



AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, JULY 12, 2022
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE
7:00 P.M.

- A. Call to Order
- B. Pledge of Allegiance (Darius Quinn)
- C. Roll Call
- D. Approval of the Minutes of June 28, 2022 and Findings of Fact for: **Case#7-22** – GRR Ancillary M/U Requested Master Plan Amendment from Industrial to Commercial - Located at the NW Corner of Patterson Avenue and 36th Street SE; **Case#14-22** - Bretonfield Preserve Phase 6 –Final Site Plan Review of a PUD Phase Located at 5735 Breton Ave SE; **Case# 15-22** – Bretonfield Preserve Phase 6 – Preliminary Plat Review located at 5735 Breton Ave SE

- E. Approval of the Agenda for July 12, 2022
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business

There is no Old Business

- H. Public Hearing

Case#16-22 - Kum & Go Major Change to the PUD located at 1570 52nd Street, 5215 Kalamazoo and 5249 Kalamazoo

Case #17-22 – Kum & Go - Special Land Use and Site Plan Review for a gas station located at 1570 52nd Street, 5215 Kalamazoo and 5249 Kalamazoo

- I. Work Session

Case#18-22 – Union @ Silver Station – Major Change to an Approved Site Plan Located at 5844 Division Ave SE

- J. New Business

Set public hearing date of August 9, 2022, for: **Case#19-22** – Windy North – Rezone 18 acres of land from R1-A Estate Residential to R1-B Single Family Residential Located at 3463 52nd 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.

PROPOSED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
JUNE 28, 2022, 7:00 P.M.
COMMISSION CHAMBERS

- A. Chair Jones called the meeting to order at 7:00 p.m.
- B. The Pledge of Allegiance was led by Commissioner Kape.
- C. Roll Call:
Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Ed Kape, Ray Poyner, Mike Pemberton, Darius Quinn
Members Absent: Ricardo Rogers (with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier and the applicants.

Motion by Kape, supported by Holtrop, to excuse Rogers from the meeting.

- Motion Carried (7-0) –
- Rogers absent -

- D. Approval of the Minutes and Findings of Fact

Motion by Commissioner Holtrop, supported by Commissioner Pemberton, to approve the Minutes of June 14, 2022.

- Motion Carried (7-0) –
- Rogers absent -

- E. Approval of the Agenda

Golder stated the commissioners will need to set a public hearing date of July 26, 2022 for Case#18-22- Union @Silver Station – Major Change to an Approved Site Plan Located at 5844 Division Ave. She stated also under Other Business Speedway needs additional time and is requesting an extension of their approval.

Motion by Commissioner Benoit, supported by Commissioner Pemberton, to approve the agenda for the June 28, 2022 meeting as amended.

- Motion Carried (7-0) –
- Rogers absent -

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

There was no public comment.

There was no Old Business

H. Public Hearing

Case#7-22 – GRR Ancillary M/U Requested Master Plan Amendment from Industrial to Commercial - Located at the NW Corner of Patterson Avenue and 36th Street SE

Golder stated the request is for a change to our Master Plan designation from Industrial to Commercial for 10 acres on an overall 30 acre Industrial Planned Unit development. Golder stated if approved the applicant is planning on submitting a commercial planned unit development rezoning and site plan review that would possibly have a hotel, restaurants, a gas station, some retail and a daycare center.

Golder stated several of the uses that are proposed are already permitted under the current zoning. During the course of this project we have looked at the market for hotels and also the loss of industrial property. She stated there was discussion about the desire to have some services for the industrial area as well as services that might serve the future Covenant Park.

Golder stated we have had a public meeting and public comment period. We have not received any additional comments. Golder stated she is recommending conditional approval as described in her memos eliminating condition 3. Condition 3 was to allow for only one driveway each on Patterson Avenue and 36th Street. The applicant objected to only having one on each street. She stated she spoke to the Kent County Road Commission and they are willing to permit 2 driveways onto Patterson Avenue if warranted. She stated she would like to withdraw the condition in order to have enough time to see what uses are proposed and see what the traffic study says. She stated it will also affect basis point number 6. Therefore, staff would amend that for the commissioners to approve for their findings of fact.

Jim Morgan and Elliott Muller were present.

Morgan stated this has been a 6 month process and in the meantime they have had a lot of meetings with subcommittees, neighbors and planning staff. He stated they are excited about the project and look forward to working on the PUD. He stated a lot of questions came up: greenspace, setbacks, parking, wetlands, storm water management, curb cuts and they will certainly address all of these questions.

Jones opened the public hearing.

There was no public comment.

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

- Motion Carried (7-0) –
- Rogers absent -

Quinn questioned the timing of the traffic study. Golder stated this was a recommendation from the KCRC, they were concerned about the way the driveways portrayed on the current plan. They said if the City reached a conclusion that only one was required they would go along with that.

Motion by Holtrop, supported by Benoit, to grant conditional approval of the request to amend the Master Plan designation for ten acres of land located at the northwest corner of Patterson Avenue and 36th Street from Industrial to Commercial, as described in Case No. 7-22. Approval is conditioned on conditions 1-2 and basis points 1-7 as amended and described in Golder's memo dated June 22, 2022.

- Motion Carried (7-0) –
- Rogers absent -

Case#14-22 - Bretonfield Preserve Phase 6 –Final Site Plan Review of a PUD Phase Located at 5735 Breton Ave SE

Case# 15-22 – Bretonfield Preserve Phase 6 – Preliminary Plat Review located at 5735 Breton Ave SE

Pung stated this will be the final phase of the Bretonfield PUD. He stated we are looking at 51 lots on about 23 acres. He stated the final phase will extend Breton Avenue up to the south line of the Paul Henry Thornapple Trail.

Pung stated one of the changes from the work session discussion relates to street trees. They have now been added to the east side of Breton Avenue. He stated the initial landscape plan did not show trees on the east. The developer reasoned it would be a clear vision concern, but after speaking to the City Engineer they said that it shouldn't be a problem. Therefore landscaping and street trees have been put back in the plan.

Pung stated the Thornapple Paul Henry Trail is now shown as a 10 foot wide asphalt path located within a 20 foot easement. The final location would be determined with the applicant working with staff to find the best connections.

Pung stated the north Sanderling Court cul-de-sac has been modified. The easternmost lots are now 60 foot wide lots. The applicant has also indicated that any homes on there would have a minimum setback of 15 feet from the east property line. He stated there will be a setback from the Breton Ave ROW of about 19 feet for the north home and over 20 feet for the south home. Pung stated even though they are not technically corner lots, they will have the setbacks and look like corner lots once the homes are constructed with the requirements of that 15 foot setback.

Pung stated in the letter from the applicant they have indicated that the lots facing Breton Avenue (4 lots) the sides of the homes will have a minimum of two windows. They also stated in a previous meeting with joint City Commission and Planning Commission the architectural review board, the developer agreed that all homes that face Breton Avenue would have upgraded siding.

Pung stated the minimum dimensions of the pavilion are now identified on the site plan and the landscape plan. As part of the PUD there was a minimum size requirement for that pavilion along with the requirement for picnic tables.

Pung stated they have added an access easement along lot 190. There will be access for the homeowners association if they need to get access to that open space for any type of maintenance.

Pung stated the mowed path proposed east of Breton Avenue, has been changed and it no longer encroaches onto the lots at the south end of the court.

Pung stated one of the recommended conditions of approval require for the creation of a HOA. There is already one but it will be modified to include this new phase but the intent of the homeowners association is to make sure that the open space areas are maintained. In the documents it states if the City has to come in and maintain the open space areas there is a mechanism for the City to recoup the cost.

Pung stated there was also discussion of possibly having a trail connection through the open space area to the Paul Henry Trail. He stated the applicant does not want to put that in. In their letter they provided a summary of the basis as to why they did not want to put that connection in.

Pung stated he is recommending conditional approval of the Final PUD site plan and recommending to the City Commission conditional tentative approval of the preliminary plat as described in his memos.

Dan Larabel, Land Manager of Allen Edwin Homes, was present.

Jones opened the public hearing.

There was no public comment.

Motion by Kape, supported by Quinn, to close the public hearing.

- Motion Carried (7-0) –
- Rogers absent -

Kape questioned what happens if the homeowners association dissolves. Pung stated within the documentation if the City has to come in and conduct the maintenance the City

has a right to assess the properties for any work that the City would have to do. The HOA is responsible for the open space and the sidewalks within the common areas and any of the trails which also includes the condominium association from phase 1.

Poyner stated he is happy to see that accommodations have been made for the homes that are adjacent to Breton Ave based on input from the work session. Poyner stated regarding the path at the south end there was question about drainage. Pung stated in his discussions with the City Engineer, we won't know what the exact grading is until they get into the final plat phase. Pung stated depending how grading and water flows that could have impact on a type of trail in there. The City Engineers concern was he can't say yes it is going to work or no that it won't. Pung stated the other thing was from their property line to the actual paved trail there is a gap of about 50 feet. He spoke to the DPW and they do not want a gravel path connector they would have to maintain. He stated it would have to be a 10 foot wide paved path. This will be a full public path within a 20 foot easement so that access cannot be restricted. Discussion ensued. Poyner stated he is ok with this not being a requirement.

Quinn stated his only concern were the windows facing Breton but it has since been addressed.

Pemberton stated he would encourage some attention if possible to the back sides of units 177 – 188. He doesn't know if it will be that visible from Breton or not but the back sides of those homes tend to be a little bland and if there is a way to dress them up a bit that would be his encouragement.

Holtrop stated he agrees with Pemberton. He stated he drove around the property and he stated hopefully the windows aren't two small little widows at about a 6-8 foot level and then still have 16 feet of blank wall above it.

Larabel stated they will have a two window minimum. Holtrop questioned are they going to redo the elevations or restrict the ones they are going to put on the corner. Larabel stated they will add windows to the living space. Holtrop stated the windows are nice because they let in the natural light. Larabel stated the windows are a nice architectural feature and usually they are single hung windows in the bedroom. Holtrop stated he appreciates that they heard what the commissioners concerns were said at the work session.

Benoit stated sometimes the small windows are hard to maintain. He thanked the applicant for the changes they made.

Jones stated she appreciate the changes, the upgraded siding of the homes that will face Breton Avenue as well as the minimum of two windows on side elevations facing the public street.

Motion by Benoit, supported by Holtrop, Recommend conditional approval of the final PUD site plan dated June 17, 2022, for Phase 6 of Bretonfield Preserve as described in Case 14-22. Approval is conditioned upon conditions 1 – 12 and basis points 1 – 10 as described in Pung’s memo dated June 23, 2022.

- Motion Carried (7-0) –
- Rogers absent -

Motion by Benoit, supported by Holtrop, to recommend to the City Commission conditional tentative approval of the Preliminary Plat dated June 17, 2022, for Phase 6 of Bretonfield Preserve as described in Case 15-22. Approval is conditioned upon conditions 1 – 13 and basis points 1 – 10 as described in Pung’s memo dated June 23, 2022.

- Motion Carried (7-0) –
- Rogers absent -

I. Work Session

Case#16-22 - Kum & Go Major Change to the PUD located at 1570 52nd Street, 5215 Kalamazoo and 5249 Kalamazoo

Case #17-22 - Kum Special Land Use and Site Plan Review for a gas station located at 1570 52nd Street, 5215 Kalamazoo and 5249 Kalamazoo

Golder introduced this request. She stated the request is a major change to a CPUD for a 3 parcel development on 2.28 acres. She stated this was part of a City initiated PUD rezoning that took place in 2003. She indicated the City came up with a plan for simple guidelines for what they wanted this future development to entail. She stated a big part of that was making sure all three parcels are developed together.

The 2003 PUD Statement specified a preference for Permitted or Special Land Uses that would not generate significant traffic in the peak hours of operation for the intersection. The CPUD also specifies that the hours of operation for any use be compatible with residential uses, from approximately 7:00AM-10:00PM.

The Master Plan recommends commercial use for this location. The 2010 Master Plan incorporated a charrette process to obtain neighborhood input into the development of the major intersections along the Kalamazoo corridor. Neighborhood commercial uses or office uses were recommended. The 2020 Master Plan recommends small-scale development to serve the immediate residents as well as convenience for commuters. The 2020 Master Plan also establishes some development concepts for the intersection of 52nd Street and Kalamazoo Avenue, as follows:

- Establish opens space (green or hardscape plaza) at the intersection corners
- Provide parking behind buildings, if possible

- No expansion of commercial or office
- Landscaped buffers/screens for residential uses adjacent to commercial or office uses
- Area must be walkable
- Shared access must be provided between buildings
- Ensure that access to public streets works with boulevard design of Kalamazoo Avenue.
- A traffic analysis will be required with the development.
- Commercial uses to serve the immediate area or commuters
- Plan is long term and marketable.

Golder stated what is being proposed is a convenience store/gas station, a 5,620 square foot store, 6 gas pumps with 12 pumping positions on the site, there is a food prep area in the building, sales for convenience, a seating area and they are also going to be selling beer and wine.

Golder explained that the site is located at the southwest corner of 52nd Street and Kalamazoo Avenue. Kalamazoo Avenue at the 52nd Street intersection is a 4-lane road that includes two northbound and two southbound lanes and a right turn lane at 52nd Street. Lanes for indirect left turns are located north and south of the intersection; only the north indirect left crossover is suitable for truck traffic. A grass median prohibits left turns into and out of the proposed Kum and Go development from Kalamazoo Avenue. 52nd Street is a two-lane road with a center turn lane. At the intersection with Kalamazoo Avenue, 52nd Street allows for direct left hand turns for both northbound and southbound traffic. There are dual left turns onto Kalamazoo from west-bound 52nd Street.

The Kum and Go development proposes two driveways. The Kalamazoo driveway allows right-in and right-out movements only. The width of the driveway is 50 feet. The applicant shall provide turning templates to confirm the need for this width. Pavement markings may also be employed to ensure that vehicles entering and exiting the site remain in their designated lanes; a deceleration lane may be necessary to allow traffic to get out of the through lanes and make a turn into the site at a safe speed. Slower speeds are also safer for pedestrians walking through the area.

The 52nd Street driveway allows full movement of traffic in and out of the site. The applicant must address any issues this may create with left turns into Newcastle Drive. The proposed 52nd Street driveway is also 55 feet in width. Again, the applicants shall provide information to justify the need for this width.

Golder stated Kalamazoo Ave is the only truck traffic route. All truck traffic coming into the site would have to come from Kalamazoo circulate around and go back out Kalamazoo. She stated probably most traffic will be going out to the South Belt. Golder stated staff has asked for what the truck circulation looks like around the site and they are going to provide that. She stated the commissioners received a copy of the traffic analysis. The traffic analysis looked at the current and future traffic, the level of service for the intersection and for the turns in and out. The report found that nothing should be negatively impacted by Kum & Go. They stated a 75% pass by rate. They found that

there is adequate gaps to make that left hand turn. Golder stated staff has commissioned a Traffic Engineer review of the traffic analysis submitted by the applicant of the traffic analysis submitted by the applicant and staff will have the findings for the commissioners for the public hearing. The Traffic Engineer is asking for some additional information. They felt that the pass by rate used by the applicant is a little too high and they would like to see that reflect more of the Institute of Traffic Engineer recommendation. She stated that might affect the level of service in terms of the turning movements which might require mitigation. Golder stated she will have more information for the public hearing.

Golder stated this is also a special land use and it must meet the specific standards.

Golder stated that traffic circulation will be a key factor in the review of the general special land use standards.

Golder stated the other thing that might affect the general standards review is site lighting. Our light standards for under the pump is 22 foot candles which exceeds our standard allowances

Golder stated the applicant indicated that they plan outside display of merchandise. She stated staff will need to have more information about what and where it is proposed to be stored. She stated the special land use does not generally allow merchandise to be stockpiled on the site and outside storage.

Dave Lemmons with Kum & Go was present. He stated they felt they could meet the CPUD requirements. He stated because of the size of this site they have the ability to do a nice landscape buffer and screening to the neighborhood. He stated this is a walkable site and they have had a traffic analysis that has been done and will sort through that. He stated they are a commercial use that serves the immediate area as well as commuters. He stated they are a fast casual restaurant with a sit down area. He stated they are currently under construction on three sites in the Grand Rapids area.

Benoit questioned if the proposed fence between the neighbors and the landscaping would be better as a solid fence. Mike McPherson, Civil Engineer with Kum & Go was present. He stated that is something they can consider. Benoit stated if screening is concern it should also address the location of the dumpster enclosure.

Holtrop questioned how the meeting went with the neighbors went. McPherson stated he thinks the meeting went well, there were about 7 or 8 people that showed up. They were curious of what the development was going to be. He stated they shared the plans with the neighbors. He stated he thinks they were on board because it will definitely be an improvement to the existing conditions.

Holtrop questioned if they have any locations that are not 24/7 hour locations. Lemmon stated operationally about 95% of their stores is operates on a 24 hour basis. They do have situations where they do not operate 24 hours. Lemmon stated in those cases those

are situations that they have chosen to do themselves because of the safety and security of their employees and customers. Also, in some situations they aren't 24 hours because it is a local code.

Holtrop questioned how frequently fuel trucks come. Lemmon stated it depends on the volume of the store, usually about 2-3 times per week. Lemmon stated Kum & Go has control over when their fuel is delivered.

Holtrop questioned the adequate gaps that staff mentioned for left hand turns. Golder stated her concern is whether there are enough gaps created to allow a safe left hand turn in or out of the sites the traffic report it said yes there is. Golder stated staff has to make sure we have the right information so our Traffic Engineer is reviewing the report to make sure that is still the case. Discussion ensued.

Holtrop questioned if part of the house was going to be split off to continue with the undeveloped partial lot fronting on Newcastle. Golder stated there is an out lot and those two parcels will be joined together to yield a buildable single family lot.

Pemberton stated he likes the traffic flow as it shows now. He stated to fill your tanks and being able to circulate in a nice arch is a lot easier than trying to make a sharp turn across the front of the building and then another U turn to get back out onto Kalamazoo. He questioned if there was a grade issue. McPherson stated there is a bit of a grade change the residential street sits lower but not anything too severe.

Quinn stated he is excited about the project. However, stated he imagines there are going to be some neighbors who may not be excited about them moving in.

Poyner stated when having discussions with the neighbors did they have any reaction to the 24/7 service hours. Lemmon stated the neighbors are familiar with the fact the CPUD says non 24 hours. He stated he understand they aren't familiar with Kum & Go and don't know who they are. Lemmon stated he has been transparent in how they operate. He thinks it will be hard to change someone's perspective on 24/7. Discussion ensued. Poyner stated he would have to think through the 24/7 operation.

Poyner questioned when the fuel will be delivered. Lemmons stated it depends, they have control over it and they have situations when things have to be delivered in a certain time window.

Poyner stated the other issue he has was the left turn onto 52nd Street. When the traffic study is done he would like them to take a look at this and make sure they look during peak hours. McPherson stated the traffic study definitely looks at peak hours. McPherson stated during peak hours this operated at a level service D which is an acceptable level. Which means there are enough gaps to allow the number of cars anticipated that want to turn left out.

Kape stated road rage at the intersection is horrible. McPherson stated the traffic study covers all the driveways. Golder stated the traffic engineer study that the City hired suggested the longer you wait you might make bad decisions as to when to make that left hand turn. McPherson stated they will coordinate with both the traffic consultants and come to an agreeable consensus as to what is appropriate.

Lemmon noted there was mention regarding the width at the driveways. Golder stated the driveways are wider than usual therefore we are asking the applicant to show a justification as to why they are so wide and we will have the traffic engineer review that as well.

Jones stated she is less concerned about the 24/7 operation, she can see a need for that. Jones questioned their snow storage plan. McPherson stated they will have that on the more detailed drawings Kum & Go does designate certain areas for snow storage.

J. New Business

Motion by Holtrop, supported by Pemberton, to set a public hearing date of July 26, 2022 for Case#18-22 Union @ Silver Station – Major Change to an Approved Site Plan Located at 5844 Division Ave SE

- Motion Carried (7-0) –
- Rogers absent –

K. Other Business

1. Speedway

Golder stated Speedway needs to ask for a one year extension because the repair operations has a lease until September. With the extension they plan to construct in the spring of 2023.

Motion by Benoit supported by Benoit to extend 4384 Kalamazoo Ave Speedways approval for a one year extension.

- Motion Carried (7-0) –

2. Commissioners' Comments

Kape stated the Limb Loss Awareness 5k run netted \$23,000. Kape stated the Bark In the Park raised \$3,200 and they are going to put in a dog fountain. Food Truck Rally profit came from the beer tent which was \$7,900 dollars.

Kape stated they are still educating everyone about the millage and encourage everyone to get out and vote.

Kape stated he will not be at the July 12 meeting. The millage is having a fundraiser at the Candied Yam.

Quinn stated there are some area on the Paul Henry Trail that needs some attention there are branches down, the fencing etc. Schweitzer stated our DPW would be the best resource to report those kinds of things as they do the maintenance on the trails.

Pemberton stated Abra on 29th Street is a mess. Schweitzer stated staff has had discussion with Jeff Brinks and was under the impression they will be moving forward and submitting for a review. Schweitzer stated we will get back in contact with them.

Pemberton stated Lowes is congested and it looks like a disaster in the back. Golder stated staff will be in contact again.

Jones stated Wednesday evening the County is having the last of their community engagement meetings. It is going to be held at Kelloggsville High School at 6pm for American Rescue Plan Act dollars (ARPA). This will give the community the opportunity to learn what the County is considering and provide an opportunity for input and ask questions. Two County commissioner will be present Commissioner Sparks and Commissioner Burrill and others may be there.

Jones welcomed the Planning Department's Intern Toby Hayes.

3. Staff's Comments

Schweitzer noted the success of the recent June 18 event in the 4300 block of Division Avenue.

L. Adjournment

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

- Motion Carried (7-0) –
- Rogers absent -

Meeting adjourned at 8:45pm

Respectfully submitted,

Ed Kape, Secretary



**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
JULY 12, 2022**

Golder 6/22/22

PROJECT: GRR Ancillary M/U

APPLICATION: 7-22

REQUEST: Change of Master Plan designation from Industrial to Commercial

LOCATION: Northwest corner of Patterson Avenue and 36th Street SE

HEARING DATE: June 28, 2022

MOTION: **Motion by Holtrop, supported by Benoit, to grant conditional approval of the request to amend the Master Plan designation for ten acres of land located at the northwest corner of Patterson Avenue and 36th Street from Industrial to Commercial, as described in Case No. 7-22. Approval is conditioned on conditions 1-2 and basis points 1-7 as amended and described in Golder's memo dated June 22, 2022.**

- Motion Carried (7-0) –
- Rogers absent -

CONDITION:

1. Any PUD Plan submitted for the site shall include a traffic analysis that will be reviewed by the City and the Kent County Road Commission.
2. The PUD site plan shall include a driveway connection to the north, in order to connect to the traffic signal at 33rd Street/Patterson Avenue.
3. The Patterson Avenue and 36th Street frontages shall each allow only one curb cut serving the development.

BASIS:

1. The proposed uses are compatible with the surrounding uses.

The city understands the need to preserve industrial land within the city. However, a limited amount of commercial use can provide services for the employees of the industrial sector.

The current zoning already allows for certain services such as vehicle fuel stations, day care centers and restaurants.

2. The proposed use is generally consistent with the Guiding Principles identified in the Master Plan for Section 13.

The Master Plan currently recommends Guiding Development that include:

- a. **Development of Section 13 as a PUD.**
- b. **Internal roads and trails within the development to provide connectivity through the site and to adjacent properties.**
- c. **Limited driveways on Patterson Avenue.**
- d. **Design guidelines required for a unified and cohesive development.**
- e. **Restrictions on uses adjacent to residences.**

The proposed development meets most of these principles; or will be able to meet the principles within a future PUD development.

3. The proposed master plan change has received support from area property owners.

The Gerald R. Ford International Airport has indicated its support for the master plan amendment. Adjacent residents have also indicated their support during the public comment period for the Master Plan amendment.

4. The current zoning allows several of the uses that the applicant intends to include in a proposed CPUD development plan.

Vehicle fuel stations, restaurants, day care, and personal service establishments are allowed in the current IPUD zoning district. Other uses that have been proposed, such as a hotel, are subject to CPUD approval and Special Land Use criteria.

5. Although the Master Plan is recommended to be amended to allow for commercial use, the Plan also clearly requires the rezoning to a Commercial Planned Unit Development. The CPUD zoning, if approved, will allow the city to address access and use issues that are of concern for the development.

6. The driveway connection to 33rd Street will allow the eventual connection to a signalized intersection for the development. The allowance for one driveway each to access Patterson Avenue and 36th Street is consistent with the qualifying conditions for PUD districts outlined in Chapter 12 of the Zoning Ordinance. Interior driveways providing connection between uses is a standard outlined in Section 12.05 4 of the Zoning Ordinance. The PUD rezoning and site plan review for this site will include an analysis of the types of uses proposed to ensure that they support the area's industrial base. In addition, the traffic analysis and site review will ensure the development will not have a negative impact on adjacent roadways and that the internal circulation between uses is achieved.
7. Discussion during work session and public hearing.



**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
JULY 12, 2022**

Pung 06/23/22

PROJECT: Bretonfield Preserve Phase 6

APPLICATION: 14-22

LOCATION: 5735 Breton Avenue, SE

HEARING DATE: June 28, 2022

REVIEW TYPE: Final PUD Phase Site Plan Review

MOTION: **Motion by Benoit, supported by Holtrop, Recommend conditional approval of the final PUD site plan dated June 17, 2022, for Phase 6 of Bretonfield Preserve as described in Case 14-22. Approval is conditioned upon conditions 1 – 12 and basis points 1 – 10 as described in Pung's memo dated June 23, 2022.**

- Motion Carried (7-0) –
- Rogers absent -

- CONDITION:
1. Compliance with the Amended and Restated Planned Unit Development Agreement dated April 12, 2018.
 2. City staff review and approval of a final landscape plan.
 3. A homeowner's association shall be created that will address maintenance of all common areas, common area amenities and sidewalk & paths adjacent to common areas. The documentation establishing the Homeowners Association shall be reviewed and approved by the City.
 4. City staff approval of a final tree preservation plan and relocation plan for this phase of the development. No tree designated on the approved plan to be preserved and protected during construction shall be removed without prior approval by staff. Trees to be preserved must be fenced during construction and any of those trees that die or are removed shall be replaced by the Developer with a tree of at least 4-inch caliper of the same species or other species as

approved by Staff. Any significant trees that cannot be preserved shall be replaced.

5. Street trees shall be installed in accordance with the approved landscaping plan, the Planned Unit Development Agreement, and the requirements of the Kentwood Zoning Ordinance. A performance guarantee, in an amount determined by the City, for street tree planting will be required if installation is deferred until after construction of the homes.
6. As stated by the applicant at the Architecture Review Committee meeting on January 6, 2021, and in the letter dated June 17, 2022, homes on lots 176, 207, 208, and 226 shall be constructed utilizing an upgraded siding package.
7. As stated by the applicant in the letter dated June 17, 2022, the homes on lots 176, 207, 208, and 226 shall have a minimum of two (2) windows on the elevations facing Breton Avenue.
8. As stated in the letter dated June 17, 2022, the Developer and City shall determine the final location of the path connection and public easement from Breton Avenue to the Paul Henry Thornapple Trail.
9. As stated in the letter dated June 17, 2022, the homes on lots 208 and 226 shall have a minimum setback of fifteen (15) feet from the east property lines.
10. *I1835, Integrity 2060, and i1560* homes combined shall comprise no more than twenty-five (25) percent of any phase of the development; no *i1835, Integrity 2060, or i1560* home shall be located within 2 lots (adjacent to or across the street from) another *I1835, Integrity 2060, or i1560* home.
11. Compliance with all applicable City of Kentwood Engineering Department regulations and requirements.
12. Compliance with all applicable City of Kentwood Fire Department regulations and requirements.

BASIS:

1. To ensure appropriate landscaping and installation of required street trees.
2. One of the conditions of approval of the rezoning and preliminary PUD plan was review and approval by Planning Staff of a final tree preservation plan prior to construction of each phase of the development.

3. To assure adherence to all the conditions and clauses agreed upon in the Amended and Restated Planned Unit Development Agreement.
4. To ensure public access from the Breton Avenue to the Paul Henry Thornapple Trail.
5. With minimum building setbacks of fifteen (15) feet from the east property lines on lots 208 and 226, the minimum building setback (as measured at front yard setback line) from the Breton Avenue right-of-way would be nineteen (19) feet for lot 226 and twenty-three (23) feet for lot 208. The minimum setback would be twenty (20) feet for a street side yard of a corner lot.
6. Based on discussions with the City Engineer, it is staff understanding that the elevation difference between Breton Avenue and the lots on the south/west side of Sanderling Court would not be as significant as the grade difference between the lots on the south side of Sage Wing Drive and 60th Street thereby reducing the visual impact of the homes from Breton Avenue. In addition, there is an open space area with a width up to 150 feet between the lots and Breton Avenue which would also help reduce the visual impact.
7. To ensure compliance with Engineering and Fire Department regulations and requirements.
8. The development otherwise meets the requirements of the Kentwood Zoning Ordinance.
9. Applicant's representation at the work session and public hearing.
10. Discussion at the work session and public hearing.



**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
JULY 12, 2022**

Pung 06/23/22

PROJECT: Bretonfield Preserve Phase 6

APPLICATION: 15-22

LOCATION: 5735 Breton Avenue, SE

HEARING DATE: June 28, 2022

REVIEW TYPE: Preliminary Plat for a Residential Subdivision.

MOTION: **Motion by Benoit, supported by Holtrop, to recommend to the City Commission conditional tentative approval of the Preliminary Plat dated June 17, 2022, for Phase 6 of Bretonfield Preserve as described in Case 15-22. Approval is conditioned upon conditions 1 – 13 and basis points 1 – 10 as described in Pung's memo dated June 23, 2022.**

- Motion Carried (7-0) –
- Rogers absent -

- CONDITION:
1. Planning Commission final site plan approval for this phase of the planned unit development.
 2. Compliance with the Amended and Restated Planned Unit Development Agreement April 12, 2018.
 3. City staff review and approval of a final landscape plan.
 4. A homeowner's association shall be created that will address maintenance of all common areas, common area amenities and sidewalk & paths adjacent to common areas. The documentation establishing the Homeowners Association shall be reviewed and approved by the City.
 5. City staff approval of a final tree preservation plan and relocation plan for this phase of the development. No tree designated on the approved plan to be preserved and protected during construction shall be removed without prior approval by staff. Trees to be

preserved must be fenced during construction and any of those trees that die or are removed shall be replaced by the Developer with a tree of at least 4-inch caliper of the same species or other species as approved by Staff. Any significant trees that cannot be preserved shall be replaced.

6. Street trees shall be installed in accordance with the approved landscaping plan, the Planned Unit Development Agreement, and the requirements of the Kentwood Zoning Ordinance. A performance guarantee, in an amount determined by the City, for street tree planting will be required if installation is deferred until after construction of the homes.
7. As stated by the applicant at the Architecture Review Committee meeting on January 6, 2021, and in the letter dated June 17, 2022, homes on lots 176, 207, 208, and 226 shall be constructed utilizing an upgraded siding package.
8. As stated by the applicant in the letter dated June 17, 2022, the homes on lots 176, 207, 208, and 226 shall have a minimum of two (2) windows on the elevations facing Breton Avenue.
9. As stated in the letter dated June 17, 2022, the Developer and City shall determine the final location of the path connection and public easement from Breton Avenue to the Paul Henry Thornapple Trail.
10. As stated in the letter dated June 17, 2022, the homes constructed on lots 208 and 226 shall have a minimum setback of fifteen (15) feet from the east property lines.
11. *I1835, Integrity 2060*, and *i1560* homes combined shall comprise no more than twenty-five (25) percent of any phase of the development; no *i1835, Integrity 2060*, or *i1560* home shall be located within 2 lots (adjacent to or across the street from) another *I1835, Integrity 2060*, or *i1560* home.
12. Compliance with all applicable City of Kentwood Engineering Department regulations and requirements.
13. Compliance with all applicable City of Kentwood Fire Department regulations and requirements.

BASIS:

1. To ensure appropriate landscaping and installation of required street trees.

2. One of the conditions of approval of the rezoning and preliminary PUD plan was review and approval by Planning Staff of a final tree preservation plan prior to construction of each phase of the development.
3. To assure adherence to all the conditions and clauses agreed upon in the Amended and Restated Planned Unit Development Agreement.
4. To ensure public access from the Breton Avenue to the Paul Henry Thornapple Trail.
5. With minimum building setbacks of fifteen (15) feet from the east property lines on lots 208 and 226, the minimum building setback (as measured at front yard setback line) from the Breton Avenue right-of-way would be nineteen (19) feet for lot 226 and twenty-three (23) feet for lot 208. The minimum setback would be twenty (20) feet for a street side yard of a corner lot.
6. Based on discussions with the City Engineer, it is staff understanding that the elevation difference between Breton Avenue and the lots on the south/west side of Sanderling Court would not be as significant as the grade difference between the lots on the south side of Sage Wing Drive and 60th Street thereby reducing the visual impact of the homes from Breton Avenue. In addition, there is an open space area with a width up to 150 feet between the lots and Breton Avenue which would also help reduce the visual impact.
7. To ensure compliance with Engineering and Fire Department regulations and requirements.
8. The development otherwise meets the requirements of the Kentwood Zoning Ordinance.
9. Applicant's representation at the work session and public hearing.
10. Discussion at the work session and public hearing.

PLANNING STAFF RECOMMENDATION

Golder 7/6/22

PROJECT: Kum and Go Major Change to an Approved PUD Site Plan

APPLICATION: 16-22

REQUEST: Major Change to an Approved PUD

LOCATION: SW corner of 52nd Street and Kalamazoo Avenue SE
(5215 Kalamazoo Avenue, 1570 52nd Street Avenue, and 5249 Kalamazoo Avenue (Part of))

HEARING DATE: July 12, 2022

RECOMMENDATION: Recommend to the City Commission Conditional Approval of the Major Change to an Approved Site Plan for Kum and Go as described in Case No. 16-22. Approval is conditioned on the following:

CONDITIONS:

1. Compliance with the memo dated May 18, 2022 from Atwell Group regarding the proposed CPUD and the development of the site, with the following amendments:
 - a. The extent and nature of exterior sales shall be approved by Planning staff.
 - b. The 52nd Street driveway will be right in, right out, only. The PUD Statement will be amended to reflect this requirement.
2. Review and approval by staff and the Kentwood City Attorney of the final PUD Statement and Development Agreement.
3. Compliance with the City Engineer's memo dated June 20, 2022 and the Kentwood Fire Marshal memo dated June 8, 2022.
4. Staff approval of a revised landscape plan. Landscape plan shall increase the number of evergreen trees on the site.

5. Approval by Planning and City Commission of a waiver of the requirements for Section 12.05 5a of the Zoning Ordinance requiring a 30' average width greenbelt along public streets.
6. Approval by Planning and City Commissions of a waiver of requirements of Section 12.05 7 regarding building materials.
7. Staff approval of the lighting plan.
8. Approval of the Special Land Use for a Vehicle Fueling Station.

BASIS:

1. The Kum and Go development is proposed on a property with an existing CPUD Plan and associated PUD Statement approved in 2003. The applicant's memo describes the standards established for the 2003 plan and indicates how the proposed plan for Kum and Go varies from those standards. Two amendments to the applicant's new PUD Statement are recommended. First, the applicant describes a number of items that may be displayed and sold on the outside of the building. These include propane, ice, road salt, packaged water, and firewood. While some of these items are typically sold at other gas stations, others seem excessive. Staff review of the exterior sales will ensure they are treated similar to other fuel stations in the city.

Kum and Go has proposed left turns in and out of the 52nd Street driveway. The applicant's traffic study for the site indicates that there are gaps in traffic that would allow this turning movement. However, there are other factors to be considered when determining whether the left turns are safe, as follows:

- Westbound lanes on 52nd Street transition from two lanes to one in this area.
- Stacking for the direct left turns north onto Kalamazoo Avenue make left turns into and out of the site difficult.
- Lefts turns out of the 52nd Street driveway may conflict with left turn movements onto Newcastle Drive, due to the proximity of the two curb cuts.
- Speeds of through traffic at the intersection would make it difficult to make left turns out of the site.

The Kentwood Police Department has indicated support for restricting left turns at the 52nd Street location. Issues regarding left turns out of the development are detailed in the memo from the city's traffic consultant.

2. The landscaping plan does not provide adequate, year-round screening for the residences on Newcastle Drive.
3. The 52nd Street drive curb cut width does not meet city standards; reduced curb cut widths will improve pedestrian safety on 52nd Street. The city's traffic consultant will review the truck turning radius provided by the applicant to determine whether the Kalamazoo curb cut should also be reduced.
4. Section 12.05 5a requires a 30' average greenbelt along public streets. The proposed PUD only provides a 20' greenbelt along 52nd Street and Kalamazoo Avenue.
5. Section 12.05 7 requires architectural standards for buildings within PUDs. Section 12.05 7f requires that brick should be used predominantly for façades that are visible from the parking lot or rights-of-way. The proposed Kum and Go does not use brick as the predominant material.
6. The lighting plan will provide information on lighting levels on the site as well as the type of fixtures proposed for the development. Canopy lighting should be recessed to minimize glare to the public streets and adjacent properties.
7. Discussion at the work session and public hearing.



CONSULTING. ENGINEERING. CONSTRUCTION.

May 18, 2022

City of Kentwood
4900 Breton Ave SE
Kentwood, MI 49508

Subject: Site Plan Review
Applicant: Kum & Go, LLC.

INTRODUCTION

Kum & Go, L.C. (The developer) has an option to purchase a +/-2.52-acre property at the southwest corner of 52nd Street SE and Kalamazoo Avenue. The developer proposes to construct a convenience store with vehicle fueling to include alcohol sales and 24-hour operations. The parcels are within a Commercial Planned Unit Development (CPUD) that is further described in a PUD Statement memo dated February 6, 2003. The following is a written description to be included as part of the supporting application materials for the development including commentary on standards outlined in the PUD memo.

NATURE OF PROPOSED USE

The proposed development will include the sale of typical package convenience store items, preparation and sale of food, and alcohol sales. Exterior sales may include ice, propane, firewood, packaged water, road salt, and other similar items typical of exterior sales at a convenience store with vehicle fueling. The vehicle fueling is proposed with six fuel dispensers that can accommodate up to twelve vehicles. The development is proposed to have 24 hours of operations. Up to five employees may occupy the facility. Vehicular traffic will consist of typical passenger traffic with corresponding peaks during morning, lunch, and afternoon commutes.

SITE AND BUILDING LAYOUT

The proposed development sites the convenience store building on the western-central portion of the property. Six fuel dispensers under a canopy will be centrally located to the east of the building. Parking is located to the north and east of the building. Driveway entrances are proposed along 52nd Street SE and Kalamazoo Avenue.

The proposed floor plan includes food preparation and sales, a seating area, and retail area for typical convenience store items in the front of the building. Storage areas are located in the rear of the building.

Landscaped areas are proposed along each of the street frontages and along property boundaries abutting residential zoning. The dumpster area will be screened in accordance with applicable ordinances. Six foot vertical screening wall or fence is proposed along the property boundaries adjacent to residential zoning.

Adjacent property uses include a gasoline dispensing station to the north and residential use to the northwest, beyond 52nd Street SE, vacant land, and a medical office to the east, beyond Kalamazoo Avenue, and residential use to the south and west.

SITE PLANS, BUILDING ELEVATIONS AND FLOOR PLAN

Please refer to the enclosed site plan set. This set contains all the information required per the City site plan review information requests within the zoning ordinance (Section 14.04).

CPUD STANDARDS

The following provides a summary and responses to the items outlined in the February 6, 2003 PUD Statement for the Southwest Corner of 52nd Street and Kalamazoo Avenue from Lisa Golder, Economic Development Planner to the Kentwood Planning Commission.

Standard #1. Compliance with the Master Plan.

Master Plan recommends commercial and office use for the site. The proposed CPUD zoning permits uses in both the C-4 Office Zones as well as the C-2 Community Commercial zone. The Master Plan also recommends neighborhood commercial uses that are walkable for the surrounding residences.

The zoning ordinance for Commercial PUD further states that any "permitted use" within C-2 and C-4 districts and customary accessory uses as permitted in the C-2 or C-4 districts are permitted uses within a CPUD. Further, uses permitted by Special Land Use in the C-2 and C-4 districts may be permitted when all applicable standards as cited in Chapter 15 are met. The proposed convenience store is a permitted use under C-2 and vehicle fuel stations are permitted under C-2 with a Special Land Use determination. The site plan layout is designed for pedestrian access from each of the street frontages.

Standard #2. Use Restrictions.

It is the intent of the City of Kentwood to exercise flexibility in the review and analysis of any proposed use of the property. The uses proposed for the CPUD should be permitted or Special Land Uses that are mid to low traffic generators that do not create high traffic volumes during peak hours for the road system (7:00-8:30 AM and 4:00-6:00 PM). The City will require a traffic analysis to determine the impact of the use on the surrounding road system, to evaluate traffic flow, and to determine the changes to the intersection that may be required to accommodate the use.

The proposed use is anticipated to support, but not significantly increase, existing traffic patterns. As noted in the Traffic Impact Study, a majority of the traffic that will visit the property will be generated by "pass-by" trips that do not add new traffic to the area. A review of proposed site conditions and existing road and intersection conditions indicated that no modifications are required to maintain the existing acceptable operation.

Standard #3. Site Requirements.

All three parcels must be combined into one parcel under a single ownership. The westerly portion of the southernmost parcel shall be split and combined with the small residential lot on Newcastle to create a usable residential lot on that street.

The parcels will be split and combined as required and depicted on the site plans. The lot split/combination is to be conducted concurrently with the site plan submittal.

Standard #4. Driveways.

All existing driveway on Kalamazoo and 52nd Street will be removed. One driveway will be permitted on Kalamazoo and one driveway will be permitted on 52nd Street. The driveway on 52nd Street shall be located on the westernmost side of the development and is anticipated to allow both left and right turns in and out of the driveway. The driveway on Kalamazoo shall either align with the driveway to the east, or shall be located further south than the driveway to the east. A traffic impact analysis will be required in accordance with Section 13.02 of the Kentwood Zoning Ordinance to evaluate traffic flow and final driveway location/alignment.

The proposed layout follows the requirements to remove all existing driveways and place driveways as described at the westernmost area along 52nd Street and the southeastern portion along Kalamazoo. As described in the Traffic Impact Study, a review of proposed site conditions including driveway locations, and existing road and intersection conditions, indicated that no modifications are required to maintain the existing acceptable operation.

Standard #5. Architectural Features.

Building roof elevation shall be in a low profile residential style with peaked roof or another roof style approved by the Planning and City Commissions. The buildings shall not overpower the residential uses to the south and west. The building shall be primarily of brick on all sides, with architectural features that create interest and break up large expanses of wall area.

The proposed building height is consistent with a single-story commercial building with a top of parapet height of 18 feet with architectural features at the entrance extending to 21' and a feature wall up to a height of 22'-8". The proposed features and windows break up large expanses of wall area. Refer to the included color elevation in the site plan for additional information

Standard #6. Site Design.

The building(s) shall be designed to avoid the appearance of overcrowding on the site and the adjoining homes. At least 25% green space shall be provided on the site, but less green space will be considered if other site amenities area provided. The main building shall be limited to approximately 11,000 square feet in area, with an additional 6,000 square foot office building permitted along the south side of the site. The Police and Fire Departments must review and approve the building location for the safety and security of the building occupants and area residents.

The building must be residential in scale and design. Parking shall be held to a minimum for the planned and potential uses; deferred parking shall be encouraged as long as it can be shown that the deferred parking can be provided at a later date on site needed without impacting the total required green space. Servicing/loading within the buildings shall occur between the hours of 9:00 AM to 3:00 PM. Circulation around the site shall ensure separation of pedestrian and service vehicles, and shall provide easy access to sidewalks on Kalamazoo Avenue and 52nd Street. The site will allow for bicycle access and parking. Service traffic shall be kept as far away from residential uses as possible.

The proposed development requested an extension of the servicing/loading hours to 8:00 AM to 8:00 PM based on the additional landscape buffering and screening to be installed.

Sidewalks shall be constructed on the subject property outside the public right-of-way and public easements will be provided to allow public access to the sidewalks.

The proposed 5,620 square foot building is centrally located with landscaping around the perimeter. At least 25% of green space is provided with the proposed layout. The proposed building is

consistent in size and scale for a single-story commercial building and is further depicted in the included building elevations. Sidewalks provided access from 52nd Street SE and Kalamazoo to the proposed building with designated crosswalks when crossing internal driving lanes. A bicycle rack is provided near the proposed building.

Standard #7: Hours of Operations.

The hours of operation for the businesses within the PUD shall be limited time that are compatible with residential uses, from approximately 7:00 AM to 10:00 PM.

The proposed development requests approval 24 hours of operation. The proposed layout includes landscape and wall or fence screening along the property boundaries that about residential use. Proposed lighting will include shielding and placement to control light intrusion to adjacent residential properties.

Standard #8: Lighting Standards.

The site lighting shall be in compliance with Chapter 20 of the Kentwood Zoning Ordinance. After the businesses are closed daily, the lighting for the site shall be reduced to serve for security purposes only.

The proposed site design shall comply with the requirements of the Kentwood Zoning Ordinance. Should 24 hour operation be approved, lighting design will include consideration for control of light intrusion to adjacent properties.

Standard #9: Landscaping/Parking

Landscaping shall be designed to provide a pleasing, permanent look for this corner. Parking shall be limited in the front setback area along the 52nd and Kalamazoo rights of way. Parking shall be screened by landscaping and berming. The landscaping shall be low enough to provide visibility from the street for both customers and employees. Landscaping shall meet or exceed Zoning Ordinance standards along the western and southern property lines. Landscaping shall be maintained at all times, including replacement of dead and damaged plants and regular to maintain proper plant heights.

The proposed landscaping adheres to the requirements of this section and comply with buffer requirements for commercial properties. Refer to the included landscape plan and details for additional information.

Standard #10: Adjacent uses.

The site shall be designed with the clear intention that commercial uses will not be extended further south and west of the parcel.

The proposed layout includes perimeter landscaping and screening along with curb surround the developed area in a manner with a clear intention the site will not be extended further than proposed.



To: Kentwood Planning Department
From: Brad Boomstra, P.E.
City Engineer
Date: June 20, 2022
Re: **Kum & Go**
5215 Kalamazoo Avenue SE
41-18-32-229-042 (Also 41-18-32-229-040 & 41-18-229-022)
Review of Site Plan Received 5-19-2022

We have completed our review of the proposed site plans dated 5-19-2022 and received in our office on 6-1-2022 for the above referenced project.

Kentwood Engineering has the following comments that will need to be addressed before this office can grant site plan / construction plan approval:

Overall Plan Comments:

1. The multiple parcels at this site must be combined into a single parcel. This is required whenever new development spans across adjacent parcels. Please contact the Kentwood Assessor, regarding this procedure.

Street / Sidewalk / Parking Lot:

1. A pavement section details/cross sections must be shown on the plan for all paving types proposed.
2. Concrete curb and gutter per MDOT standard plan R-30 series (Detail F4, as modified for the tilt of the gutter pan), and a commercial drive opening per MDOT standard plan R-29 series (Detail M) are required for the proposed drive approach or the private street entrance within the 52nd Street and Kalamazoo Avenue right-of-way. Let us know if you need these details. They must be referenced in the plan notes or included on your detail sheet.
3. The pavement within the commercial drive approach between the sidewalk and the gutter pan must be concrete at least 6 inches thick.
4. No single curb cut shall be less than 10 feet in width, nor more than thirty (30) feet in width.
5. For any curb cut which terminates less than five (5) feet from a construction joint, the contractor shall remove and replace the existing curb to the next joint.
6. The sidewalk must be carried across the commercial drive. Where it crosses, it must be at least 6" thick.

7. Include the City of Kentwood General Notes on the plan(s). These notes are required for the work being performed in the 52nd Street and Kalamazoo Avenue right-of-way. Highway permit conditions, specifications and required general plan notes are posted on the City's website, and can be accessed at <http://www.ci.kentwood.mi.us> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "RIGHT-OF-WAY" link near the top of the page).
8. Additional comments regarding the street and/or sidewalk may be made upon receipt of construction plans.

Grading:

1. Indicate and label the 1% chance (100-year) flood elevation on the site plan or add a note that none exists on this site.
2. Indicate and label the wetland delineation line or add a note that none exist on this site.
3. In the area of the former building, there may be disturbed/loose soil remaining from the previous construction. Be sure the specifications require that an independent testing laboratory be on site to perform compaction testing during site grading. We want to be sure that all backfill soils are properly placed and compacted prior to new foundation construction.
4. Show storm sewers, pipe sizes, pipe slopes, invert elevations and rim elevations on the grading plan.
5. Additional comments regarding grading will be made upon receipt of construction plans.

Storm Sewer / Drainage:

1. Provide a tributary area map and calculations to verify the capacity of the proposed and existing storm pipes to carry a 10-year storm (or a 100-year event if no overland floodway is provided). Use the Kentwood Storm Sewer Design Standards available on the City's website; they contain a Kentwood-specific IDF curve and time of concentration (T_c) nomograph. Use a minimum initial T_c of 10 minutes. Maintain a minimum cleansing velocity of 2.5 ft/sec in the pipes. Calculations must be sealed by a registered engineer.
2. Please indicate the type of material being used for the storm pipe in various areas (i.e., under the roadway, under lawn areas, etc).
3. For each of the storm pipes, indicate the size, slope, length and invert elevations.
4. Additional comments regarding drainage will be made upon receipt of construction plans.

Detention Basin:

1. On-site stormwater detention will be required for this parcel. Section 78-123 of the City of Kentwood Ordinance requires that the new detention facility be sized for the entire parcel in a *fully developed condition*. We will need to see these calculations.

2. The amount of detention volume required may be based on an estimate of the percentage of impervious surface area based on the Kent County Subdivision Drainage Rules (short method #1), on the basis of 0.1 acre-ft per acre for the entire parcel (short method #2) or, alternately, a tabulation of actual reservoir routing (long method). Routing calculations usually result in the lowest required volume. The detention sizing must be based on a 25-year storm. We will need to see detention sizing and release calculations.
3. Kentwood allows a maximum detention release rate of 0.33 cfs/acre, based on the total parcel size.

Soil Erosion and Sediment Control:

1. We will need to see some additional soil erosion control measures as part of the plan review. Section 78-62 of the City of Kentwood Ordinance (posted on the City's website) contains minimum requirements for information that shall be included on the plan. Go to: <http://www.ci.kentwood.mi.us> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "SOIL EROSION AND STORMWATER" link near the top of the page). Please review this ordinance carefully.
2. Per the requirements of Part 91 of Public Act 451, all proposed grading and soil erosion controls must be shown on a sheet(s) titled, at least in part, "SOIL EROSION AND SEDIMENTATION CONTROL PLAN". This plan should show surface features related to grading and soil erosion and sediment control. The SESC Plan may be combined with other plans and improvements as long as clarity is retained. Two (2) copies of this sheet, once approved, will need to accompany the application for an earth change.
3. Include a written description of the soil types of the exposed land area contemplated for an earth change.
4. Place a note on the soil erosion control plan to indicate that existing and new catch basins shall be protected with an inlet filter drop (silt sack). Straw bales or fabric placed under the grate are NOT acceptable, and sediment traps alone are not sufficient to provide adequate sediment filtration. Such a note might read, "EXISTING AND NEW CATCH BASINS SHALL BE PROTECTED WITH AN INLET FABRIC DROP (SILT SACK)." Include a simple detail of the proposed silt sack on the Soil Erosion and Sediment Control plan. We can provide you with an acceptable CAD detail upon request.
5. Place the following notes on the soil erosion control plan:
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL COMPLY WITH ARTICLE 2 OF CITY OF KENTWOOD ORDINANCE 78 AND PART 91 OF PUBLIC ACT 451.
 - ALL SOIL EROSION AND SEDIMENT CONTROLS 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.
 - EXCESS DIRT IS NOT TO BE PLACED ON ANY AREAS ON OR ADJACENT TO THE SITE WHERE THE PLAN DOES NOT SHOW THE AREA BEING DISTURBED. (This area of disturbance, or grading limits, must be clearly shown on the site plan.)

- SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED. THE SILT FENCE MUST BE TOED IN A MINIMUM OF 6 INCHES ALONG ITS BASE. (Remember that silt fences are intended to intercept *sheet flow* only and must always be installed *parallel* with the ground contours. Silt fences must not cross ravines, overland floodways, ditches, swales, etc. where concentrated flows occur.)
 - ALL DISTURBED BANKS EQUAL TO OR GREATER THAN 4:1 AND THE DETENTION BASIN BANKS AND BOTTOM MUST BE COVERED WITH TOPSOIL, SEED AND NORTH AMERICAN GREEN S-150 (OR APPROVED EQUAL) EROSION CONTROL BLANKET. THIS BLANKET, ALONG WITH THE NECESSARY STAPLES OR WOOD PEGS, SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS. SEAMS SHALL BE PLACED PARALLEL TO THE DIRECTION OF SURFACE RUNOFF. (Indicate such areas with shading or hatching on the plan.)
 - ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS AND SHALL BE MAINTAINED UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED AND THE SITE IS PERMANENTLY STABILIZED.
 - NO SEDIMENT SHALL BE TRACKED ONTO THE ADJACENT PUBLIC STREET AND IF IT DOES OCCUR, IT SHALL BE CLEANED DAILY.
 - THE STORMWATER DETENTION BASIN IS TO BE THE FIRST ITEM OF EARTH MOVING AND SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE INSTALLATION OF SOIL EROSION CONTROL MEASURES.
6. Per the requirements of Part 91 of P.A. 451, place on the soil erosion control plan a bar graph or chart showing the proposed timing and sequence of each proposed earth change. It must include the installation of both permanent and temporary soil erosion and sedimentation controls, as well as the removal of temporary controls. It must also show the sequence of any construction phases.
7. A stone construction exit must also be included as part of the soil erosion control plan. Indicate the location of this exit on the plan, along with a detail. The length of the rock construction exit shall be at least 50 feet and shall consist of a 6-inch minimum layer crushed rock or stone on top of non-woven geosynthetic fabric (MDOT "Heavy Geotextile Liner"). The size of the stone shall be selected so that it cannot get caught between dual truck tires.
8. Additional soil erosion and sediment control comments may be made by Kentwood staff upon further review.

Utilities (Sanitary & Water):

1. A cleanout will be needed along the sanitary lateral, as the proposed lead is longer than 100 feet (BOCA requirement).
2. The fire hydrants should be moved so that they are in line with the property lines and therefore should not interfere with future driveways.
3. Sanitary sewer, sanitary manhole and watermain construction shall follow the City of Kentwood specifications. Specify EJIW Type 1040 castings. All main line sanitary sewer pipe shall be PVC composite pipe (truss pipe). PVC solid wall (SDR-26 or SDR-

- 35) is not allowed. This is based on our experience with the performance of PVC solid wall pipe.
4. Show the grade and the material of the proposed sanitary lateral. The Michigan Plumbing Code requires 1/8" per foot (or 1%) slope for both 6-inch and 4-inch service laterals.
 5. Additional comments regarding utilities will be made upon receipt of construction plans.

Required Permits, Bonds, Fees [and Escrow]:

1. Because this parcel is adjacent to a public street, over one (1) acre is being disturbed, or is within 500 feet of a lake or stream, a Permit for an Earth Change (fee \$400) and a \$5,000 soil erosion control performance bond or an irrevocable letter of credit using the City of Kentwood format will be required through Kentwood Engineering. The Owner/Developer must sign the Permit for an Earth Change. Both the Owner/Developer and the Contractor must be named on the bond. Please contact us if you need a permit and/or a bond template form, or one can be accessed on the City's website at <http://www.ci.kentwood.mi.us> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "SOIL EROSION AND STORM WATER" link near the top of the page). There is a 365-day limit to complete the work under this permit.
2. Your contractor will need a Drive Permit from Kentwood Engineering for the proposed commercial drive into the 52nd Street and Kalamazoo Avenue right-of-way. A \$10,000 annual ROW bond or an irrevocable letter of credit using the City of Kentwood format and a certificate of insurance (with the City of Kentwood named as additional insured) will also be required. We will need to see a plan of the proposed commercial driveway at a plan scale no greater than 1" = 50'. Contact us if you need a permit and/or bond form, or they can be accessed on the City's website. Highway specifications, general conditions and required plan notes are also posted on the City's website.
3. A highway permit (\$800) may also be needed for any utility work in the 52nd Street and Kalamazoo Avenue right-of-way. A \$20,000 right-of-way bond or an irrevocable letter of credit using the City of Kentwood format and a certificate of insurance (with the City of Kentwood named as additional insured) will also be required. We will also require that a traffic plans be submitted to us for road closure, signage and detours. Kentwood Engineering must be notified at least two (2) working days prior to making the open street cut so that Kentwood Police and the Kentwood Public Schools can be properly notified.
4. A \$30,000 Site Grading and Stormwater Management Bond or an irrevocable letter of credit using the City of Kentwood format and an administrative fee of \$600 will be required through Kentwood Engineering. This bond is posted to assure that the plan, once approved, is constructed in the field according to that plan. Both the Owner/Developer and the Contractor must be named on the bond. Let us know if you need our bond template, or it can be accessed on the City's website.

5. Please note that all required bonds and permit applications and fees must be submitted to, and accepted by, Kentwood Engineering *before any permits can be issued!* There will be no “partial” or “conditional” permits issued.

Miscellaneous / Reminders:

1. Please be advised that at the completion of construction, a civil engineer or surveyor will need to provide an as-built plan to the City of Kentwood with a certification by a registered engineer stating that the site grading and the stormwater system were constructed in accordance with the approved plans. A copy of the certification form is available upon request or on the City's website.
2. Remember that, for a Building Permit to be issued, other City departments (fire, assessor, treasurer, water, planning) may have comments regarding this plan. Contact Kentwood Inspections (Renee Hargrave, 554-0781) regarding building permit application procedures, fees, plan requirements and approval status.
3. Once final approval by all departments has been granted, make sure the contractor has the latest approved set of plans before beginning construction!

Should you have any questions regarding this department's review, please feel free to contact our office.

cc: Kentwood Engineering Permit Staff



City of Kentwood

Occupancy: **KUM & GO**

Occupancy ID: **23333**

Address: **5215 Kalamazoo AVE SE
KENTWOOD MI 49508**

Inspection Type: **BUILDING PLAN-NEW BUILDING**

Inspection Date: **6/8/2022**

By: **QUICK, PATRICK A (0281)**

Time In: **09:36**

Time Out: **00:00**

Authorized Date: **06/08/2022**

By: **QUICK, PATRICK A (0281)**

Form: **PLAN REVIEW - IFC
2015**

Inspection Topics:

INTRODUCTION

REVIEW REQUIREMENTS.

We have reviewed your plans for the above facility. The following items are noted for compliance with code requirements. Code references to the International Fire Code 2015, as amended, are noted IFC; references to the Michigan/International Building Code are noted MBC; references to the City of Kentwood Code of Ordinances are noted KC; references to National Fire Protection Association codes and standards are noted NFPA. Please review the appropriate code for further details. All construction and processes must meet applicable code provisions.

Status: **PLAN REVIEW**

Notes: **Preliminary Plan review for new building on existing site.**

GENERAL; CONSTRUCTION AND DEMOLITION

SMOKING.

Smoking shall be prohibited except in approved areas. "No Smoking" signs shall be posted in a conspicuous location. In approved areas where smoking is permitted, approved noncombustible ashtrays shall be provided on each table and at other appropriate locations. (IFC 310; 3304.1)

Status: **PLAN REVIEW**

Notes:

WASTE DISPOSAL/WASTE ACCUMULATION.

All combustible debris, rubbish and waste material must be removed daily, and shall not be disposed of by burning. (IFC 304.1, 3304.2)

Status: **PLAN REVIEW**

Notes:

SPONTANEOUS IGNITION.

Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container. (IFC 3304.2.4)

Status: **PLAN REVIEW**

Notes:

REQUIRED ACCESS.

Approved vehicle access for fire fighting shall be provided to all construction or demolition sites prior to and during the time of construction. Access road(s) (20 feet wide, designed and maintained to support a vehicle weighing 20 tons on a single axle with dual wheels and standard road tires) shall be constructed as required. This road may be gravel, but vehicle access must be maintained and unobstructed at all times. (IFC 501.4, 503.1.1, 503.2.3, 503.4, 3310.1)

Status: **PLAN REVIEW**

Notes:

FIRE LANE(S).

Provide fire lane(s) on the _____ side(s) of the building. Each side of the building where a fire lane is required must have an entrance as close to the middle as possible. The fire lane must be a minimum of 10 feet and a maximum of 30 feet from the building, and within 100 feet of all fire department connections. (IFC 503.1.1)

Status: **PLAN REVIEW**

Notes: **One side of building required.**

"NO PARKING - FIRE LANE" SIGNS.

"No Parking – Fire Lane" signs shall be placed no closer than 25 feet apart or further than 75 feet apart. (IFC 503.1.1) The bottom of the sign must be 6'4" from grade level.

Status: PLAN REVIEW

Notes:

ADDRESS NUMBERS.

Address numbers. Install _____ inch Arabic numerals on the front of the building in a color that contrasts with the immediate background on which the numerals are mounted and that will be readily visible during normal daylight. (IFC 505.1 – 505.1.7)

Status: PLAN REVIEW

Notes: 6 inch numbers on address side of building

GAS METERS/IMPACT PROTECTION.

Gas meters, regulators and piping shall not be placed where they will be subjected to damage, or shall be protected by approved physical barriers. (IFC 603.9, 312; NFPA 54)

Status: PLAN REVIEW

Notes:

MAINTENANCE OF MEANS OF EGRESS.

Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building. (IFC 3311.2)

Status: PLAN REVIEW

Notes:

USE OF MOTORIZED CONSTRUCTION EQUIPMENT.

Internal-combustion-powered construction equipment shall be used in accordance with the following conditions: 1. Equipment shall be located so that exhausts do not discharge against combustible material. 2. Exhausts shall be piped to the outside of the building. 3. Equipment shall not be refueled while in operation. 4. Fuel for equipment shall be stored in an approved area outside of the building. (IFC 3316.1)

Status: PLAN REVIEW

Notes:

FIRE PROTECTION AND UTILITY EQUIPMENT IDENTIFICATION AND ACCESS

LOCK BOX/KEY BOX REQUIRED.

Install a Knox Box in a location approved by the Fire Marshal. (IFC 506.1, 506.7)

Status: PLAN REVIEW

Notes: Knox Box can be ordered at knoxbox.com

Provide keys at completion of project

ROOM/EQUIPMENT IDENTIFICATION.

Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible. (IFC 509.1)

Status: PLAN REVIEW

Notes:

ELECTRICAL EQUIPMENT, WIRING AND HAZARDS

LABELING.

Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panel-board shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident. (IFC 605.3.1)

Status: PLAN REVIEW

Notes:

MECHANICAL REFRIGERATION

DOCUMENTATION OF MECHANICAL REFRIGERATION COMPLIANCE.

Provide documentation that mechanical refrigeration units and systems comply with the requirements of Section 606 of the International Fire Code.

Status: PLAN REVIEW

Notes:

PENETRATIONS.

FIRE-RESISTANCE RATED WALLS.

Penetrations into or through fire walls, fire barriers, smoke barrier walls and fire partitions shall comply with Sections 714.3.1 through 714.3.3. Penetrations in smoke barrier walls shall also comply with Section 714.4.4 of the Michigan Building Code. (MBC 714.3)

Status: PLAN REVIEW

Notes:

FIRE PROTECTION SYSTEMS

FIRE PROTECTION CONSTRUCTION DOCUMENTS.

Construction documents and calculations for fire protection systems shall be submitted for review and approval prior to system installation. (IFC 901.2)

Status: PLAN REVIEW

Notes:

FIRE PROTECTION INSTALLATION ACCEPTANCE TESTING.

Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. (IFC 901.5)

Status: PLAN REVIEW

Notes:

OCCUPANCY AFTER REQUIRED TESTS.

It shall be unlawful to occupy any portion of a building or structure until the required fire detection, alarm and suppression systems have been tested and approved. (IFC 901.5.1)

Status: PLAN REVIEW

Notes:

PORTABLE FIRE EXTINGUISHERS (3A:40BC).

Install fire extinguishers rated 3A:40BC so there is no more than 75 feet of travel to any extinguisher. (IFC 906; NFPA 10)

Status: PLAN REVIEW

Notes:

FIRE ALARM AND DETECTION SYSTEM DOCUMENTS.

Construction documents and shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation. (IFC 907.1.1, 907.1.2)

Status: PLAN REVIEW

Notes:

GROUP M FIRE ALARM SYSTEM.

Install a manual fire alarm system that activates the occupant notification system. (IFC 907.2.7)

Status: PLAN REVIEW

Notes:

OCCUPANT NOTIFICATION SYSTEMS.

A fire alarm system shall annunciate at the fire alarm control unit and shall initiate occupant notification upon activation, in accordance with Sections 907.5.1 through 907.5.2.3.3. Where a fire alarm system is required by another section of the code, it shall be activated by: 1. Automatic fire detectors. 2. Automatic sprinkler system waterflow devices. 3. Manual fire alarm boxes. 4. Automatic fire-extinguishing systems. (IFC 907.5)

Status: PLAN REVIEW

Notes:

AUDIBLE ALARM APPLIANCE SILENCING.

Provide a means at the fire alarm control panel to silence audible alarm devices without resetting the panel. Where audible alarm devices are provided in connection with visual alarm devices, there shall be a means provided to silence the audible alarm devices without disabling the visual alarm devices or resetting the panel. (IFC 907.5.2.1.3)

Status: **PLAN REVIEW**

Notes:

SIGNS.

Where fire alarm systems are not monitored by a supervising station, an approved permanent sign shall be installed adjacent to each manual fire alarm box that reads: WHEN ALARM SOUNDS—DIAL 9-1-1. (IFC 907.5.2.4)

Status: **PLAN REVIEW**

Notes:

SPRINKLER PLANS/HYDROSTATIC TEST.

Before any sprinkler work is begun, plans must be approved by the Kentwood Fire Department. Hydrostatic test must be witnessed by the Kentwood Fire Department. (NFPA 13)

Status: **PLAN REVIEW**

Notes:

LOCATION OF FIRE DEPARTMENT CONNECTIONS.

With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be approved by the fire code official. (IFC 912.2)

Status: **PLAN REVIEW**

Notes:

VISIBLE LOCATION OF FIRE DEPARTMENT CONNECTIONS.

Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official. (IFC 912.2.1)

Status: **PLAN REVIEW**

Notes:

MEANS OF EGRESS

HEADROOM.

Protruding objects are permitted to extend below the minimum ceiling height required provided a minimum headroom of 80 inches shall be provided for any walking surface, including walks, corridors, aisles and passageways. Not more than 50 percent of the ceiling area of a means of egress shall be reduced in height by protruding objects. Exception: Door closers and stops shall not reduce headroom to less than 78 inches. A barrier shall be provided where the vertical clearance is less than 80 inches high. The leading edge of such a barrier shall be located 27 inches maximum above the floor. (IFC 1003.3.1)

Status: **PLAN REVIEW**

Notes:

FLOOR SURFACE.

Walking surfaces of the means of egress shall have a slip-resistant surface and be securely attached. (IFC 1003.4)

Status: **PLAN REVIEW**

Notes:

OUTDOOR AREAS.

Outdoor areas. Yards, patios, courts and similar outdoor areas accessible to and usable by the building occupants shall be provided with means of egress. The occupant load of such outdoor areas shall be assigned by the fire code official in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas. (IFC 1004.5)

Status: **PLAN REVIEW**

Notes:

ILLUMINATION REQUIRED.

Install sufficient emergency lights to illuminate all means of egress whenever the building is occupied. (MBC 1008.1, 1008.2)

Status: PLAN REVIEW

Notes:

EMERGENCY POWER FOR ILLUMINATION.

Provide an emergency power system to illuminate all means of egress for at least 90 minutes in the event of a power failure. (MBC 1008.3.4)

Status: PLAN REVIEW

Notes:

DIRECTIONAL SIGNAGE.

Directional signage indicating the location of all other means of egress and which are accessible means of egress shall be provided at the following: 1. At exits serving a required accessible space but not providing an approved accessible means of egress. 2. At elevator landings. 3. Within areas of refuge. (IFC 1009.10)

Status: PLAN REVIEW

Notes:

DOOR SWING.

Egress doors shall be of the pivoted or side-hinged swinging type and shall swing in the direction of egress travel where serving a room a room or area containing an occupant load of 50 or more persons or a Group H occupancy. (IFC 1010.1.2, 1010.1.2.1)

Status: PLAN REVIEW

Notes:

DOOR SWING FORCE.

The force for pushing or pulling open interior swinging egress doors, other than fire doors, shall not exceed 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the doors in a closed position. For other swinging doors, as well as sliding and folding doors, the door latch shall release when subjected to a 15-pound force. The door shall be set in motion when subjected to a 30-pound force. The door shall swing to a full-open position when subjected to a 15-pound force. (IFC 1010.1.3)

Status: PLAN REVIEW

Notes:

POWER OPERATED DOORS.

Where means of egress doors are operated or assisted by power, the design shall be such that in the event of power failure, the door is capable of being opened manually to permit means of egress travel or closed where necessary to safeguard means of egress. The forces required to open these doors manually shall not exceed those specified in Section 1010.1.3, except that the force to set the door in motion shall not exceed 50 pounds. The door shall be capable of swinging from any position to the full width of the opening in which such door is installed when a force is applied to the door on the side from which egress is made. (IFC 1010.1.4.2)

Status: PLAN REVIEW

Notes:

DOOR OPERATIONS HARDWARE.

Door handles, pulls, latches, locks and other operating devices on doors required to be accessible shall not require tight grasping, tight pinching or twisting of the wrist to operate. (MBC 1010.1.9.1)

Status: PLAN REVIEW

Notes:

EXIT SIGNS REQUIRED.

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (IFC 1013.1)

Status: PLAN REVIEW

Notes:

EGRESS THROUGH INTERVENING SPACES.

Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. (IFC 1016.2)

Status: PLAN REVIEW

Notes:

EGRESS THROUGH STOCKROOMS IN GROUP M OCCUPANCIES.

Means of egress are not prohibited through stockrooms in Group M occupancies when all of the following are met: 1. The stock is of the same hazard classification as that found in the main retail area; 2. Not more than 50% of the exit access is through the stockroom; 3. The stockroom is not subject to locking from the egress side; and 4. There is a demarcated, minimum 44-inch-wide aisle defined by similar construction that will maintain the required width and lead directly from the retail area to the exit without obstructions. (IFC 1016.2)

Status: PLAN REVIEW

Notes:

NONEXIT IDENTIFICATION.

Where a door is adjacent to, constructed similar to and can be confused with a means of egress door, that door shall be identified with an approved sign that identifies the room name or use of the room. (IFC 1031.5)

Status: PLAN REVIEW

Notes:

FLAMMABLE AND COMBUSTIBLE LIQUIDS

LABELING AND SIGNAGE FOR FLAMMABLE LIQUIDS.

Provide warning signs for the purpose of identifying the hazards of storing or using flammable liquids. Signage for identification and warning such as for the inherent hazard of flammable liquids or smoking shall be provided in accordance with this chapter and Sections 5003.5 and 5003.6. (IFC 5703.5)

Status: PLAN REVIEW

Notes:

STYLE OF FLAMMABLE LIQUIDS WARNING SIGNS.

Warning signs shall be of a durable material. Signs warning of the hazard of flammable liquids shall have white lettering on a red background and shall read: DANGER – FLAMMABLE LIQUIDS. Letters shall not be less than 3 inches in height and ½ inch in stroke. (IFC 5703.5.1)

Status: PLAN REVIEW

Notes:

FLAMMABLE LIQUID SIGN LOCATION.

Signs shall be posted in locations as required by the fire code official. Piping containing flammable liquids shall be identified in accordance with ASME A13.1. (IFC 5703.5.2)

Status: PLAN REVIEW

Notes:

FLAMMABLE/COMBUSTIBLE LIQUID WARNING LABELS.

Individual containers, packages and cartons shall be identified, marked, labeled and placarded in accordance with federal regulations and applicable state laws. (IFC 5703.5.3)

Status: PLAN REVIEW

Notes:

PROTECTION FROM VEHICLES.

Provide guard posts or other approved means to protect piping, valves or fittings subject to vehicular damage in accordance with Section 312. (IFC 5703.6.4)

Status: PLAN REVIEW

Notes:

SMOKING AND OPEN FLAME FOR FLAMMABLE/COMBUSTIBLE LIQUIDS STORAGE.

Signs shall be posted in storage areas prohibiting open flames and smoking. Signs shall comply with Section 5703.5. (IFC 5704.2.3.1)

Status: PLAN REVIEW

Notes:

VEHICLE IMPACT PROTECTION. Where protected above-ground tanks, piping, electrical conduit or dispensers are subject to vehicular impact, they shall be protected therefrom, either by having the impact protection incorporated into the system design in compliance with the impact test protocol of UL 2085, or by meeting the provisions of Section 312, or where necessary, a combination of both. Where guard posts or other approved barriers are provided, they shall be independent of each above-ground tank. (IFC 5704.2.9.7.4)	
CLOSING	
Notes: Status: PLAN REVIEW There may be additional requirements as a result of conditions found during inspections.	
Notes: Status: PLAN REVIEW The building or structure shall not be occupied prior to inspection and approval by the fire code official and issuance of a certificate of occupancy. (IFC 105.3.3) Stock and supplies shall not be moved in without approval of the fire department. Call the City of Kentwood Fire Prevention Bureau at 616/554-0797 at least 24 hours in advance to schedule inspections.	
PLANS APPROVED AS SUBMITTED	
Notes: Status: PLAN REVIEW We have reviewed your plans for the above facility and approve them as submitted. Any changes must be reviewed and approved by the Kentwood Fire Prevention Bureau. All construction and processes must meet applicable codes and standards.	
Additional Time Spent on Inspection:	
Category	Start Date / Time
End Date / Time	Notes: No Additional time recorded
Summary:	
Overall Result: Plan Review Inspector Notes: Plan Review Completed.	
Inspector:	
Name: QUICK, PATRICK A Rank: FM Work Phone(s): (616) 915-4265 Email(s): quickp@kentwood.us	
Date	
Total Additional Time: 0 minutes Inspection Time: 0 minutes Total Time: 0 minutes	

PLANNING STAFF RECOMMENDATION

Golder 7/6/22

PROJECT: Kum and Go Special Land Use for a Vehicle Fuel Station

APPLICATION: 17-22

REQUEST: Special Land Use for a Vehicle Fuel Station

LOCATION: SW corner of 52nd Street and Kalamazoo Avenue SE
(5215 Kalamazoo Avenue, 1570 52nd Street Avenue, and 5249
Kalamazoo Avenue (Part of))

HEARING DATE: July 12, 2022

RECOMMENDATION: Recommend Conditional Approval for a Vehicle Fuel Station as
for Kum and Go as described in Case No. 17-22. Approval is
conditioned on the following:

CONDITIONS:

1. Compliance with the memo dated May 18, 2022 from Atwell Group regarding the proposed operation as described in the memo, with the following amendments:
 - a. The extent and nature of exterior sales shall be approved by Planning staff.
 - b. The 52nd Street driveway will be right-in, right-out only. The applicant's Statement will be amended to reflect this requirement.
2. Compliance with the City Engineer's memo dated June 20, 2022 and the Kentwood Fire Marshal memo dated June 8, 2022.
3. Staff approval of a revised landscape plan. Landscape plan shall increase the number of evergreen trees on the site. The landscape plan shall include screening on the east side of the dumpster.
4. Final staff approval of the proposed building materials.
5. Staff approval of the lighting plan.

6. City Commission approval of the Major Change to the approved CPUD.

BASIS:

1. The Kum and Go development is proposed on a property with an existing CPUD Plan and associated PUD Statement approved in 2003. The applicant's memo describes the operation of the development and describes how the proposed plan for Kum and Go varies from these standards. Two amendments to the applicant's new PUD Statement are recommended. First, the applicant describes a number of items that may be displayed and sold on the exterior of site. These include propane, ice, road salt, packaged water, and firewood. Section 15.04 D 7 of the Zoning Ordinance states that all storage of material, merchandise, and equipment shall be within the building. However, a 2012 Zoning Ordinance interpretation allows limited temporary display of materials that meet the following criteria:
 - a. No display on public sidewalk
 - b. No display in required front, side, or rear yards or in parking areas or traffic lanes
 - c. Display permitted only in or on porch area as defined in Section 2.02 P of the Zoning Ordinance
 - d. No additional signage permitted
 - e. Adequate area for viewing of displays to be required that will not require pedestrians to walk in parking or traffic areas
 - f. Handicapped ingress and egress kept clear; displays to be a minimum of 2' from doorways
 - g. No fencing permitted

Staff review of the exterior sales will ensure that it is consistent with similar uses and that the display not be placed in front of windows.

2. Kum and Go has proposed left turns in and out of the 52nd Street driveway. The applicant's traffic study for the site indicates that there are gaps in traffic that would allow this turning movement. However, there are other factors to be considered when determining whether the left turns are safe, as follows:
 - Westbound lanes on 52nd Street transition from two lanes to one in this area.
 - Stacking for the direct left turns north onto Kalamazoo Avenue make left turns into and out of the site difficult.
 - Lefts turns out of the 52nd Street driveway may conflict with left turn movements onto Newcastle Drive, due to the proximity of the two curb cuts.
 - Speeds of through traffic at the intersection would make it difficult to make left turns out of the site.

The Kentwood Police Department has indicated support for restricting left turns at the 52nd Street location. Issues regarding left turns out of the development are detailed in the memo from the city's traffic consultant.

3. The landscaping plan does not provide adequate, year-round screening for the residences on Newcastle Drive. The area on the east side of the dumpster appears to be pavement; additional landscaping will screen the 25' wide by 7' tall dumpster enclosure.
4. The 52nd Street drive curb cut width does not meet city standards; reduced curb cut widths will improve pedestrian safety on 52nd Street. The city's traffic consultant will review the truck turning radius provided by the applicant to determine whether the Kalamazoo curb cut should also be reduced.
5. The lighting plan will provide information on lighting levels on the site as well as the type of fixtures proposed for the development. Canopy lighting should be recessed to minimize glare to the public streets and adjacent properties.
6. Discussion at the work session and public hearing.

PLANNING STAFF RECOMMENDATION

Golder 7/6/22

PROJECT: Kum and Go Site Plan Review

APPLICATION: 17-22

REQUEST: Site Plan Review for a Vehicle Fuel Station

LOCATION: SW corner of 52nd Street and Kalamazoo Avenue SE
(5215 Kalamazoo Avenue, 1570 52nd Street Avenue, and 5249 Kalamazoo Avenue (Part of))

HEARING DATE: July 12, 2022

RECOMMENDATION: Recommend Conditional Approval of the site plan dated 6/30/2022 for Kum and Go as described in Case No. 17-22. Approval is conditioned on the following:

CONDITIONS:

1. Compliance with the memo dated May 18, 2022 from Atwell Group regarding the proposed operation as described in the memo, with the following amendments:
 - a. The extent and nature of exterior sales shall be approved by Planning staff.
 - b. The 52nd Street driveway will be right-in, right-out only. The applicant's Statement will be amended to reflect this requirement.
2. Compliance with the City Engineer's memo dated June 20, 2022 and the Kentwood Fire Marshal memo dated June 8, 2022.
3. Staff approval of a revised landscape plan. Landscape plan shall increase the number of evergreen trees on the site. The landscape plan shall include screening on the east side of the dumpster.
4. Final staff approval of the proposed building materials.
5. Staff approval of the lighting plan.

6. Planning Commission Approval of the Special Land Use for a vehicle fuel station.
7. City Commission approval of the Major Change to the approved CPUD.

BASIS:

1. The Kum and Go development is proposed on a property with an existing CPUD Plan and associated PUD Statement approved in 2003. The applicant's memo describes the operation of the development as well as proposed amendments to the CPUD plan. Two amendments to the applicant's new PUD Statement are recommended. First, the applicant describes a number of items that may be displayed and sold on the exterior of site. These include propane, ice, road salt, packaged water, and firewood. Section 15.04 D 7 of the Zoning Ordinance states that all storage of material, merchandise, and equipment shall be within the building. However, a 2012 Zoning Ordinance interpretation allows limited temporary display of materials that meet the following criteria:
 - a. No display on public sidewalk
 - b. No display in required front, side, or rear yards or in parking areas or traffic lanes
 - c. Display permitted only in or on porch area as defined in Section 2.02 P of the Zoning Ordinance
 - d. No additional signage permitted
 - e. Adequate area for viewing of displays to be required that will not require pedestrians to walk in parking or traffic areas
 - f. Handicapped ingress and egress kept clear; displays to be a minimum of 2' from doorways
 - g. No fencing permitted

Staff review of the exterior sales will ensure that it is consistent with similar uses and will not be placed in front of windows.

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 - Westbound lanes on 52nd Street transition from two lanes to one in this area.
 - Stacking for the direct left turns north onto Kalamazoo Avenue make left turns into and out of the site difficult.

- Lefts turns out of the 52nd Street driveway may conflict with left turn movements onto Newcastle Drive, due to the proximity of the two curb cuts.
- Speeds of through traffic at the intersection would make it difficult to make left turns out of the site.

The Kentwood Police Department has indicated support for restricting left turns at the 52nd Street location. Issues regarding left turns out of the development are detailed in the memo from the city's traffic consultant.

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4. The 52nd Street drive curb cut width does not meet city standards; reduced curb cut widths will improve pedestrian safety on 52nd Street. The city's traffic consultant will review the truck turning radius provided by the applicant to determine whether the Kalamazoo curb cut should also be reduced.
5. The lighting plan will provide information on lighting levels on the site as well as the type of fixtures proposed for the development. Canopy lighting should be recessed to minimize glare to the public streets and adjacent properties.
6. Discussion at the work session and public hearing.



ONE COMPANY.
INFINITE SOLUTIONS.

July 5, 2022

**RE: #2614 Kum and Go
Kentwood, Michigan
Response Letter**

Based on the staff review letters and PC work session feedback on 6/28, the Kum & Go site plans have been updated to address the following items.

- **REAR DRIVE**
 - The relocation of the rear drive was discussed. The intent of the suggestion to remove the rear drive is understood. However, feedback from PC seemed supportive of the already enhanced buffer to the west in combination with the superior traffic circulation that the rear drive provides. Therefore, the rear drive is unchanged on the plans.
- **SCREEN FENCE**
 - During the PC work session, a suggestion to consider changing detail of proposed fence along west/south side of property to a more solid fence was discussed. The PC indicated that a more solid/opaque PVC panel or wood board on board type would be preferred.
 - **The detail for the fence has been updated to a board-on-board style fence. Please refer to sheet 02.**
- **TRUCK CIRCULATION**
 - As noted in the staff review, trucks are to enter and exit from Kalamazoo and an exhibit is required to demonstrate truck routing.
 - **A truck circulation exhibit has been added to the site plan set. Please refer to sheet 03.**
- **TRAFFIC**
 - Separate TIS comments were received by the City traffic consultant (SDA) via email. The K&G traffic consultant (F&V) has subsequently provided responses to SDA along with more information. SDA has reviewed the responses and acknowledged that all of their comments have addressed satisfactorily.
 - **A copy of the traffic consultant coordination email is attached to this re-submittal for your reference.**
 -
- **LIGHTING**
 - As pointed out by staff, the lighting intensity under the canopy needs to be adjusted as the City limits gas station canopy lighting to a maximum of 22 footcandles.
 - **The lighting plan has been updated to comply. Please refer to sheet 11.**



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INFINITE SOLUTIONS.

- Also, staff requested the need to verify the other light poles are limited to 20' in height.
 - **Please note that the proposed poles are 16' mounted on a 2.5' base with a total height of 18.5'**
- **DRIVEWAY WIDTHS**
 - City wants 30' max widths on driveways.
 - **The drive at Kalamazoo Avenue is required to be 40' wide to accommodate the truck traffic. No changes were made to the 52nd driveway to continue to provide a left and right turn lane in addition to the ingress path to allow full access and limit queuing.**



ONE COMPANY.
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Please contact us with questions or comments at (586) 786-9800.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike McPherson", written over a thin horizontal line.

Michael McPherson, P.E. Atwell, LLC

PROJECT TEAM:

DEVELOPER

KUM & GO
1459 GRAND AVE.
DES MOINES, IA 50309
CONTACT: RYAN HALDER
PHONE: 515-457-6232
EMAIL: ryan.halder@kumandgo.com

ARCHITECT

BRR ARCHITECTURE, INC.
8131 METCALF AVE., SUITE 300
OVERLAND PARK, KS 66204
PHONE: (913) 262-9095

CIVIL ENGINEER

ATWELL, LLC
12745 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MI 48315
CONTACT: MICHAEL McPHERSON
PHONE: (586) 786-9800
EMAIL: mmcpherson@atwell-group.com

PLANNING

KENTWOOD PLANNING COMMISSION
4900 BRETON AVE SE
KENTWOOD, MI 49508
CONTACT: TERRY SCHWEITZER
PHONE: 616-554-0710
EMAIL: schweitt@kentwood.us

BUILDING

KENTWOOD
4900 BRETON AVE SE
KENTWOOD, MI 49508
CONTACT: TERRY SCHWEITZER
PHONE: 616-554-0710
schweitt@kentwood.us

WATER

CITY OF WYOMING PUBLIC WORKS
2660 BURLINGAME AVE SW
WYOMING, MI 49509
CONTACT: KARI MINKUS
PHONE: 616-530-7260
EMAIL: minkusk@wyomingmi.gov

STORMWATER

CITY OF KENTWOOD
1300 MARKET AVE SW
GRAND RAPIDS, MI 49503
CONTACT: JIM KIRKWOOD, P.E.
PHONE: 616-554-0739
EMAIL: kirkwoodj@kentwood.us

ACCESS & ROAD

KENTWOOD PUBLIC WORKS
5068 BRETON RD SE
GRAND RAPIDS, MI 49508
CONTACT: CHAD GRIFFIN
PHONE: 616-554-0825
EMAIL: griffinc@kentwood.us

GAS

DTE
4100 DOERR ROAD
CASS CITY, MI 48726
CONTACT: LISA GREMEL
PHONE: 989-670-4460
EMAIL: lisa.gremel@tteenergy.com

ELECTRIC

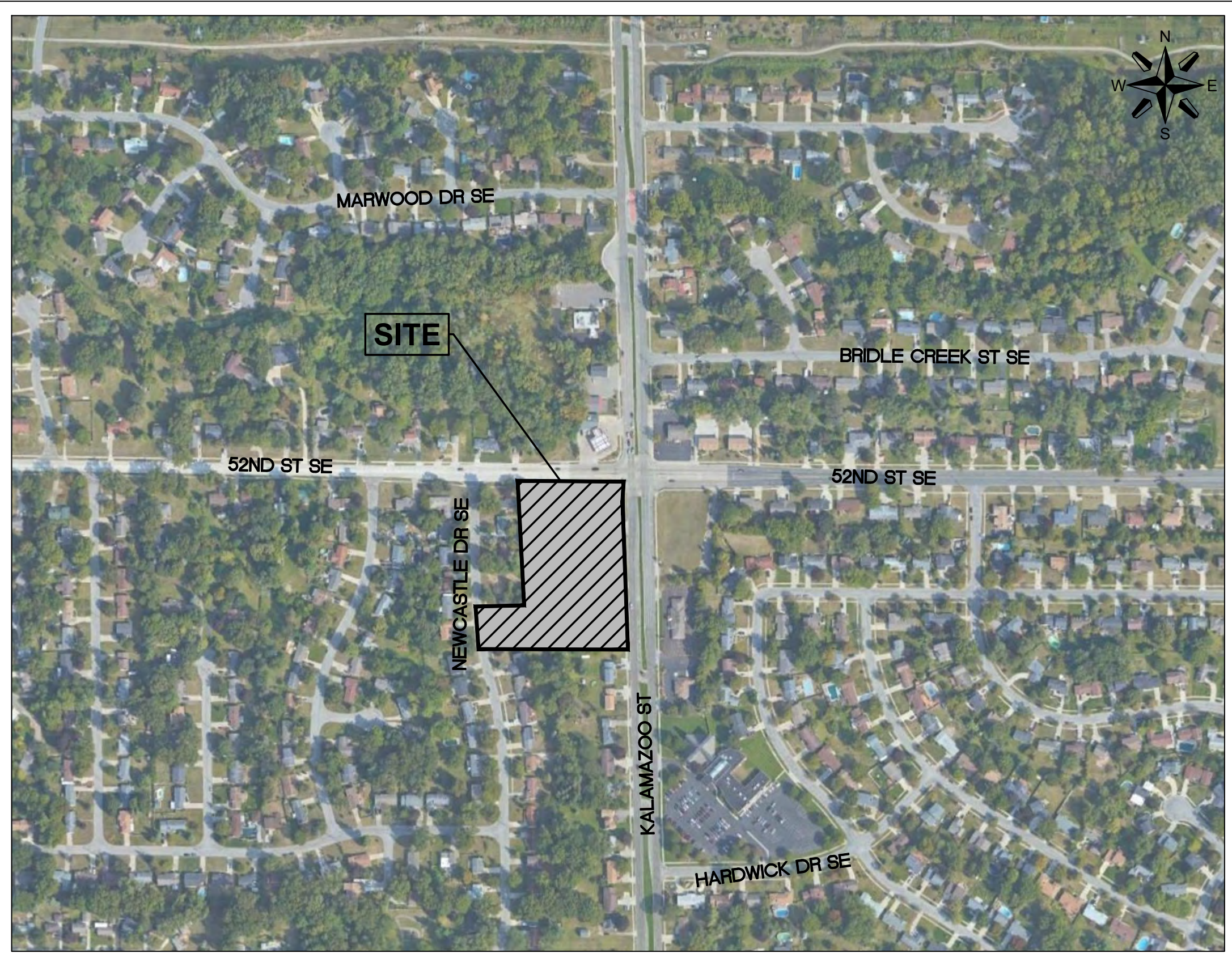
CONSUMERS ELECTRIC
CONTACT: TANYA GILROY
PHONE: 616-251-0574
EMAIL: tanya.gilroy@cmsenergy.com

SIGNAGE

CITY OF KENTWOOD
1300 MARKET AVE SW
GRAND RAPIDS, MI 49503
CONTACT: JIM KIRKWOOD, P.E.
PHONE: 616-554-0739
EMAIL: kirkwoodj@kentwood.us



WHERE MEANS MORE!



VICINITY MAP

NOT TO SCALE

BENCHMARKS

BENCHMARK #1:
THE NORTHWEST FLANGE ON THE FIRE HYDRANT LOCATED ON THE SOUTHEAST CORNER OF THE PARCEL. WEST SIDE OF KALAMAZOO AVENUE.
ELEVATION = 742.34' (NAVD88)

BENCHMARK #2:
THE X LOCATED ON THE NORTHEAST BOLT OF THE LIGHTPOST BASE (NO LIGHTPOST CURRENTLY ATTACHED). LOCATED JUST SOUTH OF THE SWC OF KALAMAZOO AVE AND 52ND ST.
ELEVATION = 740.27' (NAVD88)

LEGAL DESCRIPTION

LAND IN THE CITY OF KENTWOOD, KENT COUNTY, MI, DESCRIBED AS FOLLOWS:

PLEASE SEE PAGES 3 (ALTA SURVEY) FOR LEGAL DESCRIPTIONS OF ALL FOUR PARCELS THAT CONSTITUTE THE PROPOSED SITE.

FLOOD ZONE:

PROPOSED LOCATION DOES NOT LIE WITHIN A FLOODPLAIN (AREA NOT MAPPED).

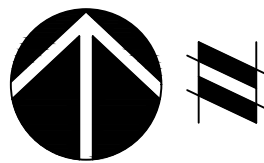
WETLANDS

NO WETLANDS IDENTIFIED ON THE SITE.

SITE BENCHMARKS

BENCHMARK #1:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT
ELEVATION: 742.34 (NAVD88)

BENCHMARK #2:
"X" ON NORTHEAST BOLT ON CONCRETE
LIGHT POLE BASE, NO POLE ON BASE
ELEVATION: 740.27 (NAVD88)



0 15' 30'
SCALE: 1"=30'

PRELIM. SITE PLAN DRAWINGS
K&G STORE #2614
5215 KALAMAZOO AVE SE
KENTWOOD, MICHIGAN 49508

SHEET INDEX	
REV	
01	COVER
02	LAYOUT PLAN
03	TRUCK TURN EXHIBIT
04	ALTA SURVEY
05	ALTA SURVEY
06	DEMOLITION PLAN
07	PRELIMINARY GRADING PLAN
08	PRELIMINARY UTILITY PLAN
09	PRELIMINARY LANDSCAPE PLAN
10	LANDSCAPE DETAILS
11	PHOTOMETRIC PLAN
12	SIGN DETAILS
13	EXTERIOR ELEVATIONS
14	TRASH ENCLOSURE ELEVATIONS
15	CANOPY ELEVATIONS
16	FLOOR PLAN
17	ROOF PLAN

SITE DATA		
STORE TYPE		MARKET
CANOPY / DISPENSER ARRANGEMENT		6 DISPENSERS (SINGLE)
TYPE OF USE		CONVENIENCE STORE WITH FUEL
HEIGHT	BUILDING	18'-0"
	TOP OF BLADE WALL	22'-8"
	CANOPY	21'-10" (MIN.)
GROSS FLOOR AREA		5,620 S.F.
GROSS CANOPY AREA		3,936 S.F.
GROSS LOT AREA		±109,760 S.F. ±2.519 ACRES
KUM & GO PARCEL		±96,660 S.F. ±2.219 ACRES
EXCEPTED PARCEL		±13,100 S.F. ±0.30 ACRES
FAR (INCLUDING CANOPY)		N/A
BUILDING COVERAGE		5,620 S.F. (5.12%)
LANDSCAPE COVERAGE		53,190 S.F. (48.5%)
PARKING/DRIVE/SIDEWALK COVERAGE		50,950 S.F. (46.4%)
BICYCLE PARKING		2 SPACES
REQUIRED PARKING	STANDARD	23
	ADA	1
	TOTAL	24
	PARKING RATIO = 1 CAR/250 S.F.	
PROVIDED PARKING	STANDARD	24
	ADA	2
	TOTAL	26
	PARKING RATIO = 1.16 CARS/250 S.F.	

ZONING INFORMATION	
ZONE	C-PUD
MINIMUM LOT AREA	NA
MINIMUM LOT WIDTH (FEET)	100'
SITE AREA PER UNIT (SQUARE FEET)	N/A
FRONT YARD SETBACK (FEET) (NORTH)	
FRONT YARD SETBACK (FEET) (EAST)	
FRONT YARD SETBACK (FEET) (WEST)	
REAR YARD SETBACK (FEET) (NORTH)	
MAXIMUM HEIGHT (FEET)	
MAXIMUM BUILDING COVERAGE	N/A
MAXIMUM IMPERVIOUS COVERAGE	N/A
MAXIMUM FLOOR AREA	N/A

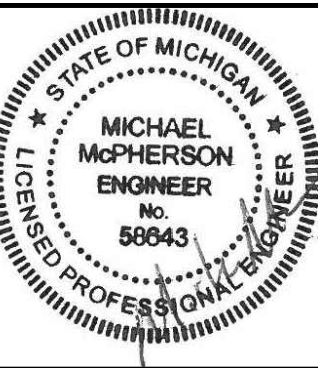


Know what's below.
Call before you dig.

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CONFIDENTIAL DOCUMENT.
INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY TO KUM & GO, L.C. AND SHALL NOT BE DISTRIBUTED.

ATWELL
866.850.4200 www.atwell-group.com
12745 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MI 48315
(586) 786-9800



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

REVISION DESCRIPTION	DATE	BY

DATE: 06-30-2022

SHEET NUMBER:

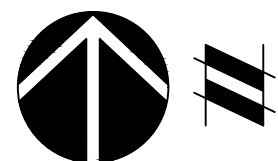
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01 OF 17

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	PROPERTY LINE		PAVEMENT MARKINGS
	PROPOSED CURB & GUTTER		STOP BAR & SIGN
	EXISTING CURB & GUTTER		PROPOSED SIGN
	CONCRETE SIDEWALK		ACCESSIBLE PARKING SPACE
	CONCRETE		EX / PR LIGHT POLE
	CONCRETE ROLLOVER CURB		EXISTING UTILITY POLE
	COLORLED CONCRETE		
	OVERHEAD ELECTRIC		

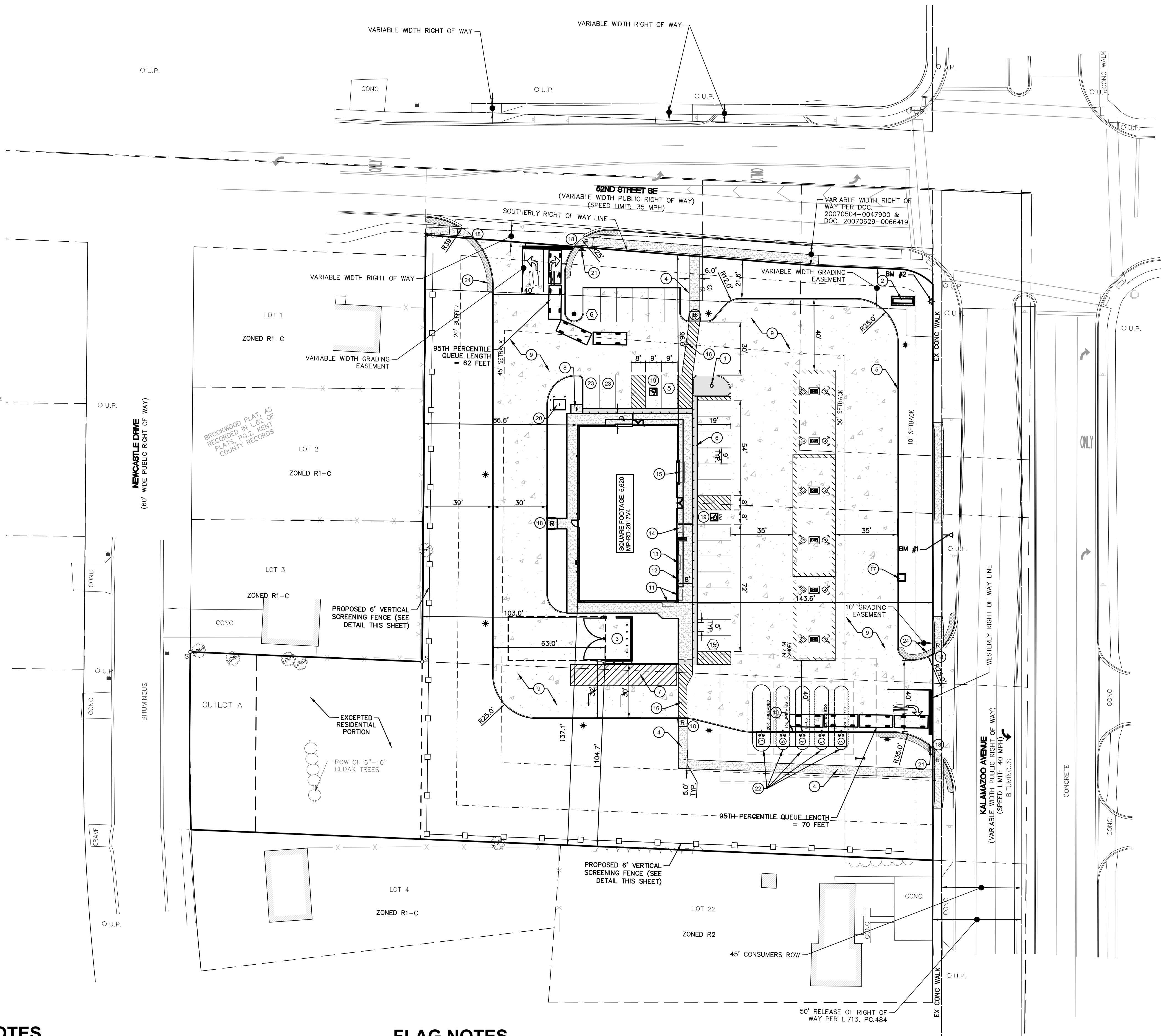


BENCHMARK #2:
"X" ON NORTHEAST BOLT ON CONCRETE
LIGHT POLE BASE, NO POLE ON BASE
ELEVATION: 740.27 (NAVD88)

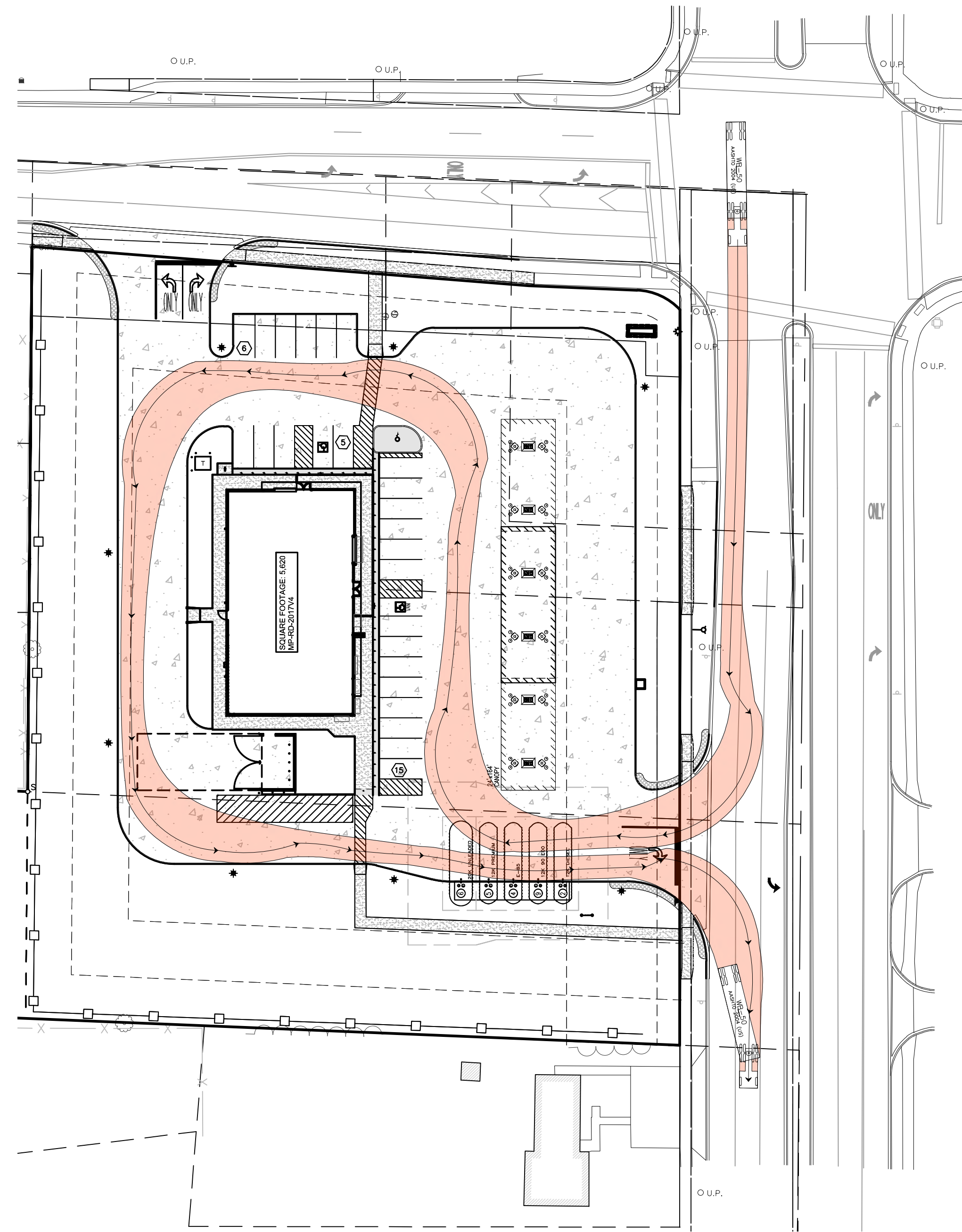


1. REFER TO THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY BOUNDARY INFORMATION.
2. ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
4. ALL RADII ARE 5' UNLESS OTHERWISE NOTED. ALL RADII ARE DIMENSIONED FROM BACK OF CURB.
5. A SEPARATE SIGN APPLICATION TO THE CITY OF KENTWOOD IS REQUIRED FOR ALL SIGNS.

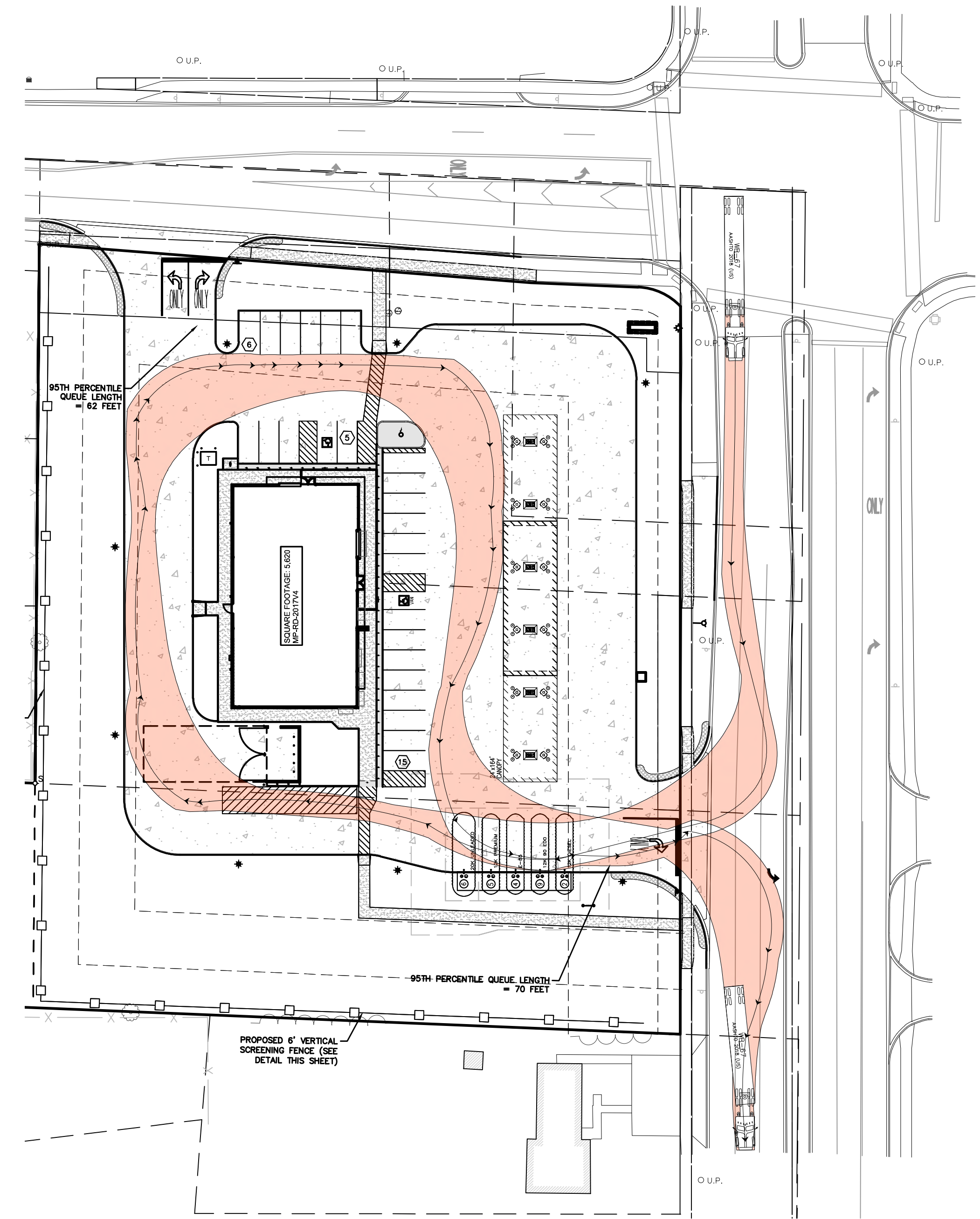
1	PROPOSED 40' FLAGPOLE	10	PAINT CURB YELLOW ALONG FRONT OF TANKS	19	ACCESSIBLE PARKING SPACE WITH BOLLARD MOUNTED ADA SIGN
2	PROPOSED 25' MONUMENT SIGN	11	PROPANE CAGE	20	PAD-MOUNTED TRANSFORMER
3	14'-8" x 24'-8" TRASH ENCLOSURE WITH NICHIIHA	12	ICE MERCHANDISE	21	STOP SIGN
4	PROPOSED SITE SIDEWALK	13	FIREWOOD	22	UNDERGROUND FUEL STORAGE TANKS
5	PROPOSED INTEGRAL CURB	14	MISC. MERCHANDISE	23	DESIGNATED FUTURE EV STALLS
6	PROPOSED ZERO CURB WITH BOLLARDS	15	REDBOXE(S)	24	ROLL OVER CURB
7	PROPOSED LOADING ZONE	16	PROPOSED CROSSWALK	25	STANDALONE VENT RACK
8	PROPOSED BIKE RACK - WAVE STYLE	17	PROPOSED AIR MACHINE ON 4'X4' PAD		
9	PROPOSED CONCRETE PAVEMENT	18	PROPOSED ADA RAMP		



	PROPERTY LINE		PAVEMENT MARKINGS
	PROPOSED CURB & GUTTER		STOP BAR & SIGN
	EXISTING CURB & GUTTER		PROPOSED SIGN
	CONCRETE SIDEWALK		ACCESSIBLE PARKING SPACE
	CONCRETE		EX / PR LIGHT POLE
	CONCRETE ROLLOVER CURB		EXISTING UTILITY POLE
	COLORLED CONCRETE		
	OVERHEAD ELECTRIC		



TRUCK ACCESS (WB-50)
SCALE: 1"=40'



TRUCK ACCESS (WB-67)
SCALE: 1"=40'

BENCHMARK #1:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT
ELEVATION: 742.34 (NAVD88)

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DATE: 06-30-2022

HEET NUMBER:
03

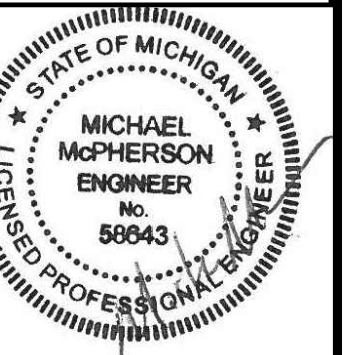
3 OF 17

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1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

PROJECT TEAM:
 PM: DAVE LEMONS
 PM: RYAN HALDER
 PM: SCOTT NEWBURY



P.M.:	MVC	DRAWN BY:	JA	JOB #:	22000815
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ALTA/NSPS LAND TITLE SURVEY

SITE BENCHMARKS

BENCHMARK #1:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT
ELEVATION: 742.34 (NAVD88)

BENCHMARK #2:
"X" ON NORTHEAST BOLT ON CONCRETE
LIGHT POLE BASE, NO POLE ON BASE
ELEVATION: 740.27 (NAVD88)



0 15' 30'
SCALE: 1"=30'

LEGEND

⊕	SECTION CORNER
⊗	FOUND MONUMENT
×	FOUND MAG NAIL
○	FOUND IRON ROD
○	FOUND CAPPED IRON ROD
○	FOUND IRON PIPE
○	SET CAPPED IRON ROD
—	BOUNDARY LINE
- - -	EASEMENT LINE
- - -	SECTION LINE
- - -	BOUNDARY ADJACENT LINE
13	SCHEDULE B, PART II EXCEPTION
(M)	MEASURED
(R)	RECORDED
(P)	PLATTED
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	PLACE OF BEGINNING

SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1111238-OMHA, COMMITMENT DATE: JANUARY 21, 2022:

LAND IN THE CITY OF KENTWOOD, KENT COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
THE NORTH 279 FEET OF THE EAST 342 FEET OF THE NORTHEAST 1/4, EXCEPT COMMENCING AT THE NORTHEAST CORNER OF SECTION; THENCE WEST ALONG THE NORTH SECTION LINE 185.93 FEET; THENCE SOUTHERLY PARALLEL WITH CENTERLINE OF KALAMAZOO AVENUE 183.02 FEET; THENCE EAST PARALLEL WITH THE NORTH SECTION LINE 184.32 FEET TO THE EAST SECTION LINE; THENCE NORTH 183.02 FEET TO BEGINNING AND EXCEPT COMMENCING 185.93 FEET, 90 DEGREES, 0 MINUTES, 0 SECONDS WEST ALONG THE NORTH SECTION LINE FROM THE NORTHEAST CORNER OF THE SECTION; THENCE SOUTH 2 DEGREES, 25 MINUTES, 54 SECONDS EAST 43.21 FEET; THENCE NORTH 87 DEGREES, 53 MINUTES, 40 SECONDS WEST 156.75 FEET; THENCE NORTH 1 DEGREE, 55 MINUTES, 34 SECONDS WEST TO THE NORTH SECTION LINE; THENCE EAST ALONG THE NORTH SECTION LINE TO BEGINNING, SECTION 32, TOWN 6 NORTH, RANGE 11 WEST, CITY OF KENTWOOD, KENT COUNTY, STATE OF MICHIGAN.

PARCEL 2:
PART OF THE NORTHEAST 1/4 COMMENCING AT THE NORTHEAST CORNER OF SECTION; THENCE 90 DEGREES, 0 MINUTES, 0 SECONDS WEST ALONG THE NORTH SECTION LINE 55.96 FEET; THENCE SOUTH 2 DEGREES, 25 MINUTES, 54 SECONDS EAST 53.35 FEET; THENCE NORTHWESTERLY 21.25 FEET ALONG A 27.50 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 67 DEGREES, 52 MINUTES, 5 SECONDS WEST 20.72 FEET); THENCE 90 DEGREES, 0 MINUTES, 0 SECONDS WEST 47.93 FEET; THENCE NORTH 87 DEGREES, 53 MINUTES, 40 SECONDS WEST 63.33 FEET; THENCE SOUTHERLY PARALLEL WITH THE CENTERLINE OF KALAMAZOO AVENUE 107.79 FEET; THENCE EAST PARALLEL WITH THE NORTH SECTION LINE 184.32 FEET TO THE EAST SECTION LINE; THENCE NORTH 183.02 FEET TO BEGINNING, SECTION 32, TOWN 6 NORTH, RANGE 11 WEST, CITY OF KENTWOOD, KENT COUNTY, STATE OF MICHIGAN.

PARCEL 3:
THE EAST 435.6 FEET OF THE SOUTH 100 FEET OF THE NORTH 379 FEET OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 5 NORTH, RANGE 21 WEST, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 00 DEGREES 00 MINUTES WEST ALONG THE EAST LINE OF SAID SECTION 279.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 10 MINUTES WEST ALONG THE NORTH LINE OF SAID SOUTH 100 FEET 341.98 FEET; THENCE NORTH 00 DEGREES 00 MINUTES EAST 0.83 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF BROOKWOOD PLAT, AS RECORDED IN LIBER 62 OF PLATS ON PAGE 2; THENCE NORTH 88 DEGREES 04 MINUTES WEST ALONG THE SOUTH LINE OF SAID LOT 93.60 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES EAST ALONG THE EAST LINE OF SAID LOT 100.00 FEET; THENCE SOUTH 88 DEGREES 04 MINUTES EAST ALONG THE NORTH LINE OF LOTS 4 AND 22 OF SAID PLAT 435.60 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE NORTH 00 DEGREES 00 MINUTES EAST ALONG THE EAST LINE OF SAID SECTION 99.79 FEET TO THE POINT OF BEGINNING.

PARCEL 4
OUTLOT A, BROOKWOOD PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 62 OF PLATS, ON PAGE 2, KENT COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

TO: -FIRST AMERICAN TITLE INSURANCE COMPANY
-KUM & GO, L.C., AN IOWA LIMITED LIABILITY COMPANY

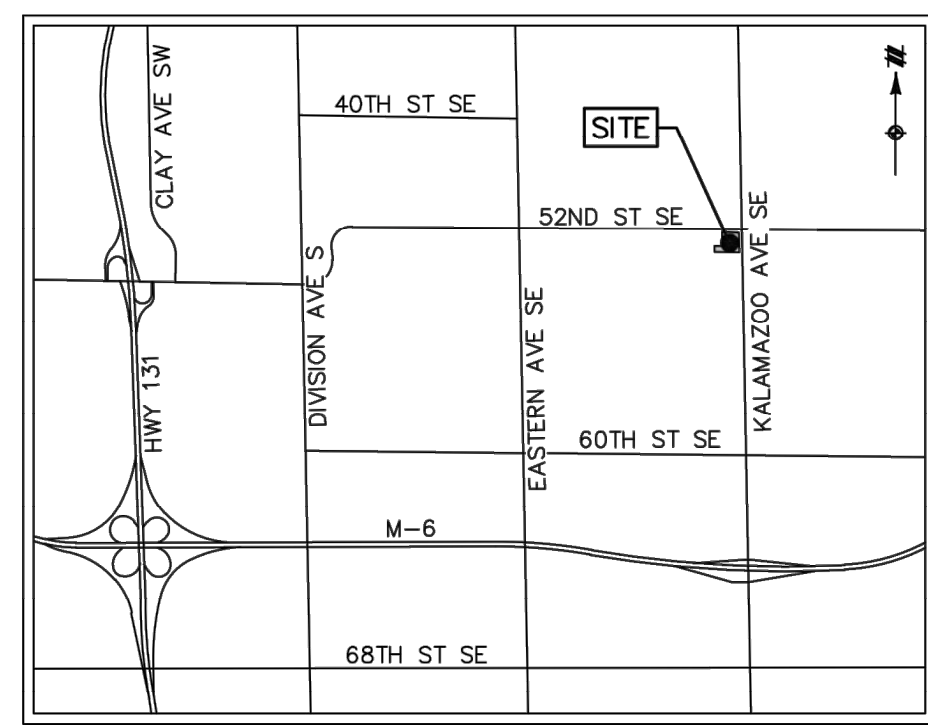
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a)(b), 13, 16, 17, 19, 20(a)(WETLANDS) AND 20(b)(SPEED LIMIT) OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON FEBRUARY 25, 2022.

9

CHRISTOPHER P. KELLY
PROFESSIONAL SURVEYOR NO. 4001056500
CKELLY@ATWELL-GROUP.COM
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
248.447.2000

DATE: 03/07/2022



VICINITY MAP
NOT TO SCALE

ZONING:

THE SUBJECT PROPERTY IS CURRENTLY ZONED CPUD (COMMERCIAL PLANNED UNIT DEVELOPMENT) PER CITY OF KENTWOOD ZONING REPORT LETTER DATED FEBRUARY 6, 2003. BUILDING SETBACKS ARE TO BE DETERMINED AT THE TIME OF CITY ENTITLEMENT APPROVAL.

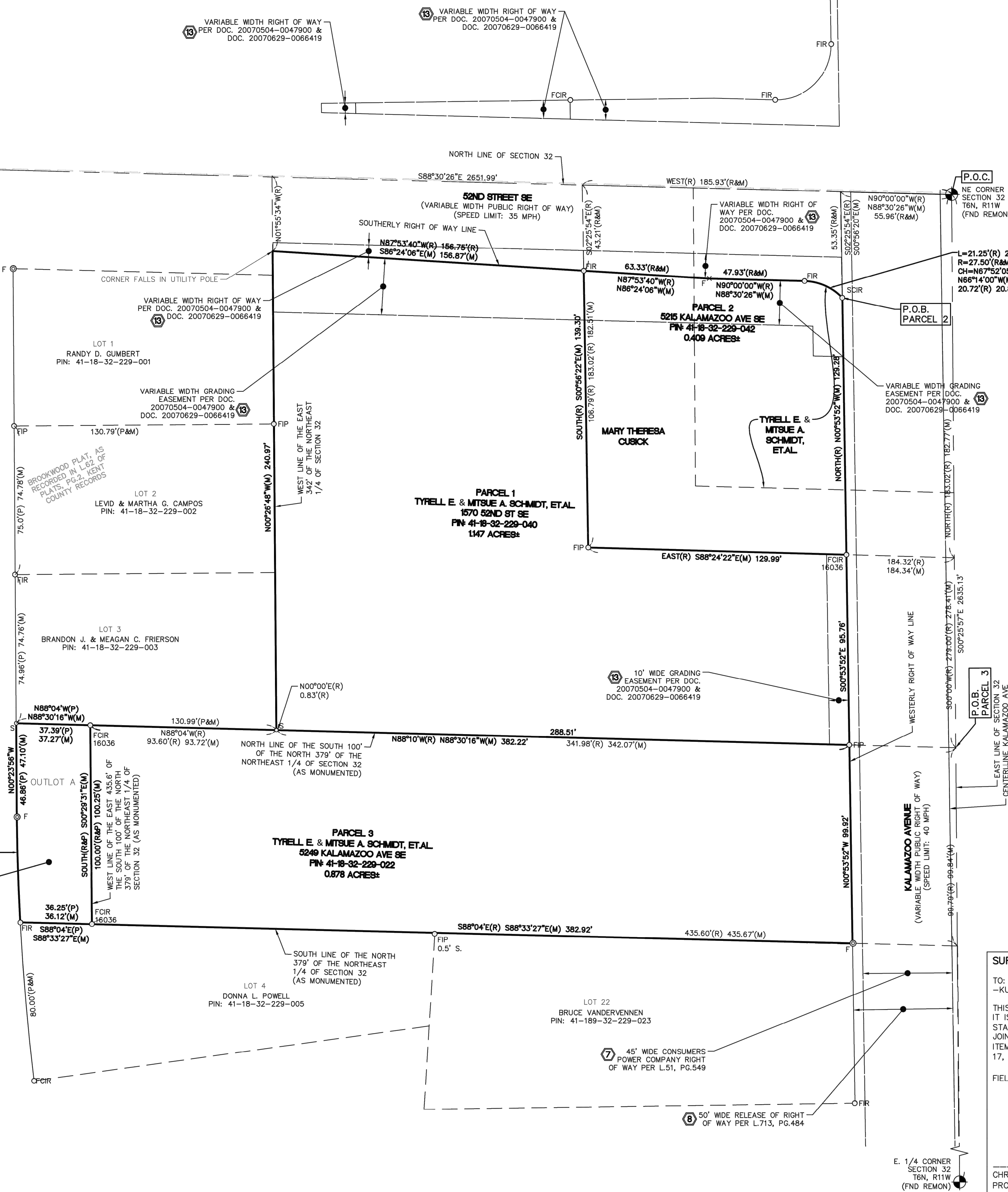
SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1111238-OMHA, COMMITMENT DATE: JANUARY 21, 2022:

- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY" RECORDED AUGUST 14, 1930 AS LIBER 51, PAGE 549 OF OFFICIAL RECORDS. (AFFECTS PARCELS 1, 2 AND 3)
RESPONSE: COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, EASEMENT AS SHOWN HEREON.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RELEASE OF RIGHT OF WAY" RECORDED AS LIBER 713, PAGE 484 OF OFFICIAL RECORDS. (AFFECTS PARCELS 1, 2 AND 3)
RESPONSE: COVERS KALAMAZOO AVENUE, AS SHOWN HEREON.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE AGREEMENT" RECORDED MAY 16, 1962 AS LIBER 935, PAGE 145 OF OFFICIAL RECORDS. (AFFECTS PARCEL 2)
RESPONSE: COVERS PARCEL 2.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEED" RECORDED MAY 4, 1976 AS LIBER 2215, PAGE 692 OF OFFICIAL RECORDS. (AFFECTS PARCEL 4)
RESPONSE: COVERS PARCEL 4 AND ADDITIONAL LAND.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT" RECORDED OCTOBER 20, 1998 AS LIBER 4509, PAGE 45 OF OFFICIAL RECORDS. (AFFECTS PARCEL 2)
RESPONSE: COVERS PARCEL 2, CONTAINS USE RESTRICTIONS.
- THE FACT, AS DISCLOSED BY THAT CERTAIN DOCUMENT OR DOCUMENTS RECORDED OCTOBER 20, 1998 AS LIBER 4509, PAGE 45 OF OFFICIAL RECORDS, THAT SOME VIOLATION OF ENVIRONMENTAL PROTECTION LAWS MAY HAVE OCCURRED WHICH MAY AFFECT THE LAND.
RESPONSE: COVERS PARCEL 2, CONTAINS USE RESTRICTIONS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF TAKING" RECORDED MAY 4, 2007 AS INSTRUMENT NO. 20070504-0047900 OF OFFICIAL RECORDS. (AFFECTS PARCELS 1 AND 2)
RESPONSE: EASEMENTS AS SHOWN HEREON.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "ORDER VESTING TITLE AND POSSESSION" RECORDED JUNE 29, 2007 AS INSTRUMENT NO. 20070629-0066419 OF OFFICIAL RECORDS. (AFFECTS PARCELS 1 AND 2)
RESPONSE: EASEMENTS AS SHOWN HEREON.

L=53.18'(P) 53.24'(M)
R=1200.00'
D=232'32"
CH=501'48'55"E
53.24'

PARCEL 4
TYRELL E. & MITSUE A. SCHMIDT, ETAL
5250 NEWCASTLE DRIVE SE
PIN: 41-18-32-229-004
0.085 ACRES

NEWCASTLE DRIVE
(60' WIDE PUBLIC RIGHT OF WAY)



866.850.4200 www.atwell-group.com
12745 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MI 48315
(248) 768-9600

P.M.: CPK DRAWN BY: JR JOB #: 22000015

1459 Grand Ave
Des Moines, IA 50309
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2614 - KENTWOOD, MI
SEC OF 52ND ST. SE & KALAMAZOO AVE SE

KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

REVISION DESCRIPTION	DATE

DATE: 02-28-2022

SHEET NUMBER: 04
04 OF 17

REVISIONS

CAD FILE: \\22000015\DATA\22000015\22000015-01.DWG

ALTA/NSPS LAND TITLE SURVEY

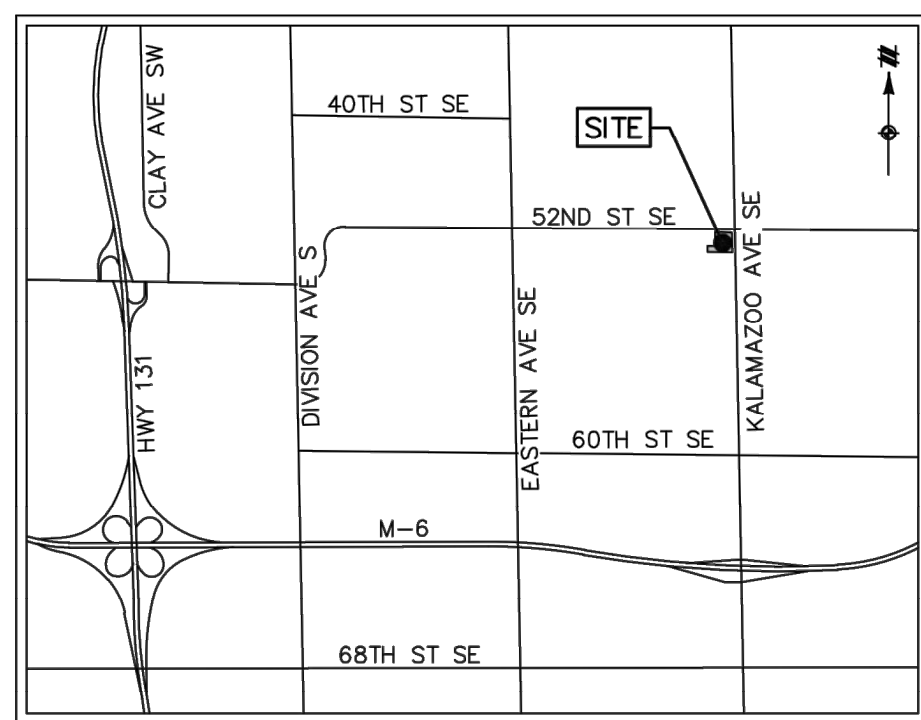
SITE BENCHMARKS

BENCHMARK #1:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT
ELEVATION: 742.34 (NAVD88)

BENCHMARK #2:
"X" ON NORTHEAST BOLT ON CONCRETE
LIGHT POLE BASE, NO POLE ON BASE
ELEVATION: 740.27 (NAVD88)



0 15' 30'
SCALE: 1"=30'



VICINITY MAP
NOT TO SCALE

LEGEND

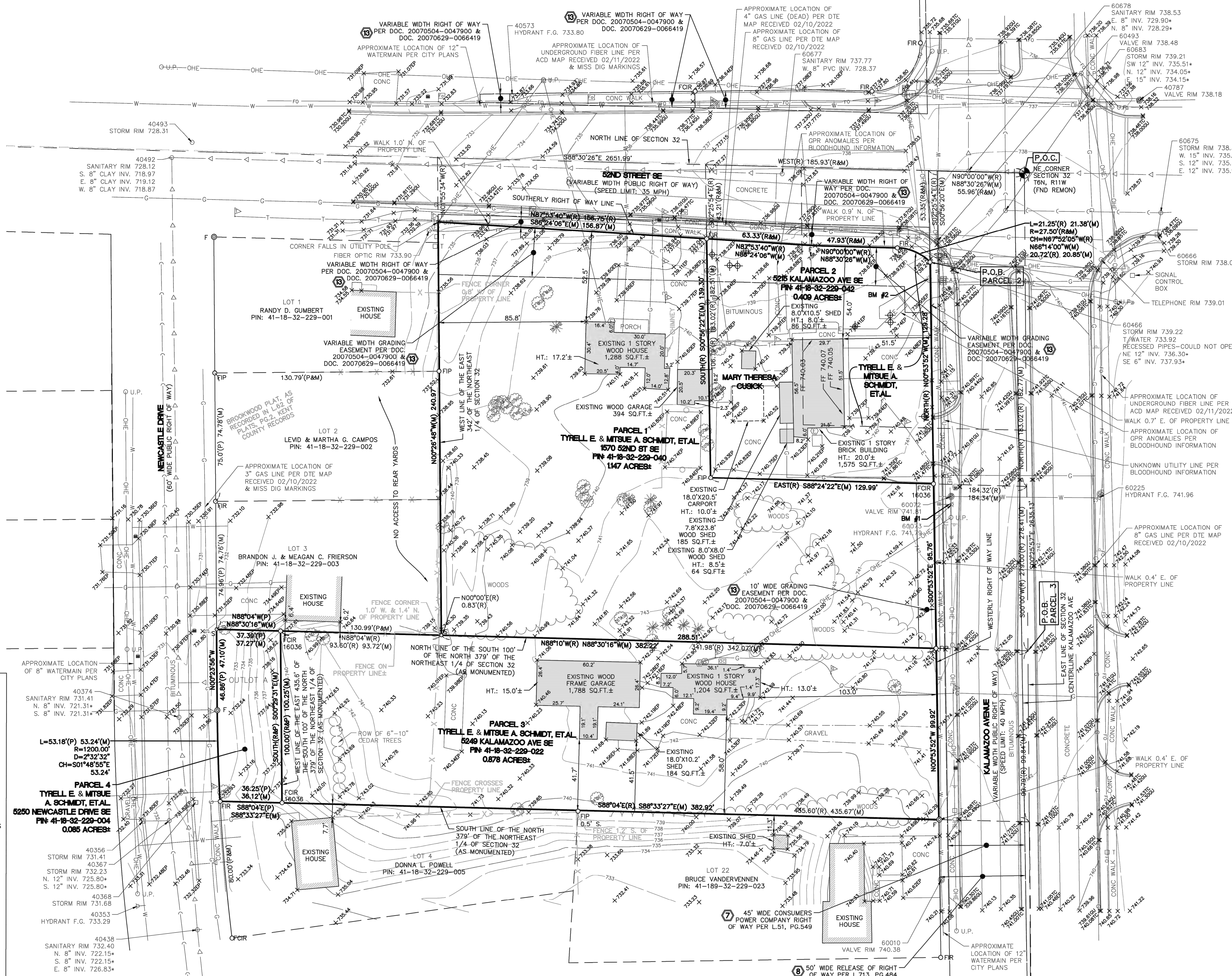
	SECTION CORNER
	FOUND MONUMENT
	FOUND IRON ROD
	FOUND CAPPED IRON ROD
	FOUND IRON PIPE
	SET CAPPED IRON ROD
	EXISTING CABLE RISER
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING SIGN
	EXISTING ELECTRIC METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING TREE
	EXISTING SHRUB
	EXISTING LIGHT POLE
	EXISTING TELEPHONE PEDISTAL
	EXISTING GAS METER
	EXISTING MANHOLE/CATCH BASIN
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING AIR CONDITIONING UNIT
	EXISTING UTILITY HANDHOLE
	EXISTING MAILBOX
	EXISTING MONITORING WELL
	UNDERGROUND TELEPHONE MARKER
	UNDERGROUND WATER MARKER
	UNDERGROUND GAS MARKER
	UNDERGROUND ELECTRIC MARKER
	UNDERGROUND FIBER OPTIC MARKER
	BOUNDARY LINE
	EASEMENT LINE
	SECTION LINE
	BOUNDARY ADJACENT LINE
	EXISTING FENCE
	EXISTING LIMITS OF VEGETATION
	UNDERGROUND FIBER OPTIC LINE
	UNDERGROUND UTILITY LINE
	UNDERGROUND STORM LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND WATER LINE
	EXISTING CURB AND GUTTER
	EXISTING GROUND CONTOUR
	EXISTING BUILDING
	SCHEDULE B, PART II EXCEPTION
	EXISTING GROUND ELEVATION
	EXISTING TOP OF CURB ELEVATION
	EXISTING GUTTER ELEVATION
	EXISTING EDGE OF PAVEMENT ELEVATION
	MEASURED RECORD
	PLATTED
	POINT OF COMMENCEMENT
	PLACE OF BEGINNING
	PER PLAN

NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. MEASURED BEARINGS DIFFER FROM TITLE. VERTICAL DATUM IS BASED ON NAVD88.
- THE SITE SHOWN HEREON FALL ON PANEL 2601070005B OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE 11/16/1981, PANEL NOT PRINTED, AREA OF MINIMAL FLOOD HAZARDS.
- WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE, UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE SURVEYED PROPERTY CONTAINS NO OBSERVED PARKING STALLS AT THE DATE OF THE FIELDWORK.
- NO UNDELINEATED WETLANDS WERE OBSERVED AT THE DATE OF THE FIELDWORK, ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPPER, THE SUBJECT PROPERTY CONTAINS NO WETLANDS.
- SNOW AND ICE CONDITIONS EXISTED IN THE FIELD THAT MAY RESULT IN SOME PHYSICAL IMPROVEMENTS NOT BEING VISIBLE AND THEREFORE MAY NOT BE LOCATED AS PART OF THIS SURVEY.



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SEC OF 52ND ST. SE & KALAMAZOO AVE SE

KG PROJECT TEAM:
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SDM: RYAN HALDER
CPM: SCOTT NEWBURY

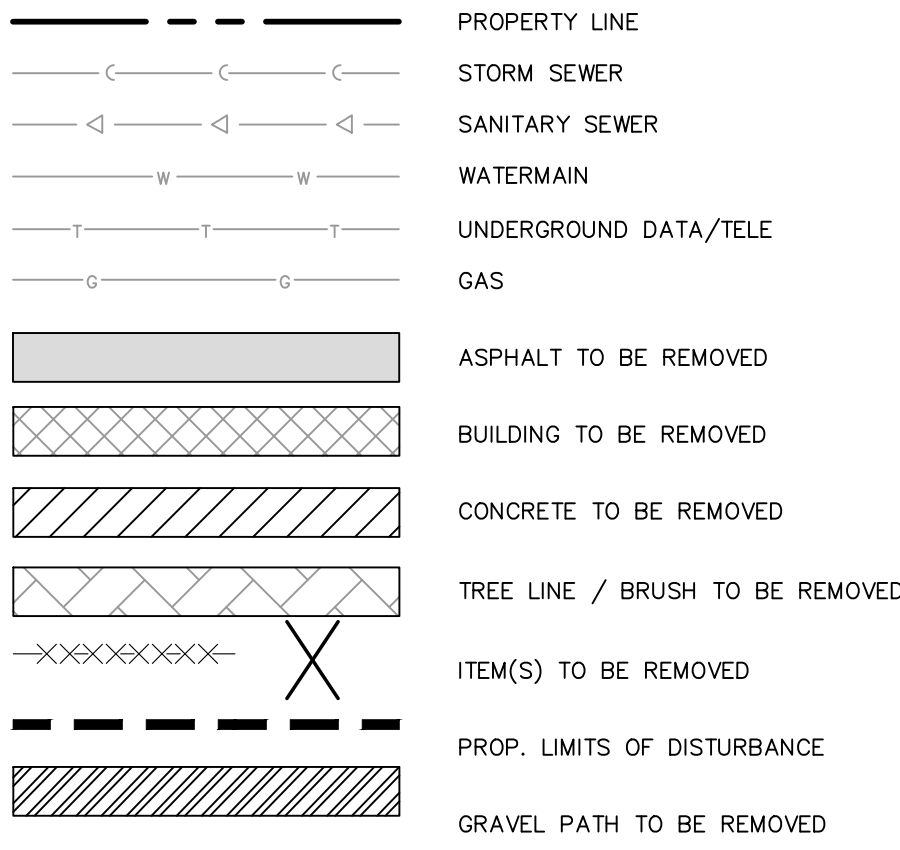
REVISION DESCRIPTION	DATE

DATE: 02-28-2022
SHEET NUMBER: 05
05 OF 17

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DRAWN BY: JR
P.M.: CPK

LEGEND



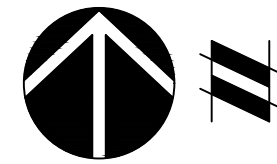
NOTES

1. ANY ITEM NOT INDICATED AS BEING REMOVED SHALL REMAIN.
2. FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAILS SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
3. CONTRACTOR SHALL CALL "MISS DIG" AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION/DEMOLITION.
4. CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND ABANDONMENT ACTIVITIES WITH LOCAL GOVERNING AGENCY OR UTILITY COMPANY PRIOR TO STARTING DEMOLITION TO INSURE COMPLIANCE WITH GOVERNING AGENCY AND UTILITY COMPANY REMOVAL AND ABANDONMENT STANDARDS.
5. CONTRACTOR RESPONSIBLE FOR COORDINATING UTILITY TERMINATIONS & OBTAINING DEMOLITION PERMIT FROM THE CITY OF PORTAGE PRIOR TO BEGINNING CONSTRUCTION.
6. CONTRACTOR SHALL COMPLY AND ADHERE TO, AS APPLICABLE, ANY REQUIREMENTS RELATED TO INTERACTING WITH OR MANAGING ENVIRONMENTAL CONTAMINATION THAT MAY COINCIDE WITH DEMOLITION ACTIVITIES.

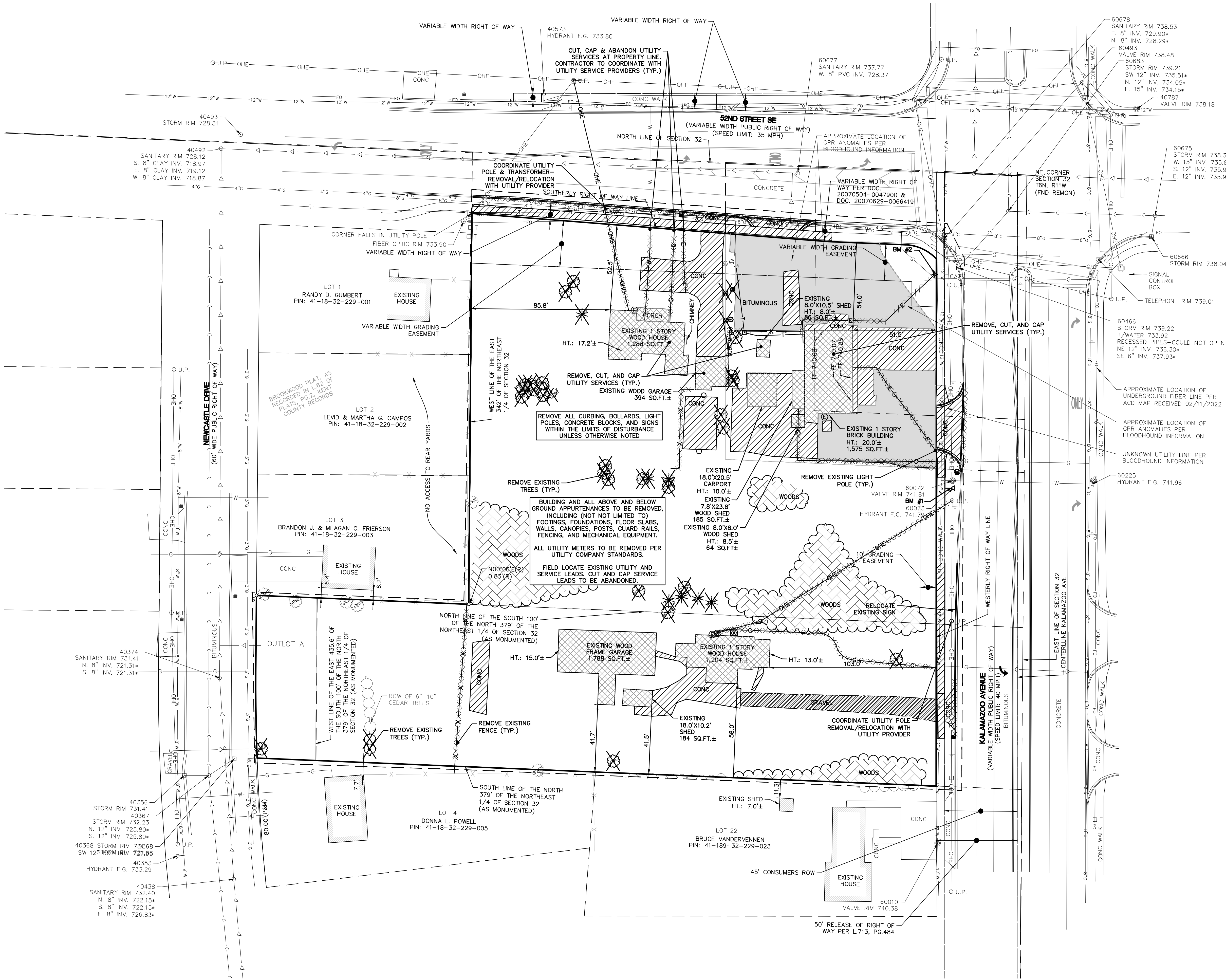
SITE BENCHMARKS

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0 15' 30'
SCALE: 1"=30'



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STATE OF MICHIGAN
MICHAEL McPHERSON
ENGINEER
No. 58543
LICENSED PROFESSIONAL ENGINEER

Kum & Go

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2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE
DEMOLITION PLAN

KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

REVISION DESCRIPTION	DATE

DATE: 06-30-2022

SHEET NUMBER: 06

06 OF 17

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LEGEND

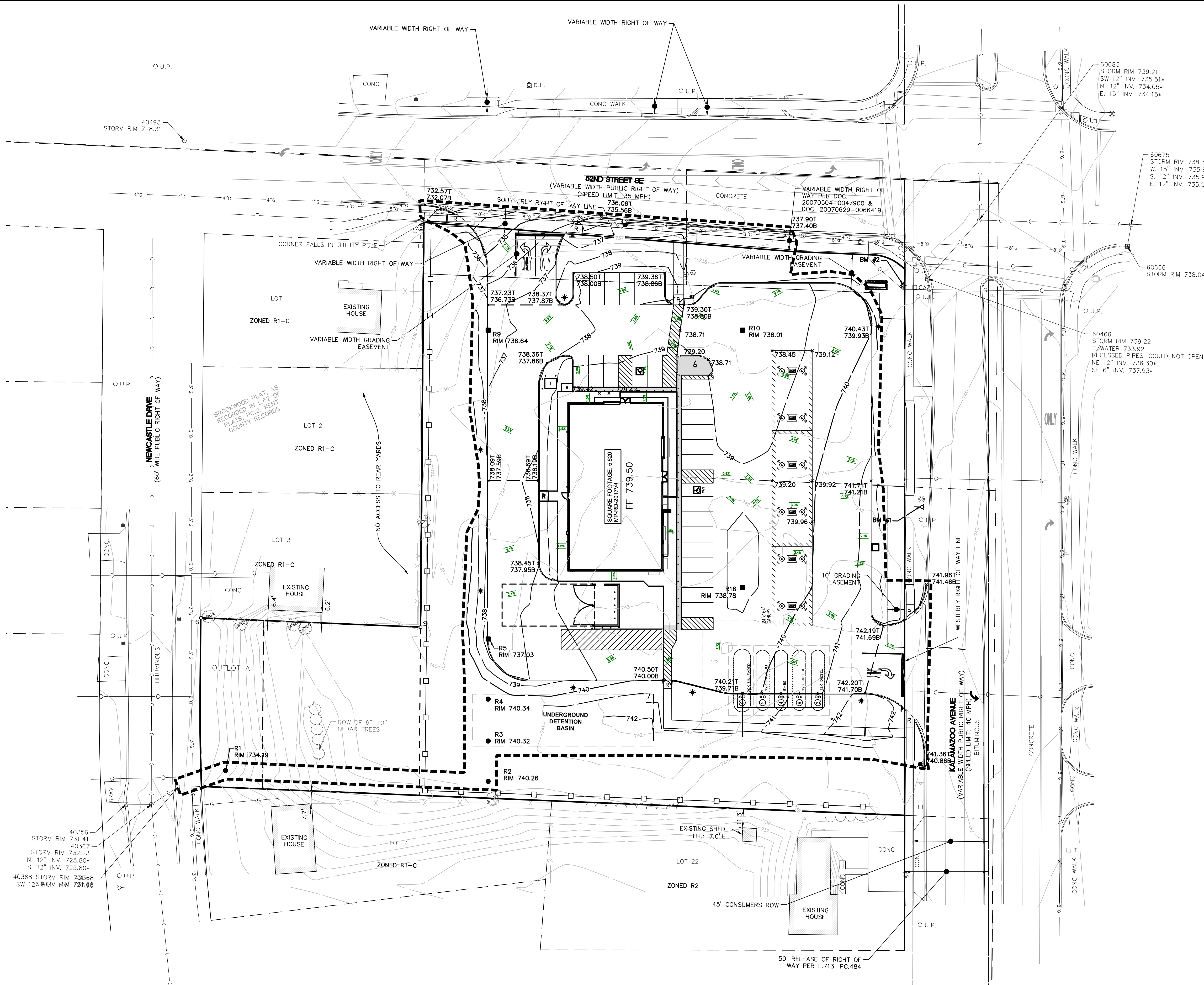
- PROPERTY LINE
--- 900 --- EXISTING CONTOUR
--- 900 --- PROPOSED CONTOUR
- - - - - LIMIT OF DISTURBANCE
- □ EXISTING MANHOLE/CATCH BASIN
● ■ PROPOSED MANHOLE/CATCH BASIN

NOTES

1. ALL ELEVATIONS SHOWN ARE TOP OF PAVEMENT/FINISH GRADE UNLESS OTHERWISE NOTED.

STORMWATER NARRATIVE

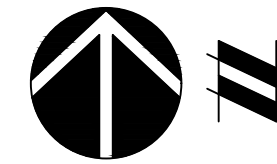
ON-SITE STORMWATER WILL GENERALLY SHEET FLOW TO A SERIES OF CATCH BASINS WHERE IT WILL BE CONVEYED TO THE ON-SITE UNDERGROUND DETENTION BASIN WHICH OUTLETS TO THE CITY STORM SYSTEM VIA A CONNECTION TO AN EXISTING CATCH BASIN TO THE WEST OF THE PROPERTY. THE PROPOSED PAVED AREA IS EQUIVALENT OR LESS THAN THE CURRENT PAVED AREA. STORMWATER FROM THE ROOF TOP AND CANOPY WILL BE CONVEYED TO VIA DOWNSPOUTS TO THE STORMWATER SEWER SYSTEM.



SITE BENCHMARKS

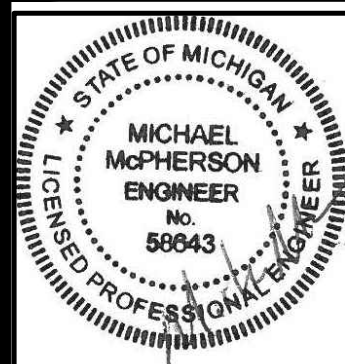
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2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

PRELIMINARY GRADING PLAN

KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

REVISION DESCRIPTION

DATE



DATE: 06-30-2022

SHEET NUMBER:

07
07 OF 17

REVISIONS

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LEGEND

	PROPERTY LINE		EXISTING / PROPOSED MANHOLE
	EXISTING OVERHEAD LINES		EXISTING / PROPOSED HYDRANT
	STORM SEWER		EXISTING / PROPOSED VALVE OR STOP BOX
	EXISTING SANITARY SEWER		EXISTING / PROPOSED LIGHT POLE
	EXISTING WATER		EXISTING / PROPOSED CATCH BASIN
	PROPOSED SANITARY SEWER		PROPOSED CLEANOUT
	PROPOSED WATER		EXISTING UTILITY POLE
	UNDERGROUND ELECTRIC		PROPOSED TRANSFORMER
	GAS		
	UNDERGROUND TELEPHONE/DATA		
	PROPOSED SAND BACKFILL		

NOTES

- FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAILS SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL NOTES/DETAILS INCLUDED WITH THIS PLAN SET.
- ALL 6" DIAMETER SANITARY SEWER SHALL BE PVC SDR 23.5.
- NO FOOTING DRAINS SHALL BE CONNECTED TO THE BUILDING SEWER.
- NO CONNECTION RECEIVING STORM SEWER, SURFACE WATER OR GROUND WATER SHALL BE MADE TO THE SANITARY SEWER.
- ELECTRIC, TELEPHONE, AND DATA CONDUIT SHALL BE SCHEDULE 40 PVC OR TYPE DB DIRECT BURY TELEPHONE DUCT.
- A GALVANIZED PULL WIRE OR PURPLE PROPYLENE POLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS SHALL BE INSTALLED IN THE CONDUIT.
- PULL BOX SIZE SHALL BE 17"x30"x28" "QUAZITE" OR APPROVED EQUAL.
- THE MINIMUM CONDUIT BURIAL DEPTH SHALL BE 24".
- AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORDING, SHALL BE INSTALLED 12" ABOVE CONDUIT.

SANITARY NARRATIVE

THE PROPOSED DEVELOPMENT WILL CONNECT TO AN EXISTING SANITARY LOCATED NORTH OF THE PROPERTY. ON-SITE SANITARY WILL CONSIST OF A 1,000 GALLON GREASE INTERCEPTOR AND 8" PVC SDR23.5 PIPE. CLEANOUTS WILL BE INSTALLED AT ALL CHANGES IN DIRECTION & ON RUNS OVER 100'.

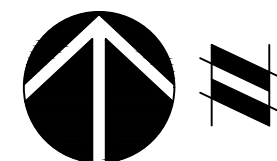
WATER NARRATIVE

ON-SITE WATER SERVICE WILL BE SUPPLIED VIA 2" TYPE "K" COPPER LEAD CONNECTED TO THE NEAREST ALLOWED TAP LOCATION. THE TAP IS CURRENTLY PROPOSED TO A WATER LINE TO THE EAST OF THE PROPERTY.

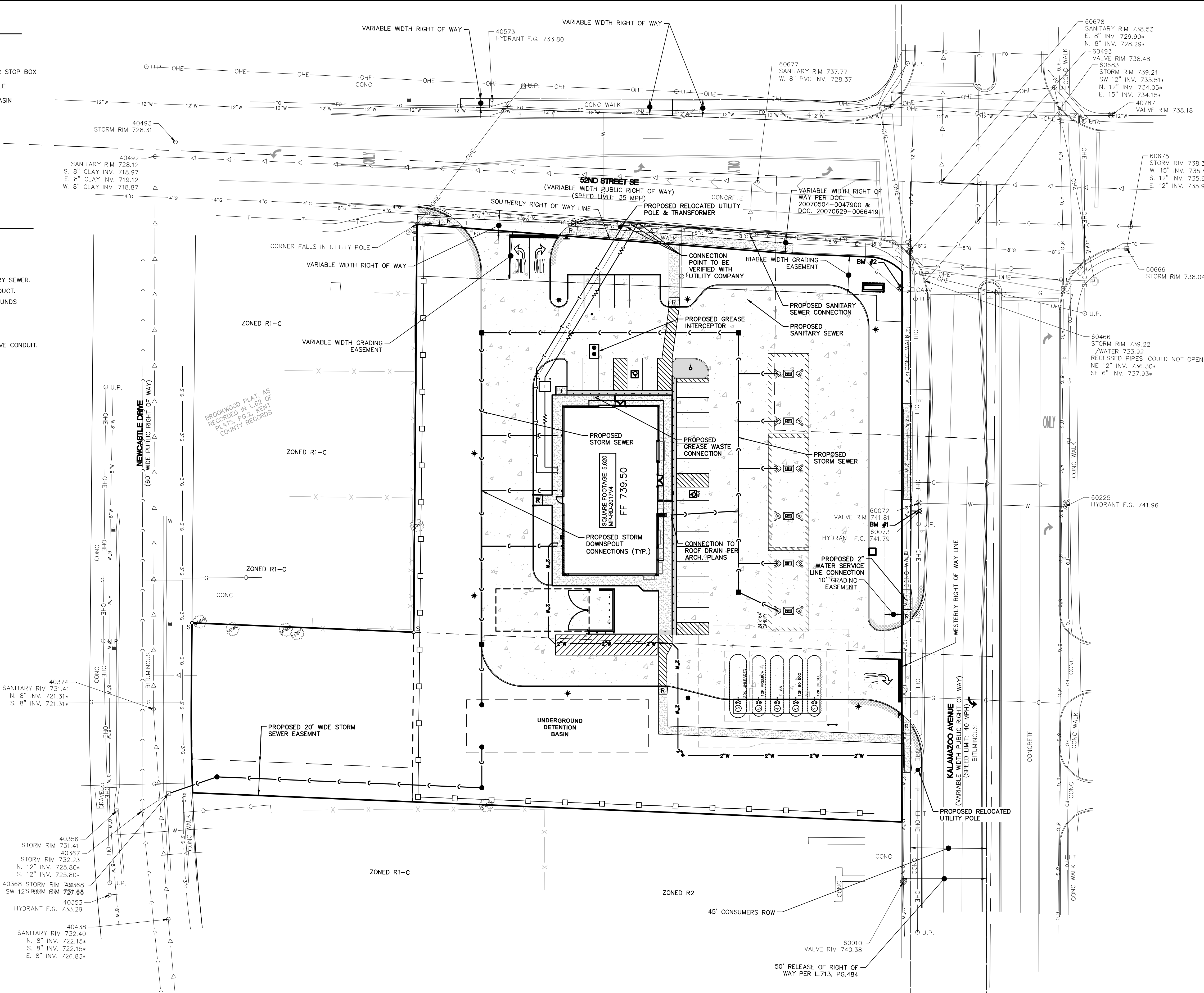
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PRELIMINARY UTILITY PLAN

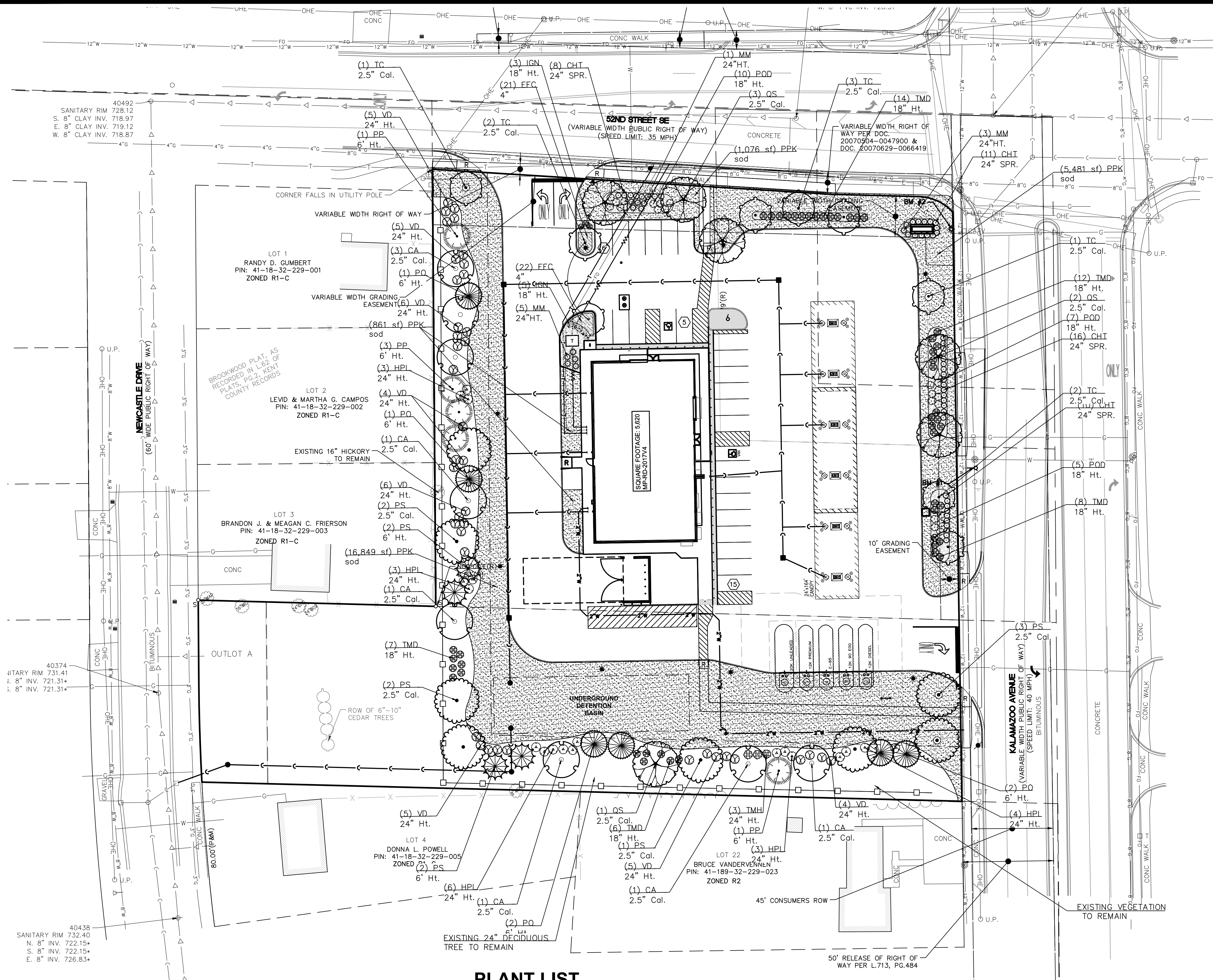
KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

REVISIONS

REVISION DESCRIPTION	DATE

DATE: 06-30-2022

SHEET NUMBER:
08
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NOTES TO CONTRACTOR

- 1. ALL DISEASED, DAMAGED, OR DEAD PLANTING MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH STANDARDS OF THE CITY OF KENTWOOD ZONING ORDINANCE.
- 2. ALL PLANTS SHALL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS.
- 3. MULCH MATERIAL: ALL MULCH TO BE 4"-6" ROUNDED RIVER BED GRAVEL WITH 8" MIN. DEPTH WITH WEED PREVENTION FABRIC. MULCH ALL PLANTING BEDS, 2'-0" STRIP ADJACENT TO LANDSCAPED AREA AROUND BUILDING AND TRASH ENCLOSURE. ALL EVERGREEN AND DECIDUOUS TREES TO RECEIVE 8" DEEP STONE MULCH WITH NO STONE IN DIRECT CONTACT WITH TREE TRUNK. EXTENT OF MULCH TO BE 4'-0" DIA. AT TREES.
- 4. SITE IRRIGATION TO BE PROVIDED FOR ALL PROPOSED LANDSCAPE IMPROVEMENT AREAS AND LAWN AREAS

LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- 4'-6" GRAVEL IN PLANTING BEDS MIN. DEPTH OF 8"
- PROPOSED TOPSOIL AND SOD LOCATIONS
- TRAFFIC FLOW ARROWS
- PROPOSED SIGN
- PARKING ROW COUNT
- ACCESSIBLE PARKING SPACE
- EXISTING / PROPOSED LIGHT POLE
- PROPOSED RAMP

PLANT LIST

Quantity	Botanical	Common	Size	Container	Remarks	Percentage
8	Carpinus caroliniana	American Hornbeam	2.5" Cal.	B&B or Cont.	Full, well balanced canopy	3%
6	Picea omorika	Serbian Spruce	6" Ht.	B&B	Full to ground	3%
5	Picea pungens	Colorado Spruce	6" Ht.	B&B	Full to ground	2%
4	Pinus strobus	White Pine	6" Ht.	B&B or Cont.	Full to ground	2%
8	Platanus occidentalis	American Sycamore	2.5" Cal.	B&B	Straight trunk, full crown	3%
6	Quercus shumardii	Shumard Red Oak	2.5" Cal.	B&B or Cont.	Straight trunk, even crown	3%
9	Tilia cordata	Littleleaf Linden	2.5" Cal.	B&B	Well balanced head, Straight trunk	4%
Quantity	Botanical	Common	Size	Container	Spacing	Remarks
45	Cotoneaster horizontalis 'Tom Thumb'	Tom Thumb Cotoneaster	24" SPR.	Pot	36" o.c.	Full pot
19	Hydrangea paniculata 'Limelight' TM	Limelight Hydrangea	24" Ht.	Pot	60" o.c.	Full Pots Specimens
8	Ilex glabra 'compacta'	Compact Inkberry	18" Ht.	Pot	36" o.c.	Full
9	Miscanthus sinensis 'Morning Light'	Eulalia Grass	24" Ht.	Pot	48" o.c.	Full pot
22	Physocarpus opulifolius 'Donna May' TM	Little Devil Dwarf Ninebark	18" Ht.	Pot	48" o.c.	Full
47	Taxus x media 'Densiformis'	Dense Yew	18" Ht.	Pot or Cont.	48" o.c.	Full even form
3	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	24" Ht.	Pot or B&B	60" o.c.	Full and even
40	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	24" Ht.	Pot	60" o.c.	Full even form
239						Total 100%
Quantity	Botanical	Common	Size	Container	Spacing	Remarks
43	Euonymus fortunei 'Coloratus'	Purple Wintercreeper	4"	Pot	24" o.c.	Full pot
24267	Poa pratensis	Kentucky Bluegrass	sod			

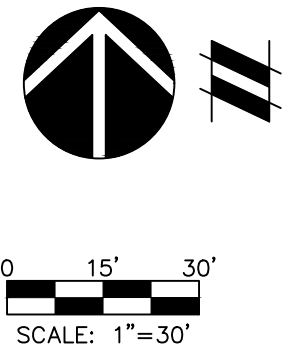
LANDSCAPE REQUIREMENTS SUMMARY

ITEM	REQUIREMENT	QTY. REQUIRED	QTY. PROVIDED	FORMULA
GREEN BELT	52ND ST. = 6 TREES (4 LINDEN, 2 OAK) AND 52 SHRUBS KALAMAZOO AVE. = 272 LF/40=6.8 = 7 TREES, 49 SHRUBS	52ND ST. = 6 TREES, 42 SHRUBS KALAMAZOO AVE. = 272 LF/40=6.8 = 7 TREES, 49 SHRUBS	52ND ST. = 210 LF/40=5.25 = 6 TREES, 6 X 7 = 42 SHRUBS KALAMAZOO AVE. = 272 LF/40=6.8 = 7 TREES, 7 X 7 = 49 SHRUBS	
BUFFER	30' WIDE - (B) 1 CANOPY TREE, 1 EVERGREEN TREE AND 5 SHRUBS PER 40 LF	WEST=8 CANOPY & EVERGREEN TREES AND 40 SHRUBS SOUTH=7 CANOPY & EVERGREEN TREES AND 35 SHRUBS	WEST=8 CANOPY & EVERGREEN TREES AND 40 SHRUBS SOUTH=7 CANOPY & EVERGREEN TREES AND 35 SHRUBS	WEST 299LF/40=7.48=8 CANOPY & EVERGREEN TREES AND 40 SHRUBS SOUTH 276LF/40=6.9=7 CANOPY & EVERGREEN TREES AND 35 SHRUBS
PARKING LOT LANDSCAPE	1 CANOPY TREE AND 100 SF OF LANDSCAPE AREA FOR EVERY 10 SPACES	3 TREES AND 300 SF OF LANDSCAPING	3 TREES (2 HORNBEAM, 1 OAK) AND 545 SF OF LANDSCAPING	21 SPACES = 21/10=2.1=3 TREES 3 X 100 SF=300SF LANDSCAPING
PARKING PERIMETER LANDSCAPE	PARKING SHALL BE SCREENED BY LANDSCAPING AND BERING	SEE PLAN	SEE PLANS	N/A
POND PERIMETER	1 CANOPY OR EVERGREEN TREE AND 9 SHRUBS FOR EVERY 50 LF OF POND PERIMETER	N/A	N/A	N/A

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LIGHT POLE BASE, NO POLE ON BASE
ELEVATION: 740.27 (NAVDB8)



GENERAL NOTES

- LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTINGS AND RELATED WORK. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING 811 PRIOR TO STAKING PLANT LOCATIONS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN. QUANTITIES CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY CONCERNS. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS AND MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRAZED. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT AND OWNER BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSEYMEN. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION.

- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS. BACKFILL AND GROUND PARKING LOT ISLANDS 6" ABOVE ADJACENT CURBS WITH TOPSOIL. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.

- ACCEPTANCE OF GRADING AND SOD/SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE HAS BEEN RECEIVED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD/SEED IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITIES.

- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD AS REQUIRED.

- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.

- OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY OR NOT MEETING SPECIFICATIONS.

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES THE SIDEWALKS SHALL BE MAINTAINED CLEAN AND FREE OF DEBRIS. REMOVE SURPLUS SOIL AND WASTE MATERIAL, TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL EROSION AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL-BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORMWATER FACILITIES. REFER TO EROSION CONTROL PLANS FOR DETAILS.

MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.

- MULCH MATERIAL: ALL MULCH TO BE 4"-6" ROUNDED RIVER BED GRAVEL WITH 8" MIN. DEPTH WITH WEED PREVENTION FABRIC. MULCH ALL PLANTING BEDS, 2"-0" STRIP ADJACENT TO LANDSCAPED AREA AROUND BUILDING AND TRASH ENCLOSURE, ALL EVERGREEN AND DECIDUOUS TREES TO RECEIVE 8" DEEP STONE MULCH WITH NO STONE IN DIRECT CONTACT WITH TREE TRUNK. EXTENT OF MULCH TO BE 4"-0" DIA. AT TREES.

- TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD. ESPECIALLY WHERE WIND, SOIL OR WIND CONDITIONS ARE A PROBLEM. AT END OF GUARANTEE PERIOD ALL STAKES SHALL BE REMOVED BY LANDSCAPE CONTRACTOR. ALL STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY AND ALL CIRCULATION ROUTES.

- TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

- EDGING: EDGING SHALL BE METAL OR SPADE EDGED. REFER TO KUM & GO SPECIFICATION SECTION 329300.

- FERTILIZER: JUMP-SHOT ROOT STIMULATOR AS MANUFACTURED BY AQME, OR APPROVED EQUAL, SHALL BE APPLIED TO THE SOIL BACKFILL OF EACH PLANT DURING INSTALLATION.

- PLANT SIZING: MEASURE TREES AND SHRUBS ACCORDING TO ANSI Z60.1 STANDARDS. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE GROUND FOR TREES UP TO 4" CALIPER AND 12 INCHES ABOVE GROUND FOR LARGER TREES. ALWAYS HANDLE BAILED AND BURLAPPED MATERIAL BY THE ROOT BALL. PLANT MATERIAL SHALL BE DELIVERED TO THE SITE AND PLANTED THE SAME DAY.

- PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE. DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.

MAINTENANCE / WARRANTY

- MAINTENANCE OF PLANT MATERIALS AND LAWN AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN THE PERIOD STATED IN KUM & GO SPECIFICATION SECTION 329200.

- AFTER REQUIRED MAINTENANCE PERIOD, THE OWNER, UPON REQUEST, WILL MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. UNACCEPTABLE WORK SHALL BE REPAIRED OR REPLACED AND REINSPECTED BEFORE FINAL ACCEPTANCE IS GRANTED.

- A WRITTEN WARRANTY SHALL BE PROVIDED TO THE OWNER GUARANTEEING THAT ALL PLANT MATERIALS, SOD, AND/OR SEEDED AREAS WILL BE THRIVING FOR THE FOLLOWING STATED PERIODS: TREES, SHRUBS, AND GROUND COVERS - ONE YEAR AFTER FINAL ACCEPTANCE. SOD AND SEEDED AREAS - 90 DAYS AFTER FINAL ACCEPTANCE. PERENNIALS - 90 DAYS AFTER FINAL ACCEPTANCE.

- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS REGARDING MAINTENANCE OF EACH TYPE OF VEGETATION. THE OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE MATERIALS DURING THE WARRANTY PERIOD AS OUTLINED IN THE MAINTENANCE INSTRUCTIONS. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE SITE AND WILL INFORM THE OWNER OF ANY LACK OF PROPER MAINTENANCE IN WRITING. OWNER'S FAILURE TO COMPLY WITH THE MAINTENANCE PROGRAM SHALL RENDER THE WARRANTY NULL AND VOID.

- THE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE INCLUDING ABNORMAL WEATHER CONDITIONS, EROSION, VANDALISM, NOR DAMAGES BY OTHERS. IF ANY CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR OCCUR, THE MATERIALS AFFECTED WILL NO LONGER BE COVERED BY THE WARRANTY.

PLANT MATERIALS

- PROVIDE PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED AND IN CONFORMANCE WITH THE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANTS SHALL HAVE BEEN GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.

- ALL PLANTS SHALL BE FULL, WELL-BRANCHED PLANTS CHARACTERISTIC OF THE SPECIES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT.

- PLANT STOCK SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO CONDITIONS IN THE LOCALITY OF THE PROJECT.

- LABEL AT LEAST ONE PLANT OF EACH KIND WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

- PROVIDE FRESHLY DUG BAILED & BURLAPPED PLANT MATERIALS. DO NOT DRIP BAILED & BURLAPPED STOCK DURING DELIVERY.

- DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

INSTALLATION

- INSTALL TREES AND SHRUBS ACCORDING TO STANDARD DETAILS SHOWN ON THE PLAN.

- ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.

- ALL TREE SAUCERS AND SHRUB BEDS SHALL BE MULCHED WITH A 3-INCH LAYER OF ORGANIC, TRIPLE SHREDED HARDWOOD BARK MULCH. NON-ORGANIC MULCHES SUCH AS GRAVEL, CRUSHED BRICK, LAVA ROCK, ETC., ARE UNACCEPTABLE.

- TREE GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.

- APPLY 12 CUBIC FEET OF PEAT MOSS PER 100 SQUARE FEET AND 20 POUNDS OF 8-8-8 FERTILIZER PER 100 SQUARE FEET OF GROUND COVER PLANTING BEDS.

- ROTOTILL THE BEDS TO A DEPTH OF 6 INCHES AND SMOOTH TO AN EVEN AND UNIFORM SURFACE. PLANT GROUND COVER MATERIALS, APPLY 2 INCHES OF ORGANIC MULCH, AND WATER.

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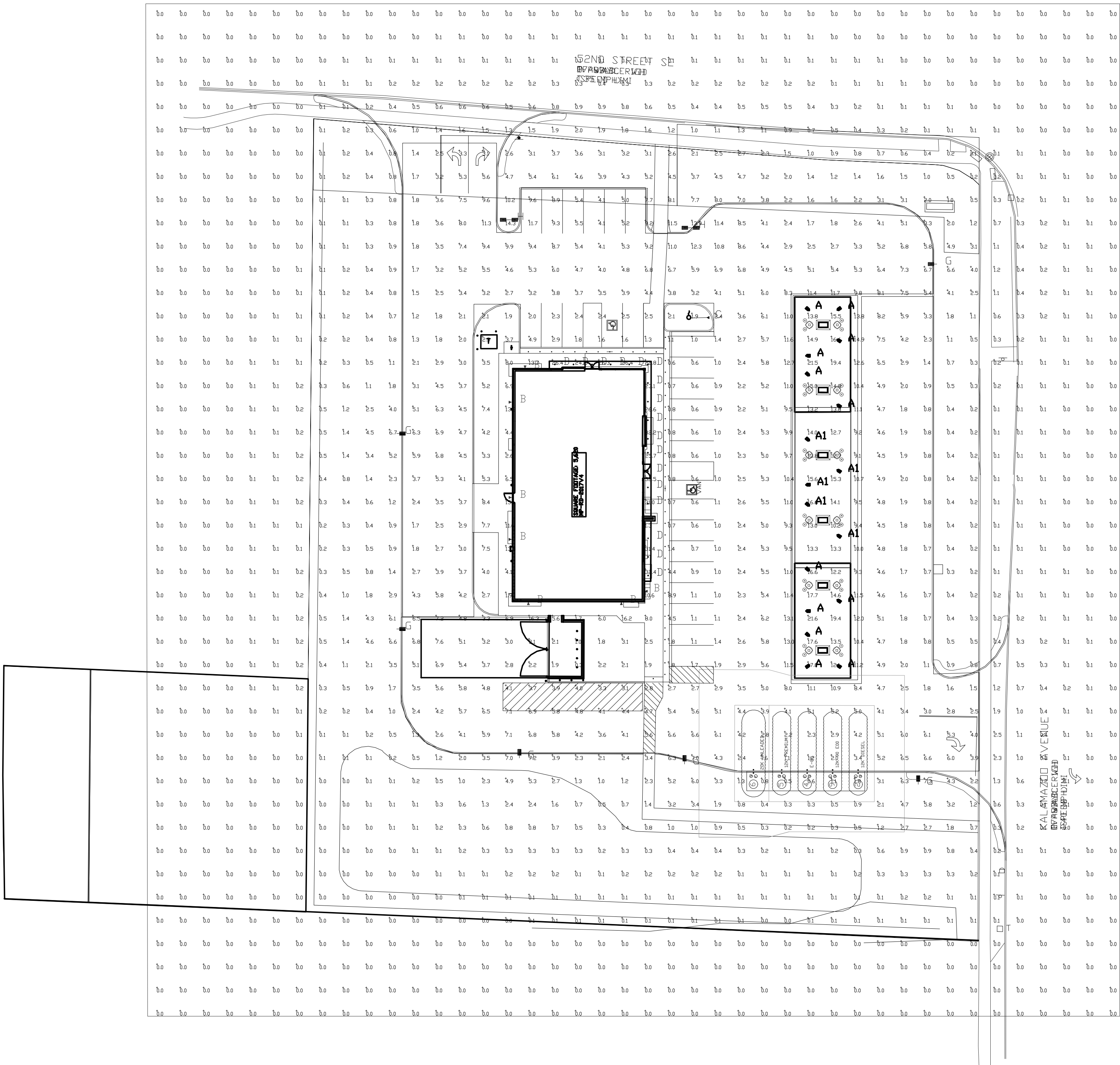
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- ROTOTILL THE BEDS TO A DEPTH OF 6 INCHES AND SMOOTH TO AN EVEN AND UNIFORM SURFACE. PLANT GROUND COVER MATERIALS, APPLY 2 INCHES OF ORGANIC MULCH, AND WATER.

- APPLY 12 CUBIC FEET OF PEAT MOSS PER 100 SQUARE FEET AND 20 POUNDS OF 8-8-8 FERTILIZER PER 100 SQUARE FEET OF GROUND COVER PL



Photometric data for fixture types "B & D" are based upon another manufacturer's test and as a result can not be verified by LSI Industries for this calculation.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	2.04	32.5	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	13.76	21.6	9.1	1.51	2.37
INSIDE CURB	Illuminance	Fc	4.42	13.1	0.6	7.37	21.83

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	ULD	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	12	A	SINGLE	SCV-LED-23L-SCFT-50-15.5' MT HGT DIMMED 70%	0.300	1.000	1.000	0.300	23101	188
	5	A1	SINGLE	SCV-LED-23L-SCFT-50-17.5' MT HGT DIMMED 70%	0.300	1.000	1.000	0.300	23101	188
	7	B	SINGLE	WST LED P2 40K V/W MVDLT - 11' MH - FIXTURE BY LITHONIA LIGHTING	1.000	1.000	1.000	1.000	3512	25
	1	C	SINGLE	TLFL-LED-20L- 4' MH	1.000	1.000	1.000	1.000	18768	187.91
	17	D	SINGLE	DNR52609 LED6-40K - 9' MH - FIXTURE BY ATLANTIC LIGHTING	1.000	1.000	1.000	1.000	1579	23.8
	6	G	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE-16'POLE+2.5'BASE	1.000	1.000	1.000	1.000	18904	135
	2	H	D180	SLM-LED-18L-SIL-FT-50-70CRI-BLK-D180-16'POLE+2.5'BASE	1.000	1.000	1.000	1.000	37808	270

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

ATWELL
866.850.4200 www.atwell-group.com
12745 23 MILE ROAD, SUITE 200
SHELEBY, MINN. 55083
(563) 786-9800

P.M.: MMC

DRAWN BY: JA

JOB #: 22000815

MICHAEL
McPHERSON
ENGINEER
No. 55843
MINNESOTA PROFESSIONAL ENGINEER

Kum & Go

1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

PHOTOMETRIC PLAN

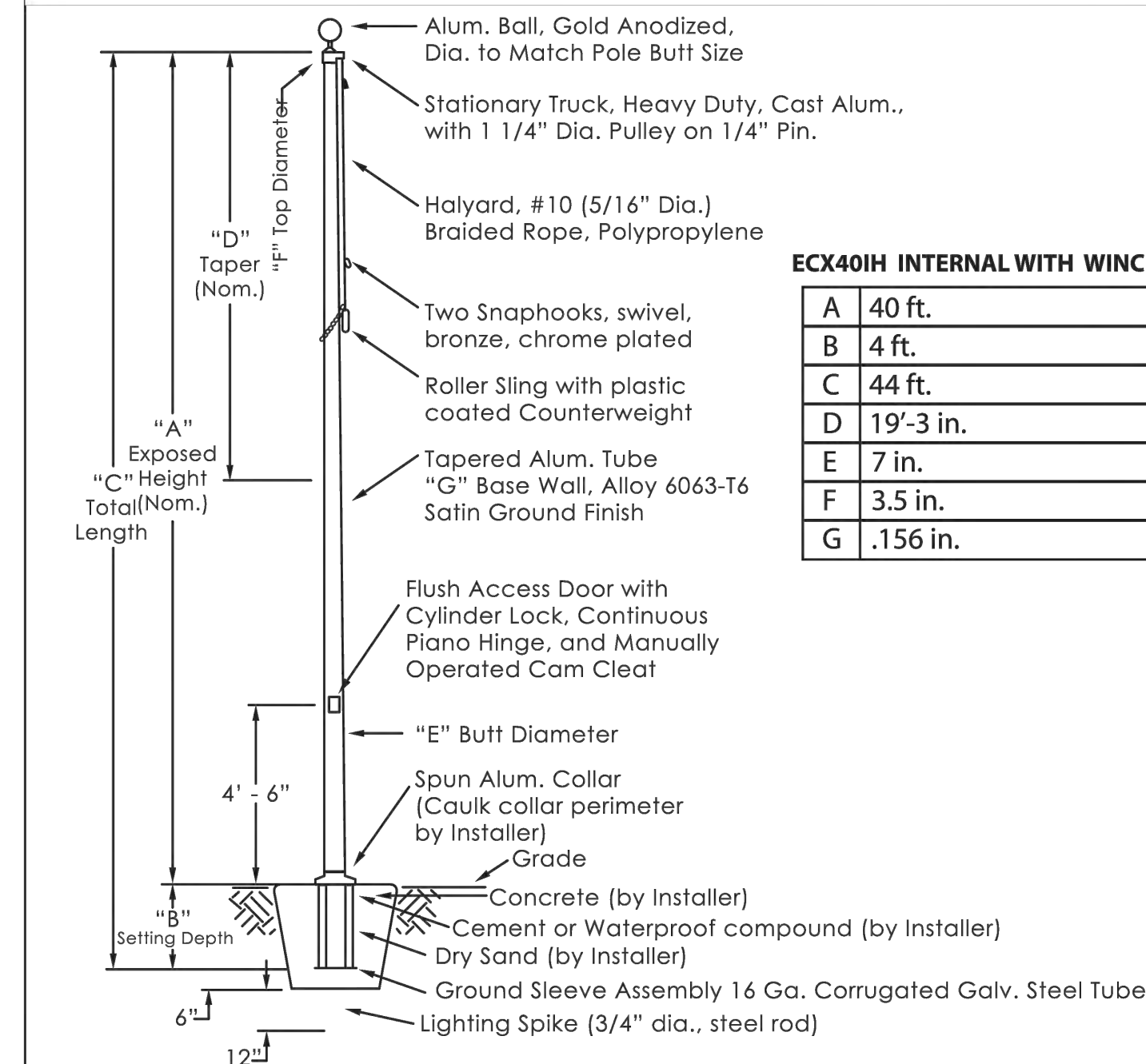
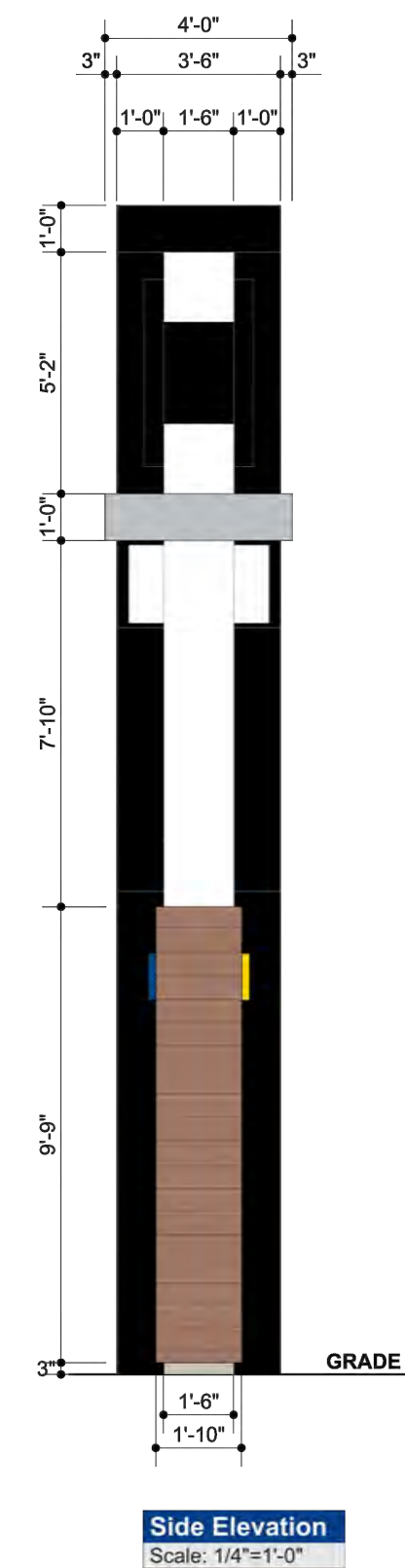
KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

DATE	REVISION DESCRIPTION

DATE: 06-30-2022

SHEET NUMBER:
11
11 OF 17

REVISIONS



CUSTOMER NAME: Kum & Go DATE: _____
POLE SECTIONS: 2 QUANTITY 1 FINISH Satin Finish

ECX40IH INTERNAL WITH WINCH	
A	40 ft.
B	4 ft.
C	44 ft.
D	19'-3 in.
E	7 in.
F	3.5 in.
G	.156 in.



ATWELL
866.850.4200 www.atwell-group.com
12745 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MI 48315



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

SIGN DETAILS

KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

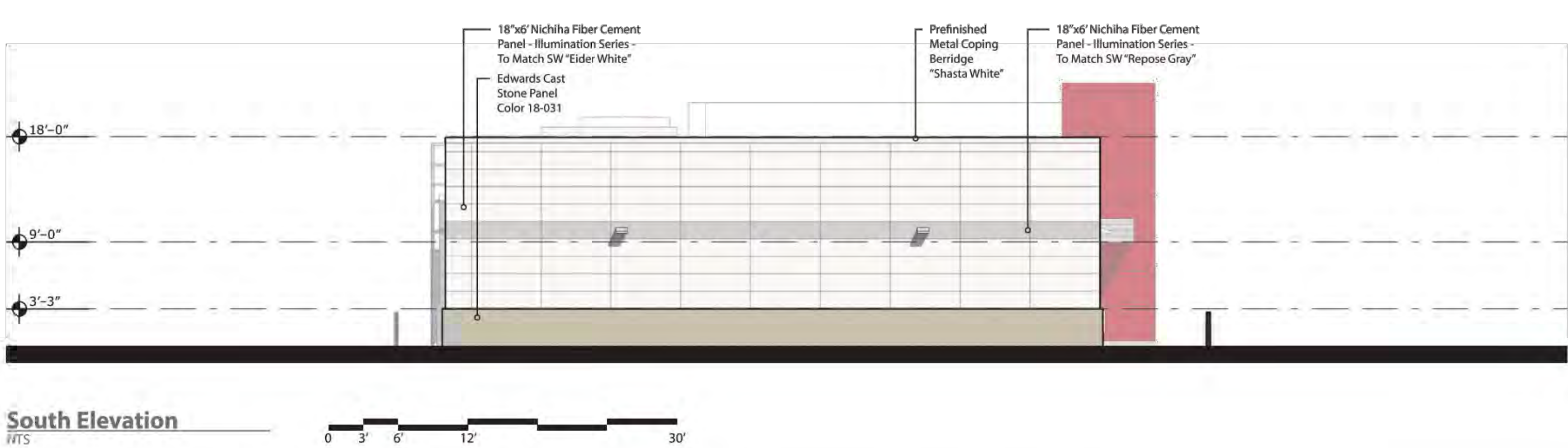
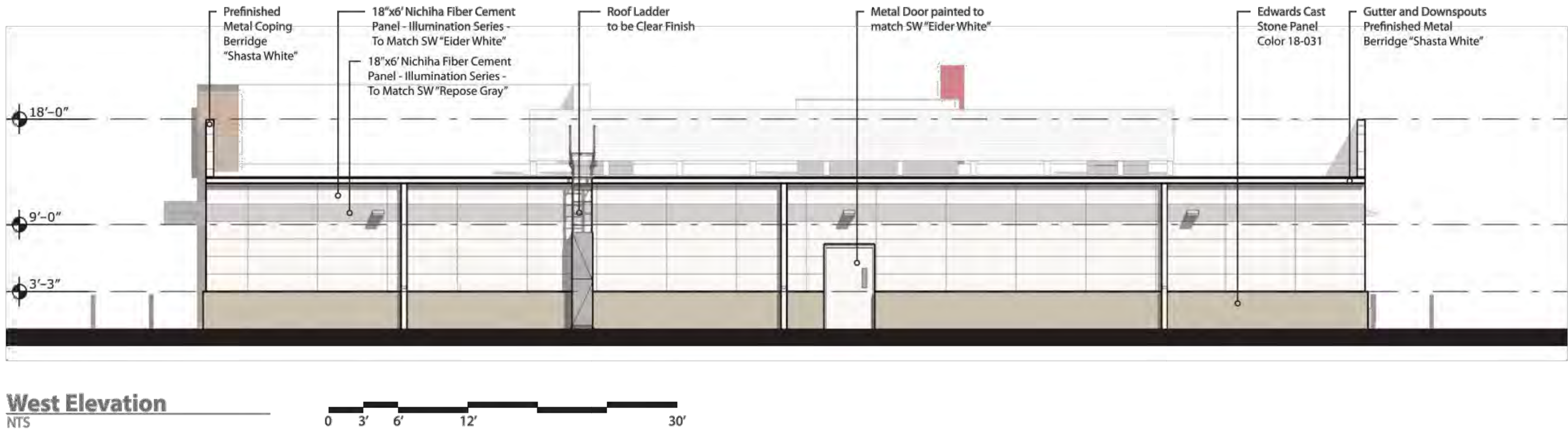
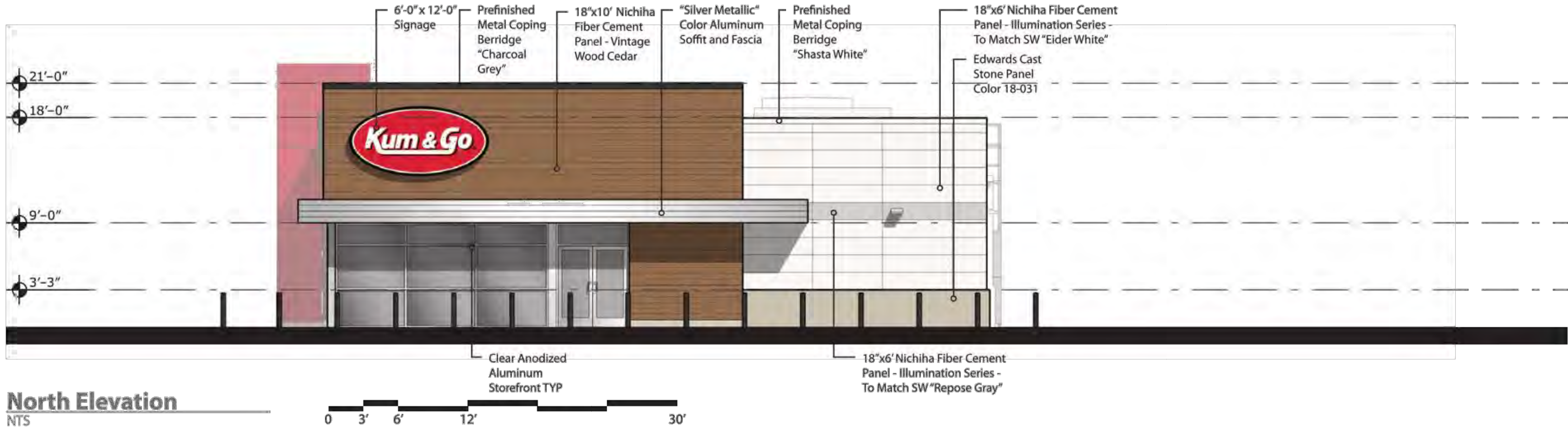
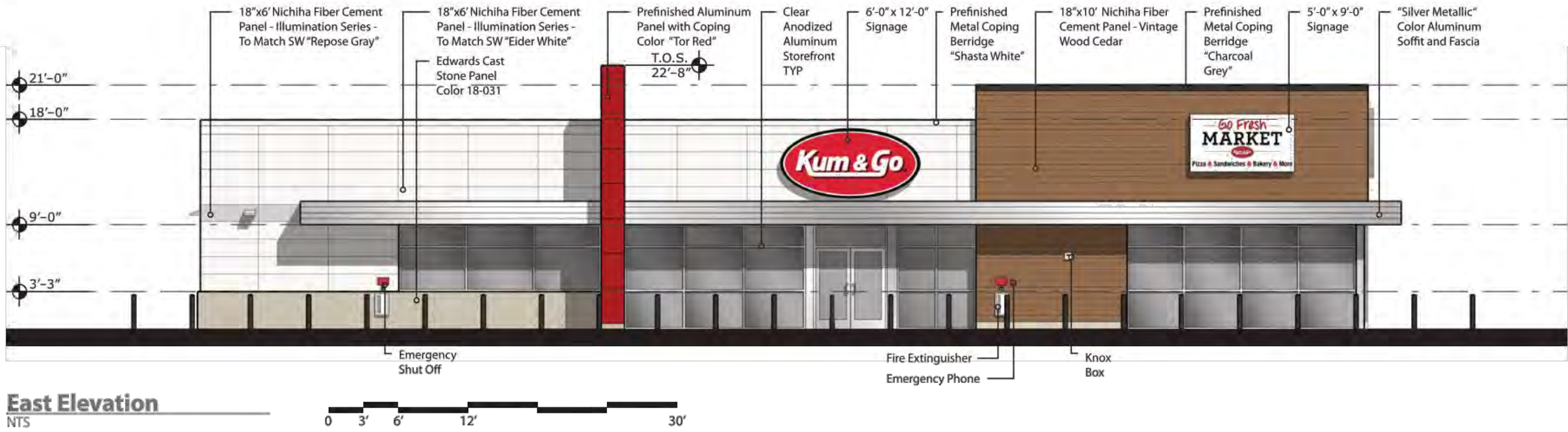
[illegible]

DATE: 06-30-2022

SHEET NUMBER:
12
12 OF 17

AD ELL E: K:\22000815\DWG\PI 4N SETS\SITE - PRELIMINARY\ADDT SHEET SET PI AREHOL DER

Proposed Building Signage			
Location	Sign	Size	Area
East Elevation	"Kum & Go" Sign	6' x 12'	72 SF
	"Go Fresh Market" Sign	5' x 9'	45 SF
North Elevation	"Kum & Go" Sign	6' x 12'	72 SF
West Elevation	No Signage	---	0 SF
South Elevation	No Signage	---	0 SF
Total			189 SF



ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 MITCHELL AVENUE
SUITE 300
OVERLAND PARK, KS 66284

www.brrarch.com
TEL: 913-262-9095
FAX: 913-262-9044

SEAL

1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

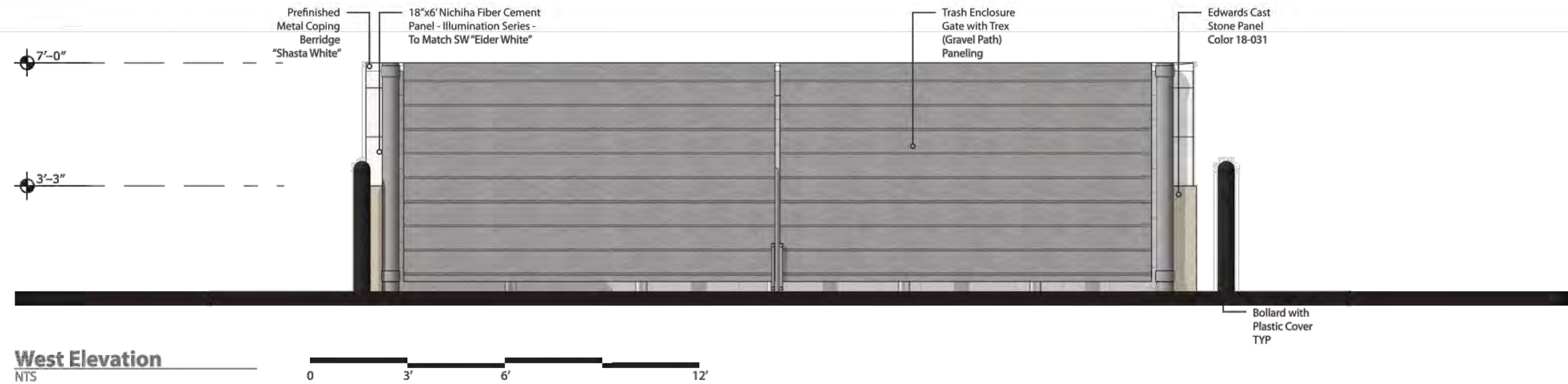
EXTERIOR ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

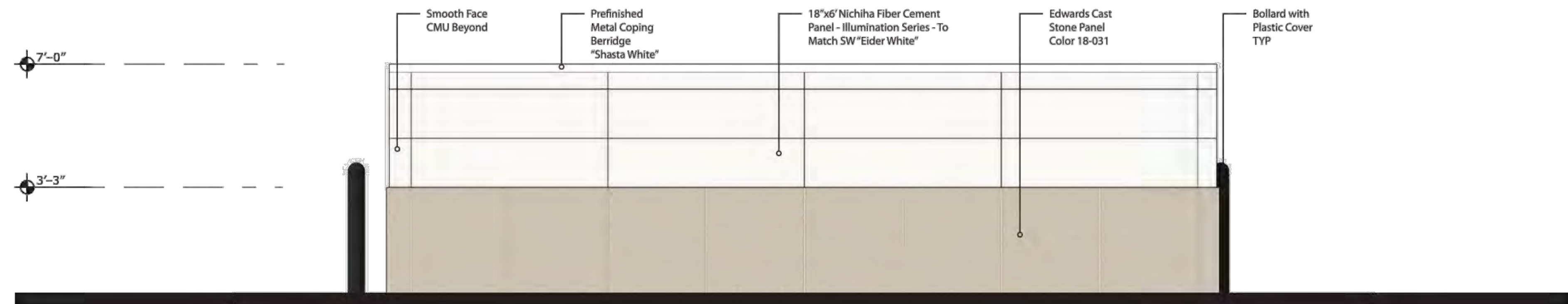
REVISION DESCRIPTION	DATE

DATE: 04/28/2022

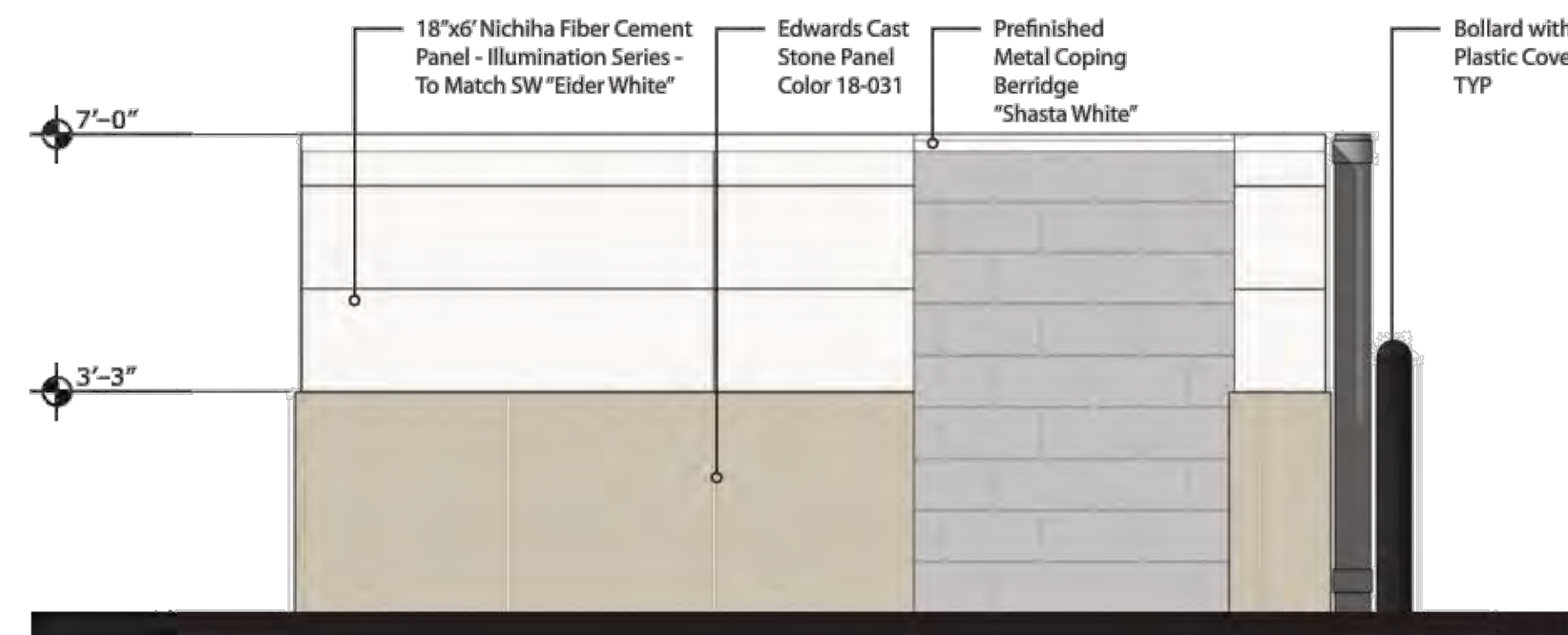
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13 OF 17



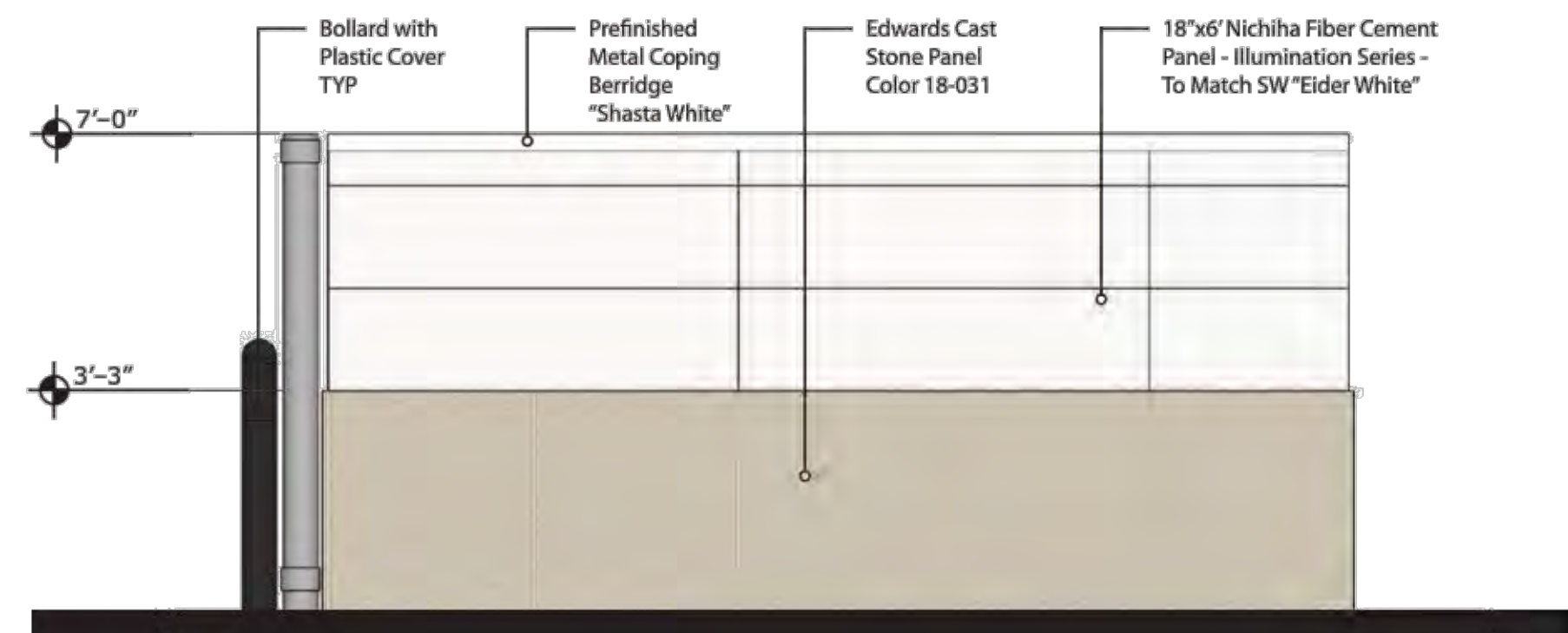
West Elevation
NTS



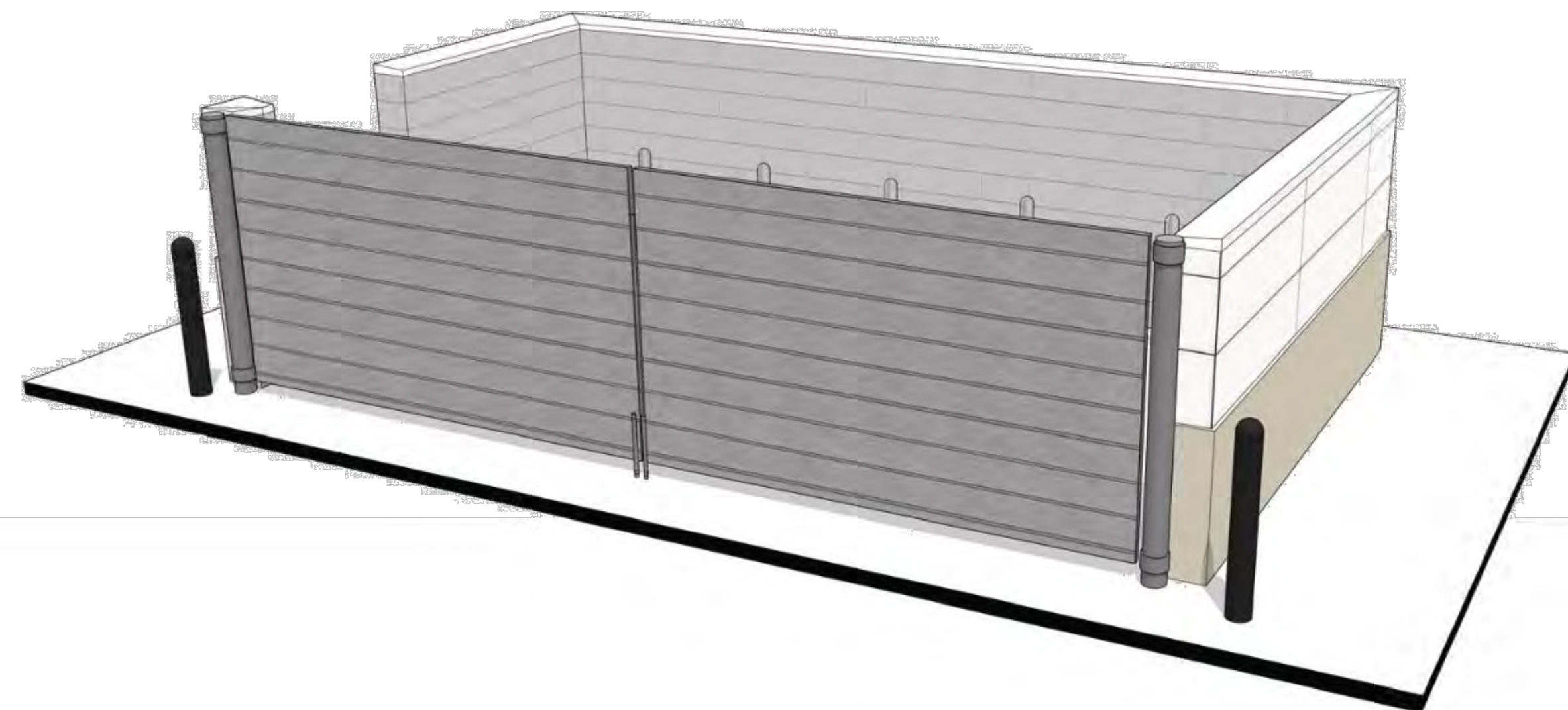
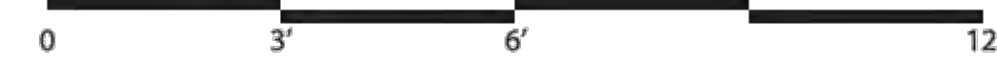
East Elevation
NTS



North Elevation
NTS



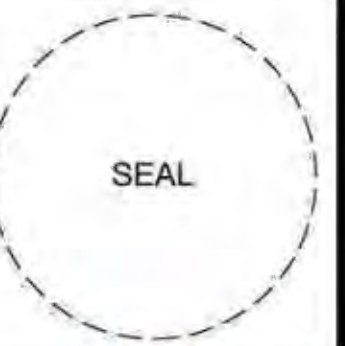
South Elevation
NTS



Perspective
NTS

brr

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8131 MITCHELL AVENUE
SUITE 300
OVERLAND PARK, KS 66204
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TEL: 913-262-9095
FAX: 913-262-9044



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TRASH ENCLOSURE ELEVATIONS

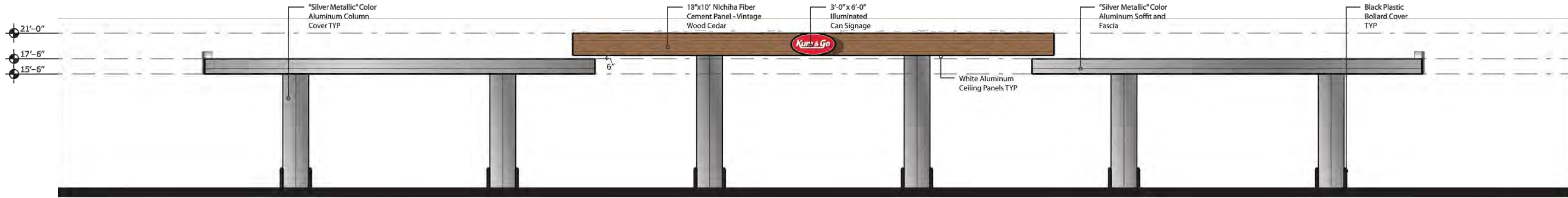
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	REVISIONS

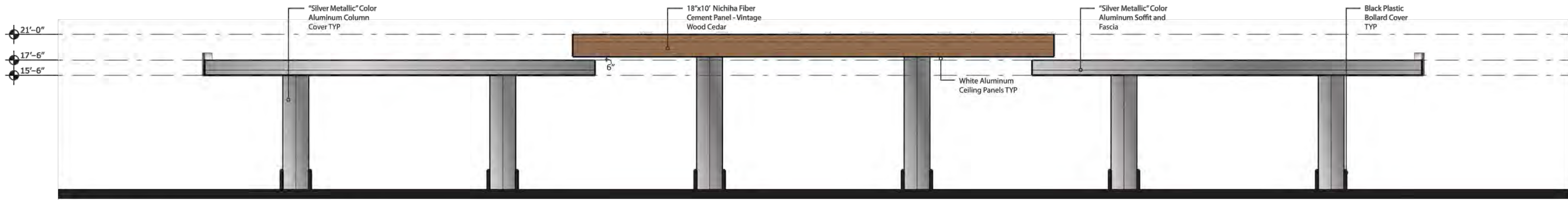
DATE: 04/28/2022

SHEET NUMBER:
14
14 OF 17

Proposed Canopy Signage			
Location	Sign	Size	Area
East Elevation	"Kum & Go" Sign	3'x 6'	18 SF
West Elevation	No Signage	—	0 SF
South Elevation	"Kum & Go" Sign	3'x 6'	18 SF
North Elevation	"Kum & Go" Sign	3'x 6'	18 SF
Total			54 SF



East Elevation
NTS



West Elevation
NTS



South Elevation
NTS



North Elevation
NTS



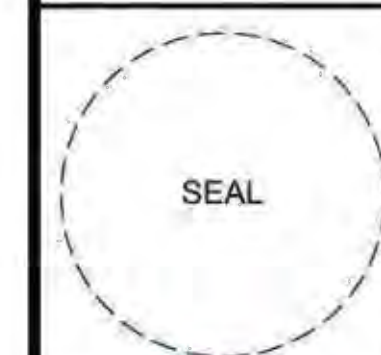
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50309
P:515-457-6247

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE
CANOPY ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	REVISIONS

DATE: 04/28/2022



1459 Grand Avenue
Des Moines, Iowa
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P:515-457-6247

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

FLOOR PLAN

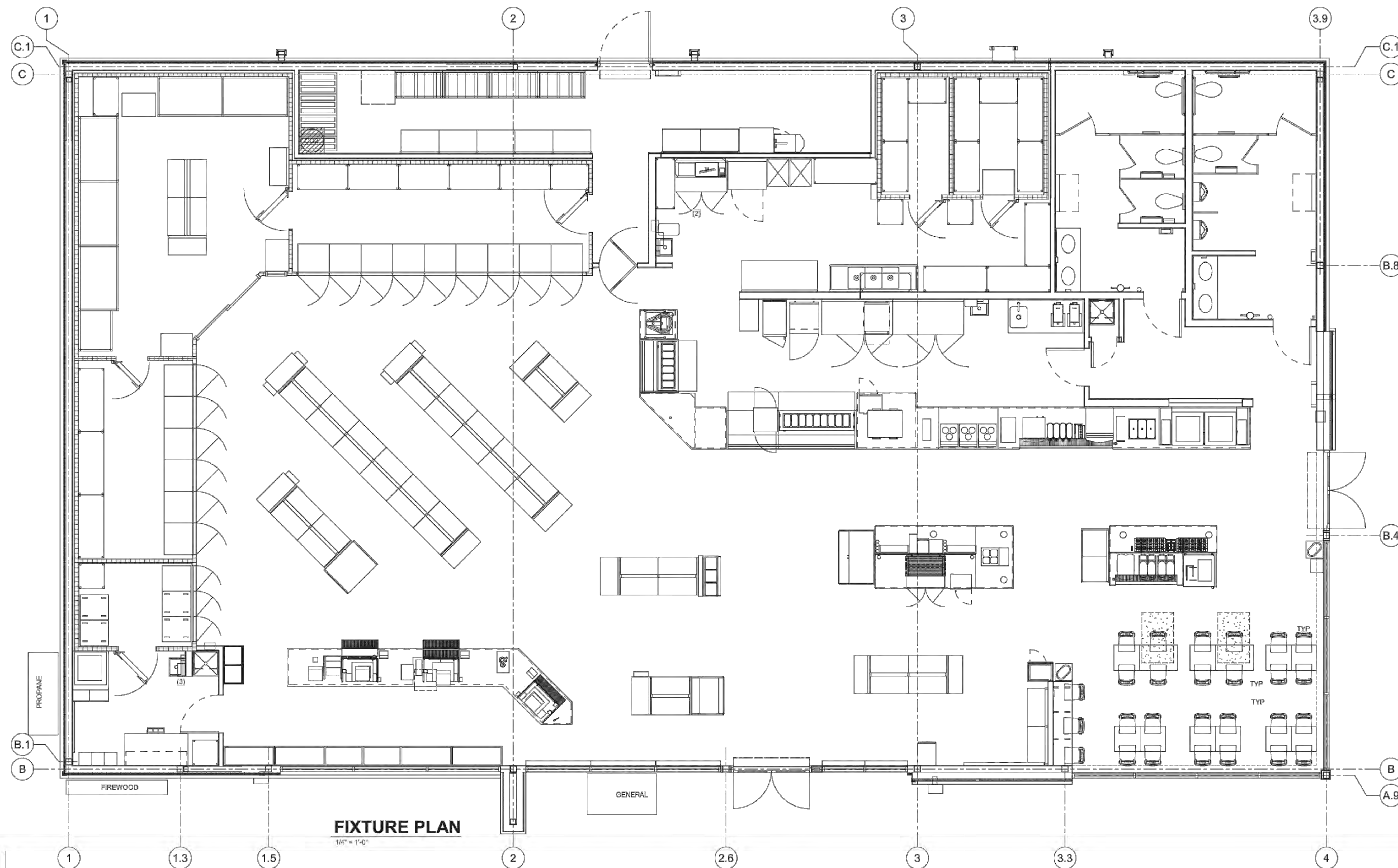
KG PROJECT TEAM:
RDM:
SDM:
CRM:

DATE	REVISION DESCRIPTION

DATE: 04/28/2022

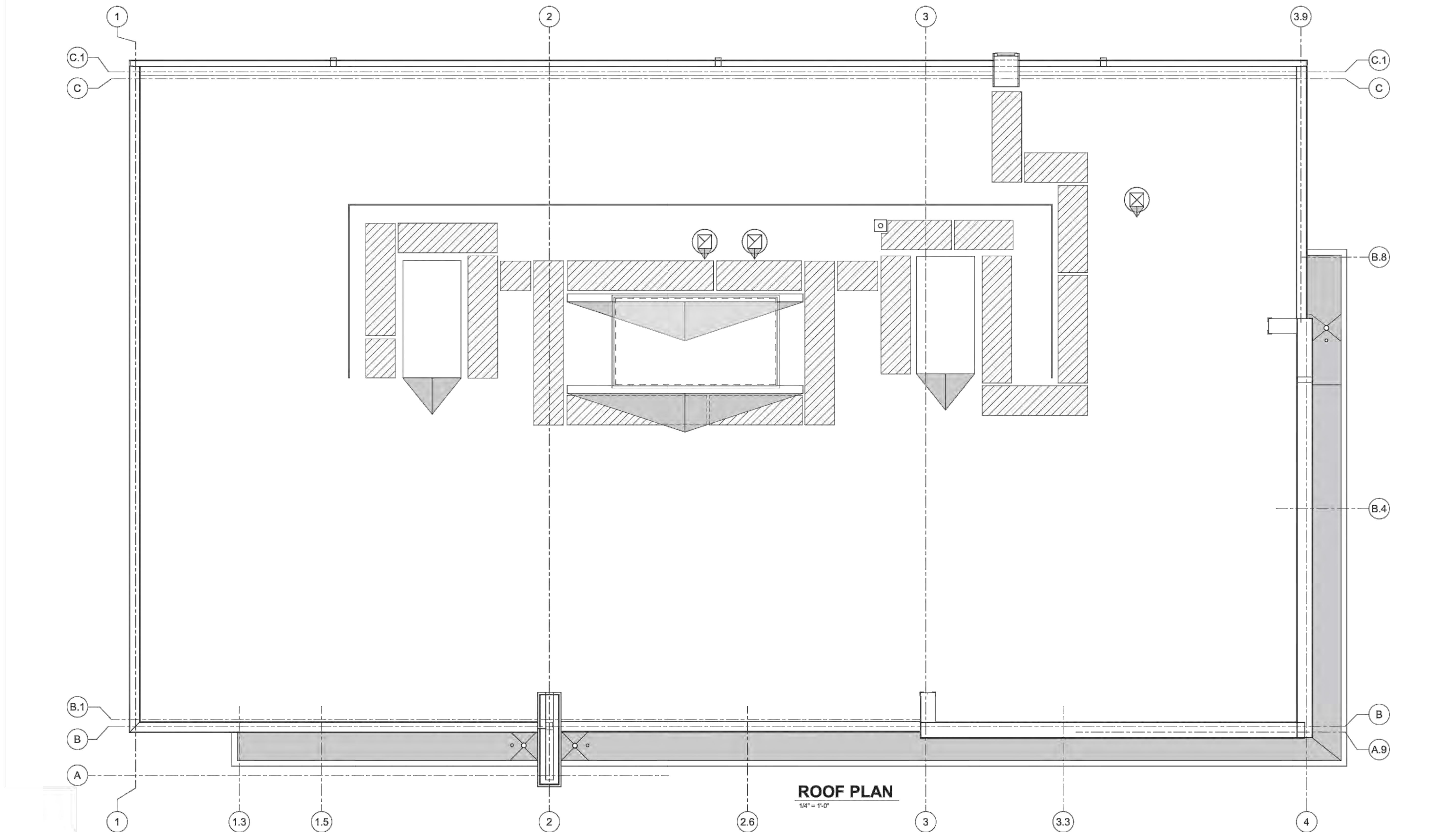
SHEET NUMBER:

16
16 OF 17



FIXTURE PLAN

1/4" = 1'-0"



ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
 813 MITCHELL AVENUE
 SUITE 300
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 TEL: 913-262-9095
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2614 - KENTWOOD, MI
 SWC OF 52ND ST SE & KALAMAZOO AVE SE

KG PROJECT TEAM:
 RDM:
 SDM:
 CPM:

DATE	REVISION DESCRIPTION

DATE: 04/28/2022
 SHEET NUMBER:
 17
 17 OF 17

SEAL

ROOF PLAN

STAFF REPORT: July 5, 2022
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Lisa Golder
CASE NO.: 18-2022 Union at Silver Station Apartments Major Change

GENERAL INFORMATION

APPLICANT: Annex Group
409 Massachusetts Ave, Suite 300
Indianapolis, IN 46204

STATUS OF APPLICANT: Option Holder

REQUESTED ACTION: Major Change to an Approved Site Plan

EXISTING ZONING OF SUBJECT PARCEL: Form Based Code (FBC) Corridor General

GENERAL LOCATION: 5844 Division Avenue

PARCEL SIZE: 6.7 Acres

EXISTING LAND USE ON THE PARCEL: Vacant

ADJACENT AREA LAND USE
N: Family Dollar and used car sales
S: Silverline Park and Ride lot
E: Brentwood Mobile Home Park
W: Commercial (City of Wyoming)

ZONING ON ADJOINING PARCELS:
N, S: Form Based Code
E: R-5 Manufactured Housing District
W: Form Based Code (City of Wyoming)

Compatibility With Master Plan

The Master Plan recommends Form Based Code (FBC) along Division Avenue to include a mix of commercial and residential uses of varying intensities. Multifamily units (within a flex building) are permitted with Site Plan Review. The Planning Commission approved a site plan for the Union at Silver Station project with a density of 22.68 units per acre. Now, due to required changes by the Michigan Department of Environment, Great Lakes and Energy (EGLE) the density will be reduced to 22.38 units per acre (150 units instead of 152).

Relevant Zoning Ordinance Sections

Chapter 23 contains the Form Based Code Regulations. The proposed Union at Silver Station Apartments are located in the ***Corridor General Context Zone***. The building types proposed in the development are considered the ***Flex Building Type***; the façade type is proposed is a ***Dooryard Facade***.

General Standards for the Corridor General Context zone can be found in Section 23.04.09, Pages 4.6-4.12 of the FBC. This includes setbacks for each building type, including the Flex Building.

Standards for Building Site Placement, Off Street Parking Placement and Parking Access can be found in Section 23.04.09, Page 4.11.

Flex Building standards are found in Section 23.05.12, Pages 5.24-5.25. Flex Building standards for Dooryard Facades are found in Section 23.05.12 C, Pages 5.30-5.31.

Site Plan Review Standards can be found in Section 14.05 of the Zoning Ordinance. Section 13.05 I of the Zoning Ordinance states what site plan changes will constitute a major change.

SITE INFORMATION

Project Overview

The applicant received approval in 2021 for a 152-unit apartment development. Crippen Drain exists on the south side of the development. In the course of reviewing the plan, the Michigan Department of Environment, Great Lakes and Energy (EGLE) determined that a portion of the site near the Crippen Drain must remain undeveloped, which would impact the building proposed on the south side of the development, adjacent to the drain. As a result, Building 4 is proposed to be changed from a two story building to a three story building. In addition, the building near Crippen Drain was moved to the center of the site. The mail kiosk, playground, and one of the tot lots were relocated to utilize the additional green space.

The previously approved building count has changed as follows:

<u>2021 Plan</u>	<u>2022 Plan</u>
40 one bedroom	48 one bedroom
84 two bedroom	78 two bedroom
28 three bedroom	24 three bedroom
152 total units	150 total units

3. With the new site plan, the apartment development is proposed at a density of 22.38 units per acre. Four of the seven proposed buildings (Buildings 1,2,4,5) are three stories.
4. A clubhouse for the development is located on the south side of Building 2. The office for the manager is also in this building. Union at Silver Station will be staffed by a full-time Property Manager as well as Leasing Consultant. The property will have a full-time maintenance technician as well as a housekeeper. Outside of conventional office hours, the management and maintenance staff would be on-call and available to the residents as well as public safety officials. The developer/owner currently manages two other properties in Grand Rapids with similar staff positions. The company envisions having on-call pool of staffing for the three properties with 24-hour answering service dispatch.
5. There were several conditions from the 2021 Planning Commission approval that the applicant is working to resolve. First, a traffic study was required by the city to ensure that there are no access issues with respect to left turns into the south drive of the development. The applicant has indicated that the traffic study concluded that a left turn lane with one car stacking length is required for this driveway. Further, the applicant has indicated that the existing center turn lane provides enough distance for this stacking. The applicant shall provide the traffic analysis for city review.
6. In addition, the 2021 approval required a cross access easement between the Family Dollar property and the proposed apartment development. An update will be provided at the Planning Commission work session.

Attributes

- **Plan is generally in conformance with the Corridor General Form Based Code**
- **Consistent with many aspects of the Division United Plan.**
- **Two story buildings adjacent to mobile home community**
- **Resolves issue of EGLE requirement**
- **Additional open space provided as a result of the changes to the site plan**

Issues

- **Applicant needs to work with adjacent property owners to amend cross access and detention easements established with the Family Dollar development**
- **City review of traffic analysis needed**





CONSULTING ENGINEERS

9365 Counselors Row, Suite 116, Indianapolis, IN 46240

1 July 2022

Ms. Lisa Golder
City of Kentwood Planning Department
490 Breton Ave SE
Kentwood, MI 49508

Re: Union @ Silver Station Apartments
5844 Division Ave

Dear Ms. Golder:

We are submitting for a change of the previously approved site plan for the Union @ Silver Station Apartments project.

A broad summary of the changes to the previously approved site plan are as follows:

- We have added additional green space along the southern edge of the property. This green space is a result of working with EGLE and will consist of a lower shelf area and berm to act as a buffer between the site and the creek that runs along the southern edge of the property. This additional buffer area is the driving force behind the reason for the change to the site plan.
- The previous half building (Building D) has been removed.
- Building 3 on the new site plan has been moved from the south to the middle of the site.
- Building 4 on the new site plan has been increased to 3 stories.
- We have moved the Mail Kiosk, Playground, and one of the Tot Lots to utilize the additional green space along the southern edge of the parking lot.
- The dry detention basin has been reformed to be more cohesive.
- The previously approved unit count was 152 total units, consisting of (40) 1 bedroom units, (84) 2 bedroom units, and (28) 3 bedroom units. The new unit count is 150 total units, consisting of (48) 1 bedroom units, (78) 2 bedroom units, and (24) 3 bedroom units.
- Working to address the conditions of our previous site plan approval from the Planning Commission, the project has engaged a traffic study to study the turning maneuvers along Division and to evaluate the need for additional turn lanes. The traffic study concluded that the site did not need any right turn lanes to be added along Division. For the southern entrance left turn, the study found that a left turn lane with a 1 car stacking length would be necessary. Currently the center left turn lane provides enough distance for 1 car to stack to turn into the development so no additional modification was needed to the median per the traffic study.
- An update on the cross access easement between the Family Dollar property and the apartment will be provided by the developer at the Planning Commission meeting.

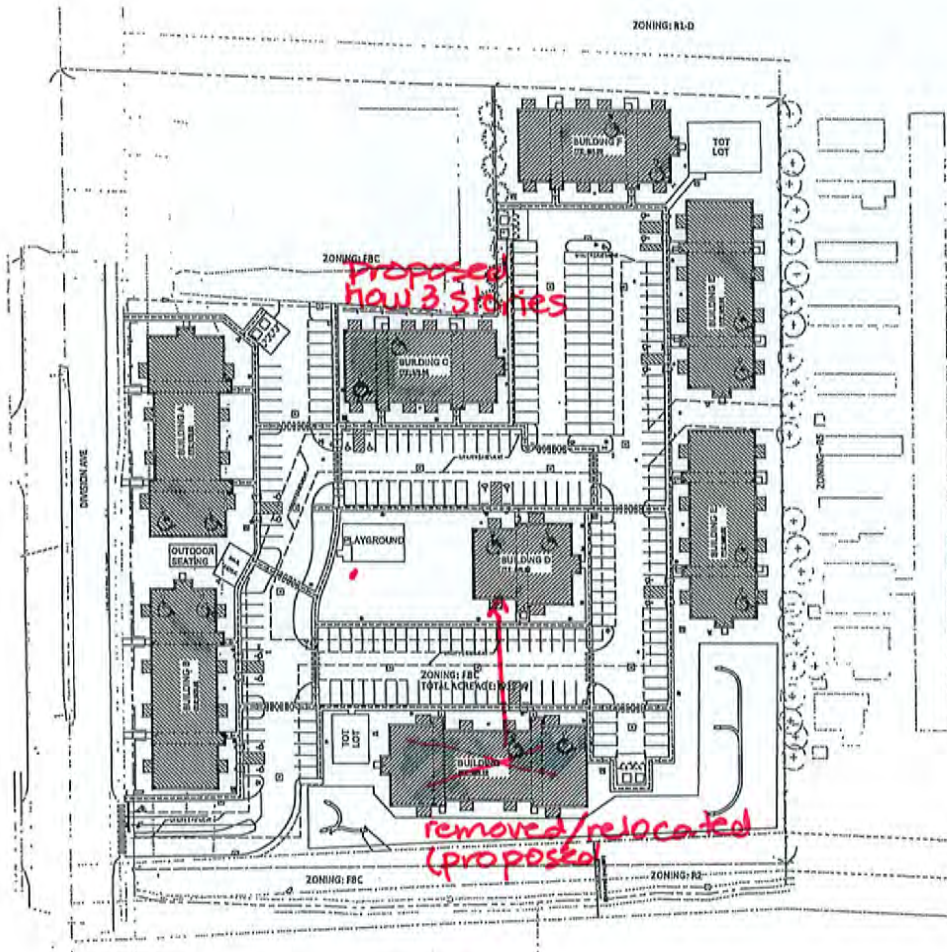
All other elements of the project, including drainage and city utility connections are unchanged from the previous site plan.

Please let me know if there are any questions or items I can clarify. I can be reached at nvergatos@jpsce.com or 317-315-0627.

Sincerely,

A handwritten signature in black ink that reads "Nicholas Vergatos". The script is fluid and cursive, with the first letters of both first and last names being capitalized and prominent.

Nicholas Vergatos



FLOOD ELEVATION
 THE FLOOD ELEVATION SHOWN ON THIS PLAN IS BASED ON THE FLOOD ELEVATION DATA PROVIDED BY THE FLOOD INSURANCE RATE MAP (FIRM) NO. 170001C, DATED 08/01/00, AND THE FLOOD ELEVATION DATA PROVIDED BY THE FLOOD INSURANCE RATE MAP (FIRM) NO. 170001C, DATED 08/01/00.

PLAN LEGEND
 SEE THE PLAN FOR DETAILS.

PARKING CALCULATION

ITEM	QUANTITY	SPACES REQUIRED
APARTMENT UNITS	100	100
VISITOR PARKING	10	10
TOTAL REQUIRED	110	110
TOTAL PROVIDED	110	110

CONSULTING ENGINEERS, INC.
 2005 Connecticut Ave., Suite 215
 Washington, DC 20007
 Tel: 202.233.1407
 Fax: 202.233.1408
 www.consultingengineers.com

Hooker DeLong Inc.
 318 North Ave.
 Suite 410
 Fort Wayne, IN 46840
 Tel: 317.223.1407
 Fax: 317.223.1408
 www.hookerdelong.com

ANNEX

Union @ Silver Station Apartments
 5844 Division Ave SE
 Kentwood 6, MI 49544

SITE PLAN APPROVAL-REVISION

NO.	DATE	DESCRIPTION

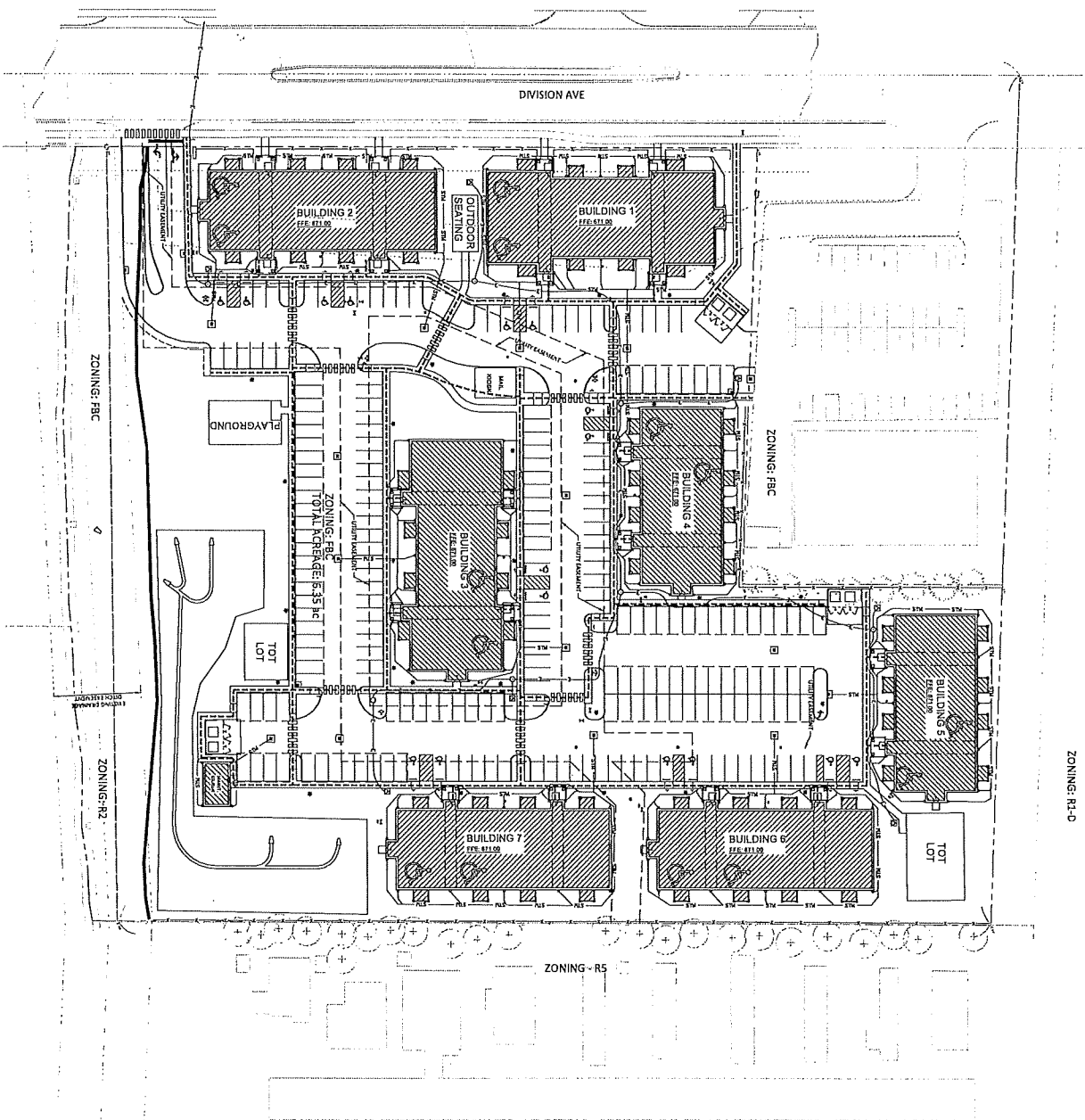


OVERALL SITE PLAN

SCALE: 1"=40'
DATE: 10/01/00
DESIGNER: J. PAPP
CHECKER: J. PAPP
DATE: 10/01/00
APPROVED: J. PAPP

C001

Approved Plan with changes noted

[illegible][illegible]

Q&A Q&C SET

Union
@ Silver Station
Apartments
5844 Division Ave SE
Kentwood, MI 49548


ANNEX

Hooker DeJong Inc
316 Morris Ave
Sullo 41D
Muskegon, MI 49440
hookerdejong.com
231.722.3407

JPS CONSULTING ENGINEERS, LLC
9365 Counselors Row, Suite 116
Indianapolis, IN 46240
ph 317.617.4270
www.jpsconsultingengineers.com

OVERALL
SITE PLAN

SCALE:	1" = 30'
DATE:	3 MAR 2022
PROJECT #:	21PSCS
DRAWN:	NKS
CHECKED:	NKV
APPROVED:	NKV

COOL