

**CASCADE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**TUESDAY, January 14, 2025
5:30 PM**

ARTICLE 5.

Approve the Minutes of the November 12, 2024 Meeting.

Minutes
Cascade Charter Township
Zoning Board of Appeals
Tuesday, November 12, 2024
5:30 pm
2870 Jacksmith Ave SE

ARTICLE 1. Chair Moxley called the meeting to order at 5:30 pm.
Members Present: McDonald, Mead, Moxley, Berra, Milliken
Members Absent: None
Others Present: Community Development and Planning Director Andrea Hendrick,
Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Mead to approve the current agenda. Supported by Member Berra.

Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the October 8, 2024, Meeting

Motion was made by Member Berra to approve, the October 8, 2024, meeting minutes Supported by Memer Mead.

Motion carried 5 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak

There was no one wishing to speak.

ARTICLE 6. Case #24-3865 Michael Valentino

Property Address: 1596 & 1598 MacNider Ave

Requested Action: The applicant is requesting a dimensional variance to the front yard setback for an expansion to an existing non-conforming building.

Community Planning & Development Director Andrea Hendrick presented the variance application for 1596 and 1598 MacNider Avenue. The property consists of two irregular shaped parcels located on the east side of the Watermark PUD, just south of Cascade Road. The applicant requested an 8.7-foot variance from the required 35-foot front yard setback for a proposed addition. The existing home is oriented toward the west with current placement 6.1 feet from the property line with a current variance allowing for this setback. The applicant proposed an addition to the south side requiring a 26-foot setback where 35 feet is required. Staff recommended approval with conditions based on the findings of fact provided in the staff report.

Member Mead initiated discussion regarding parcel configuration, questioning the relationship between commonly owned parcels under current zoning requirements. CP&D Director Hendrick provided clarification that despite shared ownership, the

parcels maintain distinct legal status requiring separate consideration for zoning purposes.

Michael Valentino addressed the Board, explaining the variance necessity for accessing an existing lower-level foundation penetration. He confirmed most of the proposed addition would comply with setback requirements, with only the breezeway portion requiring variance relief.

The Board examined the existing pole barn structure straddling the property line between parcels. CP&D Director Hendrick confirmed this structure would require attention during future development but should not impact current variance considerations. Member Mead emphasized maintaining focus specifically on the front yard setback request rather than addressing unrelated non-conformities. Mr. Valentino noted future development plans for 1598 MacNinder Avenue would address the pole barn removal.

**Motion was made by Trustee McDonald to open public hearing.
Supported by Member Milliken.
Motion carried 5 to 0.**

There was no one wishing to speak.

**Motion was made by Member Mead to close public hearing.
Supported by Trustee McDonald.
Motion carried 5 to 0.**

**Motion was made by Member McDonald to approve the dimensional variance of 8.7 feet for relief from the required front yard setback, with no conditions.
Supported by Member Mead.
Motion carried 5 to 0.**

ARTICLE 7. Case #24-3871 Lakeland Pallets LLC

Property Address: 3700 Kraft Ave SE

Requested Action: The applicant is requesting a variance to build an accessory building in the front yard, on an existing concrete pad.

CP&D Director Hendrick presented the variance request for 3700 Kraft Avenue, a 37.4-acre property formerly housing a bottling facility. The application sought relief from required outdoor storage setbacks: 100 feet front yard and 50 feet side yard. The property location at the end of Kraft Avenue borders airport runway facilities to the south and industrial uses to the west. Staff recommended approval with conditions based on existing site conditions and minimal impact on surrounding properties. She also noted a measurement discrepancy requiring revision of variance calculations. The southern portion required approximately 45 feet of relief versus the initially presented 29.2 feet. Member Mead proposed establishing the variance based on distance from building face to existing impervious surface edge, approximately 65 feet pending staff verification.

Joe Bodbyl, representing Lakeland Pallets LLC, addressed preservation requirements outlined in condition four of the staff recommendation. He expressed concerns regarding future expansion limitations while acknowledging the importance of maintaining existing screening. Bodbyl confirmed no intention to alter vegetation along the south and west property boundaries.

The Board examined emergency vehicle access requirements, with Joe Bodbyl confirming existence of adequate fire lanes meeting township standards. Discussion incorporated consideration of natural screening elements and minimal impact on adjacent properties.

**Motion was made by Member Berra to open public hearing.
Supported by Member Mead.
Motion carried 5 to 0.**

No one wishing to speak

**Motion was made by Member Mead to close public hearing.
Supported by Member Berra.
Motion carried 5 to 0.**

Motion was made by Trustee McDonald to approve the variance for Case #24-3871, for a reduction in setback requirements for outdoor storage at 3700 Kraft Ave SE with the following conditions:

1. The application and plans submitted by the applicant and signed, dated, and stamped by the Planning Director, shall constitute the approved plans.
2. The variance is limited to the existing paved surface, which is approximately 65 feet from the west façade of the existing building. Final distance will be confirmed by the Planning Director.
3. The applicant receives the required Special Use Permit approvals from the Planning Commission and the Township Board.
4. The applicant agrees to preserve all existing vegetation on the south and west sides of the building and maintain all outdoor storage on the existing paved surfaces.

**Supported by Member Mead.
Motion carried 5 to 0.**

ARTICLE 8. Any Other Business

No other business.

ARTICLE 9. Adjourn

**Motion was made by Member Mead to adjourn. Supported by Member Berra.
Motion carried 5 to 0. The meeting adjourned at 6:16PM.**

**CASCADE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**TUESDAY, January 14, 2025
5:30 PM**

ARTICLE 7.

Appoint of 2025

Zoning Board of Appeals

Requested Action: Zoning Board of Appeals to select 2025
Officers.

vote in which the member has a conflict of interest constitutes malfeasance in office.

- b. **Conflict of Interest** - A member may be excused from voting on a particular issue by majority vote of the remaining members present for reasons of a conflict of interest if:
- 1) The member has a direct financial interest in the outcome of the matter at issue;
 - 2) The matter at issue involves the member's business or place of employment;
 - 3) Participation in the matter might violate the letter or spirit of a member's code of professional responsibility;
 - 4) The member has such close personal ties to the applicant that the member cannot reasonably be expected to exercise sound judgment in the public interest; or
 - 5) Participation would violate a rule or regulation adopted by the body involved.

Section 23.04 Officers, Procedural Matters, Meetings, Quorum, Voting and Records:

1. **Officers and Duties:** The Zoning Board of Appeals shall elect a chairman, vice-chairman, and a secretary from its members. No member of the Township Board shall be an officer of the Zoning Board of Appeals.

The term of each officer shall be one (1) year or until their successor(s) are selected and assume office. The term of each officer shall not extend for more than two (2) consecutive one-year terms. The election of officers shall take place at the first meeting in January. The Zoning Board of Appeals shall elect officers by a majority vote of the permanent membership. Alternate Zoning Board of Appeals members may not participate in nominations or the electing of officers. (Section 23.04 amended by Ordinance #2 of 2000)

The chairman shall preside at all meetings, appoint committees subject to Zoning Board of Appeals approval, retain voting and discussion privileges, and perform such other duties as may be ordered by the Zoning Board of Appeals.

The vice-chairman shall act in the capacity of the chairman in his/her absence. In the event the office of the chairman becomes vacant, the vice-chairman shall succeed to this office for the unexpired term and

the Zoning Board of Appeals shall select a successor to the office of vice-chairman for the unexpired term. The vice-chairman may also serve as the secretary.

The secretary shall execute documents in the name of the Planning Commission or Zoning Board of Appeals and perform such other duties as the Planning Commission or Zoning Board of Appeals may determine. The Planning Director shall serve as the recording secretary, shall be responsible for the minutes of each meeting, and shall have them recorded in suitable volumes available at the Cascade Charter Township Hall.

2. **Procedural Matters:**

- a. The Recording Secretary shall prepare an agenda for each meeting and whenever feasible, the agenda for each meeting shall be made available to the public in advance of the meeting.
- b. Parliamentary procedure at Zoning Board of Appeals meetings shall be governed by Robert's Rules of Order.

3. **Meetings:** Meetings of the Zoning Board of Appeals shall be held on the second Tuesday of each month at a time and place to be determined by the Recording Secretary, unless canceled or rescheduled by the Zoning Board of Appeals. When the regular meeting day falls on a legal holiday, the Zoning Board of Appeals may select a suitable alternate day in accordance with the Michigan Open Meetings Act. At the Zoning Board of Appeals meeting in December, the Recording Secretary shall submit to the Zoning Board of Appeals a proposed meeting schedule for the upcoming year. At this meeting, the schedule shall be approved as submitted or amended to reflect the changes directed by the Zoning Board of Appeals.

Special meetings may be called at the request of any member or upon request by the Recording Secretary.

All meetings, subcommittee meetings, hearings, records and accounts shall be open to the public in accordance with the Michigan Freedom of Information Act and the Michigan Open Meetings Act.

**CASCADE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**TUESDAY, January 14, 2025
5:30 PM**

ARTICLE 8.

Case #24-3872

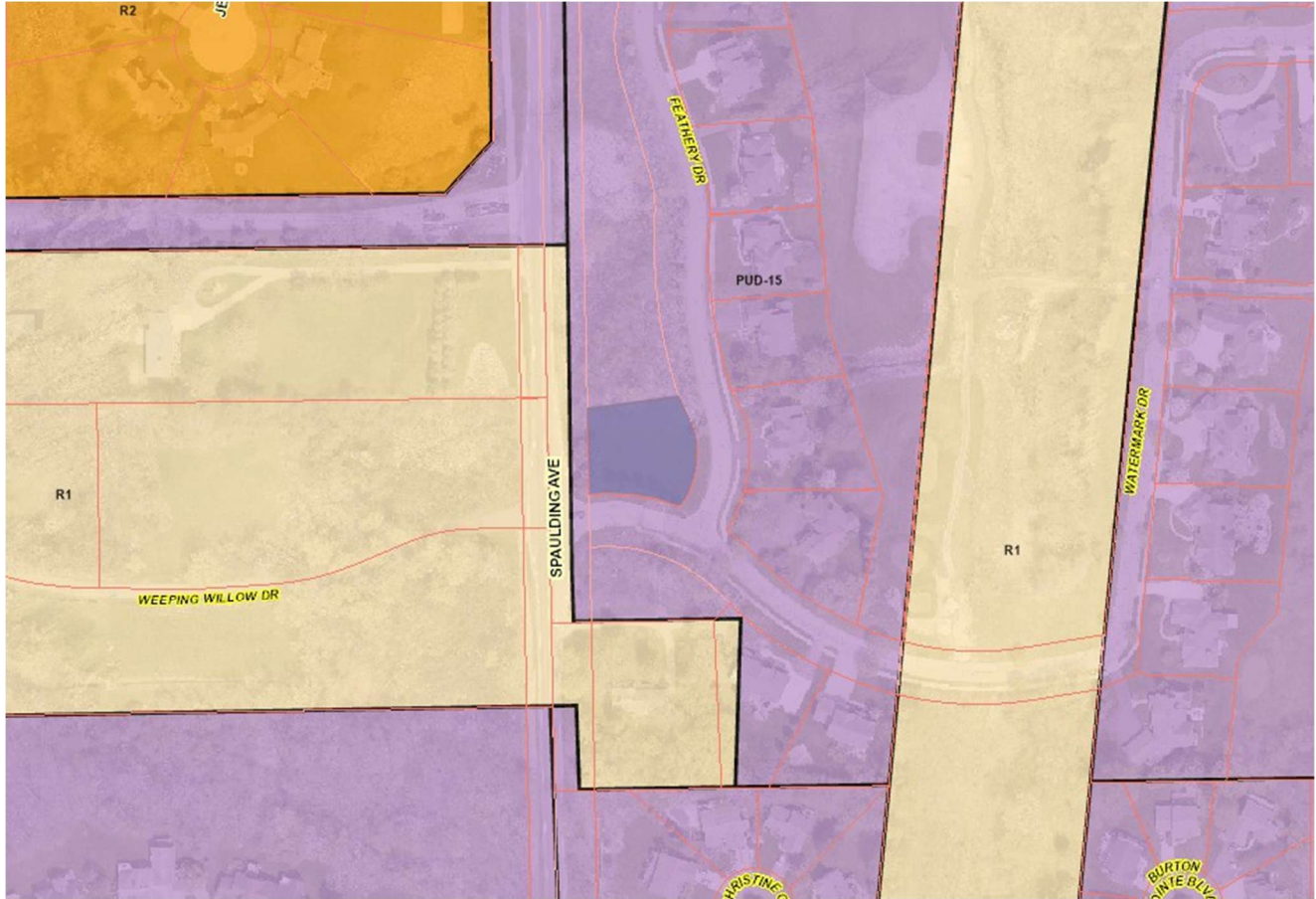
Applicant: John Becker

Property Address: 2093 Feathery Dr. SE

Parcel Number: 41-19-06-489-083

Requested Action: Variance to build a single-family residential structure in the front setback for a property that faces three (3) streets.

Zoning & Parcel Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case #24-3872
REPORT DATE: January 10, 2025
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: January 14, 2025
PREPARED BY: Andrea Hendrick, Community Planning & Development Director

APPLICATION SUMMARY

APPLICANT: Applicant – John Becker, Square B, LLC
Property Owner – Theodore & Elizabeth Banta

ADDRESS: 2093 Feathery Dr. SE

PARCEL NUMBER: 41-19-06-489-083

REQUESTED ACTION: The applicant is requesting a variance of 3.8' from the south property line (35' required, 31.2' proposed) and a variance of 2.6' from the east property line (35' required, 32.4' proposed).

REQUIREMENTS: [PUD 15 – Forest Hills Golf Course/ Watermark Condominium](#)
Section VIII.A.2.c.
Zoning Ordinance
Section 23.05.2.C., Functions, Considerations - Decisions and Authority of the Zoning Board of Appeals

EXISTING ZONING: Planned Unit Development (PUD 15), Forest Hills Golf Course and Watermark Condominiums

GENERAL LOCATION: The subject site is located within the Watermark PUD. The site is located north of Watermark Drive, between both Feathery Drive (west) and Spaulding Avenue (east).

PARCEL SIZE: Approximately 0.35 acres (total)

EXISTING LAND USE: Vacant residential parcel in Watermark PUD

ADJACENT PROPERTIES: N, S, E, W: Single-Family residential (R-1 and PUD #15)

PROPERTY HISTORY:

The subject property is unique in that it has three (3) frontages. The south frontage is on Watermark Drive. The west frontage is located on Spaulding Avenue, and the east frontage is on Feathery Drive. The subject site is located within the Watermark PUD (PUD #15, Ordinance No. 10 of 1997, as amended).

What further makes this property unique is the site also includes three (3) easements that cannot contain structures. The first easement is on the west side of the site, a 35’ Consumers Energy easement and the second easement is on the north side of the site, a 25’ stormwater easement (thus reducing the site’s buildable side yard). The third easement is on the south side of the site, a 10’ utility easement. These three easements reduce the amount of buildable area of the parcel.

The Watermark PUD Ordinance requires *“Each site condominium unit shall contain a minimum of 2,000 square feet of finished livable area above grade level, exclusive of the garage, decks, porches and breezeways.”*

Given the site constraints, the three frontages (effectively creating three front yards) as well as the existing easements, and the minimum unit size of 2,000 square feet, the resulting buildable area is not large enough to accommodate a residential unit size of 2,000 square feet (excluding porches and garage).

Furthermore, Feathery Drive contains a total of 11 residential parcels. Eight (8) of the residential dwelling units constructed on the east side of the drive. One (1) is located at the end of the cul-de-sac, while the last developed parcel is located on the west side of the drive off of the cul-de-sac. There are only two (2) parcels located on the west side of Feathery Drive; the subject parcel, 2093 Feathery Drive, and 2016 Feathery Drive to the north. (These are indicated in the image to the right) 2016 Feathery Drive obtained a building permit in 2003. While no information could be found on the Planning approval process, a survey stamped by the Planning Department was found in the historical records. This survey indicated that residential dwelling located at 2016 Feathery was allowed to build within the setback facing Spaulding Avenue.



CASCADE CHARTER TOWNSHIP ZONING ORDINANCE REQUIREMENTS

PUD-15 PUD 15 – Forest Hills Golf Course/ Watermark Condominium

Section VIII.A.2.c.	Front	Side	Rear
Setback Requirement	35 feet	10 feet	25 feet
Applicability	<i>West, South, East</i>	<i>North</i>	

The subject site has three frontages, thus creating three front yards. As such, the required setback for each frontage exceeds what would normally be considered as side and rear yards. The required side yard setback is a minimum of 10’ on one side and 25’ total. The required rear yard

setback is 25'. In this case, each frontage requires a setback of 35'. In addition to the three frontages, the site includes three easements (25' stormwater to the north, 10' utility to the south, and 35' Consumers Energy easement to the west). None of which are easements that can contain structures. As such, the building envelope is reduced. Most notably, the north setback may have been interpreted as a side yard and therefore reduced setback requirements (10'), but the 25' easement prohibits placement of the home any further north. The remaining three sides of the site require a 35' setback due to the several frontages.

SECTION 23.05 Functions, Considerations - Decisions and Authority of the Zoning Board of Appeals

Before granting any variance, the Zoning Board of Appeals must find that all of the following standards are met:

STANDARD OF APPROVAL	STAFF COMMENTS
<p>That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.</p>	<p>In general, the constraints on this site are abnormal compared to other properties in the immediate vicinity as well as other residential properties in the Watermark PUD. The site conditions, with three frontages as well as three easements, reduce the buildable area of the site. Additionally, the curves of the road on both Watermark drive to the south and Feathery Dr. to the east cause additional challenges to the construction of a structure. The subject site is the sole site within the Watermark PUD with these conditions. Other properties with multiple frontages on Spaulding and Feathery Drive are common element parcels. The one to the north, 2016 Feathery Drive, appears to have been given an exception to build in the setback. Staff finds that there is sufficient evidence to consider this standard met.</p>
<p>That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant (or the applicant's predecessors) taken subsequent to the adoption of this Ordinance.</p>	<p>The site constraints do not exist as a result of the actions of the applicant. The Watermark PUD was originally approved in 1997 and last amended in 2019. The site condo units were likely created in 1997, whereas the setback requirements and minimum unit size requirements were adopted in 2000. The applicant has not engaged in any lot splits or lot line adjustment that contributed to the circumstances of this parcel. Staff finds that this standard is met.</p>
<p>That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.</p>	<p>A Watermark home, exclusive of the garage and porches, shall be a minimum of 2,000 square feet. The proposed home, exclusive of</p>

	<p>those elements, is a total of 2,136 square feet. Therefore, the home size may be reduced by a total of 136 square feet to still meet minimum unit requirements and reduce the variance request. This could include a reduction of the size of the south side of the home that encroaches into the south setback. Further, this could also result in a reduction of the size of the proposed attached garage, which is proposed to encroach into the east setback. The request for an exception is significantly less than that granted to 2016 Feathery in 2003. Furthermore, the curves of the parcel lines on the south and east side complicate the design of dwelling. Staff finds that there are grounds to consider this standard met if the Zoning Board of Appeals is inclined to do so.</p>
<p>That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.</p>	<p>The variance request is for the construction of a single-family residential home. Surrounding properties are consistent in nature with the proposed request. If approved, it is not likely that the variance (3.8' from the south property line and 2.6' from the east property line) would result in any conditions that are detrimental or uncharacteristic for the area. Staff finds that this condition is met.</p>
<p>That the condition or situation of the specific piece of property for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Ordinance.</p>	<p>Given the site's unique conditions (three frontages and a storm drain easement), it is not likely that this variance is recurrent in nature to warrant an ordinance amendment. Furthermore, most of the homes in the Watermark PUD have already been built. The remaining lots that have not been developed are owned by adjacent property owners. They are likely vacant because the adjacent property owners desire a vacant lot next to their home. Of the remaining undeveloped lots in the Watermark PUD, the subject lot is the smallest. Because of this, it is not likely that variance requests for properties in the Watermark PUD would be common. Therefore, if approved, the variance requested would not be recurrent or duplicated.</p>
<p>That complying with the Ordinance presents practical difficulty.</p>	<p>A practical difficulty exists largely due to the elements unique to this parcel that have not been created by the applicant (i.e., three frontages, a storm drain easement on the only lot line that could be considered a side yard,</p>

	and minimum residential unit size). Full compliance with the PUD Ordinance would result in a reduced building envelope, which would then render the 2,000 square foot minimum difficult. However, we note that the proposed home currently is proposed to exceed 2,000 square feet. Reducing the size of the home to 2,000 square feet will result in a reduction in the variances needed. However, the curve of the parcel still causes a practical difficulty that could merit the granting of a variance for this specific property. Staff finds that there are grounds to consider this standard met if the Zoning Board of Appeals is inclined to do so.
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CONSIDERATIONS

Per the staff review above, the Planning Department recommends the Zoning Board of Appeals consider and deliberate on the following findings of fact:

1. Does the ZBA find that the requested variance is the minimal variance that will make possible the reasonable use of the structure?
Various factors:
 - a. Three front yards.
 - b. The curve of the parcel line in contrast to traditional buildings which are typically constructed in straight lines.
 - c. The multiple easements located on the property.

2. Does the ZBA find that complying with the Ordinance presents practical difficulty?
Various factors:
 - a. Three front yards.
 - b. The curve of the parcel line in contrast to traditional buildings which are typically constructed in straight lines.
 - c. The multiple easements located on the property.

SAMPLE MOTIONS

Option 1: If the Zoning Board of appeals deliberates on the above-mentioned conditions and finds that they are met, Staff Recommends the following:

Motion to APPROVE the requested variance for Case #24-3872 to decrease the front yard setback by 3.8' from the south property line, and decrease the front yard setback by 2.6' from the east property line for the construction of a residential dwelling located at 2093 Feathery Dr. SE.

Option 2: If the Zoning Board of appeals deliberates on the above-mentioned conditions and finds that they are **not** met, Staff Recommends the following:

Motion to DENY the requested variance for Case #24-3872 for decrease setbacks at 2093 Feathery Dr. SE for the following reasons:

1. The variance requested is not minimal variance possible, as the applicant could decrease the size of the dwelling by 136 square feet.
2. Compliance with the ordinance does not present practical difficulties because the applicant could decrease the size of the requested dwelling.

ATTACHMENTS

1. Application
2. Site Plan
3. Applicant Narrative
4. 2016 Feathery Drive approval document



CASCADE CHARTER TOWNSHIP

Received

OCT 25 2024

Cascade Charter Township
Planning Department

5920 Tahoe Dr. SE, Grand Rapids,
Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: JOHN BECKER
 Address: P.O. Box 183
 City & Zip Code: ADA, MI 49301
 Telephone: 616-890-6479
 Email Address: j.becker@square-b.com

OWNER: * (If different from Applicant)
 Name: THEODORE & ELIZABETH BANTA
 Address: 645 GREENSLATE DRIVE SE, A
 City & Zip Code: ADA, MI 49301
 Telephone: 616-490-0404 & 616-690-8811
 Email Address: ted@bantafurniture.com & beethbanta@grcatholiccentral.org

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. - Rezoning *
<input type="checkbox"/> P.U.D. - Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance Subdivision
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Plat Review *
<input checked="" type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

* Requires an initial submission of 5 copies of the completed site plan

BRIEFLY DESCRIBE YOUR REQUEST:**

PLEASE SEE ATTACHMENT.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

PLEASE SEE ATTACHMENT.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 06-489-083

ADDRESS OF PROPERTY: 2093 FEATHERY DRIVE SE

PRESENT USE OF THE PROPERTY: VACANT

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)

Address(es)

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Theodore Banta

Owner – Print or Type Name
(*If different from Applicant)

* [Signature] 10/24/24

Owner's Signature & Date
(*If different from Applicant)

JOHN N. BECKER

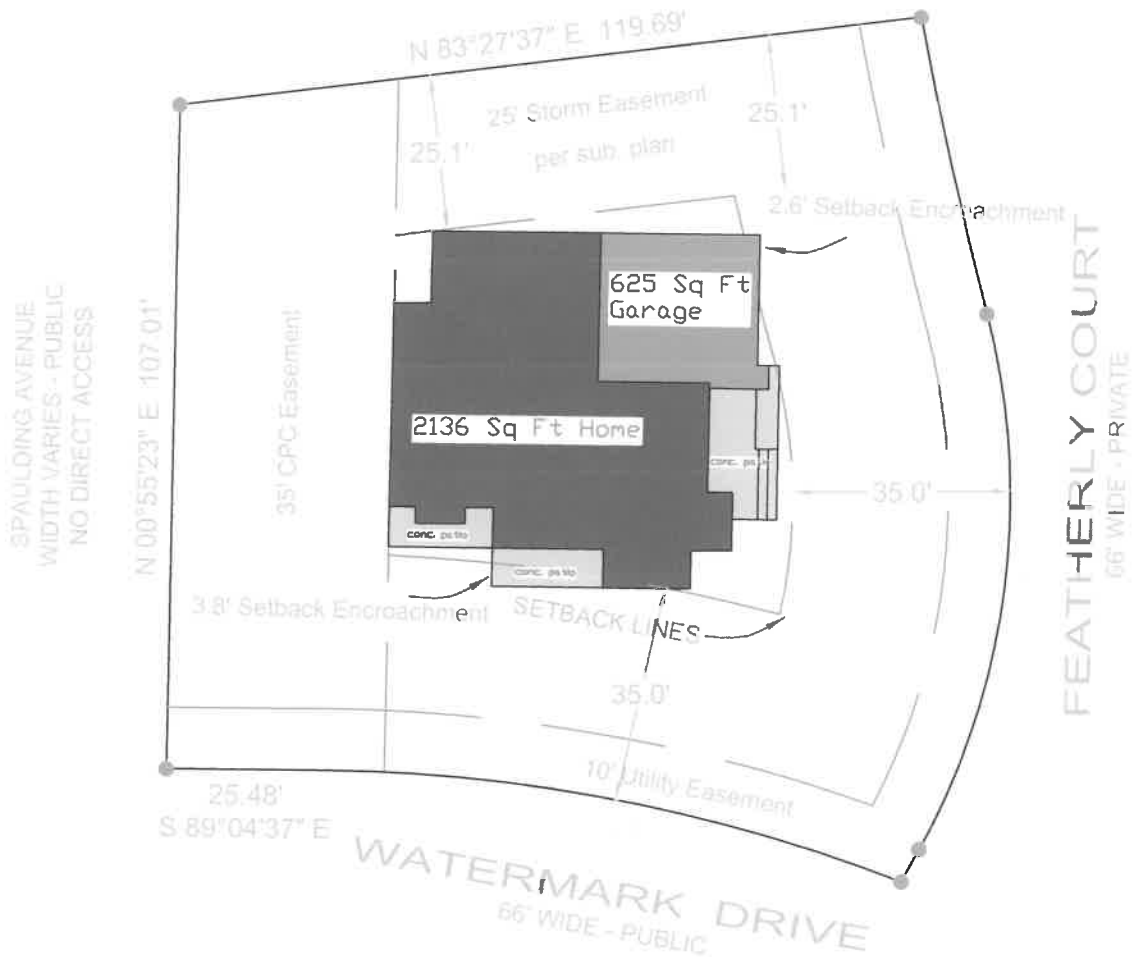
Applicant – Print or Type Name

[Signature]

Applicant's Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Rev. 7/27/21



PARCEL ID
41-19-06-489-083

SCALE 1" = 20'



October 23rd, 2024

Ms. Hendrick,

Thank you for your guidance as we submit this request for a setback variance for the property located at 2093 Feathery Court SE. This parcel is very unique and therefore creates a challenge with compliance with site condominium by-laws in parallel with PUD setback requirements. As a corner lot, there are two front yards with a setback minimum dimension of 35'. These irregular shaped front yards face Watermark Court (south) and Feathery Ct. (east) On the north side of the property, there's a drainage easement of 25' and on the west side, a 35' utility easement for Consumer's Energy.

After the offsets from the four property boundaries are considered, the remaining buildable envelope results in hardship to construct a one story home with a minimum square footage of 2000 with the architectural appeal that is consistent with the remainder of the site condominiums.

We are requesting a setback variance of 4', making our boundary offset 31' off of Feathery drive and a setback variance of 3', making our boundary offset of 32' off of Watermark Court.

Respectfully,

John Becker, Manager
Square B., LLC
P.O. Box 183
Ada, MI 49301
616.890.6479
j.becker@square-b.com

Property Search

Property Legal Description

- The Kent County Treasurer cannot guarantee the accuracy of this data. We attempt to always show the current-day delinquent amounts due on properties.

Parcel Identification

Parcel Number: 41-19-06-489-083

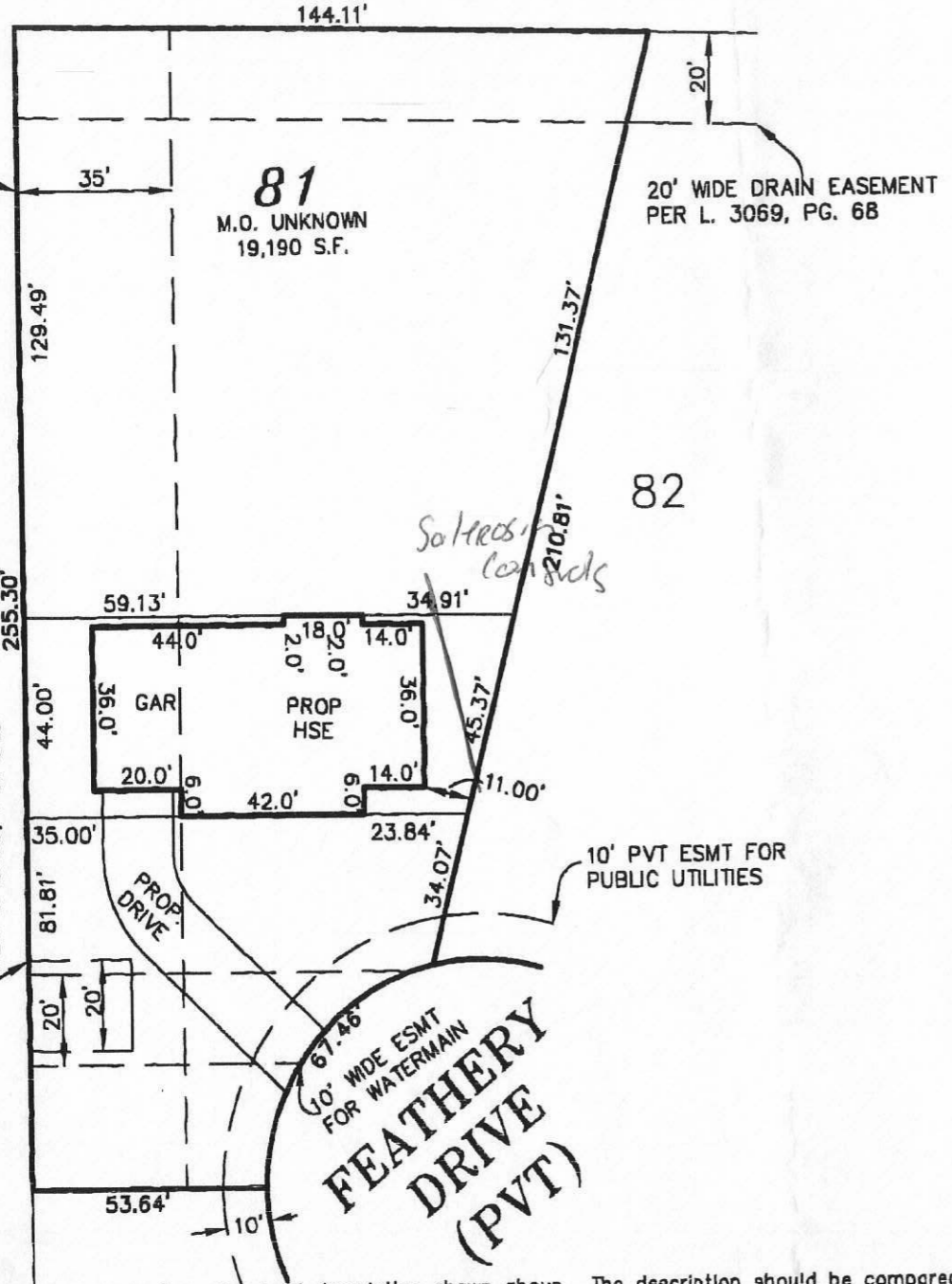
Property Address: 2093 FEATHERY DR SE

Legal Description: 411906489083 UNIT 80 * WATERMARK KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.425 LIBER 4414 PAGE 868 & AS AMENDED BY REPLAT NO.1 LIBER 4920 PAGE 1366 & AS AMENDED BY REPLAT NO.2 LIBER 5238 PAGE 1064 & AS AMENDED BY REPLAT NO.3 LIBER 5908 PAGE 193 & AS AMENDED BY AS AMENDED BY REPLAT NO.4 LIBER 6587 PAGE 359 & AS AMENDED BY REPLAT NO.5 INSTRUMENT NO.20031125-0239252 & AS AMENDED BY REPLAT NO.6 INSTRUMENT NO.20070511-0050449 & AS AMENDED BY INSTRUMENT NO.20071010-0099073 & AS AMENDED BY REPLAT NO.7 INSTRUMENT NO.20171208-0103062

SPAULDING AVE.

CONSUMERS POWER CO.
ESMT, PER L. 83, MISC
RECORDS, PG. 397

20' WIDE WATERMAIN ESMT
PER L. 3168, PG. 348



SITEPLAN
UNIT 81, WATERMARK
???? WATERMARK DRIVE

FOR: JEFF @ LEGACY

APPROVED COPY

Approved by _____
 Date _____
 Requested Staking Date 12/2/03
 Date: _____

The Builder/Owner (Builder) shall be responsible for supplying to Medema, Van Kooten & Associates (MVK) the following information for house staking: front yard, side yard and rear yard setback requirements; minimum opening requirements; bench marks; building foot print; lot or parcel dimensions; easement locations; plot restrictions and any other pertinent information needed for MVK to position the house on the lot. If the Builder chooses to have MVK proceed without providing all the information stated above, the Builder assumes all responsibility.

The Builder is solely responsible for verifying that all side yard, front yard and rear yard setbacks, and minimum openings (MO) conform to all Governmental requirements, whether shown or not shown on this sketch. The Builder shall accurately build the house to meet all of these requirements.

The Builder is responsible for verifying that the Top of Wall (TW), Lookout (LO) or Walkout (WO) elevations shown on this sketch will work with the existing site conditions. If elevations are not shown on this sketch, the Builder is responsible for establishing these elevations.

This sketch is intended for the use of MVK to staking the horizontal position of the house shown and is not a survey. The Builder may request MVK to survey stake the vertical control if provided.

P:\Site Plans\dwg\Watermark 81.dwg

MEDEMA, VAN KOOTEN & ASSOCIATES
 CONSULTING ENGINEERS & SURVEYORS SINCE 1955
 252 STATE ST., S.E.
 GRAND RAPIDS, MI 49503
 PHONE (616) 451-0639
 FAX (616) 451-9225

Scale 1" = 40'
 ● Iron Stakes
 -x-x- Fence Line

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.