



NOTICE OF PUBLIC MEETING

A meeting of the Land Use and Zoning (LUZ) Committee and regular meeting of the City of Kentwood Planning Commission will take place as follows:

Date: Tuesday, June 22, 2021

Time: LUZ Committee: 6:00 p.m.

Planning Commission: 7:00 p.m.

Location: Due to health and safety concerns related to COVID-19, the Land Use and Zoning (LUZ) Committee and Kentwood Planning Commission meetings will be held electronically as permitted by Section 3a(1)(a) of the Open Meetings Act, PA 267 of 1976. Members of the public and others wishing to attend or participate may do so electronically by joining the zoom meeting online or by phone.

The public may participate via Zoom or Telephone:

Join Zoom Meeting

<https://us02web.zoom.us/j/81396580015?pwd=eHp0NkVGeURvUHR3Y2lkZzRwYjh4dz09>

Meeting ID: 813 9658 0015

Passcode: 791310

One tap mobile

+19294362866,,81396580015#,,,*791310# US (New York)

+13017158592,,81396580015#,,,*791310# US (Washington DC)

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 813 9658 0015

Passcode: 791310

Find your local number: <https://us02web.zoom.us/j/81396580015?pwd=eHp0NkVGeURvUHR3Y2lkZzRwYjh4dz09>

Written comments or questions may be submitted in lieu of or in addition to virtual attendance. Written comments or questions must be submitted to Kentwood Planning Department at 4900 Breton Avenue no later than 6:00pm on May 25, 2021.

A copy of the full agenda for this meeting is available [HERE](#).¹

A copy of this notice may be obtained by emailing ePlanning@kentwood.us

The City of Kentwood does not discriminate on the basis of disability or any other protected class under federal, state, or local laws in its access to services, programs, or employment. The Human Resources Director has been designated as the City's Non-Discrimination Compliance Officer. For more information concerning non-discrimination policies and procedures, including your rights under Title VI, or to request accommodations or file a complaint, please visit our website at www.kentwood.us or contact the Human Resources Director at 616-554-0732 or HR@kentwood.us.

CITY OF KENTWOOD
PLANNING COMMISSION

¹ https://www.kentwood.us/city_services/committees_and_boards/agendas_and_minutes/index.php

**AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, JUNE 22, 2021
ZOOM MEETING
4900 BRETON AVENUE
7:00 P.M.**

6:00PM - LUZ COMMITTEE MEETING: Kape Holtrop, Jones, Pemberton

- A. Call to Order
- B. Pledge of Allegiance (Brainerd)
- C. Roll Call
- D. Approval of the Minutes of June 8, 2021 and Findings of Fact for: **Case#14-21** – My New House - Rezone .75 acres of land from C-2 Commercial to R1-C Single Family Residential Located at 1569 52nd Street SE; **Case#15-21** Woodsprings Suites – Request of Concord Hospitality– Final Site Plan Review of a Special Land Use Hotel– Located at 3781 – 32nd Street
- E. Approval of the Agenda for June 22, 2021
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business

Case#11-21 Aspen Pointe – Major Change to a Preliminary PUD located at 3345 52nd Street; (**applicant has requested tabling to July 27, 2021**)

Case#12-21 Aspen Pointe – Site Condominiums and Final Site Plan Review Located at 3345 52nd Street; (**applicant has requested tabling to July 27, 2021**)

- H. Public Hearing

Case#16-21- Windy West Plat – Request of Bosco Development LLC for Preliminary Plat Review of Windy West Plat Located at 3491 52nd Street SE conditionally zoned R1-D Single Family Residential

Case #17-21- Lakewood PUD-Request of Lakewood Homes for a Rezoning from R1-B Single Family Residential to RPUD-2 Low Density Residential Planned Unit Development and Preliminary PUD Site Plan Review for properties addressed: 2920 & 2854 52nd Street, SE and 5253 & 5491 Wing Avenue, SE

I. Work Session

Case#18-21 Cobblestone at the Ravines Phase 3 – Request of Redstone Land Development LLC for a Major Change to a PUD Phase and Preliminary Site Plan Review Located at 4333 Shaffer Avenue SE

J. New Business

Set public hearing date of July 27, 2021, for: **Case#19-21** –32nd Street Townhomes – Final Site Plan Review Located at 2918 32nd Street

K. Other Business

1. Commissioners' Comments
2. Staff's Comments

L. Adjournment

*Public Hearing Format:

1. Staff Presentation – Introduction of project, Staff Report and Recommendation
Introduction of project representative
2. Project Presentation – By project representative
3. Open Public Hearing (please state name, address and speak at podium. Comments are limited to five minutes per speaker; exceptions may be granted by the chair for representative speakers and applicants.)
4. Close Public Hearing
5. Commission Discussion – Requests for clarification to project representative, public or staff
6. Commission decision – Options
 - a. postpone decision – table to date certain
 - b. reject proposal
 - c. accept proposal
 - d. accept proposal with conditions.



Memorandum

TO: Planning Commission Land Use and Zoning Committee

FROM: Terry Schweitzer, Community Development Director

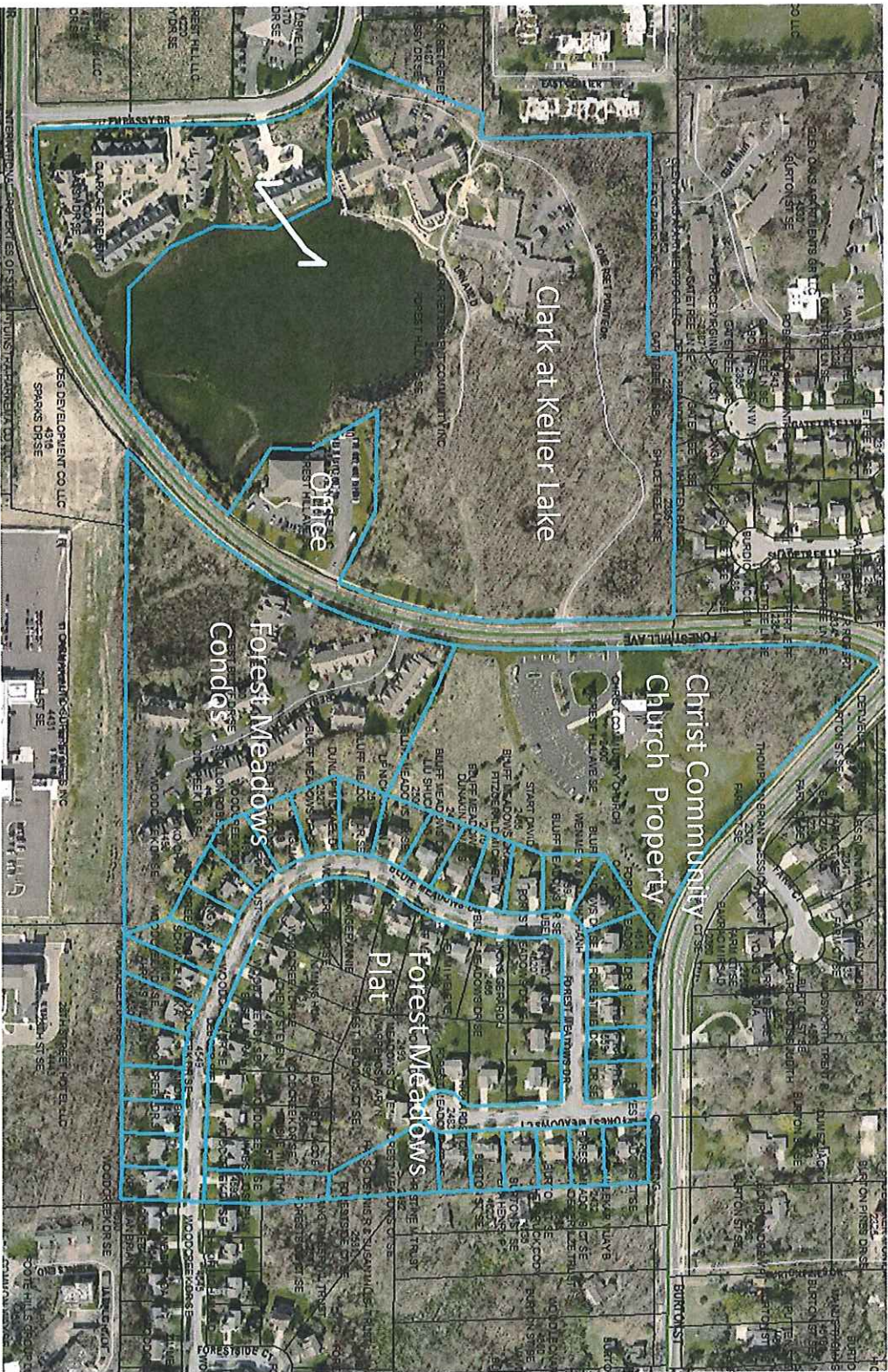
DATE: June 17, 2021

RE: Embassy Park Planned Unit Development

In 1992 the 79-acre area south of Burton Street and along either side of Forest Hill Avenue was rezoned from R1-C Single Family Residential to RPUD-1 High Density Residential Planned Unit Development (see attached aerial, RPUD-1 properties outlined in blue). The approval included 182 attached condominium units as well as a plat with 82 single family detached homesites. The overall density of the project was less than 4 units per acre consistent with the low-density residential land use classification in 1992 as well as consistent with the 2020 Kentwood Master Plan.

The original approved PUD plan specified up to 37 condominium units made up of an assortment of 2, 3- and 4-unit buildings in the 10.3-acre phase 2 of the development. In 1995, phase 2 of the PUD plan was changed to allow for the construction of the current place of worship. The 56 lot Forest Meadows single family detached subdivision to the east has been developed consistent with the original PUD plan. The 32-unit Forest Meadows Condominium development to the south is also largely consistent with the original PUD plan.

The plans and development of the properties on the west side of Forest Hill Avenue have changed more substantially since the original plan in terms of the types of housing and ownership. There are currently 23 condo units on the southwest portion of the Clark on Keller Lake site and 80 beds of assisted living (Oxford Manor and Windsor Manor adult foster care) on the northwest portion. In 2018 approval was granted for up to 94 condo units and up to 150 beds of assisted living on the eastern portion of the Clark on Keller Lake site. The developer represented that the existing assisted living buildings would be demolished when the new assisted living building(s) were constructed. The approved site plan contained a note that low density residential housing would replace the existing assisted living buildings.



APARTMENTS
EAST
ZONED
R-4

ZONED R-4

FUTURE GATED ACCESS
EAST - PARIS EMBASSY
PHASE - 2

EXISTING
OFFICE PARK
ZONE

TEMP. TURN-AROUND

PROPOSED
OFFICE
PARK

PHASE I COMMUNITAS AND OFFICE

PLEASE

TURN-AROUND

ZONED C-2

PHASE 2

PROPOSED
SINGLE FAMILY

4
D.I.S. 3



Memorandum

To: LUZ Committee

CC:

From: Joe Pung
pungj@kentwood.us

Date: June 17, 2021

Re: Open Air Recreational Vehicle Storage in an Industrial District

Overview:

The applicant wishes to convert a gravel surface located between two (2) existing buildings to a paved surface for recreational vehicle storage.

The site (4115 – 36th Street) is the location of a self-storage facility which received special land use and site plan approval from the Planning Commission in 2015 for outdoor recreational vehicle storage (Case 1-15 – see attached Findings of Fact and approved site plan). The location where they would like to add additional recreational vehicle storage was originally proposed as a site for a future storage building.

The property is zoned I1 Light Industrial, and the Zoning Ordinance does makes allowance for outdoor recreational vehicle storage as a special land use with the following restrictions/requirements:

- In the industrial zone districts recreational vehicle outdoor storage is only allowed as an accessory use to a mini storage facility.
- The use shall be limited to the rear yard of the property and not to exceed 25% of the area of the lot.
- The surface of the outside storage for recreational vehicles must be paved with an asphalt, concrete, or slag binder.

The area where the additional recreational vehicle storage is proposed is not in the rear yard but between two (2) existing buildings. The options available to the applicant to construct the additional outdoor recreational vehicle storage as proposed are: 1) obtain a variance from the Kentwood Zoning Board of Appeals to permit storage in other than the rear yard, or 2) amend the zoning ordinance to permit recreational vehicle storage in other than the rear yard. The applicant requested a meeting with the LUZ Committee to receive feedback on their proposal and on amending the ordinance with respect to where recreational vehicles could be stored on a property.

In additional to restricting storage to the rear yard, the lot area devoted to recreational vehicle storage is limited to twenty-five (25) percent. The proposed layout appears to meet this requirement but would need to be verified.

Exhibit 1: Site Location



Exhibit 2: July 2019 Google Street View (southwest)



Exhibit 3: July 2019 Google Street View (south)



Exhibit 4: July 2019 Google Street View (southeast)





**CITY OF KENTWOOD
PLANNING COMMISSION
APPROVED
FINDINGS OF FACT
JANUARY 27, 2015**

PROJECT: A-1 36th Street Self Storage
APPLICATION: 1-15
LOCATION: 4175-36th Street, SE
HEARING DATE: January 13, 2015
REVIEW TYPE: Special Land Use Outdoor Storage of Recreational Vehicles

MOTION: **Motion by Holtrop, supported by Jones, to grant conditional approval of the request of A-1 36th Street Self Storage for the Special Land Use Outdoor Storage of Recreational Vehicles at 4175-36th Street, SE as described Case #1-15. Approval is conditioned on conditions 1-4 on basis points 1-3**

- Motion Carried (8-0) -
- Redmond absent -

Conditions:

1. Immediate relocation of any and all vehicles or equipment currently along the east lot line to a paved surface in the rear yard area north of the existing self-storage buildings.
2. Compliance with the applicant's Statement of Operations dated November 11, 2014.
3. If the construction of building G is initiated by May 15, 2015 the relocation of all recreational vehicles to a paved surface in the rear yard area north of the self-storage buildings shall take place no later than the completion and approval of building G is completed or July 30, 2015, whichever occurs first.
4. In the event that the construction of building G is not initiated by May 15, 2015 all recreational vehicle storage must be moved to a

paved surface in the rear yard area north of the existing self-storage buildings by May 30, 2015.

5. U Haul rentals on this site is limited to exclusively truck rentals.

Bases:

1. Section 15.04.I requires that the surface of the outside storage of recreational vehicles must be paved.
2. Given the site is currently in violation of the zoning ordinance provisions for the outside storage of recreational vehicles contingencies must be in place to reasonable achieve compliance in early 2015.
3. While the zoning administrator has previously interpreted that the rental of trucks in an industrial zone is a permitted use, this interpretation is limited to exclusively truck rental.



**CITY OF KENTWOOD
PLANNING COMMISSION
APPROVED
FINDINGS OF FACT
JANUARY 27, 2015**

PROJECT: A-1 36th Street Self Storage
APPLICATION: 1-15
LOCATION: 4175-36th Street, SE
HEARING DATE: January 13, 2015
REVIEW TYPE: Site Plan Review of the Outdoor Storage of Recreational Vehicles

MOTION: **Motion by Holtrop, supported by Jones, to grant conditional approval of the site plan dated December 14, 2014 of the A-1 36th Street Self -Storage at 4175-36th Street, SE as described Case #1-15. Approval is conditioned on conditions 1-4 and basis points 1-3 as described in Schweitzer's memo.**

- Motion Carried (8-0) –
- Redmond absent -

Conditions:

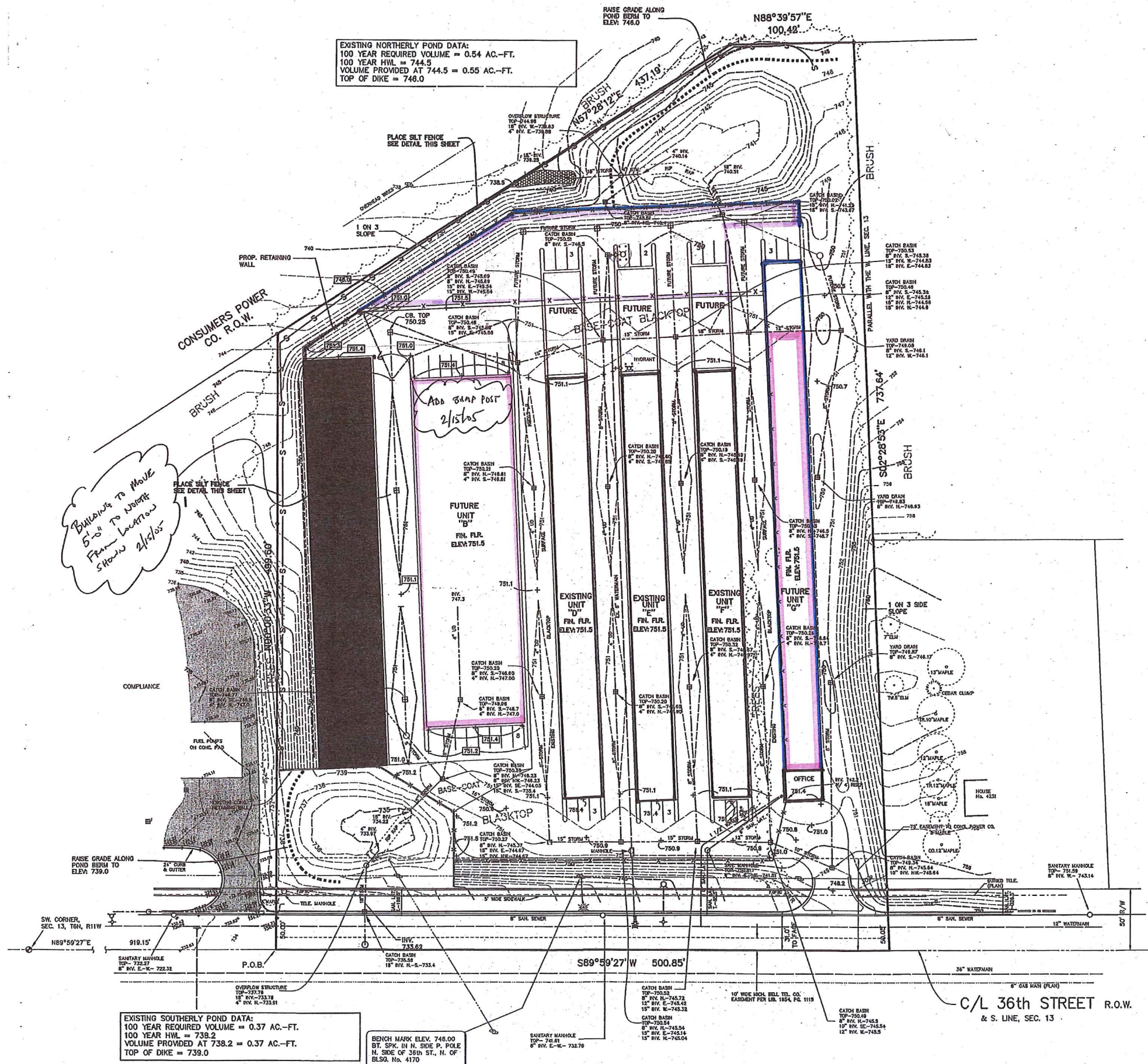
1. Immediate relocation of any and all vehicles or equipment currently along the east lot line to a paved surface in the rear yard area north of the existing self-storage buildings.
2. Compliance with the applicant's Statement of Operations dated November 11, 2014.
3. Approval by the City Engineer's office of the expansion of paving and installation of a retaining wall relative to the existing detention pond on the north portion of the site.
4. Approval by the Fire Department of the fire lane provisions for building G.

Bases:

1. Section 15.04.I requires that the surface of the outside storage of recreational vehicles must be paved.
2. The City Engineer's office needs to assure that the storm water detention design provides capacity sufficient to meet city codes.

3. The applicants need to seek relief from the fire department requirement to install a fire lane along the east side of building G.

Case 1-15 — 2015 Approved Site Plan

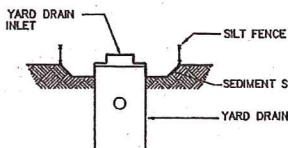
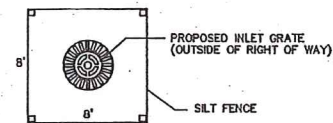
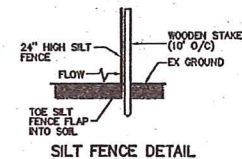


LEGEND

- 725 PROPOSED CONTOUR
- 725 EXISTING CONTOUR
- 725.0 PROPOSED SPOT ELEVATION
- 725.0 EXISTING SPOT ELEVATION
- 725.0 SILT FENCE (SEE DETAIL)

Legend

- = IRON STAKE FOUND
- = IRON STAKE SET
- = MONUMENT
- = UTILITY POLE & GUY WIRE
- ★ = LIGHT POLE
- = HYDRANT
- = VALVE
- = CATCH BASIN
- = MANHOLE
- = SOIL BORING
- = FENCE LINE
- = OVERHEAD WIRES



YARD DRAIN & CATCH BASIN SUMP DETAIL

Soil Erosion Control Notes:

1. All non paved areas to be topsoiled (4" min.) and seeded.
2. Place silt fence as shown on plan and per detail.
3. Protect all new and existing storm basins with sediment socks and remove when site is stabilized.
4. Place North American Green S-150 on all side slopes that are 1 on 4 and steeper.
5. Place silt fence along downstream side of any dirt stockpiles.
6. Any grading outside of the proposed grading limits as shown on the plan will require an approved plan.
7. Sweep 36th Street clean everyday that has dirt or debris from site.
8. New and existing catch basins not in the existing pavement shall be surrounded with silt fence and filter fabric. Straw bales are not acceptable.

Construction Schedule

INSTALL TEMPORARY EROSION CONTROL	NOV. 2004
BEGIN BUILDING CONSTRUCTION	NOV. 2004
INSTALL UTILITIES	NOV. 2004
COMPLETE PAVING	APRIL 2005
COMPLETE BUILDING CONSTRUCTION	MAY 2005
FINAL RESTORATION / PERMANENT CONTROLS	JUNE 2005

Site Grading and Soil Erosion Control Plan 36th Street Mini Storage - Phase 2

For: A.J. Veneklasen
Attn: Doug Ritz
5000 Kendrick SE
Grand Rapids, MI 49512

In: Part of the SW 1/4 of Section 13, T6N, R11W,
City of Kentwood, Kent County, Michigan.

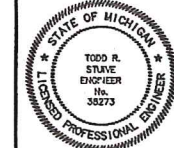
Revisions

DEC. 14, 04 REV. PER OWNER (CDDG)	Drawn by: CDDG
NOV. 23, 04 UPDATE EX. TOPO (CDDG)	Approved by: TRS
OCT. 21, 2004 Rev. Per City CDDG	File No: 042358E
	Sheet 2 of 2
	Date: Sept. 13, 2004



exel engineering inc.
5552 OLIVE PARK, S.W. • GRAND RAPIDS, MI 49509
PHONE (616) 531-3600

Drawn by: CDDG
Approved by: TRS
File No: 042358E
Sheet 2 of 2
Date: Sept. 13, 2004



SCALE: 1" = 40'
1" CONTOUR INTERVAL



June 18, 2021

Proposed Site Improvements for 4175 36th Street SE, Kentwood, Michigan

A-1 Street Self Storage (AKA Extra Space Storage)

Narrative

The Project Brief

The applicant for the proposed site improvement, Merit Hill, seeks to gain Special Use Approval (and approval from the ZBA if necessary) to allow the existing gravel area on the site (an area previously approved to construct a future building for storage) to be paved with asphalt and striped for parking vehicles long term. It is the intention of the applicant to offer parking opportunities for recreational vehicles (RVs) in this newly paved area.

The Property

The property is an existing parcel (41-18-13-353-003) located at 4175 36th Street SE and is approximately 7.2 Acres. The current use of the property is a Self-Storage facility which has (6) existing storage buildings and outdoor parking spaces for long-term storage. The property resides in the "I-1" Light Industrial District which allows self-storage facilities as a permitted use. The properties to the East and North are zoned R1-C Single Family Residential, and properties to the West and South are zoned I-1 Light Industrial. The site enters and exists via one curb-cut onto 36th Street. There is an existing grass covered 12-foot (+/-) earth berm between the existing parking lot and the lower (in elevation) 36th Street which drops in elevation traveling Westward. A controlled access gate along with a 6-foot high (+/-) chain-linked fence with barbed wire security measures surrounds the property.

The Project

On January 13, 2015, the Planning Commission unanimously approved (with conditions) a Special land Use to allow outdoor storage of RVs on the site in the current gravel area. This approval was contingent upon completing the construction of the future storage building or, if the construction did not commence, then all RVs were to be relocated to the rear of the property by May 30, 2015. The site was recently purchased with this condition and the new owner seeks to pave the gravel area and allow RVs the opportunity to be parked in this region long term.

The Current Zoning Information

Section 15.04.i of the zoning ordinance states that RVs can park in this zoning classification but is considered an accessory use and all RVs need to park at the rear of the property and cannot consume more than 25% of the parking area.

The Improvement

We believe that the intent of the ordinance is not to "see" the RVs from the main road to maintain a more pleasant public viewing experience. Because there is currently a 12-foot berm between the main road and the property – The design incorporates a landscape screen wall of (120) arborvitae shrubs along the fenced property line which is located on the high side of the existing berm. This screening measure completely blocks the visibility of any parked RVs from public view along the main road. The RV



parking is not located directly at the property line but set back behind a row of car parking spaces and then a parking lot circulation path. Please refer to our drawings showing a site section sketch depicting sight lines from the main road and the visibility of the RVs being blocked by the landscaping measures. This arborvitae vegetation wall will be equipped with an in-ground irrigation system.

The design also adds (4) Cleveland Select Pear trees, (2) Ginkgo trees and (2) Norway Maple trees along the existing berm to encourage a variety of plantings enhancing the existing number of trees along 36th Street to bring the landscaping buffer in compliance with the zoning ordinance. This will also provide foreground environmental interest with the vegetation screening wall as a backdrop.

The Request

The owner wishes approval to maximize the offering of RV long term parking on the property. The current zoning requirements will not allow this activity within the I-1 zoning district. Adding a vegetation wall softens the existing security fence line, provides a visual barricade from public view of the property, meets what we believe to be the intent of the ordinance by minimizing the visibility of any RV storage, architecturally solves the issue harmoniously with the neighboring properties and strives, with board approval, to bring the property into compliance.

We thank you for your consideration.

Sincerely,

Alan S. Hall RA, NCARB, LRB

Pung, Joe

From: Alan Hall <alan@api-mi.com>
Sent: Thursday, April 22, 2021 12:31 PM
To: Pung, Joe
Cc: John Hardy; Alisha Robinson; Bridget Butkovich; Alan Hall
Subject: RE: 4115 - 36th Street
Attachments: 2021-04-14_KSS-ARCH SITE PLAN-meets car req.pdf; 2021-04-14_KSS-ARCH SITE PLAN-less cars.pdf; Beaufort County SC.pdf; BYU Final Report 2011.pdf; P6348- Burbank Storage Parking.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Joe,

Thank you for offering to work with us on this project.

We are looking for some direction from your point of view regarding the parking requirements and possible layout options for this property.

This site currently has a gravel surface that was originally intended for a future building, but now is planned to be paved with asphalt and stripped for parking.

Our client would like to maximize their offering for Recreational Vehicle (RV) parking spaces as much as possible.

The zoning ordinance has a statement in their zoning district (I-1 Light Industrial) requesting that RVs are to be parked at the rear of the property.

(We believe that the intention for this statement is to not "see" these types of vehicles from public viewing along the roadway - in our case 36th Street).

You will see in both of the attached drawings that we are proposing vegetation screening measures (120 Arborvitae shrubs) to be planted along the existing chain-linked fence along 36th Street.

(The intention here is to block the public view of the parking lot and its parked vehicles – please see the provided site sections showing the existing berm, screening and sight lines showing all vehicles will be screened from view)

Note: we have also included (8) new trees to be planted the in existing berm / green space along 36th Street to bring the landscaping counts into compliance.

Please see the attached site sketches regarding the existing self-storage facility located at 4115 – 36th Street.

- 1) The drawing named "2021-04-14_KSS-ARCH SITE PLAN-meets car req.pdf" shows a site plan sketch with car parking stalls meeting the zoning requirements.
- 2) The drawing named "2021-04-14_KSS-ARCH SITE PLAN-less cars.pdf" shows a site plan sketch maximizing the RV parking (not meeting the car parking zoning requirements)

Our preference is the "2021-04-14_KSS-ARCH SITE PLAN-less cars.pdf" showing the maximum number of RV parking. This layout has the public views along 36th Street blocked by the existing berm and the new 6' high (min.) vegetation screen.

Behind this vegetation screen is car parking with its two-way circulation aisle and then RV parking which technically does place the RV parking towards the "rear" of the property and not visible along the front.

We also would like concession or relief to the car parking stall counts which are required in the I-1 zoning district.

In a way of showing proof, we have provided a number of "case study" traffic reports of similar storage facilities showing actual traffic counts and what will be anticipated here at this facility.

The Beaufort County and BYU studies are traffic studies for self-storage, while the Burbank report is a parking study. This last is the most pertinent in referencing actual parking usage at any given time.

The engineer in that case gives a parking recommendation of about 21% of that which the zoning ordinance in Kentwood currently requires.

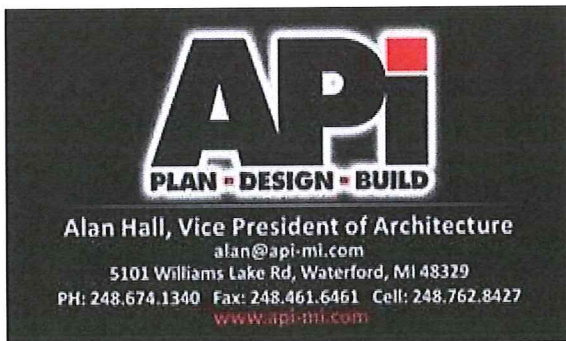
Based on this provided data, we are asking for a reduction of car parking stall counts in the hope to maximize the real parking needs and not provide for car parking stalls that may not ever be used.

If you have any questions or require further information, please do not hesitate to reply to this email or call me on my cell phone at (248) 762-8427.

Please let us know your thoughts.

Again, thank you for your time!

Alan Hall, RA, NCARB, LRB
Vice President of Architecture



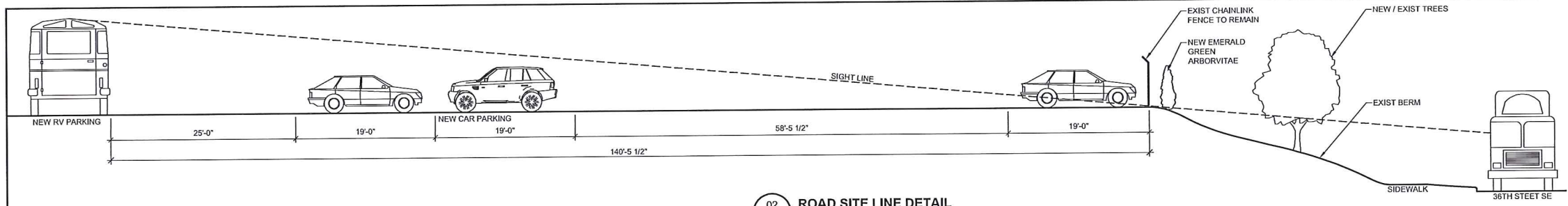
Like us on facebook!

From: Pung, Joe <PungJ@kentwood.us>
Sent: Thursday, March 11, 2021 9:01 AM
To: Alan Hall <alan@api-mi.com>
Subject: 4115 - 36th Street

Alan,

You had a question about paving an existing gravel surface at 4115 – 36th Street. We should be able to handle that review at the staff level depending on what else is planned.

Joe Pung
Senior Planner
City of Kentwood Planning Department



02 ROAD SITE LINE DETAIL
AS-1 1/8" = 1'-0"

LANDSCAPE / SCREENING REQUIREMENTS	
ZONED: LIGHT INDUSTRIAL (I1)	
10'-0" WIDE GREEN BELT >18'-1" GREEN BELT	REQUIRED PROVIDED
(1) CANOPY TREE FOR EVERY 40' OF LINEAR FRONTAGE 500.85' LINEAR FRONTAGE / 40' = 13 TREES 5 EXISTING TREES 8 NEW TREES 13 TOTAL TREES	REQUIRED PROVIDED
(7) SHRUBS FOR EVERY 40' OF LINEAR FRONTAGE 500.85' LINEAR FRONTAGE / 40' = 12.5 X 7 = 88 SHRUBS 120 TOTAL SHRUBS PROVIDED > 88 SHRUBS	REQUIRED REQUIRED

WAREHOUSE & STORAGE PARKING REQUIREMENTS	
ZONED: LIGHT INDUSTRIAL (I1)	
PARKING FOR STORAGE BUILDINGS (1 PER 1,500 SF)	62,190 SF / 1,500 SF = 41 SPACES
PARKING FOR OFFICE (1 PER 300 SF)	750 SF / 300 SF = 3 SPACES
TOTAL CAR PARKING REQUIRED	= 44 SPACES
TOTAL CAR PARKING PROVIDED	= 45 SPACES
TOTAL RV PARKING PROVIDED	= 63 SPACES
PREVIOUS CAR PARKING PROVIDED	= 54 SPACES
PREVIOUS RV PARKING PROVIDED	= 29 SPACES

ISSUED FOR	DATE
REVIEW	04.01.2021
REVIEW	04.08.2021
REVIEW	04.14.2021

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ARCHITECTURAL PLANNERS INC.
3111 W. 14TH STREET, SUITE 100
KENTWOOD, MI 49523
PH: 248.874.1340 www.api-mi.com

REGISTERED DESIGN PROFESSIONAL IN
RESPONSIBLE CHARGE:
ALAN SCOTT HALL
LICENSED ARCHITECT
NO: 1301069571

JOB NAME:
**SITE PLAN ALTERATION FOR:
EXTRA SPACE STORAGE**

LOCATION:
**4115 36TH STREET SE
KENTWOOD, MI 49512**

DRAWN BY:
BCB

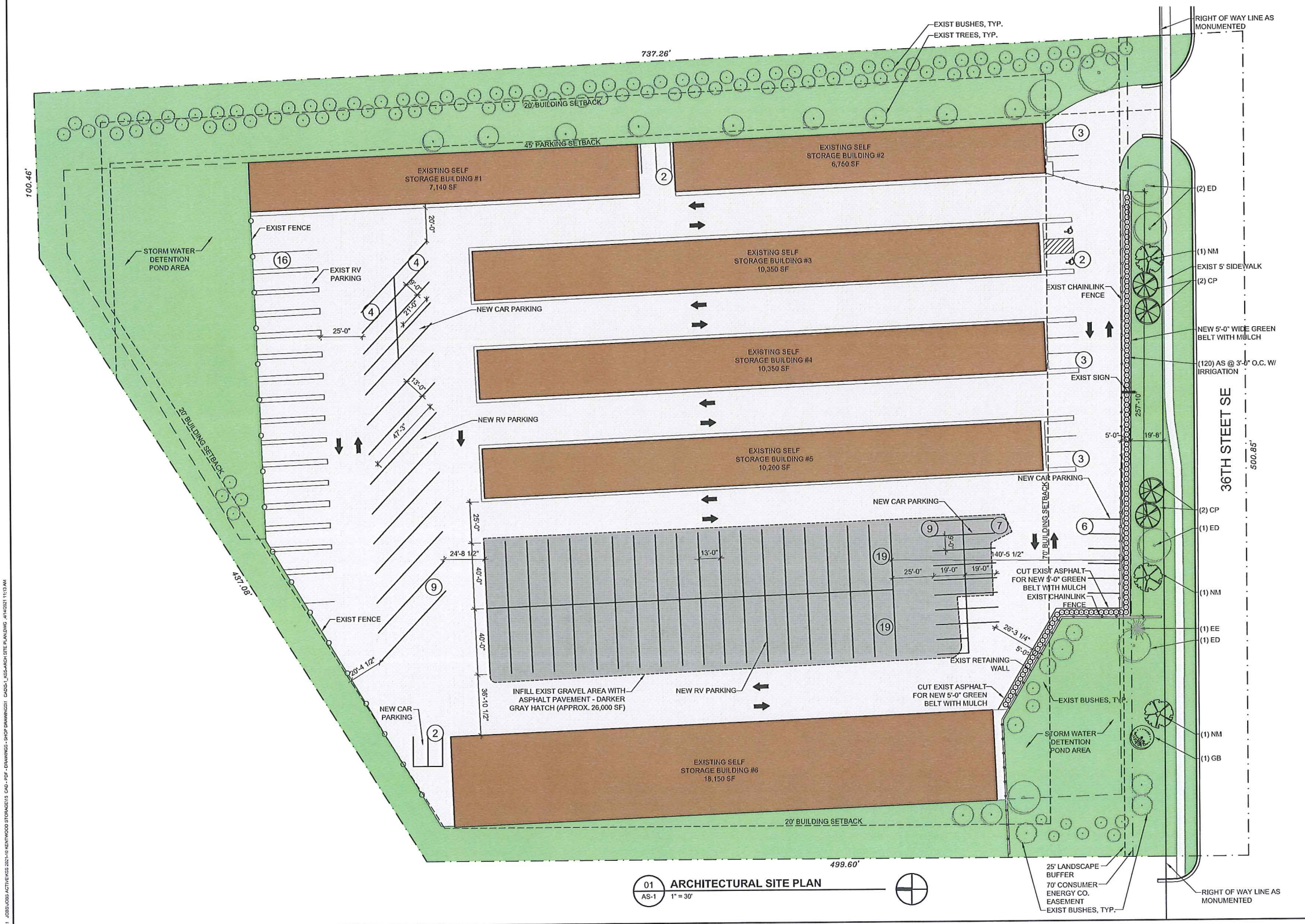
CHECKED BY:
ASH

SCALE:
AS NOTED

JOB NO:
KSS 2021-10

ARCHITECTURAL
SITE PLAN

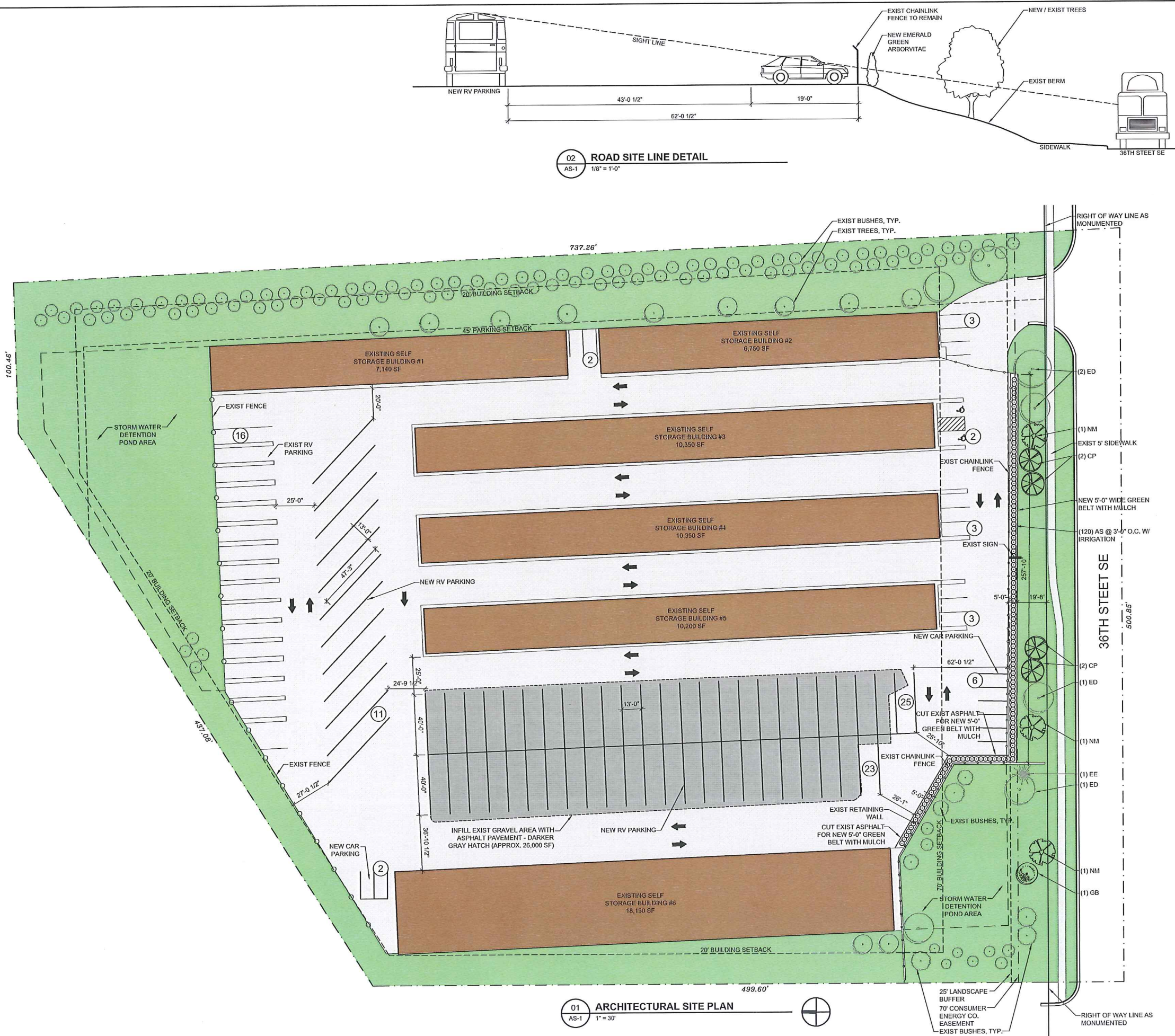
AS-1



01 ARCHITECTURAL SITE PLAN
AS-1 1" = 30'

P:\1 JOB\JOBS ACTIV\KSS 2021-10 KENTWOOD STORAGE\15 CAD - PDF - DRAWINGS - 36TH STREET PLANNING - 04/14/2021 11:57 AM

1/21 JESUS LOPEZ ARCHITECTS 2021-10 KENTWOOD STORAGE #1-6, 2017 - DRAWINGS, 3/10/2021, 11:12 AM



LANDSCAPE / SCREENING REQUIREMENTS		
ZONED: LIGHT INDUSTRIAL (I1)		
10'-0" WIDE GREEN BELT	REQUIRED	
>18'-1" GREEN BELT	PROVIDED	
(1) CANOPY TREE FOR EVERY 40' OF LINEAR FRONTAGE		
500.85' LINEAR FRONTAGE / 40' = 13 TREES	REQUIRED	
5 EXISTING TREES		
8 NEW TREES		
13 TOTAL TREES	PROVIDED	
(7) SHRUBS FOR EVERY 40' OF LINEAR FRONTAGE		
500.85' LINEAR FRONTAGE / 40' = 12.5 X 7		
= 88 SHRUBS	REQUIRED	
120 TOTAL SHRUBS PROVIDED > 88 SHRUBS	REQUIRED	

WAREHOUSE & STORAGE PARKING REQUIREMENTS		
ZONED: LIGHT INDUSTRIAL (I1)		
PARKING FOR STORAGE BUILDINGS (1 PER 1,500 SF)		
62,190 SF / 1,500 SF	= 41 SPACES	
PARKING FOR OFFICE (1 PER 300 SF)		
750 SF / 300 SF	= 3 SPACES	
TOTAL CAR PARKING REQUIRED	= 44 SPACES	
TOTAL CAR PARKING PROVIDED	= 21 SPACES	
TOTAL RV PARKING PROVIDED	= 75 SPACES	
PREVIOUS CAR PARKING PROVIDED	= 54 SPACES	
PREVIOUS RV PARKING PROVIDED	= 29 SPACES	

ISSUED FOR	DATE
REVIEW	04.01.2021
REVIEW	04.08.2021
REVIEW	04.14.2021

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ARCHITECTURAL PLANNERS INCORPORATED
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REGISTERED DESIGN PROFESSIONAL IN
RESPONSIBLE CHARGE
ALAN SCOTT HALL
LICENSED ARCHITECT
NO: 1301069971

JOB NAME:
**SITE PLAN ALTERATION FOR:
EXTRA SPACE STORAGE**

LOCATION:
**4115 36TH STREET SE
KENTWOOD, MI 49512**

DRAWN BY:
BCB

CHECKED BY:
ASH

SCALE:
AS NOTED

JOB NO:
KSS 2021-10

ARCHITECTURAL
SITE PLAN

AS-1

PROPOSED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
JUNE 8, 2021, 7:30 P.M.
ZOOM MEETING

- A. Chair Jones called the meeting to order at 7:30 p.m.
- B. The Pledge of Allegiance was led by Commissioner Poyner.
- C. Roll Call:
Members Present:, Catherine Brainerd, Dan Holtrop, Sandra Jones, Ed Kape, Ray Poyner, Mike Pemberton, Clarkston Morgan (arrived late)
Members Absent: Bill Benoit, Darius Quinn (with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung and the applicants

Motion by Kape, supported by Holtrop to excuse Benoit, Morgan and Quinn from the meeting.

- Motion Carried (6-0) –
- Yeas: Brainerd, Holtrop, Jones, Kape, Poyner, Pemberton
- Nays: None
- Absent: Benoit, Morgan, Quinn

- D. Approval of the Minutes and Findings of Fact

Motion by Commissioner Poyner, supported by Commissioner Kape, to approve the Minutes of May 25, 2021.

- Motion Carried (6-0) –
- Yeas: Brainerd, Holtrop, Jones, Kape, Poyner, Pemberton
- Nays: None
- Absent: Benoit, Morgan, Quinn

- E. Approval of the Agenda

Holtrop pointed out that on Cases 14-21 and 15-21 were tabled until June 8, 2021 and not July 27.

Motion by Commissioner Pemberton, supported by Commissioner Brainerd, to approve the agenda for the June 8, 2021 meeting with change noted.

- Motion Carried (6-0) –
- Yeas: Brainerd, Holtrop, Jones, Kape, Poyner, Pemberton
- Nays: None

- Absent: Benoit, Morgan, Quinn

F. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.

G. Old Business

Case#11-21 Aspen Pointe – Major Change to a Preliminary PUD located at 3345 52nd Street; (**applicant has requested tabling to July 27, 2021**)

Case#12-21 Aspen Pointe – Site Condominiums and Final Site Plan Review Located at 3345 52nd Street; (**applicant has requested tabling to July 27, 2021**)

H. Public Hearing

Case#14-21 – My New House - Rezone .75 acres of land from C-2 Commercial to R1-C Single Family Residential Located at 1569 52nd Street SE

Schweitzer introduced the request. He stated the property has been zoned commercial at least 50 years and over that time the only structure that has been on the property was a house and that house was removed back in 1999. He stated the property is approximately 100 feet wide and 300 feet deep with a grade differential front to back of as much as 20 feet.

Schweitzer stated the proposed rezoning site carries a Master Planned commercial land use designation consistent with the existing commercial zoning and use immediately to the east. However, the land immediately to the west carries a low-density residential land use designation consistent with its existing zoning and use.

Schweitzer stated the parking and building setbacks to residential may have contributed to why we have not seen any development on the property over this time period.

Schweitzer stated he is recommending to the City Commission to rezone .75 acres of land from C-2 Commercial to R1-C Single Family Residential as described in his memo.

1. The property has been zoned for commercial use for the past 50 years. According to city records, the only building to occupy property was originally built as a chicken coop and subsequently converted into a house. This building was demolished in 1999. There have been many inquiries about placing a retail or office building on the property, but it has remained vacant likely due to the relatively narrow lot width in combination with commercial parking and building setback requirements adjacent to residential uses and the downslope of the property.

2. The allowable uses under the proposed R1-C zoning should be compatible in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts,

aesthetics, infrastructure and potential influence on property values with the residential use and zoning of the properties to the north and west. The existing commercial uses to the east have had the opportunity to purchase the subject site over the years and have obviously passed. The planned commercial use of the property on the south side of 52nd Street is not anticipated to be impacted by the proposed rezoning.

3. The city's infrastructure is sufficient to serve this site.

4. Given the dimension, slope and natural features of the site are comparable to the developed residential properties to the west as well as to the north across the Lyle branch of the Heyboer Drain, the requested zone district is more appropriate than any other zone district and it would not be desirable to amend the C-2 zoning to allow for single family detached homes.

Jones opened the public hearing

Chris VanderHoff stated he looked at this property and it is impossible to use it as a commercial piece. He stated he thinks a residential use would be a really good use for that piece of property.

Motion by Kape, supported by Pemberton, to close the public hearing

- Motion Carried (6-0) –
- Yeas: Brainerd, Holtrop, Jones, Kape, Poyner, Pemberton
- Nays: None
- Absent: Benoit, Morgan, Quinn

Commissioners offered no additional comments and thinks this is a good use of the property.

Motion by Holtrop, supported by Brainerd to recommend to the City Commission approval of the request of Dzung Tran to rezone property at 1569-52nd Street, SE from C-2 Community Commercial to R1-C Single Family Residential as described in Case #14-21. Approval is conditioned upon basis points 1-4 as described in Schweitzer's memo dated June 1, 2021.

- Motion Carried (6-0) –
- Yeas: Brainerd, Holtrop, Jones, Kape, Poyner, Pemberton
- Nays: None
- Absent: Benoit, Morgan, Quinn

Case#15-21 Woodsprings Suites – Request of Concord Hospitality– Final Site Plan Review of a Special Land Use Hotel– Located at 3781 – 32nd Street

Schweitzer introduced the request. He stated the site in recent months has gone through a PUD preliminary site plan approval which received conditional approval from both the Planning and City Commission. He stated it has also gone through special land use review and was approved for a hotel and to offer a 41 foot height on the hotel with a 4 foot parapet.

Schweitzer stated the access into the site is off of Lake Eastbrook Boulevard. He stated the landscape plan includes retention on the overall site but also the maintenance of that area as well. He noted the proposed screening to the east in terms of a 6 foot high solid cedar fence on the east lot line along with trees and landscape screen, not only for the view but to reduce glare and sound from the hotel.

Schweitzer stated the recommendation from staff is for conditional approval of the Final PUD Site Plan dated 4/19/21 as described in Golder's memo dated 5/13/21.

Jones opened the public hearing.

Rae Kluitenburg speaking on behalf of her father Jon Vander Weide at 3800 32nd Street. She stated the neighbors are not feeling positive about this development and she does not know anyone who is in favor. She stated this seems inappropriate for this area.

Motion by Poyner, supported by Pemberton, to close the public hearing.

- Motion Carried (6-0) –
- Yeas: Brainerd, Holtrop, Jones, Kape, Poyner, Pemberton
- Nays: None
- Absent: Benoit, Morgan, Quinn

The Commissioners were ok with the request and also pointed out that the applicants issues and concerns have already been addressed. Commissioners also commended them in appreciation for their consideration for the many request for changes and the developers accommodations.

Motion by Pemberton, supported by Kape, to grant conditional approval of the final PUD Site Plan dated 4/19/21 as described in Case No. 1-2021. Approval is conditioned on condition 1-5 and basis points 1 – 5 as described in Golder's memo dated May 13, 2021.

- Motion Carried (6-0) –
- Yeas: Brainerd, Holtrop, Jones, Kape, Poyner, Pemberton
- Nays: None
- Absent: Benoit, Morgan, Quinn

I. Work Session

Case#16-21- Windy West Plat – Request of Bosco Development LLC for Preliminary Plat Review of Windy West Plat Located at 3491 52nd Street SE Conditionally zoned R1-D Single Family Residential

Schweitzer introduced the request. He stated the development is the extension of Breezewood Court from the Windy West subdivision. The subdivision control regulations require public streets to have a 30-foot pavement width within a 60 foot right of way. The proposed right of way is 50 feet; pavement width is proposed as 24'. These will have to be amended to meet the current subdivision control regulations. In addition, two sides of sidewalk are required.

The project came in for a conditional rezoning the building setback lines are at least a 60 ft lot width. The developer has offered 1100 square foot on the main floor of the homes built in this development and offered other amenities

The applicant portrays an outlot extending north from the Breezewood Court cul-de-sac. An outlot must meet the lot size requirements of the Zoning Ordinance. Thus if a private road is to be extended to the north, an easement could be utilized, but it must meet the private road standards of Section 18.03 of the Zoning Ordinance. In addition, lots 5 and 6 would become corner lots. The applicant must show there would be adequate setbacks for houses placed on these lots.

Section 3.23 of the Zoning Ordinance sets lot width to depth ratios of 4:1. Section 3.23 B makes an exception for a depth of lot that exceeds four times the width when there is steep topography, unusual soil conditions, or drainage problems. Therefore, with Planning Commission approval, lots 7-14 could exceed the width to depth ratio given the existence of wetlands and floodplain on the site. Lot 2 currently does not attain the width to depth ratio; this may be corrected when the street right of way width is widened to 60 feet.

VanderHoff stated he would change the out lot to an easement. VanderHoff stated the 1:4 ratio makes sense. He stated he previously proposed to the City that they dedicate the wetland and floodplain area as a park or a common element and City Commission was very strong saying they would prefer to see the lot lines go to the outer limits of the site, they are not interested in having it as parkland and they are worried if a homeowners association was created they would not maintain it.

Poyner questioned the price point for the new homes. VanderHoff stated his best guess would be \$350,000 range plus or minus. Poyner questioned if there are any trees that can be preserved. VanderHoff stated there are lots of trees and they are sensitive to the trees. He stated they like the trees. Poyner stated that is important to him to preserve the trees.

Holtrop questioned if he had any sample building elevations. VanderHoff stated he has the deed restrictions that he put on the homes but he is not proposing to submit home plans for every lot. Holtrop stated lots 5 and 6 are large enough because of the easement

and does it mean that the homes will be setback further into the lot. Vanderhoff stated because they are pie shaped they have an extra 30 feet to work with, they would split that and the easement correctly so they can place homes and have the corner setbacks. Holtrop questioned if the homes can be staggered. VanderHoff stated typically they set the front to the minimum front setback. Discussion ensued. Holtrop stated we are requiring sidewalk on both sides then there may be a gap at Breezewood Ct. Schweitzer stated that is correct. He stated when stub street was put in sidewalk should have been installed at the same time. He stated as part of the CIP there is a sidewalk fill in program that may be used to bridge the gap.

Pemberton stated he is in favor of sidewalks and if there is a connection he would like to see it happen upfront. He suggested incorporating it into the next CIP.

Case #17-21- Lakewood PUD-Request of Lakewood Homes for a Rezoning from R1-B Single Family Residential to RPUD-2 Low Density Residential Planned Unit Development and Preliminary PUD Site Plan Review for properties addressed: 2920 & 2854 52nd Street, SE and 5253 & 5491 Wing Avenue, SE

Schweitzer introduced the request. He stated the proposed development is located on an overall 6.8 acre property located west of Wing Avenue and south of 52nd Street. The proposed 2020 Master Plan recommends low density residential use for this area or (less than 4 units per acre). The proposed single family development is at a 2.8 units/acre not density, consistent with the Master Plan.

They are also seeking preliminary PUD site plan review.

He stated they are proposing a 15 lot site condo project

Rezoning

The 6.8 acre development is proposed to be rezoned from R1-B to RPUD-2 Single Family Residential Planned Unit Development, with a total of 15 housing units planned.

The Planning and City Commissions should review the following in considering the merits of the rezoning:

*Consistency with the goals, policies and future land use map of the Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area;

Section 12.04 A of the Zoning Ordinance establishes density standards for RPUD-2 developments. The section suggests that net density should be calculated to determine its consistency with the Master Plan. Net density is calculated by excluding rights of way, public utility easements, and private road easements from the gross acreage.

The proposed 2020 Master Plan recommends low density residential for this site. The development is proposed per density of 2.8 units per acre, consistent with the Master Plan.

*Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district;

The sites features are appropriate for the proposed uses.

*The applicant's ability to develop the property with at least one (1) of the uses permitted under the current zoning;

The property is currently zoned R1-B, primarily because until recently it would have been difficult to extend utilities in this area.

*The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;

The use is compatible with the surrounding uses. It should be noted that the area to the west of the proposed single family homes is master planned for high density residential development.

*Whether the City's infrastructure and services are sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the City;

The infrastructure is adequate to accommodate the proposed uses.

*Where a rezoning is reasonable given the above guidelines, a determination that the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district.

The RPUD-2 Zoning District is the most appropriate district to allow the proposed single family homes. The PUD zone allows for city approval of building elevations for the development.

PUD Plan-General

The Applicant's PUD Statement details the reasoning behind the rezoning and the operational aspects of the development that relate to the PUD objectives of Chapter 12 of the Zoning Ordinance.

The proposed PUD involves the development of 15 detached site condominiums. Preliminary and final site plan review for the site condominium development will also be required.

The PUD-2 sets the following minimum requirements for lots within a development:

Lot area:	6,500 square feet
Front yard setback:	20 feet
Side yard setback:	5'; 12 between properties
Rear yard setback:	30 feet
Minimum living area:	950 square feet, minimum of 624 square feet on main floor
Open Space:	25%

Schweitzer stated at the staff review the Fire Marshall indicated that the fire hydrant location(s) need to be identified as we go forward. The City Engineer noted the concept should fall within our standard review but he will review the detail and have his perspective available for the public hearing.

The development is served with a private road that extends from Wing Avenue. The road meets the private road standards of the Zoning Ordinance with a 24' paramount width. One side of sidewalk is provided along the private road, consistent with the private road regulations. In addition, the applicant has provided a sidewalk connection from 52nd Street to the proposed private driveway. In the future, it is anticipated that a sidewalk would be extended the west side of Wing Avenue to 60th Street along the watermain easement, in order to minimize the loss of significant trees.

Section 12.01 PUD Intent and Purpose

Section 12.01 allows for the mixture of housing types that would not otherwise be permitted within a traditional zoning district, while still allowing uses that are consistent with the surrounding areas. The proposed development is for 15 homes on 6.8 acres of land. The PUD regulations allow the city to approve building elevations, which would otherwise not be required in a standard plat or site condominium.

Section 12.01 C of the Zoning Ordinance also references a package of amenities that are available throughout the PUD including preservation of natural resources, pathways, improvements to public roads, and high quality architectural materials. The development will include open space or a conservation area adjacent to each unit. Ideally, all of the conservation areas, private road and sidewalks should be maintained by the condominium association. In addition, if the conservation areas are open to all residents, it should be clear how residents can access the areas.

Schweitzer stated there is a Consumers Energy easement across lot 1 that goes from the south east to the north west and it impacts the building envelope. The developer has tried to work with Consumer's Energy to eliminate that easement. They assured staff that the

building envelope can accommodate a house construction on lot 1. They are going to work with the City to extend the 3 lane cross section on the pavement that is from Wing Avenue at 52nd Street and carry that across the entire frontage and provide more left turn storage for traffic traveling north on Wing Avenue.

Section 12.04 RPUD-2 Specific Regulations

Section 12.04 D 5 indicates that the city may require architectural diversity between adjacent single family buildings. The applicant is proposing 5 different building elevations. The PUD Statement shall include language to indicate how the developer intends to ensure that the same house plan/building elevation is not used for adjacent structures.

Section 12.04 D 8 indicates that accessory building size and locations may be varied from those found in Sections 3.15 and 3.16 of the Zoning Ordinance. The applicant shall clearly state their intent for the allowance of accessory structures within the development. Schweitzer suggested that the Planning Commission consider whether or not they want to handle that in a different way of our standard requirements.

Dennis Cole, Engineer with Nederveld, was present. He stated staff asked them to look at the usage to the overall site to the west they are in the process of working on that right now and that would involve how best to extend Breton through the site. Part of that too is to look a little better at the corner property.

Cole stated the commissioners were given a 15 lot R1-B parallel plan that would have several new driveways that would come directly off of 52nd Street. He stated home sites would be in close proximity to adjacent properties without much consideration of saving the vegetation around the perimeter of the site. That is one of their reasons to go PUD to put the same number of units and ensure that there is plenty of buffering with the existing vegetation maintained and the landscaping shown around the adjacent properties to the south.

Cole stated the Master plan calls for up to 4 units per acre, they will be at 2.8 units per acre in contrast with a total of 27 new homes if done according to the Master Plan. He stated their plan contains showing 37% open space and feel can effectively buffer the back lot of 52nd Street. He stated with the net density being 2.8 per acre is just over ½ of what the Master Plan density could be for the site.

Cole stated the homes will be built by Jack Workman/ Lakewood homes with a reputation of quality and attention to detail. These homes are starting around \$300,000 and up. Discussion ensued regarding the homes.

Cole stated with respect to the private road, they intend to comply with the new private road standards. It has not been shown on the plan but it will.

Cole stated regarding lot 1 there are a couple of home styles that Workman feels will fit nicely in that building envelope despite it being much smaller. They feel confident they can put the desired home on that site.

Cole stated the lot lines on the property on the north side of the road that are shown extending all the way to 52nd Street, there will be a single open space along 52nd Street that will be a common area similar of what they have shown along the south and southeast sides. Those areas will be mainly intended for buffering purposes.

Brinerd stated the common area along 52nd may have similar issue with the Windy West plan where the City Commission desires to keep the lot lines extended because of concern with regard to maintenance. Cole stated if bylaws are put in place with specific requirements for maintenance it will be included as part of the common element. If however they are left as individual lots that would be a better way to maintain those areas. He stated his understanding the lot lines would be clipped so that it would be common area under the maintenance responsibility under the entire association to keep that in compliance. Discussion ensued.

Cole stated they should be able to comply with the pavement width requirements for the private road. Brainerd questioned if the plan is to have conservation areas accessible to all the residents. Cole stated yes it would be. Brainerd stated he likes the proposed.

Holtrop stated he noticed the developer has been clearing the site. Holtrop stated his only concern is that the backyards of the lots on 52nd are on the Street side; have they considered the building elevations of the side that faces 52nd Street; and whether there will be fences which will cut off the common area. Cole stated the 80 foot buffer could be augmented if necessary with some additional screening but certainly they would like to preserve what is presently there. Cole stated the way the houses will be situated there will be quite a bit lower elevations. 52nd Street traffic will be looking down at them. To some degree that will help with the perception of looking at the back of the houses. Schewitzer suggested street trees might be a consideration and maybe bringing those along the 52nd Street frontage to create a landscape buffer.

Pemberton stated this looks good if he only had one recommendation and based on what went on with the previous development in this neighborhood and that is having some good plans we can get an approval on before he gets too far along. He stated the rear elevations on the north lots that may be a concern. It that can be controlled or mitigated by a of tree buffer along the common area that would provide privacy for some of the residents

Morgan questioned how lot 1 would look compared to the other homes. Cole stated the majority if not all of the houses would be placed right up against the front setback line and the building envelope and on lot 1 that is going to have to be the case with the shape and size there is room for the housing type Workman proposes. Discussion ensued regarding the size of the homes

Poyner questioned if there will be a sidewalk that will run along the west side along Wing. Cole stated yes it shows sidewalk connecting the existing sidewalk at the intersection of Wing and 52nd and then running down to and across the proposed private road just to the south end. Poyner questioned the distance from 52nd Street to the back of the homes. Cole stated the open space that is being proposed is 80 feet in width and if you look at the building envelopes it will probably be another 50 foot back. He estimated about 150 feet off the ROW line from 52nd Street to the back of the homes.

Holtop questioned how the other commissioners felt about the accessory buildings Cole stated they would like to have the standard amount of accessory building included in this development. Pemberton stated he thinks we need to be consistent. If there is an association then they can be involved and not coming from the City level. He suggested staying consistent with our provisions as they are written and then let them decide.

J. New Business

Motion by Holtop, supported by Pemberton, to set public hearing date of July 13, 2021, for: Case#18-21 Cobblestone at the Ravines Phase 3 – Request of Redstone Land Development LLC for a Major Change to a PUD Phase and Preliminary Site Plan Review Located at 4333 Shaffer Avenue SE

- Motion Carried (7-0) –
- Yeas: Brainerd, Holtop, Jones, Kape, Poyner, Pemberton, Morgan
- Nays: None
- Absent: Benoit, Quinn

K. Other Business

1. Commissioners' Comments

Holtop made a motion supported by Poyner to amend the meeting minutes of May 25, 2021 to change cases 14-21 and 15-21 to reflect tabling until June 8

- Motion Carried (6-0) –
- Yeas: Brainerd, Holtop, Jones, Kape, Poyner, Pemberton, Morgan
- Nays: None
- Absent: Benoit, Quinn

Holtop stated there was a LUZ committee meeting regarding the corner of Walma and 44th Street. They proposed a 4 adult foster care facilities, 20 beds per building, 80 beds total and buildings would be single story slope roof residential style.

Holtrop stated the second item for LUZ was on Model Ct. Half of the building is being looked at to put in an indoor soccer or youth training or sports training. Issues would be that it is an industrial area therefore there are limitations.

Morgan questioned if we have come to a conclusion on the upkeep of equipment enclosures in and along the public right-of-way and the upkeep. Schweitzer stated we don't have any specific standards.

Jones stated the Windy West the street seemed narrow.

2. Staff's Comments

Schweitzer stated in July the Planning Commission going back to in person meetings.

L. Adjournment

Motion by Commissioner Pemberton, supported by Commissioner Poyner, to adjourn the meeting.

- Motion Carried (6-0) –
- Yeas: Brainerd, Holtrop, Jones, Kape, Poyner, Pemberton
- Nays: None
- Absent: Benoit, Morgan, Quinn

Meeting adjourned at 9:00p.m.

Respectfully submitted,

Ed Kape, Secretary

**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
JUNE 22, 2021**

Schweitzer 06/01/21

PROJECT: My New House

APPLICATION: 14-21

LOCATION: 1569-52nd Street, SE

HEARING DATE: June 8, 2021

REVIEW TYPE: Rezoning

MOTION: **Motion by Holtrop, supported by Brainerd to recommend to the City Commission approval of the request of Dzung Tran to rezone property at 1569-52nd Street, SE from C-2 Community Commercial to R1-C Single Family Residential as described in Case #14-21. Approval is conditioned upon basis points 1-4 as described in Schweitzer's memo dated June 1, 2021.**

- Motion Carried (6-0) –
- Yeas: Brainerd, Holtrop, Jones, Kape, Poyner, Pemberton
- Nays: None
- Absent: Benoit, Morgan, Quinn

BASIS: 1. The property has been zoned for commercial use for the past 50 years. According to city records, the only building to occupy property was originally built as a chicken coop and subsequently converted into a house. This building was demolished in 1999. There have been many inquiries about placing a retail or office building on the property, but it has remained vacant likely due to the relatively narrow lot width in combination with commercial parking setback requirements adjacent to residential uses and the downslope of the property.

2. The allowable uses under the proposed R1-C zoning should be compatible in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values with the residential use and zoning of the properties to the north and west. The existing commercial uses to the east have had the opportunity to the purchase

the subject site over the years and have obviously passed. The planned commercial use of the property on the south side of 52nd Street is not anticipated to be impacted by the proposed rezoning.

3. The city's infrastructure is sufficient to serve this site.

4. Given the dimension, slope and natural features of the site are comparable to the developed residential properties to the west as well as to the north across the Lyle branch of the Heyboer Drain, the requested zone district is more appropriate than any other zone district and it would not be desirable to amend the C-2 zoning to allow for single family detached homes.

**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
JUNE 22, 2021**

Golder 5/13/2021

PROJECT: Woodspring Suites Final PUD Site Plan

APPLICATION: 15-2021

REQUEST: Final PUD Site Plan Review

LOCATION: 3781 32nd Street SE

HEARING DATE: 6/8/2021

MOTION: **Motion by Pemberton, supported by Kape, to grant conditional approval of the final PUD Site Plan dated 4/19/21 as described in Case No. 1-2021. Approval is conditioned on condition 1-5 and basis points 1 – 5 as described in Golder’s memo dated May 13, 2021.**

- Motion Carried (6-0) –
- Yeas: Brainerd, Holtrop, Jones, Kape, Poyner, Pemberton
- Nays: None
- Absent: Benoit, Morgan, Quinn

CONDITIONS:

1. Compliance with the Applicant’s PUD Statement dated April 19, 2021.
2. Review and approval by staff and the Kentwood City Attorney of the PUD Statement and Development Agreement.
3. Compliance with the Kentwood Fire Marshal memo dated 4/22/2021 and the Kentwood City Engineer’s memo dated 5/10/2021.
4. The applicant shall provide street trees on Lake Eastbrook Boulevard as required by the city’s street tree policy. If street trees cannot be placed within the right of way, they must be installed within a 10’ greenbelt along the hotel property adjacent to the right of way.
5. Extension of public sidewalk along Lake Eastbrook Boulevard to 32nd Street.

BASIS:

1. The PUD Statement details the commitments made by the applicant in terms of the development of the site, access, features, and amenities.
2. The PUD Statement, site plan, and conditions imposed by the city will be memorialized in a Development Agreement between the city and the developer to ensure that all conditions are met.
3. The city's street tree policy establishes whether street trees are permitted, given the width of the planting strip, setback from intersections, distance from streetlights, and other factors. If the street trees cannot be placed within the right of way, the same number of trees will be required to be relocated on the property within 10 feet of the right of way.
4. The applicant is the owner of the entire 6.67 parcel. The extension of sidewalk will allow a non-motorized connection between the hotel and 32nd Street.
5. Discussion at the work session and public hearings.

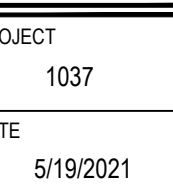
PLANNING STAFF RECOMMENDATION

Golder 6-16-21

PROJECT	Windy West Plat
APPLICATION	16-21
REQUEST:	Preliminary Plat and Final Site Plan Review for a Single Family Residential Subdivision
HEARING DATE:	June 22, 2021
RECOMMENDATION:	Recommend conditional approval of the Preliminary Plat for Windy West Plat as described in Case No. 16-21 and as provided on the site plan dated June 15, 2021. Approval is conditioned on the following:
CONDITIONS:	<ol style="list-style-type: none">1. Execution and recording of the Conditional Zoning Agreement for the Windy West Development.2. Review and approval of the proposed plat by the Kentwood City Engineer and Fire Marshal.3. Street trees shall be provided along all public streets at 40 foot intervals.4. Two sides of sidewalk must be provided within the development.5. Pavement width of the proposed extension of Breezewood Court shall be 30'.6. Applicant shall remove General Requirements note 6.
BASIS:	<ol style="list-style-type: none">1. The property was received Conditional Zoning approval under the provisions of Section 3.29 of the Zoning Ordinance, which requires execution of an agreement,

incorporating the provisions offered by the applicant at the time of the rezoning.

2. Street trees and sidewalks are required under the Subdivision Control Regulations.
3. The applicant has not indicated that sidewalks shall be provided within the development. Staff will add the extension of sidewalk along the current Breezewood Court to the city's list of sidewalk infill projects to ensure that the sidewalks for Windy West connect to the development to the east.
4. The pavement width proposed for the plat appears to be 30' in width.
5. Lots 7-14 exceed the 1:4 width to depth ratio outlined in Section 3.23 of the Zoning Ordinance; however, exceptions to the 1:4 ratio can be permitted by the Planning Commission when steep topography, unusual soil conditions or drainage problems exist. In this case, Lots 7-14 are encumbered by significant wetlands and floodplain.
6. General Requirement Note #6 states that the driveway between Lots 5 and 6 may serve up to four parcels. The potential for development to the north is not part of the Windy West Plat. The easement shows the potential for future lots; other factors may affect whether the lots are actually viable.



PLANNING STAFF RECOMMENDATION

June 14, 2021

PROJECT: Lakewood Ravines PUD

APPLICATION: 17-21

REQUEST: Rezoning of 6.8 acres of Land from R1-B to RPUD-2 Single Family Residential Planned Unit Development, and Preliminary Site Plan Approval for a 15 lot single family development

LOCATION: 2720 52nd Street, 2854 52nd Street (part), 5453 Wing Avenue and 5491 Wing Avenue (part)

HEARING DATE: June 22, 2021

RECOMMENDATION: Recommend to the City Commission conditional approval of the preliminary site plan dated June 16, 2021 for Lakewood PUD project as described in Case No. 17-21. Application is conditioned on the following:

CONDITIONS:

1. Review and Approval of the PUD Statement dated June 16, 2021 for the Lakewood PUD, and review and approval of the Lakewood PUD Development Agreement by Kentwood staff and the City Attorney. The PUD Statement and Development Agreement shall include, but not be limited to, the following:
 - a. Restrictions prohibiting the rental of more than one unit by a single purchaser.
 - b. A statement regarding the improvements to be undertaken by the developers of the project.
 - c. Detail on sidewalk provided in the development, open space within the development, and the maintenance of these areas.
 - d. Detail regarding any public or private road improvement required for the development.

2. City Staff and City Attorney review and approval of all condominium documents, including but not limited to, the condominium bylaws, the master deed, and the complete condominium subdivision plan. An expandable condominium, as defined in the Michigan Condominium Act, MCL 559.106(4) shall not be permitted. Convertible area, as defined in the Michigan Condominium Act, MCL 559.105(3) shall not be permitted.
3. Compliance with the City Engineer's memo dated June 16, 2021.
4. Review and approval by the Kentwood Fire Marshal.
5. Applicant shall obtain permits from the Michigan Department of Environment, Great Lakes, and Energy for wetland mitigation prior to the issuance of construction permits on the site.
6. Staff review and approval of the preliminary landscaping and lighting plans for the site. The landscaping plan shall indicate how the developer intends to preserve significant stands of trees.
7. Review and approval by staff of building elevations proposed within the project.
8. City Commission approval of the rezoning of the site from R1-B to RPUD-2 Single Family Residential Planned Unit Development.

BASIS

1. The PUD Statement and Development Agreement will address issues such as deviations from the ordinance requirements, improvements to be provided by the developer, and other requirements or restrictions made by the city. The review and approval of these documents will hold the development to these standards and give additional direction to the applicant as the project develops.
2. Review of condominium documents will ensure that the site plan, the proposed improvements, the restrictions on convertible area and the rental of condominium units by the developer are addressed and recorded for the benefit of prospective owners.

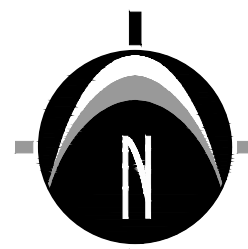
3. The landscaping plan shall include information on required street trees along 52nd Street, Wing Avenue, and the private road, as well as other landscaped areas and areas in which the existing vegetation will be retained.
4. Discussion during the work session and public hearings.

NOT TO SCALE



EXISTING BITUMINOUS

EXISTING CONCRETE



0' 25' 50' 100'
SCALE: 1" = 50'

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800.222.1868

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

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HOLLAND
INDIANAPOLIS
ST. LOUIS

LAKEWOOD HOMES LLC
JACK WORKMAN

3347 Sandy Beach
Wayland, MI 49348
Phone: 616.437.4367

Title: Preliminary RPUD Submittal		
Drawn: DC	Checked: RP	Date: 2021.05.17
Title: Revised Preliminary RPUD Submittal		
Drawn: DC	Checked: RP	Date: 2021.06.16

Existing Conditions

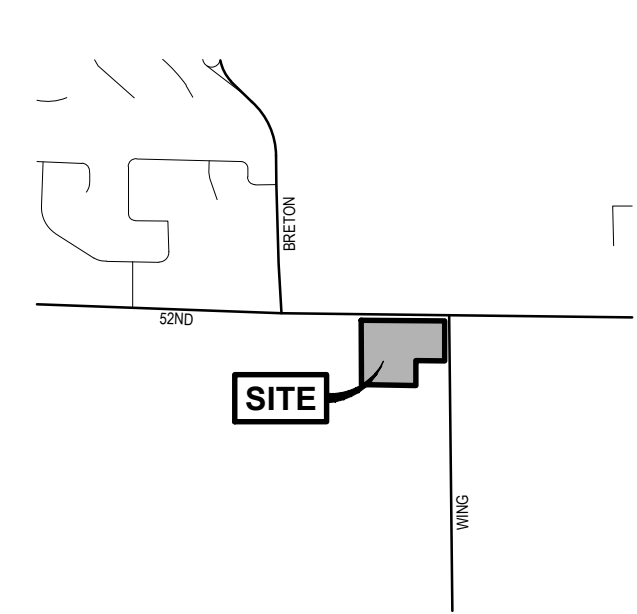
2920 52ND ST, PART OF 2854 52ND, PART OF 5491 WING AVE, AND 5253 WING AVE
PART OF THE NW 1/4 OF SECTION 34, T6N, R11W,
CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

STAMP:

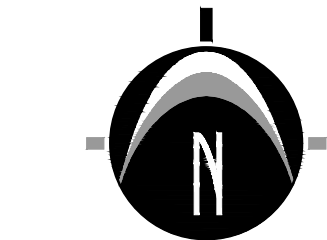
PROJECT NO:
21400356

SHEET NO:

C-201



LOCATION MAP
NOT TO SCALE



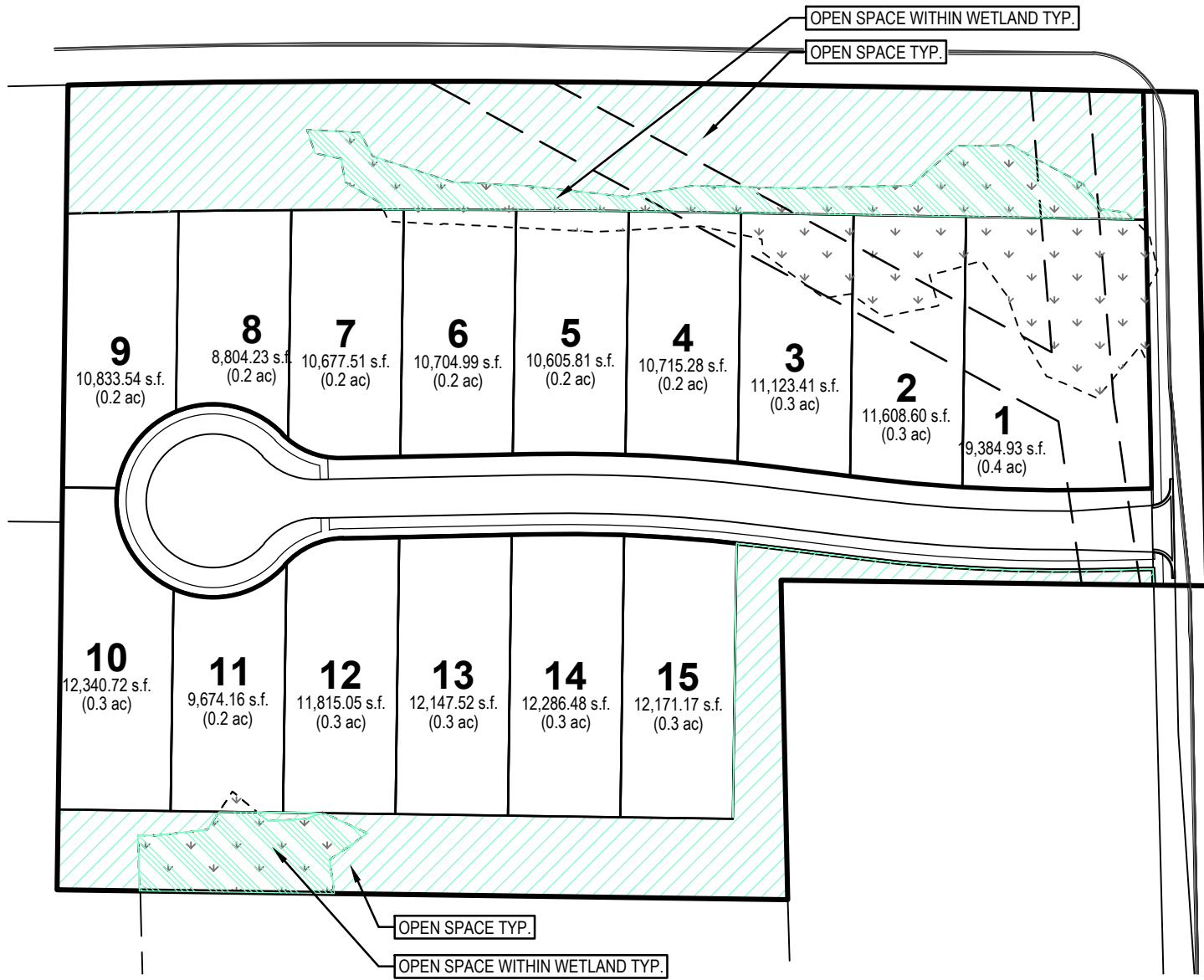
0' 25' 50' 100'
SCALE: 1" = 50'

LEGEND

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

GENERAL NOTES

- CURRENT ZONING OF PROPERTY: R1-B SINGLE FAMILY RESIDENTIAL. R1-B ZONING REQUIREMENTS
- PROPOSED ZONING OF PROPERTY: RPUD-2 LOW DENSITY RESIDENTIAL PUD. RPUD-2 STANDARDS (PER SEC. 12.04)
 - A) MINIMUM LOT AREA = 5,500 SQ. FT.
 - B) MINIMUM OPEN SPACE = 25% (PER SEC. 12.10 N)SETBACKS
 - A) FRONT YARD = 20 FT.
 - B) SIDE YARD = 5 FT. (12 FT. BOTH)
 - C) REAR YARD = 30 FT.
- SUMMARY OF LAND USE:
 - A) TOTAL ACREAGE = 6.8 ACRES (296,575 SQ. FT.) (EXCLUDING R.O.W.)
 - B) TOTAL AREA OF WETLANDS = 33,882 SQ. FT.
 - C) OPEN SPACE REQUIRED (PER SEC. 12.04 D.4) = 25% (296,575 TOTAL SITE AREA X 25% = 74,144 SQ. FT. REQ.)
 - D) OPEN SPACE PROVIDED = 28.3% (84,057 SQ. FT.)
 - 1. OPEN SPACE OUTSIDE OF WETLANDS = 67,952 SQ. FT.
 - 2. OPEN SPACE WITHIN WETLANDS (25% OF REQ. OPEN SPACE MAX) = 16,105 SQ. FT.
- ZONING OF PARCELS TO NORTH = R1-C. ZONING OF PARCELS TO EAST, WEST, AND SOUTH = R1-B
- STORMWATER CALCULATIONS:
 - A) STORMWATER DETENTION REQUIRED [6.8 AC. X 0.17 AC.-FT./AC.] = 50,530 CU. FT.
 - B) STORMWATER DETENTION PROVIDED [17,500 SQ. FT. X 3 FT. AVG. DEPTH] = 52,500 CU. FT.
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF KENTWOOD AND KENT COUNTY DRAIN COMMISSION STANDARDS AND SPECIFICATIONS.
- THIS SITE IS CURRENTLY SERVED BY PUBLIC WATERMAIN AND PUBLIC SANITARY SEWER.
- 10) ALL BUILDING EXTERIORS SHALL BE WOOD, BRICK, STONE, ALUMINUM, OR A COMBINATION OF THESE OR COMPARABLE MATERIALS.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-18-34-200-054 AND 41-18-34-200-040. THE ADDRESS OF THE PROPERTY IS 2854 52ND STREET SE AND 5253 WING AVENUE SE.



OPEN SPACE EXHIBIT

N.T.S.

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
LAKEWOOD HOMES LLC
JACK WORKMAN
3347 Sandy Beach
Wayland, MI 49348
Phone: 616.437.4367

REVISIONS:
Title: Preliminary RPUD Submittal
Drawn: DC Checked: RP Date: 2021.05.17
Title: Revised Preliminary RPUD Submittal
Drawn: DC Checked: RP Date: 2021.06.16

LAKEWOOD

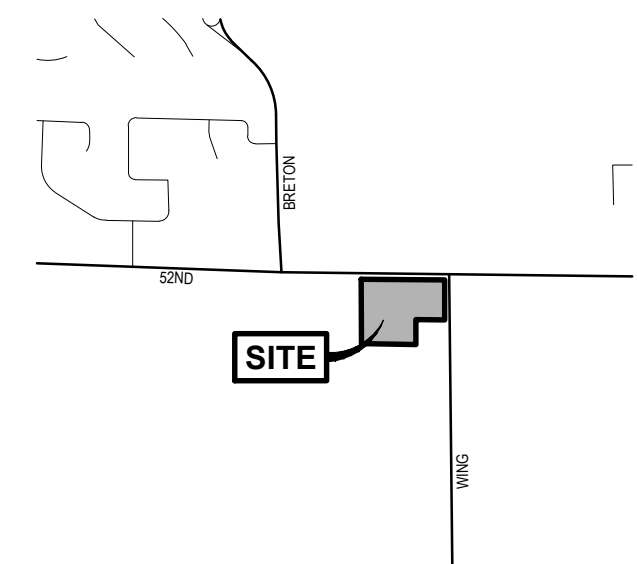
Site Layout Plan

2920 52ND ST. PART OF 2854 52ND, PART OF 5491 WING AVE, AND 5253 WING AVE
PART OF THE NW 1/4 OF SECTION 34, T8N, R11W,
CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

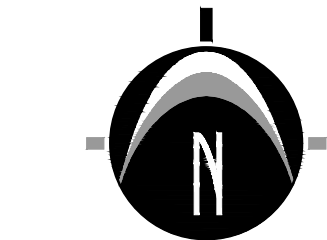
STAMP:

PROJECT NO:
21400356

SHEET NO:
C-205



LOCATION MAP
NOT TO SCALE



0' 25' 50' 100'
SCALE: 1" = 50'

LEGEND

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

GENERAL NOTES

- CURRENT ZONING OF PROPERTY: R1-B SINGLE FAMILY RESIDENTIAL.
R1-B STANDARDS (PER SEC. 5.03)
A) MINIMUM LOT AREA = 14,000 SQ.FT.
B) MINIMUM LOT WIDTH = 100 FT.
SETBACKS
A) FRONT YARD = 40 FT.
B) SIDE YARD = 7 FT. (25 FT. FOR CORNER)
C) REAR YARD = 35 FT.
- SUMMARY OF LAND USE:
A) TOTAL ACREAGE = 6.6 ACRES (287,632 SQ.FT.) (EXCLUDING R.O.W.)
B) TOTAL AREA OF WETLANDS = 33,882 SQ.FT.
C) TOTAL UNITS = 15 LOTS
D) ZONING OF PARCELS TO NORTH = R1-C
ZONING OF PARCELS TO EAST, WEST, AND SOUTH = R1-B

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JACK WORKMAN
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Wayland, MI 49348
Phone: 616.437.4367

REVISIONS:
Title: Preliminary RPUD Submittal
Drawn: DC Checked: RP Date: 2021.05.17
Title: Revised Preliminary RPUD Submittal
Drawn: DC Checked: RP Date: 2021.06.16

LAKWOOD

Parallel Plan

2920 52ND ST, PART OF 2854 52ND, PART OF 5491 WING AVE, AND 5253 WING AVE
PART OF THE NW 1/4 OF SECTION 34, T8N, R11W,
CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:
21400356

SHEET NO:
PP

STAFF REPORT: June 14, 2021
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Lisa Golder
CASE NO.: 18-21 Cobblestone 3

GENERAL INFORMATION

APPLICANT: Cobblestone Partners LLC rep. by: David Stebbins
3570 Scenic River Dr. SW 3570 Scenic River Dr. SW
Wyoming MI 49418

STATUS OF
APPLICANT: Owner and Developer

REQUESTED ACTION: Applicant is requesting Major Change of an approved PUD Phase

EXISTING ZONING OF
SUBJECT PARCEL: RPUD-1 High Density Residential Planned Unit Development

GENERAL LOCATION: North of 44th Street, Stratton Boulevard

PARCEL SIZE: 22.44 acres

EXISTING LAND USE
ON THE PARCEL: Vacant

ADJACENT AREA
LAND USES: N: vacant
S: Cobblestone at the Ravines
W: Hidden Lakes Apartments
E: Detention area

ZONING ON ADJOINING
PARCELS: N, S, E: RPUD-1 High Density Residential Planned Unit
Development
W: R-4 High Density Residential

Compatibility With Master Plan

The Master Plan recommends low density residential use for this property. The overall PUD development for the Ravines was found to be consistent with the Master Plan.

Relevant Zoning Ordinance Sections

Section 12.03 of the Zoning Ordinance describes the purpose, permitted uses, and other requirements of the RPUD-1 High Density Residential District. Site Plan Review Standards are found in Section 14.05 of the Zoning Ordinance.

Zoning History

The site was rezoned to RPUD-1 in 2004. A preliminary PUD plan was reviewed and approved at that time. For this portion of the Cobblestone development, the original plan included 85 units, including the following housing mix:

<u>Original Plan</u>	<u>Proposed Plan</u>
1 - 6 unit building	7 - 6 unit buildings
12 - 4 unit buildings	8 - 4 unit buildings
5 - 3 unit	2 - 2 unit buildings
1 - 2 unit	9 - 1 unit building
14 - 1 unit	
Total: 85 units	Total: 87 Units

SITE INFORMATION

Street and Traffic

Access to this development is from the extension of a private road (Stratton Boulevard) that extends to the from 44th Street. Stratton is proposed to be stubbed on the north side of the development. Eventually it will connect to the property to the north that is currently owned by Holland Home. No immediate plans for development are anticipated.

In the previously approved plan, Stratton Boulevard continued as a boulevard design north of the clock tower area. Now, Stratton Boulevard is no longer proposed as a boulevard.

Site Information

The site is wooded and varies greatly in elevation across the development. A wetland area exists on the east side of the site. Proposed grading has not been portrayed on the site.

Staff Review

Major Change to an Approved PUD Site Plan:

1. The original plan for Cobblestone at the Ravines was approved in 2004 with the overall plan for the Ravines Planned Unit Development. The original Phase 3 of Cobblestone included the following mix of housing:

Original Plan

- 1 - 6 unit building or 6 units
- 12 - 4 unit buildings or 48 units

5 - 3 unit or 15 units

1 - 2 unit or 2 units

14 - 1 unit or 1 unit

Total: 85 units

The proposed plan includes the following proposed housing mix:

Proposed Plan:

7 – 6 unit buildings or 42 units

8 – 4 unit buildings or 32 units

2 – 2 unit buildings or 4 units

9 – 1 unit buildings or 9 units

Total: 87 units

Since the number of units proposed in the development is more than the original development, a Major Change to the original site plan must be approved by the Planning and City Commissions.

2. The previously approved plan show no units exiting onto Stratton Boulevard; rather, they were served by alleys. The applicant should provide alley access to the 6 unit building. In fact, the original plan showed all but a few of the homes within Phase 3 served from alleys. All of the homes in the proposed Phase 3 are served from the private roads, rather than from alleys. The applicant should describe this change to the nature of the development in Phase 3.
3. The original Ravines PUD promoted pedestrian access, with sidewalk connections on both sides of the street, particularly within the Cobblestone portion of the development. The original plan for Phase 3 provides two side of sidewalk along the private driveways. The proposed plan has sidewalk on only one side of the street in most locations. Staff recommends requiring two sides of sidewalk within the development.
4. Stratton Boulevard should be extended to the north property line. In addition, sidewalk should be extended to the development's north property line along Stratton.
5. The proposed 6-unit buildings include a good deal of pavement in the front yard to accommodate driveways. Again, the nature of much of the rest of Cobblestone is to have condominiums accessed from an alley. If these are allowed to remain, the front yard area must be improved with plantings or other amenities.
6. The applicant shall provide color renderings of the building elevations proposed for the development.
7. The applicant must provide landscaping plans, lighting plans, information on dumpsters and screening.

Staff Report

Case No. 18-21 Major Change-Cobblestone 3

Page 4

8. The applicant shall indicate whether any of the units are planned to be rented by the developer.

Attributes:

- Continuation of Cobblestone at the Ravines
- Provides a mixture of housing types
- Provide more open space than the previous plan

Issues:

- Two sides of sidewalk should be provided on all streets, as per the original Cobblestone development
- The 6 unit condominium on Stratton Boulevard should be served by an alley. None of the proposed condominiums are served by alleys within the development
- More detail on units and landscaping
- Too much pavement in driveways for 6 unit buildings

BENCHMARKS

ELEVATION - 744.07
NW CORNER OF 1'x4' BOTTOM CONCRETE
STEP, LOCATED AT #4302 AUGUSTA HILLS,
WEST SIDE OF HOUSE. (0.6' ABOVE WALK)

ELEVATION - 746.35
NW CORNER OF 1'x5.5' BOTTOM CONCRETE
STEP, LOCATED AT #2906 VANOVER
STREET. (0.6' ABOVE WALK)

CONTROL POINTS

CP#12	CP#13	CP#14	CP#15	CP#16
M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP
N 51207.0345	N 51250.5893	N 51200.3744	N 50937.2329	N 50879.9040
E 50677.9111	E 51022.3284	E 50337.5108	E 50298.6483	E 51228.6918
ELEV 765.00	ELEV 762.89	ELEV 751.59	ELEV 757.37	ELEV 747.42

CP#25	CP#26	CP#27	CP#28	CP#29
M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP
N 51462.6730	N 51129.9042	N 51101.8571	N 51168.6718	N 50884.2378
E 50356.4270	E 50697.1183	E 51410.3957	E 51208.2300	E 51678.2825
ELEV 742.54	ELEV 769.50	ELEV 710.98	ELEV 735.81	ELEV 736.30

CP#33	CP#34	CP#35
M+B RED CAP	M+B RED CAP	M+B RED CAP
N 50715.1479	N 50718.6289	N 50752.1318
E 51144.8322	E 50933.3670	E 50512.7240
ELEV 742.60	ELEV 743.75	ELEV 745.74

EXISTING UNDERGROUND UTILITY DATA

STORM CB#1
RIM 740.76
SILTSACK ON STRUCTURE
2'x2' CURB RIM

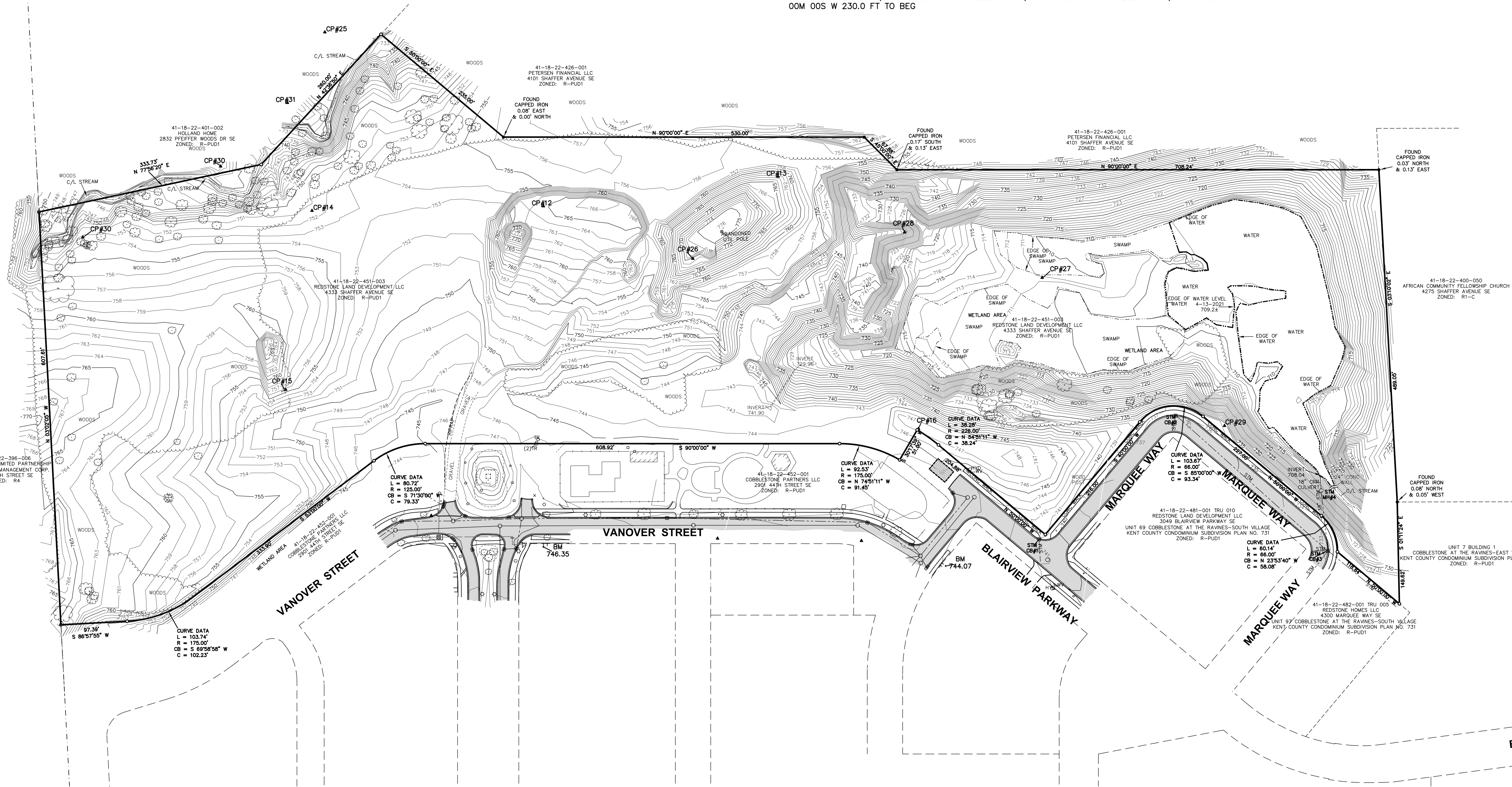
STORM CB#2
RIM 735.98
SILTSACK ON STRUCTURE
2'x2' CURB RIM

STORM CB#3
RIM 732.58
SILTSACK ON STRUCTURE
2'x2' CURB RIM

STORM MH#4
RIM 717.52
18" CPP INV N 708.02
BOTTOM STRUCTURE 708.02
2' DIA RIM,
4' DIA PRECAST STRUCTURE

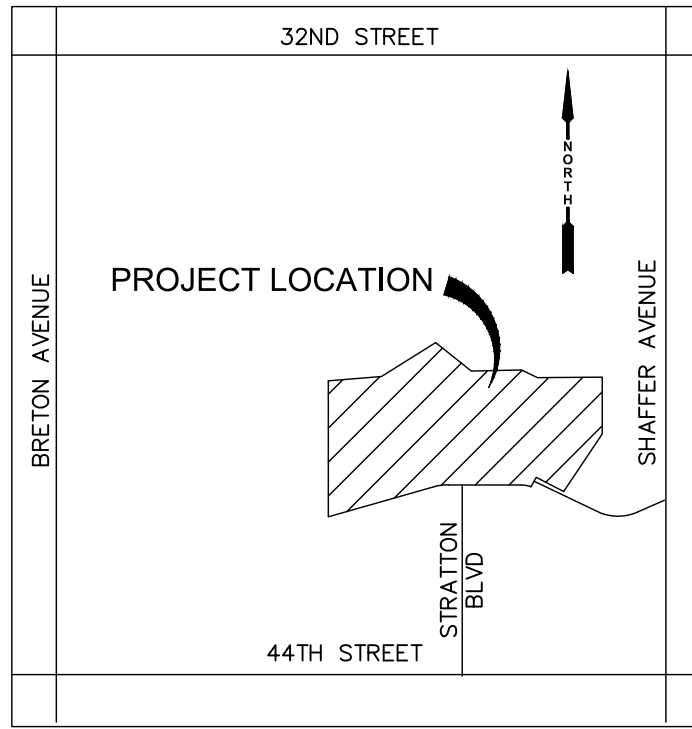
Tax Description

PART OF SE 1/4 COM 847.35 FT S 90D 00M 00S W ALONG S SEC LINE & 427.44 FT N 0D 00M 00S E FROM SE COR OF SEC TH ELY 43.97 FT ON A 274.0 FT RAD CURVE TO LT; LONG CHORD BEARS S 75D 43M 54S E 43.93 FT; TH N 9D 40M 14S E 1.0 FT TH ELY 27.19 FT ON A 273.0 FT RAD CURVE TO LT; LONG CHORD BEARS S 83D 10M 56S E 27.18 FT; TH ELY 40.40 FT ON A 199.0 FT RAD CURVE TO LT; LONG CHORD BEARS N 88D 08M 55S E 40.33 FT; TH N 82D 24M 32S E 675.24 FT TO W LINE OF SHAFFER AVE; TH S 3D 10M 02S E ALONG SD W LINE 57.17 FT; TH S 82D 24M 32S W 650.92 FT; TH WLY 23.56 FT ON A 201.0 FT RAD CURVE TO RT; LONG CHORD BEARS S 84D 45M 58S W 23.54 FT; TH S 89D 07M 25S W 20.22 FT; TH WLY 60.20 FT ON A 327.0 FT RAD CURVE TO RT; LONG CHORD BEARS N 85D 36M 10S W 23.54 FT; TH N 9D 40M 14S E 1.00 FT; TH NWLY 172.57 FT ON A 326.0 FT RAD CURVE TO RT; LONG CHORD BEARS N 85D 09M 53S W 170.56 FT; TH S 79D 09M 48S W 187.0 FT; TH S 90D 00M 00S W 57.58 FT; TH N 0D 00M 00S E 81.72 FT; TH NELY 87.96 FT ON A 126.0 FT RAD CURVE TO RT; LONG CHORD BEARS N 20D 00M 00S E 81.72 FT; TH N 40D 00M 00S E 18.41 FT; TH N 50D 00M 00S W 105.0 FT; TH N 40D 00M 00S E 20.0 FT; TH N 50D 00M 00S W 125.0 FT; TH N 40D 00M 00S E 1.00 FT; TH N 50D 00M 00S W 115.88 FT; TH NWLY 121.47 FT ON A 174.0 FT RAD CURVE TO LT; LONG CHORD BEARS N 70D 00M 00S W 119.02 FT; TH S 90D 00M 00S W 610.58 FT; TH SWLY 80.08 FT ON A 124.0 FT RAD CURVE TO LT; LONG CHORD BEARS S 71D 30M 00S W 78.69 FT; TH S 53D 00M 00S W 332.57 FT; TH SWLY 103.74 FT ON A 175.0 FT RAD CURVE TO RT; LONG CHORD BEARS S 69D 58M 58S W 102.23 FT; TH S 86D 57M 55S W 97.39 FT TO A PT WHICH IS 592.57 FT N 3D 02M 05S W ALONG N&S 1/4 LINE FROM S 1/4 COR; TH N 3D 02M 05S W ALONG N&S 1/4 LINE 607.61 FT; TH N 77D 56M 20S E 333.73 FT; TH N 42D 36M 50S E 260.0 FT; TH S 50D 00M 00S E 235.0 FT; TH N 90D 00M 00S E 530.0 FT; TH S 45D 00M 00S E 67.88 FT; TH N 90D 00M 00S E 708.24 FT; TH S 3D 10M 02S E 489.05 FT; TH S 1D 11M 24S E 149.62 FT; TH N 50D 00M 00S W 118.85 FT; TH SLY 43.54 FT ON A 66.0 FT RAD CURVE TO RT; LONG CHORD BEARS S 21D 06M 09S W 42.75 FT; TH S 40D 00M 00S W 216.0 FT; TH S 50D 00M 00S E 26.21 FT; TH ELY 101.07 FT ON A 274.0 FT RAD CURVE TO LT; LONG CHORD BEARS S 60D 34M 02S E 100.50 FT; TO BEG EX COM 994.79 FT S 90D 00M 00S W ALONG S SEC LINE & 527.10 FT N 0D 00M 00S E FROM SE COR OF SEC; TH N 50D 00M 00S W 255.0 FT; TH N 40D 00M 00S E 230.0 FT; TH S 50D 00M 00S E 255.0 FT; TH S 40D 00M 00S W 230.0 FT TO BEG



- LEGEND
- - - - - SANITARY SEWER (SAN)
 - - - - - STORM SEWER (STM)
 - - - - - WATERMAIN (WAT)
 - - - - - GAS MAIN (GAS)
 - - - - - UG ELECTRIC (PWR)
 - - - - - UG TELECOMMUNICATIONS (TELCOM)
 - - - - - AERIAL UTILITY LINE (AERIAL)
 - - - - - FENCE
 - - - - - HOT MIX ASPHALT SURFACE (HMA)
 - - SURVEY IRON (FOUND)
 - - SURVEY IRON (SET)
 - M - MEASURED DIMENSION
 - D - DEEDED DIMENSION
 - P - PLATTED DIMENSION
 - R - RECORDED DIMENSION
 - L - LENGTH
 - R - RADIUS
 - CB - CHORD BEARING
 - C - CHORD DISTANCE
 - X - UG GAS MARKER (UGM)
 - X - UG TELECOMMUNICATIONS MARKER (UTM)
 - - UG TELECOMMUNICATIONS BOX (UTB)
 - - MAILBOX (MB)
 - △ - HYDRANT (HYD)
 - △ - WATER VALVE (WV)
 - - MANHOLE (MH)
 - - CATCH BASIN (CB)
 - ⊕ - UTILITY POLE (UP)
 - ⊕ - GUY ANCHOR (GA)
 - - SAN CLEANOUT (CO)
 - - GAS METER (GM)
 - - ELECTRIC METER (EM)
 - - ELECTRIC BOX (EB)
 - - TRANSFORMER (TR)
 - - AIR CONDITIONER (AC)
 - - TELECOMMUNICATION RISER (TR)
 - ⊕ - YARD LIGHT (YL)
 - ☆ - LIGHT POLE (LP)
 - ⊕ - LIGHT POLE W/CONC BASE (LPC)

PREPARED FOR:
REDSTONE HOMES
3330 GRAND RIDGE DRIVE, NE
GRAND RAPIDS, MI 49528
(616) 403-6106
ATTN: MR. DAVID STEBBINS



0 40 80
PLAN SCALE: 1" = 80'

811
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PLAN REVISIONS

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

MB

SURVEY PLAN FOR COBBLESTONE PHASE III
CITY OF KENTWOOD, KENT COUNTY, MI

FIELD SURVEY / DATE
M&B-MARCH 2021

PROJECT NO.:
210166.01

DESIGN DRAWN BY:
FEP

DESIGNED BY:
JFL

CHECKED BY:
JFL

PLAN DATE:
06-01-21

SHEET NUMBER
1 OF 4

BENCHMARKS
ELEVATION - 744.07
NW CORNER OF 1'x4' BOTTOM CONCRETE
STEP, LOCATED AT #4302 AUGUSTA HILLS,
WEST SIDE OF HOUSE, (0.6' ABOVE WALK)
ELEVATION - 746.35
NW CORNER OF 1'x5.5' BOTTOM CONCRETE
STEP, LOCATED AT #2906 VANOVER
STREET, (0.6' ABOVE WALK)

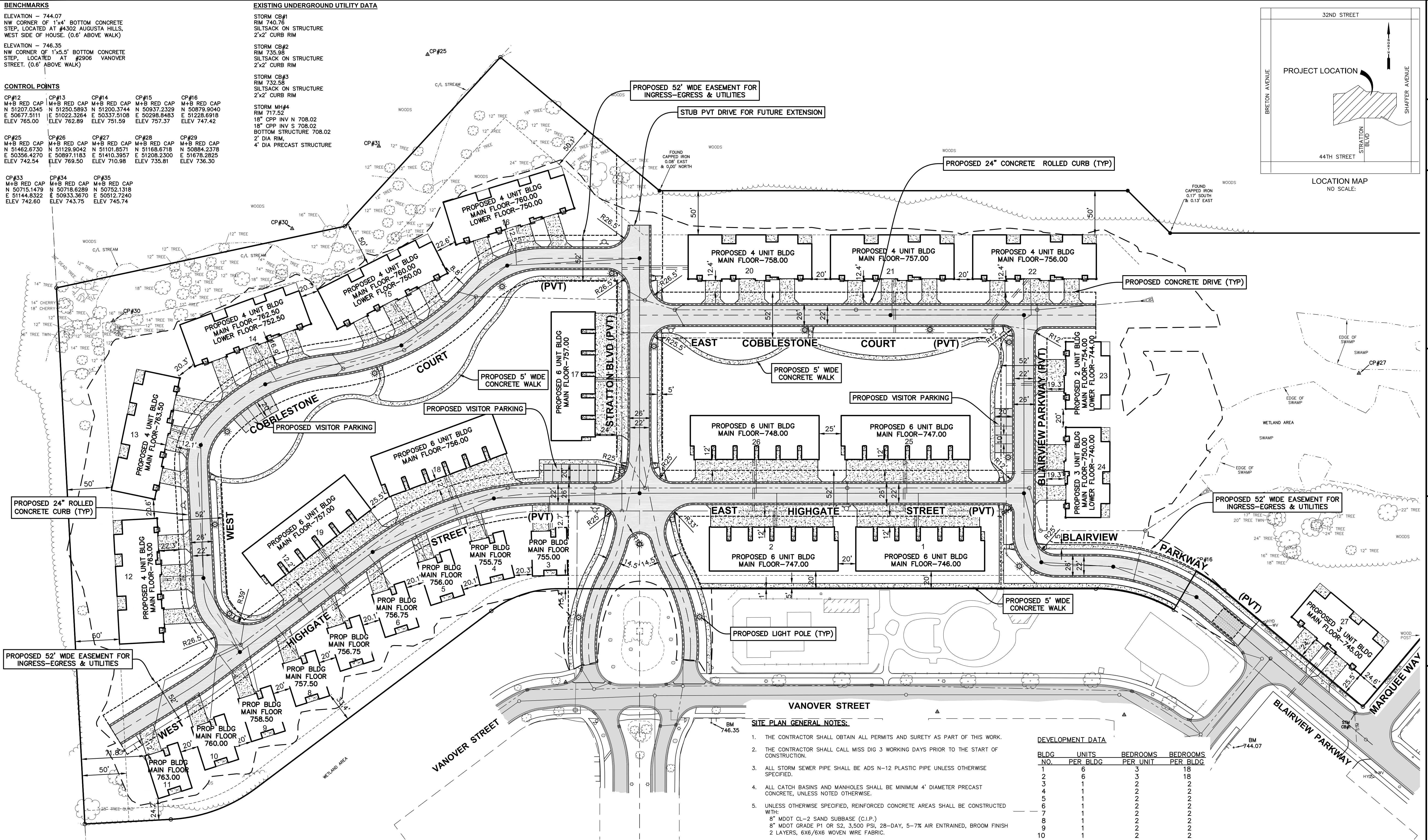
CONTROL POINTS
CP#12 M+B RED CAP N 51207.0345 E 50677.5111 ELEV 765.00
CP#13 M+B RED CAP N 51250.5893 E 51022.3264 ELEV 762.89
CP#14 M+B RED CAP N 51200.3744 E 50337.5108 ELEV 757.37
CP#15 M+B RED CAP N 50937.2329 E 50298.8483 ELEV 757.37
CP#16 M+B RED CAP N 50879.9040 E 51228.6918 ELEV 747.42

CP#25 M+B RED CAP N 51462.6730 E 50356.4270 ELEV 742.54
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CP#27 M+B RED CAP N 51101.8571 E 51410.3957 ELEV 751.59
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CP#29 M+B RED CAP N 50884.2378 E 51678.2825 ELEV 736.30

CP#33 M+B RED CAP N 50715.1479 E 51144.8322 ELEV 742.60
CP#34 M+B RED CAP N 50718.6289 E 50833.3670 ELEV 743.75
CP#35 M+B RED CAP N 50752.1318 E 50512.7240 ELEV 745.74

EXISTING UNDERGROUND UTILITY DATA

STORM CB#1
RIM 740.76
SILTSACK ON STRUCTURE
2'x2' CURB RIM
STORM CB#2
RIM 735.98
SILTSACK ON STRUCTURE
2'x2' CURB RIM
STORM CB#3
RIM 732.58
SILTSACK ON STRUCTURE
2'x2' CURB RIM
STORM MH#4
RIM 717.52
18" CPP INV N 708.02
18" CPP INV S 708.02
BOTTOM STRUCTURE 708.02
2" DIA RIM,
4" DIA PRECAST STRUCTURE



SITE PLAN GENERAL NOTES:

- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
- THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
- ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
- UNLESS OTHERWISE SPECIFIED, REINFORCED CONCRETE AREAS SHALL BE CONSTRUCTED WITH:
8" MDOT CL-2 SAND SUBBASE (C.I.P.)
8" MDOT GRADE P1 OR S2, 3,500 PSI, 28-DAY, 5-7% AIR ENTRAINED, BROOM FINISH 2 LAYERS, 6X6/6X6 WOVEN WIRE FABRIC.
- PAVED AREAS SHALL BE CONSTRUCTED WITH:
12" MDOT CL-2 SAND SUBBASE (C.I.P.)
6" 22-A GRAVEL BASE (C.I.P.)
1 1/2" 3C HMA LEVELING COURSE
1 1/2" 4C HMA WEARING COURSE
- THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557.
- THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
- THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
- THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER COLLECTION SYSTEM.
- THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE + BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

DEVELOPMENT DATA

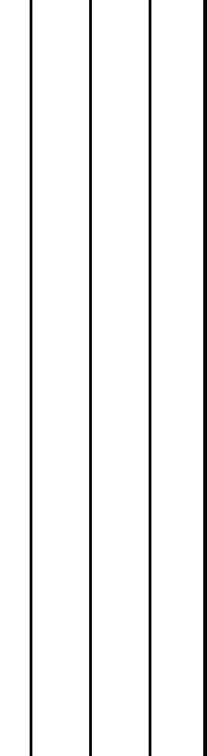
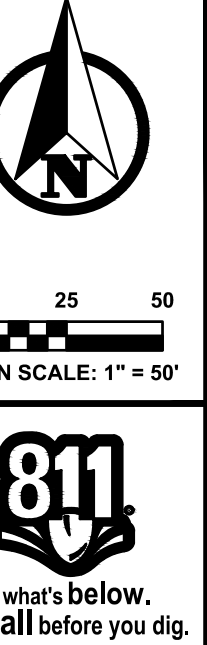
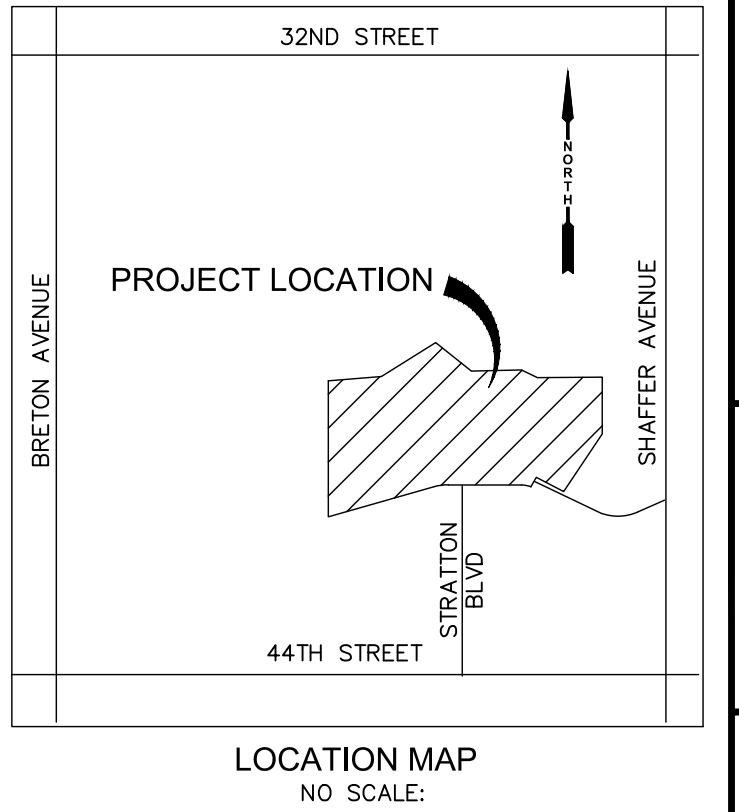
BLDG NO.	UNITS PER BLDG	BEDROOMS PER UNIT	BEDROOMS PER BLDG
1	6	3	18
2	6	3	18
3	1	2	2
4	1	2	2
5	1	2	2
6	1	2	2
7	1	2	2
8	1	2	2
9	1	2	2
10	1	2	2
11	1	2	2
12	4	2	8
13	4	2	8
14	4	2	8
15	4	2	8
16	4	2	8
17	6	3	18
18	6	3	18
19	6	3	18
20	4	2	8
21	4	2	8
22	4	2	8
23	2	2	4
24	3	2	6
25	6	3	18
26	6	3	18
27	3	2	6

TOTAL BUILDINGS: 27
TOTAL BEDROOMS: 215

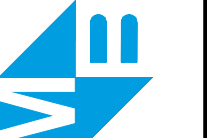
EXISTING ZONING: P.U.D.
MIN FRONT SETBACK: 8.8' (MEASURED FROM EASEMENT)
MIN SIDE SETBACK: 20'
MIN REAR SETBACK: 15'

PARKING SPACES PROVIDED: 360
RESIDENCE PARKING: 344
VISITOR PARKING: 16

PREPARED FOR:
REDSTONE HOMES
3330 GRAND RIDGE DRIVE, NE
GRAND RAPIDS, MI 49528
(616) 403-6106
ATTN: MR. DAVID STEBBINS



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



OVERALL SITE PLAN FOR COBBLESTONE PHASE III
CITY OF KENTWOOD, KENT COUNTY, MI

FIELD SURVEY / DATE
M&B-MARCH 2021
PROJECT NO.: 210166.01
DESIGN DRAWN BY: JEF
DESIGNED BY: JFL
CHECKED BY: JFL
PLAN DATE: 06-01-21

SHEET NUMBER
2 OF 4

P:\210166\01 Cobblestone Phase III- Kentwood\CADD\DWG\210166_Cobblestone Phase 3 DISIGN-SHEETS.dwg, 6/2/2021 10:33:57 AM, LISA FRIZZELL

BENCHMARKS

ELEVATION - 744.07
NW CORNER OF 1/4" BOTTOM CONCRETE
STEP, LOCATED AT #4302 AUGUSTA HILLS,
WEST SIDE OF HOUSE. (0.6' ABOVE WALK)

ELEVATION - 746.35
NW CORNER OF 1/4" BOTTOM CONCRETE
STEP, LOCATED AT #2906 VANOVER
STREET. (0.6' ABOVE WALK)

CONTROL POINTS

CP#12 M-B RED CAP N 51207.0345 E 50877.3111 ELEV 765.00
CP#25 M-B RED CAP N 51462.6730 E 50356.4270 ELEV 742.54
CP#33 M-B RED CAP N 50715.1479 E 51144.8322 ELEV 742.60
CP#13 M-B RED CAP N 51250.5893 E 51022.5284 ELEV 762.89
CP#26 M-B RED CAP N 51129.9042 E 50897.1183 ELEV 769.50
CP#34 M-B RED CAP N 50718.0280 E 50933.3670 ELEV 743.75
CP#14 M-B RED CAP N 51200.3744 E 50337.5108 ELEV 751.59
CP#27 M-B RED CAP N 51101.8071 E 51410.3957 ELEV 710.98
CP#35 M-B RED CAP N 50752.1318 E 50912.7240 ELEV 745.74
CP#15 M-B RED CAP N 50937.2329 E 50298.8443 ELEV 747.42
CP#16 M-B RED CAP N 50879.9040 E 51028.6919 ELEV 757.37
CP#17 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
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CP#19 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#20 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#21 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#22 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#23 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#24 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#25 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#26 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#27 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#28 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#29 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#30 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#31 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#32 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#33 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#34 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30
CP#35 M-B RED CAP N 51084.2378 E 51078.2825 ELEV 736.30

EXISTING UNDERGROUND UTILITY DATA

STORM CB#1
RM 740.78
SILTSACK ON STRUCTURE
2'x2' CURB RM

STORM CB#2
RM 735.98
SILTSACK ON STRUCTURE
2'x2' CURB RM

STORM CB#3
RM 732.58
SILTSACK ON STRUCTURE
2'x2' CURB RM

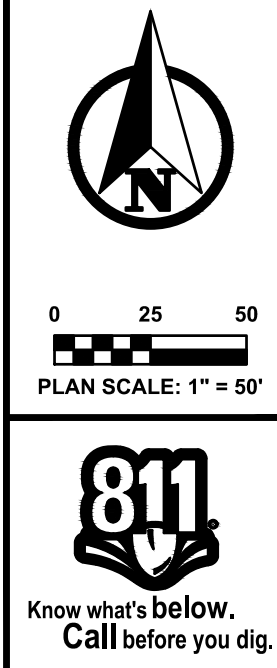
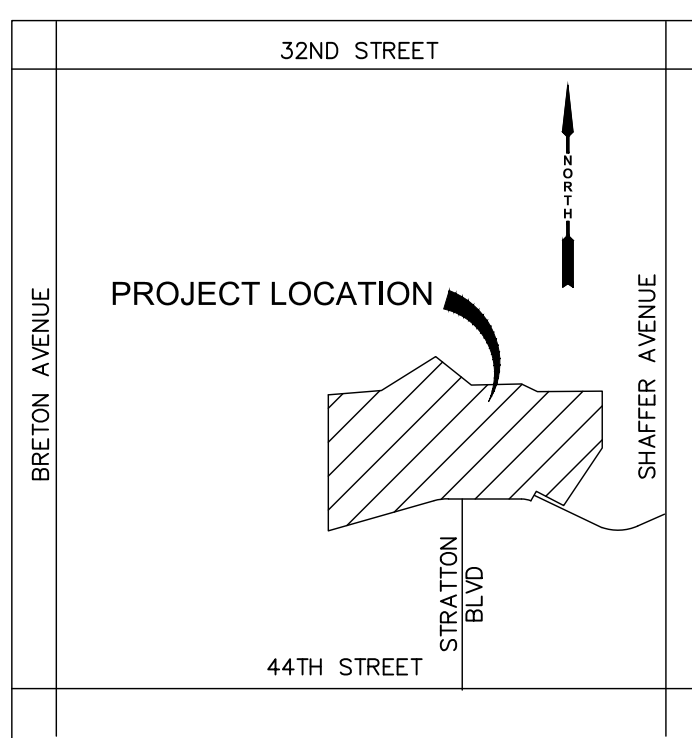
STORM MH#4
RM 717.52
18" CIP INV N 708.02
18" CIP INV S 708.02
BOTTOM STRUCTURE 708.02
2" DIA RIM,
4" DIA PRECAST STRUCTURE

EXISTING PLASTER CREEK TRIBUTARY

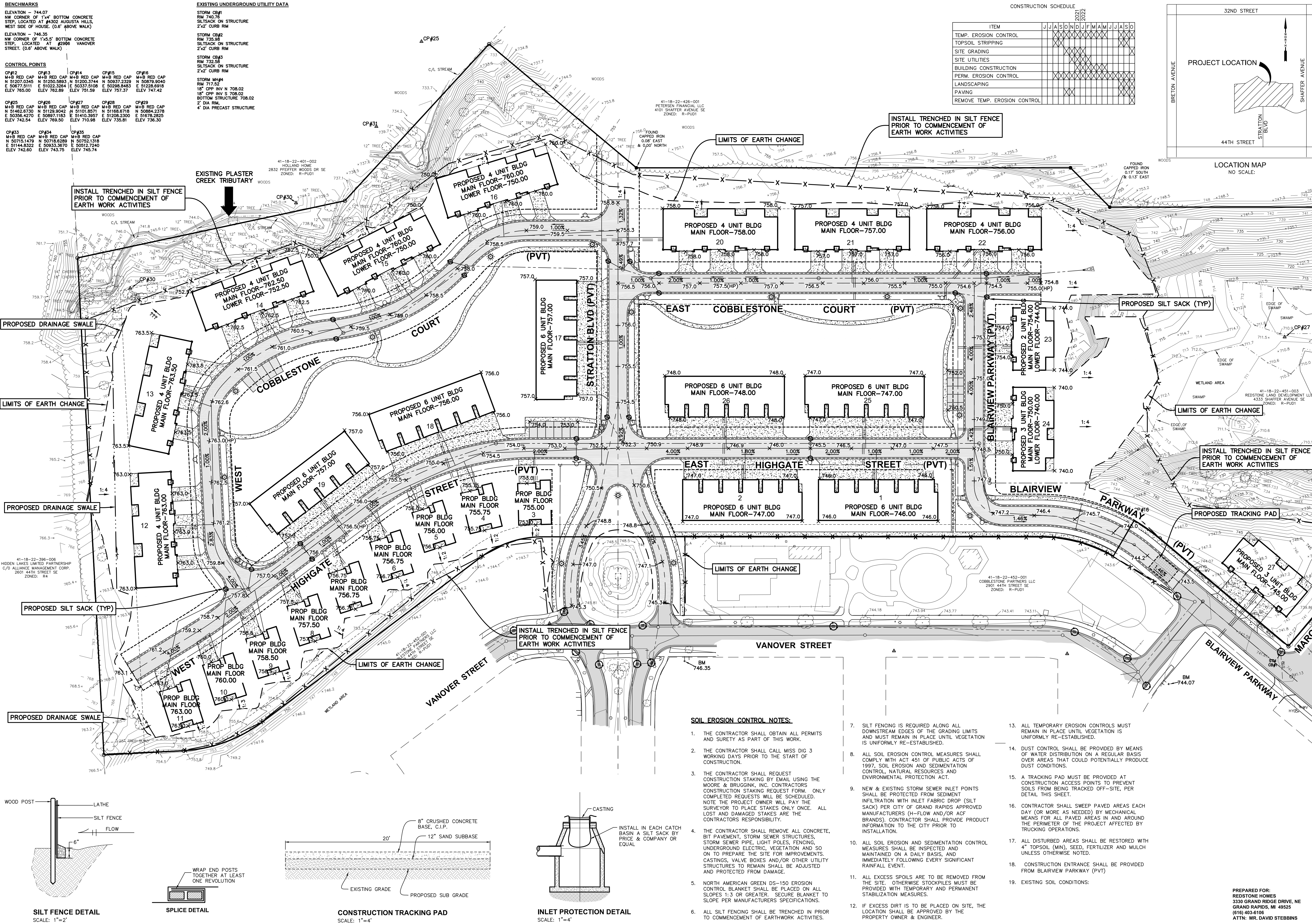
41-18-22-401-002
HOLLAND HOME
2832 PLEASANT WOODS DR SE
ZONED: R-PUD1

CONSTRUCTION SCHEDULE

ITEM	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
TEMP. EROSION CONTROL																	
TOPSOIL STRIPPING																	
SITE GRADING																	
SITE UTILITIES																	
BUILDING CONSTRUCTION																	
PERM. EROSION CONTROL																	
LANDSCAPING																	
PAVING																	
REMOVE TEMP. EROSION CONTROL																	

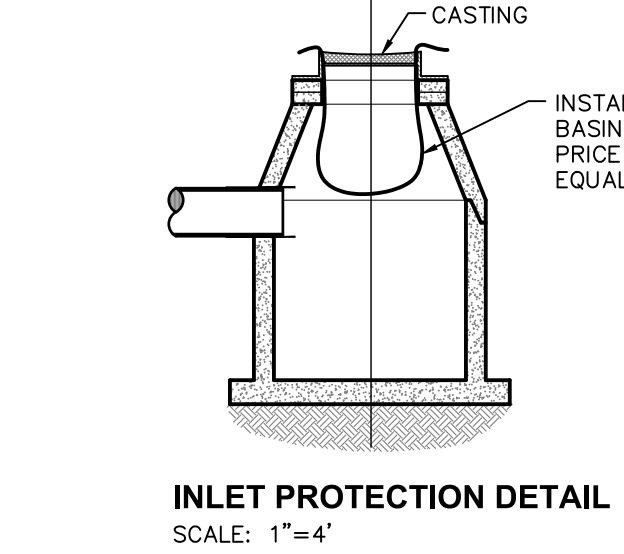
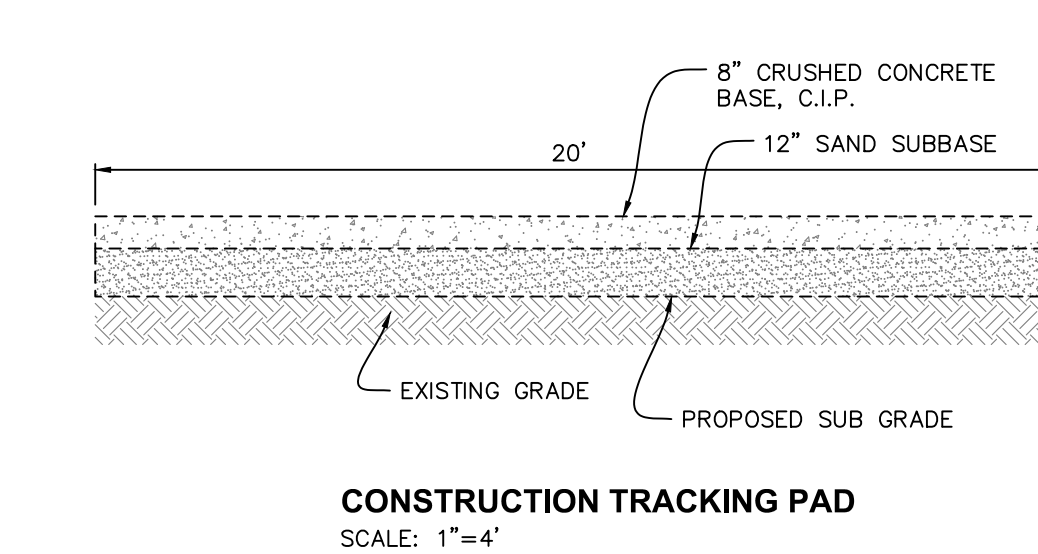
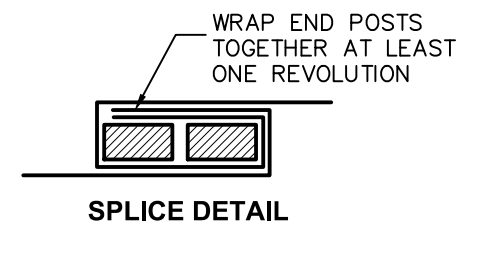
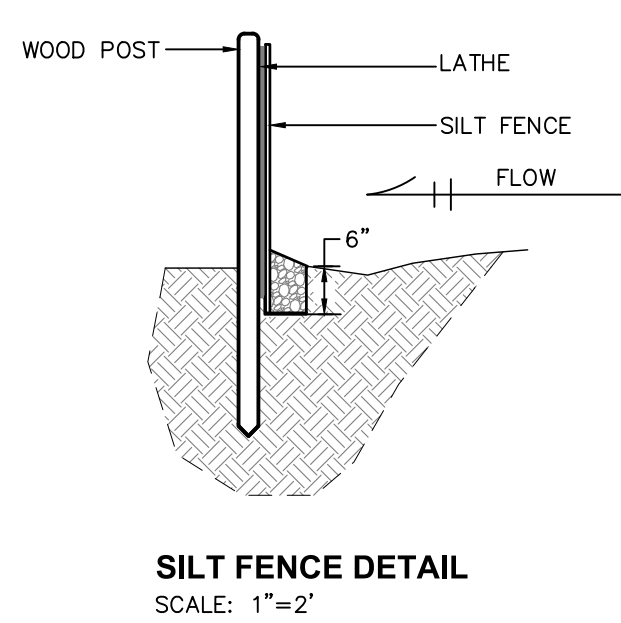


PLAN REVISIONS



SOIL EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
- THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
- THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
- NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
- ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
- SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
- ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
- NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK) PER CITY OF GRAND RAPIDS APPROVED MANUFACTURERS (H-FLOW AND/OR ACF BRANDS). CONTRACTOR SHALL PROVIDE PRODUCT INFORMATION TO THE CITY PRIOR TO INSTALLATION.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
- ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
- IF EXCESS DIRT IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
- ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
- DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
- A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
- CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL (MIN), SEED, FERTILIZER AND MULCH UNLESS OTHERWISE NOTED.
- CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM BLAIRVIEW PARKWAY (PVT)
- EXISTING SOIL CONDITIONS:



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

OVERALL GRADING PLAN
FOR
COBBLESTONE PHASE III
CITY OF KENTWOOD, KENT COUNTY, MI

FIELD SURVEY / DATE
M&B-MARCH 2021

PROJECT NO.: 210166.01

DESIGN DRAWN BY: FEF

DESIGNED BY: JFL

CHECKED BY: JFL

PLAN DATE: 06-01-21

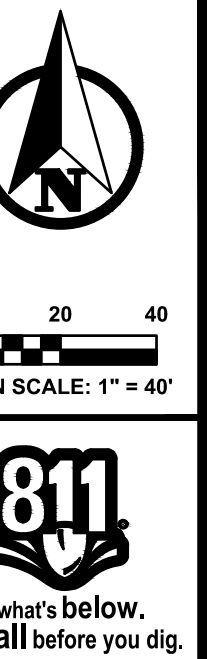
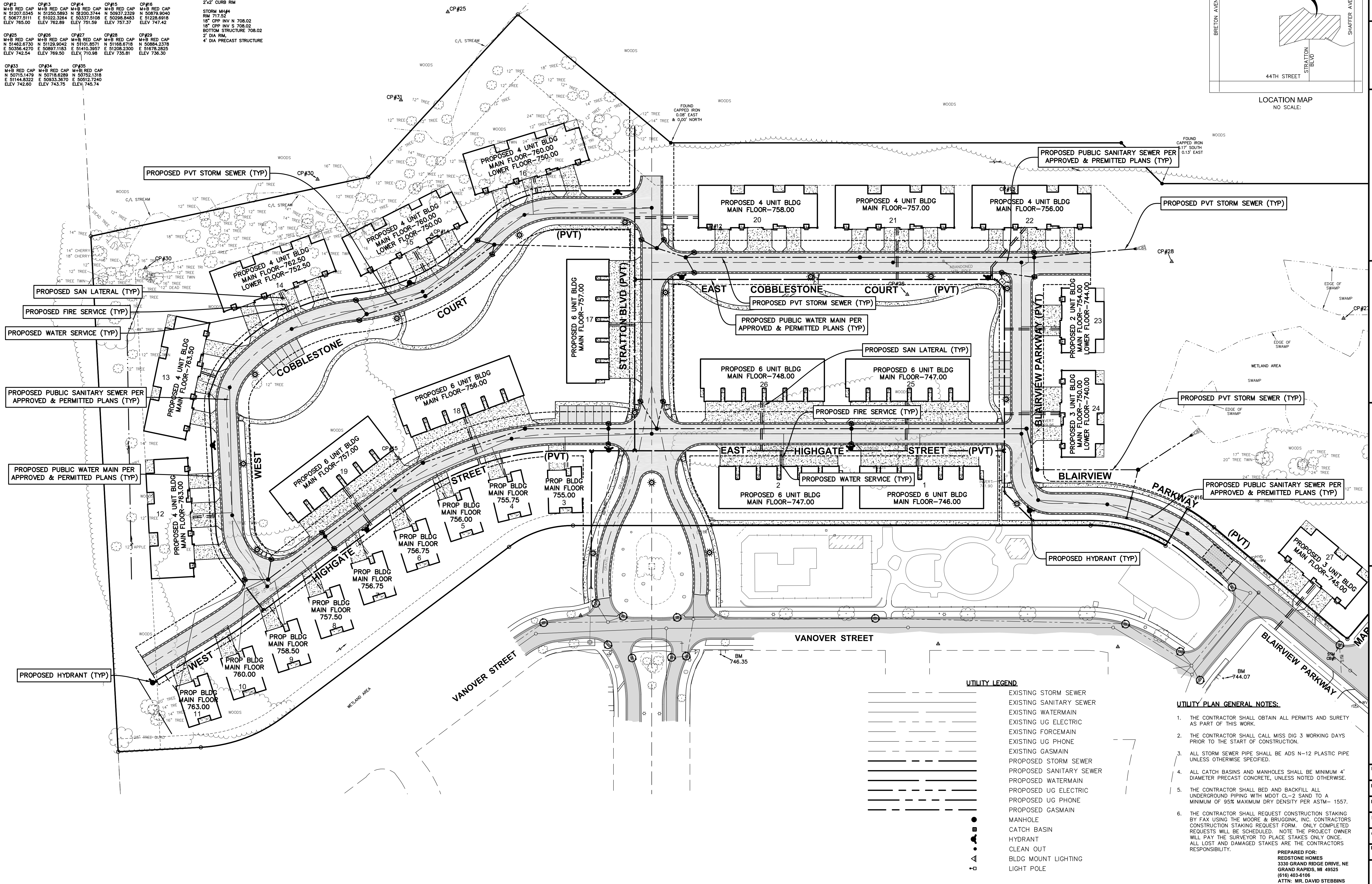
SHEET NUMBER
3 OF 4

PREPARED FOR:
REDSTONE HOMES
3330 GRAND RIDGE DRIVE, NE
GRAND RAPIDS, MI 49528
(616) 403-6106
ATTN: MR. DAVID STEBBINS

BENCHMARKS
ELEVATION - 744.07
NW CORNER OF 1/4" BOTTOM CONCRETE
STEP, LOCATED AT #4302 AUGUSTA HILLS,
WEST SIDE OF HOUSE. (0.6' ABOVE WALK)
ELEVATION - 746.35
NW CORNER OF 1/4" BOTTOM CONCRETE
STEP, LOCATED AT #2908 VANOVER
STREET. (0.6' ABOVE WALK)

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N 51207.0345 N 51250.8893 N 51200.3744 N 50837.2329
E 50877.5111 E 51022.5284 E 50337.5108 E 50298.8483
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E 50356.4270 E 50897.1183 E 51410.3957 E 51028.2350
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2'x2' CURB RM
STORM CB#2
RM 735.98
SILTSACK ON STRUCTURE
2'x2' CURB RM
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STORM MH#4
RM 717.52
18" OPP INV S 708.02
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BOTTOM STRUCTURE 708.02
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4" DIA PRECAST STRUCTURE

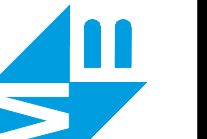


811
Know what's below.
Call before you dig.

PLAN REVISIONS

NO.	DESCRIPTION

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



UTILITY PLAN FOR COBBLESTONE PHASE III
CITY OF KENTWOOD, KENT COUNTY, MI

FIELD SURVEY / DATE
M&B-MARCH 2021
PROJECT NO.
210166.01
DESIGN DRAWN BY:
JEF
DESIGNED BY:
JEF
CHECKED BY:
JEF
PLAN DATE:
06-01-21
SHEET NUMBER
4 OF 4