ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

November 2, 2026
7:00 p.m.
Allendale Township Public Library

1. Call the Meeting to Order

2. Roll Call

3. Communications and Correspondence:

4. Approval of the Agenda

5. Approval of the October 5, 2026, Planning Commission minutes

6. Public Comments for *non-public hearing items*

7. Public Hearings:
   A. Special Use Application
      - Great Lakes Excavating Service – 11907 40th Avenue & 11963 40th Avenue
        - Seeking mining permit

8. Site Plan Review:

9. New Business:

10. Old Business:

11. Public Comments

12. Township Board Reports

13. Commissioner and Staff Comments

14. Adjourn

Next meeting: November 16, 2026 at 7:00 p.m.

Fresh Coast Planning
Grand Haven, MI 49417
www.freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: October 28, 2026
Re: GLES Mining Special Use Application – Final Review

Pursuant to your October 5, 2026, meeting, attached is a final site plan and related application for a special use permit from Allegan Sand and Gravel, LLC to excavate approximately 650,000 cubic yards of sand and gravel from 11907 40th Avenue and 11963 40th Avenue, parcel numbers 70-10-19-200-021 and 70-10-19-200-020, respectively. As you are aware, the proposed excavation will not result in a body of water. Both properties are located within the Agricultural and Rural Zoning District.

We have reviewed the final application materials and do not have any additional observations or findings to provide since your preliminary plan review.

Planning Commission Direction

As you will recall, you directed the applicant to provide the following revisions to the submission.

- A larger gate sign either on the gate or located at the road so it is readable from the road and prevents the reader from needing to enter the property. Include a notation or elevation on the plan regarding the same.
- A profile with detail of the metal pole barn material proposed for the fence as well as a manufacturer specification sheet of the material.
- Addition of a plan note that a water wagon will be kept on site.

In addition, the applicant offered to provide the following.

- The northern property owner that is a part of the proposed excavation area will provide details of the agreement or another document acknowledging their commitment to the comments made at the meeting and within the submission materials.
- A copy of the previous dust and noise study.

We believe the applicant has satisfied your direction. In regards to the two items offered by the applicant, we have not received correspondence from the northern property owner as of the date of this memorandum.

Removal of Topsoil, Sand, Gravel, or Other Minerals Review Standards

Pursuant to Section 470-23.08G – Review by Planning Commission; Standards for Approval/Denial of the Allendale Charter Township Zoning Ordinance (ACTZO), the Planning Commission shall review the application and determine if the proposal meets the intent and purpose of Section 470-23.08 – Purpose, is compliant with

the requirements of Section 470-23.08F4 – Operating and Site Reclamation Procedures, meets the standards provided therein (Section 470-23.08G2 - Standards), and meets the special use standards of the ACTZO. For your convenience, below is a copy of the Purpose, Section 470-23.08F4, in part, and Section 470-23.08G2 of the ACTZO.

Section 470-23.08B – Purpose

While we would ordinarily provide our comments to assist with your review, and we anticipate that the proposed will not cause any very serious consequences to occur particularly because the applicant does not intend to impact the water table, we felt it was appropriate to first receive public comment prior to commenting on Section 470-23.08B below.

> Section 470-23.08B – Purpose
>
> The purpose of the mineral mining special land use is to regulate the appropriate excavation and removal of mineral resources, but to authorize such activity only if it can be accomplished without very serious consequences to other land uses in the vicinity and elsewhere in the Township. While the excavation and removal of mineral resources is a legitimate land use, it may involve activities which are incompatible with residential uses or other uses permitted by this Ordinance. The objective of these special land use provisions is to enable the Township to permit such mineral extraction and removal, where such activity can reasonable be permitted, but only upon such terms and conditions as will adequately protect residential and other land uses from very serious consequences and also assure that, once mineral material has been removed, the land shall be reclaimed and restored so as to be available for residential uses or other uses permitted by this Ordinance.

Section 470-23.08F4 – Operating and Site Reclamation Conditions

As you are aware, each condition provided within Section 470-23.08F4 is very lengthy and generally provides a required provision rather than a provision of discretion. Given this and rather than providing the entirety of each condition within this memorandum, we have included the subtitle along with a synopsis of the condition, as well as our comments in italic font for each to assist with your review. If you require the entirety of any condition, please let us know and we will provide it to you.

> Section 470-23.08F4 – Operating and Site Reclamation Conditions
>
> All mineral mining activities which are approved for a special land use shall comply with all of the following conditions:
>
> a. Driveways – Driveway access shall be only at the locations approved for such purpose
>
> *Given that the Planning Commission is satisfied with the proposed driveway location, and the applicant has provided evidence of acceptance from the immediately adjacent neighbor to the north that would be impacted by its location, it appears this condition may be met. That said, we have not received any comment from the Ottawa County Road Commission (OCRC) regarding its location s we presume there is a potential its location could be impacted by their review.*
>
> b. Truck Routes – Routes for trucks shall comply with the Allendale Charter Township Truck Route Ordinance

The applicant proposes to travel via 40th Avenue south to Lake Michigan Drive. Given that this is the shortest distance to a Class A road and because we have not received any objection from the OCRC regarding the proposed route, it appears this condition may be met.

c. Entry Roads – The entry road shall be composed of asphalt, concrete, or similar dustless hard surface material

The entry road drive apron is proposed to meet the pavement requirement of the ACTZO and the remainder of the entry road is proposed as gravel. Given that the Planning Commission was satisfied with the proposed materials during the preliminary review, it appears this condition may be met.

d. Setbacks – Minimum setbacks are required for the excavation area, machinery, and storage or stockpiles

The Planning Commission (and staff) concluded that the applicant met all of the required setbacks during the preliminary plan review. The applicant proposes the same setbacks within the final plan. As a result, it appears this condition may be met.

e. Fencing and Signs – Any area subject to excavation shall be fenced and gated as well as signed with no trespassing signage

As was found during your preliminary plan review, the applicant provided satisfactory fencing and signage. As a result, it appears this condition may be met.

f. Entrance Gate – The property shall contain a gate that is properly placed to accommodate mining vehicles on site waiting outside the gate. In addition, the gate entrance shall be appropriately signed.

The applicant has provided the required accommodations pursuant to this condition, which was found satisfactory by the Planning Commission during preliminary plan review. In particular, you required a larger gate sign, which the applicant agreed to locate and position near the roadway. As a result, it appears this condition may be met.

g. Hours of Operation – The hours of operation of any mining site shall be limited to 7:00a.m. to 6:00p.m., Monday through Friday, and 8:00a.m. to 1:00p.m. on Saturday. Operations are prohibited on Sundays and legal holidays.

As presented during the preliminary review, the applicant proposed hours of operation in compliance with the ACTZO. As a result, it appears this condition may be met.

h. Noise – Mining sites shall be operated in such a fashion that noise or vibration cannot reasonably be considered disturbing to neighboring uses or users of land

While we do not anticipate the site will operate in an objectionable manner, particularly because the applicant acknowledges the necessary compliance with any sound regulations in General Site Note number 6 on Sheet 3 of 7, public comment may reveal concerns in this

regard. Pending comments received during the public hearing, it appears this condition may be met.

i. Crushing & Processing of Materials – The processing of material from off-site and from within the site may be occur on the property, with conditions

The applicant has noted a processing equipment setback and intends to conduct mineral processing on site with an excavator, loader, three deck dry screen and rinse deck, conveyors and stackers, tractor and pan, off-road haul truck, and a skid steer. While the applicant proposes processing in compliance with the ACTZO, the Planning Commission may nonetheless place conditions on the processing activity. Following your deliberations in this regard, it appears this condition may be met.

j. Dust Control – The operator shall maintain all interior access roads by preventing dust from the use of said roads

The applicant has included a plan note to maintain a water wagon on site to control dust, as well as provided a noise and dust study, as they have provided previously. Unless public comment compels the Planning Commission to conclude otherwise, it appears this condition may be met.

k. Drainage – Measures shall be taken to avoid surface water exiting the site in an adverse fashion

While the Township Engineer has expressed concern with potential flooding, in the instance the applicant complies with the direction of the Township Engineer review letter, the site management regarding storm water appears to be satisfied. Further, the applicant will be required to submit for review and approval by the Ottawa County Water Resources Commissioner's Office. As a result, it appears this condition may be met.

l. Topsoil – The replacement of topsoil shall be to a depth of not less than four (4) inches, unless it is demonstrated that less than four (4) inches existed prior to excavation of the site

The applicant indicated that topsoil will be returned at a depth of at least four (4) inches within the application narrative. As a result, it appears this condition may be met.

m. Phasing – If phases exist for a project, reclamation shall occur in one phase prior to operations in another phase

The applicant is aware of this requirement. As a result, it appears this condition may be met.

n. Final Slopes – The final slopes shall not exceed one (1) foot of elevation to each four (4) feet of horizontal distance, unless otherwise approved by the Planning Commission. Further, if the mining operation results in a body of water, the final slopes shall not exceed one (1) foot of elevation to each six (6) feet of horizontal distance to a depth of five (5) feet.

As aforementioned, no body of water is proposed as part of the excavation. The applicant proposes slopes that comply with the requirements of the ACTZO. As a result, it appears this condition may be met.

o. Screening – Earth berms, landscaping or both may be required along the boundaries of the site

As a result of your preliminary plan review, no additional screening was deemed necessary beyond that proposed. As a result, it appears this condition may be met.

p. Lake – The creation of a lake shall only be permitted when a hydrogeological study demonstrates that the waters will not become polluted or stagnant and will not adversely affect groundwater supplies for nearby uses.

The applicant is not proposing to create any body of water Given this, it appears this condition may be met.

Section 470-23.08G2 – Standards

In addition to the aforementioned conditions, the ACTPC shall also consider the factors within Section 470-23.08G2 of the ACTZO, which is provided below for your convenience, prior to approving a special use permit. Given that these factors are generally discretionary, based on their applicability, we have not provided our routine comments under each factor to assist with your review.

Section 470-23.08G2 – Standards

The Township Planning Commission shall not approve any special land use for mineral mining unless the application sufficiently demonstrates that the proposed mineral mining operations and activities will not create very serious consequences or serious environmental impact upon adjacent or nearby lands or other lands in the Township or the area.

Furthermore, before approving a Special Use Permit for mineral mining activities under this Ordinance the Planning Commission shall consider the following factors of the proposed mining operation as applicable:

a. The relationship of extraction and associated activities with existing land uses.
b. The impact on existing land uses in the vicinity of the property.
c. The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.
d. The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.
e. The impact on other identifiable health, safety, and welfare interests in the local unit of government.
f. The overall public interest in the extraction of the specific natural resources on the property.

Special Use Standards

As you are aware, you must additionally review the request in accordance with your standards provided for special use approval in Section 470-20.06 – Standards of the ACTZO. In that regard, below is copy of said Standards as well as our response to each in italic font, in an effort to assist you with your review of the request.

Section 470-20.06 STANDARDS.

No special land use shall be approved by the Planning Commission unless the Commission finds:

A. That the establishment, maintenance, or operation of the special land use will not be detrimental to or endanger the public health, safety, or general welfare.

We believe the Planning Commission tentatively concluded during its preliminary review that the special land use will not be detrimental to or endanger the public health, safety, or general welfare. Given that the final plan has generally not changed since the preliminary plan, we expect that the special land use will not be detrimental to the public health, safety, or general welfare. As a result, it appears this standard may be met.

However, pending comment received during the public hearing and after reviewing the final plan, the Planning Commission may disagree with our conclusion.

B. That the special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair property values in the neighborhood.

We do not believe the special land use will be injurious to the use and enjoyment of other property in the immediate vicinity, given that the most adjacent neighbor has agreed to the proposed location of the entry drive. However, pending comment received during the public hearing, the Planning Commission may disagree with our conclusion. Further, and although not found necessary during the preliminary review, the Planning Commission possesses the authority to require other relevant studies to determine if any negative impacts may result from the proposed use.

C. That the establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

We do not believe the special land use will impede the normal and orderly development and improvement of the surrounding property, particularly given that it is located within the Agricultural and Rural Zoning District as well as adjacent to large lots and an active mining site. Related, the applicant has provided an intended end use plan that shows a residential lot, which is compatible with the majority of the surrounding land uses, which are also residential. As a result, it appears this standard may be met.

D. That adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

Pending comments from the OCRC regarding the access drive location and review by the Ottawa County Water Resources Commissioner's (OCWRC) Office related to drainage, it appears this standard may be met.

E. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

We believe adequate measures have been taken to ensure the minimization of traffic congestion in public streets, as a result of the applicant indicating that an average of 94 trips per day will occur, according to the Trip Generation Analysis, which is well below the threshold for a formal traffic impact study. As a result, it appears this standard may be met.

F. That the special land use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in Article 23.

We believe the proposed special land use conforms to the applicable regulations of the district in which it is located as well as those provided in Article 23 of the ACTZO. As a result, it appears this standard may be met.

Site Plan Review Standards

As you are aware, Section 470-24.06 – Standards for Approval of the ACTZO provides your standards of review when deliberating regarding a site plan application. In that regard, below, in part, is copy of said Standards for Approval. While we would ordinarily provide our response to each in an effort to assist you with your review of the request, we suspect that exercise is unnecessary given that most of the standards do not apply to the project. As you are further aware, each standard is very lengthy and provides guidance and authority to the Planning Commission. Given this, rather than providing the entirety of each standard within this memorandum, we have only included the subtitle. If you require the entirety of any standard, please let us know and we will provide it to you.

Section 470-24.06 STANDARDS FOR APPROVAL

Prior to approving a site plan, the Planning Commission shall require that the following standards and requirements be satisfied. If these standards and all other requirements of applicable Township ordinances are met, the site plan shall be approved.

A. General Access Requirements
B. Environmental Considerations
C. Sidewalks and Pedestrian Circulation
D. Landscaping and Buffering
E. Lighting
F. Utility Service
G. Outdoor Features
H. Waste Disposal Facilities
I. The location and dimensions of all existing and proposed structures on the subject property
J. Building Appearance

K. Site plans shall conform to all applicable requirements of County, State and Federal statutes and approval may be conditioned on the applicant receiving necessary County, State and Federal permits before final site plan or an occupancy permit is granted
L. Traffic Impact Study

Township Department Reviews

Generally, no further comments have been received from township staff since the preliminary plan review. In the instance we receive additional comments, we will transmit them to you. Nonetheless, we have included reference to the staff plan review letters within the draft Resolution to ensure their recommendation and conditions are part of the approval, if granted.

Resolution

Attached is the proposed resolution of approval for the project. While the resolution can be modified if denial is supported, we drafted the resolution for approval based on your favorable response during the preliminary review.

Planning Commission Considerations

As the Planning Commission deliberates regarding this application, we believe the following warrant your review and consideration. They are listed in no particular order.

- Submission of the offered correspondence from the northern property owner that is a co-applicant, acknowledging their commitment to the comments made at the meeting and within the submission materials
- Whether conditions should be placed on the proposed processing area and equipment
- The content of the proposed resolution
    - A requirement that the proper Surety Bond is provided in favor of the OCRC for maintenance of the road during the operation and its restoration when the operation is completed
    - Daily truck and employee traffic shall not exceed an average of 94 trips, calculated each week
    - A condition that the OCRC is satisfied with the proposed plans
    - A condition that the OCWRC Office is satisfied with the proposed plans
- Whether studies are necessary to determine the need for and consequences of the proposed excavation
- The standards, conditions, or considerations provided within:
    - Section 470-23.08B – Purpose
    - Section 470-23.08F4 – Operating and Site Reclamation Conditions
    - Section 470-23.08G2 – Standards (mining)
    - Section 470-20.06 – Standards (special use)
    - Section 470-24.06 – Standards for Approval (site plan)

The application has been scheduled for a public hearing at your November 2, 2026, meeting. We expect the applicant to be in attendance. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor
Zach Boeve, VK Civil

Project Name: 40th Avenue Mine

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE READ THE ESCROW POLICY ADOPTED BY THE ALLENDALE TOWNSHIP BOARD AND AGREE TO THE TERMS SET FORTH IN THE POLICY. I UNDERSTAND THAT BREAKING THE TERMS OF THIS POLICY BY NOT PAYING INVOICES SENT BY THE TOWNSHIP FINANCE DEPARTMENT MAY SUBJECT THE PROJECT TO A *STOP WORK ORDER*.

☑ By checking this box, I acknowledge that I have received a copy of the Escrow Policy.

Applicant or Authorized Agent Signature — Date: 4/28/26

Applicant or Authorized Agent Name — Date

Submission Guide for Planning Commission Review

*Site Plans shall be submitted a **minimum** of 31 days before the date of initial review by the Planning Commission.*

1. Fees and Escrow $1500.00

The application fee covers the cost of Township Staff review of the preliminary and final site plan. The escrow fee covers the cost of services provided by professional consultants retained by the Township to assist in reviewing the plan. In accordance with our escrow policy. If your escrow account falls below the $500 threshold you will be billed to bring the back to a balance that is acceptable to the Township. Failure to do so could result in a *Stop Work Order* being placed on your project. Please see Resolution 2011-2 for our full escrow fee policy which can be found in this packet. It is also available on our website or by request at the Township office.

2. Pre-application Conference

Before submitting a formal application for site plan review the applicant is encouraged to meet with the Township Planner or Zoning Administrator to review procedures and ask questions.

3. Submittal Requirements

- To: Planning and Zoning Department
- When: A **minimum** of 31 days before the date of requested initial review by the Planning Commission.
- What:
  - Application form signed by the property owner and applicant
  - Application and escrow fees
  - Three separate plans are required (see Site Plan Review Checklist):
    1) A site analysis plan
    2) A site plan
    3) A landscape plan
  - An electronic version of the site plan and all other items submitted in a form that is acceptable to the Township.
  - 5 copies for staff review.
  - Completed site plan checklist
  - Narrative describing the project.
- After initial staff review and the project is ready to advance to the Planning Commission:
  - An electronic version of the site plan and all other items submitted in a form that is acceptable to the Township.
  - 3 complete copies of the full site plan are required, prepared in accordance with the attached site plan checklist and other information required by Article 24 of the Zoning Ordinance, following receipt of review comments from the Township Planner and other applicable staff. The 3 copies shall include the necessary revisions addressing the review comments.
- *Please note – Construction plans are not required at this stage of review and should not be submitted.*

ALLENDALE CHARTER TOWNSHIP
6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org

4. Processing Period

A site plan takes approximately 31-45 days to process after all required information is received. At a **minimum** the Planning Commission will require two meetings for review and decision pursuant to Section 7. The Commission may require additional meetings and/or a public hearing. A public hearing is not required for every submission.

5. Planning Commission Meeting Dates & Location

- First and Third Monday of each month
- 7:00 P.M.
- Public meeting room of the Township Hall located at 6676 Lake Michigan Dr., Allendale, MI 49401

6. Site Plan Review

There are 2 types of Site Plan Review:

a) Planning Commission Review

A site plan shall be submitted for review and decision by the Planning Commission prior to the issuance of a building permit for:

- Construction of a new non-residential principal building or permitted principal use or a new residential principal building or principal permitted use containing three or more dwelling units.
- An alteration or enlargement of an existing building or property such that additional parking spaces are required by the Zoning Ordinance.
- A change in the principal use of a building or property such that additional parking spaces are required by the Zoning Ordinance.
- Special land uses and planned unit developments; Mobile home parks; Parks and recreation areas.

b) Administrative Review

A site plan shall be submitted for review and decision by the Zoning Administrator, Planner and applicable staff prior to the issuance of a building permit for:

- Expansion of an existing use or building which does not increase the intensity of the use or result in the need for additional parking as required herein and which would not otherwise require review by the Planning Commission.
- Construction of a building or structure which is accessory to the principal use or building.
- For farm buildings as defined herein the applicant shall provide an accurate drawing to the Zoning Administrator illustrating the property proposed for the building, dimensions of the building, setbacks from lot lines and other information pertaining to the building as may be required by the Zoning Administrator to determine compliance with applicable Township Ordinances. A building permit is not required for a farm building except as may be required by the State of Michigan Construction Code.
- The Zoning Administrator may submit the site plan to the Planning Commission for its review.

7. Review Process

- Copies of the application and initial site plan are sent to the Township Fire Dept., Planner, Engineer, Public Utilities Dept., and other Township staff as necessary.

- Township staff reviews the plan for completeness with the site plan checklist. If substantially complete the plan can be forwarded to the Planning Commission. If not, the applicant is notified and must revise the site plan to comply with the checklist.
- Applicant should seek comments from the Ottawa County Road Commission and the Water Resources Commission at this time.
- Township staff provides their written reports to the Planning Commission and to the applicant a minimum of 5 days before the Commission meeting.
- At the Commission meeting the revised plans will be reviewed along with the staff reports. In order to allow for proper review, the Commission will not accept revised plans submitted at the meeting.
- The Planning Commission at its meeting reviews the plan in accordance with the standards for approval contained in Section 24.06 of the Zoning Ordinance. The Commission may approve, modify or deny the site plan, approve it subject to revisions being made, or table the site plan for further discussion at a later meeting.
- **The Commission may require the revised plan to be brought back to the Commission for final approval** or allow the Township Planner or Zoning Administrator to review and approve the revised plan according to the changes required by the Commission.
- The Commission may require approval of the Ottawa County Road Commission and / or Water Resources Commission as well as other applicable State and Federal agencies as a condition of approval.

8. If/When Project is Approved by the Planning Commission

a) Projects requiring Planning Commission or Administrative Approval Only:
Once all revisions to the site plan have been made, all conditions of approval satisfied and have been verified by Township staff, the applicant shall provide two (2) final copies of the site plan to the Township. The plans shall be signed and dated by the Chairperson of the Planning Commission or the Zoning Administrator in the case of administrative review. One copy is for the Township and one is for the applicant. An electronic version of the approved site plan in a form acceptable to the Township shall also be provided.

b) Projects requiring Township Board Approval in addition to Planning Commission:
Once the project has been recommended for Approval or Denial to the Township Board, the applicant shall submit 2 sets of plans to the Township Supervisor. The number of meetings required by the Board for a decision will be determined by whether or not a public hearing is required. After all meetings have been held and the project is approved by the Township Board the applicant shall provide two (2) final copies of the site plan to the Township. The plans shall be signed and dated by the Chairperson of the Planning Commission. One copy is for the Township and one is for the applicant. An electronic version of the approved site plan in a form acceptable to the Township shall also be provided.

9. Next Steps

Please see the Next Steps page for information on:

- Pre-Con Meetings
- Building Permits

Planning Commission
Site Plan Review Checklist

- This checklist shall be completed and submitted as part of the submittal packet to the Planning Commission. This is the same checklist that will be used by staff and Planning Commissioners to verify that all requirements set forth in the zoning ordinance are met.
- Township staff reviews the plan for completeness with the site plan checklist. If complete the plan can be forwarded to the Planning Commission. If not, the applicant is notified and must revise the site plan to comply with the checklist.
- A site plan which is to be reviewed by the Planning Commission shall be submitted to the Township offices **no less than 31 days** before the next regularly scheduled Commission meeting.
- **Three separate plans are required:**
  1) A site analysis plan
  2) A site plan
  3) A landscape plan
  A checklist is provided for each plan on the following pages.
- Site plans shall be drawn at a scale of not more than 1"=20' if the site is less than two acres; 1"=40' if the site is less than six acres; and 1"=100' if the site is greater than six acres and shall contain the following information unless specifically waived by the Planning Commission.
- Either YES, NO or NA (Not Applicable) shall be marked next to each item. If NA is marked, please provide the reasoning for the NA notation.
- Before submitting a formal application for site plan review the applicant is encouraged to meet with the Township Planner or Zoning Administrator to review procedures and ask questions.

1. SITE ANALYSIS PLAN CHECKLIST

This is a separate site plan showing natural and man-made features and is used to determine how the existing features of a property will be changed by the proposed project.

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YES Small-scale sketch of properties, streets and zoned uses of land within one-quarter mile of
YES the site, sufficient to illustrate the existing character and development in the area of the site

YES A sketch illustrating the location of the site within the Township

YES Existing buildings and structures

YES Current zoning of site and all abutting properties

YES Current use of site AGRICULTURE / RESIDENTIAL

YES Existing contour lines at two feet intervals on the subject property and to a distance of 50 feet outside the boundary lines of the site

YES Swales and existing drainage patterns

YES Existing strands of trees, tree lines and individual large trees.

NA Water bodies, streams, creeks and wetlands on the site and within 50' of subject property

NA Base flood elevation data (if applicable)

2. SITE PLAN CHECKLIST

See article 24 of Allendale Twp. Zoning Ordinance for actual language

❖

GENERAL INFORMATION

YES Name of development
YES Date on which the site plan was prepared
YES North arrow and scale
YES Architect, landscape architect, engineer, or professional surveyor who prepared the plan

YES Name YES Address YES Professional seal

PROPERTY INFORMATION

YES Legal description based upon the most current survey
YES Small-scale sketch of properties, streets and zoned uses of land within one-quarter mile of the site, sufficient to illustrate the existing character and development in the area of the site
YES A sketch illustrating the location of the site within the Township
YES The size in acres and square feet of the subject property
YES Property line dimensions and bearings
YES Current zoning of site and all abutting properties
YES Location and use of existing structures within 100 feet of the boundary of the subject property
YES Proposed contour lines at not less than two feet intervals
YES Percentage of site covered by impervious surface

BUILDINGS AND USES

YES Location of existing and proposed buildings including: ___Use ___Length ___Width ___Height ___Square Footage
NA Roof top equipment (Sec. 24.06.G.2)
NA Setback of buildings from all property lines
NA Architectural elevation drawings and exterior building materials (Sec. 24.06.J)

UTILITIES AND STORMWATER MANAGEMENT

Location, size and dimensions of the following:

NA Utility easements
NA Water lines
NA Sanitary sewer lines
NA Storm drainage lines
YES Ditches and swales
NA Retention and/or detention areas
NA Fire hydrants
NA Catch basins
NA Septic tank and drain fields and water wells if applicable
NA Transformers and above ground utilities

VEHICLE CIRCULATION

Location, size and dimensions including width of the following:

YES Proposed streets (HAUL ROAD)
YES Abutting streets 40TH AVENUE
YES Rights-of-way
YES Service drives
YES Driveways / curb cuts
NA Curbs and gutters
NA Access easements serving the site
YES Driveways opposite the site and driveways and intersections within 100 feet on either side of the site
NA Traffic control signs
NA Master Plan streets which may cross the property

PEDESTRIAN CIRCULATION (Sec. 24.06.C)

NA Location, dimensions and surface type of all sidewalks, bike paths and other walkways
NA Internal walkways through the parking lot (Sec. 24.06.C.3)

PARKING (Article 21)

NA Number and dimensions of spaces and aisles
NA Computations to show number of spaces required
NA Distance to nearest property line
NA Barrier free parking spaces and sidewalk ramps
NA Type of parking area surface
NA Curbs and gutters
NA Loading areas

LIGHTING (Article 24.06.E)

NA Location of exterior lights including building lights
NA Height
NA Type of fixture

OTHER REQUIRED INFORMATION

YES Outdoor storage (Sec. 24.06.G) MATERIAL STOCKPILE & PROCESSING SETBACK
NA Waste disposal facilities (Sec. 24.06.H)
NA Trip Generation Analysis (Sec. 24.06.L)
NA Signs (Article 22)
NA For residential developments (Sec. 24.05.D.17) summary schedules and views should be affixed as applicable in residential development, which gives the following data:
  - NA The net residential area which is the total size of the parcel minus any portion of the site within the road right-of-way expressed in acres and in square feet
  - NA The number of dwelling units proposed (by type) and the number of bedrooms for each type
  - NA Typical lot size dimensions if detached housing is contemplated
  - NA Typical elevation views of the front and side and rear of each type of building

NA Proposed density of the net residential site

NA Proposed phasing

NA Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by this Ordinance or by State or Federal Agencies.

NA The Planning Commission may require written statements relative to the effects on the existing traffic capacity of streets, and the proposed development's impact on public safety, existing utilities, the environment and natural features

NA The Planning Commission may request additional studies, graphics or other written materials from the applicant in order to assist in determining the appropriateness of the site plan

3. LANDSCAPING PLAN CHECKLIST

This is a separate plan illustrating proposed landscaping

See Articles 21A and Sec. 24.06.F of the Zoning Ordinance for actual language

❖

NA Name, address and seal of landscape architect who prepared the plan

NA Number of plants, type, size, location and spacing for:

- NA greenbelts;
- NA front yard along all streets abutting property;
- NA Parking lots (Sec. 21A.04.G);

NA Computations for all required landscaping

NA Underground irrigation system (Sec. 21A.03.E)

YES Berms, walls and fences TOPSOIL BERM AROUND PERIMTER OF EXCAVATION. SEE SHEET 3

NA Landscaping for multi-family buildings see also Sec. 23.06.I

NA Open space and common areas

Please note that the number of plantings required by the Ordinance may be modified (increased or decreased) by the Planning Commission based on the criteria below. If a reduction in the required landscaping is proposed, please provide the reasons for this reduction on the landscaping plan relative to the criteria.

Modification of Required Landscaping. For existing and proposed uses that require site plan approval to either expand or be built, landscaping shall be installed insofar as practical. The Planning Commission in its review of the site plan has the authority to increase, decrease or otherwise modify the landscaping and screening requirements of this article. In doing so, the Commission shall consider the following criteria:

1. The amount of space on the site available for landscaping.
2. Existing landscaping on the site and on adjacent properties.
3. The type of use on the site and size of the development.
4. Existing and proposed adjacent land uses.
5. The effect the required landscaping would have on the operation of the existing or proposed land use.
6. Whether additional landscaping is necessary to mitigate the adverse effects of adjoining land uses, to reduce headlight glare, reduce noise and to otherwise achieve the objectives of this Section.

Allendale
CHARTER TOWNSHIP
"Where community is more than just a concept!"

Planning Commission Application

Submission Date: 04/30

Application for Site Plan Review in conjunction with which of the following:

- ☐ Site Plan Review Only
- ☐ New PUD Development
- ☐ Rezoning
- ☐ Zoning Amendment (including PUD)
- ☑ Special Use Application
- ☐ Other: _____

Property Owner:	PID: 70-10-19-200-020 THE LISA D. MOORHOUSE LIVING TRUST		PID: 70-10-19-200-021 CURTIS MORAN
Mailing Address:	11963 40TH Avenue, Allendale MI 49401		11907 40th Avenue, Allendale MI 49401
Phone Number:		Cell Phone:	616-490-2106
Email Address:	tejannia@gmail.com	Fax:	
Owner's Signature:			

(PID: 70-10-19-200-021 under contract by Curtis Moran)

Applicant Name: (if not owner)	Allegan Sand & Gravel LLC (Curtis Moran)		
Mailing Address:	3471 146th Ave SW, Zeeland, MI 49464		
Phone Number:	(616) 896-9406	Cell Phone:	(616) - 893-1930
Email Address:	curtis@moranpropertiesmi.com	Fax:	
Applicant's Signature:	SEE NEXT PAGE FOR APPLICANT/OWNER SIGNATURE		

Who is the responsible party for future invoices? Check one: ☐ Property Owner ☑ Applicant

Architect, Engineer, Attorney or other professionals associated with the project (attach additional sheets if necessary):

Contact:	Zach Boeve, P.E. (VK Civil)		
Mailing Address:	7885 Byron Center Avenue SW, Byron Center, MI 49315		
Phone Number:	(616) 277-2185	Cell Phone:	(616) 401-6197
Email Address:	Zach@vkcivil.com	Fax:	
Address of Property:			

6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org

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Planning Commission Application

Submission Date: 04/30

Application for Site Plan Review in conjunction with which of the following:

- ☐ Site Plan Review Only
- ☐ New PUD Development
- ☐ Rezoning
- ☐ Zoning Amendment (including PUD)
- ☑ Special Use Application
- ☐ Other: _____

Property Owner:			
Mailing Address:			
Phone Number:		Cell Phone:	
Email Address:		Fax:	
Owner's Signature:			

Applicant Name: (if not owner)	Allegan Sand & Gravel LLC (Curtis Moran)		
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Email Address:	Zach@vkcivil.com	Fax:	
Address of Property:			

6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org

Permanent Parcel Number:	70-10-19-200-020 & 70-10-19-200-021				
Legal Description of Property (or attach to the application):					
PART OF NE 1/4 COM NE SEC COR, TH S 0D 21M 31S W 150 FT, N 88D 27M 02S W 525 FT, S 0D 21M 31S W 180 FT, N 88D 27M 02S W 2130.83 FT, N 0D 07M 43S W 330.07 FT, TH S 88D 27M 02S E 2658.64 FT TO BEG. SEC 19 T7N R13W. 18 AC. PART OF NE 1/4 COM NE SEC COR, TH S 0D 21M 31S W 551 FT TO PT OF BEG, TH CONT S 0D 21M 31S W 151.04 FT, N 88D 26M 19S W 2652.68 FT, N 0D 07M 43S W 371.57 FT, S 88D 27M 02S E 2130.83 FT, S 0D 21M 31S W 221 FT, TH S 88D 27M 02S E 525 FT TO BEG. SEC 19 T7N R13W. 20 AC.					
Lot Area:	18 AC & 20AC	Lot Depth:	2650' & 2650'	Lot Width:	330' & 380'
Current Zoning of Parcel:	AG	Current Use of Parcel:	Agriculture		
Proposed Use of Parcel:	Mining (sand and gravel)				
Name of Proposed Development (if applicable):	N/A				
Name of Proposed Buildings to be constructed:	N/A				
Square feet of gross:	N/A	Square feet of usable floor area:	N/A		
Number of Permanent Employees (if applicable):	N/A				

- Please include 5 sets of the proposed Site Plan and 1 electronic copy for staff review along with your application and escrow fee. (When ready for submission to the Planning Commission, smaller than typical plans are allowed when they can be easily interpreted and are to scale.)
- Please see Resolution 2011-2 for our full escrow fee policy. If you would like a copy of this policy it is available online or by request at the Township office.
- If your escrow is not kept up to date, according to our policy, the Township reserves the right to withhold approval of your project, issue a stop work order, or withhold final occupancy until the escrow balance is made current.

For Office Use Only

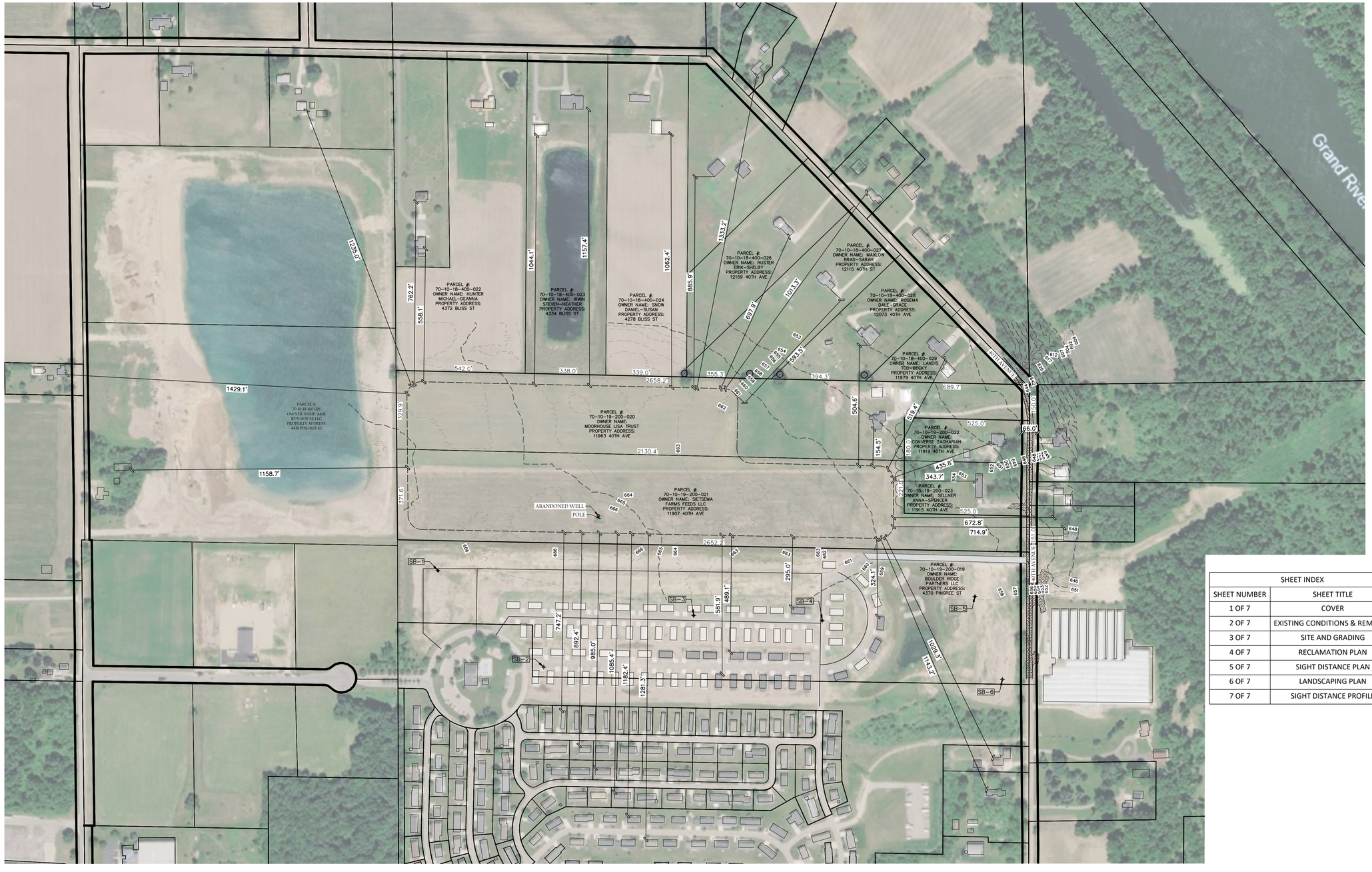
Date Received:			
Amount Paid:		Check No:	
Notes:			

ALLENDALE CHARTER TOWNSHIP
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Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
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ALLENDALE TOWNSHIP

OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE

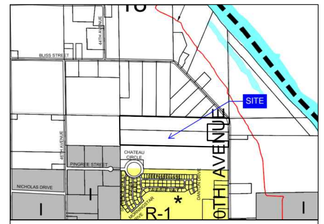


SCALE: 1" = 200'

0' 100' 200' 300' 400'



ALLENDALE, OTTAWA COUNTY, MI
LOCATION MAP
NOT TO SCALE



Allendale Charter Township
Ottawa County, Michigan

OFFICIAL ZONING MAP

ZONING DISTRICT LEGEND

AG	AGRICULTURAL AND RURAL	PUD	PLANNED UNIT DEVELOPMENT
RE	RURAL ESTATE	O	OFFICE
R-1	LOW DENSITY ONE-FAMILY RESIDENTIAL	GC	GENERAL COMMERCIAL
R-2	MEDIUM DENSITY ONE-FAMILY RESIDENTIAL	SC	SERVICE COMMERCIAL
R-3	LOW DENSITY MULTIPLE FAMILY RESIDENTIAL	I	INDUSTRIAL
R-4	MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL/OFFICE	S	SCHOOL
MH	MOBILE HOME PARK		
	GROUP HOUSING OVERLAY ZONE (SEE SECTION 3.15)		

STATE OF MICHIGAN
ZACHARY BOEVE
ENGINEER
NO. 6201311944
LICENSED PROFESSIONAL ENGINEER

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1 OF 7	COVER
2 OF 7	EXISTING CONDITIONS & REMOVAL
3 OF 7	SITE AND GRADING
4 OF 7	RECLAMATION PLAN
5 OF 7	SIGHT DISTANCE PLAN
6 OF 7	LANDSCAPING PLAN
7 OF 7	SIGHT DISTANCE PROFILE

DESIGN ENGINEER

VK CIVIL
7885 BYRON CENTER SVE SW,
STE A, BYRON CENTER, MI 49315
ZACH BOEVE, P.E.
616-277-2185
ZACH@VKCIVIL.COM

CONTRACTOR

GREAT LAKES EXCAVATING SERVICES INC
CURTIS MORAN
616-893-1930
CURTIS@MORANPROPERTIESMI.COM

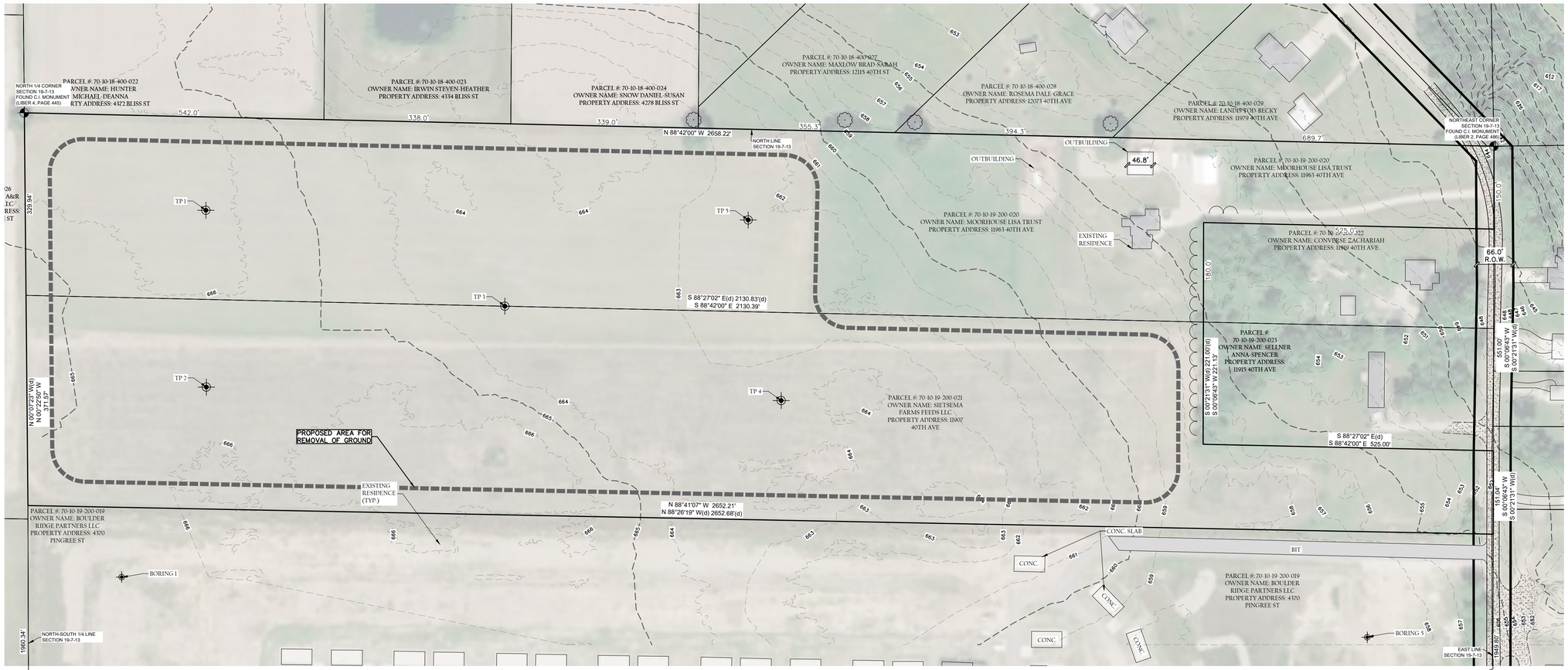
NO.	DATE	REVISION	BY
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4	09/01/26	TOWNSHIP COMMENTS	MDS
5	10/09/26	TOWNSHIP COMMENTS	MDS

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
COVER

VK CIVIL Vriesman & Korhorn
www.VKcivil.com
Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120

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Sheet No. 1 OF 7



SCALE: 1" = 100'

0' 50' 100' 150' 200'

SYMBOL LEGEND

- EXISTING TREE
- TREE STUMP
- SIGN
- MAILBOX
- BOLLARD
- LIGHT POLE
- POWER POLE
- GUYWIRE
- T E COM/ELEC STRUCTURE
- GAS METER
- VALVE
- HYDRANT
- WELL
- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- STORM FLARED END SECTION
- RIP RAP
- FLOW DIRECTION ARROW
- SECTION CORNER
- PROPERTY CORNER – SET
- PROPERTY CORNER – FOUND
- BENCHMARK/CONTROL POINT
- SOIL BORING

LINE LEGEND

- OH — EXISTING OVERHEAD ELECTRIC
- OH — PROPOSED OVERHEAD ELECTRIC
- E — EXISTING ELECTRIC
- E — PROPOSED ELECTRIC
- GAS — EXISTING GAS
- GAS — PROPOSED GAS
- C — EXISTING COMMUNICATIONS
- C — PROPOSED COMMUNICATIONS
- X — EXISTING FENCE
- X — PROPOSED FENCE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- FM — EXISTING FORCEMAIN
- FM — PROPOSED FORCEMAIN
- EXISTING WATERMAIN
- PROPOSED WATERMAIN

HATCH LEGEND

- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING HOT MIXED ASPHALT

SOIL BORING DATA

SB 1 (ON ADJACENT SOUTH PARCEL)
0' – 0.2': TOPSOIL – DARK BROWN FINE CLAYEY
0.2' – 17.0': SAND – BROWN FINE TO COARSE WITH A TRACE OF CLAY AND GRAVEL
17.0' – 20.0': SAND – BROWN FINE TO COARSE SILTY WITH A TRACE OF GRAVEL
GROUNDWATER: PERCHED WATER ENCOUNTERED AT 19.0 FEET DURING DRILLING.

SB 2 (NOT SHOWN ON PLAN)
0' – 0.1': TOPSOIL – DARK BROWN FINE CLAYEY AND GRAVELLY
0.1' – 4.5': SAND – DARK BROWN FINE CLAYEY WITH A TRACE OF GRAVEL
4.5' – 9.5': SAND – SLIGHTLY COMPACT BROWN FINE TO MEDIUM WITH GRAVEL AND A TRACE OF CLAY
9.5' – 18.0': SAND – VERY COMPACT BROWN FINE TO COARSE WITH GRAVEL
18.0' – 20.0': CLAY – STIFF GRAY SILTY AND SANDY
GROUNDWATER: WATER NOT ENCOUNTERED DURING OR AT THE END OF DRILLING.

SB 3 (NOT SHOWN ON PLAN)
0' – 0.3': TOPSOIL – DARK BROWN CLAYEY AND GRAVELLY
0.3' – 7.0': SAND – LOOSE BROWN FINE TO COARSE CLAYEY WITH A TRACE OF GRAVEL
7.0' – 14.0': SAND – COMPACT BROWN FINE TO COARSE WITH A TRACE OF GRAVEL
14.0' – 19.0': SAND – VERY COMPACT BROWN FINE TO COARSE GRAVELLY
19.0' – 20.0': CLAY – STIFF GRAY SILTY AND SANDY
GROUNDWATER: PERCHED WATER ENCOUNTERED AT 16.5 FEET DURING DRILLING.

SB 4 (NOT SHOWN ON PLAN)
0' – 0.4': TOPSOIL – DARK BROWN CLAYEY WITH A TRACE OF GRAVEL
0.4' – 4.0': CLAY – BROWN SANDY WITH A TRACE OF GRAVEL
4.0' – 9.0': SAND – LOOSE BROWN FINE TO MEDIUM WITH A TRACE OF CLAY
9.0' – 15.0': SAND – COMPACT BROWN FINE TO COARSE WITH A TRACE OF GRAVEL
15.0' – 20.0': CLAY – FIRM GRAY SILTY AND SANDY WITH LENSES OF SAND
GROUNDWATER: PERCHED WATER ENCOUNTERED AT 17.0 FEET DURING DRILLING.

SB 5 (ON ADJACENT SOUTH PARCEL)
0' – 0.4': TOPSOIL – DARK BROWN FINE CLAYEY WITH A TRACE OF GRAVEL
0.4' – 2.0': SAND – BROWN FINE WITH A TRACE OF GRAVEL
2.0' – 6.0': SAND – LOOSE BROWN FINE TO COARSE WITH A TRACE OF CLAY AND GRAVEL
GROUNDWATER: WATER NOT ENCOUNTERED (BORING TERMINATED AT 6.0 FEET).

SB 6 (NOT SHOWN ON PLAN)
0' – 0.3': TOPSOIL – DARK BROWN FINE CLAYEY WITH A TRACE OF GRAVEL
0.3' – 1.5': CLAY – DARK BROWN SANDY
1.5' – 4.5': SAND – LOOSE BROWN FINE CLAYEY WITH A TRACE OF SILT
4.5' – 9.0': SAND – COMPACT BROWN FINE TO MEDIUM CLAYEY AND GRAVELLY
9.0' – 20.0': CLAY – FIRM TO STIFF GRAY SILTY
GROUNDWATER: PERCHED WATER ENCOUNTERED AT 16.0 FEET DURING DRILLING.

TEST PIT DATA

TP 1
0' – 2': TOPSOIL
2' – 29': SAND WITH GRAVEL
30': CLAY
GROUNDWATER: NOT ENCOUNTERED

TP 2
0' – 2': TOPSOIL
2' – 10': SAND
10' – 29: GRAVELLY SAND
30': CLAY
GROUNDWATER: NOT ENCOUNTERED

TP 3
0' – 2': TOPSOIL
2' – 25': SAND
GROUNDWATER: NOT ENCOUNTERED

TP 4
0' – 2': TOPSOIL
2' – 25': SAND
25': CLAY
GROUNDWATER: NOT ENCOUNTERED

TP 5
0' – 2': TOPSOIL
2' – 10': SAND
10' – 25': GRAVELLY SAND
26': CLAY
GROUNDWATER: NOT ENCOUNTERED

GENERAL SITE NOTES

1. SUMMARY OF PROPOSED LAND USE:
   A) 11907 40TH AVE (70–10–19–200–021): 20 ACRES (871,200 SFT)
      11963 40TH AVE (70–10–19–200–020): 18 ACRES (784,080 SFT)
   B) ZONING: AG

LEGAL DESCRIPTIONS

PID 70–10–19–200–020
PART OF NE 1/4 COM NE SEC COR, TH S 0D 21M 31S W 150 FT, N 88D 27M 02S W 525 FT, S 0D 21M 31S W 180 FT, N 88D 27M 02S W 2130.83 FT, N 0D 07M 43S W 330.07 FT, TH S 88D 27M 02S E 2658.64 FT TO BEG. SEC 19 T7N R13W. 18 AC.

PID 70–10–19–200–021
PART OF NE 1/4 COM NE SEC COR, TH S 0D 21M 31S W 551 FT TO PT OF BEG, TH CONT S 0D 21M 31S W 151.04 FT, N 88D 26M 19S W 2652.68 FT, N 0D 07M 43S W 371.57 FT, S 88D 27M 02S E 2130.83 FT, S 0D 21M 31S W 221 FT, TH S 88D 27M 02S E 525 FT TO BEG. SEC 19 T7N R13W. 20 AC.

LEGAL DESCRIPTION PER SCHEDULE C, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE, FILE NO. 1048476, COMMITMENT DATE APRIL 06, 2026:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF ALLENDALE, COUNTY OF OTTAWA, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 7 NORTH, RANGE 13 WEST, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 0 DEGREES 21 MINUTES 31 SECONDS WEST 551.00 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 0 DEGREES 21 MINUTES 31 SECONDS WEST 151.04 FEET ALONG SAID EAST LINE; THENCE NORTH 88 DEGREES 26 MINUTES 19 SECONDS WEST 2652.68 FEET TO THE NORTH–SOUTH 1/4 LINE OF SAID SECTION 19; THENCE NORTH 0 DEGREES 07 MINUTES 43 SECONDS WEST 371.57 FEET ALONG SAID NORTH–SOUTH 1/4 LINE; THENCE SOUTH 88 DEGREES 27 MINUTES 02 SECONDS EAST 2130.83 FEET PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 0 DEGREES 21 MINUTES 31 SECONDS WEST 221.00 FEET PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 27 MINUTES 02 SECONDS EAST 525.00 FEET PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19 TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION AS SURVEYED:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 13 WEST, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 19 THAT IS 551.00 FEET SOUTH 00° 06' 43" WEST OF THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00° 06' 43" WEST ON SAID EAST SECTION LINE 151.04 FEET; THENCE NORTH 88° 41' 07" WEST 2652.21 FEET (DEEDED 2652.68 FEET) TO THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION; THENCE NORTH 00° 22' 50" WEST ON SAID NORTH AND SOUTH QUARTER LINE 371.57 FEET; THENCE SOUTH 88° 42' 00" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 2130.39 FEET (DEEDED 2130.83 FEET); THENCE SOUTH 00° 06' 43" WEST PARALLEL WITH SAID EAST SECTION LINE 221.13 FEET (DEEDED 221.00 FEET); THENCE SOUTH 88° 42' 00" EAST PARALLEL WITH SAID NORTH SECTION LINE 525.00 FEET TO THE POINT OF BEGINNING. CONTAINING 19.98 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.

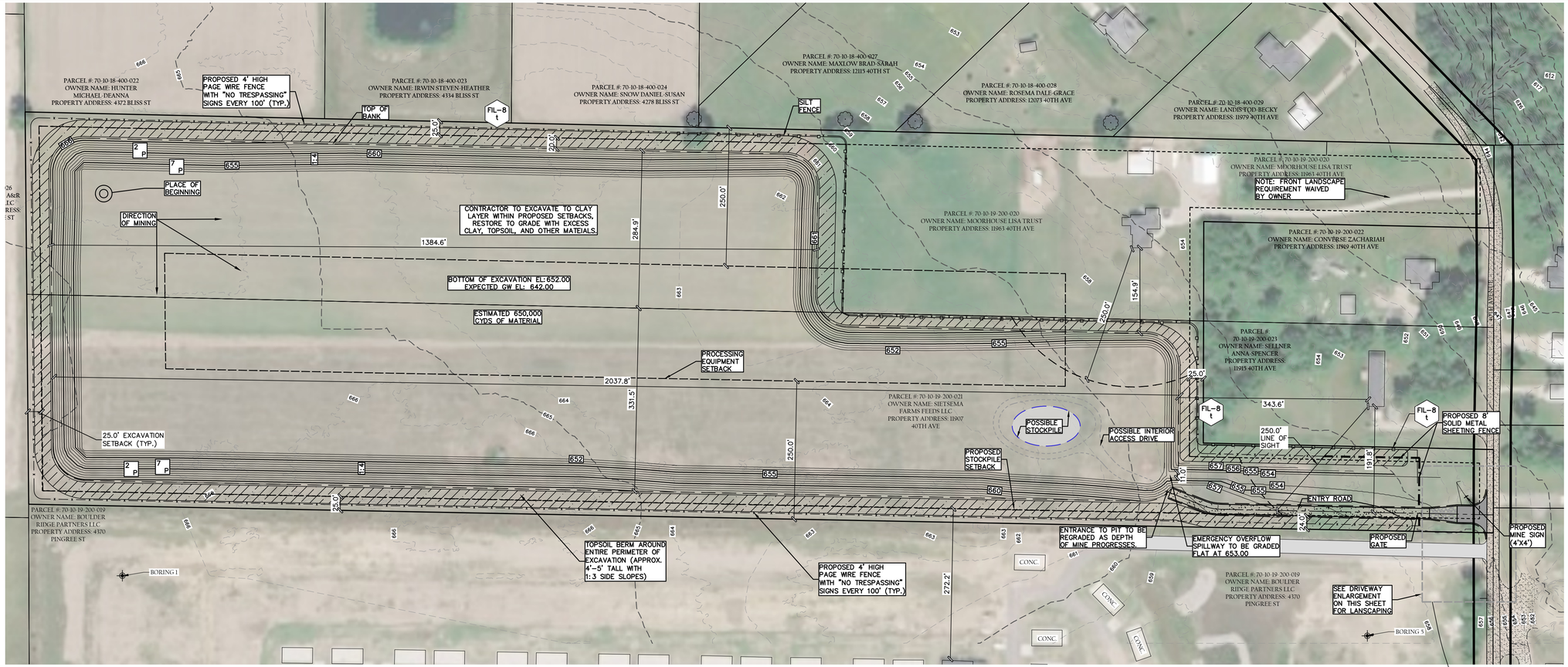
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5	10/09/26	TOWNSHIP COMMENTS	MDS

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

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EXISTING CONDITIONS & REMOVAL

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FILE NO. 1555
CHECKED GB
Sheet No. 2 OF 7



SYMBOL LEGEND

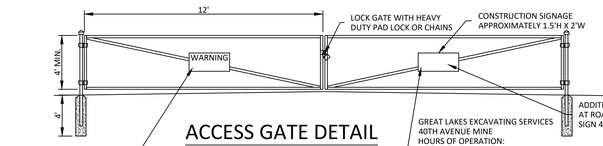
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- LIGHT POLE
- POWER POLE
- GUYWIRE
- COM/ELEC STRUCTURE
- GAS METER
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- PROPERTY CORNER – SET
- PROPERTY CORNER – FOUND
- BENCHMARK/CONTROL POINT
- SOIL BORING
- SILT FENCE

LINE LEGEND

- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING ELECTRIC
- PROPOSED ELECTRIC
- EXISTING GAS
- PROPOSED GAS
- EXISTING COMMUNICATIONS
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- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
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- EXISTING FORCEMAIN
- PROPOSED FORCEMAIN
- EXISTING WATERMAIN
- PROPOSED WATERMAIN

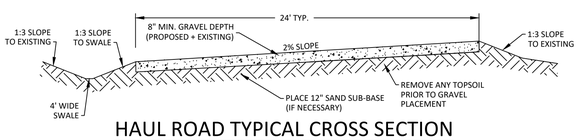
HATCH LEGEND

- EXISTING GRAVEL
- PROPOSED GRAVEL
- PROPOSED 2"–4" CLEAN AGGREGATE
- PROPOSED TOPSOIL BERM
- EXISTING HOT MIXED ASPHALT



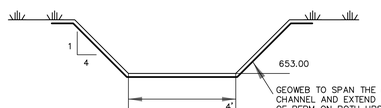
ACCESS GATE DETAIL

NOT TO SCALE



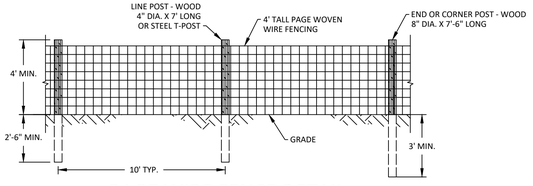
HAUL ROAD TYPICAL CROSS SECTION

NOT TO SCALE



EMERGENCY OVERFLOW SPILLWAY

NOT TO SCALE



PAGE WIRE FENCE DETAIL

NOT TO SCALE

SOIL EROSION CONTROL STRUCTURE

	2026	2027	2028	2029	2030	2031
EXCAVATION						
FINISH GRADE SITE						
RESPREAD TOPSOIL/COMPACTION						
SEED DISTURBED AREAS						
SITE RESTORATION/CLEAN UP						

GRADING PLAN NOTES:

1) SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED
2) REMOVE ALL SUBGRADE MATERIAL THAT MAY BE SOFTENED BY RAINS, FREEZING, OR CONSTRUCTION TRAFFIC, ETC, AND REPLACE WITH COMPACTED GRANULAR FILL
3) ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MDOT–EGLE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM EGLE IF APPLICABLE, PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS IF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUESTED BY THE "PERMIT BY RULE." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTORS RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
4) AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER, THESE COVER AREAS ACT AS SEDIMENT FILTERS.
5) ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL
6) GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSE WHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
7) CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
8) ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 20 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION
9) ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
10) ALL NON PAVED AREAS TO BE TOPSOILED (4" MIN.) & SEEDED
11) VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNUSABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
12) DUST CONTROL: CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST–FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE TOWNSHIP, COUNTY, EGLE OR ANY OTHER GOVERNMENT AGENCY
13) IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
14) STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
15) CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SOIL EROSIONS AND SEDIMENT CONTROL PERMIT.
16) PLACE TEMPORARY EROSION CONTROL MEASURES PRIOR TO EARTH MOVING ACTIVITIES.
17) MULCH BLANKETS SHALL BE PLACED, STAPLED, AND OVERLAPPED ON ALL SLOPES THAT ARE 1 ON 3 OR GREATER AFTER.
18) CONTRACTOR TO INSTALL SILT SACK IN ALL CATCH BASINS ONCE THEY ARE CONSTRUCTED.
19) ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY A CERTIFIED STORM WATER OPERATOR AND MAINTAINED BY CONTRACTOR EVERY 7 DAYS AND AFTER EVERY SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH NPDES PERMIT BY RULE REQUIREMENTS IF APPLICABLE.
20) EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED.
21) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SILT FENCING, SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
22) A WATER CART SHALL BE ON SITE FOR DUST CONTROL.

GENERAL SOIL EROSION MEASURES (APPLICABLE TO ENTIRE SITE)

7 P | 15 P | FIL–8 t | 14 t | 36 t | TP

GENERAL SITE NOTES

A) TOTAL EXCAVATED AREA: 24.12 ACRES
APPROX. 650,000 CYDS MATERIAL
B) SETBACKS:
CUT/EXCAVATION: 25' FROM ALL PROPERTY LINES
PROCESSING/MACHINERY: 250' FROM ALL PROPERTY LINES
STORAGE/STOCKPILE: 250' FROM A PRINCIPAL DWELLING
1. HOURS OF OPERATION:
MON–FRI: 7AM–6PM
SAT: 8AM–1PM
2. MAINTENANCE OF 40TH AVE: ALL TRUCKS SHALL BE ROUTED SOUTH ON 40TH AVE TO LAKE MICHIGAN DRIVE
3. NO DEWATERING PROPOSED.
4. THE CONDUCT AND OPERATIONS OF THE MINERAL REMOVAL WILL NOT RESULT IN WIND–BLOWN SAND, DUST OR SOIL THAT WOULD MIGRATE OFF–SITE. SITE WILL BE SPRAYED AS NEEDED.
5. FOUR FOOT HIGH FENCING WILL BE ERECTED AROUND CURRENTLY MINED AND STOCKPILING AREAS OF THE MINERAL REMOVAL OPERATION.
6. THE CONDUCT AND OPERATIONS OF THE MINERAL REMOVAL WILL BE OPERATED IN SUCH A FASHION THAT THE NOISES OF OPERATION CANNOT REASONABLY BE CONSIDERED DISTURBING FOR NEIGHBORS. OBJECTIONABLE NOISES SHALL BE MUFFLED EXCEPT FOR WARNING DEVICES EMITTING SOUND FOR WARNING PURPOSES AS REQUIRED BY LAW.
7. MATERIALS WILL BE SOLD AND MOVED FROM THE SITE BY THE YARD AS MARKET DEMANDS. STOCKPILES TO NOT EXCEED 35' IN HEIGHT (AS MEASURED FROM ORIGINAL GRADE).
8. ANY CHANGE OF THE NATURAL CONTOUR OF THE LAND, BOTH DURING MINERAL REMOVAL AND AT THE TIME OF COMPLETION, SHALL BE MAINTAINED AS SAFE TO ALL TRESPASSERS AND ANY OTHER PERSONS HAVING REASON TO BE WITHIN THE AREA OF ACTIVITY.
9. AS THE NATURAL RESOURCES ARE BEING REMOVED, THE PROPERTY SHALL BE RESTORED BY THE REPLACEMENT OF TOPSOIL WHERE FEASIBLE; AND ALL EXCAVATION SHALL BE SLOPED TO A GRADIENT WITH NOT MORE THAN A 4–FOOT HORIZONTAL/1 FOOT VERTICAL SLOPE AND THE CONTOUR BE CAUSED TO BLEND AS NEARLY AS POSSIBLE WITH THE NATURAL SURROUNDINGS. THE MINERAL REMOVAL AREA SHALL BE PLANTED WITH A SUITABLE GROUND COVER SUFFICIENT TO CONTROL EROSION.
10. THE PROPOSED EARTH CHANGE SHALL COMPLY WITH ALL FEDERAL, STATE AND COUNTY OF OTTAWA REGULATIONS, ORDER AND PERMIT APPROVAL REQUIREMENTS.
11. NO TRESPASSING SIGNS TO BE PLACED EVERY 100 FEET ALONG PROPERTY LINES.
12. THE PROJECT WILL BE COMPLETED IN ONE (1) PHASE.
13. THE APPLICANT WILL COORDINATE WITH THE OTTAWA COUNTY ROAD COMMISSION REGARDING MAINTENANCE OF 40TH AVENUE.
14. TOPSOIL BERMS TO BE INSTALLED PRIOR TO MINERAL EXTRACTION
15. FENCING TO BE INSTALLED PRIOR TO MINERAL EXTRACTION.

CONTROL MEASURE KEY

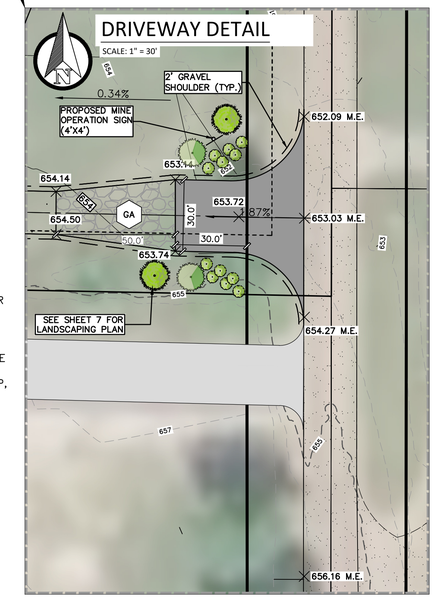
- 2 P — SELECTIVE GRADING & SHAPING, PERMANENT
- 7 P — HYDROSEEDING, PERMANENT. TYPICAL IN ALL NON–PAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES
- 14 t — AGGREGATE COVER, TEMPORARY. TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
- 15 P — PAVING, PERMANENT, TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES.
- FIL–2 t — SEDIMENT BASIN BMP EXHIBIT 2, SEDIMENT BASIN, TEMPORARY REQUIRED FOR DE–WATERING ACTIVITIES, SEVERE SLOPES, AND LARGE DISTURBED AREAS.
- 36 t — SILTSACK, TEMPORARY, TYPICAL AT ALL CATCH BASINS WITHIN OR DISTURBED BY CONSTRUCTION ACTIVITIES
- 43 t — CULVERT SEDIMENT TRAP, TEMPORARY. TYPICAL AT ALL STORM OUTLETS AND STREAMS DISTURBED BY CONSTRUCTION ACTIVITIES
- FIL–8 t — FILTER BMP EXHIBIT 8A, SILT FENCE, TEMPORARY. TYPICAL IN ALL AREAS, ESPECIALLY ADJACENT TO STREAMS, PONDS, ETC. AND ALONG PROJECT UNITS.
- TP — TREE PROTECTION, INCLUDES TUNNELING UNDER TREES, TYPICAL FOR ALL TREES ENCOUNTERED UNLESS TREE REMOVAL IS DIRECTED BY THE ENGINEER.
- GA — DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MIN. OF 12' WIDE, 6" DEEP, AND CONSIST OF 2"–4" AGGREGATE.

LEGEND

- 34 t — MICHIGAN UNIFIED KEYING SYSTEM (MUKS)
- BEST MANAGEMENT PRACTICE (BMP)
- t — TEMPORARY CONTROL MEASURE (DURING CONSTRUCTION AND UNTIL PERMANENT MEASURES ARE ESTABLISHED
- P — PERMANENT CONTROL MEASURE

NOTE:

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ARE KNOWN OR ANTICIPATED CONTROL MEASURES NEEDED DURING TYPICAL CONSTRUCTION ACTIVITIES. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED DUE TO CONSTRUCTION ACTIVITY, LOCATION, SOIL TYPE, WEATHER EVENT, ETC. ALL ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.



NO.	DATE	REVISION	BY
1	04/30/26	SITE PLAN REVIEW	MDS
2	06/23/26	TOWNSHIP COMMENTS	MDS
3	08/05/26	TOWNSHIP COMMENTS	MDS
4	09/01/26	TOWNSHIP COMMENTS	MDS
5	10/09/26	TOWNSHIP COMMENTS	MDS

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
SITE AND GRADING

VK CIVIL
Vriesman & Korhorn
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Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120

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SCALE: 1" = 100'

0' 50' 100' 150' 200'



TOPSOIL TO BE RESPREAD OVER ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 4". IF IT IS DISCOVERED THAT LESS THAN 4" OF TOPSOIL CURRENTLY EXISTS, TOPSOIL WILL BE RESPREAD TO MATCH THE EXISTING CONDITION. ALL DISTURBED AREAS ONSITE SHALL BE SEEDED WITH GRASS SEED FOLLOWING COMPLETION OF WORK.

RECLAMATION NOTE: RECLAMATION SHALL BE ONGOING DURING THE OPERATION. AS FINAL SLOPES ARE MET, EMBANKMENTS SHALL BE SEEDED WITH GRASS SEED TO ESTABLISH GROWTH AND STABILIZE BANKS.

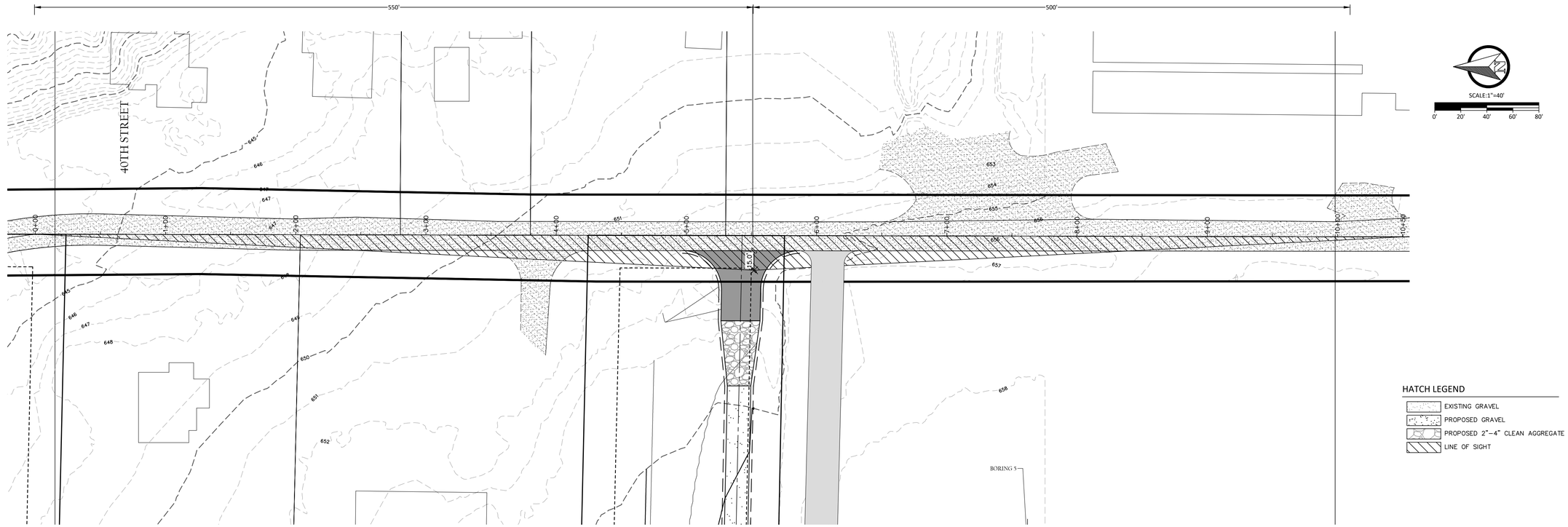
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ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

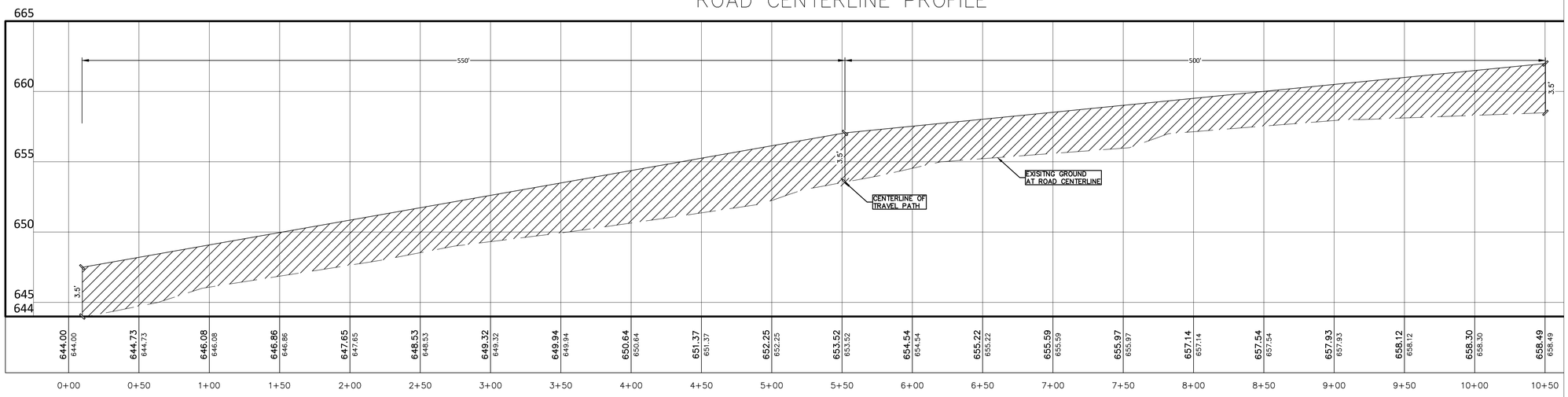
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RECLAMATION PLAN

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ROAD CENTERLINE PROFILE



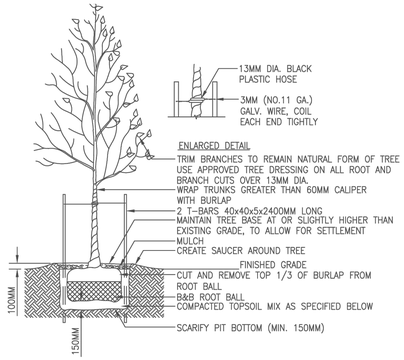
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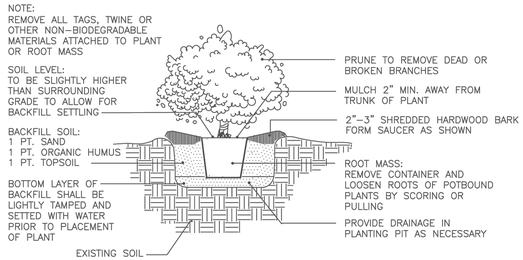
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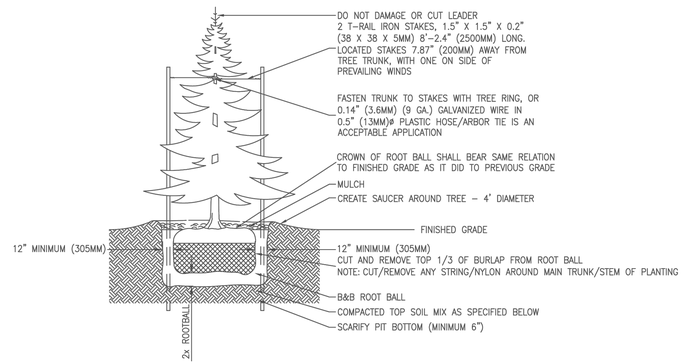




2/3 PLANTING
CONTAINER SHRUB

SPECIFICATIONS:
1. TOPSOIL MIX, SEE SPEC.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

1/3 DECIDUOUS TREE DETAIL



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION. CORRECT ANY SETTLING OF PLANTING SOIL PRIOR TO STAKING.
3. MAINTAIN TREE RINGS FREE OF WEEDS AND REMOVE STAKES ONE YEAR AFTER INSTALLATION
4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
5. USE ON-SITE TOPSOIL FOR PLANT BACKFILL.

3/3 CONIFEROUS TREE DETAIL

LANDSCAPING NOTES:

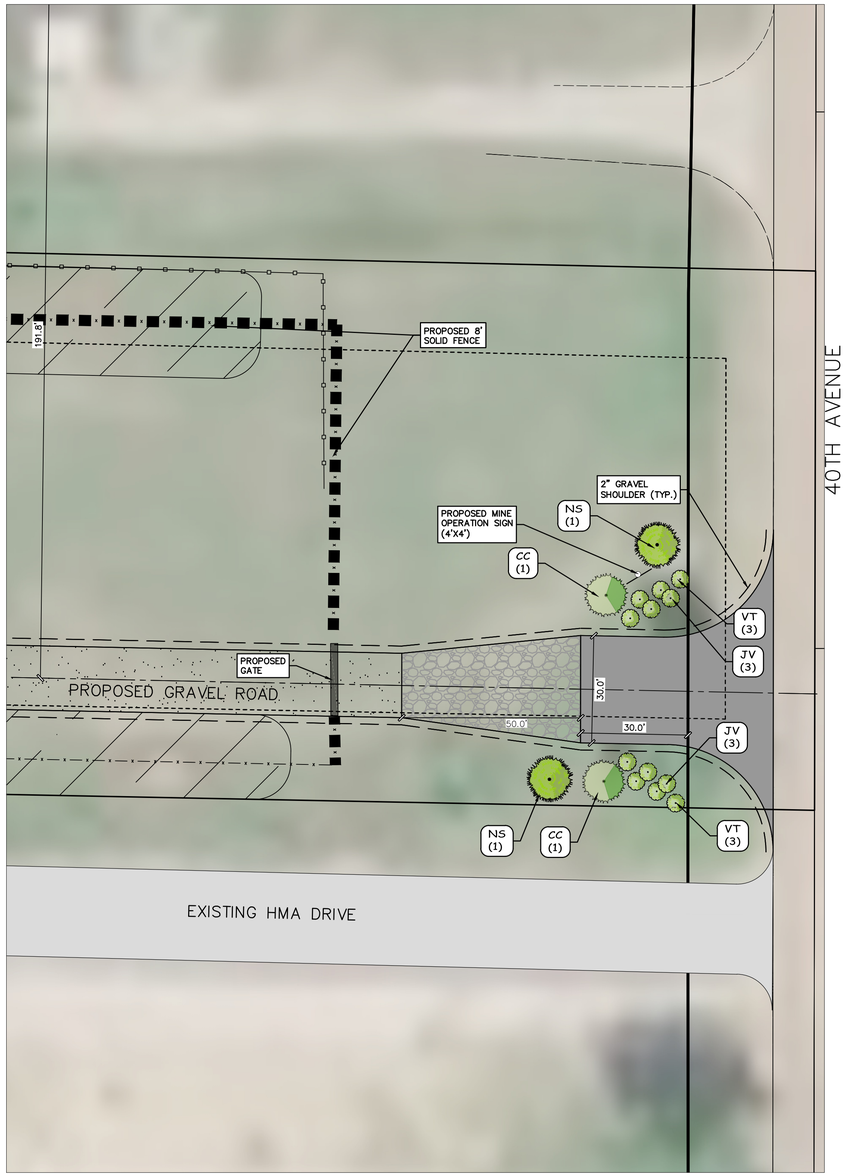
PLANT MATERIALS:
1. PLACE SHREDDED HARDWOOD MULCH TO A UNIFORM 3" DEPTH IN PERENNIAL AREAS AND INSTALL A 4' BARK SAUCER ON ALL TREE PLANT MATERIALS
2. 4" STEEL EDGING IS TO BE INSTALLED WHERE LAWN MEETS TURF AS SHOWN ON DRAWINGS
3. MICHIGAN 1-3" WASHED STONE MULCH TO BE INSTALLED 4" DEPTH ON FABRIC IN PLANTING BEDS & MAINTENANCE STRIP AREAS AROUND THE BUILDING

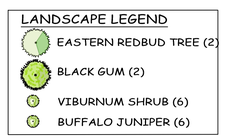
4. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH DEVELOPED BRANCHING SYSTEMS AND VIGOROUS, HEALTHY ROOT SYSTEMS.
5. STAKING/GUYING TREES SHALL TAKE PLACE WHERE PLANTS ARE EXPOSED TO DIRECT WEST WIND OR HAVE A ROOT SYSTEM THAT WHEN PLANTED BECOMES LOOSE AFTER WATERING BACKFILL WHEN PLANTING.
THIS SHALL BE AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR .
6. PLANT MIX SHALL BE A BLEND OF 1/3 TOPSOIL,1/3 SAND, 1/3 PEAT OR COMPOST.
7. ALL PLANT MATERIALS HAVE A ONE YEAR WARRANTY WHICH STARTS UPON AGREED UPON SUBSTANTIAL COMPLETION DATE BY OWNER.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS WHICH INCLUDES WATERING, CONTROLLING WEED GROWTH, FERTILIZING, PRUNING, TRIMMING FOR DURATION OF CONSTRUCTION AND PER SPECIFICATION INSTRUCTIONS.
9. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF PLANTING AND REPEATED AS NECESSARY TO ENSURE HEALTHY NURSERY STOCK.
10. REMOVE 4" TURF IN ALL DESIGNATED PLANTING BED AREAS AND DISPOSE OF DEBRIS

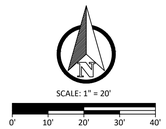
SEEDING NOTES:
1. ALL DISTURBED AREAS SHALL BE TOPDRESSED WITH TOPSOIL ,FINE GRADED AND HYDROSEEDED WITH SPECIFIED LAWN MIX
NOTE: CARE MUST BE TAKEN TO MINIMALLY DISTURB EXISTING LAWN AREAS AT THE TIME OF PLANTING. SEED ALL IRRIGATION & SITE DISTURBANCE.

LANDSCAPE LEGEND:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENT
DECIDUOUS TREES	Ns	Nyssa sylvatica	Black Gum	2–2.5" cal.	B&B	
ORNAMENTAL TREES	Cc	Cercis canadensis	Eastern Red Bud	6–8'	B&B	MULTI–STEM
SHRUBS	Vt	Viburnum trilobum	Highbush Cranberry Viburnum	30–36"	cont.	
	Jv	Juniperus sabina 'Buffalo'	Buffalo Juniper	30–36"	cont.	







STATE OF MICHIGAN TODD BRUNNER LANDSCAPE ARCHITECT No. 3001001351 REGISTERED LANDSCAPE ARCHITECT

TMB Landscape Consulting

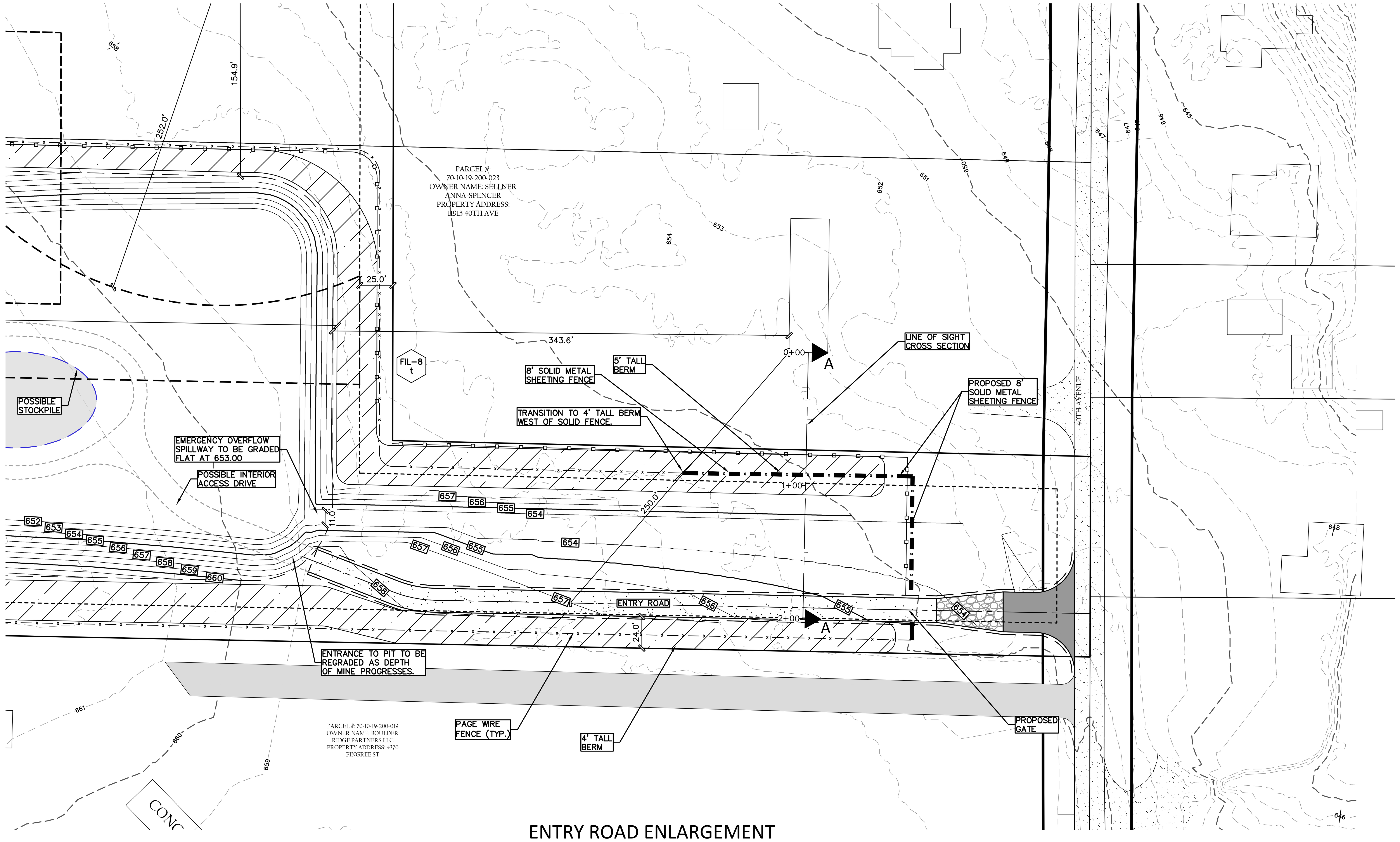
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ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
LANDSCAPING PLAN

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ENTRY ROAD ENLARGEMENT

SCALE: 1" = 50'

0' 25' 50' 75' 100'

SYMBOL LEGEND

- EXISTING TREE
- TREE STUMP
- SIGN
- MAILBOX
- BOLLARD
- LIGHT POLE
- POWER POLE
- GUYWIRE
- COM/ELEC STRUCTURE
- GAS METER
- VALVE
- HYDRANT
- WELL
- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- STORM FLARED END SECTION
- RIP RAP
- FLOW DIRECTION ARROW
- SECTION CORNER
- PROPERTY CORNER – SET
- PROPERTY CORNER – FOUND
- BENCHMARK/CONTROL POINT
- SOIL BORING
- SILT FENCE

LINE LEGEND

- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING ELECTRIC
- PROPOSED ELECTRIC
- EXISTING GAS
- PROPOSED GAS
- EXISTING COMMUNICATIONS
- PROPOSED COMMUNICATIONS
- EXISTING FENCE
- PROPOSED FENCE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING FORCEMAIN
- PROPOSED FORCEMAIN
- EXISTING WATERMAIN
- PROPOSED WATERMAIN

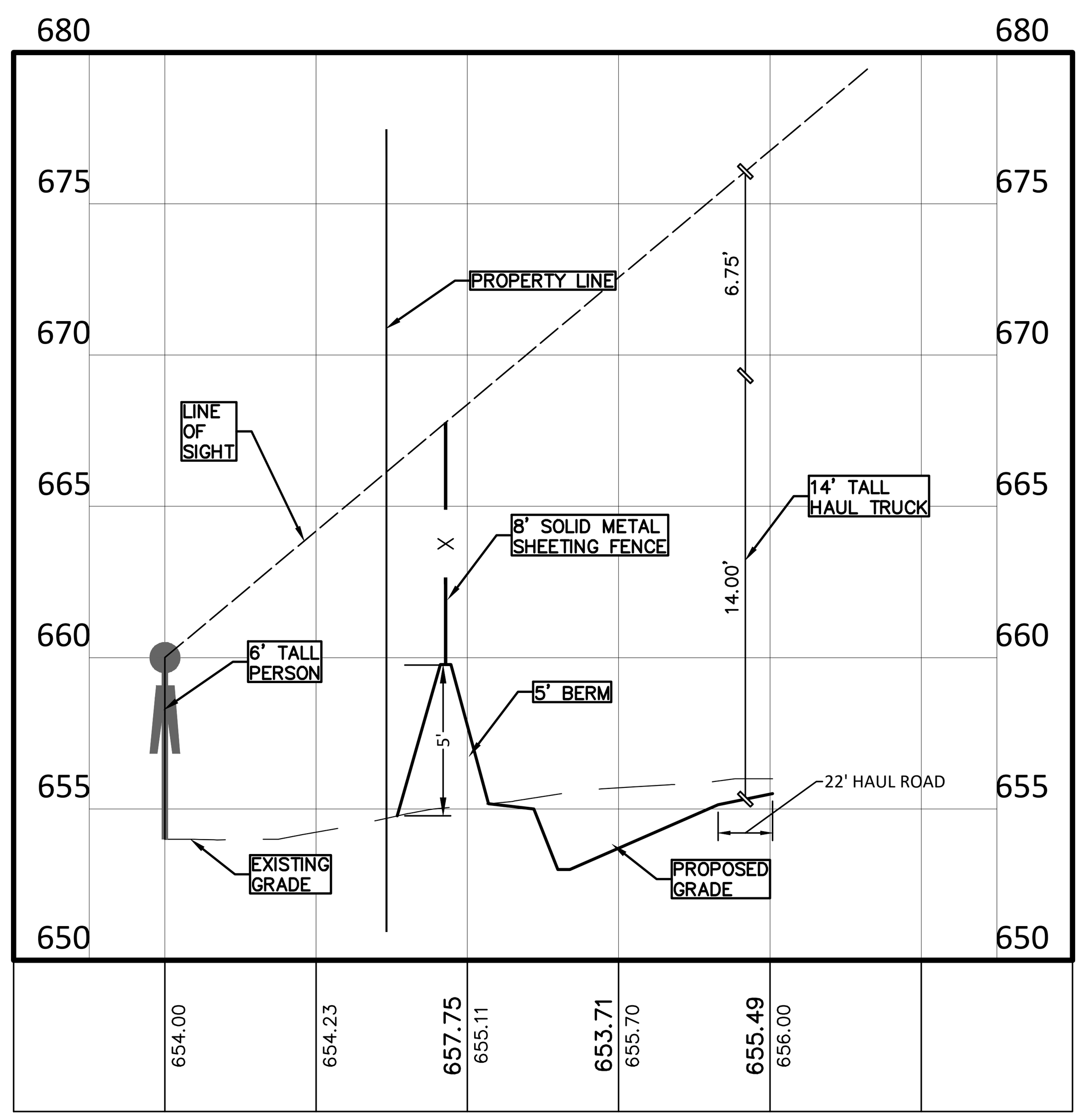
HATCH LEGEND

- EXISTING GRAVEL
- PROPOSED GRAVEL
- PROPOSED 2"–4" CLEAN AGGREGATE
- PROPOSED TOPSOIL BERM
- EXISTING HOT MIXED ASPHALT



CORRUGATED METAL

NOTE: PROPOSED SOLID METAL FENCE WILL BE SIMILAR TO PHOTO, BUT MAY DIFFER IN COLOR, TRIM, AND CORRUGATION.



A-A

LINE OF SIGHT CROSS SECTION

CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

0' 25' 50'
0' 3' 5'

NOTE: THE OWNER OF 70-10-19-200-023 HAS SIGNED A LETTER AGREEING TO THE PROPOSED LOCATION OF THE ENTRY ROAD.

NO.	DATE	REVISION	BY
1	04/30/26	SITE PLAN REVIEW	MDS
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ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
SIGHT DISTANCE PROFILE

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July 18, 2023

Sent via e-mail only: kmkuiper@outlook.com

Ms. Kelly Kuiper
Great Lakes Excavating Services
3471 146th Avenue
Zeeland, MI 49464

Re: Investigation of Dust Particulate Concentrations & Noise Levels
Great Lakes Excavating Services
Moorland Township, Muskegon County, Michigan

Dear Ms. Kuiper,

Per your request, Lakeshore Environmental, Inc. (LEI), has prepared this document to provide an evaluation of expected noise levels and dust concentrations at the proposed Moorland Township sand mine. As stated in the Moorland Township review of Great Lakes Excavating Services' (GLES's) Special Land Use Application, the primary concerns are potential increased noise levels and dust particulate concentrations at adjacent properties during sand excavation, stockpiling, and hauling. A summary of our analysis with regard to these concerns is provided below.

Background Information

GLES proposes to mine sand above and below the water table at the property located at 10986 Hall Road, Moorland Township, Ravenna, Michigan (Moorland Mine). The Moorland Mine is surrounded by wooded, rural residential properties.

To evaluate anticipated conditions of the proposed mine, LEI completed noise and dust testing on June 7, 2023 at a similar sized sand and gravel mine, located at 11090 & 12084 46th Avenue, Allendale Township, Michigan (Site, **Figure 1**). The Site is surrounded by agricultural and rural residential properties. Active sand and gravel mining, excavation, and hauling occurs at this permitted sand mine and best management practices (BMPs) are followed to manage dust concentration and noise levels, including spraying haul roads and sand stockpiles with water 2-4 times a day.

Typical mining at GLES locations consists of the removal of sand and/or gravel with a long-reach excavator. A loader then moves the sand and/or gravel to a stacker conveyor for stockpiling. The loader also dumps separated sand and/or gravel into a haul truck, which traverses the mine on a haul road. There is no on-site crushing, drying, or processing at the Site and no crushing, drying, or processing is proposed for the Moorland Mine. A photolog of the typical mining operations at the Site is provided in **Attachment A**.

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Grand Haven, Michigan 49417
Phone: 800.844.5050
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Lakeshore Environmental, Inc.
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Methodology

Dust Particulate Sampling

No significant rainfall had occurred (<0.10 inches) at the Site for twenty-nine (29) days prior to sampling. The appropriate sampling locations were determined through the use of a *Kestrel 5200 Pro* meter. The wind speed varied between 4.0 and 10.0 miles per hour. Wind direction was constant from the north/northwest. The temperature was 65.3° Fahrenheit, the relative humidity was 60.2%, and the barometric pressure was 1,014.3 millibars.

To evaluate the relative amount of dust particulates created from operations, LEI collected samples both upwind and downwind of active mining (**Attachment A**). Sampling locations were selected near Site boundaries to collect representative conditions at adjacent properties (**Figure 1**). The upwind location was located at the northwest property boundary, approximately 580 feet from active mining. The downgradient location was located 350 feet southeast of the active mining, west of the recently created lakes.

Dust particulate samples were collected using two (2) methods. Method 1 tested for total settled particulates using pre-weighed collection trays. The trays were placed at a height of 1.0 foot above grade at the upwind location and 6.0 feet above grade at the downwind location. LEI allowed the trays to collect settled particulates for 240 minutes during active mining operations. The trays were analyzed at Trace Analytical Laboratories, Inc. by gravimetric analysis.

Method 2 tested for total suspended particulates in accordance with National Institute for Occupational Safety and Health (NIOSH) Method 0500, Issue 2. Total suspended dust particulates (or inhalable coarse particles) are typically associated with mining processes. This method utilized a properly calibrated battery-operated sampling pump (*Escort ELF*) and pre-weighed 5.0-micron filters in a PVC cassette. The sampling pump was calibrated to extract 1.7 liters per minute (L/min) of air for 50 minutes per sample during active mining operations. The filter cassettes were analyzed by Trace Analytical Laboratories, Inc. by gravimetric methods.

Noise Level Sampling

LEI measured noise levels at sample locations throughout the Site utilizing a *LONVOX LSM01 Sound Level Meter* (dosimeter). Measurements were collected (in decibels) utilizing a slow response rate and "A" weighting as this best replicates how noise is perceived by the human ear. At each location, the maximum reading was recorded during a minimum collection time of 1 minute. LEI collected noise levels near active excavation, stacking, and truck hauling. In addition, LEI collected noise levels at Site property boundaries to evaluate noise levels at adjacent properties and car traffic along 46th Avenue.

Results

Dust Particulate Sampling

Trace amounts of dust were detected in the upgradient and downgradient trays (Method 1), with reported values of 0.0019 grams and 0.00060 grams, respectively. The detection limit for the results was 0.0001 grams. While this test is not specific to particulate size, it has great significance to adjoining neighbors. Trace amounts of particulate matter (typically coarse) settled in the collection trays, which is a general indication that dust will not settle in significant amounts on surrounding properties. Again, GLES follows proper BMPs to control dust originating from mining

activities. The fact that the settled dust measured in the upgradient location was higher than the downgradient location indicates that neighboring agricultural properties produce more ambient dust at the Site than mining. Furthermore, the Moorland Mine is surrounded by mature trees which will likely prevent most dust particulates from traveling beyond the property boundary. The testing data for the collection trays is provided in **Attachment B** and summarized in **Table 1**.

Based on Method 2 sampling, the total suspended particulates of the mining process was not detectable for both the upgradient and downgradient sampling locations at a distance of 580 feet and 350 feet, respectively, from the active mining area. The concentration of total suspended particulates is effectively 0 mg/m^3, considerably lower than the Occupational Health and Safety Administration (OSHA) Permissible Exposure Limit (PEL) of 15 mg/m^3. Suspended dust particulate data is provided in **Attachment B** and calculations of total particulate due to mining activities are summarized in **Table 2**.

Noise Level Sampling

The noise measurements collected throughout the Site are illustrated in **Figure 1** and summarized in **Table 3**. With the exception of one noise level measurement, all noise levels recorded at the Site during active mining operations were under OSHA's limit of 90 decibels. The noise level that exceeded OSHA's limit was 94.3 decibels and was measured less than 10 feet from a loader actively reversing (backup alarm sounding). At a distance of 75 feet from the active mining operation the measured noise was 73.7 decibels. The highest noise measurement along the property boundary was 70.7 decibels. In addition, the measured noise of non-mining, "ambient" traffic along 46th Avenue exceeded 80 decibels. Considering noise measurements near the active mining and at the property boundaries were all less than noise levels measured standard traffic on 46th Avenue, adjacent properties should not be impacted by the proposed Moorland Mine operations.

CONCLUSION

LEI collected noise levels dust particulate concentrations during active mining operations at a mine GLES operates in Allendale Township, Michigan. The results from this study were used to evaluate expected dust and noise conditions at the proposed Moorland Mine located in Moorland Township, Michigan. Dust concentrations were below OSHA limit and typical nuisance concentrations. Noise levels were also below OSHA limits and were comparable to normal car traffic. LEI concludes that GLES's proposed Moorland Mine operations should not produce excessive dust or noise to adjacent properties.

Thank you for your consideration. Please contact me with any questions or concerns regarding this information.

Sincerely,
Lakeshore Environmental, Inc.



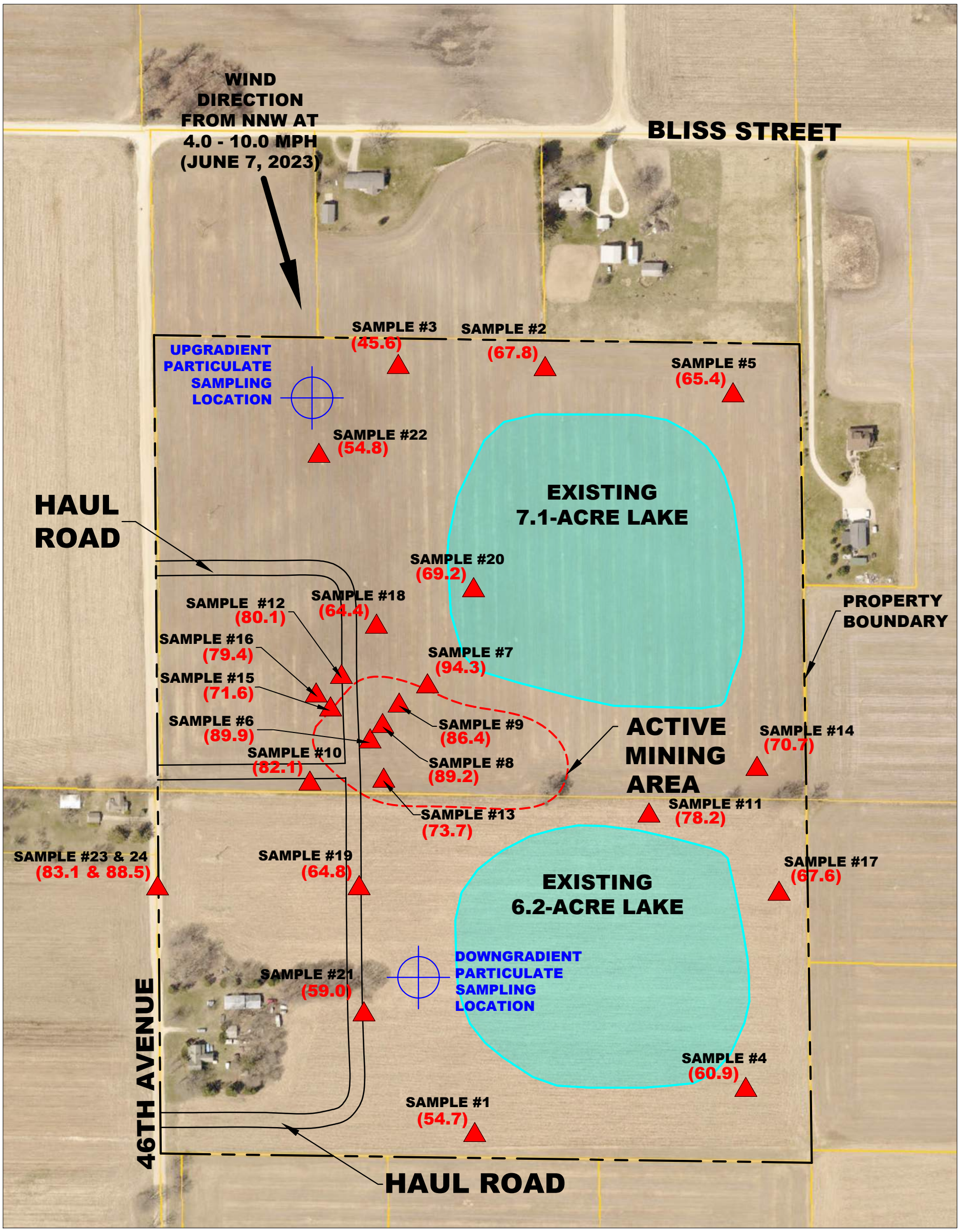
Amie E. Baelstrom
Hydrogeologist | Project Manager
Email: AmieB@my-lei.com

Attachments: Figures and Tables
A: Photolog
B: Analytical Data Report for Total Particulates

Cc: File – LEI (22-702/ck: MJT/NCK)

Figures and Tables

Figure 1 - Site Features Map
Table 1 - Weight of Total Settled Particulates
Table 2 - Weight of Total Suspended Particulates
Table 3 - Sound Level Measurements



NOTE: BASEMAP OBTAINED AND PROPERTY BOUNDARY ADAPTED FROM OTTAWA COUNTY GIS

LEGEND

(DECIBALS)

NOISE LEVEL SAMPLE (JUNE 7, 2023)

PARTICULATE SAMPLING LOCATION (JUNE 7, 2023)

ACTIVE MINING AREA

SURFACE WATER BODY

N

0 200' 400'

SCALE: 1" = 200'

DWN BY: MJT

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SITE FEATURES MAP

GREAT LAKES EXCAVATING SERVICES

11910 & 12084 46TH AVENUE
ALLENDALE, MICHIGAN 49401

PROJECT 22-702	JULY 2023	FIGURE 1

Table 1 - Weight of Total Settled Particulates

Great Lakes Excavating Services - Allendale, Michigan

Sample Location	Collection Tray Weight Before[1] (grams)	Collection Tray Weight After (grams)	Total Settled Particulates (grams)
P-Upgradient	12.7106	12.7125	0.0019
P-Downgradient	12.7116	12.7122	0.00060
P-Control-1	12.7211	12.7211	<0.00010

Note:

[1] - Weights were measured by Trace Analytical Laboraties, Inc. and recorded by LEI prior to sample collection.

Table 2 - Weight of Total Suspended Particulates

Great Lakes Excavating Services - Allendale, Michigan

Sample Location	Filter Weight Before (milligrams)	Filter Weight After (milligrams)	Significant Difference of Total Suspended Particulates (milligrams)	Average Total Suspended Particulates (milligrams)
F-Upgradient-1	13.390	13.390	<0.00010	0.000
F-Upgradient-2	12.787	12.787	<0.00010	0.000
F-Downgradient-1	12.600	12.600	<0.00010	0.000
F-Downgradient-2	14.035	14.035	<0.00010	0.000
F-Control-1	12.555	12.555	<0.00010	0.000

Concentration of total particulate (mg/m^3) due to mining activities =

$$\frac{\text{Total particulate average downwind - Total particulate average upwind - control x 1000}}{\text{Volume of air (liters)}}$$

$$\frac{0.000\ (mg) - 0.000\ (mg) - 0.000\ (mg) = 0.000\ (mg)}{1.7\ \text{liters/mins x 50 minutes} = 85\ \text{liters}} \times 1000\ \text{liters per cubic meter} = \mathbf{0.000\ mg/m^3}$$

Table 3 - Sound Level Measurements

Great Lakes Excavating Services - Allendale, Michigan

Sample ID	Noise Source	Distance From Noise Source During Measurement (feet)	Noise Level Measurement (Decibels)
Measurements Near Property Boundary			
1	General Mining Activity (South)	780	**54.7**
2	General Mining Activity (North)	800	**67.8**
3	General Mining Activity (North)	800	**45.6**
4	General Mining Activity (Southeast)	950	**60.9**
5	General Mining Activity (Northeast)	950	**65.4**
Measurements Near Equipment Operations			
6	Beeping from Stacker Conveyor	5	**89.9**
7	Loader In Reverse (Backup Alarm)	8	**94.3**
8	Adjacent to General Mining Activity	15	**89.2**
9	Loader In Reverse (Backup Alarm)	20	**86.4**
10	Haul Truck Loading with Loader Horn	30	**82.1**
11	Long-reach Excavator Excavating	50	**78.2**
12	Stacker Conveyor Alarm	50	**80.1**
13	Truck Being Loaded and Stacker Conveyor Alarm	75	**73.7**
14	Long-reach Excavator Excavating	100	**70.7**
15	Stacker Conveyor Alarm	100	**71.6**
16	Truck Entering Site and General Mining Activity	100	**79.4**
17	Long-reach Excavator Excavating	200	**67.6**
18	General Mining Activity	260	**64.4**
19	General Mining Activity	300	**64.8**
20	General Mining Activity	325	**69.2**
21	General Mining Activity	550	**59.0**
22	Stacker Conveyor Alarm	600	**54.8**
Offsite Measurements			
23	Pickup Truck Driving by on 46th Avenue	20	**83.1**
24	Pickup Truck Driving by on 46th Avenue	20	**88.5**

Attachment A: Photolog



A. Upgradient collection tray for total settled particulate sampling, 1 foot above ground surface.



B. Downgradient collection tray for total settled particulate sampling, 6 feet above ground surface.



C. Upgradient sampling pump and filter cassette for total suspended particulate sampling, 1 foot above ground surface.



D. Downgradient sampling pump and filter cassette for total suspended particulate sampling, 6 feet above ground surface.

Photo Log



E. Long-reach excavator during operation. Approximate location of noise level sample #17.



F. Stacker conveyor separating sand from gravel. Approximate location of noise sample #15.



G. Loader transporting sand and gravel into stacker conveyor. Approximate location of noise sample #16.

Attachment B: Analytical Data Report for Total Particulates

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TRACE ANALYTICAL LABORATORIES, INC.

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June 26, 2023

Ms. Amie Baelstrom
Lakeshore Environmental, Inc.
803 Verhoeks Street
Grand Haven, MI 49417

RE: Trace Project 23F0334
Client Project 22-702 Hall Road

Dear Ms. Baelstrom:

Enclosed are your analytical results. The results of this report relate only to the samples listed in the body of this report.

All reports were examined through Trace's validation process to ensure that requirements for quality and completeness were satisfied. All reported analytical results were obtained in accordance with the methods referenced on the reports. Every practical effort was made to meet the reporting limit specifications for this work, however, some results may have raised reporting limits to correct for percent solids.

For clients that require NELAP Accreditation, Trace certifies that these test results meet all requirements of the NELAP Standard, except for those analytes with a "N" notation. These analytes have not been evaluated by NELAP at Trace's discretion and will not be reported unless requested by client.

If you have questions concerning this report, please contact me at 231.773.5998 or by email at jmink@trace-labs.com.

Sincerely,

Jon Mink
Senior Project Manager
Enclosures

NJDEP Accreditation No. MI008

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SAMPLE SUMMARY

Trace Project ID: 23F0334
Client Project ID: 22-702 Hall Road

Trace ID	Sample ID	Matrix	Collected By	Date Collected	Date Received
23F0334-01	F-Upgradient-1	By Device	MJT	06/07/23 12:41	06/07/23 16:24
23F0334-02	F-Upgradient-2	By Device	MJT	06/07/23 13:34	06/07/23 16:24
23F0334-03	F-Downgradient-1	By Device	MJT	06/07/23 14:34	06/07/23 16:24
23F0334-04	F-Downgradient-2	By Device	MJT	06/07/23 13:30	06/07/23 16:24
23F0334-05	F-Control-1	By Device	MJT	06/07/23 12:45	06/07/23 16:24
23F0334-06	P-Upgradient	By Device	MJT	06/07/23 13:25	06/07/23 16:24
23F0334-07	P-Downgradient	By Device	MJT	06/07/23 13:50	06/07/23 16:24
23F0334-08	P-Control-1	By Device	MJT	06/07/23 12:40	06/07/23 16:24

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ANALYTICAL RESULTS

Trace Project ID: 23F0334
Client Project ID: 22-702 Hall Road

Trace ID: 23F0334-01 Matrix: By Device Date Collected: 06/07/23 12:41
Sample ID: F-Upgradient-1 Date Received: 06/07/23 16:24

PARAMETERS	RESULTS	UNITS	RDL	DILUTION	PREPARED	BY	ANALYZED	BY	NOTES	MCL
SCREENING TESTS										
Analysis Method: General										
Batch: T137892										
Particulates	<0.00010	g	0.00010	1	06/23/23	jm	06/23/23	jm	N	

CERTIFICATE OF ANALYSIS

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ANALYTICAL RESULTS

Trace Project ID: 23F0334
Client Project ID: 22-702 Hall Road

Trace ID: 23F0334-02 Matrix: By Device Date Collected: 06/07/23 13:34
Sample ID: F-Upgradient-2 Date Received: 06/07/23 16:24

PARAMETERS	RESULTS	UNITS	RDL	DILUTION	PREPARED	BY	ANALYZED	BY	NOTES	MCL
SCREENING TESTS										
Analysis Method: General										
Batch: T137892										
Particulates	<0.00010	g	0.00010	1	06/23/23	jm	06/23/23	jm	N	

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ANALYTICAL RESULTS

Trace Project ID: 23F0334
Client Project ID: 22-702 Hall Road

Trace ID: 23F0334-03 Matrix: By Device Date Collected: 06/07/23 14:34
Sample ID: F-Downgradient-1 Date Received: 06/07/23 16:24

PARAMETERS	RESULTS	UNITS	RDL	DILUTION	PREPARED	BY	ANALYZED	BY	NOTES	MCL
SCREENING TESTS										
Analysis Method: General										
Batch: T137892										
Particulates	<0.00010	g	0.00010	1	06/23/23	jm	06/23/23	jm	N	

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ANALYTICAL RESULTS

Trace Project ID: 23F0334
Client Project ID: 22-702 Hall Road

Trace ID: 23F0334-04 Matrix: By Device Date Collected: 06/07/23 13:30
Sample ID: F-Downgradient-2 Date Received: 06/07/23 16:24

PARAMETERS	RESULTS	UNITS	RDL	DILUTION	PREPARED	BY	ANALYZED	BY	NOTES	MCL
SCREENING TESTS										
Analysis Method: General										
Batch: T137892										
Particulates	<0.00010	g	0.00010	1	06/23/23	jm	06/23/23	jm	N	

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ANALYTICAL RESULTS

Trace Project ID: 23F0334
Client Project ID: 22-702 Hall Road

Trace ID: 23F0334-05 Matrix: By Device Date Collected: 06/07/23 12:45
Sample ID: F-Control-1 Date Received: 06/07/23 16:24

PARAMETERS	RESULTS	UNITS	RDL	DILUTION	PREPARED	BY	ANALYZED	BY	NOTES	MCL
SCREENING TESTS										
Analysis Method: General										
Batch: T137892										
Particulates	<0.00010	g	0.00010	1	06/23/23	jm	06/23/23	jm	N	

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ANALYTICAL RESULTS

Trace Project ID: 23F0334
Client Project ID: 22-702 Hall Road

Trace ID: 23F0334-06 Matrix: By Device Date Collected: 06/07/23 13:25
Sample ID: P-Upgradient Date Received: 06/07/23 16:24

PARAMETERS	RESULTS	UNITS	RDL	DILUTION	PREPARED	BY	ANALYZED	BY	NOTES	MCL
SCREENING TESTS										
Analysis Method: General										
Batch: T137892										
Particulates	**0.0019**	**g**	**0.00010**	**1**	**06/23/23**	**jm**	**06/23/23**	**jm**	**N**	

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ANALYTICAL RESULTS

Trace Project ID: 23F0334
Client Project ID: 22-702 Hall Road

Trace ID: 23F0334-07 Matrix: By Device Date Collected: 06/07/23 13:50
Sample ID: P-Downgradient Date Received: 06/07/23 16:24

PARAMETERS	RESULTS	UNITS	RDL	DILUTION	PREPARED	BY	ANALYZED	BY	NOTES	MCL
SCREENING TESTS										
Analysis Method: General										
Batch: T137892										
Particulates	**0.00060**	**g**	**0.00010**	**1**	**06/23/23**	**jm**	**06/23/23**	**jm**	**N**	

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ANALYTICAL RESULTS

Trace Project ID: 23F0334
Client Project ID: 22-702 Hall Road

Trace ID: 23F0334-08 Matrix: By Device Date Collected: 06/07/23 12:40
Sample ID: P-Control-1 Date Received: 06/07/23 16:24

PARAMETERS	RESULTS	UNITS	RDL	DILUTION	PREPARED	BY	ANALYZED	BY	NOTES	MCL
SCREENING TESTS										
Analysis Method: General										
Batch: T137892										
Particulates	<0.00010	g	0.00010	1	06/23/23	jm	06/23/23	jm	N	

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QUALITY CONTROL RESULTS

Trace Project ID: 23F0334
Client Project ID: 22-702 Hall Road

QC Batch: T137892	Analysis Description: Special Analysis
QC Batch Method: *** DEFAULT PREP ***	Analysis Method: General

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AN EXPLANATION OF TERMS AND SYMBOLS WHICH MAY OCCUR IN THIS REPORT

DEFINITIONS

LCS	Laboratory Control Sample
LCSD	Laboratory Control Sample Duplicate
MS	Matrix Spike
MSD	Matrix Spike Duplicate
RPD	Relative Percent Difference
DUP	Matrix Duplicate
RDL	Reporting Detection Limit
MCL	Maximum Contamination Limit
TIC	Tentatively Identified Compound
<, ND or U	Indicates the compound was analyzed for but not detected
*	Indicates a result that exceeds its associated MCL or Surrogate control limits
N	Indicates that the laboratory is not accredited by NELAP for this compound
NA	Indicates that the compound is not available.

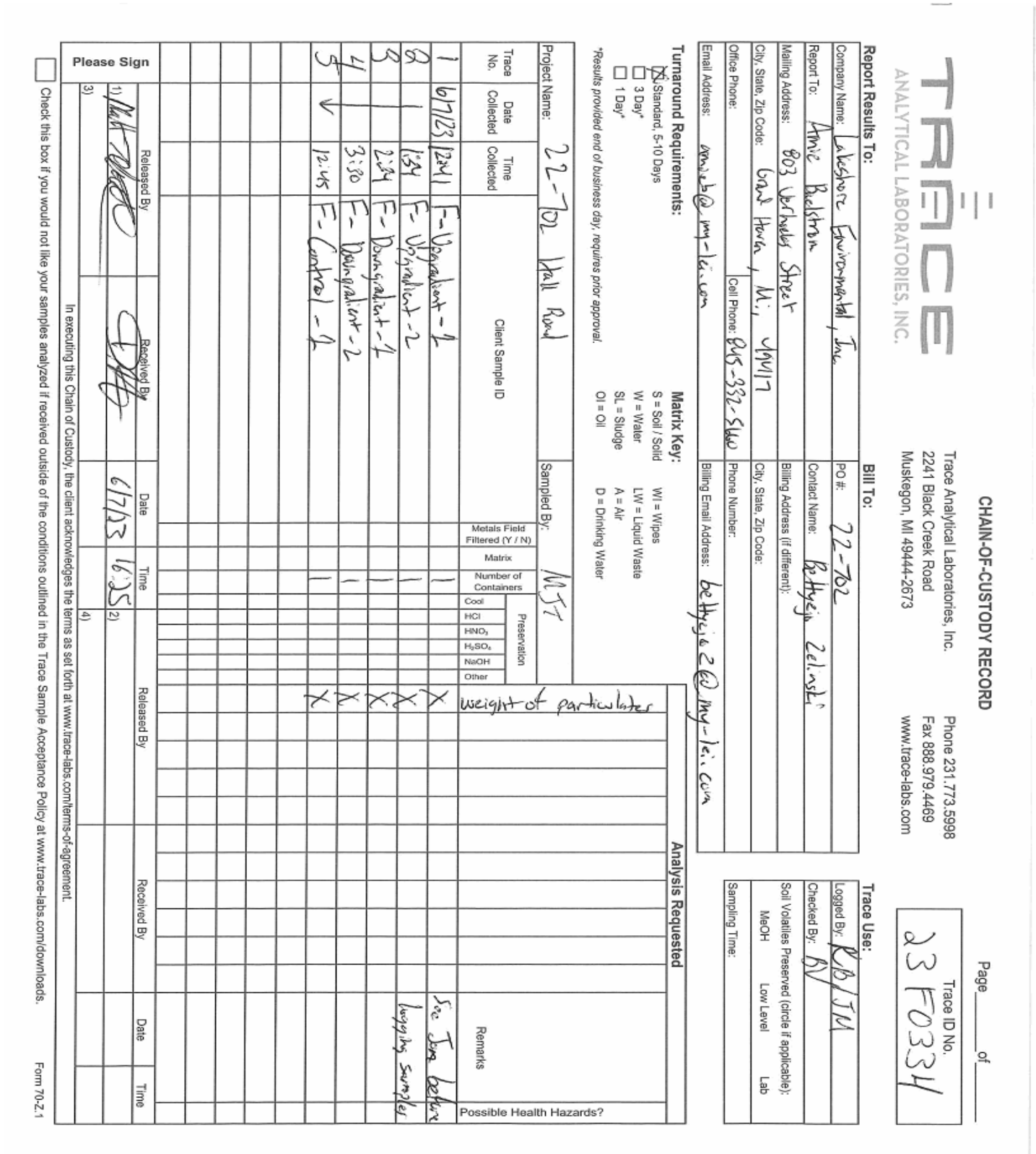
NOTE: Samples for volatiles that have been extracted with a water miscible solvent were corrected for the total volume of the solvent/water mixture.
Solid matrices Method Blanks are at 100% solids as such results are the same wet or dry.

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ANALYTICAL LABORATORIES, INC.

CHAIN-OF-CUSTODY RECORD

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Page ____ of ____

Trace ID No. 23F0334

Report Results To:

Company Name: Lakeshore Environmental, Inc.
Report To: Amie Beckman
Mailing Address: 803 Herbert Street
City, State, Zip Code: Grand Haven, MI, 49417
Office Phone: Cell Phone: 845-332-5166
Email Address: amieb@mynlei.com

Bill To:

PO #: 22-702
Contact Name: Bethesda Lakeshore
Billing Address (if different):
City, State, Zip Code:
Phone Number:
Billing Email Address: bethesda@mynlei.com

Trace Use:

Logged By: KB/JM
Checked By: BV
Soil Volatiles Preserved (circle if applicable): MeOH Low Level Lab
Sampling Time:

Turnaround Requirements:

☒ Standard, 5-10 Days
☐ 3 Day*
☐ 1 Day*
*Results provided end of business day; requires prior approval.

Matrix Key:

S = Soil / Solid
W = Water
SL = Sludge
OI = Oil
WI = Wipes
LW = Liquid Waste
A = Air
D = Drinking Water

Project Name: 22-702 Hall Road
Sampled By: MJT

Trace No.	Date Collected	Time Collected	Client Sample ID	Metals Field Filtered (Y / N)	Matrix	Number of Containers	Preservation: Cool	HCl	HNO_3	H_2SO_4	NaOH	Other	Analysis Requested: weight of particulates	Possible Health Hazards?	Remarks
1	6/7/23	12:41	F-Upgradient-1			1							X		See Jim before
2		1:54	F-Upgradient-2			1							X		weighing samples
3		2:24	F-Downgradient-1			1							X		
4		3:30	F-Downgradient-2			1							X		
5	V	12:45	F-Control-1			1							X		

Please Sign

	Released By	Received By	Date	Time	Released By	Received By	Date	Time
1)			6/7/23	16:35	2)			
3)					4)			

In executing this Chain of Custody, the client acknowledges the terms as set forth at www.trace-labs.com/terms-of-agreement.

☐ Check this box if you would not like your samples analyzed if received outside of the conditions outlined in the Trace Sample Acceptance Policy at www.trace-labs.com/downloads.

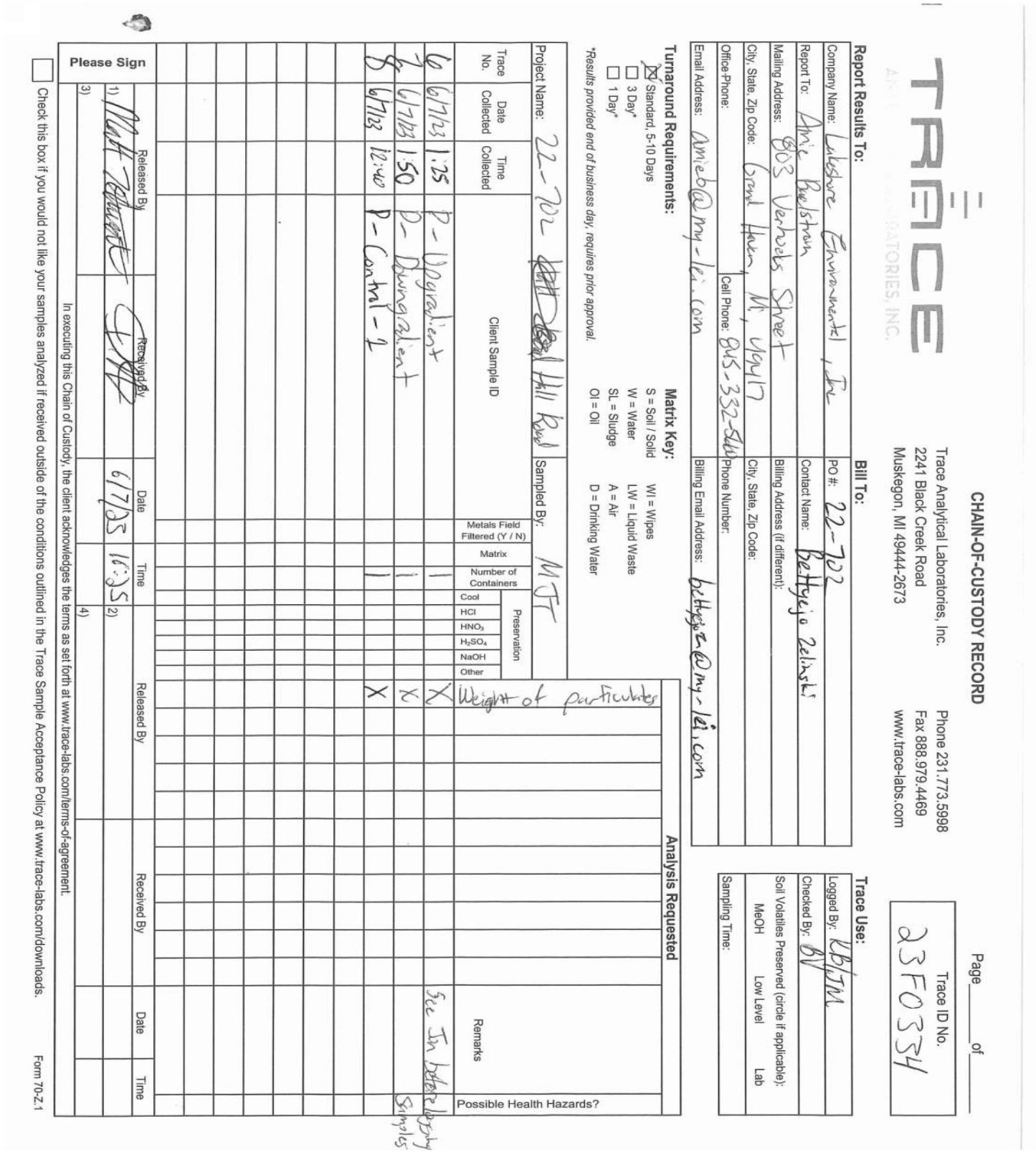
Form 70-Z.1

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TRACE ANALYTICAL LABORATORIES, INC.

CHAIN-OF-CUSTODY RECORD

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Page ____ of ____

Trace ID No. 23F0334

Report Results To:

Company Name: Lakeshore Environmental, Inc.
Report To: Amie Bulstrau
Mailing Address: 803 Verhees Street
City, State, Zip Code: Grand Haven, MI, 49417
Office Phone: Cell Phone: 845-332-5411
Email Address: amieb@my-lei.com

Bill To:

PO #: 22-702
Contact Name: Bethyjo Zelinski
Billing Address (if different):
City, State, Zip Code:
Phone Number:
Billing Email Address: bzhyjo@my-lei.com

Trace Use:

Logged By: KB/JM
Checked By: BJ
Soil Volatiles Preserved (circle if applicable): MeOH Low Level Lab
Sampling Time:

Turnaround Requirements:

☒ Standard, 5-10 Days
☐ 3 Day*
☐ 1 Day*
*Results provided end of business day, requires prior approval.

Matrix Key:

S = Soil / Solid
W = Water
SL = Sludge
OI = Oil
WI = Wipes
LW = Liquid Waste
A = Air
D = Drinking Water

Project Name: 22-702 Kent Hall Road
Sampled By: MJT

Trace No.	Date Collected	Time Collected	Client Sample ID	Metals Field Filtered (Y / N)	Matrix	Number of Containers	Preservation: Cool	HCl	HNO_3	H_2SO_4	NaOH	Other	Analysis Requested: Weight of particulates	Remarks	Possible Health Hazards?
6	6/7/23	1:25	P-Upgradient			1							X	See Tin Data Entry Samples	
7	6/7/23	1:50	P-Downgradient			1							X		
8	6/7/23	12:40	P-Control-2			1							X		

	Released By	Received By	Date	Time	Released By	Received By	Date	Time
1)	Matt Tennant		6/7/23	16:35	2)			
3)					4)			

Please Sign

In executing this Chain of Custody, the client acknowledges the terms as set forth at www.trace-labs.com/terms-of-agreement.

☐ Check this box if you would not like your samples analyzed if received outside of the conditions outlined in the Trace Sample Acceptance Policy at www.trace-labs.com/downloads.

Form 70-Z.1

CERTIFICATE OF ANALYSIS

This report shall not be reproduced, except in full, without the written consent of Trace Analytical Laboratories, Inc.

Trace Analytical Laboratories, Inc.
2241 Black Creek Road
Muskegon, MI 49444-2673

TRACE ANALYTICAL LABORATORIES, INC.

231-773-5998 Phone
888-979-4469 Fax
www.trace-labs.com

23F0334

Lakeshore Environmental, I

Project Manager: Jon Mink

Sample Log In Checklist

	Original Observation	Corrected Temperature	IR-9 (CF: 0.0°C)	IR-10 (CF: 0.0°C)	IR-12 (CF: +0.1°C)	SR1 (CF: 0.0°C)	SR2 (CF: -0.1°C)	Temp Blank	Client Sample
Date: 6/7/23									
Time: 16:24									
Logged by: KB									
Package Description: Cooler									
Package Temp °C	17.2	17.2							
Representative Sample Temp °C	17.2	17.2							

Sample Receipt

Yes / No

- [ ] [x] Received on ice or other coolant
- [ ] [x] Ice still present upon receipt
- [ ] [x] Custody seals present — [ ] Yes [ ] No Custody seals intact (if applicable)
- [ ] Trace Courier [x] Client Drop-off [ ] UPS [ ] Fed Ex [ ] US Mail [ ] Other

Sample Condition

Yes / No / N/A

- [x] [ ] [ ] All sample containers arrived unbroken and labeled
- [x] [ ] [ ] Sufficient sample to run requested analyses
- [ ] [ ] [x] Correct chemical preservative added to samples
- [ ] [ ] [x] Samples preserved at Trace _____
- [ ] [ ] [x] Chemical preservation verified, check EMD pH test strip used (if applicable)
  - [ ] pH 0-2.5 (Lot: HC201854) [ ] pH 11.0-13.0 (Lot: HC022540) [ ] Other
- [ ] [ ] [x] Air bubbles absent from VOAs _____

Chain of Custody (COC)

Yes / No

- [x] [ ] All bottle labels agree with COC
- [x] [ ] COC filled out properly
- [x] [ ] COC signed by client

Notes:

Form 70-A.48
Effective 5/24/23

TRACE Analytical Laboratories, Inc.

CERTIFICATE OF ANALYSIS

This report shall not be reproduced, except in full, without the written consent of Trace Analytical Laboratories, Inc.

GLES
GREAT LAKES
EXCAVATING SERVICE

EXCAVATION ACCESS DRIVE AGREEMENT

This Excavation Access Drive Agreement ("Agreement") is entered into between:

Great Lakes Excavation Services Inc.
3471 146th Ave SW
Zeeland, MI 49464
("Great Lakes Excavation")

and

Spencer and Anna Sellner
11915 40th Ave
Allendale, MI 49401
("Sellners")

Collectively, the parties may be referred to as the "Parties."

1. Purpose

The purpose of this Agreement is to document the Sellners consent regarding the location of an excavation access drive associated with work to be performed by Great Lakes Excavation Services Inc.

2. Excavation Access Drive

The Sellner's agree to allow Great Lakes Excavation to establish and/or utilize an excavation access drive that will be located less than 250 feet from the Sellner's home.

The anticipated distance from the Sellners home to the excavation access drive is approximately **191 feet.**

The Sellners acknowledge and agree to this distance and consent to the access drive being located at approximately this distance, notwithstanding any requirement or guideline that may otherwise call for an access drive to be located 250 feet or more from a residence, to the extent such consent is permitted and applicable.

3. Application and Permitting

The Sellners agree to cooperate with Great Lakes Excavation Services Inc. in connection with any application, permit, variance, approval, or other governmental or regulatory process that may be necessary or appropriate for the proposed excavation access drive.

If the Sellners participation is required or requested as part of an application or approval process, the Sellner's agree to participate and provide reasonable cooperation, including signing documentation or providing written acknowledgment of their consent, if necessary.

4. No Guarantee of Approval

The Parties acknowledge that this Agreement represents the consent of the Sellners regarding the matters described herein and does not guarantee that any governmental agency, municipality, county, or other regulatory authority will approve the proposed excavation access drive or any related application or permit.

Great Lakes Excavation Services Inc. remains responsible for obtaining any permits, approvals, or authorizations required for its work, unless otherwise agreed to in writing by the Parties.

5. Access and Use

Any access provided pursuant to this Agreement shall be used for purposes reasonably related to the excavation project and shall be conducted in accordance with applicable laws, regulations, permits, and property rights.

6. Entire Agreement

This Agreement represents the understanding between the Parties regarding the excavation access drive described above. Any changes or additions to this Agreement must be made in writing and signed by the Parties.

7. Voluntary Agreement

The Sellners acknowledge that they have read and understand this Agreement and voluntarily agree to the terms contained herein.

8. Signatures

By signing below, the Parties acknowledge and agree to the terms of this Excavation Access Drive Agreement.

GREAT LAKES EXCAVATION SERVICES INC.

By: _____

Name/Title: Curtis Moran JR, member

Date: 9/24/26

SPENCER SELLNER

Signature: _____

Date: 9/24/26

ANNA SELLNER

Signature: anna sellner

Date: 9/24/26

State of MI County of Ottawa

Subscribed and sworn to (or affirmed) before me on this 24 day of September, 20 26 by Spencer Sellner & Anna Sellner

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Signature _____

RAYMOND J SIMON
Notary public, State of Michigan
County of KENT
My commission expires 14-Aug-2031
Acting in the County of Ottawa

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Collins & Associates 5075 Cascade Rd SE Grand Rapids MI 49546	**CONTACT NAME:** Kirsten May **PHONE (A/C, No, Ext):** 616-575-2374 **FAX (A/C, No):** 616-942-1118 **E-MAIL ADDRESS:** kmay@insuredwithcollins.com
	INSURER(S) AFFORDING COVERAGE / **NAIC #** **INSURER A :** EMC Insurance Companies
INSURED GREALAK-25 Great Lakes Excavating Services CPMJR, LLC. 3471 146th Ave Zeeland MI 49464	**INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 808232764 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			BBC1889-1	2/7/2026	2/7/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			6E69919	2/7/2026	2/7/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X **UMBRELLA LIAB** ☒ OCCUR **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☒ RETENTION $ 10,000			6J69919	2/7/2026	2/7/2027	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		6H69919	2/7/2026	2/7/2027	X PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000
A	Inland Marine Coverage			BBC1889-1	2/7/2026	2/7/2027	Leased/Rented Equipme Deductible	$400,000 $2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate holder.

CERTIFICATE HOLDER

Allendale Charter Township
Attn: Jon Currier
11624-40th
Allendale MI 49401

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Vriesman & Korhorn

CIVIL

September 1, 2026
1555

RE: 40th Ave Mineral Extraction Project – Landscape Frontage Waiver
Allendale Charter Township, Ottawa County

Dear Members of the Allendale Township Planning Commission:

On behalf of Great Lakes Excavating Services, LLC, we respectfully request consideration of a waiver of the required frontyard landscape along PPN: 70-10-19-200-020 or 11963 40th Ave.

While this property is part of the proposed operation, the front half of the property is currently residential use. There is an existing driveway and home that would screen the mineral extraction project from 40th, which we understand is the intent of the landscape requirement here.

We respectfully request that the Planning Commission approve the waiver of the front landscape for 11963 40th Avenue with the understanding that the landscape requirement is met along the frontage of 11907 40th Ave.

Thank you for your consideration of this request. We appreciate the Planning Commission's review and are available to answer any questions or discuss appropriate conditions for the proposed deferment.

Sincerely,

VK Civil

Zach Boeve, P.E.
c. Curtis Moran, Great Lakes Excavating Services, LLC

Vriesman & Korhorn

August 3rd, 2026
1555 – GLES
40th Avenue Mine

Project Narrative

Great Lakes Excavating Services Inc. is proposing to construct a mine for the purpose of extracting sand and gravel from two adjoining parcels within Allendale Charter Township. The two parcels for the proposed project are located at 11963 40th Avenue and 11907 40th Avenue; and are located within the agriculture zoning district. Great Lakes Excavating Services Inc is under contract for the south parcel (PID: 70-10-19-200-021) and the north parcel (PID: 70-10-19-200-020) is owned by Lisa D Moorhouse.

It is estimated that approximately 650,000 cubic yards of material is available for extraction on these two properties based on soil borings collected by Soils and Structures in April of 2021 and test pits conducted by Great Lakes Excavating Services Inc. in June 2026. The project duration is projected for 5 years, however, completion may be sooner based on market demand.

The site plan depicts proposed excavation to elevation 652.00 which is approximately 12.0' below existing grade. The existing groundwater elevation is approximately 642.00 based on the completed soil borings and test pits, this is approximately 10.0' below the bottom of the excavation. Based on this data, the bottom of the proposed mine will remain dry without impact to the existing groundwater table.

Mineral processing is intended to take place onsite within the 250.0' setback required by the zoning ordinance. Machinery used for mineral processing will include but is not limited to: excavator, loader, three deck dry screen and rinse deck, conveyors and stackers, tractor and pan, off-road haul truck, and skid steer. The intended haul route will utilize 40th Avenue south to Lake Michigan Drive. This route has been analyzed and found to be the shortest path to a paved road and will provide the least impact to residential properties in the area.

The following information has been provided in accordance with the Allendale Township Zoning Ordinance:

Section 470-23.08 – F1g:
Single dump trucks will be used to haul mined material from the site.

Section 470-23.08 – F1k:
Machinery used for mineral processing will include but is not limited to: excavator, loader, three deck dry screen and rinse deck, conveyors and stackers, tractor and pan, off-road haul truck, and skid steer.

Section 470-23.08 – F1o:
Following completion of the mine, side slopes will be reclaimed to 1:4 (V:H) in accordance with the requirements of the zoning ordinance. As previously stated, the bottom of the mine is

intended to be dry, with the final floor being approximately 10.0’ above the expected groundwater table. For this reason, the land will be suitable to host a buildable lot. A possible future building envelope has been depicted on sheet 4 of the site plan.

Vriesman & Korhorn

April 30th, 2026
1555 – GLES
40th Avenue Mine

Site Plan Review – Application Requirements

Application requirements as listed in section 23-15.F.1 are listed below.

e. A description of the type of mineral to be removed and an estimate of the total quantity to be removed. This estimate shall be verified by a registered civil engineer or land surveyor.
Approximately 650,000 CYDS of material (sand and gravel) will be excavated based on the excavation as shown on the grading plan.

f. If over 100,000 cyds of material is to be removed provide evidence to reasonably demonstrate that the amount of material proposed to be removed actually exists on site.
Two soil borings were completed in April 2021 which revealed sand and gravel to a depth of 20' below existing grade. Additionally, the mine directly west of the property has shown sand and gravel exist at the depths shown on the plans.

g. A description of the trucks to be used to transport the minerals described in cubic yard capacity and single or double bottom.
Rear dump trucks will be utilized to transport material leaving the site (approx. capacity of 13 cyds per load)

h. Estimated number of truck trips per day. (A truck going in and coming out is two truck trips)
40 individual trips per day or 80 round trips (assumes no trips when frost restrictions are in place, Sundays, and holidays.)

i. The roads which will primarily be used to transport the minerals. (Haul route)
The onsite haul road will connect to 40th Avenue (gravel) where trucks will turn south on 40th Avenue to Lake Michigan Drive.

j. The proposed hours and days of operation.
Monday – Friday: 7AM-6PM
Saturday: 8AM-1PM
Sunday and legal holidays: Closed

k. A description of the types of equipment to be used in the mining operation.
Excavator, loader, dump truck, dozer

l. A description of the methods to be used for dust control.
The mine operator (Great Lakes Excavating Services Inc) will wet the proposed gravel haul road on site during dry weather to provide dust control.

m. State if materials such as asphalt and concrete will be brought into the site for crushing and mixing with on-site mining minerals. If so, describe the extent of this activity, the equipment to be used, and if additional permits are required from stater of federal agencies.
Asphalt and concrete will not be brought onto this site for material processing, crushing, or mixing

n. The estimated number of years to complete operations and number of phases.
5 years, but will ultimately be market driven. The mining will begin on the east side of the site and progressively move west.

o. A description of the proposed use of the land following completion of mining activities.
The land will be reclaimed in accordance with the reclamation plan provided in the civil drawing package. Topsoil will be respread on all areas disturbed onsite to a minimum depth 4 inches (if less than 4" of topsoil is present in the existing condition, the existing average depth will be matched in the proposed condition)

p. Proof of liability insurance with at least one million dollars of coverage.
The applicant's proof of liability insurance coverage is provided as part of this application package.

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum"), dated February 24th, 2026 (the "Execution Date") between Lisa Moorehouse Trust, (collectively, "Owner"), and Great Lakes Excavating Service LLC, ("Contractor" and together with the Owner, the "Parties").

WITNESSETH:

Owner and Contractor have entered into that certain Gravel Lease, dated as of the date hereof (as may be amended, restated and/or modified from time to time, the "Lease"), with respect to that certain tract of land situated in the County of Ottawa, State of Michigan (the "Property"), described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

The terms of the Lease shall commence upon the date that Contractor obtains sufficient permits and necessary approvals to mine the Property and upon the date that all other requirements and obligations under the Lease have been met and shall continue for a period of ten (10) years, subject to the terms of the Lease. The Lease provides Contractor with the right to mine the gravel on the Property and to process the Material (as defined in the Lease) found on the Property. The Lease provides a right of first refusal with respect to the Property.

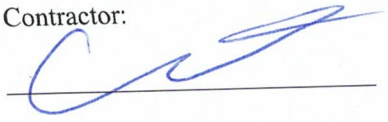
This memorandum is executed for the purpose of giving record notice of the Lease and all of the matters contained therein. All terms and conditions of the Lease are incorporated into this Memorandum by reference.

This Memorandum shall be governed by the laws of the State of Michigan.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals to this amended lease the day and year above first written.

Contractor:



By: GLES Great Lakes Excavating Service.
Name: Curtis Moran
Its: manager

Owner:



Lisa D. Moorhouse

3/27/26

CHARTER TOWNSHIP OF ALLENDALE
COUNTY OF OTTAWA
STATE OF MICHIGAN

RESOLUTION #_____

At a regular meeting of the Planning Commission of the Charter Township of Allendale, Ottawa County, Michigan, held on the _____ day of _____, 2026 at 7:00 p.m. local time.

PRESENT: _____

ABSENT: _____

It was moved by member _____ and supported by member _____ that the following Resolution be adopted.

WHEREAS, Allegan Sand and Gravel, LLC (the "Applicant"), whose address is 3471 146th Avenue, Southwest, Zeeland, Michigan, 49464, and the Lisa D. Moorhouse Living Trust (also the "Applicant"), whose address is 11963 40th Avenue, Allendale, Michigan, 49401, applied to Allendale Charter Township (the "Township") for a special use approval pursuant to Article 20 and Section 470-23.08 of the Allendale Charter Township Zoning Ordinance (the "Zoning Ordinance"), to excavate approximately 650,000 cubic yards of sand and gravel, within parcel numbers 70-10-19-200-021 and 70-10-19-200-020 as shown in the site plan submission titled "40th Avenue Mine," prepared by VK Civil, dated 10/09/26 (the "Development"), which includes;

1. A one page letter from VK Civil re: 40th Avenue Mine Trip Generation Analysis, dated August 5, 2026;
2. A two page letter from VK Civil dated April 30, 2026 regarding Site Plan Review;
3. A one page letter from VK Civil dated September 1, 2026, re: 40th Avenue Mineral

Extraction Project Allendale Charter Township, Ottawa County;

4. A one page letter from VK Civil dated September 1, 2026, re: 40th Avenue Mineral Extraction Project – Landscape Frontage Waiver, Allendale Charter Township, Ottawa County;
5. A two page Project Narrative from VK Civil dated August 3, 2026 regarding 1555-GLES 40th Avenue Mine;
6. A two page Memorandum of Lease dated 3/27/26;
7. A three page Excavation Access Drive Agreement dated 9/24/26;
8. A 28 page letter from Lakeshore Environmental, Incorporated dated July 18, 2023 re: Investigation of Dust Particulate Concentrations & Noise Levels, Great Lakes Excavating Services, Moorland Township, Muskegon County, Michigan;
9. A Certificate of Liability Insurance dated 4/29/2026;
10. A three page Special Use Application dated 04/30;
11. A one page escrow policy acknowledgment dated 4/28/26;
12. The Development Plans, which include:
    a. 40th Avenue Mine Cover, File No 1555, Sheet 1 of 7;
    b. 40th Avenue Existing Conditions & Removal, File No 1555, Sheet 2 of 7;
    c. 40th Avenue Site Grading, File No 1555, Sheet 3 of 7;
    d. 40th Avenue Reclamation Plan, File No 1555, Sheet 4 of 7;
    e. 40th Avenue Sight Distance Plan, File No 1555, Sheet 5 of 7;
    f. 40th Avenue Landscape Plan, File No 1555, Sheet 6 of 7;
    g. 40th Avenue Sight Distance Profile, File No 1555, Sheet 7 of 7; and

WHEREAS, before taking any action to approve or deny a request for approval of the Development, it is necessary that the Planning Commission hold a public hearing on the proposed special land use and give notice as required by Michigan Act 110 of 2006, as amended; and

WHEREAS, proper notice of the public hearing on the special land use and related site plan having been given as is required by Michigan Act 110 of 2006, as amended, as is evidenced by the Affidavits of Publication and Mailing on file in the office of the Township Clerk and the public hearing having been held on November 2, 2026; and

WHEREAS, the Township Planning Commission found that the Development complies with the purpose of Section 470-23.08 of the Zoning Ordinance, the conditions of Section 470-23.08F4 of the Zoning Ordinance, the standards of Section 470-23.08G2 of the Zoning Ordinance, the standards of Section 470-20.06 of the Zoning Ordinance, and the standards of Section 470-24.06 of the Zoning Ordinance and;

WHEREAS, pursuant to Article 20 and Section 470-23.08 of the Zoning Ordinance, the Township Planning Commission desires to approve the Development.

NOW, THEREFORE, BE IT RESOLVED THAT THE DEVELOPMENT IS APPROVED WITH THE FOLLOWING CONDITIONS:

1. The pedestrian pathway parallel to 40th Avenue and Pierce Street shall be constructed at the time pathway is installed on any adjacent property.
2. The front yard landscaping waiver request is granted for 11963 40th Avenue.
3. Daily truck and employee traffic shall not exceed an average of 94 trips, calculated each week.
4. Submission of the offered correspondence from the northern property owner that

is a co-applicant, acknowledging their commitment to the comments made at the meeting and within the submission materials.

5. A Surety Bond, in an amount at the discretion of the Ottawa County Road Commission, shall be provided in favor of the Ottawa County Road Commission for maintenance of 40th Avenue during the operation and for the restoration of the road when the operation is completed.
6. An Irrevocable Letter of Credit, in an amount at the discretion of the Township Engineer, shall be provided in favor of the Township to cover the expense to reclaim and restore the site in the event the owner fails to perform the same.
7. No dewatering shall occur.
8. All trucks exiting the site shall be routed south on 40th Avenue to Lake Michigan Drive.
9. All trucks entering the site shall come from Lake Michigan Drive, north.
10. The Applicant shall arrange a maintenance schedule for 40th Avenue with the Ottawa County Road Commission for the regular grading and application of appropriate dust control.
11. All topsoil returned to the site shall be replaced at a depth of not less than four (4) inches.
12. The special land use shall be completed within five (5) years from November 2, 2026.
13. Stockpiles shall not exceed thirty-five (35) feet in height from original grade.
14. The special land use permit shall be subject to annual review by the Planning Commission on or about the anniversary date of approval of the permit. The

applicant shall provide a written description of the progress of the special land use pursuant to Section 470-23.08G6 of the Zoning Ordinance.

15. The special land use shall be subject to periodic inspections by the Township Engineer to determine if the approved activity is proceeding in accordance with the conditions of the approved site plan and the site plan itself.
16. Upon expiration of the special land use permit, the Applicant shall provide to the Township a certification from a registered civil engineer, landscape architect, or registered land surveyor that the site has been restored in conformance with the approved reclamation plan and may consult with the Township Engineer. Any costs incurred by the Township for such engineering services shall be paid for by the Applicant.
17. Review and approval from the Ottawa County Water Resources Commissioner's office. If significant changes are required to the site, as determined by the Township Zoning Administrator, as a result of approval by the Ottawa County Water Resources Commissioner's office, the Applicant shall return to the Planning Commission for revised approval.
18. Review and approval from the Ottawa County Soil Erosion and Sedimentation Control Agency.
19. Review and approval from the Ottawa County Road Commission. If significant changes are required to the site, as determined by the Township Zoning Administrator, as a result of approval by the Ottawa County Road Commission, the Applicant shall return to the Planning Commission for revised approval.
20. Compliance with the conditions of approval provided by the Fleis and

VandenBrink review letter dated September 8, 2026, and any subsequent letter.

21. These conditions shall be binding on the Applicant and all successor owners or parties in interest in the Development, or any portion of the Development.

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

YEAS: _____

NAYS: _____

RESOLUTION DECLARED _____.

_____
Tom Zuniga, Secretary
Allendale Charter Township
Planning Commission

Vriesman & Korhorn

CIVIL

September 1, 2026
1555

RE: 40th Mineral Extraction Project
Allendale Charter Township, Ottawa County

Dear Members of the Allendale Township Planning Commission:

On behalf of Great Lakes Excavating Services, LLC, we respectfully request consideration of a deferment of the required sidewalk construction associated with the proposed development at the proposed 40th mineral extraction site.

The applicant understands the Township's intent in requiring sidewalk improvements and supports providing safe and accessible pedestrian facilities as part of the overall development. However, based on the current site conditions and surrounding development, we believe it would be appropriate to defer construction of the sidewalk until a later date when the adjacent area is more fully developed and the pedestrian network can be constructed in a coordinated manner. The current site does note have a sidewalk to connect to north or south of the site with the nearest existing walkway being over 2,800ft away and that walkway is also an isolated walkway. The next closest active walkway is along M-45 over 5,000 ft away.

Constructing the sidewalk at this time may result in the improvement being isolated from other existing or future pedestrian facilities and could also subject the sidewalk to potential damage from future construction activities on adjacent properties. Deferring the improvement would allow the sidewalk to ultimately be constructed in conjunction with surrounding development and/or future pedestrian improvements, providing a more continuous and functional system.

We respectfully request that the Planning Commission approve the deferment of sidewalk construction, subject to any conditions the Township determines appropriate. The developer remains committed to providing the required pedestrian improvements when they can be most effectively integrated with the surrounding area.

Thank you for your consideration of this request. We appreciate the Planning Commission's review and are available to answer any questions or discuss appropriate conditions for the proposed deferment.

Sincerely,

VK Civil

Zach Boeve, P.E.
c. Curtis Moran, Great Lakes Excavating Services, LLC

Vriesman & Korhorn

August 5, 2026
1555

Gregory L. Ransford, MPA
Fresh Coast Planning
119 ½ Washington Avenue, Studio B
Grand Haven, MI 49417

RE: 40th Avenue Mine Trip Generation Analysis

VK Civil has completed a trip generation analysis for the proposed 40th Avenue Mine located on 40th Avenue, north of Lake Michigan Drive in Allendale Charter Township, Ottawa County.

This analysis was based on the proposed five (5) years of operation and the proposed 650,000 CYD of material to be mined. We have assumed an average rear dump truck volume of thirteen (13) CYD per load. We have assumed no operation on weekends, legal holidays, and during the period of annual spring weight restrictions. The average period of spring weight restriction was obtained from MDOT historical data from 2021-2026. Additionally, the number of employees required to operate the mine will range from 2 to 4. Based on these factors, we estimate the 40th Avenue Mine to generate the following trips:

Truck Trips:

Proposed Mining Period (yrs)	Days of Operation per Year	Volume to be Mined (cyd)	Average Dump Truck Volume (cyd)	Total Truck Loads	Entry/Exit Trips	Trips Generated per Day
5	237	650,000	13	50,000	43	86

Employee Trips:

Number of Employee's	Entry/Exit Trips	Trips Generated Per Day
4	4	8

Total Entry/Exit Trips: 43 + 4 = 47 Trips
Total Trips Generated Per Day: = 86 + 8 = 94 Trips

These values are below the threshold of fifty (50) peak hour directional trips or seven hundred fifty (750) trips during a typical day as set forth in Section 24.06L(1) of Allendale Charter Township's Zoning Ordinance. Based on this, a traffic impact study should not be required.

Thank you for your consideration in this matter. If you have any questions or concerns, please do not hesitate to call.

Sincerely,

Zach Boeve, P.E.