

7/14/2024

TO: TALLMADGE TOWNSHIP
ATTN: PLANNING AND ZONING DEPARTMENT O-1451 LEONARD ST NW
GRAND RAPIDS, MI 49534

FROM: JAMES DYKEMA

SUBJECT: SITE PLAN / SOIL REMOVAL PERMIT 10197 LINDEN DRIVE

CC: ANDREW J. BROOKS, BRUCE A. CALLEN

On behalf of Busch Drive Concrete, LLC, applicant for the above subject project, we hereby submit this plan narrative related to proposed improvements to the property at 10197 Linden Drive, Tallmadge Township, Michigan. This narrative is intended to supplement the current site plan.

The applicant seeks site plan and special land use approval for improvements of the 11.40 acre property located on the west side of Linden Drive.

The property is currently located within the RP (Rural Preserve) zoning district and is bordered by RP zoned properties on all sides. EGLE-regulated ponds created by previous mining activities exist on the south and west sides of the property.

The project includes a site plan approval request for a seven-year, single-phase mineral mining project. James Dykema, Busch Drive Concrete, LLC (1730 3 Mile Road NE, Grand Rapids, MI 49505) will be conducting the mineral removal operations. The applicant has been the principle operator of Grand Rapids Gravel and Dykema excavating for decades. Previous projects include Millenium Park, Versluis Lake, and various other mining operations. Sand and aggregate will be the primary mineral types that will be generated from the site. To the best of our knowledge, none of the material proposed to be moved is contaminated.

The applicant estimates a total of 147,403 cyds will be removed from the project. Industry standard 35-cyd, double-bottom, semi-truck/trailers (AASHTO 2011 Vehicle WB-67D) shall be used to remove material from the site. Truck traffic shall use Linden drive to transport material to the applicants existing redi-mix concrete plants in the area.

Hours of operation shall be Monday through Friday, 7:00 am to 5:00 pm. Gates shall be closed and locked during closed hours. Equipment such as excavators, loaders, bull dozers, and material screeners shall be used on site. Once the material has been washed, it will be stacked by conveyors until it can be removed from the site. Dust shall be controlled using water trucks and/or portable water tanks capable of discharging water onto the grade. No asphalt or concrete materials are proposed to be brought onto the site. No processing shall occur within 500 feet of adjacent residences.

The applicant proposes one mining phase, and estimates that it will take seven (7) years to complete. A proposed security gate is shown at the improved driveway entrance. Material shall be excavated below the water table to

create a new pond that will be regulated by an EGLE permit. The site shall be restored with four-inches of topsoil and grass. Final slopes on site shall not exceed one on three slope (1-ft rise, 3-ft run).

A 26-foot wide concrete / asphalt driveway entrance onto Linden Drive is proposed subject to Ottawa County Road Commission review and approval. All driveways and access roads are sized to accommodate proposed truck turning movements.

The end-use will have two parcels with water access to the proposed pond. It is our understanding that Parcel No. 70-10-33-100-018 is grandfathered in to be adequate for a future single family home even though the land size requirements are not met. Parcel No. 70-13-33-100-005 will meet all requirements for the zoning ordinance.

Site storm water runoff shall be contained on site. No increase in stormwater runoff from this project is anticipated.

No dumpster enclosure is proposed, trash shall be collected and hauled weekly to the curb, if needed.

No new signage is proposed.

All required setbacks are heavily vegetated and shall provide sufficient screening from adjacent land uses.

We do not anticipate that there will be increases in emergency calls for service.

We do not anticipate impacts to the school system.

We do not anticipate negative effects on automobile and truck circulation patterns. The proposed driveways are sized to accommodate the intended vehicle uses and related turning movements.

We do not anticipate negative effects on the local traffic volume. The existing road network adequately serves the surrounding agricultural / commercial uses.

No uses are proposed that would create detectable objectionable dust, fumes, or odors at any property line.

We understand that noise generated on site from any source shall not exceed seventy (75) decibels measured at the nearest occupied building.

We believe that the special use will be designed, constructed, operated, and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.

The special use will not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community.

We believe the special use will be served adequately by essential public facilities.

We do not believe the special use will create excessive additional requirements at public cost for facilities and services and the special use will not be detrimental to the economic welfare of the community.

The special use will not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property, or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.

We believe the special use meets the intent and purpose of the zoning ordinance.

The special use complies with the Tallmadge Township Code of Ordinances, as well as any applicable state and federal laws.

We believe all elements of the site plan are harmonious and efficiently organized in relation to

zoning, topography, the size and type of the lot, the character of adjoining properties and the type and size of buildings. All site amenities meet the required setbacks and are illustrated on the

plan drawings. Upon completion of construction activities, all surfaces shall be promptly and properly restored. Provisions for SESC measures are provided on the Excavation Site Plan (Sheet C1.0).

On behalf of Busch Drive Concrete, LLC, we respectfully request site plan and special use approval for parcel 70-10-33-100-005, 10197 Linden Drive, Tallmadge Township, Ottawa County, Michigan.