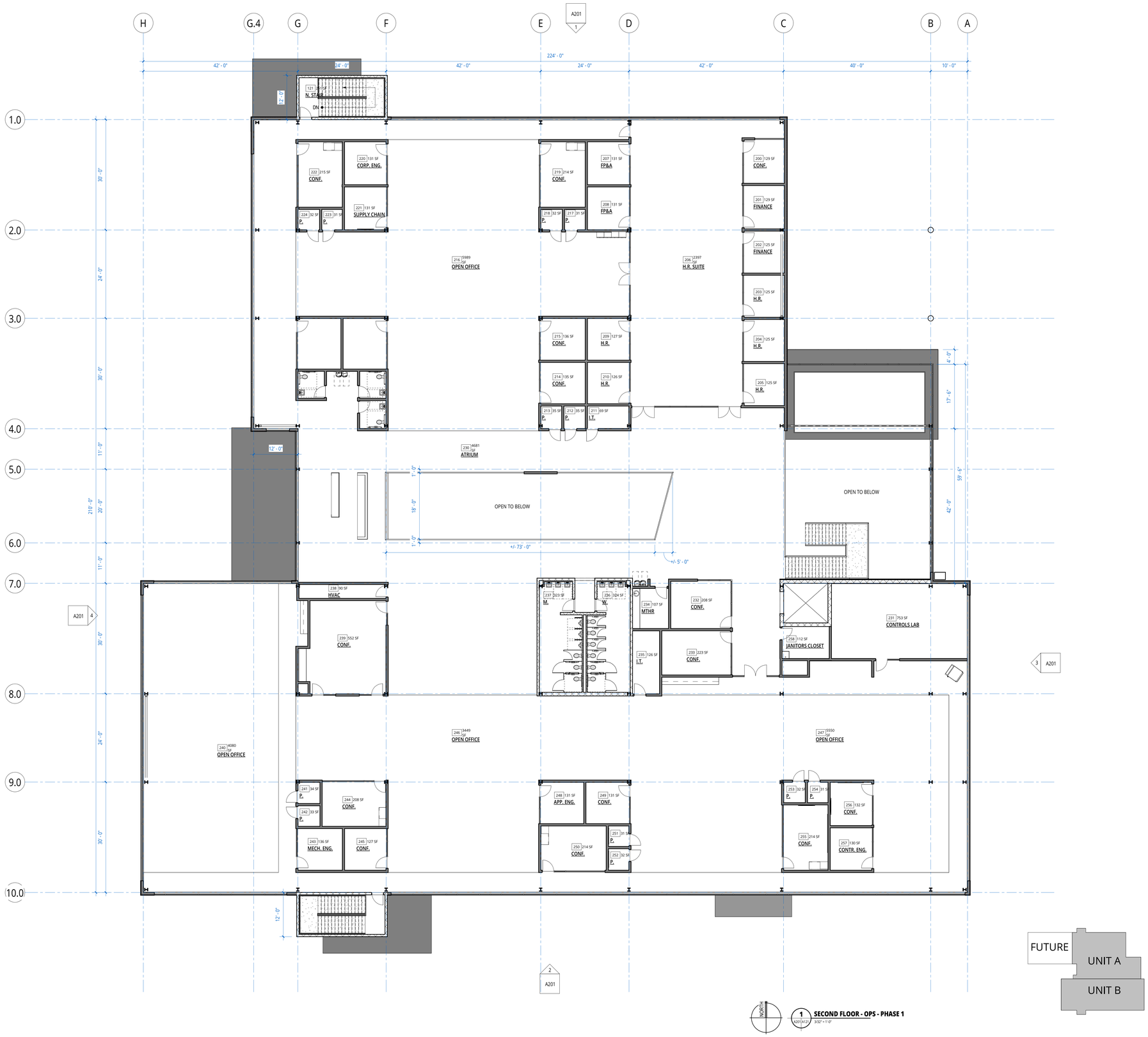
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REVISIONS:

No.	Description	Date
1	SD BUDGET SET	08/01/25
2	SITE PLAN APPROVAL	08/04/25

PROJECT NO: 25004
DRAWN BY: Author
REVIEWED BY: Checker
SHEET NAME: FIRST FLOOR - SG&A
SHEET NO: A111 -HQ

8/1/2025 4:25:19 PM 25004 A111 FIRST FLOOR - SG&A



8/1/2025 4:25:25 PM 25004 A121 SECOND FLOOR - OPPS

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800 EAST RILEY AVE. ZEELAND MICHIGAN 49464

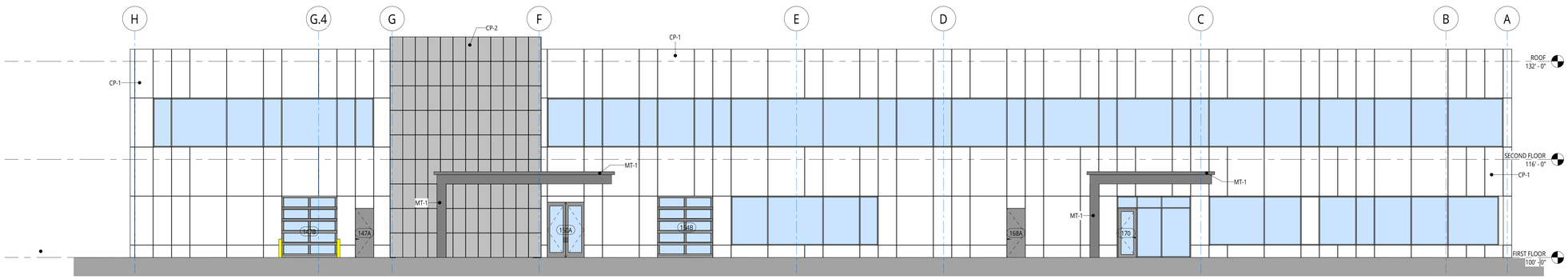
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REVISIONS:

No.	Description	Date
1	SD BUDGET SET	08/07/25
2	SITE PLAN APPROVAL	08/04/25

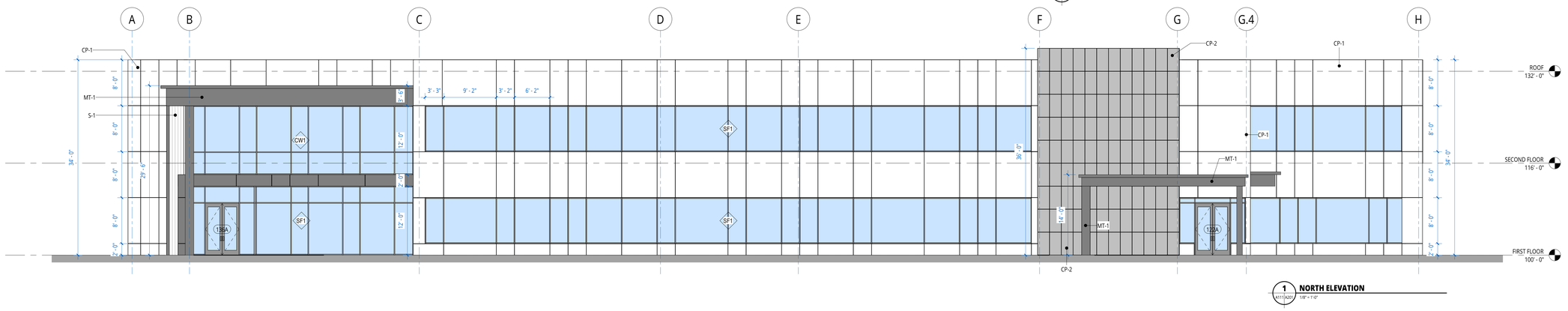
PROJECT NO: 25004
DRAWN BY: Author
REVIEWED BY: Checker
SHEET NAME: SECOND FLOOR - OPPS
SHEET NO: A121 -HQ



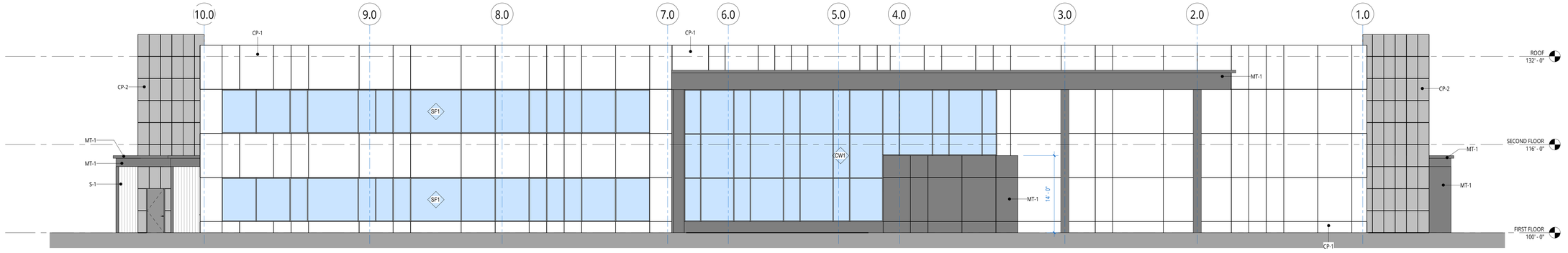
EXTERIOR FINISH SCHEDULE

TAG	DESCRIPTION	SPEC SECTION	MANUFACTURER	FINISH / COLOR
STORE FRONT				
SF-1	ALUMINUM STORE FRONT WINDOWS	08 51 13	AS SELECTED BY CONTRACTOR	TBD
CURTAIN WALL				
CW-1	CURAIN WALL SYSTEM			TBD
CEMENTITIOUS PANEL				
CP-1	FIBER CEMENT PANEL		EQUITONE	TECTIVA - TBD
CP-2	FIBER CEMENT PANEL		EQUITONE	PICTURA - TBD
CONCRETE				
CO-1	CONCRETE WALL	03 30 00	AS SELECTED BY CONTRACTOR	RAW / STANDARD
METAL TRIM				
MT-3	METAL CAP FLASHING			TBD
METAL SIDING				
MS-1	METAL PANELS EN-V G SERIES		DRI-DESIGN	CARBON - TBD
PHENOLIC				
P-1	PHENOLIC WOOD-LOOKING PANELS		ABET LAMINATI	8169-AA METROPOLITAN WALNUT - TBD

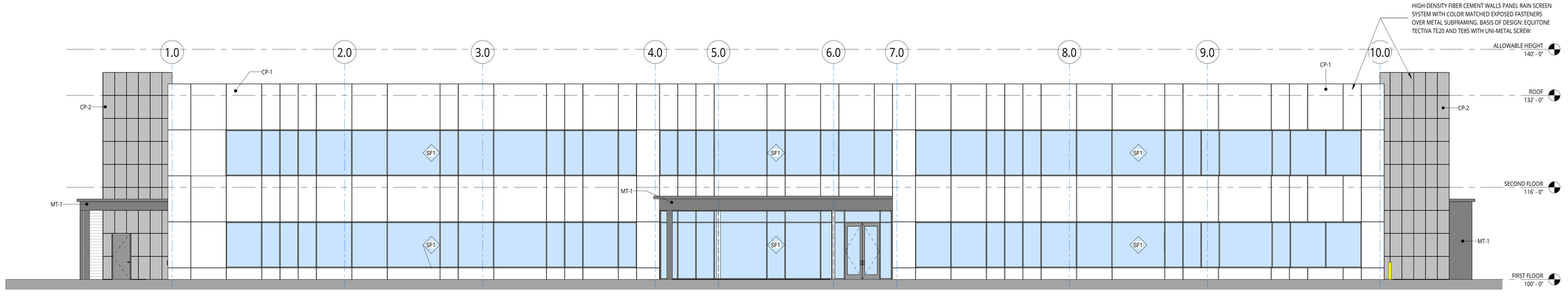
2 SOUTH ELEVATION A111(A201) 1/8" = 1'-0"



1 NORTH ELEVATION A111(A201) 1/8" = 1'-0"



3 EAST ELEVATION A111(A201) 1/8" = 1'-0"



4 WEST ELEVATION A111(A201) 1/8" = 1'-0"

8/1/2025 4:25:45 PM 25004 A201 EXTERIOR ELEVATIONS

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800 EAST RILEY AVE. ZEELAND MICHIGAN 49464

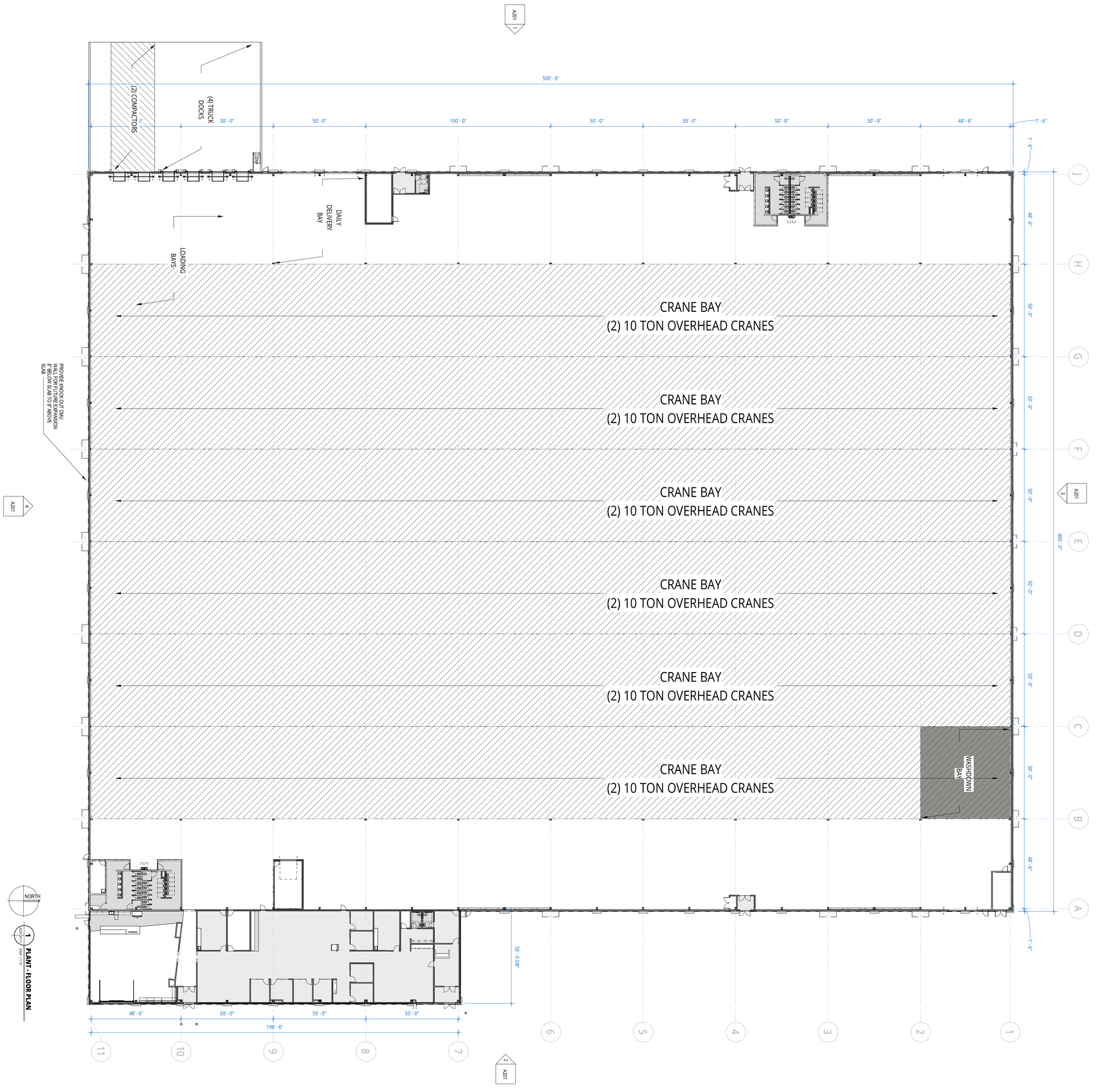
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REVISIONS:

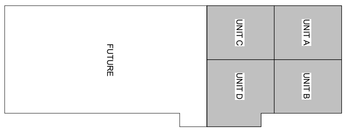
No.	Description	Date
1	SD BUDGET SET	08/01/25
2	SITE PLAN APPROVAL	08/04/25

PROJECT NO: 25004
DRAWN BY: Author
REVIEWED BY: Checker
SHEET NAME: EXTERIOR ELEVATIONS
SHEET NO: A201 -HQ



NORTH

1 PLANT - FLOOR PLAN
3/64" = 1'-0"



JR AUTOMATION

PROJECT BREAKTHROUGH - MANUFACTURING PLANT
800 EAST RILEY AVE. ZEELAND MICHIGAN 49464

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REVISIONS:

No.	Description	Date
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	50% CD/AHJ PERMITS	08/04/25

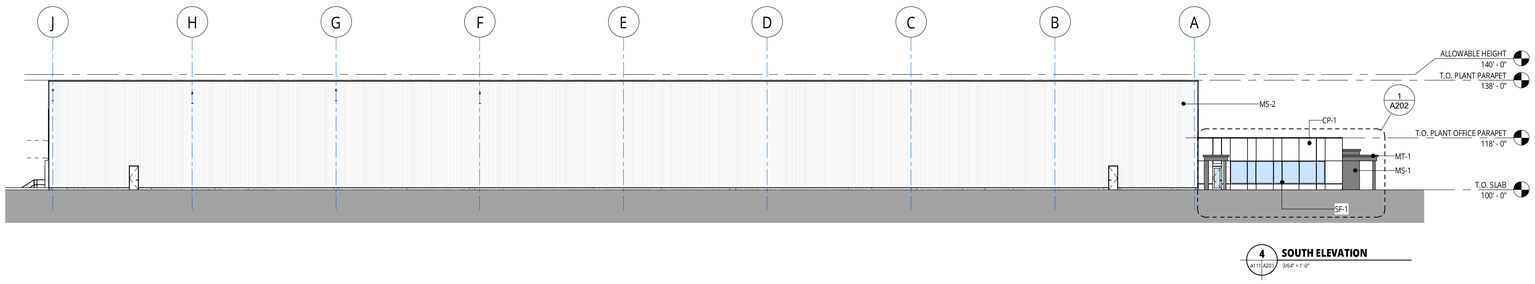
PROJECT NO: 25004
DRAWN BY: Author
REVIEWED BY: Checker
SHEET NAME: OVERALL FLOOR PLAN
SHEET NO: A111 -WH

ELEVATION NOTES

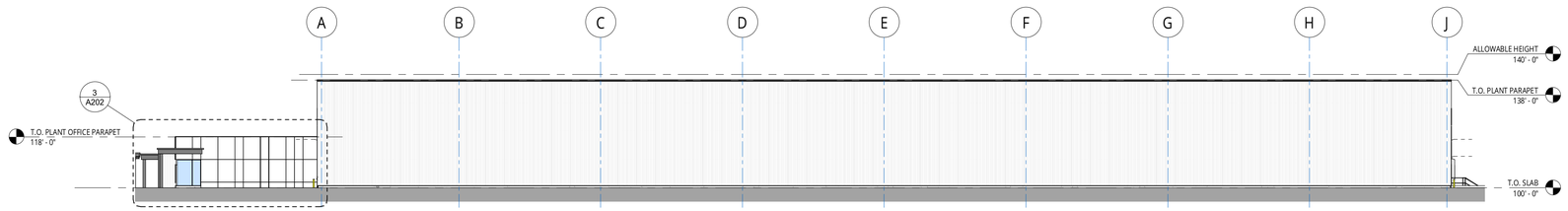
1	SUBCONTRACTOR TO FIELD VERIFY BUILDING HEIGHTS AND ENVELOPE LIMITS. INFORM ARCHITECT OF ANY DISCREPANCIES.
2	ALL EXPOSED MECHANICAL AND PLUMBING VENT LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. COLOR TO MATCH ADJACENT MATERIALS, OR BE PAINTED TO MATCH. CONFIRM COLOR WITH ARCHITECT.
3	REFER TO EXTERIOR FINISH SCHEDULE AND PROJECT SPECIFICATIONS FOR ALL EXTERIOR INFORMATION.
4	ALL SIGNAGE BY OWNER

EXTERIOR FINISH SCHEDULE

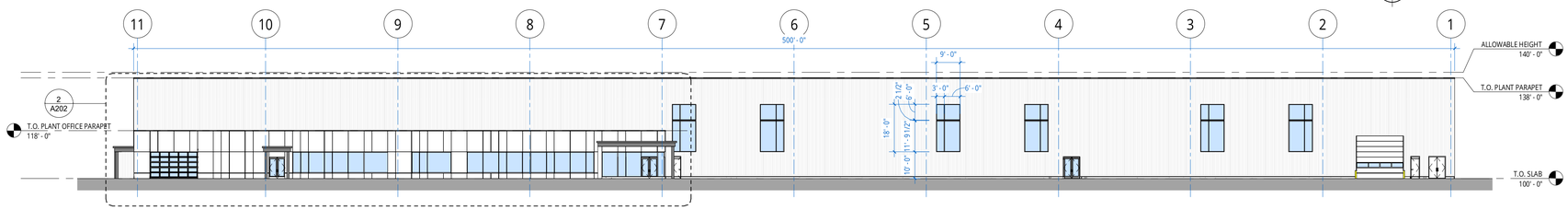
TAG	DESCRIPTION	SPEC SECTION	MANUFACTURER	FINISH / COLOR
CEMENTITIOUS PANELS				
CP-1	FIBER CEMENT PANELS		EQUITONE	TECTIVA - TBD
PHENOLIC				
P-1	PHENOLIC WOOD-LOOKING PANELS		ABET LAMINATI	8169 AA METROPOLITAN WALNUT - TBD
METAL SIDING				
MS-1	METAL PANELS EN-V G SERIES		DRI-DESIGN	CARBON - TBD
METAL SIDING				
MS-2	3" IMP PANELS			TBD
METAL TRIM				
MT-1	METAL CAP FLASHING			TBD
STORE FRONT				
SF-1	ALUMINUM STOREFRONT WINDOWS	08 51 13	AS SELECTED BY CONTRACTOR	ANODIZED ALUMINUM



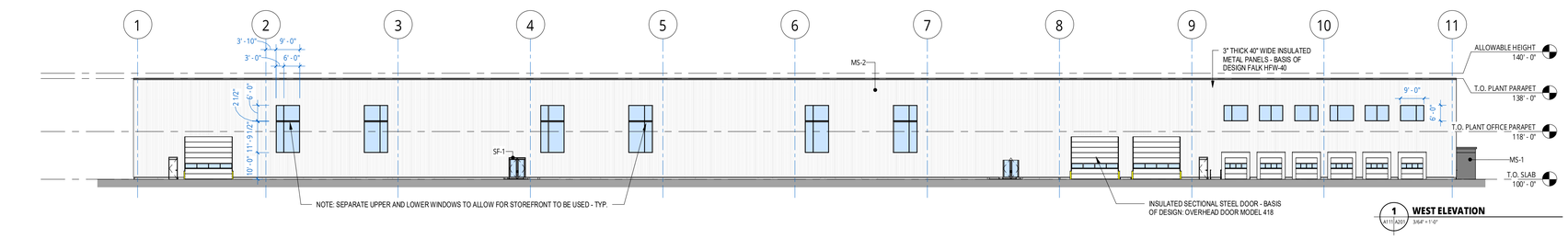
4 SOUTH ELEVATION
A111 A201 3/64" = 1'-0"



3 NORTH ELEVATION
A111 A201 3/64" = 1'-0"



2 EAST ELEVATION
A111 A201 3/64" = 1'-0"



1 WEST ELEVATION
A111 A201 3/64" = 1'-0"

8/1/2025 4:24:50 PM 25004 A201 EXTERIOR ELEVATIONS

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JR AUTOMATION

PROJECT BREAKTHROUGH - MANUFACTURING PLANT
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REVISIONS:

No.	Description	Date
1	SD BUDGET SET	08/01/25
2	SITE PLAN APPROVAL	08/04/25

PROJECT NO: 25004
DRAWN BY: Author
REVIEWED BY: Checker
SHEET NAME: EXTERIOR ELEVATIONS
SHEET NO: A201 -WH

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, August 29, 2025

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: September 4th Planning Commission meeting agenda – Site plan review application for 800 E Riley St – JR Automation Technologies

Background: A site plan review application has been filed seeking approval for an industrial development at 800 E Riley Street. The parcel is approximately 45.5 acres in area and is currently vacant. In 2022, it was rezoned from A-1 – Agricultural District to I-2 – General Industrial District at the request of a previous owner. The property's current industrial zoning aligns with the Master Plan Future Land Use Map.

Description of Application: The applicant proposes to develop the site in three phases for industrial use, with Phase 1 before the Planning Commission on September 4, 2025. Phase 1 includes:

- A 210,000 sq. ft. single-story manufacturing facility
- A 40,088 sq. ft. per level, two-story office building
- Vehicle circulation and parking areas
- Landscaping and site improvements

City Ordinance Review: Planning Commission site plan approval is required for this project. Manufacturing and related office uses are permitted by right in the I-2 General Industrial District. Full development of the site by a single user is also consistent with the City's Master Plan, which directly addresses this property:

"The property in the far northeast corner of the city is the last remaining farm land as well as the last site with enough land for a largescale development. This land is currently zoned Agriculture, but is surrounded by the existing industrial park to the south and west, and Zeeland Charter Township on the north and east. This Plan recommends that the area be reserved for future development of a large scale industrial use. At approximately 60 acres, one or two large employers could be accommodated. Dividing the land into smaller parcels for medium- or small-scale industry is not encouraged."

The development must comply with site development requirements in Volume II of the Zeeland City Code, including setbacks, building heights, maximum lot coverage, parking, greenbelt, and landscaping requirements. Staff has completed a full review of the plans. A summary of key requirements and the proposed improvements is provided below:

Building Setbacks	Compliant
Building Heights (40' max)	Compliant - Office bldg height: 36', Manufacturing bldg height: 38'
Lot Coverage by buildings (60% max)	Compliant - 12.6%
Phase 1 Parking Spaces (338 required)	Compliant - 478 spaces provided
Parking Lot Landscaping (total - 48 trees, 4612 sf required)	Compliant - 48 trees, 34,955 sf provided
Riley St Greenbelt (33 trees required)	Compliant - 33 trees provided
84th Street Greenbelt (35 trees required)	Compliant - 60+ trees provided

Additional review notes:

- Stormwater management plans are under review by the City's consulting engineer.
- A traffic impact study is required due to the scope of the project. On- or off-site improvements may be required to accommodate traffic flows. The study is in progress and will be reviewed by the City's consulting traffic engineer once complete.
- Utility plans have been reviewed by staff, and revisions are being coordinated with the developer.
- Plantings are currently shown within the required clear visibility triangle at Riley Street and 84th Street and will need to be relocated.
- Sidewalks and multi-use paths are being planned as part of City-led infrastructure improvements in this area.

Overall, the plan is largely compliant with City ordinance. The remaining issues are relatively minor given the scale of the project, and staff is confident they will be resolved in the near future.

Next Steps: Following the September 4 public hearing, the Planning Commission will need to approve or deny the site plan review application.

Staff Recommendation: Staff supports approval of the site plan review application for this transformational project, noting that some items remain outstanding. With this in mind, staff offers the following recommendation:

Staff recommends that the Planning Commission approve the site plan review application for JR Automation Technologies at 800 E Riley Street, including:

- A 210,000 sq. ft. single-story manufacturing facility
- A 40,088 sq. ft. per level, two-story office building
- Vehicle circulation and parking areas
- Landscaping and site improvements

Staff requests that the following conditions be attached to any approval by the Planning Commission:

1. Relocation of required plantings outside the clear visibility triangle at Riley St. and 84th St.
2. Final approval of the site utility plan by City of Zeeland and Zeeland BPW staff.
3. Final approval of the plan package by City Fire Rescue.
4. Final approval of stormwater management plans and related documents by the City's consulting engineer.

5. Concurrence with the findings of the traffic impact study by the City's consulting traffic engineer. Any required traffic improvements, on- or off-site, must be completed at the developer's expense.

Staff believes these revisions can be addressed administratively, likely avoiding the need for resubmission to the Planning Commission before foundation permits are issued.

I hope this memo provides helpful background for the Commission's consideration. Please feel free to contact me with any questions.

City of Zeeland

AUG 07 2025

Received

Application for
SITE PLAN REVIEW &
SPECIAL LAND USE

Planning Commission
City of Zeeland

Community Development Department
21 S ELM ST - ZEELAND, MI 49464
Phone 616-772-0872 - Fax 616-772-0880
buildinginspector@cityofzeeland.com
www.cityofzeeland.com

Received by NHOPPING Date 8/7/25 $350 Fee ✓ Check No 001035

The City of Zeeland will not discriminate against any individual or group because of race, sex, religion, age, nation origin, color, marital status, handicap or political belief.

Please submit this application with checklist at least 30 days prior to the requested Planning Commission meeting (usually 1st Thursday of the month) along with 10 copies of the proposed site plan and related documents and an electronic file which may be submitted by email to buildinginspector@cityofzeeland.com. The applicant or a representative is required to present the application at the Planning Commission meeting.

I. PROPERTY INFORMATION

Property address: 17 East Main Street	Parcel number: 70-
Name of development:	Acreage:

II. CONTACT INFORMATION

Property owner: 17 East Main Street, LLC	Contact: Scott Geerlings
Phone: 616-218-6793	Email: sgeerlings@geerlingsdev.com

Applicant: El Rancho, Inc. #8	Company: Same		
Address: 17 E. Main St.	City: Zeeland	State: Mi.	Zip: 49464
Phone: 989 350 8306	Email: martinbernal27.w@gmail.com		
If applicant is other than owner, what is the relationship? Tenant			

Plan preparer	Company		
Address	City	State	Zip
Phone	Email		

III. PROPOSED USE OF PROPERTY PROJECTED COST OF PROJECT $

Description of use of property/buildings to be constructed

The reason for this submittal is for a special use for the purpose of obtaining a liquor license for the tenant on east 1/2 of the Commercial Space

Planning Commission
SITE PLAN REVIEW & SPECIAL LAND USE
SITE PLAN CHECKLIST

The above application and plan(s) will be reviewed in accordance with the City Zoning Ordinance and other applicable City ordinances and regulations. The review will be conducted on a preliminary basis by the Zoning Administrator to determine if minimum information was provided on the site plan. The checklist below indicates the MINIMUM information that normally should be provided in the site plan in order for the application to be scheduled for hearing by the Planning Commission.

APPLICANT: PLEASE CHECK THE APPROPRIATE BOXES BELOW:

A. General Information

Provided	N/A (Not Applicable)	
☒	☐	1. Applicants – owners/occupant names, addresses, telephone numbers.
☒	☐	2. Date (Mo/Day/Yr) including revisions.
☒	☐	3. Block Title.
☒	☐	4. Scale.
☒	☐	5. Northpoint.
☒	☐	6. Location map drawn at a scale of 1"= 2000' with north point indicated.
☒	☐	7. Architect, Engineer, Surveyor, Landscape Architect, or Planner's name address and telephone number.
☒	☐	8. Existing lot line, building lines, structures, parking areas, etc. on the parcel and within 100 ft. of the site.
☒	☐	9. Proposed lot lines, property lines and all structures, parking areas, etc., within the site, and within 100 ft. the site.
☒	☐	10. Centerline and existing and proposed right-of-way lines of any street.
☒	☐	11. Zoning classification of petitioner's parcel and all abutting parcels.

B. Physical Features (continued)

Provided	N/A (not applicable)		
☒	☐	7.	Trash receptacle pad location and method of screening.
☐	☐	8.	Transformer pad location and method of screening.
☐	☐	9.	Dedicated road or service drive locations.
☐	☒	10.	Entrance details including sign location and size.
☐	☐	11.	Designation of fire lanes.
☐	☐	12.	Location of snow storage areas.

C. Landscaping, Greenbelts, Buffers and Screening

Provided	N/A (not applicable)		
☐	☐	1.	Separate Landscaping plan. - Location, spacing, size and descriptions for each plant type within required landscape areas. - Minimum scale: 1"=50' for property less than three acres, or 1"=100' for property three acres or more. - Typical straight cross section including slope, height and width of berms and type of groundcover, or height and type of construction of wall including footings. - Planting and staking details. - Identification of existing trees and vegetative cover to be preserved. - Identification of groundcover and method of planting. - Identification of landscape maintenance program. - Lawn sprinkling design.
☐	☐	2.	Screening between land uses. - Visual screening between conflicting land uses providing a total visual screen.

D. Natural Features (continued)

Provided	N/A (not applicable	
☒	☐	2c. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.
☒	☐	3. Location of existing drainage courses. and associated bodies of water, on and off site, and their elevations.
☐	☒	4. Location of existing wetlands to at least the detail indicated on the City of Zeeland zoning map.
☐	☒	5. Location of natural resource features including woodlands and areas with slopes greater than 10 percent (one foot of horizontal distance).

E. Additional Requirements for Multiple Family, Cluster and PUD Developments

Provided	N/A (not applicable)	
☒	☐	1. Density calculations by type of unit, by bedroom count.
☒	☐	2. Designation of units by type and number of units in each building.
☐	☒	3. Carport locations and details where proposed.
☐	☒	4. Specific amount and location of recreation spaces.
☐	☒	5. Type of recreation facilities to be provided in recreation space.
☐	☒	6. Details of community building and fencing of swimming pool if proposed.

Planning Commission
SITE PLAN REVIEW & SPECIAL LAND USE
STANDARDS CHECKLIST

In reviewing, approving, disapproving or modifying the application and site plan, the Planning Commission and/or the Planning Commission Site Plan Review Committee shall be governed by the following standards, which the applicant is also asked to respond to:

		Yes	No
a.	Is there a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to insure the safety and convenience of pedestrian and vehicular traffic?	☒	☐
b.	Are the buildings and structures proposed to be on the premises situated to minimize adverse effects upon owners and occupants of adjacent properties?	☒	☐
c.	Will the natural features of the landscape be retained when they furnish a barrier or buffer between the project and adjoining properties and where they assist in preserving the general appearance of the neighborhood?	☒	☐
d.	In the case of elderly housing, will there be sufficient open space on the site to provide additional off-street parking should the development revert to conventional housing in the future? This amount of reserved space shall be adequate in size to meet the parking requirements for multiple family housing set forth in Chapter 17 while maintaining conformance of the development to all other provisions of the Zoning Ordinance. A variance may be granted by the Zoning Board of Appeals for reserving off-street parking if the applicant can demonstrate that the project shall be permanently restricted to elderly housing.	☐	☐

Planning Commission
SITE PLAN REVIEW & SPECIAL LAND USE

This application shall also include a drawn to scale site plan(s) that include the information listed below. The Zoning Administrator may authorize omissions as noted in the left margin.

OFFICE USE

_____ a) Applicant identification.
_____ b) Street address.
_____ c) North arrow.
_____ d) Size of property in square feet or acre.
_____ e) Property lines and dimensions.
_____ f) Location of significant natural features including wetlands, steep slopes, flood prone areas, unique vegetation, any other unusual features.
_____ g) Location of all structures on the land with location dimensions and building dimensions.
_____ h) Lot lines and all structures within one hundred feet (100') of the site's property lines including driveways and other access points along both sides of the street where access to the site is proposed.
_____ i) Identification of all rights-of-way and easements pertaining to the subject land and adjoining parcels.
_____ j) Copy of latest surveyor's engineering drawing.

The undersigned hereby certifies that the information given in this application and supplementary materials is true and correct to the best of their knowledge. It is also understood that any information requested, and not included with the application, may cause delays in a decision being made by the Planning Commission.

I hereby grant permission for members of the City of Zeeland Planning Commission to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal. **(NOTE TO APPLICANT: This is optional and will not affect any decision on your application.)**

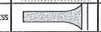
☒ **YES** ☐ **NO**

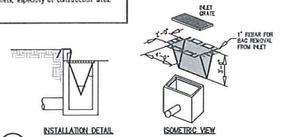
_____ 8-6-25
Signature of Applicant Date

This application, ten (10) copies & electronic file required, and filing fee of _____ received by:

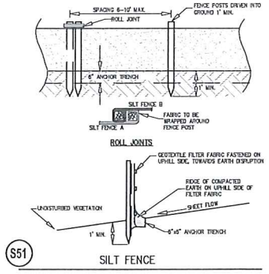
_____ _____
Administrative Official Date

S.E.S.C. LEGEND
MICHIGAN UNIFIED KEYING SYSTEM

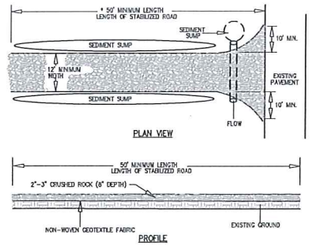
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.



S58 INLET PROTECTION – FABRIC DROP



S51 SILT FENCE



NOTES:
1. Establish stabilized construction entrance prior to the initiation of site construction activities.
2. Care should be taken to prevent material movement into adjacent wetlands/waterbodies.
3. Care should be taken to maintain existing roadside drainage via culvert installation, with sediment sump placed downflow of culvert.

S53 STABILIZED CONSTRUCTION ACCESS



PROPOSED CONSTRUCTION SCHEDULE

ACTIVITY	2023 AUG	SEP	OCT	NOV	DEC	2024 JAN	FEB	MAR	APRIL	MAY	JUNE
INSTALL CONTROLS	→										
CLEARING		→									
GRADE			→								
BUILDING			→								
UTILITIES			→								
PAVING				→							
RESTORE					→						

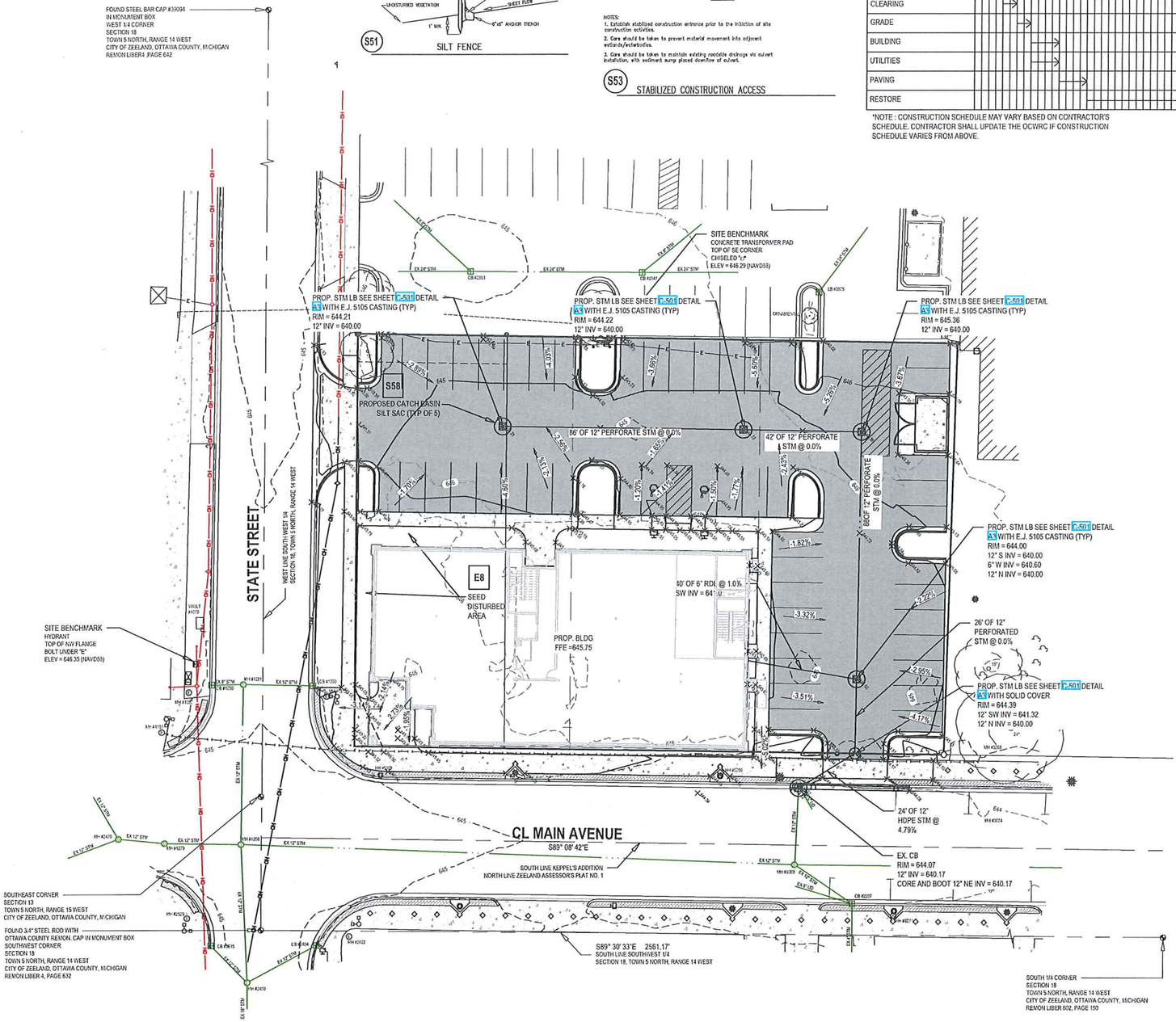
*NOTE : CONSTRUCTION SCHEDULE MAY VARY BASED ON CONTRACTOR'S SCHEDULE. CONTRACTOR SHALL UPDATE THE OCWRC IF CONSTRUCTION SCHEDULE VARIES FROM ABOVE.

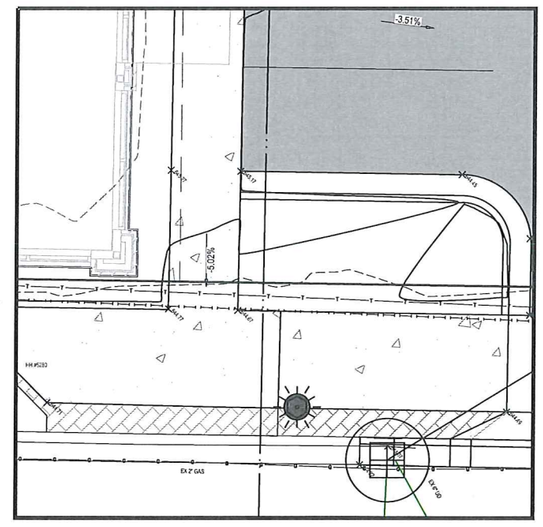
GRADING & STORM SEWER NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
2. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
3. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
4. CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
5. ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM CITY OF ZEELAND AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
6. STORM WATER MANAGEMENT SYSTEM AND GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF ZEELAND STORM WATER ORDINANCE.
7. SITE CONTRACTOR RESPONSIBLE TO CONNECT STORM / ROOF WATER TO STORM DRAIN AS SHOWN. REFER TO PLUMBING PLANS FOR CONNECTION TO THE BUILDING AND DETAILS
8. SITE SHALL BE GRADED WITH SMOOTH CONTOURS IN ALL AREAS OF DISTURBANCE AND GRADED TO SLOPE AWAY FROM THE EXISTING AND PROPOSED BUILDINGS AND SIDEWALKS.
9. ALL STORM SEWER PIPING SHALL BE ADS N-12, HANCOR HI-Q OR APPROVED EQUIVALENT POLYETHYLENE (PE) PLASTIC PIPE AND FITTINGS, UNLESS OTHERWISE NOTED. WHERE SPECIFIED IN THE PLANS, CONCRETE CLASS IV PIPE WITH RUBBER GASKETS IS REQUIRED.
10. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

SESC NOTES:

1. CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
2. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
3. CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE OCWRC SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND THE NPDES NOTICE OF COVERAGE AND COMPLY WITH ALL PERMIT REQUIREMENTS AND WITH ALL STANDARDS AND REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
4. BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
5. CONTRACTOR SHALL PROVIDE A CERTIFIED STORM WATER OPERATOR FROM CONSTRUCTION COMMENCEMENT THROUGH FINAL SITE STABILIZATION.
6. THE TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH THE EGLE REQUIREMENTS.
7. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ZEELAND AND OCRC COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
9. SOIL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO EARTH MOVING OR GROUND DISTURBANCE AND REMAIN IN PLACE UNTIL FINAL RESTORATION HAS BEEN ESTABLISHED.
10. THE STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED FIRST. CONTRACTOR IS RESPONSIBLE TO REMOVE SEDIMENT FROM BOTTOM OF DETENTION BASIN UNTIL THE SITE IS FULLY STABILIZED.
11. ALL FOREIGN MATERIAL OR DEBRIS FROM JOB SITE WHICH IS DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.
12. THE PAVED ROADWAY SHALL BE SWEPT CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
13. SOIL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE OWNER UPON COMPLETION.
14. CONTRACTOR SHALL PHASE THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES AS NECESSARY FOR THE SITE IMPROVEMENTS WITHIN THE LIMITATIONS OF THE ACQUIRED SOIL EROSION CONTROL PERMIT.
15. STOCKPILE AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEED IN ACCORDANCE WITH THE OCWRC SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. ALL EXCESS SPOILS SHALL BE REMOVED FROM SITE.
16. ALL EXCESS SPOILS SHALL BE HAULED OFFSITE AND LEGALLY PLACED IN AN UPLAND AREA NOT ENCUMBERED BY WETLANDS OR FLOODPLAIN.
17. THERE SHALL BE NO EARTH MOVEMENT OR DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE WITHOUT PRIOR AUTHORIZATION FROM THE OCWRC.
18. THE MINIMUM AMOUNT OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES, MAINTENANCE, AND/OR STABILIZATION MEASURES AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
19. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.





HOLLAND ENGINEERING
220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those alleged errors of Surveyor's / Engineer's professional services, negligence, misconduct, warranties or misrepresentations shall be deemed limited to an amount not greater than the service fee.

MIDWEST CONSTRUCTION GROUP
ATTN: MR. JASON HALL
VICE PRESIDENT OF BUSINESS DEVELOPMENT
8516 HOMESTEAD DRIVE, SUITE 102
ZEELAND, MI 49464

STATE & MAIN ZEELAND
3 EAST MAIN STREET
CITY OF ZEELAND, MI 49464

PT. OF THE SW 1/4 SECT. 18 T5N, R14W
CITY OF ZEELAND, OTTAWA COUNTY, MI

Issued for:

No.	Date	Description
0	09/09/2024	ISSUE FOR CONSTRUCTION
1	09/24/2024	REV. 1

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager	BRUCE ZEINSTRA, R.L.A.
Vertical Datum	NAVD88
Horz. Datum	HEI-96
Drawn by	PETER BULTEN, P.E.

Checked by	Date
Survey	. .
Civil	. .
Struc.	. .
L. A.	. .

HEI Project Number
23-03-043

Sheet Title
GRADING DRAINAGE & SESC PLAN

Sheet No.
C-201

City of Zeeland
AUG 07 2025
Received

SVB RECKLEY ARCHITECTS
76 EAST 8TH STREET SUITE 300
HOLLAND MICHIGAN 49423
PHONE 616-494-7410

START PROJECT
02/06/2025
BID SET
PERMIT

TENANT FOR:
EL RANCHO
ZEELAND MICHIGAN

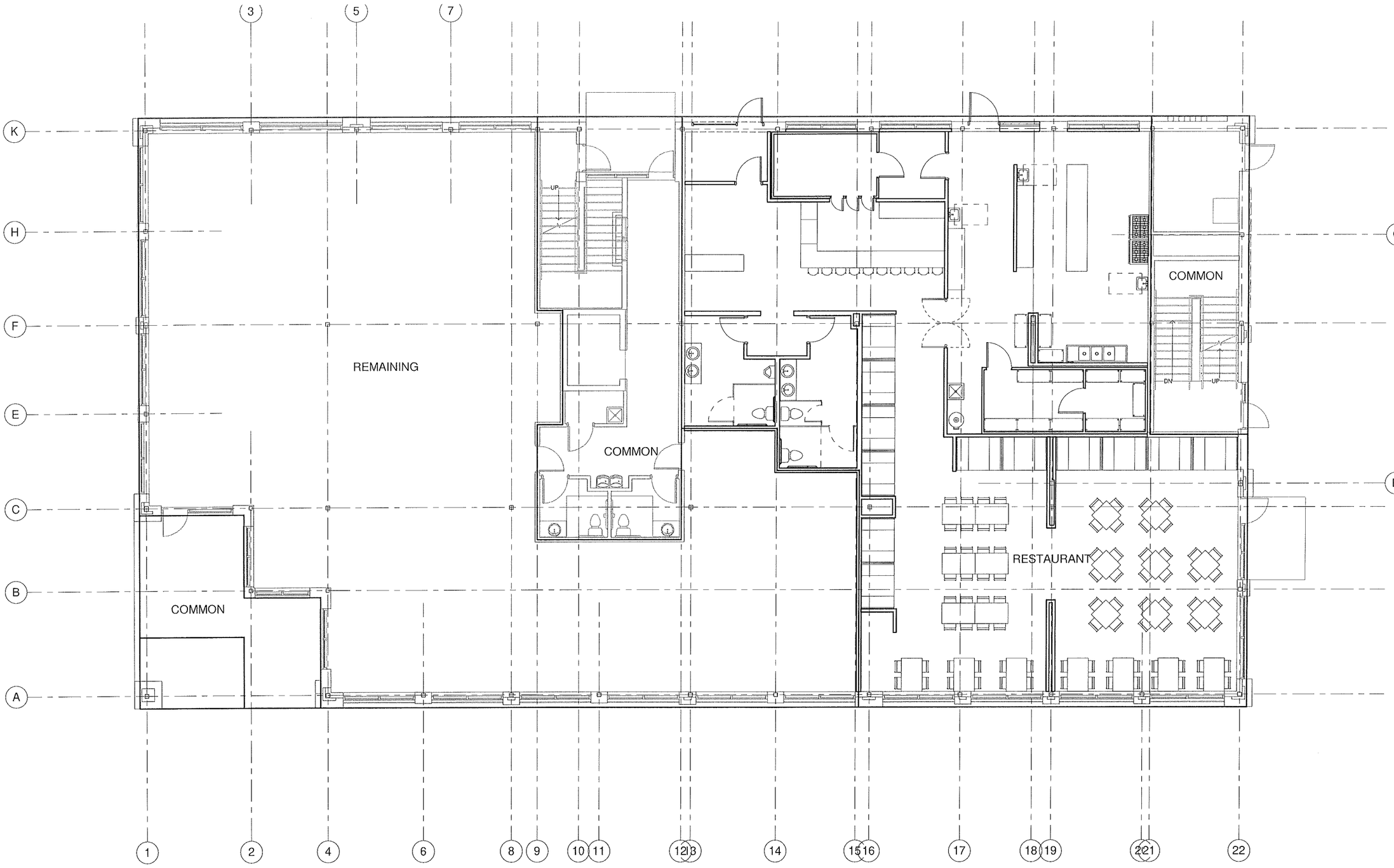
DRAWN BY
Author
PROJECT NO.
242573
PLOT
05/21/2025

SHEET NO.
AA
EL RANCHO

MAIN FLOOR PLAN

3/16" = 1'-0"

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SQUARE FOOTAGES

SPACE	USEABLE	% OF USEABLE	% OF TOTAL	SQF COMMON	TOTAL RENTABLE
RESTAURANT	3,755 SQF	39.74%	47.90%	772	4,527 SQF
REMAINING	4,083 SQF	43.20%	52.10%	840	4,923 SQF
COMMON	1,612 SQF	17.06%			
				TOTAL	9,450 SQF

NORTH

AREA

3/16" = 1'-0"

SVB RECKLEY ARCHITECTS
76 EAST 8TH STREET SUITE 300
HOLLAND MICHIGAN 49423
PHONE 616-494-7410

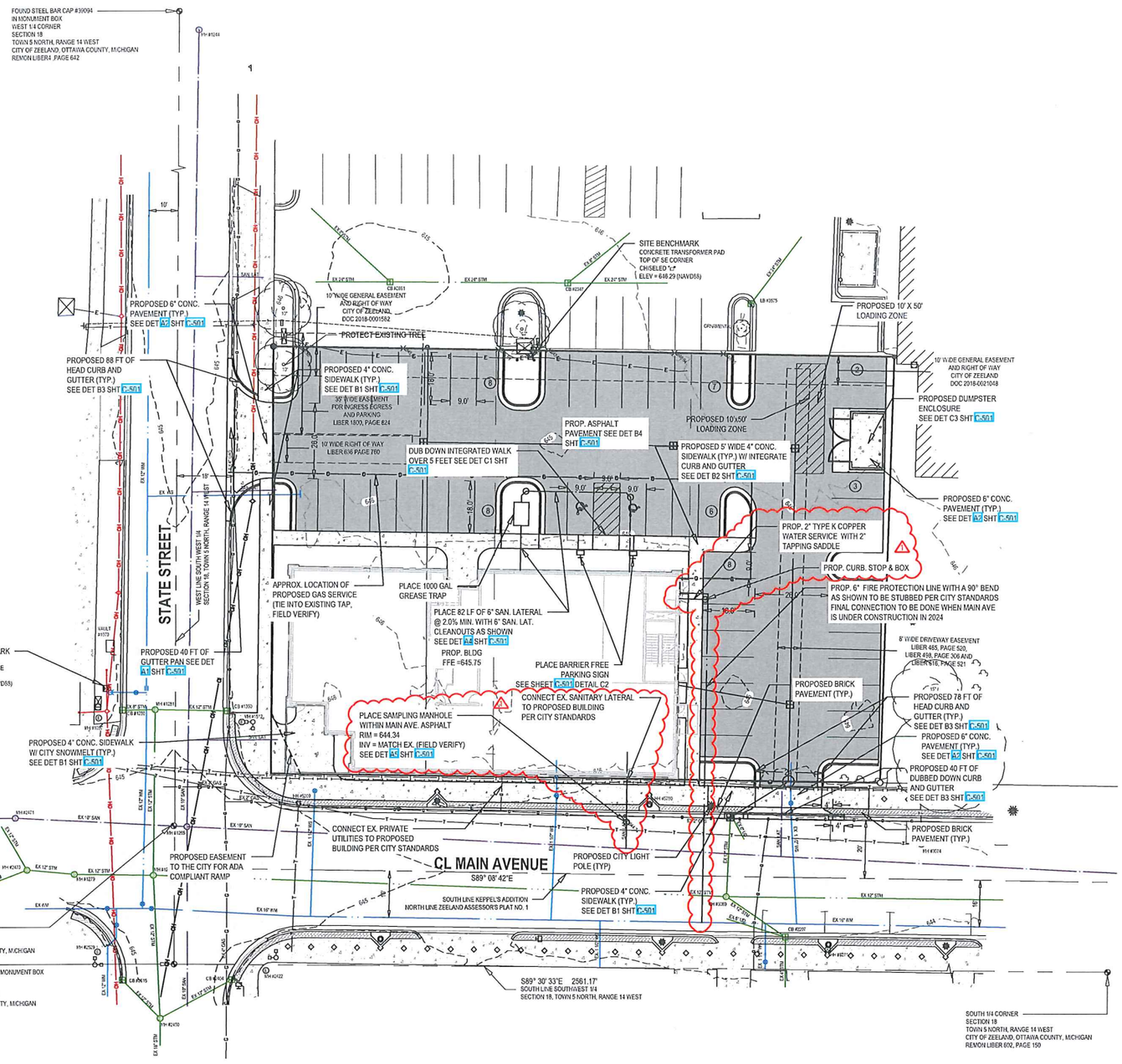
START PROJECT
02/06/2025
BID SET
PERMIT

TENANT FOR:
EL RANCHO
ZEELAND MICHIGAN

DRAWN BY
Author
PROJECT NO.
242573
PLOT
05/21/2025

SHEET NO.
AREA
Unnamed

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PROPOSED BUILDING SETBACKS:
NW CORNER TO WEST = 6.4'
NW CORNER TO NORTH = 73.9'
SW CORNER TO WEST = 5.1'
SW CORNER TO SOUTH = 0.4'
NE CORNER TO EAST = 70.6'
NE CORNER TO NORTH = 73.7'
SE CORNER TO EAST = 69.1'
SE CORNER TO SOUTH = 0.3'

LAYOUT & UTILITY NOTES:

1. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
3. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
4. CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT DIMENSIONS AND ACTUAL SITE CONDITIONS.
5. COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
6. CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
7. ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE ZEELAND BPW STANDARDS & SPECIFICATIONS.
8. ALL WATERMAIN, WATER SERVICES, AND FIRE PROTECTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE ZEELAND BPW STANDARDS & SPECIFICATIONS.
9. ALL WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM THE CITY OF ZEELAND AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
10. COORDINATE ALL SIGNAGE REMOVAL AND RELOCATION WITHIN THE RIGHT-OF-WAY WITH CITY OF ZEELAND.
11. SITE CONTRACTOR RESPONSIBLE TO CONNECT EXISTING AND PROPOSED BUILDING TO WATER SERVICE AND SANITARY SEWER LATERAL, REFER TO PLUMBING PLANS FOR CONNECTION LOCATION AND DETAILS.
12. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDING SHALL BE STAKED BASED ON FOUNDATION PLAN. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE BUILDING AND SITE DRAWINGS.
13. ONSITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE CITY OF ZEELAND ZONING ORDINANCE.
14. SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE CITY OF ZEELAND ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
16. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

HOLLAND ENGINEERING
220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

The Surveyor's / Engineer's Office is not liable for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, gross misconduct, warranties or misrepresentations, which shall be deemed limited to an amount no greater than the contract fee.

MIDWEST CONSTRUCTION GROUP
ATTN: MR. JASON HALL
VICE PRESIDENT OF BUSINESS DEVELOPMENT
8516 HOMESTEAD DRIVE, SUITE 102
ZEELAND, MI 49464

STATE & MAIN ZEELAND
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Issued for:

No.	Date	Description
0	08/09/2024	ISSUE FOR CONSTRUCTION
A1	08/24/2024	REV. 1

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager	BRUCE ZEINSTRA, R.L.A.
Vertical Datum	NAVD88
Horz. Datum	HEI-96
Drawn by	PETER BULTEN, P.E.
Checked by	Date
Survey	. .
Civil	. .
Struc.	. .
L. A.	. .
HEI Project Number	23-03-043
Sheet Title	SITE LAYOUT PLAN
Sheet No.	C-101

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, August 29, 2025

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: September 4th Planning Commission meeting agenda – Site plan review and special land application for 17 E Main Ave – Restaurant with alcohol service for on-premises consumption

Background: A site plan review and special land use application has been filed for a restaurant with alcohol service in the existing building at 17 E Main Avenue. The property is zoned C-2 – Central Business District. It contains a three-story, mixed-use building that is nearing completion. The building and overall site received site plan approval in 2023 and were designed in accordance with current City ordinance requirements.

Description of Application: The applicant proposes to establish a 132-seat restaurant within approximately 4,500 square feet on the east side of the building's main floor. Alcohol service is also proposed.

City Ordinance Review: Planning Commission site plan and special land use approval are required for this project. While restaurants without drive-throughs are permitted by right in the C-2 Central Business District, the sale of alcohol requires special land use approval. In addition to complying with the General Special Land Use Standards in Section 9.102 of Volume II of the Zeeland City Code, the proposed use must also meet the specific standards for alcohol service in Section 3.1304. That criteria is provided below, with staff comments:

1. The subject property shall be located within an area of the overlay district specifically designated for both on-premises and off-premise consumption of alcohol.

   Staff comment: This parcel is located in the City's alcohol overlay district and is designated for both on- and off-premises alcohol sales.

2. The subject property shall be zoned C-1, C-2, C-3, or WMU (Washington Avenue Mixed-Use).

   Staff comment: The parcel is zoned C-2 – Central Business District.

3. If a parcel is licensed for on-premises alcohol sales, the property owner may apply for and be granted a special land use permit for the off-premise consumption of alcohol; provided, the on-premises alcohol license is in effect and remains in effect at all times.

   Staff comment: At this time, only on-premises alcohol service is proposed.

4. The subject property and any other uses on the property shall comply with all requirements of the zoning district in which it is located and all other applicable requirements of the Zoning Ordinance and Zeeland City Code.

   Staff comment: Site plan approval was granted in 2023 under current ordinance requirements. Staff is not aware of any nonconformities or ordinance issues related to the site.

5. If located within the downtown (depicted in the 2018 Downtown Vision Plan as the East Zone, West Zone, and Commons), the proposed use shall be determined to contribute in a meaningful way to the walkability and vitality of the downtown by: attracting pedestrians, providing significant employment, offering goods or services likely to promote interaction with other downtown businesses and activities, and/or being of such uniqueness as to be an attraction. The use shall not be one whose primary purpose is devoted to serving customers in motor vehicles.

   Staff comment: The proposed sit-down restaurant is consistent with permitted C-2 uses and aligns with the Main Avenue vision described in the City's Downtown Vision Plan.

Review by City Departments: As with all site plan applications, this request was distributed to City departments for comment, which will be reported at the public hearing.

Next Steps: Following the September 4 public hearing, the Planning Commission will need to approve or deny the site plan review and special land use application.

Staff Recommendation: Staff supports approval of the site plan review and special land use application for the following reasons:

- The proposed restaurant use aligns with the vision and intended character of the downtown as outlined in the City's Downtown Vision Plan and is adequately served by public services and utilities, as required by the City's general special land use criteria.
- The proposed restaurant with alcohol service complies with the criteria contained in Section 3.1304 of Volume II of the Zeeland City Code.
- The site was designed and developed in accordance with current City ordinance requirements.

Staff Recommendation: Approve the site plan review and special land use application for a 132-seat restaurant with alcohol service at 17 E Main Avenue. Staff believes the criteria in Sections 3.1304 and 9.102 of Volume II of the Zeeland City Code have been met.

I hope this memo provides helpful background for the Commission's consideration. Please feel free to contact me with any questions.

Sec. 9.102. General standards for approval.

(a) The planning commission shall approve, or approve with conditions, a special land use permit request only upon a finding that all of the following general standards for approval are complied with:

(1) The use is designed and constructed, and will be operated and maintained, so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will be compatible with adjacent uses of land, and will not change the essential character of the area in which it is proposed.

(2) The use is, or will be as a result of the special land use permit, served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities and schools.

(3) The use does not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odors.

(4) The use will be compatible with the natural environment and will be designed to encourage conservation of natural resources and energy.

(5) The site plan proposed for such use demonstrates compliance with the special land use specific design standards contained in Section 9.106.

(b) The decision of the planning commission shall be incorporated in a statement of conclusions specifying the basis of the decision and any conditions imposed. The decision and statement of conclusions, including conditions imposed on any approval, shall be kept and made a part of the minutes of the planning commission.

CITY OF ZEELAND
PLANNING COMMISSION
NOTICE OF PUBLIC HEARINGS

Please take notice that the Zeeland City Planning Commission whose chambers are in the Zeeland City Hall at 21 South Elm Street, Zeeland, Michigan, and whose telephone number is (616) 772-0872, will meet at 5:45pm on Thursday, September 4, 2025 for its regular monthly meeting. The following application will be reviewed at 6:00pm:

Applicant:	**Andrew D Smith**
Property Owner:	**Mead Johnson & Company**
Project Location:	**55 N Division St, 637 & 725 E Main Ave**
PIN:	**70-17-18-471-009, 70-17-18-400-044, 70-17-18-400-041**
Zoning:	**I-2 – General Industrial District**
Description of Request:	**Temporary Land Use Application for the construction of a 300' wide by 253' long, 136 space, temporary gravel parking lot on the interior of existing industrial site. Proposed parking lot is to be accessed from existing driveways. Proposed term of temporary land use is for one year.**

The public, anyone receiving this notice, or any interested person may be heard or may present their written comments during the said hearing, or may file written comments during normal business hours with the Zoning Administrator's Office prior to the date and time of the public hearing. Information regarding this meeting and the public hearing may be reviewed in the Zoning Administrator's Office from 8:30 A.M. to 12:00 P.M. and from 1:00 P.M. to 4:30 P.M. on any day not a holiday from Monday through Friday.

The City of Zeeland will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing with a need for an accommodation, upon being provided with a notice to the City of Zeeland three days prior to the public hearing. Individuals with disabilities requiring auxiliary aids or services should contact the City of Zeeland by writing or calling the City Clerk's Office 772-6400.

Dated: August 13, 2025
Timothy Maday – Zoning Administrator

Received: 07-31-25 City of Zeeland Community Development

TEMPORARY LAND USE & TEMPORARY STRUCTURES APPLICATION

Planning Commission
City of Zeeland

Community Development Department
21 S ELM ST - ZEELAND, MI 49464
Phone 616-772-0872 - Fax 616-772-0880
buildinginspector@cityofzeeland.com
www.cityofzeeland.com

Received by _____ Date _____ $350 Fee _____ Check No _____

Please submit this application with site plan (if applicable) at least 30 days prior to the requested Planning Commission meeting (usually the 1st Thursday of the month). The applicant or a representative is required to present the application at the Planning Commission meeting.

I. PROPERTY INFORMATION

Property address	Property Tax #
725 E Main Ave. Zeeland, MI 49464	70- 17-18-400-041
Proposed temporary use of property (Portable booth(s), festival tent(s), craft & produce vendor tent(s), circus tents, etc.)	
Gravel parking lot approximately 300'x253', located on the West end of the property, East of the Bennett Wood Specialty property, that would have 136 parking stalls with a gravel drive connection to the existing paved employee parking lot. Access to the proposed gravel lot would be from Main Ave. through the existing employee parking lot drive and security gates.	
Start Date 15SEP2025	End date 15SEP2026
Hours of operation: 24 hours per day, 7 days a week	

II. CONTACT INFORMATION

Property owner (if other than applicant)	Contact
MEAD JOHNSON & COMPANY	Andrew D. Smith
Phone (919) 612-1174	Email andrew.smith3@reckitt.com

Applicant	Company		
Andrew D. Smith	Mead Johnson Nutrition/Reckitt		
Address 725 E Main Ave.	City Zeeland	State MI	Zip 49464
Phone (919) 612-1174	Email andrew.smith3@reckitt.com		

III. SIGNATURES

The undersigned hereby certifies that the information given in the application and supplementary materials is true and correct to the best of their knowledge. It is also understood that any information requested, and not included with the application, as well as major revisions and/or additional reviews could delay placement on the agenda or action by the Planning Commission.

SIGNATURE OF APPLICANT: _____ Date: 31JUL2025

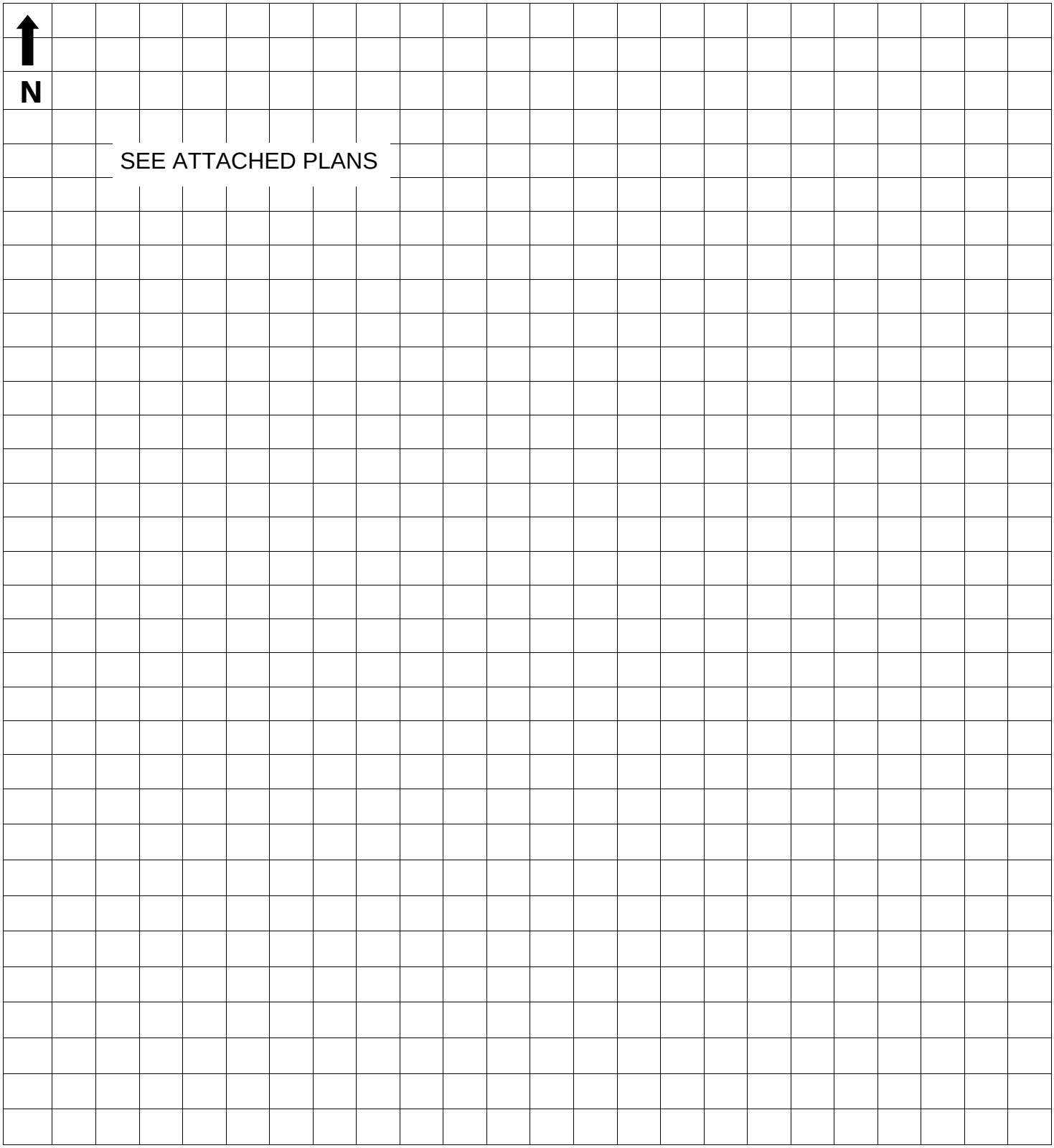
Signature of property owner (if other than applicant)

SIGNATURE OF OWNER: _____ Date: _____

Please draw and submit a detailed site plan (if applicable) on the 2nd page of this application or attach a separate site plan.

Please draw your site in the space below and include:

- Property lines
- All existing structures on the property including streets and sidewalks
- Proposed location of temporary structures including portable toilets and garbage containers



Section 9.170 City Code Vol II –
Temporary Land Uses and Temporary Structures

a) *Subject to the terms of this ordinance, a temporary land use and/or a temporary structure may be approved by the Zoning Administrator for a period of up to ten (10) days. No public hearing shall be required for a 10 day permit.*

b) *Subject to the terms of this ordinance, a temporary land use and/or a temporary structure may be approved by the Site Plan Review Committee for a period of up to 90 days. A public hearing shall be required for a permit whose duration is requested for a period of between 11 and 90 days.*

c) *Subject to the terms of this ordinance, a temporary land use and/or a temporary structure may be approved by the Planning Commission for a permit whose duration is requested for a period of greater than 90 days but for less than 12 months and 1 day.*

d) *Temporary land uses and temporary structures may only be approved upon the filing of a proper application. The Site Plan Review Committee and the Planning Commission may approve an extension of a temporary land use and temporary structure permit for one additional time period of equal length to the period of the original permit.*

e) *In no event shall a temporary use or temporary structure be permitted for more than 24 months from the date the original permit was granted.*

f) *Temporary permits may be granted under the following conditions:*
   (1) *The granting of the temporary permit shall in no way constitute a change in the basic uses permitted in the district where the temporary use is permitted.*
   (2) *The temporary permit shall be issued in writing, stipulating all conditions as to the time, the nature of the use or structure and the arrangements for removing the use or structure at after the termination of the temporary permit.*
   (3) *All setbacks, land coverage, off-street parking, lighting and other requirements shall be made at the discretion of the reviewing person or entity.*
   (4) *The use and structure shall be in harmony with the general character of the district and must not be significantly detrimental to an adjacent property owner.*
   (5) *The need for a special use permit must be necessitated by a temporary need or an emergency condition.*
   (6) *Except as otherwise provided herein, a temporary permit shall not be granted without first giving notice to owners of adjacent parcels of a public hearing as provided for by law.*

g) *In addition to the above, temporary structures, portable booths, festival tents, craft and produce vendor tents, food tents, and circus tents may be located in parks, parking lots, vacant lots, streets which will be temporarily closed, within the public right-of-way, and in other locations on nonresidential lots for not more than ten consecutive days. The zoning administrator has jurisdiction to establish setbacks, to establish public safety requirements, to require the placement of portable toilets and garbage*

containers, to establish hours of use, and to approve or deny site plans and to establish conditions, including but not limited to the filing of a clean-up bond and a security bond with the city, for events which utilize portable booths and tents.

h) If a temporary permit is denied or if there is an undue hardship resulting from strict adherence to the requirements set forth in a temporary permit, and if there is not a public welfare or public safety purpose which is served by strict compliance with said conditions, an appeal may be filed with the Planning Commission for permits which were originally denied or granted by the zoning administrator or by the Site Plan Review Committee. If the temporary permit was denied or was granted by the Planning Commission an appeal may be filed with the Board of Zoning Appeals."

Received: 07-31-25 City of Zeeland Community Development

31JUL2025

Timothy Maday
Community Development Director
City of Zeeland
21 S Elm Street
Zeeland, MI 49464

Dear Tim,

Enclosed is the Temporary Land Use application for the Mead Johnson Nutrition property located at 725 E Main Ave.

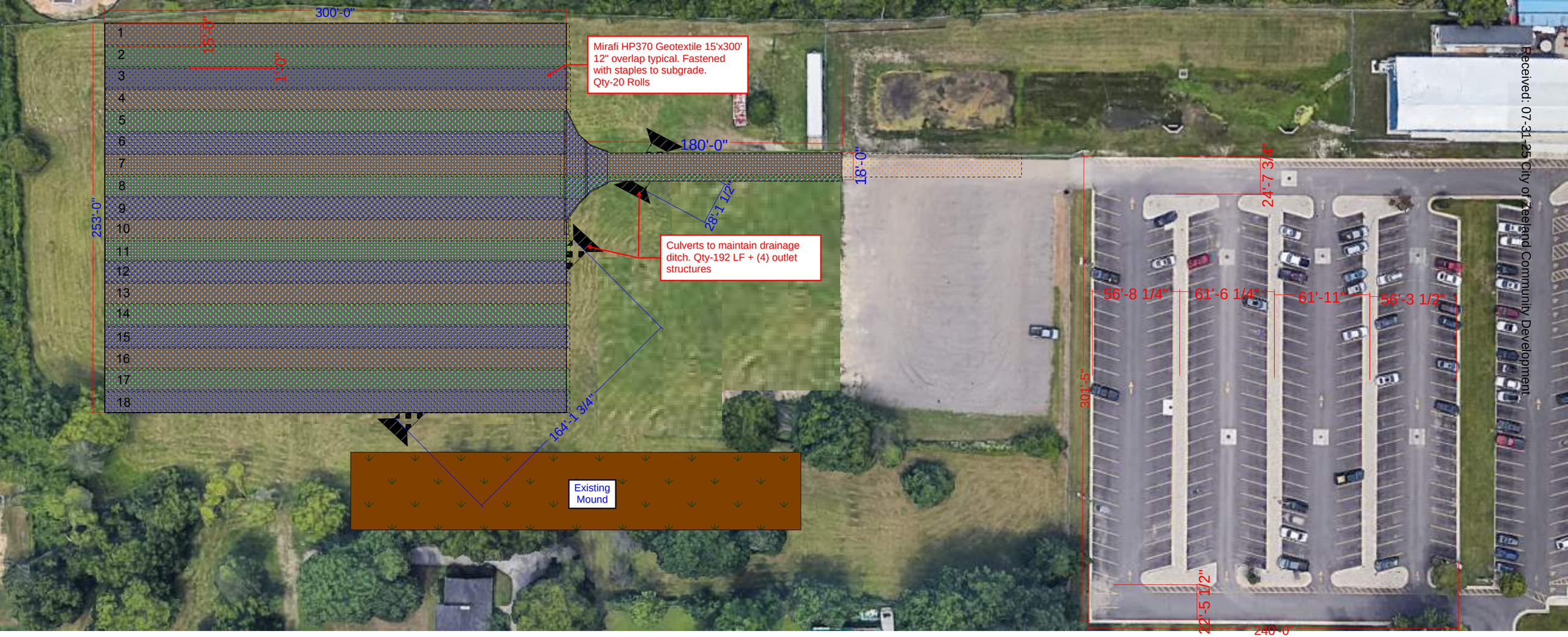
The request is based on a need to provide additional capacity parking for employees and external contractors as MJN continues to modernize the current facilities on the campus. MJN will be submitting formal full Site Development plans for review and approval later this year on New Asset construction. As we continue to develop those plans, we are trying to prepare areas of the site to be ready for new construction activities which this temporary gravel lot will allow to occur.

We look forward to presenting on this application and will comply with all requests from the jurisdictions as necessary. Thank you for your continued support. Please let me know if there is anything else that you require in the meantime.

Respectfully,
Andrew

Mead Johnson Nutrition / Reckitt
Andrew D. Smith, Sr. Program Manager - Vivid
725 E Main Ave
Zeeland, MI 49464

M: (919) 612-+1174 **W:** Reckitt.com
Email: andrew.smith3@reckitt.com



Received: 07-31-25 City of Zeeland Community Development

Reckitt Zeeland, MI
Proposed Temporary Contractor Parking Lot
SK-1 Civil Site Plan - Geotextile Barrier & Underdrains

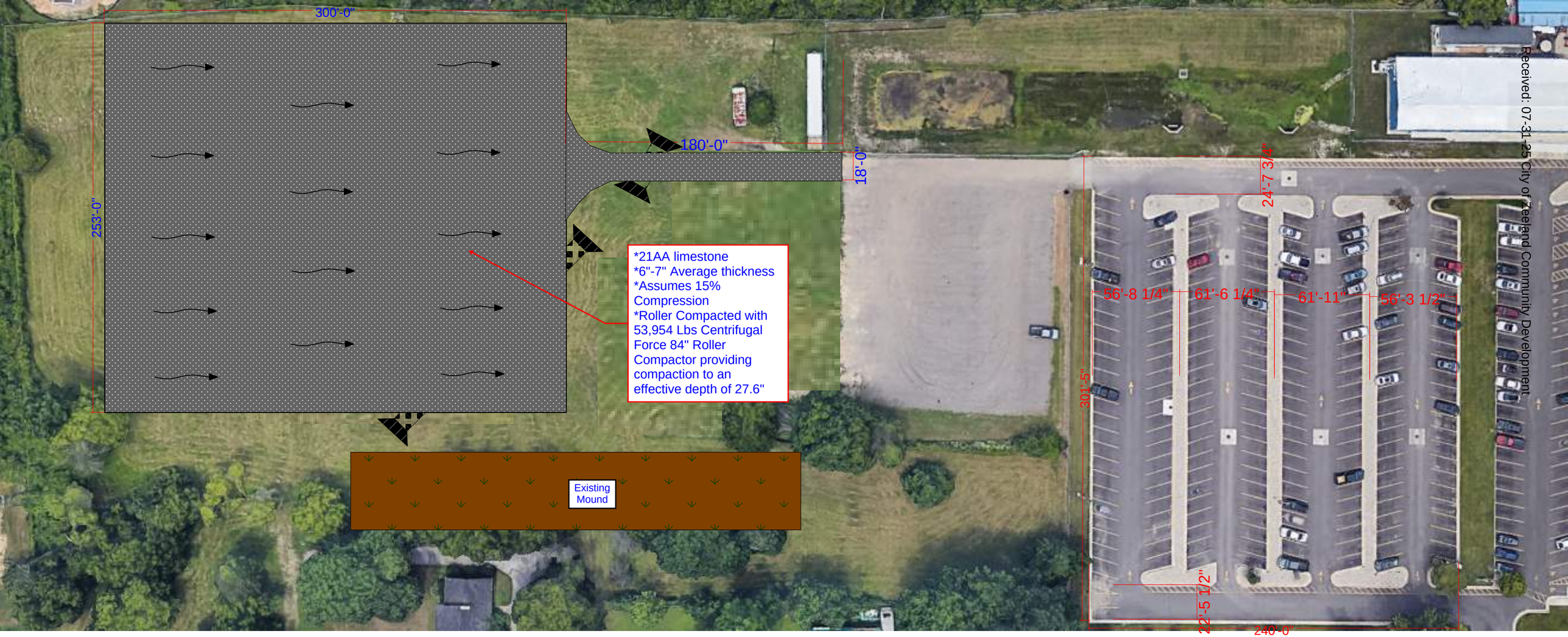
Project Name
Contractor Parking

Grand River Construction, Inc.
Commercial and Industrial General Contractor • Facilities Services • Concrete Specialist

☐ APPROVED ☐ REJECTED
☐ REVISE ☑ NOT REVIEWED

BY DBecker DATE 6/5/2025
SUBMITTAL# Rev-1.5 SPEC

This review is only for general conformance of the project and general compliance. Corrections or comments made on these drawings during this review do not relieve Contractor/Subcontractor from compliance with the requirements of the plans and specifications. Contractor is responsible for all dimensions and fabrication to be confirmed and correlated at the job site



Received: 07-31-25 City of Zeeland Community Development

Reckitt Zeeland, MI
Proposed Temporary Contractor Parking Lot
SK-2 Civil Site Plan - Aggregate Base & Drainage Profile

Project Name
Contractor Parking

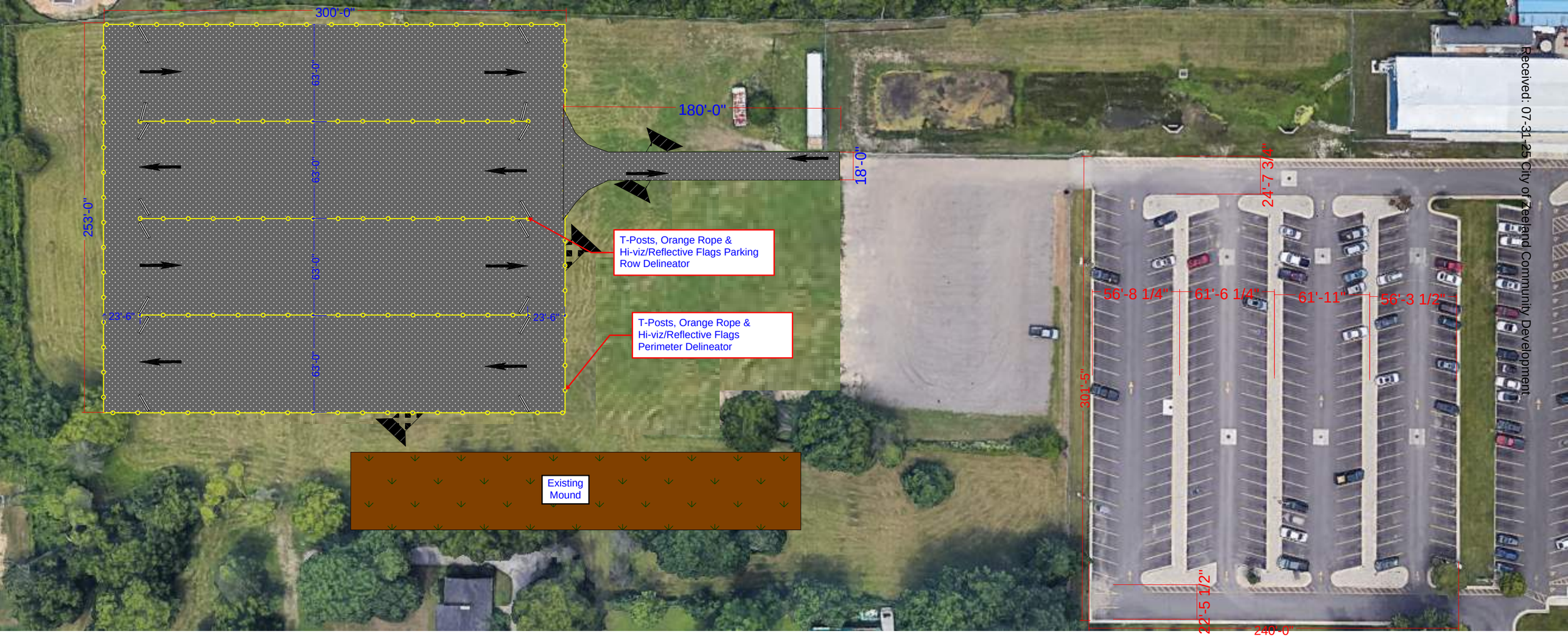
Grand River Construction, Inc.
Commercial and Industrial General Contractor • Facilities Services • Concrete Specialist

☐ APPROVED ☐ REJECTED
☐ REVISE ☑ NOT REVIEWED

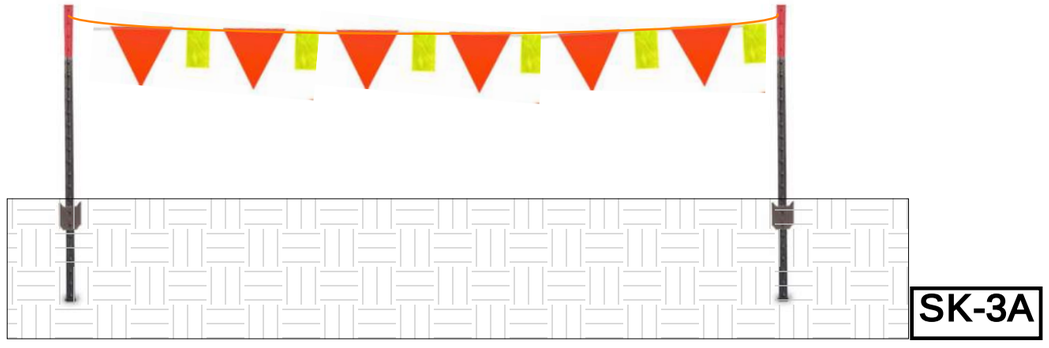
BY DBecker **DATE** 6/5/2025

SUBMITTAL# Rev-1.5 **SPEC**

This review is only for general conformance of the project and general compliance. Corrections or comments made on these drawings during this review do not relieve Contractor/Subcontractor from compliance with the requirements of the plans and specifications. Contractor is responsible for all dimensions and fabrication to be confirmed and correlated at the job site



Received: 07-31-25 City of Zeeland Community Development



SK-3A

Reckitt Zeeland, MI
Proposed Temporary Contractor Parking Lot
SK-3 Civil Plan - Fencing

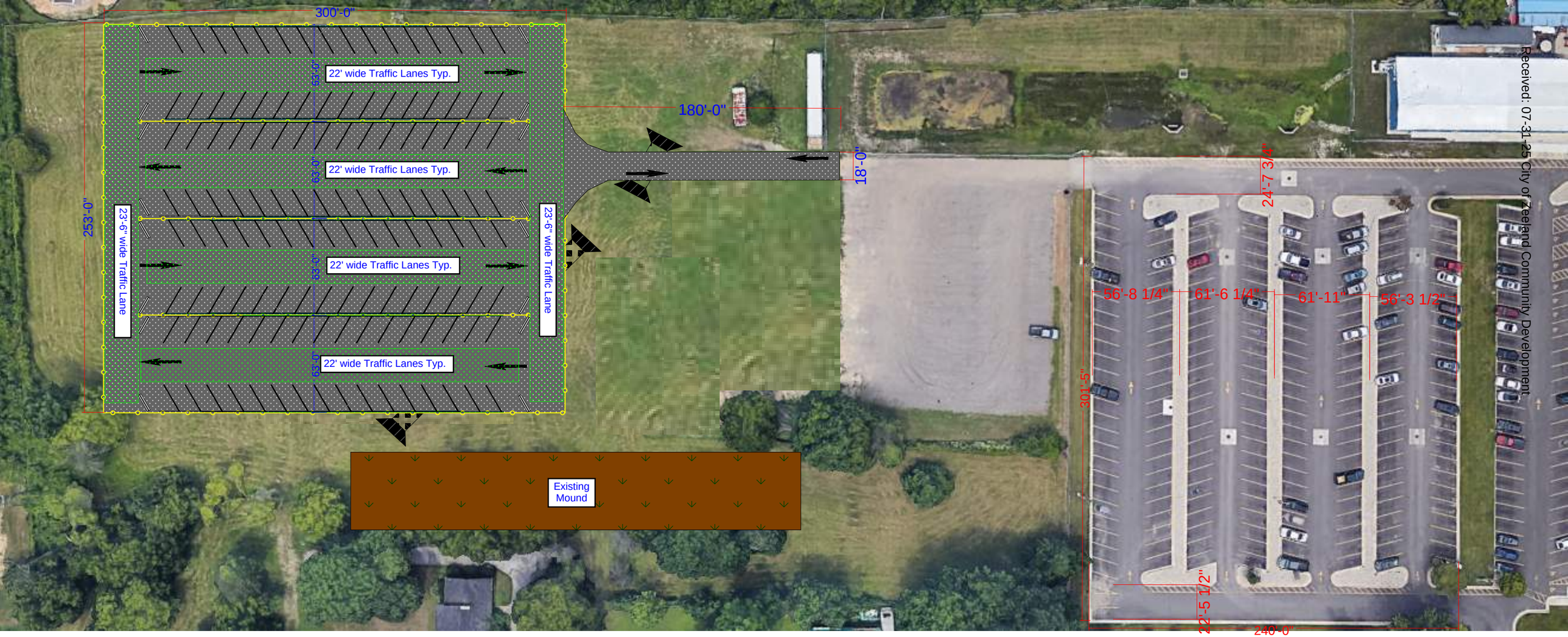
Project Name
Contractor Parking

Grand River Construction, Inc.
Commercial and Industrial General Contractor • Facilities Services • Concrete Specialist

☐ APPROVED ☐ REJECTED
☐ REVISE ☑ NOT REVIEWED

BY DBecker DATE 6/5/2025
SUBMITTAL# Rev-1.5 SPEC

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Received: 07-31-25 City of Zeeland Community Development

Reckitt Zeeland, MI
Proposed Temporary Contractor Parking Lot
SK-4 Traffic Flow Plan

Project Name
Contractor Parking

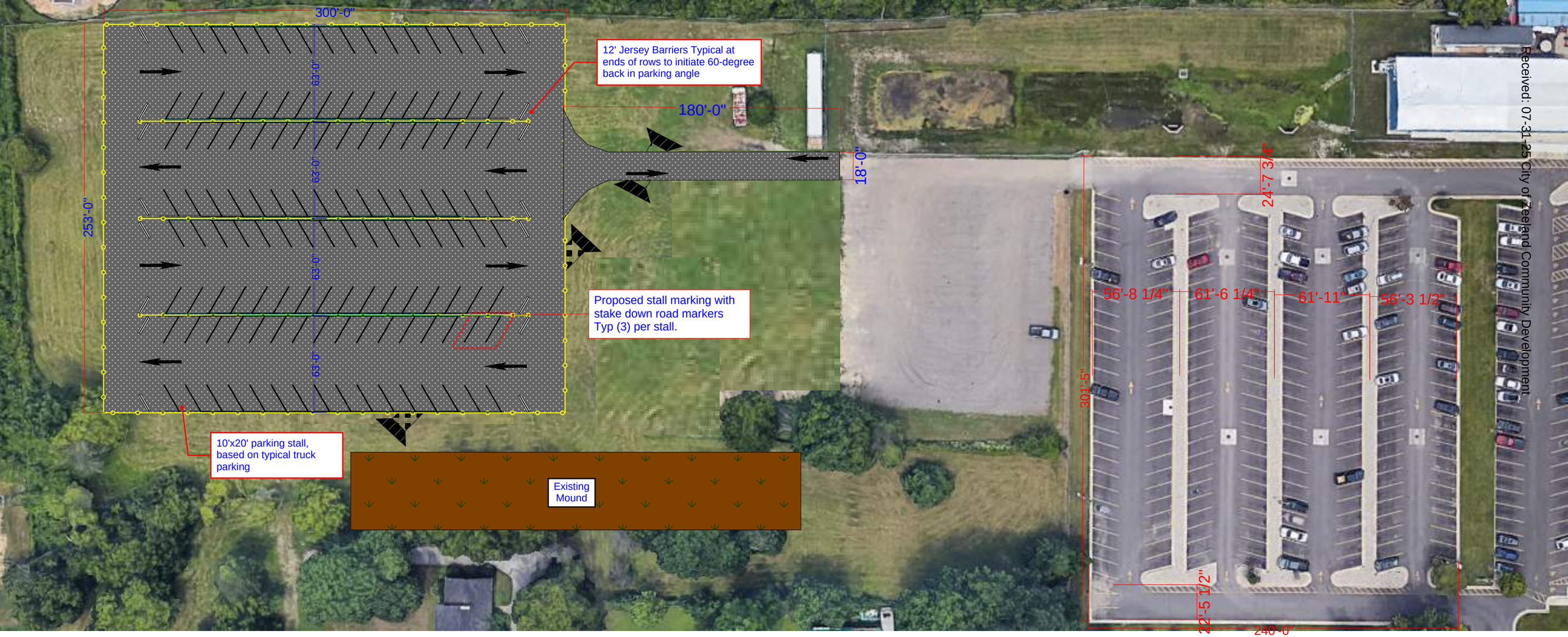
Grand River Construction, Inc.
Commercial and Industrial General Contractor • Facilities Services • Concrete Specialist

☐ APPROVED ☐ REJECTED
☐ REVISE ☑ NOT REVIEWED

BY DBecker DATE 6/5/2025

SUBMITTAL# Rev-1.5 SPEC

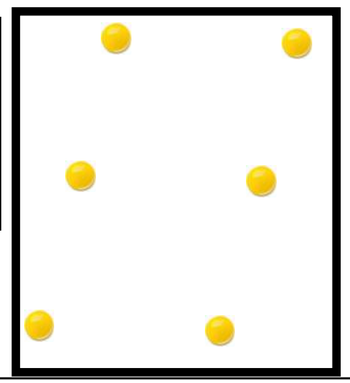
This review is only for general conformance of the project and general compliance. Corrections or comments made on these drawings during this review do not relieve Contractor/Subcontractor from compliance with the requirements of the plans and specifications. Contractor is responsible for all dimensions and fabrication to be confirmed and correlated at the job site



Received: 07-31-25 City of Zeeland Community Development

Number of Parking Spaces: 136

Stall Size: 10' wide by 20' length to accommodate typical contractor truck size.







Reckitt Zeeland, MI
Proposed Temporary Contractor Parking Lot
SK-5 Parking Plan

Project Name	Contractor Parking
	Grand River Construction, Inc.
☐ APPROVED	☐ REJECTED
☐ REVISE	☑ NOT REVIEWED
BY	DBecker
DATE	6/5/2025
SUBMITTAL#	Rev-1.5
SPEC	

This review is only for general conformance of the project and general compliance. Corrections or comments made on these drawings during this review do not relieve Contractor/Subcontractor from compliance with the requirements of the plans and specifications. Contractor is responsible for all dimensions and fabrication to be confirmed and correlated at the job site

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, August 29, 2025

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: September 4th Planning Commission meeting agenda – Temporary Land Use Application – Parking Lot – Mead Johnson and Company – 55 N Division St

Background: A Temporary Land Use Application has been filed for Mead Johnson and Company at 55 N Division St, 637 E Main Ave, and 725 E Main Ave in the City of Zeeland. These parcels are part of the larger Mead Johnson campus on the east side of the City. All parcels are zoned I-2 – General Industrial District. Mead Johnson has proposed a modernization and expansion of its facility in the City of Zeeland. Earlier in 2025, the City reviewed rezoning requests for parcels recently purchased by Mead Johnson as preliminary steps toward developing a site plan for Planning Commission consideration.

Description of Application: The applicant proposes to construct a temporary parking lot on the interior of their campus for a period of twelve months, to provide parking for contractors during a facility shutdown. The lot may also serve as relocated parking if existing parking areas are redeveloped in the future. The proposed gravel lot would measure 300' by 253' (75,900 square feet), contain 136 spaces, and be accessed via an internal drive and existing curb cuts.

City Ordinance Review: Temporary land uses and structures that would not typically be permitted may be approved for up to twelve months under Section 9.170 of Volume II of the Zeeland City Code – Temporary Land Uses and Structures. While parking is an allowable accessory use in the I-2 District, City Ordinance requires permanent parking lots to be paved with a durable, dustless material and to include required landscaping such as trees, beds, and curbing. Such improvements are not proposed for the temporary lot.

Section 9.170(f) of Volume II of the Zeeland City Code provides the criteria temporary land use applications must meet for approval. That criteria is provided below with staff comments:

1. **The granting of the temporary permit shall in no way constitute a change in the basic uses permitted in the district where the temporary use is permitted.**

   Staff comment: Parking is an allowable accessory use in the I-2 zone district. A permanent parking lot would be permitted in the proposed location if designed in compliance with ordinance requirements.

2. **The temporary permit shall be issued in writing, stipulating all conditions as to the time, the nature of the use or structure and the arrangements for removing the use or structure at after the termination of the temporary permit.**

   Staff comment: If approved, a Temporary Land Use Permit would be issued and would include any conditions placed upon the approval.

3. **All setbacks, land coverage, off-street parking, lighting and other requirements shall be made at the discretion of the reviewing person or entity.**

   Staff comment: This project requires Planning Commission review. The Commission may impose requirements or conditions as it deems necessary.

4. **The use and structure shall be in harmony with the general character of the district and must not be significantly detrimental to an adjacent property owner.**

   Staff comment: This is an allowable use in the I-2 district. Notice of the public hearing has been provided to adjacent property owners.

5. **The need for a special use permit must be necessitated by a temporary need or an emergency condition.**

   Staff comment: The applicant will be present at the public hearing to explain the need for this request.

6. **Except as otherwise provided herein, a temporary permit shall not be granted without first giving notice to owners of adjacent parcels of a public hearing as provided for by law.**

   Staff comment: Notice of the public hearing has been provided to adjacent property owners.

Next Steps: Following the September 4 public hearing, the Planning Commission will need to approve or deny the application.

Staff Recommendation: Staff finds that this temporary land use application meets the standards contained in Section 9.170(f) of Volume II of the Zeeland City Code for the following reasons:

- The parking lot would be permitted in this location if designed as a permanent lot.
- The lot is temporary in nature and will be accessed via existing curb cuts and an internal drive.
- The applicant owns all properties abutting the parcel where the lot is proposed.

With these factors in mind, staff supports approval of the Temporary Land Use Application from Mead Johnson and Company for a 136-space temporary parking lot at 55 N Division St for a period of one year.

I hope this memo provides helpful background for the Commission's consideration. Please feel free to contact me with any questions.

HOLLAND CHARTER TOWNSHIP

353 North 120th Avenue · Holland, MI 49424 · Ph: 616.396.2345 · www.hct.holland.mi.us

City of Zeeland

AUG 28 2025

Received

August 26, 2025

Re: Notice of Intent to Plan

To Whom It May Concern:

Per the requirements of the Michigan Planning Act, Holland Charter Township is providing this notice that it intends to conduct a review of its Comprehensive Plan (Master Plan) and incorporate a recently completed 2025 Housing Analysis into that Plan.

The Holland Charter Township Planning Commission will be interested in receiving comments from your agency to ensure that the updated Master Plan is coordinated with other area plans and makes sense from a regional perspective.

State law requires that when the Township's review is complete and the draft Master Plan is ready for distribution to adjacent municipalities and other agencies, this can be completed by submitting a hard copy of the Plan or by electronic mail. Please note, given the scope of the proposed amendment, Holland Charter Township intends to distirbute the draft via electronic mail when approved for distribution by the Township's Board of Trustees.

If you would provide an e-mail address for plan distribution, or to ask for further information, please contact me directly via the following:

e-mail: coreyb@hct.holland.mi.us
telephone: (616) 395-0151

Thank you,

Corey J. Broersma, PLA
Community Development Director

From: Marie Boussie
To: Tim Maday
Subject: [External] Concerns regarding Mead Johnson proposed expansion plans in Zeeland
Date: Wednesday, August 13, 2025 9:53:08 AM

Attention: This email was sent to City of Zeeland / Zeeland BPW from an ***external source***. Please be extra vigilant when opening attachments or clicking links.

Hello, Mr. Maday
I hope I am directing my email to the proper person, in regards to the proposed expansion plans of Mead Johnson in the city of Zeeland.
After reading the details mentioned in the city council agenda packet dated 8/4/25, we feel obligated to voice our opinion.
We are very concerned with the proposed rezoning of properties for this expansion; not only for the initial rezoning request for 605 and 633 E. Main Avenue, but for Mead Johnson's additional request to rezone properties at 515, 549 and 553 E. Main Avenue for further expansion!
This is too much infiltration into the city limits and must be seriously considered and negotiated by the city of Zeeland!
Rather than expanding into the downtown area, why not utilize the Howard Miller property at Main and Fairview, now that they are going out of business? This makes much more sense to move the industrial complex AWAY from the city center, in order to maintain the integrity of the residential areas nearby.
It's bad enough that Mead Johnson wants to demolish the newer-built townhouses at 605 E. Main Avenue, but now they want to expand closer to the downtown area and demolish other residential houses? This is unacceptable!
Mead Johnson can spin it all they want in their formal request, relating to "master plan alignment", "zoning ordinance balance", but the tax-paying residents the city of Zeeland should certainly have a say in this decision.
Zeeland is a lovely city, with friendly neighborhoods and a nice downtown area. Please consider these traits and the residents' requests to keep it quaint, while making your decisions about its future.
Sincerely,
Marie and Kevin Boussie
280 S. Maple Street
(248) 515-7804

CITY OF ZEELAND
PLANNING COMMISSION MEETING MINUTES
CITY HALL – 21 SOUTH ELM STREET
AUGUST 7TH, 2025
5:45PM

-5:45PM – Chairman Elhart called the meeting to order and requested a roll call of Planning Commissioners.

Present: Commissioners Amanda Cooper, Rebecca Perkins, Bob Blanton, Sheri Holstege, Glenn Kass, Dan Klompmaker, Kevin Klynstra, and Chairman Bill Elhart.

Absent: Tim Klunder.

Also Present: City Attorney Jim Donkersloot, Zoning Administrator Timothy Maday, and Recording Secretary Nadine Hopping.

- Staff confirmed there were no additional items beyond those listed in the agenda packet.

-5:45PM Chairman Elhart opened the public hearing for Site Plan Review Application for 541 E Roosevelt.

Bruce Ziestra of Holland Engineering explained that Highpoint plans to consolidate its operations by expanding the facility to include a small warehouse and prep area. He noted the project involves a straightforward 19,200-square-foot addition, along with additional parking spaces to meet ordinance requirements. The plans also include a stormwater basin and landscaping with trees.

Staff Liaison Tim Maday noted that the project is in compliance. He added that when the memo was initially prepared, the stormwater management review had not yet been completed; however, it has since been finalized and approved. Maday explained that the only decision point for the Planning Commission involves the parking lot expansion. With the addition of three trees and 300 square feet of landscaping required, one tree per eight spaces, the applicant is proposing the trees but does not plan to include a landscape island, which would require a landscape waiver from the Commission.

Commissioners discussed their historical approach to decisions on landscape islands and inquired about the applicable requirements at the time the parking lot was originally constructed. Maday noted that traditionally the Commission has been open to considering waiver requests for industrial properties in side or rear yard parking lots.

Perkins asked how many parking spaces the landscape island would occupy. Bruce replied that the island would only take one space, as it is required to be 6 feet wide and 60 square feet in area. Maday added that the project includes designated snow storage areas for plowing and noted that waivers of this type are typically requested in industrial areas to facilitate vehicle movement throughout the parking lot.

-5:53 PM moved by Commissioner Klompmaker to close public hearing. Supported by Commissioner Cooper. All voted aye.

Motion 2025.18
Moved by Klompmaker to approve the Site Plan Review Application for the construction of a 160' wide by 120' long by 22' eave height, 19,200 square foot addition to the rear of the existing 36,000

square foot industrial building on the property with related site improvements, and to waive the landscape island requirements.

Supported by Klynstra

Roll Call Vote on Motion 2025.18
Ayes: Cooper, Perkins, Blanton, Holstege, Kass, Klompmaker, Klynstra, and Chairman Elhart.
Nays: None.
Absent: Klunder
Motion Passes

-Moved by Commissioner Klompmaker to approve the Planning Commission meeting minutes from the July 10th, 2025 meeting. Supported by Commissioner Perkins. All Commissioners voted aye.

Maday reminded Commissioners of the special Planning Commission meeting scheduled for August 25, 2025, to review temporary parking and rezoning applications. He also noted the upcoming September 4th meeting and its increasingly full agenda.

-6:00 PM Moved by Commissioner Klompmaker to adjourn. Supported by Commissioner Cooper. All voted aye.

Respectfully submitted,

Nadine Hopping
Recording Secretary