

AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, AUGUST 22, 2023
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE, SE
7:00 P.M.

- A. Call to Order
 - B. Pledge of Allegiance (VanderMeer)
 - C. Roll Call
 - D. Declaration of Conflict of Interest
 - E. Approval of the Minutes of August 9, 2023, and Findings of Fact for: **Case#18-23** – EquipmentShare – Special Land Use and Site Plan Review for an Open Air Construction and Industrial Equipment Sales and Rental located at 4250 – 52nd Street SE; **Case#19-23** – EquipmentShare – Final Site Plan Review of a PUD located at 4250 -52nd Street SE
 - F. Approval of the Agenda for August 22, 2023
 - G. Acknowledge visitors and those wishing to speak to non- agenda items.
 - H. Old Business
- Case#16-23** – Kum & Go – Special Land Use and Site Plan Review for a Vehicle Fuel Station located at 2975 and 2995 28th Street SE (**Tabled from the June 25, 2023 meeting and the August 9, 2023 meeting**)
- I. Public Hearing
- Case#20-23** – Mi Prime Logistics – Special Land Use and Site Plan Review for a Major Vehicle Repair Located at 5120 East Paris SE (**Applicant has withdrawn their request**)
- J. Work Session
- Case#21-23** – Fox Ford Commercial Vehicle Service Facility – Special Land Use and Site Plan Review for Vehicle Repair Located at 3560 – 28th Street SE
- K. New Business
- Set public hearing date of September 26, 2023, for: **Case#22-23** – Storage Five Kentwood LLC – Rezoning of 8.2 acres of land from C2 Commercial to Conditional I-1 located at 1800-1900 44th Street SE

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L. Other Business

1. Commissioners' Comments
2. Staff's Comments

M. 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
WEDNESDAY AUGUST 9, 2023, 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 Poyner.
- C. Roll Call:
Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Ed Kape, Alex Porter, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir
Members Absent: None
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Planning Assistant Monique Collier, the applicants and about 40 citizens.
- D. Declaration of Conflict of Interest

There was no conflict of interest statement expressed.
- E. Approval of the Minutes and Findings of Fact

Motion by Commissioner Kape, supported by Commissioner Quinn, to approve the Minutes of June 25, 2023 and the Findings of Fact for: Case#15-23 – EquipmentShare- Zoning Ordinance Text Amendment (Consideration of Special Land Use Open Air Heavy and Industrial Equipment Sales, Rental and Service)

- Motion Carried (9-0) –
- F. Approval of the Agenda

Motion by Commissioner Quinn, supported by Commissioner Holtrop, to approve the agenda for the August 9, 2023 meeting.

- Motion Carried (9-0) –
- G. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.
- H. Old Business

Case#16-23 – Kum & Go – Special Land Use and Site Plan Review for a Vehicle Fuel Station located at 2975 and 2995 28th Street SE (Tabled from the June 25, 2023 meeting)

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Golder stated the proposed Kum and Go development is located on a 1.496 acre property at the northeast corner of Ridgemoor Avenue and 28th Street. She stated there is another C2 parcel to the north of Kum & Go that is about 100 feet wide and 100 feet away from the next adjacent residential area zoned R2. The area to the west is zoned R3. She stated the master planned area to the north is medium density residential and the area to the northwest is high density residential. She stated along 28th Street it is zoned and master planned for commercial use.

Golder stated adjacent is Dollar General and the second hand store. She stated they share a driveway and that goes out to Ridgemoor. She stated there is also the driveway that serves Woodland Mall, Woodland Drive with a traffic light. She stated at the initial public hearing there was discussion regarding the traffic backing up to turn left into Woodland Drive. She stated the State of Michigan controls 28th Street and it was their preference to require a right in right out driveway for the existing entry into the development. She stated right now the driveway is full service. MDOT would like to see the driveway right in right out, however, because there is a shared easement; that is not up to Kum & Go to be able to decide a right in right out drive can happen therefore they have to get permission from Dollar General.

Golder stated that the State of Michigan has been trying to have a meeting with Dollar General so they can determine whether they will allow for the right in right out driveway on the site however, they have not been able to meet with them yet.

Golder displayed an aerial photo of the area and the existing driveway that is shared between Dollar General, West Marine and the Second Hand Thrift store. She stated if Kum & Go is approved it will replace West Marine and the Second Hand Thrift store. She stated Ridgemoor Drive is commercial in that area and 80 feet wide 30 foot pavement there are 4 driveways on the west side of Ridgemoor and 2 driveways on the east. The 2 driveways serve the existing West Marine and the Second Hand Thrift store and Dollar General that uses their easement to get out to Ridgemoor Drive.

Golder stated there has been a lot of input from the neighbors and their concerns were the traffic, traffic cutting through, the Calvin traffic, left turns out not of just the shared driveway but out of Ridgemoor at 28th Street, environmental concerns, visibility to the neighborhood and alcohol sales.

Golder stated the applicant wanted to respond to the concerns of the neighbors.

Mike McPhearson, Atwell LLC was present and a representative from Kum & Go Alex Sapinfield and Julie Kroll, traffic consultant.

McPhearson stated they heard the concerns of the neighbors at the meeting and they are working to address them as best as possible. He stated with regard to the concern regarding sight line and screening to the north, they have a 100 foot wide commercial lot between them and the nearest residential lot to the north. What they are willing to do is a

screened fence that will tie into the Dollar General's fence. They modified the trees to be larger evergreen trees to try to densify that screen.

McPhearson stated regarding pedestrian safety; they have sidewalk proposed all the way along Ridgemoor. That will tie into the existing sidewalk along 28th Street and then a sidewalk connector that will come up directly to the front of the store. He stated with regard to the wall that connects to the fence in the back, pedestrians are going to be limited to use of the public sidewalk in a safe manner. He stated there shouldn't be any type of cross access without jumping over fences and that would be out of their control. They are trying to keep the pedestrian path as efficient and as safe as possible.

McPhearson stated, in general, Kum & Go addresses crime prevention through environmental design. This include lit lots, high visibility building, lots of glazing so they can see out and people can see in. He stated there is also video surveillance inside and outside of the building.

McPhearson stated regarding the alcohol sales it is proposed as beer and wine only there will be no liquor sales at this location. All Kum & Go staff are trained to involve the local police if there are any problems, this is not a facility for alcohol consumption. He stated the stores participate in the Bars program for alcohol and tobacco compliance checks. They ID all persons and they also have the appropriate signage. He stated the coolers are programmed to lock when beer sales aren't allowed per the State.

McPhearson stated regarding environmental concerns, they have provided a lot of literature but in general this station will comply with all current codes which is much stricter than in the past. The tanks are fiberglass, doubled walled, noncorrosive materials. All the pipes are double and triple walled, all the connections are inside structures that are sealed and with electronic indicators. He stated if there were ever any type of leak detected an alarm goes off and automatically shuts the system down. All the pumps and the gas lines have breakaway seals on them. If someone drives away with the pump still in their car the gas is not going to leak. Discussion ensued regarding safety.

Julie Kroll, Traffic Consultant from Fleis and Vandenbrink stated they collected traffic counts on December 15. They did 24 hours worth of data collection understanding that school was in session, but it was during exams. She stated she did a deeper dive into the data collection to see what the peaking characteristics were on that road over the 24 hours. She stated that peak period was 4:30pm-5:30pm and that was the same as the adjacent street. She stated when they see peaking characteristics for schools and universities it is usually between 8am-9am and 3pm-4pm. She stated the peak for Ridgemoor was the same as 28th Street and that is what they are looking at is the peak hours for the site and the adjacent street that is going to give them the highest and most conservative evaluation.

Kroll stated there was also question about the count data. She stated she submitted all of the raw traffic count data that was collected. She stated they did 24 hour turning moving

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counts. She stated they actually had a camera out and it collected turning movements at that intersection for a period of 24 hours. She stated most of the trips to the gas station are pass by trips. She stated pass by trips are when a person is on their way somewhere and they continue on to their destination, but you don't stop everyday some days you stop in on your route to get gas and then continue. She stated you are already on the road trying to go to your destination. She stated that is the majority of trips at a use like this where people are already out doing whatever they normally do. 75% of people are already on the road. The additional trips would be people who decide they want to go get gas and then come back home. 25% are new trips 75% are existing trips on the roadway.

Kroll stated one of the questions was how are there negative trips. She stated when they redistribute the traffic volumes from going through to now making a right hand turn they have to subtract them from the through and add them to the right and vice versa. It is a net zero at the driveway location.

Kroll stated another question was about their distribution calculation. She stated there was a lot of discussion with MDOT and one suggestion that they had was go down the street and collect data at a gas station on 28th Street and see what is going on there and how are people turning in. She stated this is how they developed the distribution, from the Shell gas station at 28th and Breton. The majority of trips were right in right out. It is much easier to make a right in right out at a gas station than to try to make a left in and continue to make a left out. She stated in having discussions with MDOT, they said that it is applicable to this site as well.

Alex Sapinfield, Realestate development manager for Kum & Go stated there was concern about Kum & Go company as a whole and he wanted to address that. He stated their company is currently under contract to be sold to another C-Store company called Maverick who is based out of Salt Lake City. He stated like Kum&Go they are a family owned business that owns and operates their 400+ C-store gas locations. He stated their guiding principle is something they call the titanium role which is to treat others better than they are expected to be treated; that goes for associates, employees, customers and neighbors of the surrounding properties. He stated if there is any concern when the company changes hands, he is certain that it will still be a quality operation.

Jones re-opened the public hearing.

Dan Olsen, 2580 Heathcliff SE was present. He had concerns regarding traffic and all the other gas stations in the area, 24/7 hours of operation, service of beer and wine. He cautioned the commissioners that they are going to be responsible of the legacy of what is going to happen to 28th Street in the future.

Mary Muller, 2650 Ridgemoor was present. Her concerns were if the driveway is going to be right in right out how do you get into the facility coming from eastbound. Golder stated you couldn't. Muller stated then you will have to go down Ridgemoor to get in so people will be stopping at the same place waiting, therefore it is going to make it even

more difficult turning left out of Ridgemoor. She thinks it will be a good idea to have a stoplight.

Patrick Cook, 2708 Ridgemoor was present. He stated the commercial lot and residential area is 100 feet wide. He stated he likes the convenience, but he has to live there. He stated it will be foolish of Dollar General to give them the right in right out because this is going to close Dollar General down. This will leave another building vacant on 28th Street by building this new business. He compared Shell gas station and stated you can make right turns out of there but Shell is at a light. He stated this proposed Kum& Go is not a primary street or secondary street, it is a residential street. He thinks this is just a terrible idea.

Sarah Patton, was present. She stated this is not what she wants to see on their street. She is concerned about the traffic and trying to take a left out onto 28th Street. She is also concerned about taking out 3 small businesses.

Andrew Wheeler, 2232 Woodcliff was present. His concerns were traffic and that the traffic study doesn't take into account that comes down Woodcliff to these adjoining streets out to Woodcrest. They put speed bumps on these streets. He is also concerned about alcohol sales and environmental impact and lack of maintenance.

Mary Laning, neighborhood watch director for the section north of the proposed facility was present. Her concerns were the fact that they said they care about their employees, but they didn't care about the neighborhood and they were never notified that they were even thinking about doing this and she finds this very distasteful. She stated the survival rate of businesses on that corner is very low. She stated there are 10 gas stations in a 2 mile radius of this proposed gas station. She is concerned about traffic. She isn't sure why this is even being considered on this corner. It is a bad decision and a bad location for Kum&Go. She stated she has a traffic study that was done on Ridgemoor 5 years ago and if you add up the cars coming and going and on Woodcliff alone it is 1,600 a day, they put in speed bumps and then the number went down to 900 cars and the speed went down. She stated Ridgemoor doesn't need more cars coming down. They did a traffic study on all the streets that would be possible to connect to 28th Street and the total came out to 7,337 cars.

Alec Betts, 2700 Ridgemor Drive was present. His concerns were traffic at the intersection of 28th and Ridgemoor. He had concerns regarding the topography of the intersection that is significantly lower than the rest of the 28th Street frontage properties. He stated his house is one of the taller homes and you can see the roof of Dollar General, West Marine and the Thrift store. H doesn't think the trees are going to do anything for aesthetics. He also had concerns of hurting their property values.

Ruth Vandermolen was present. She has concerns regarding the trees if they are not trimmed properly that they will impede vision. If she wants to take a left turn it is going to be very difficult.

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Dave Vandermolen was present. He echoes all the other comments and stated he thinks that Kum & Go should just go somewhere else.

There were several emails that were submitted in opposition of the request due to concerns of traffic, safety, noise, questioned the sale of alcohol, other gas stations within close proximity, environmental impact and air pollution

*Mary Lanning – Ridgemoor Neighborhood Watch Director
* Eric Bauman – 2630 Barfield Dr
*Don Kishman – 2436 Ridgecroft
*Judy Nyman – 2606 Ridgecroft
*Noel Horn
*Jeff McClure – 2519 Whipperwill Dr
*Paula Barissi
*Char Grasmeyer
*Pat Haines
*Ryan Anderson
*Callie Radford
*Scott Tindall
*Stuart P. Ray

There was an email in support of Kum & Go that thinks they will be a good neighbor.

*Jeff Timmer

Email that was neutral to the request but objected to alcohol sales.

*Ann Gass – 2235 Ridgecroft

Michael McPhearsom submitted a letter to table the request to August 22, 2023 to allow MDOT more time to meet with the Dollar General property owner to discuss the right in right out.

Motion by Holtrop, supported by Benoit, to table the request to the August 22, 2023, meeting.

- Motion Carried (9-0) -

I. Public Meeting

Case#17-23 – Bosgraff Walma 44th - Change in the Master Planned Land Use Designation from Low Density Residential to Medium Density Residential located at 2802 – 44th Street SE;

Golder stated the request is for a 4.72 acre parcel of land at the southeast corner of Walma and 44th Street. She stated it was zoned office and master planned for office up until 2021 at which time staff received a request to go to low density residential. Golder

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stated the commissioners approved the amendment to the Master Plan and then the developer withdrew the application. She stated now a developer is interested in changing the Master Plan again to medium density residential from the low density residential.

Golder stated the proposed development is medium density residential which means 4-8 units per acre. They are looking at attached condominiums and have discussed a PUD as well.

Golder stated to the north is the Cobblestone development, to the east is Kentwood Acres plat a single family plat, medium density apartments to the west, and the Bosgraff single family detached development is now under construction to the south.

Golder stated when the applicant went before the LUZ Committee the committee wanted to make sure they are condominiums and not rental units, medium density 4-8 units per acre. The committee members were more comfortable with closer to 6 units per acre, but could possibly go higher depending on what design they come up with within the PUD. She stated the PUD will allow some control for the City.

Golder stated there was concern about having an adequate buffer on 44th Street and the appearance of the buildings along 44th Street. She stated there is also concern about having sidewalk leading out to the public street as well as sidewalk internal to the community and visitor parking.

Mike Corby, with Integrated Architecture, 840 Ottawa Grand Rapids, MI was present. He stated they are prepared to do something that fits on the site and looking forward to moving to the PUD process. Something they will be working closely with staff/commissioners is to make sure everyone is comfortable with the plan development.

Jones opened the public meeting.

Ron Draayer, 2931 Wildflower was present. He stated he travels on 44th and Walma 2-4 times a day. He stated he would urge the commissioners to vote no to change from low density residential to medium density residential. He stated his problem is when he is heading east on 44th Street and turning on Wintergreen, the first street after Walma, cars are behind him traveling at a very high rate of speed. When he makes the turn the cars are already on top of him when he is trying to make his right hand turn. An entrance on the 44th Street would have to be way before Wintergreen. He is concerned that there are going to be a lot of rear end accidents. Discussion ensued.

J. Public Hearing

Case#18-23 - EquipmentShare – Special Land Use and Site Plan Review for an Open Air Construction and Industrial Equipment Sales and Rental located at 4250 – 52nd Street SE;

Case#19-23 – EquipmentShare – Final Site Plan Review of a PUD located at 4250 -52nd Street SE

Golder stated the request is for the 30 acres that one time housed the former Steelcase, truck maintenance facility, truck wash and, at one point, a planned 80,000 square foot building. She stated earlier this year the Planning/City commission approved a preliminary amendment to the PUD to allow something different on the site and what are the possible uses that we would accept. She stated some of the things that came up were a motor freight terminal, contractor's yard and vehicle repair. She stated we required that the applicant have a traffic analysis for those 3 uses and looked at the projected traffic generation by and the 3 driveways that they might potentially want, just to make sure that 52nd Street could handle that amount of traffic. Golder stated the traffic study did not include construction and industrial equipment sales and rental. Therefore, staff is asking for an update. She stated she received an updated traffic study and it appears that the traffic generated from this use will be even less than the maximum that all the other uses could produce.

Golder stated the other issue that was raised at the work session had to do with the 8-foot fence that was proposed. There was discussion that our ordinance doesn't allow for an 8 foot fence in the front yard. Therefore, the applicant is providing a decorative fence in the landscape setback. It is a wrought iron fence, a 4ft chainlink fence in the front yard area in front of the building and then the 8-foot fence would be in the rear yard and that is okay to do.

Golder stated she is recommending conditional approval of the special land use, site plan review and final site plan review of a PUD phase as described in her memos dated July 31, 2023.

Brian Sikkema, Highpointe Real Estate and Kent from Equipment share were present.

Sikkema stated there was question at the work session if Steelcase was ok with the fence and Steelcase is working very closely with EquipmentShare and are comfortable with what they want to do.

Jones opened the public hearing.

There was no public comment.

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

- Motion Carried (9-0) -

The commissioners offered no additional comments and were okay with the request.

Motion by Holtrop, supported by Poyner, to grant conditional approval of the proposed Special Land Use Open Air Construction and Industrial Equipment Sales and Rental establishment for EquipmentShare as described in Case No. 18-23. Approval is conditioned upon conditions 1- 7 and basis points 1 –5 as described in Golder's memo dated July 31, 2023.

- Motion Carried (9-0) -

Motion by Holtrop, supported by Quinn, to grant conditional approval of the site plan dated July 26, 2023 for the EquipmentShare as described in Case No. 18-23. Approval is conditioned upon conditions 1- 7 and basis point 1 – 3 as described on Golder's memo dated July 31, 2023.

- Motion Carried (9-0) -

Motion by Holtrop, supported by Poyner, to grant conditional approval of the site plan dated July 26, 2023 for the Steelcase (EquipmentShare) PUD as described in Case No. 19-23. Approval is conditioned upon conditions 1-7 and basis point 1- 5 as described in Golder's memo dated July 31, 2023.

- Motion Carried (9-0) -

K. Work Session

Case#20-23 – Mi Prime Logistics – Special Land Use and Site Plan Review for a Major Vehicle Repair Located at 5120 East Paris SE

Golder stated the request is for an independent delivery contractor for Amazon. They are seeking special land use and site plan review for vehicle repair. This is a 23,000 square foot multi-tenant building.

Golder stated all of the vans that are scheduled for repair will be inside the building. There won't be any damaged vans parked overnight. The description also says that there are going to be 10 stalls of vans that are assigned for Amazon drivers. She stated as of right now, that is not going to be the case. They are not going to do that. If that idea is resurrected again, then they will come back to staff to see what kind of review is needed. We were considering this as a minor part of the operation.

Golder stated the hours of operation will be 8am-5pm and 10 employees at the most.

Craig Baker was present. He stated this will be more of a cosmetic shop as opposed to a body shop. Amazon vehicles that come in may have a scratch or a small dent. The turn around time is maybe 3 days per van. They will also service the rental vans they use for Amazon. The vehicles will have to be driven in, they are not towing vehicles in.

Benoit stated he thinks it will be a good use.

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Poyner questioned since Amazon is continually growing, have they taken into account potential growth. Baker spoke about DSP (Delivery Service Partner) locations a partner of Amazon where they have vehicles. There are 16 DSP locations between the Steelcase location and the Walker location. He stated he doesn't see the power vehicles growing because of Rivian vans coming in. Discussion ensued. Baker stated they will not have vehicles stored outside they will be using the inside only. The vehicles are drivable. They will take a van back and pick up another at the same time to be worked on.

Porter questioned if cosmetics includes painting and grinding. Baker stated a little bit, but it will be very minimal.

Holtrop stated he is ok, and it sounds like the vehicles will be at the DSP.

L. New Business

Motion by Holtrop, supported by Quinn, to set public hearing date of September 12, 2023, for: Case#21-23 – Fox Ford Commercial Vehicle Service Facility – Special Land Use and Site Plan Review for Vehicle Repair Located at 3560 – 28th Street SE

- Motion Carried (9-0) -

M. Other Business

1. Commissioners' Comments

Holtrop stated at 36th on the East Beltline there is a motorhome and 3-4 cars out there on a regular basis.

Porter had questions regarding the letter of the law and the intent of the law.

Poyner stated he worked at the polls for the election and number of people asked him regarding what is going to happen on 52nd Street Construction. Schweitzer stated he will look into it and send the commissioners an email regarding the construction detours and schedule.

Jones questioned how many acres is the Patterson Farm and if anything is happening. Golder stated it is 140 acres and they are waiting to hear who the developer is for the property and they will contact the city so we can amend the Master Plan.

Jones stated we need to check on Lowe's and Home Depot's outside storage.

Jones stated the lights in the commission chambers need to be fixed, they keep flickering.

Benoit stated there was a LUZ meeting. They wanted a pickleball facility at 52nd Street and Broadmoor with a full restaurant with 12 indoor and 4 outdoor pickle ball courts. He stated they told them they were concerns about the industrial property being taken up.

2. Staff's Comments

Golder stated City Commission decided not to set the hearing for the Master Plan Amendment for the self storage concept in the 1800-1900 block of 44th Street. We are going to let him apply for a conditional zoning and he knows that going in he is not going to be consistent with the Master Plan.

Golder stated Lakewood Ravines Breton Extended is coming back. Also, the commercial PUD at 36th Street and Patterson is coming back.

Golder stated to send any questions the commissioners may have regarding traffic or anything else regarding Kum & Go

Schweitzer stated we had a consultant assist us in doing a pedestrian crosswalk study last year and we recently contracted with a traffic engineer to take a look at 2 of the recommended locations on Division Avenue that are under considerations for crosswalk. One location is by 43rd and Division and the other in the immediate vicinity where Kelloggsville High School and Kelloggsville Middle School is located. Got the results back. They had a camera on 24 hours a day at each location and they had to do it a second time. What they concluded is the crosswalk at 43rd Street is not warranted there wasn't enough walking traffic going across that intersection, barely one or two pedestrians a day. He stated, in contrast, between the middle and high school they had sufficient amount of pedestrian traffic not crossing at the prescribed location but at mid-block location that would meet the warrant to put in a pedestrian refugee island there and perhaps some additional traffic controls to allow for safe passage for people to go through. Discussion ensued.

N. Adjournment

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

- Motion Carried (9-0) -

Meeting adjourned at 8:55pm

Respectfully submitted,

Ed Kape, Secretary

**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
AUGUST 22, 2023**

Golder 7/31/23

PROJECT: EquipmentShare

APPLICATION: 18-23

REQUEST: Special Land Use of an Open Air Construction and Industrial Equipment Sales and Rental establishment

LOCATION: 4308 52nd Street SE

HEARING DATE: August 9, 2023

MOTION: **Motion by Holtrop, supported by Poyner, to grant conditional approval of the proposed Special Land Use Open Air Construction and Industrial Equipment Sales and Rental establishment for EquipmentShare as described in Case No. 18-23. Approval is conditioned upon conditions 1- 7 and basis points 1 –5 as described in Golder's memo dated July 31, 2023.**

- Motion Carried (9-0) -

CONDITIONS:

1. Compliance with the applicant's Intended Use memos dated July 20, 2023.
2. Compliance with the Kentwood Fire Marshal memo dated July 21, 2023 and review and approval of the plan by the Kentwood City Engineer.
3. Applicant shall provide for Kentwood staff review and approval an updated traffic analysis for the proposed construction and industrial equipment sales and rental use to ensure that the traffic that is anticipated to be generated by the use is consistent with those uses that were analyzed for the review of the preliminary PUD approval.
4. Final approval of driveway design by Kentwood City Engineer. This shall include entry gate design.

5. Final approval of landscaping plan of the proposed driveways on 52nd Street. Landscaping plan shall include proposed fencing and gates on the property.
6. Staff approval of any proposed site lighting.
7. Planning Commission approval of the Final PUD Site Plan.

BASIS

1. The applicant has submitted Intended Use statements that describe the proposed Open Air Construction and Industrial Equipment Sales and Rental establishment. The description was used to inform the city on the nature of the proposed Special Land Use.
2. The preliminary approval for this portion of the Steelcase PUD identified specific potential future uses for this PUD phase. This information was used to inform the traffic analysis that determines whether or not additional curb cuts would be permitted. The Open Air Construction and Equipment Sales and Rental use was not a use that was identified in the traffic analysis. The applicant must ensure that the proposed use will not create traffic difficulties on 52nd Street.
3. Section 17.10 of the Zoning Ordinance addresses access management for driveways onto arterial streets within the city. Section 17.11 B indicates that the number of driveways shall be the minimum necessary to provide reasonable access for regular traffic and emergency vehicles.
4. The City Engineer shall determine whether the proposed driveways meet city standards for design and width.
5. Discussion and representations during the work session and public hearings.

**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
AUGUST 22, 2023**

Golder 7/31/23

PROJECT:	EquipmentShare Site Plan
APPLICATION:	18-23
REQUEST:	Site Plan Review of a Special Land Use Open Air Construction and Industrial Equipment Sales and Rental establishment
LOCATION:	4308 52 nd Street SE
HEARING DATE:	August 9, 2023
MOTION:	Motion by Holtrop, supported by Quinn, to grant conditional approval of the site plan dated July 26, 2023 for the EquipmentShare as described in Case No. 18-23. Approval is conditioned upon conditions 1- 7 and basis point 1 – 3 as described on Golder’s memo dated July 31, 2023.
CONDITIONS:	<p style="text-align:center">- Motion Carried (9-0) -</p> <ol style="list-style-type: none">1. Compliance with the applicant's Intended Use statements dated July 20, 2023.2. Compliance with the Kentwood Fire Marshal memo dated July 21, 2023 and review and approval of the plan by the Kentwood City Engineer.3. Final approval of driveway design by Kentwood City Engineer. This shall include entry gate design.4. Final approval of landscaping plan related to the proposed driveway on 52nd Street. Landscaping plan shall include proposed fencing and gates on the property.5. Staff approval of any proposed site lighting.6. Planning Commission approval of the Special Land Use for Open Air Construction and Industrial Equipment Sales and Rental.

7. Planning Commission approval of the Final PUD Site Plan.

BASIS

1. The applicant has submitted an Intended Use Statement that describes the proposed Open Air Construction and Industrial Equipment Sales and Rental use. The description was used to inform the city the nature of the proposed Special Land Use and the proposed PUD phase.
2. The City Engineer shall determine whether the proposed driveways meet city standards for design and width.
3. Discussion and representations during the work session and public hearings.

**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
AUGUST 22, 2023**

Golder 7/31/23

PROJECT: Steelcase (EquipmentShare) PUD

APPLICATION: 19-23

REQUEST: Final Site Plan Review of a PUD phase

LOCATION: 4308 52nd Street SE

HEARING DATE: August 9, 2023

MOTION: **Motion by Holtrop, supported by Poyner, to grant conditional approval of the site plan dated July 26, 2023 for the Steelcase (EquipmentShare) PUD as described in Case No. 19-23. Approval is conditioned upon conditions 1-7 and basis point 1- 5 as described in Golder's memo dated July 31, 2023.**

- Motion Carried (9-0) -

CONDITIONS:

1. Compliance with the applicant's Intended Use memos dated July 20, 2023 and the overall PUD statement dated December 21, 2022.
2. Applicant shall provide for Kentwood staff review and approval an updated traffic analysis for the proposed construction and industrial equipment sales and rental use to ensure that the traffic that is anticipated to be generated by the use is consistent with those uses that were analyzed for the review of the preliminary PUD approval.
3. Compliance with the Kentwood Fire Marshal memo dated July 21, 2023 and review and approval of the plan by the Kentwood City Engineer.
4. Final approval of driveway design by Kentwood City Engineer. This shall include entry gate design.

5. Final approval of landscaping plan related to the proposed driveway on 52nd Street. Landscaping plan shall include proposed fencing and gates on the property.
6. Staff approval of any proposed site lighting.
7. Planning Commission approval of the Special Land Use for Open Air Construction and Industrial Equipment Sales and Rental use.

BASIS

1. The applicant has submitted an Intended Use Statement that describes the proposed Open Air Construction and Industrial Equipment Sales and Rental use. The description was used to inform the city on the nature of the proposed Special Land Use and the proposed PUD phase.
2. The preliminary approval for this portion of the Steelcase PUD identified specific potential future uses for this PUD phase. This information was used to inform the traffic analysis that determines whether or not additional curb cuts would be permitted. The Open Air Construction Equipment Sales and Rental use was not a use that was identified in the traffic analysis. The applicant must ensure that the proposed use will not create traffic difficulties on 52nd Street.

Section 17.10 of the Zoning Ordinance addresses access management for driveways onto arterial streets within the city. Section 17.11 B indicates that the number of driveways shall be the minimum necessary to provide reasonable access for regular traffic and emergency vehicles.

3. The City Engineer shall determine whether the proposed driveways meet city standards for design and width.
4. The PUD Agreement outlines requirements for the tree preservation and landscaping plans within the PUD.
5. Discussion and representations during the work session and public hearings.

Golder, Lisa

Subject: RE: Tabling of Kum and Go

From: Michael J. McPherson <mmcpherson@atwell-group.com>
Sent: Friday, August 18, 2023 9:51 AM
To: Golder, Lisa <GolderL@kentwood.us>
Cc: Jamie Antoniewicz <jantoniewicz@atwell-group.com>; Ryan Halder <ryan.halder@kumandgo.com>
Subject: Re: Tabling of Kum and Go

Hi Lisa -

KG would like to table the item at next weeks PC meeting. Everyone is working hard behind the scenes and it is expected that a letter from the DG property owner confirming their stance on the access will be available as early as today. Once it is received, we will share the letter with MDOT and the City. However, please note that due to the deal timeline, KG will be requesting PC action/decision at the September meeting.

Do you expect that the public hearing will be re-opened next week?

Please let me know if you have any questions.

Thank you,

Michael McPherson, PE, CPESC
Director
ATWELL, LLC
248.786.9800 Tel
586.943.2071 Mobile
12745 23 Mile Road | Suite 200| Shelby Township, MI 48315
www.atwell-group.com

t.

STAFF REPORT: August 17, 2023

PREPARED FOR: Kentwood Planning Commission

PREPARED BY: Joe Pung

CASE NO.: 21-23 Fox Ford Commercial Vehicle Service Facility

GENERAL INFORMATION

APPLICANT: Green Castle Properties
200 Ottawa Avenue, NW
Ada, MI 495301 Rep. Paradigm Design
415 Leonard Street, NW Ste. 200
Grand Rapids, MI 49504

STATUS OF
APPLICANT: Property Owner

REQUESTED ACTION: Special land use and site plan review for a vehicle repair operation.

EXISTING ZONING OF
SUBJECT PARCEL: C2 Community Commercial

GENERAL LOCATION: 3560 – 28th Street & 2930 Broadmoor Avenue

PARCEL SIZE: 18.54 acres

EXISTING LAND USE
ON THE PARCEL: Vehicle Dealership & Vacant Building

ADJACENT AREA
LAND USES: N: 28th Street ROW/Commercial
S: 29th Street ROW
E: Commercial
W: Broadmoor Avenue ROW/Commercial

ZONING ON ADJOINING
PARCELS: N: City of Grand Rapids (commercial)
S: C2 Community Commercial
E: C2 Community Commercial
W: C2 Community Commercial

Compatibility with Master Plan

The Master Plan recommendation is for commercial development of this site. The proposed vehicle repair establishment is a special land use in the C2 Community Commercial district and would be consistent with the Master Plan recommendation.

Zoning History

The property is currently zoned C2 Community Commercial and has been since at least 1976.

Relevant Zoning Ordinance Sections

Major vehicle repair establishments are a special land use in the C2 Community Commercial district (Zoning Ordinance Section 8.02). Section 13.04 requires Planning Commission review and approval of special land uses. Section 15.02 outlines the general approval standards for special land uses. Section 13.08 outlines the general review standards. Section 14.05 outlines the site plan review standards. Section 15.04.E lists the site design standards for vehicle repair establishments.

SITE INFORMATION

Site Characteristics

The proposed development involves two (2) properties (3560 – 28th Street and 2930 Broadmoor Avenue). The property at 2930 Broadmoor Avenue is 1.49 acres in area and contains a vacant building and is currently used for vehicle storage/parking; the property at 3560 – 28th Street is 17.05 acres in area and is the site of a vehicle dealership (see Exhibit 2). The two properties would need to be combined as part of the project.

Traffic & Circulation

The site has access from Broadmoor Avenue (1 drive), 29th Street (2 drives), and 28th Street (3 drives). The Michigan Department of Transportation has requested additional information regarding traffic generation as it relates to the access from Broadmoor Avenue.

Parking

The Zoning Ordinance requires two (2) parking spaces for each service stall, plus one (1) per each employee, plus one (1) per each service area. Based on the number of service bays proposed (27), a minimum of fifty-four (54) parking space would be required plus whatever is required for the number of employees. The site plan depicts sixty-nine (69) parking spaces for the proposed vehicle repair facility; detail on the number of employees is needed to verify that the number of parking spaces provided is sufficient to meet the minimum zoning ordinance requirements.

Engineering

The development will have to meet all applicable Engineering Department regulations.

Fire

The development will have to meet all applicable Fire Department regulations.

Staff Comments

- 1) The special land use and site plan for the existing open-air business (vehicle dealership) on the site was approved by the Planning Commission in 2000 (Case 5-00). The project involved converting a former 107,500 square foot Home Quarters home improvement center into a vehicle dealership (see Exhibit 3 for approved site plan).

A major change was approved in 2002 (Case 12-02) to construct a freestanding building for the sale of used cars (see Exhibit 4 for approved site plan). The project was not constructed although the area was paved and is currently used for vehicle storage/staging.
- 2) The project involves the demolition of the existing building at 2930 Broadmoor Avenue and utilizing the area for parking. A thirty-five (35) foot landscaped setback is required along Broadmoor Avenue, the proposed landscape setback is less than thirty-five (35) feet.
- 3) The proposed building location is currently used as vehicle storage for the existing dealership. Detail on how the loss of vehicle storage will be addressed will need to be provided.
- 4) A project narrative was submitted by the applicant. The narrative states that the facility would be dedicated to working on Class 1 through 7 commercial vehicles (see Exhibit 6); the narrative will need to also state that typical passenger vehicles will not be serviced at this facility. Additional detail needs to be included in a revised narrative, including but not limited to:
 - Number of employees working at the location.
 - Range of services provided.
 - Expected number of vehicles on-site for service at any one time.
 - State that non-commercial vehicles will not be serviced.
 - Clarify that all repair work will occur within the building.
 - Indicate the duration that vehicles would be on-site (vehicles on-site more than 72 hours would have to be located within an enclosed area meeting the requirements of the Zoning Ordinance).

- 5) The building will have to comply with exterior building material requirements of the Zoning Ordinance.
- 6) Section 15.02 of the Zoning Ordinance (Special Approval Standards) states that the Planning Commission must determine that the proposed special land use and its location meet the following standards:
 - A. Be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.

The proposed use is consistent with the intended character of the area. The site is developed with a vehicle dealership. Use of the property would continue to be commercial in nature.

- B. Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities or schools.

The site is adequately served by essential public services.

- C. Not create excessive additional requirements at public cost for public facilities and services.

The proposed development is not anticipated to create additional requirements for public facilities and services at public cost.

- D. Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare. Electrical or electromagnetic interference or odors.

The proposed use is not anticipated to create excessive traffic, noise, smoke, fumes, or odors that will be detrimental.

- E. Be compatible and in accordance with the goals, objectives and policies of the Master Plan and promote the Intent and Purpose of the zoning district in which it is proposed to locate.

The proposed use is a special land use within the zoning district and as such can be considered consistent with the zoning and the Master Plan recommendation for commercial development.

- F. Be subject to stipulations by the Planning Commission of additional conditions and safeguards deemed necessary for the general welfare, for the protection of

individual property rights and for ensuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement shall automatically invalidate the granting of the Special Land Use.

G. Comply with all applicable licensing ordinances.

7) Section 15.04.E lists the following specific requirements that apply to vehicle repair establishments. The requirements are:

A. A vehicle repair establishment building, and its accessory uses and buildings shall be located not less than fifty (50) feet from any right-of-way line or from any side or rear lot line abutting a residential district. This setback requirement shall not apply to accessory parking.

The proposed building is setback at least ninety-five (95) feet from all rights-of-way and does not abut a residential district.

B. Where adjoining a residential use or residential district, Buffer Zone "B" (see Chapter 19, Landscaping) is required. In addition, the Planning Commission may require a solid wall or solid fence along the lot line having a maximum height of six (6) feet.

The property does not adjoin a residential use or residential district.

C. The minimum frontage shall be one-hundred (100) feet and the minimum lot area one-half (1/2) acre.

Lot frontage exceeds one hundred (100) feet along 28th Street, 29th Street, and Broadmoor Avenue. The site area 18.54 acres.

D. The lot shall be located so that at least (1) side abuts an arterial street.

The lot abuts Broadmoor Avenue, 28th Street, and 29th Street all of which are major arterials.

E. The site shall be limited to no more than one (1) driveway for each street on which it has frontage.

The site has one (1) driveway onto Broadmoor Avenue, two (2) driveways onto 29th Street, and three (3) driveways onto 28th Street. A variance from the Zoning Board of Appeals will be required for the development as proposed.

F. Overhead doors shall not face any roadway, except as approved by the Planning Commission for any of the following circumstances.

a. For through garages where doors are provided on the front and rear of the building; or

- b. Garages located on corner or through lots; or
- c. Where it is determined that a rear garage door would have a negative impact on an abutting residential district.

Overhead doors are proposed for all elevations: one (1) on the north elevation (28th Street), one (1) on the south elevation (29th Street), eleven (11) on the west elevation (Broadmoor Avenue), and nine (9) on the east elevation.

The site is a through lot with frontage on three (3) streets; therefore, the Planning Commission can approve a building with overhead doors facing a roadway.

- G. Accessory buildings shall not be permitted.

No accessory building is proposed.

- H. All repair work shall be done within the building.

Revised operations statement will need to include statement that all repair work will be done with the enclosed building.

- I. All outdoor storage of vehicles, material, merchandise, equipment, and other material incidental to the operation shall be enclosed by a six (6) foot high solid wall or solid fence meeting the minimum design requirements of Chapter 19.

No outdoor storage associated with the vehicle repair facility has been identified. It will need to be clarified if all vehicles that are under repair would be on-site for no more than seventy-two (72) hours or would otherwise be stored indoors.

- J. Outdoor storage areas shall be paved with a permanent, durable, and dustless surface and shall be properly graded and drained to dispose of storm water.

No outdoor storage associated with the vehicle repair facility has been identified.

- K. Outdoor storage areas are not permitted in the front yard of the site and shall meet the side and rear yard setback requirements.

No outdoor storage areas associated with the vehicle repair operation have been identified.

- L. No operator shall permit outdoor storage of automobiles, truck, or trailers within the parking lot. It is presumed that vehicles on the site for a period in excess of seventy-two (72) hours would represent a violation of this section.

The applicant has not indicated if vehicles would be on-site in excess of seventy-two (72) hours. This needs to be clarified. Any vehicles on-site for more than seventy-two (72) hours will have to be placed indoors or within an enclosure meeting the requirements of the Zoning Ordinance.

Issues to Address

- Combine 3560 – 28th Street & 2930 Broadmoor Avenue.
- Front yard landscaped setback along Broadmoor Avenue.
- Information on the number of employees.
- Submit revised operations plan.
- Clarify issue of open-air storage of vehicles.
- Variance for number of drives onto streets.
- Clarify all repair work will be conducted indoors.
- Information requested by MDOT.
- Loss of existing vehicle storage.

Staff Report
Case No.: 21-23
Page 8

Exhibit 1: Project Location (2020 Aerial Photo)

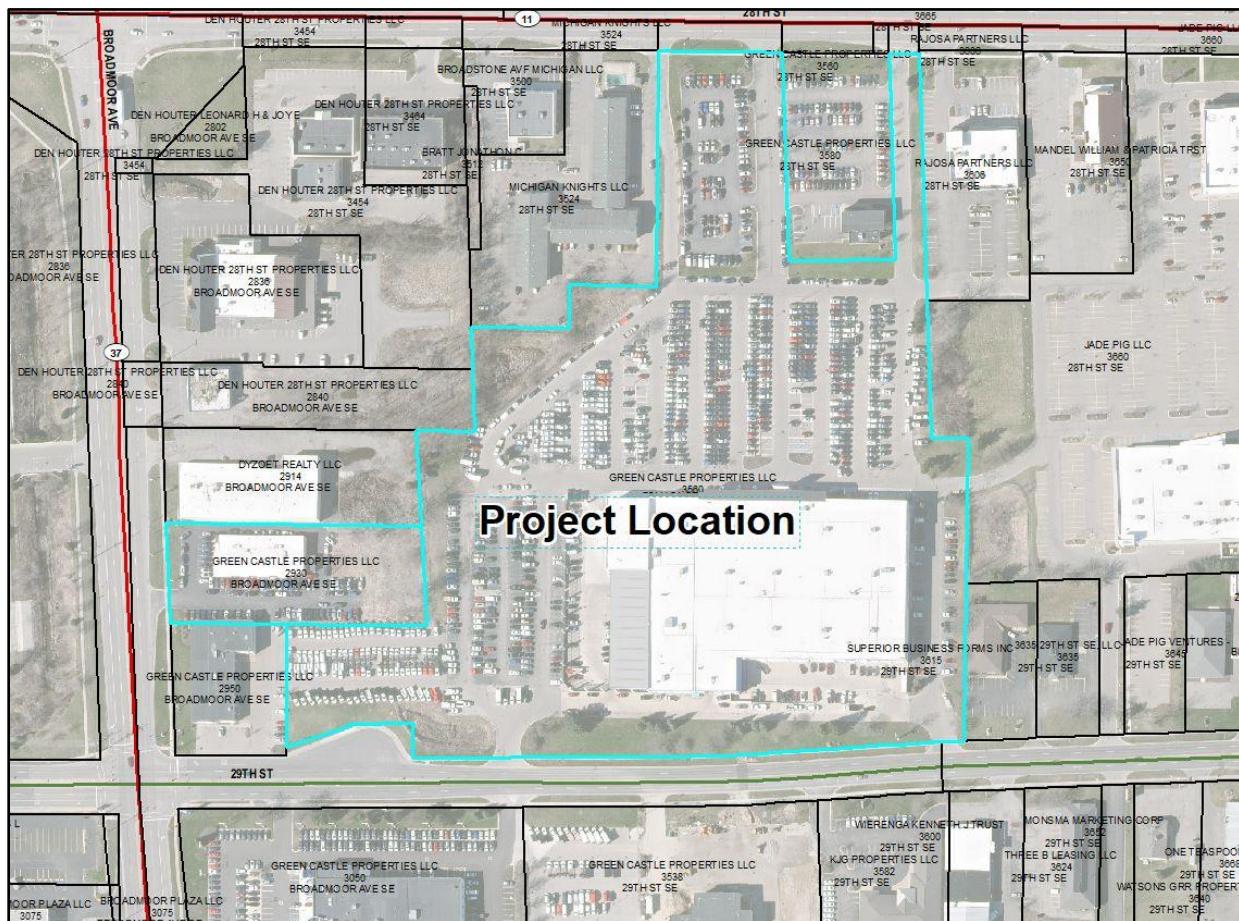
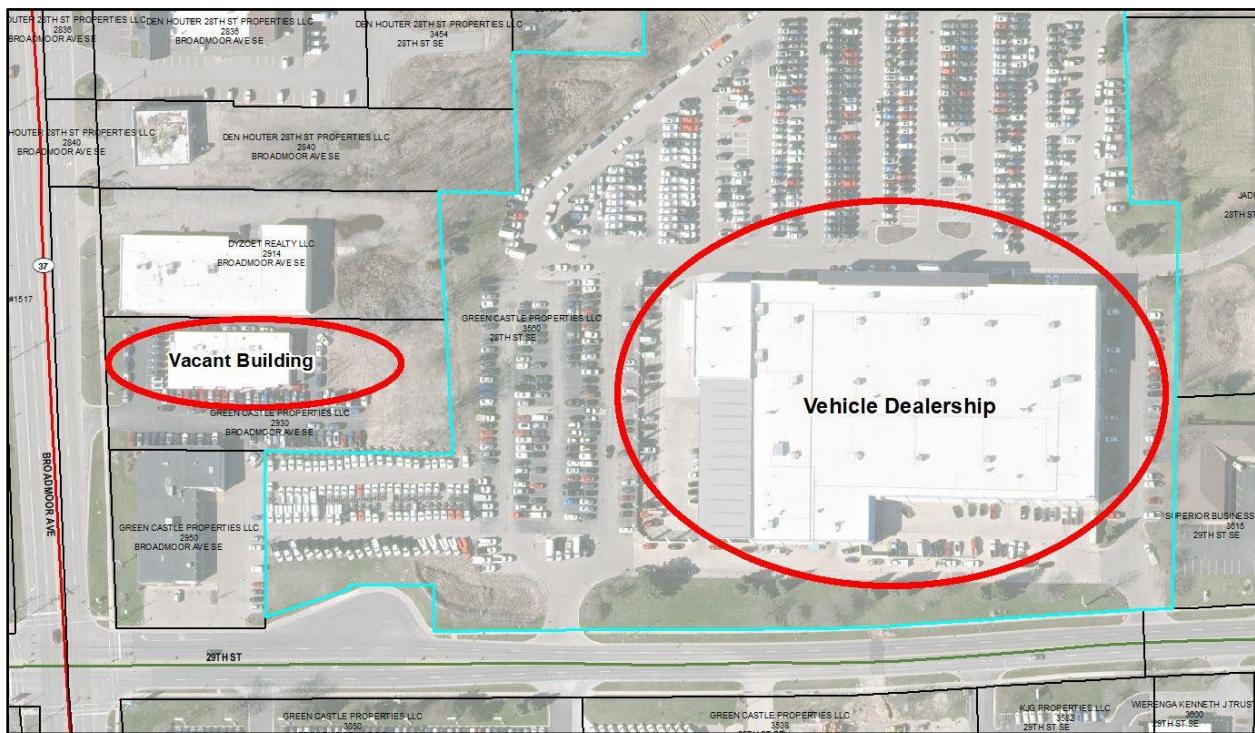


Exhibit 2: Existing Structures



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Case No.: 21-23
Page 10

Exhibit 3: Case 5-00 Approved Site Plan

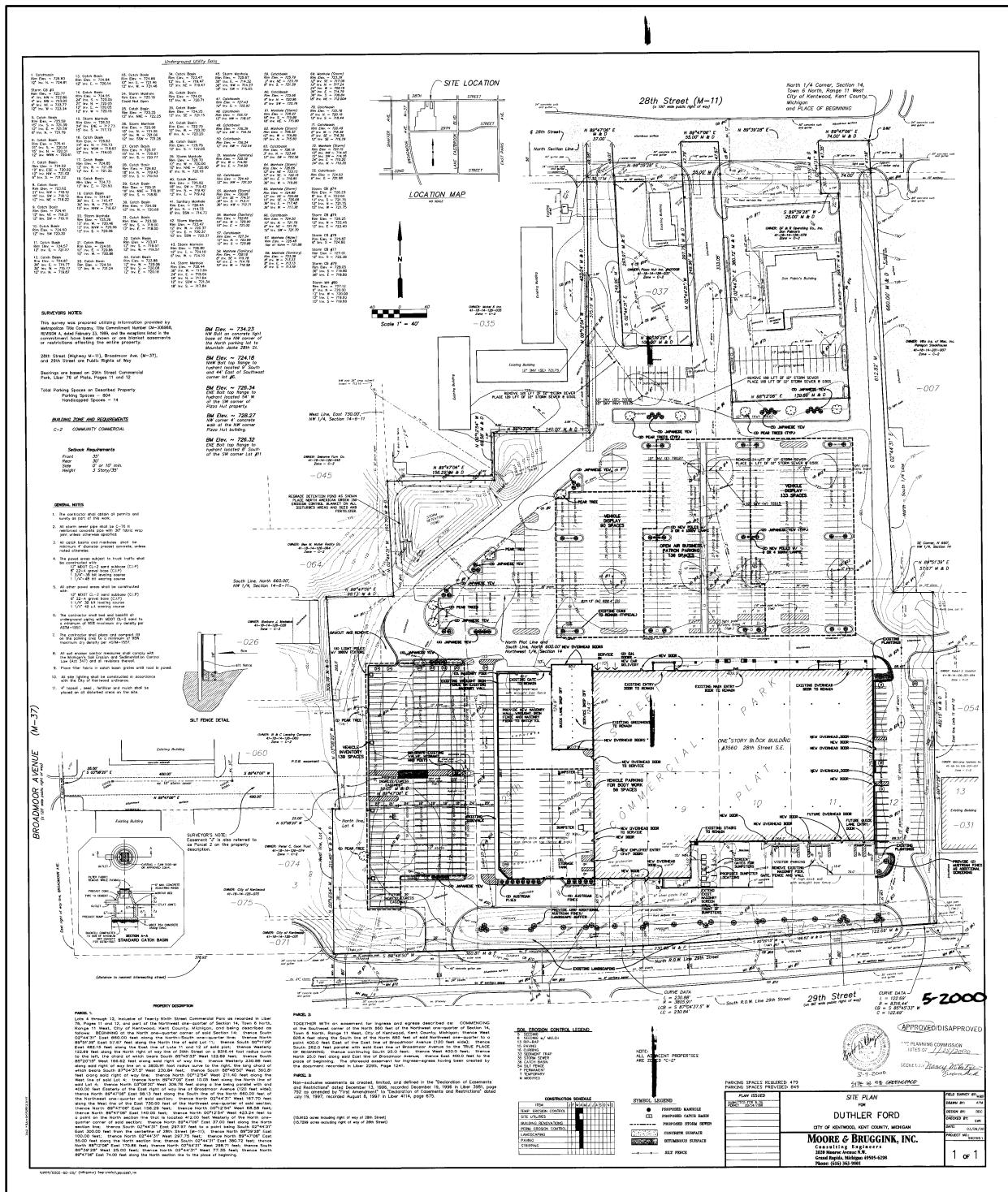


Exhibit 4: Case 12-02 Approved Site Plan

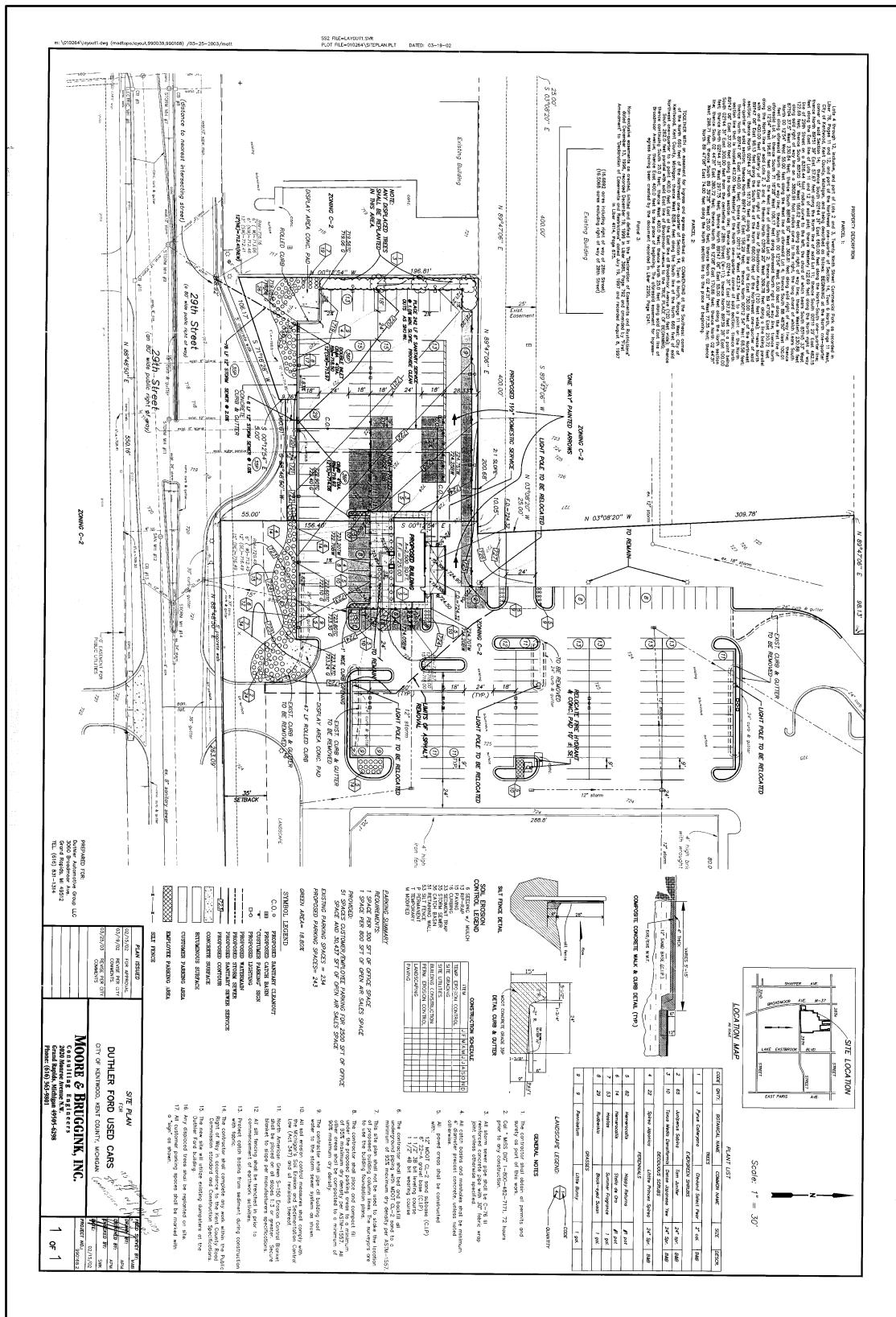
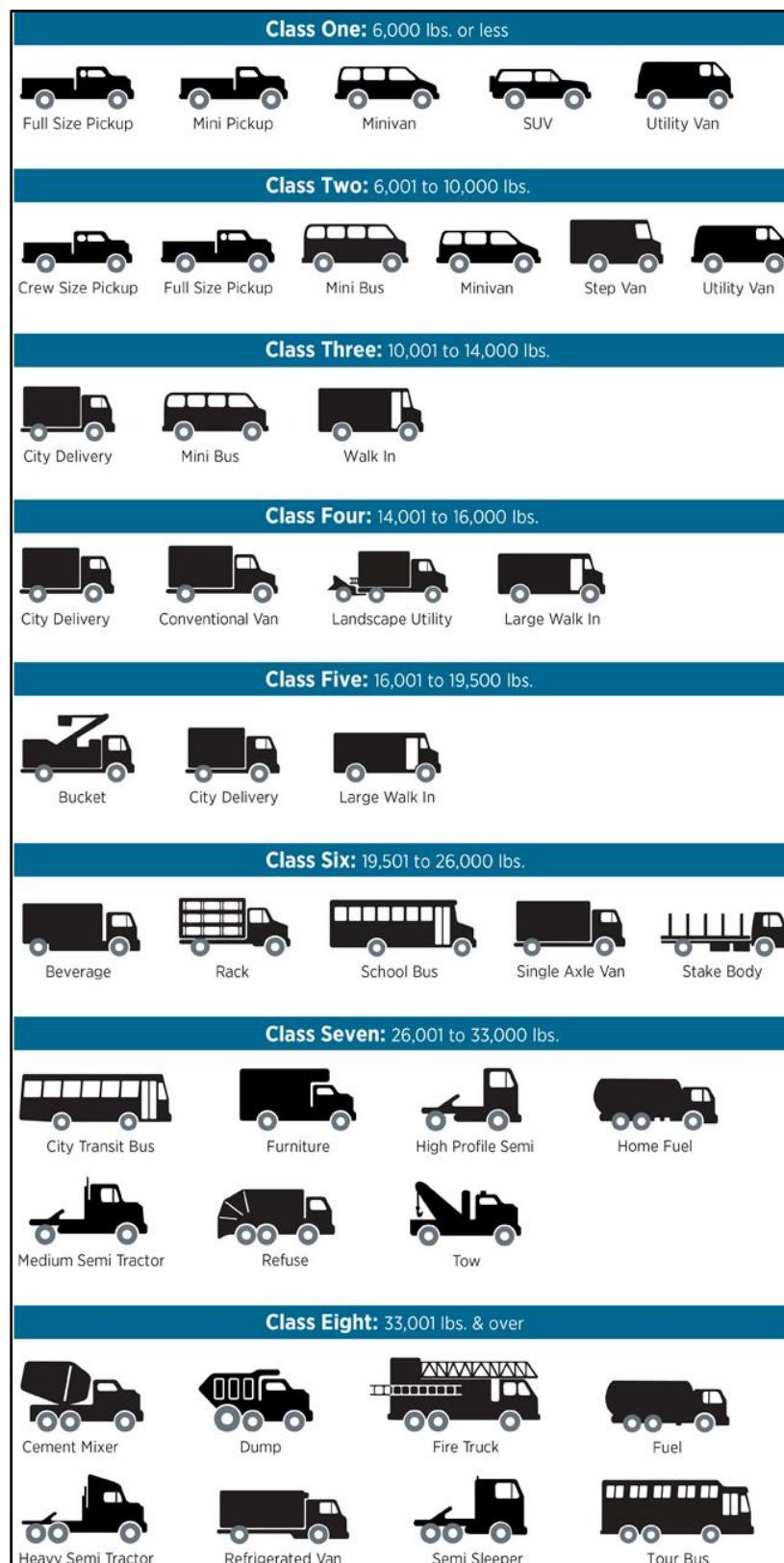


Exhibit 5: April 2023 Pictometry Photo of Project Area (view from the south)



Exhibit 6: Commercial Vehicle Classifications (from Alternative Fuels Data Center)





Revised August 4, 2023

Fox Ford Pro Elite Commercial Service Center Description

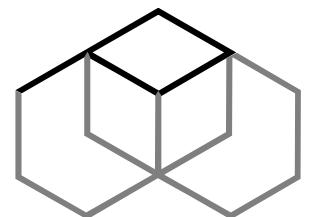
The Fox Ford Elite Commercial Service Center will be a 50,150 Sq. stand alone service facility to be located adjacent to the existing Fox Ford Dealership at 3560 28th St SE Grand Rapids, MI 49512. The function of this new facility will be to help commercial customers work better, with productive, durable, smart, and connected services.

The new Fox Ford Pro Elite Commercial Service Center will have 27 service bays for Class 1-7 commercial vehicles, will service Ford and non-Ford makes and models, and will be equipped to meet electric vehicle (EV) standards and requirements to satisfy the needs of the entire lineup of Ford Commercial vehicles now and into the Future.

To meet commercial customers', need to be flexible with their downtime, the anticipated hours of operation of the Fox Pro Elite Commercial Service Center will be Monday through Friday from 7:30 am until 6:00 pm and Saturday from 8:00 am to 4:00 pm.

FORD COMMERCIAL VEHICLE FACILITY

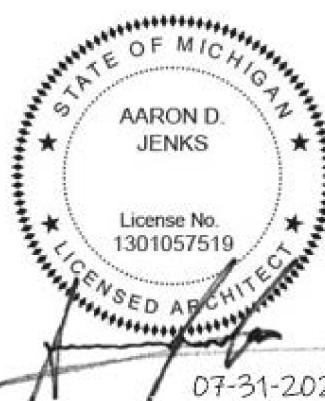
NEW CONSTRUCTION



PARADIGM DESIGN

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07-31-2023

3560 28TH ST SE GRAND RAPIDS, MI 49512

PROJECT DIRECTORY

SHEET INDEX

PROJECT

FORD
COMMERCIAL
VEHICLE
FACILITY

NEW
CONSTRUCTION

3560 28TH ST SE
GRAND RAPIDS, MI 49512

CLIENT
DP FOX

200 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

RELEASE DATE

DATE	DESCRIPTION
07-31-23	SITE PLAN APPROVAL

PROJECT

2306093GR

SHEET

COVER SHEET

G-001

PROJECT ADDRESS

3560 28TH ST SE
GRAND RAPIDS, MI 49512

ARCHITECT

PARADIGM DESIGN
415 LEONARD STREET NW, SUITE 200
GRAND RAPIDS, MI 49504

LANDSCAPE ARCHITECT

DESIGNSCAPES
7357 40TH AVE
HUDSONVILLE, MI 49426

PHONE: 616-785-5656
CONTACT: GORDON JENDRITZ
EMAIL: GJENDRITZ@PARADIGMAE.COM

CLIENT

DP FOX
200 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

CONTACT: COLIN SCHIEFLER
EMAIL: CSCHIEFLER@DPFOX.COM

CIVIL ENGINEER

PARADIGM DESIGN
415 LEONARD ST. N.W. SUITE 200
GRAND RAPIDS, MI 49504

PHONE: 616-785-5590
CONTACT: MARK ROCHELEAU, P.E.
EMAIL: MROCHELEAU@PARADIGMAE.COM

STRUCTURAL ENGINEER

SOILS AND STRUCTURES
6480 GRAND HAVEN RD.
MUSKEGON, MI 49441

PHONE: 231-760-6629
CONTACT: CHRIS GATES, P.E.
EMAIL: CGATES@SOILSANDSTRUCTURES.COM

MECH/ELEC/PLUMB ENG.

RHOADES ENGINEERING
1751 BARLOW ST
TRAVERSE CITY, MI 49686

PHONE: 231-447-1707
CONTACT: PHILIP JAQUISH, P.E.
EMAIL: PJAQUISH@RHOADESENGINEERING.com

X-X-XX
MOST RECENT ISSUE DATE
MOST RECENT REVISION NUMBER
FILLED IN SQUARE INDICATES DRAWING INCLUDED WITH THIS SET

GENERAL

[] 07-31-23 G-001 COVER SHEET

CIVIL

[] 07-31-23	C-100	COVER SHEET
[] 07-31-23	C-102	SITE LAYOUT PLAN
[] 07-31-23	C-103	GRADING AND DRAINAGE PLAN
[] 07-31-23	C-104	UTILITY PLAN

LANDSCAPE

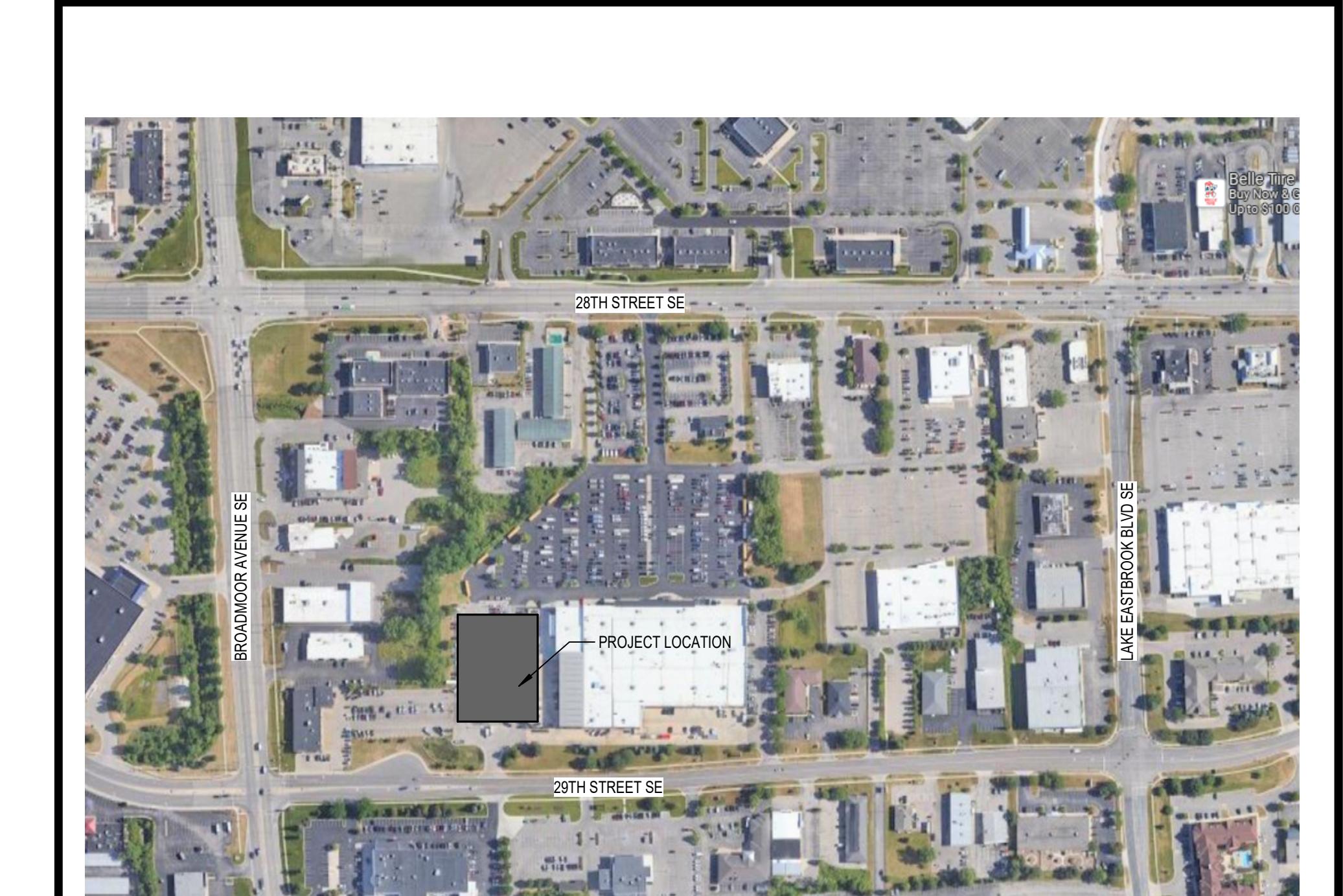
[] 07-31-23 L-101 LANDSCAPE PLAN

ARCHITECTURAL

[] 07-31-23	A-101	ARCHITECTURAL FLOOR PLAN
[] 07-31-23	A-191	ARCHITECTURAL ROOF PLAN
[] 07-31-23	A-201	ARCHITECTURAL EXTERIOR ELEVATIONS
[] 07-31-23	A-301	ARCHITECTURAL BUILDING SECTIONS
[] 07-31-23	A-501	ARCHITECTURAL EXTERIOR DETAILS
[] 07-31-23	A-901	ARCHITECTURAL 3D PERSPECTIVES
[] 07-31-23	A-902	ARCHITECTURAL 3D RENDERINGS

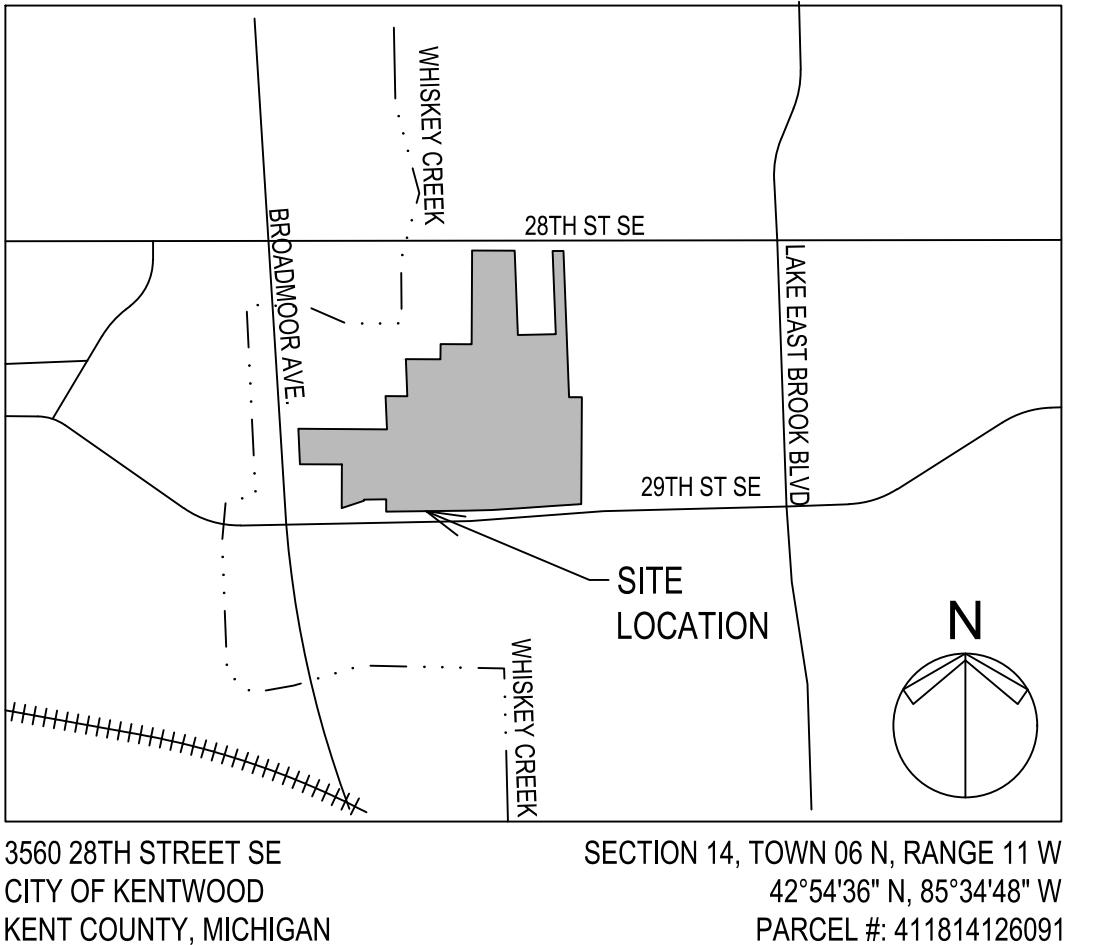
ELECTRICAL SITE

[] 07-31-23 ES-101 PHOTOMETRIC PLAN



LOCATION MAP
NOT TO SCALE

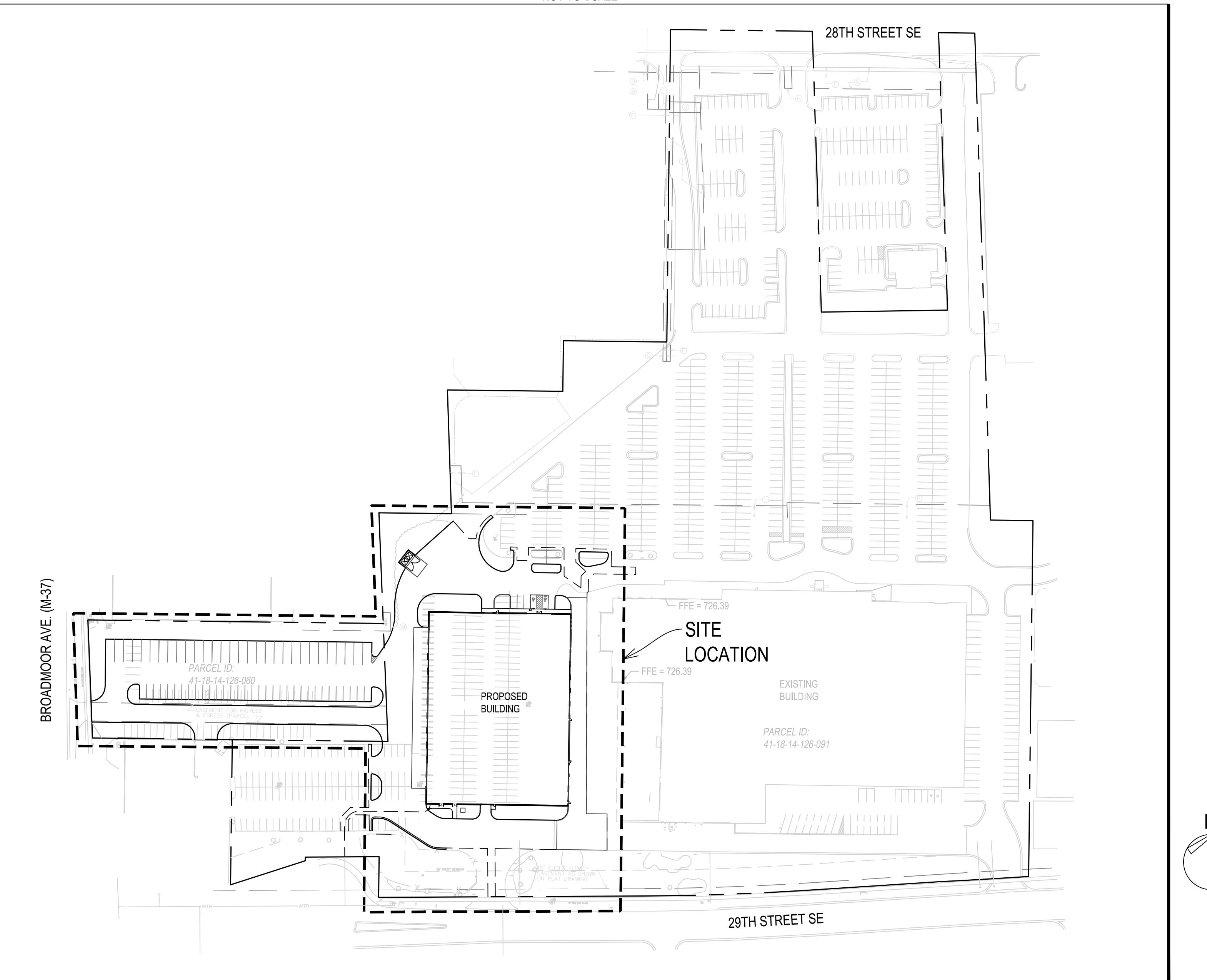
SITE VICINITY MAP
NOT TO SCALE



FOX FORD

COMMERCIAL VEHICLE SERVICE CENTER COMMERCIAL SERVICE BUILDING 3560 28TH STREET SE, KENTWOOD, MI 49512

SITE LOCATION MAP
NOT TO SCALE



EASEMENTS:
TITLE COMMITMENT NO. KTC1641 - PARCEL 1
A-8. DECLARATION OF EASEMENTS & RESTRICTIONS (LIBER 3981, PAGE 792 - FIRST AMENDMENT
LIBER 4114, PAGE 875)
B-9. EASEMENT TO CONSUMERS ENERGY COMPANY (LIBER 55, PAGE 281) AS SHOWN
C-10. EASEMENT TO CITY OF KENTWOOD (LIBER 2059, PAGE 182) AS SHOWN
D-11. EASEMENT TO CITY OF KENTWOOD (LIBER 2059, PAGE 182) AS SHOWN
E-12. EASEMENT FOR UNDERGROUND UTILITIES (LIBER 2068, PAGE 255)
F-13. EASEMENT TO CONSUMERS ENERGY COMPANY (LIBER 2122, PAGE 1063) AS SHOWN
G-14. EASEMENT TO CONSUMERS ENERGY COMPANY (LIBER 2125, PAGE 1116) AS SHOWN
H-15. EASEMENT TO CONSUMERS ENERGY COMPANY (LIBER 2125, PAGE 1116) AS SHOWN
I-16. DECLARATION OF EASEMENT (LIBER 2142, PAGE 1042)
J-17. EASEMENT TO DRAINAGE (LIBER 2059, PAGE 671) AS A BLANKET EASEMENT
J-18. EASEMENT TO CONSUMERS ENERGY COMPANY (LIBER 2151, PAGE 113) AS SHOWN
K-19. EASEMENT TO KENT COUNTY DRAIN COMMISSIONER (LIBER 2248, PAGE 671)
L-20. EASEMENT TO KENT COUNTY DRAIN COMMISSIONER (LIBER 2248, PAGE 672)
M-21. EASEMENT TO CONSUMERS ENERGY COMPANY (LIBER 2280, PAGE 902)
TITLE COMMITMENT NO. WM568683 - PARCEL 1
E-9. EASEMENT FOR UNDERGROUND UTILITIES (LIBER 2068, PAGE 255)
A-10. DECLARATION OF EASEMENTS & RESTRICTIONS (LIBER 3981, PAGE 792 - FIRST AMENDMENT
LIBER 4114, PAGE 875)
N-11. UTILITY EASEMENT (LIBER 3981, PAGE 827)
TITLE COMMITMENT NO. 498209MS - PARCEL 2
I-7. DECLARATION OF EASEMENT (LIBER 2142, PAGE 1042) AS SHOWN
B-8. EASEMENT TO CONSUMERS ENERGY COMPANY (LIBER 55, PAGE 281) AS SHOWN
D-9. EASEMENT TO CITY OF KENTWOOD (LIBER 2059, PAGE 182) AS SHOWN
I-10. EASEMENT FOR DRAINAGE (LIBER 2059, PAGE 671) AS A BLANKET EASEMENT
F-11. EASEMENT TO CONSUMERS ENERGY COMPANY (LIBER 2122, PAGE 1063) AS SHOWN
J-12. EASEMENT TO CONSUMERS ENERGY COMPANY (LIBER 2125, PAGE 1116) DOES NOT AFFECT PARCEL 2

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

CIVIL SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-100	COVER SHEET
C-102	SITE LAYOUT PLAN
C-103	GRADING AND DRAINAGE PLAN
C-104	UTILITY PLAN

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND ANY DISCREPANCY BETWEEN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.

PARADIGM DESIGN

ARCHITECTS | ENGINEERS

415 Leonard Street NW, Suite 200
Grand Rapids, MI 49504
(616) 785-5656

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PROJECT
FOX FORD
COMMERCIAL
VEHICLE
SERVICE
CENTER

3560 28TH STREET SE
KENTWOOD, MI 49512

CLIENT
GREEN CASTLE
PROPERTIES
(DP FOX)

200 OTTAWA AVE. NW
GRAND RAPIDS, MI 49503

WATER & SEWER: GRAND RAPIDS WATER ADMINISTRATION
1900 OAK INDUSTRIAL DRIVE NE
GRAND RAPIDS, MI 49505
ARDEN POSTMA, P.E.
CONTACT NUMBER

ELECTRIC: CONSUMER'S ENERGY

GAS: DTE ENERGY

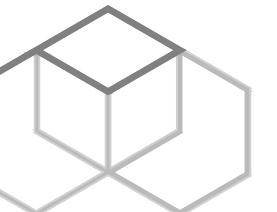
RELEASE DATE
DATE DESCRIPTION
07-31-23 SITE PLAN APPROVAL

PROJECT
2306093GR

SHEET

COVER SHEET

NOT FOR
CONSTRUCTION
C-100



PARADIGM DESIGN

CHITECTS | ENGINEERS



PROJECT OX FORD OMMERCIAL EHICLE ERVICE ENTER

60 28TH STREET SE
ANTWOOD, MI 49512

GREEN CASTLE
PROPERTIES
P FOX

10 OTTAWA AVE. NW
GRAND RAPIDS, MI 49503

10.1002/anie.201907002

DATE	DESCRIPTION
07-31-23	SITE PLAN APPROVAL

PROJECT

2306093GR

SHEET

**SITE LAYOUT
PLAN**

C-102

<u>EXISTING LEGEND</u>		
 BENCHMARK	 CONTROL POINT	 TREE
 PROPERTY IRON	 CONCRETE MONUMENT	 MAILBOX
 SIGN	 UTILITY MANHOLE	 PK NAIL
• POST	<u>ELECTRICAL</u>	
<u>WATER</u>	 MANHOLE	 MANHOLE
 MANHOLE	 UTILITY POLE	 CLEAN OUT
 VALVE	 GUY WIRE	<u>NATURAL GAS</u>
 HYDRANT	 LIGHT POLE	 METER
 POST INDICATOR VALVE	 TRANSFORMER	<u>TELEPHONE</u>
 CATCH BASIN		 METER
 ROUND CATCH BASIN		 PEDESTAL
 PIPE INVERT		 MANHOLE
		CONCRETE
		CURB & GUTTER
		LANDSCAPE CURB
		PROPERTY LINE
		POND / EDGE OF WATER
670 ————— 671 —————		CONTOUR LINE
X ————— X —————		FENCE
		TREE LINE
WTR ————— WTR —————		WATER MAIN
SAN ————— SAN —————		SANITARY SEWER
SD ————— SD —————		STORM SEWER
G ————— G —————		NATURAL GAS

PROPOSED LEGEND

The legend includes the following entries:

- SIGN
- ELECTRIC METER
- SIDEWALK RAMP
- HYDRANT
- TRANSFORMER
- LANDING AREA
- EV CHARGING STATION
- LIGHT POLE
- WALL LIGHT

Below these are four rectangular patterns representing different paving materials:

- CONCRETE SIDEWALK (light gray)
- CONCRETE PAVEMENT (dotted pattern)
- BITUMINOUS PAVEMENT (solid gray)
- STANDARD CURB & GUTTER (solid horizontal lines)
- INVERTED CURB & GUTTER (dashed horizontal lines)
- LANDSCAPE CURB (solid horizontal lines with small dots)
- PROPERTY LINE (solid horizontal line with small dots)

SITE DATA:
SITE: 18.5 ACRES
ZONED: C-2 COMMUNITY COMMERCIAL DISTRICT
USE: COMMERCIAL VEHICLE SERVICE CENTER

SURROUNDING ZONING: ALL NEIGHBORING PROPERTIES ARE ZONED C-2

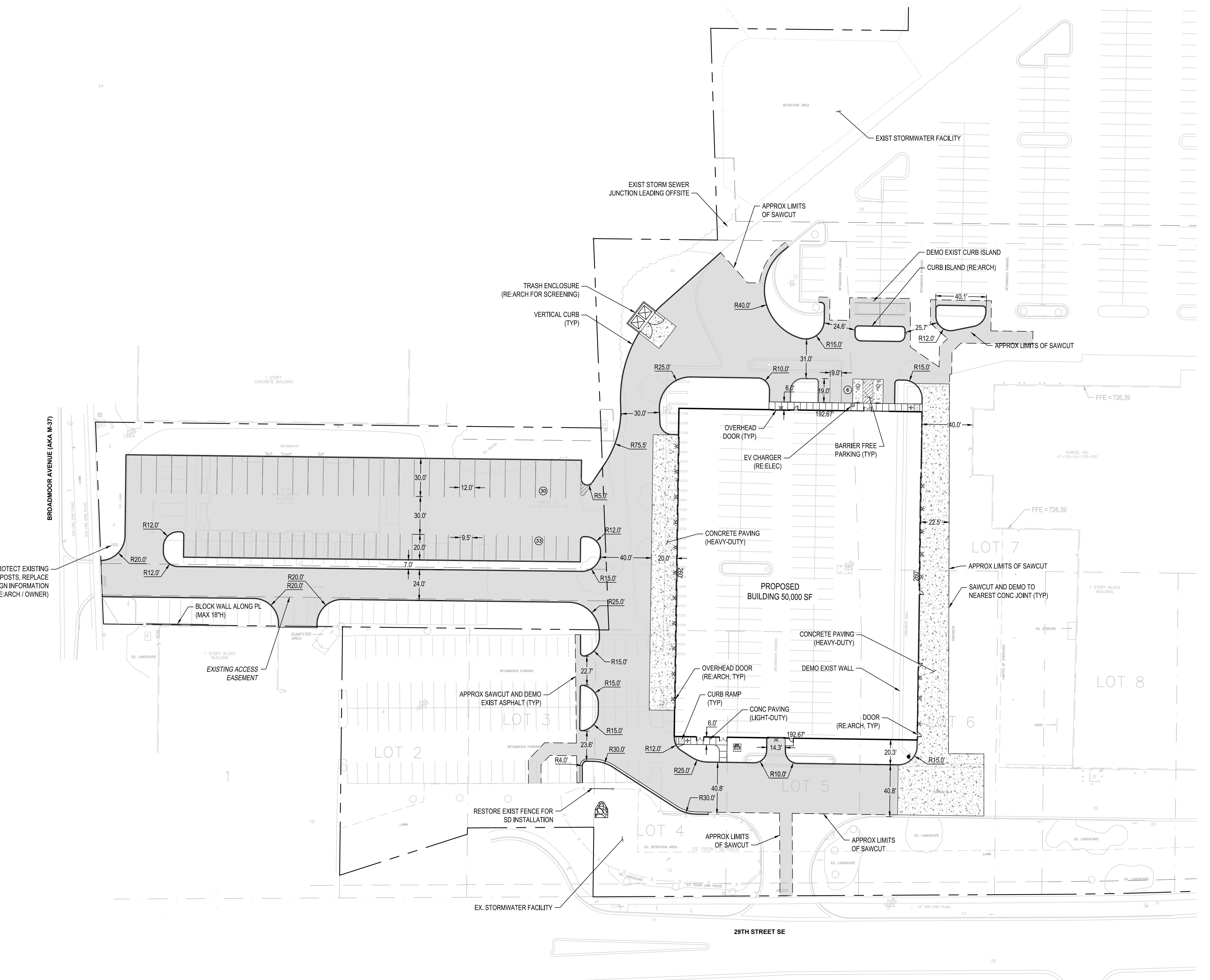
MINIMUM LOT AREA:	11,050 SFT
MINIMUM LOT WIDTH:	85'
MAXIMUM BUILDING HEIGHT:	45'
MAXIMUM LOT COVERAGE:	75%
FRONT BUILDING SETBACK:	35'
SIDE BUILDING SETBACK:	NONE REQUIRED
REAR BUILDING SETBACK:	30'

PARKING DATA:
REQUIRED PARKING:
(2 PER EA. SERVICE STALL, PLUS 1 PER EA. EMPLOYEE, PLUS 1 PER SERVICE AREA)

PROPOSED PARKING: 69 SPACES
(INCLUDES 2 BARRIER FREE SPACES)

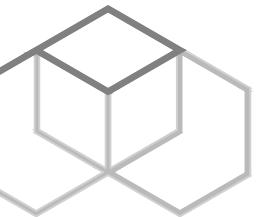
PARKING SPACE: (x30) 30' x 12'
(X32) 20' X 9.5'
(X6) 19' X 9'

DRIVE AISLE: 20' MIN.



**NOT FOR
CONSTRUCTION**

Friday, July-28-2023 at 2:31pm O:\2306093GR\Fox Ford Commercial Vehicle Service\Drawings - 2306093GR\Civil\03-Production Sheets\093C-C-102.dwg bhoze



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OX FORD OMMERCIAL EHICLE ERVICE ENTER

60 28TH STREET SE
ANTWOOD, MI 49512

CLIENT
GREEN CASTLE
PROPERTIES
P FOX

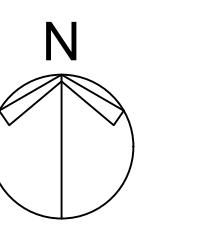
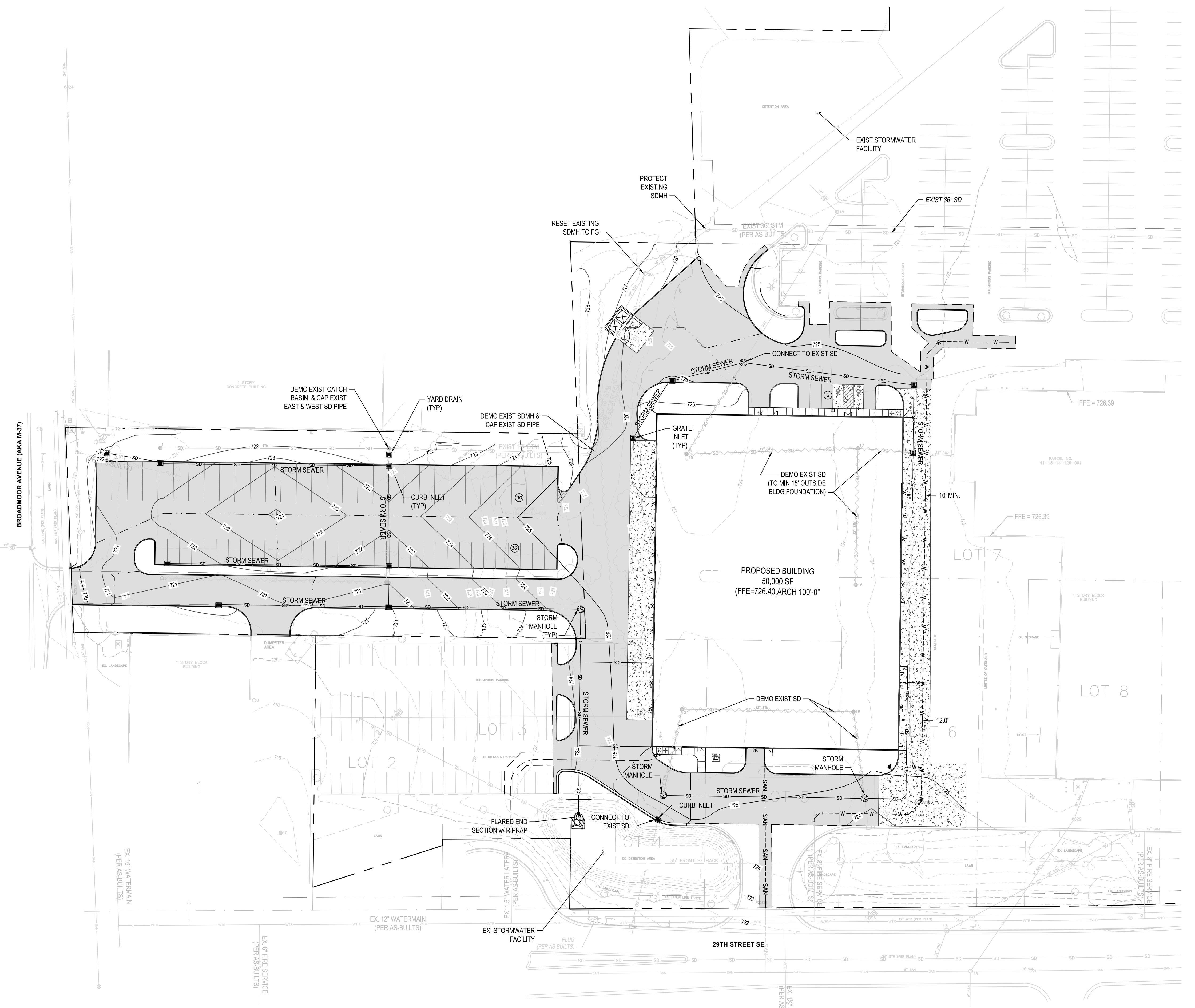
10 OTTAWA AVE. NW
GRAND RAPIDS, MI 49503

	DATE	DESCRIPTION
	07-31-23	SITE PLAN APPROVAL

PROJECT

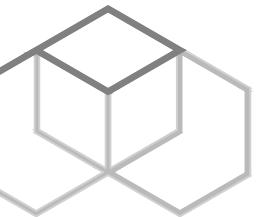
2306093GR

GRADING AND DRAINAGE PLAN



A scale bar with markings at 0, 40', and 80'. The first 40' is divided into four 10' segments by vertical tick marks. The last 40' is divided into two 20' segments by vertical tick marks.

STENCE AND LOCATION OF ANY UNDERGROUND UTILITY CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WAS D BY A SEARCH OF THE AVAILABLE RECORDS. THE ACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY FOR THE UTILITY PIPES, CONDUITS OR CABLES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL POHOLE ALL EXISTING UTILITIES TO VERIFY LOCATION AND ANY DISCREPANCY BETWEEN THE PLANS AS BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.



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PROJECT OX FORD COMMERCIAL VEHICLE SERVICE ENTER

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ANTWOOD, MI 49512

GREEN CASTLE
PROPERTIES
P FOX

10 OTTAWA AVE. NW
GRAND RAPIDS, MI 49503

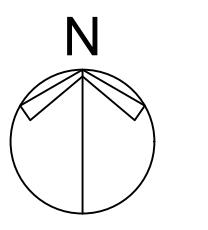
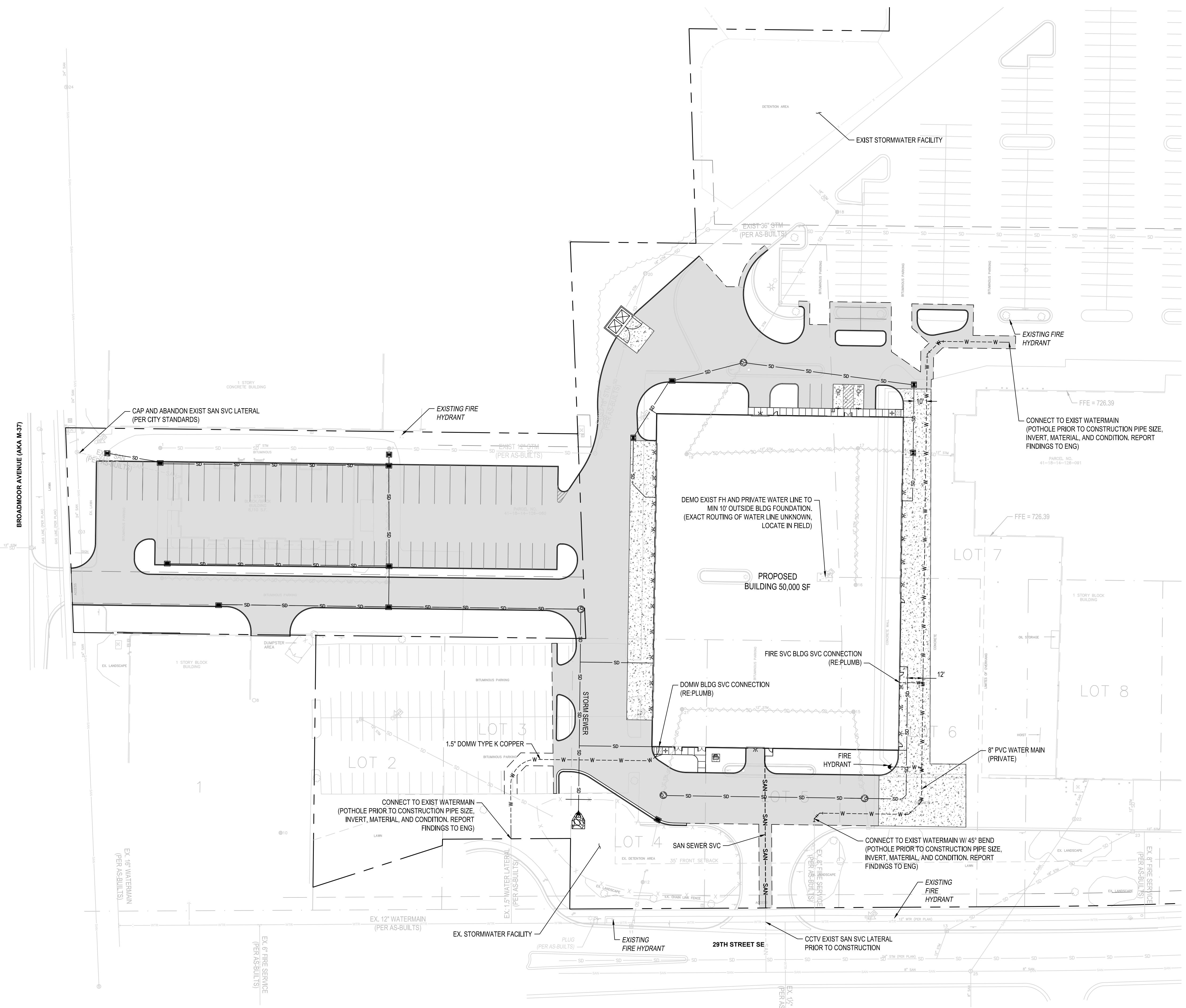
RELEASE DATE	
DATE	DESCRIPTION
07-31-23	SITE PLAN APPROVAL

PROJECT

2306093GR

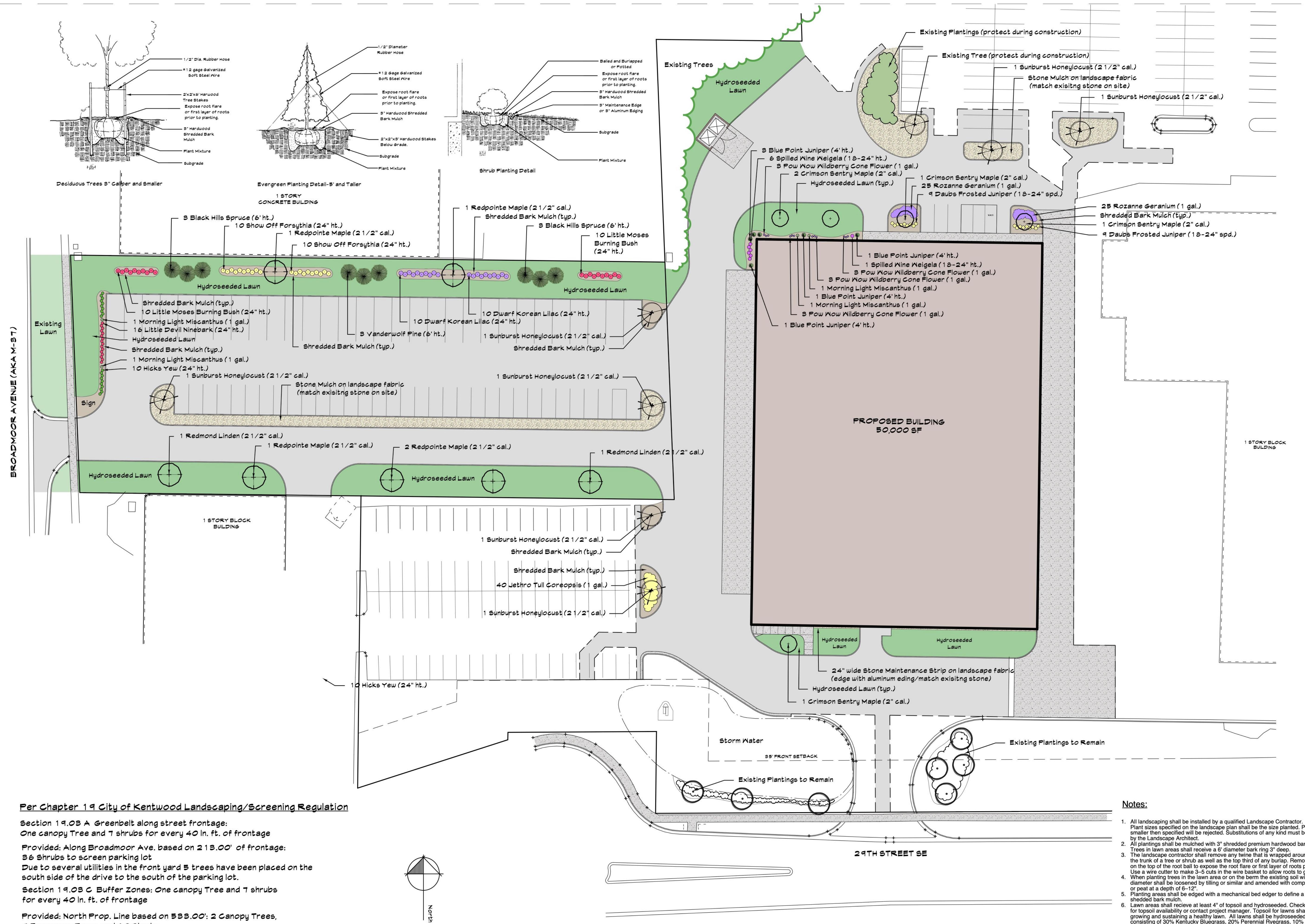
UTILITY PLAN

C-104



A horizontal scale bar representing 100 feet. It features three distinct black segments: one at 0', one at 40', and one from 40' to 80'. The segment from 0' to 40' is divided into four equal white segments, and the segment from 40' to 80' is divided into five equal black segments.

STANCE AND LOCATION OF ANY UNDERGROUND UTILITY CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WAS D BY A SEARCH OF THE AVAILABLE RECORDS. THE CTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY ES TO PROTECT THE UTILITY LINES SHOWN ON THESE GS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY SPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR URES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CTOR SHALL POTHOLE ALL EXISTING UTILITIES TO VERIFY CATION AND ANY DISCREPANCY BETWEEN THE PLANS E BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.



Per Chapter 19 City of Kentwood Landscaping/Screening Regulation

**Section 19.03 A Greenbelt along street frontage:
One canopy Tree and 7 shrubs for every 40 in. ft. of frontage**

Provided: Along Broadmoor Ave. based on 213.00' of frontage:

36 Shrubs to screen parking lot
Due to several utilities in the front yard 5 trees have been placed on the south side of the drive to the south of the parking lot.

south side of the drive to the south of the parking lot.
Section 19.03 C Buffer Zones: One canopy Tree and 7 shrubs
for every 40 ln. ft. of frontage

Provided: North Prop. Line based on 533.00': 2 Canopy Trees,
9 Evergreen Trees and 60 Shrubs

Section 19.03 D. 1 Parking area landscaping: One canopy Tree and 120 sq. ft. landscaped area per 10 spaces.

100 sq. ft. landscaped area per 10 spaces
Provided: 9 Canopy Trees and 8086 sq. ft. landscape area

based on 69 proposed spaces

Landscape Plan (scale: 1"=40')

0' 20' 40' 60' 80'

0 20' 40' 60' 80'



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

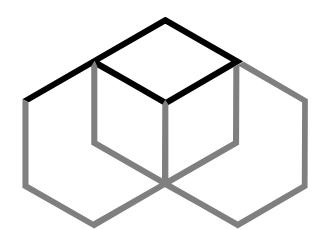
THIS DRAWING AND ALL INFORMATION CONTAINED ON IT ARE THE SOLE, CONFIDENTIAL AND EXCLUSIVE PROPERTY OF JOYCE E. WEISE dba DESIGNSCAPES. PUBLICATION OF THIS DRAWING IS LIMITED ONLY TO THE SPECIFIC PROJECT AND OR SITE. REPRODUCTION, PUBLICATION, REUSE OR MODIFICATION OF THIS DOCUMENT IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF JOYCE E. WEISE dba DESIGNSCAPES.

PROJECT
2306093GR
SHEET
LANDSCAPE PLAN

1-181

L-101

FLOOR PLAN KEYNOTES	
①	NOTE NOTE: OMITTED NUMBERS ARE INTENTIONALLY SKIPPED TO REMOVE NOTES NOT APPLICABLE TO THIS PROJECT.
REFER TO SHEETS G-002 AND A-302 FOR RESPONSIBILITY OF WHO IS FURNISHING AND INSTALLING EACH ITEM.	

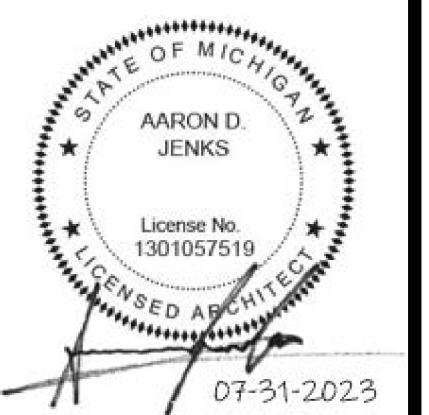


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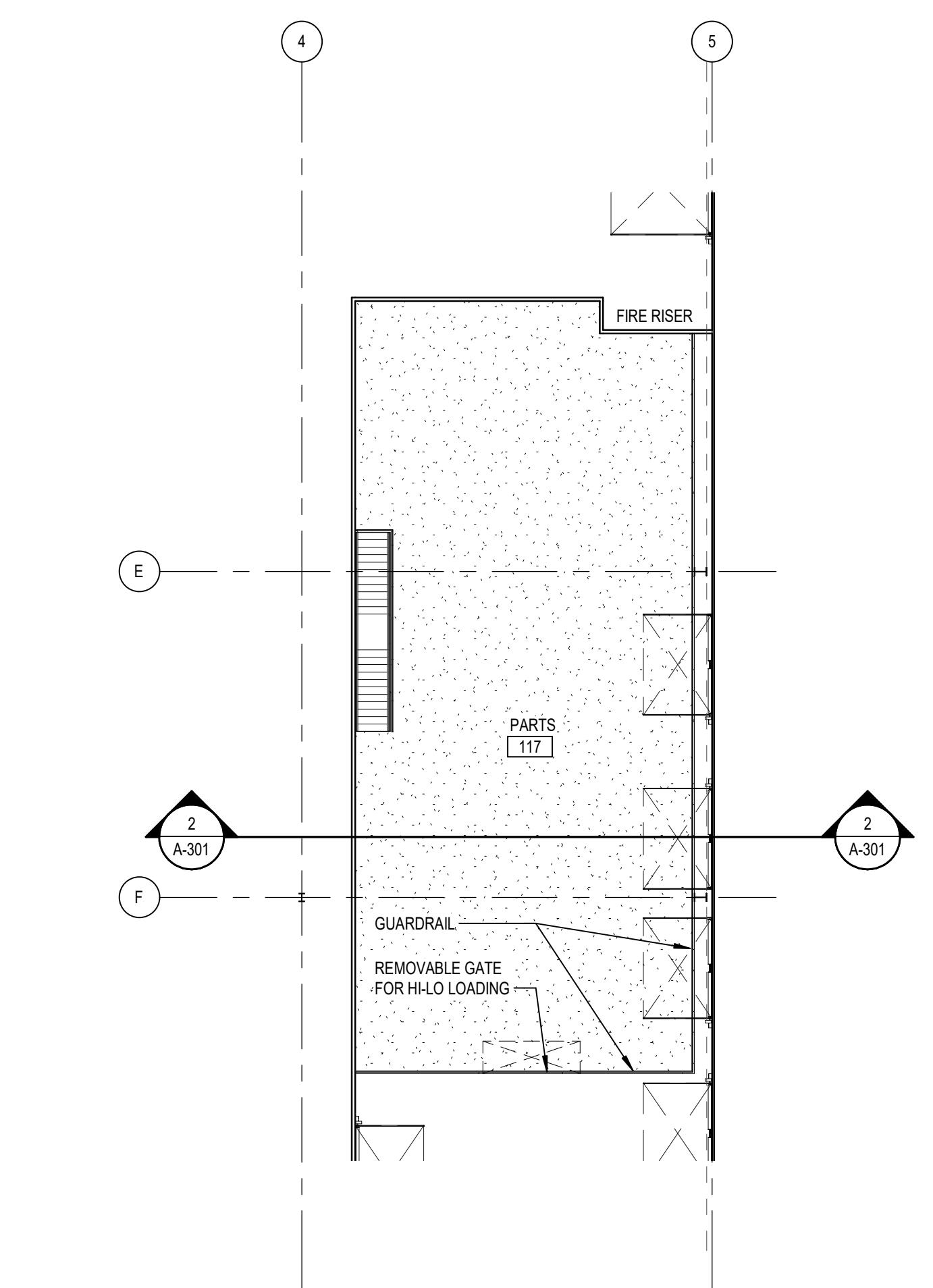
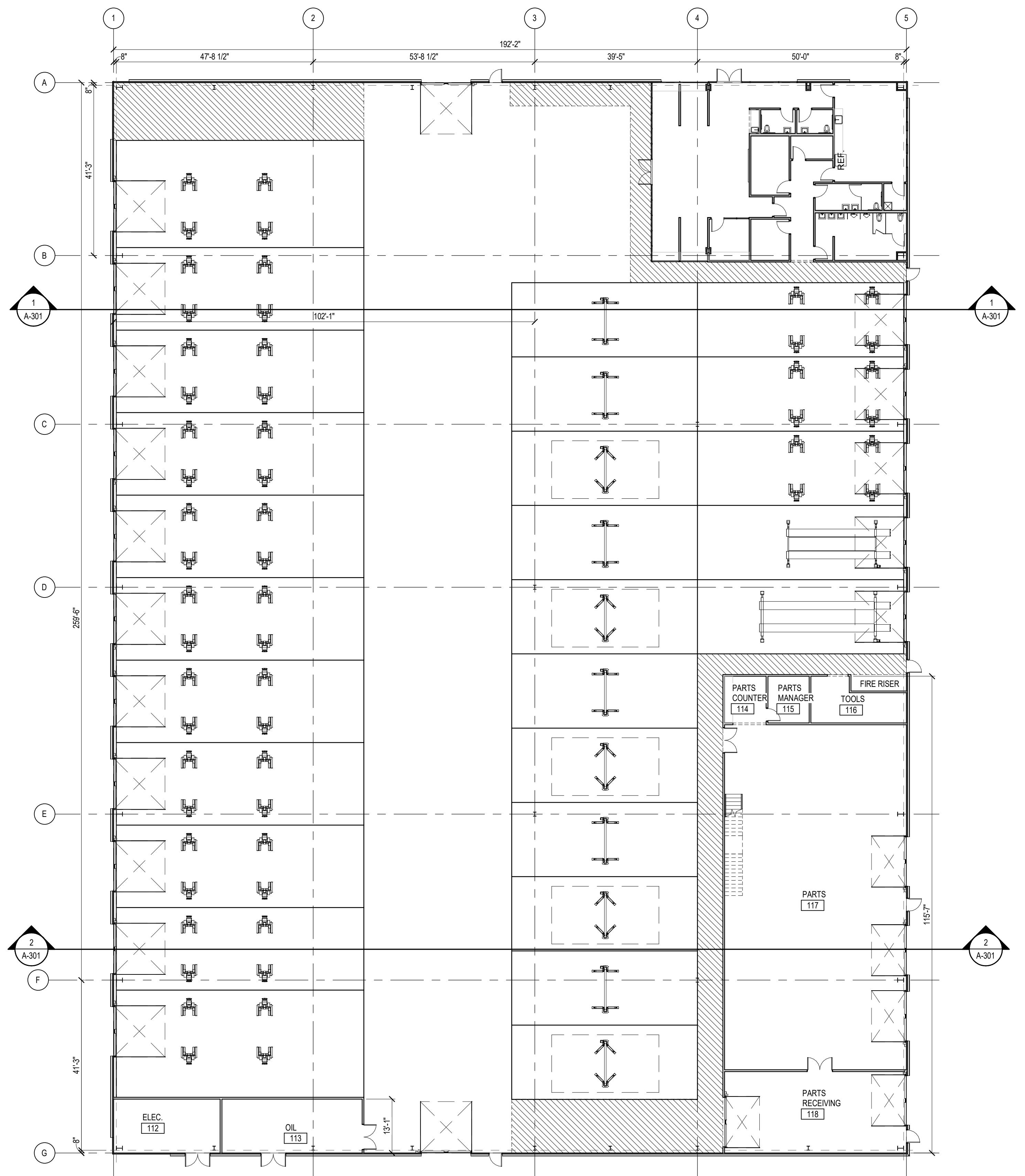
NEW
CONSTRUCTION

3560 28TH ST SE
GRAND RAPIDS, MI 49512

CLIENT
DP FOX

200 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

RELEASE DATE
DATE DESCRIPTION
07-31-23 SITE PLAN APPROVAL





ROOF PLAN LEGEND	
SYMBOL	DESCRIPTION
	AREA OF TAPERED ROOF INSULATION
	ROOF SLOPE DUE TO STRUCTURE
	ROOF SLOPE DUE TO TAPERED INSULATION
RD = ROOF DRAIN ORD = OVERFLOW ROOF DRAIN	

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PROJECT
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NEW CONSTRUCTION

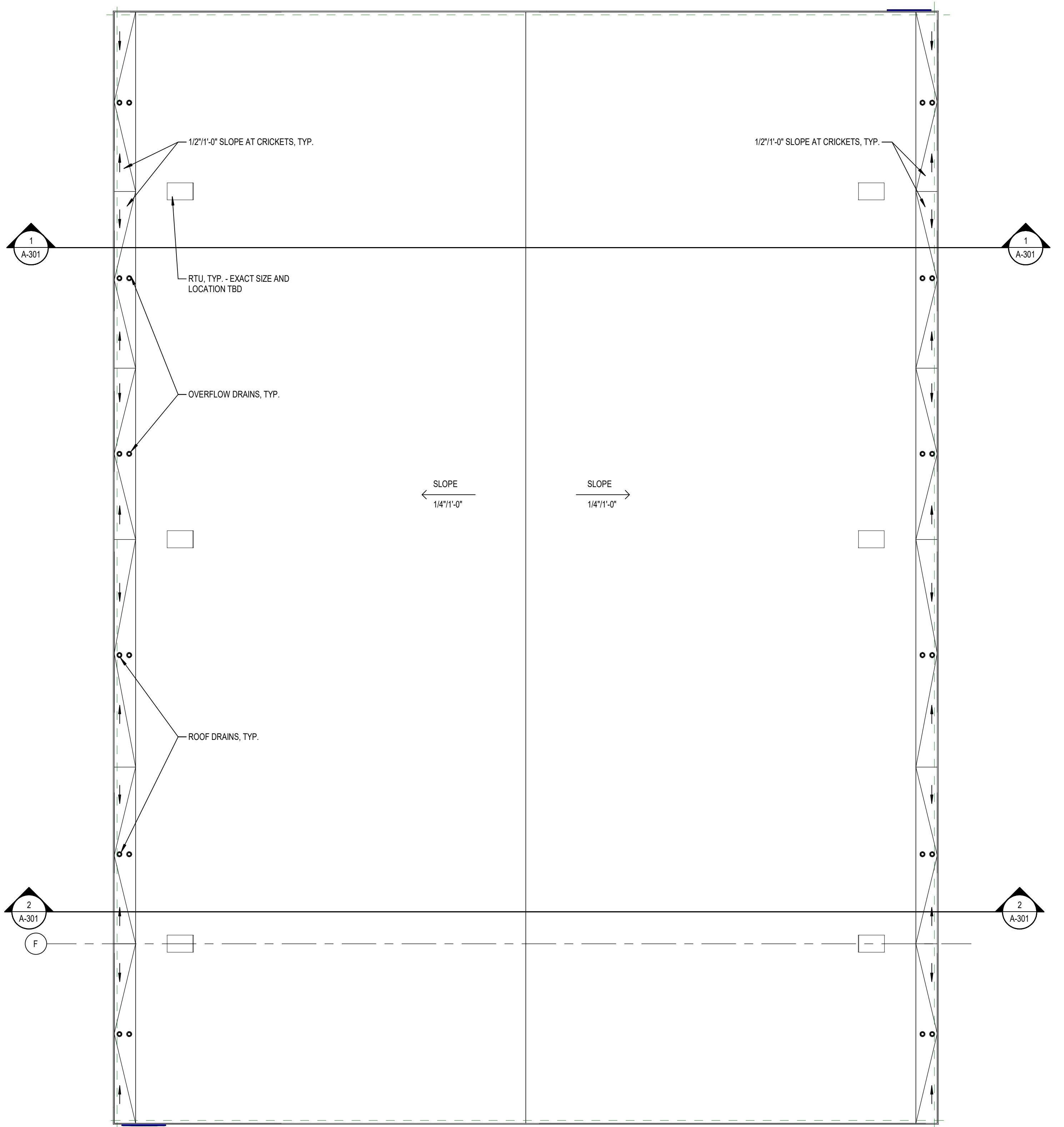
3560 28TH ST SE
GRAND RAPIDS, MI 49512

CLIENT
DP FOX

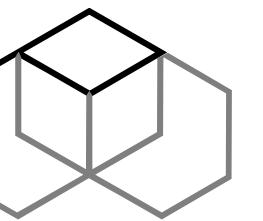
200 OTTAWA AVE NW
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RELEASE DATE
 DATE DESCRIPTION
07-31-23 SITE PLAN APPROVAL

PROJECT
2306093GR
SHEET
ARCHITECTURAL ROOF PLAN
A-191



ROOF PLAN
SCALE: 1/16" = 1'-0"

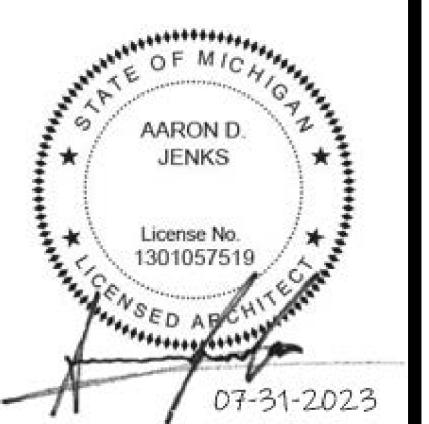


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GRAND RAPIDS, MI 49503

RELEASE DATE

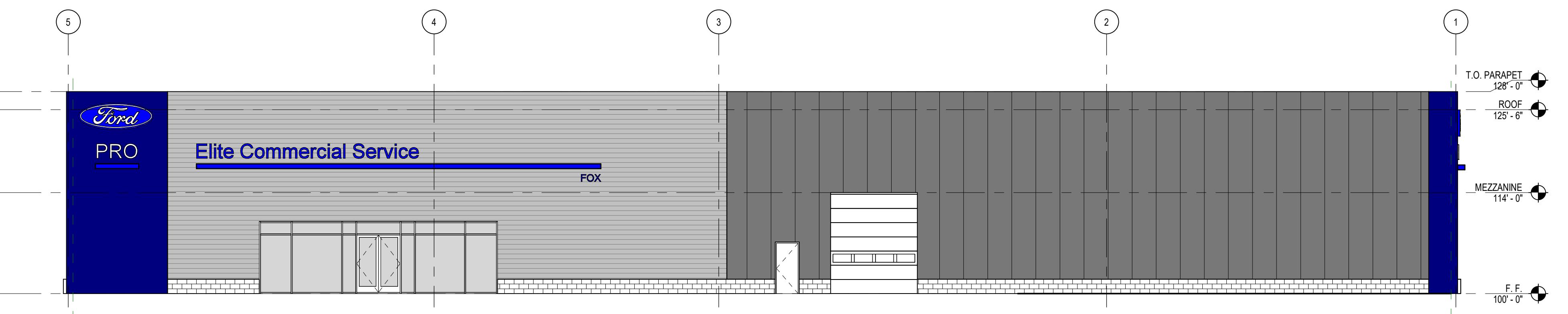
DATE	DESCRIPTION
07-31-23	SITE PLAN APPROVAL

PROJECT

2306093GR

SHEET
ARCHITECTURAL
EXTERIOR ELEVATIONS

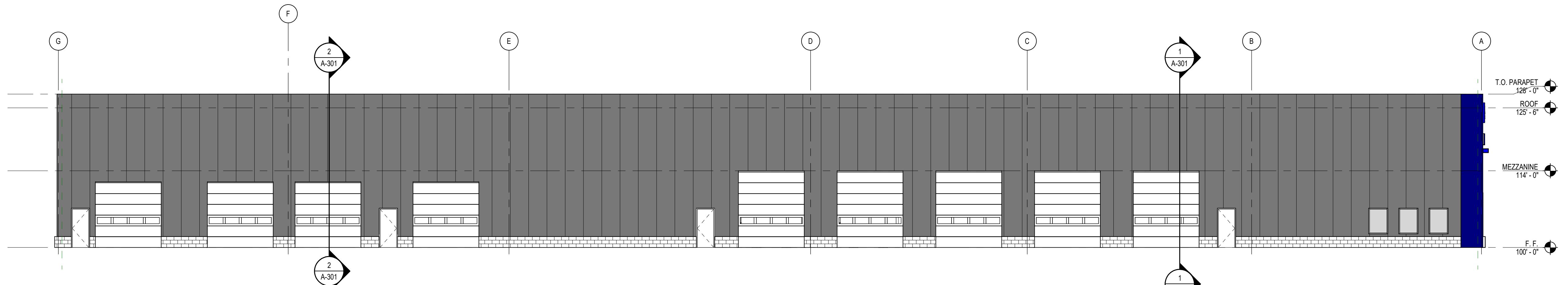
A-201



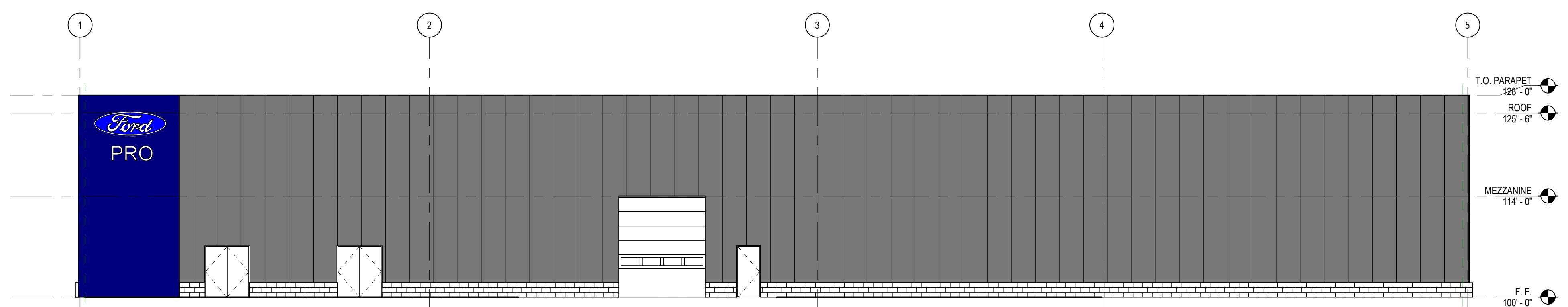
EXTERIOR MATERIAL KEYNOTES

#	MATERIAL
1	Brick

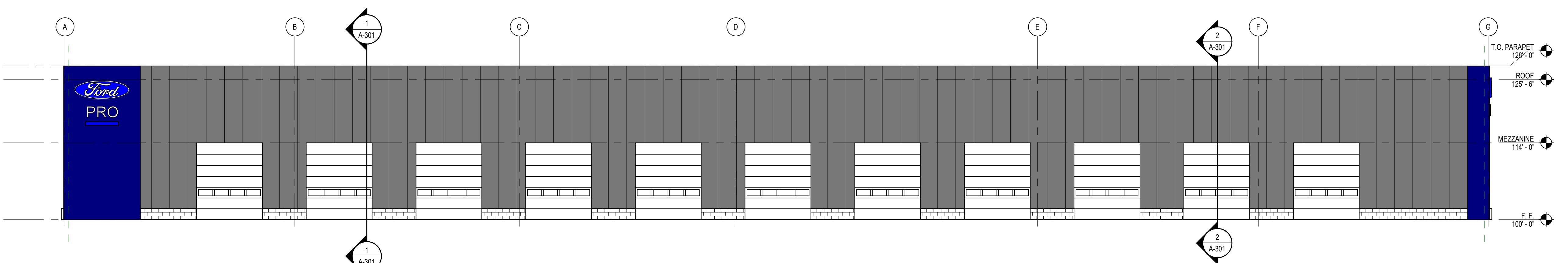
1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



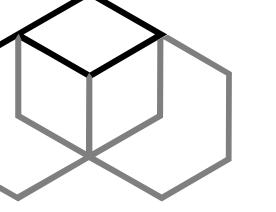
2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

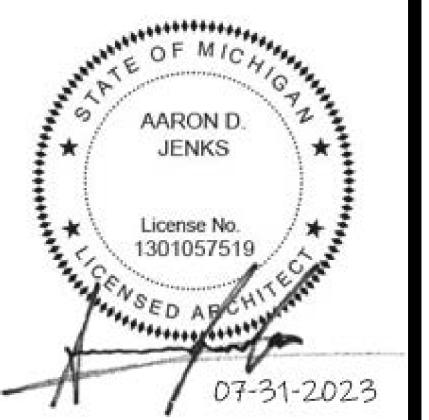


4 WEST ELEVATION
SCALE: 3/32" = 1'-0"

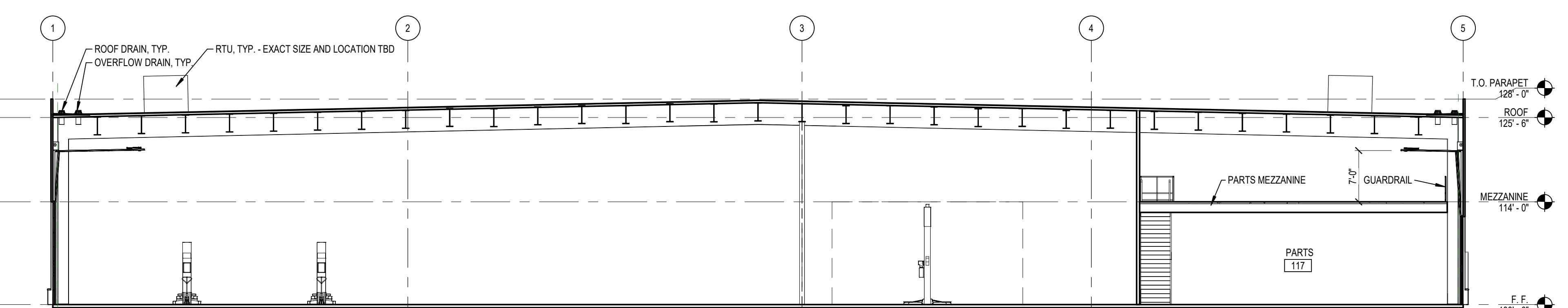
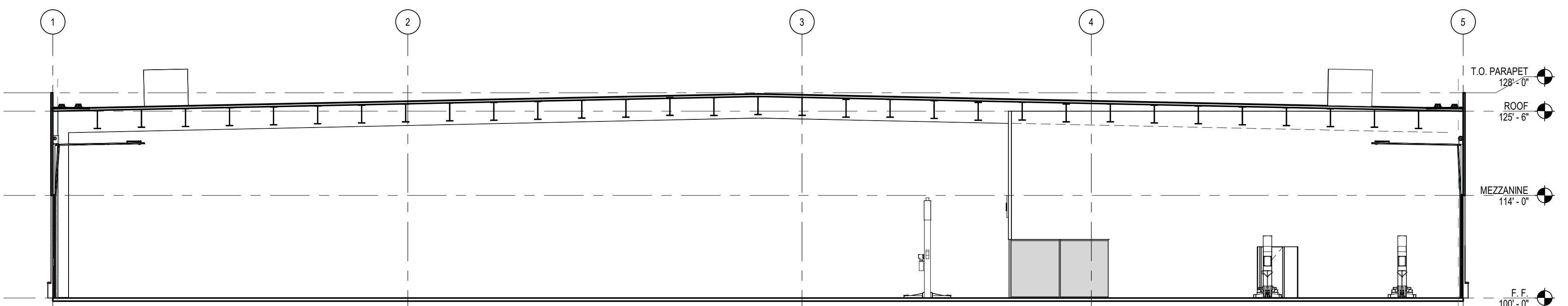


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SECTION GENERAL NOTES	
NO.	NOTE
	NOTE: REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL COLOR AND FINISH INFORMATION



PROJECT
FORD COMMERCIAL VEHICLE FACILITY
NEW CONSTRUCTION
3560 28TH ST SE
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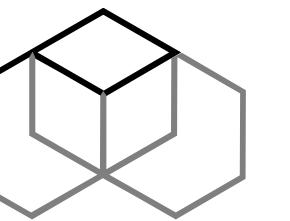
CLIENT
DP FOX

200 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

RELEASE DATE		
DATE	DESCRIPTION	
07-31-23	SITE PLAN APPROVAL	

PROJECT
2306093GR
SHEET
ARCHITECTURAL
BUILDING SECTIONS

A-301



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PROJECT

FORD COMMERCIAL VEHICLE FACILITY

NEW CONSTRUCTION

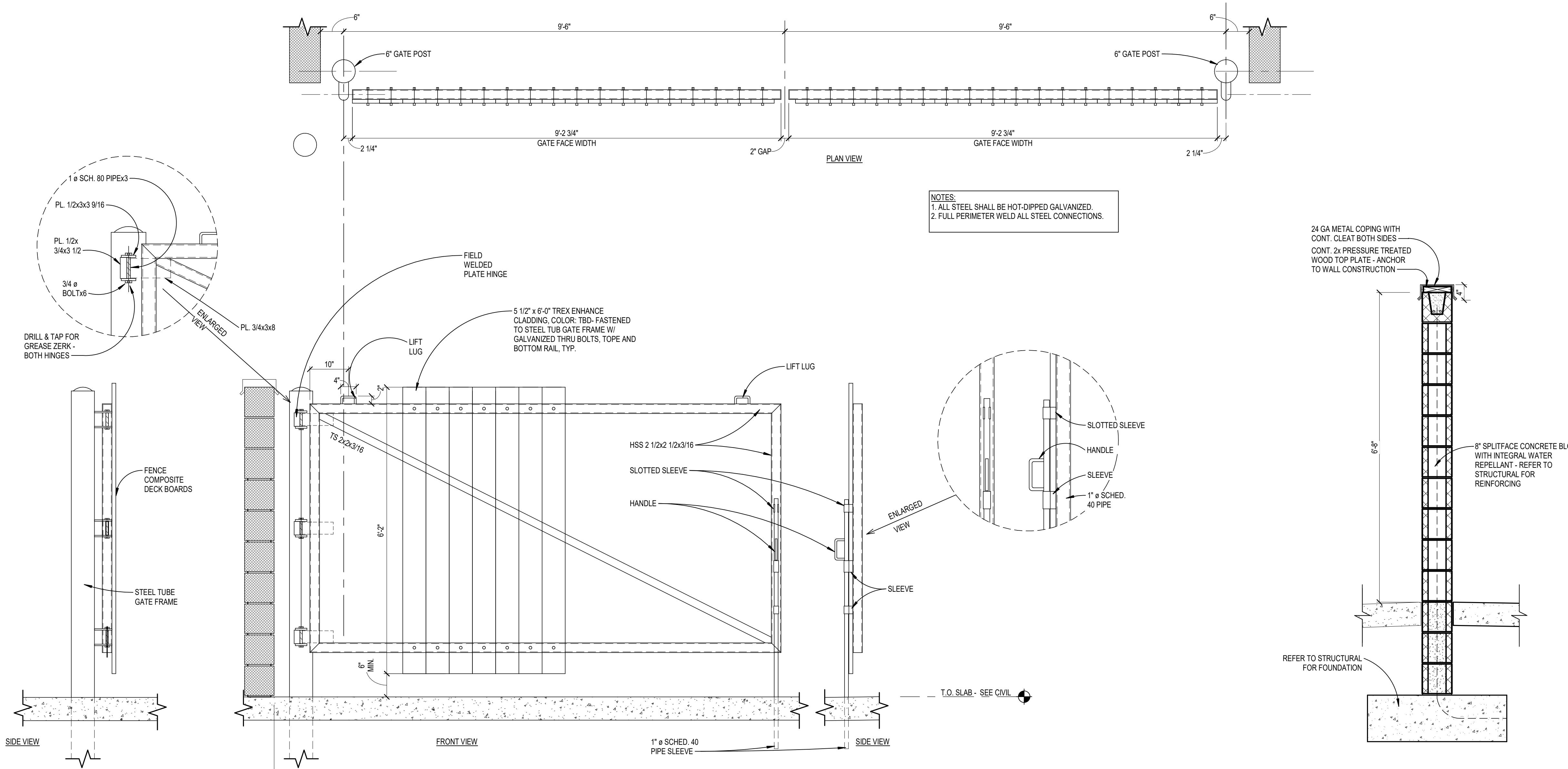
3560 28TH ST SE
GRAND RAPIDS, MI 49512

CLIENT
DP FOX

200 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

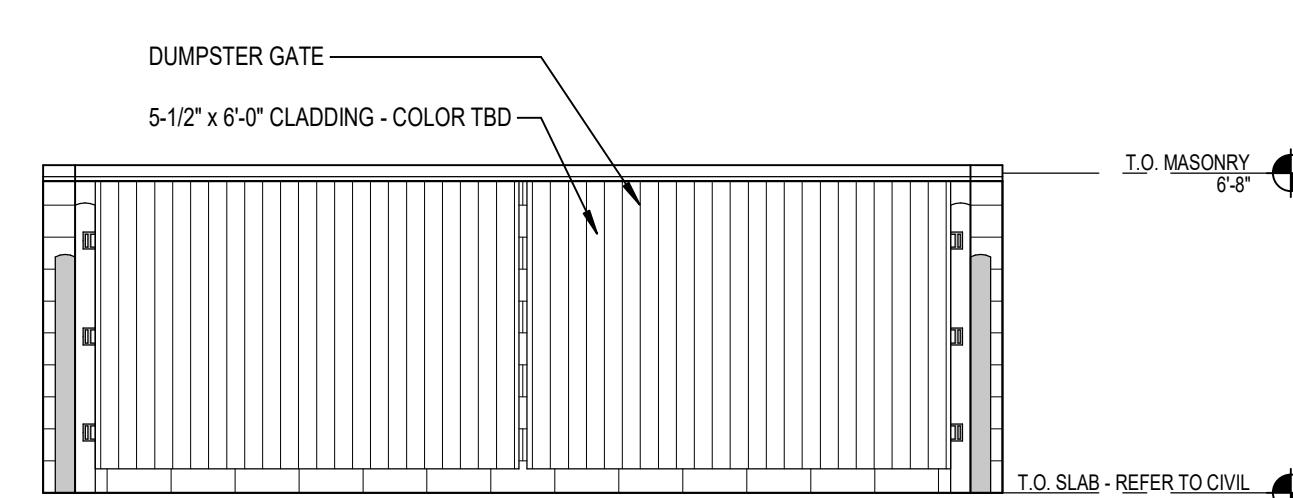
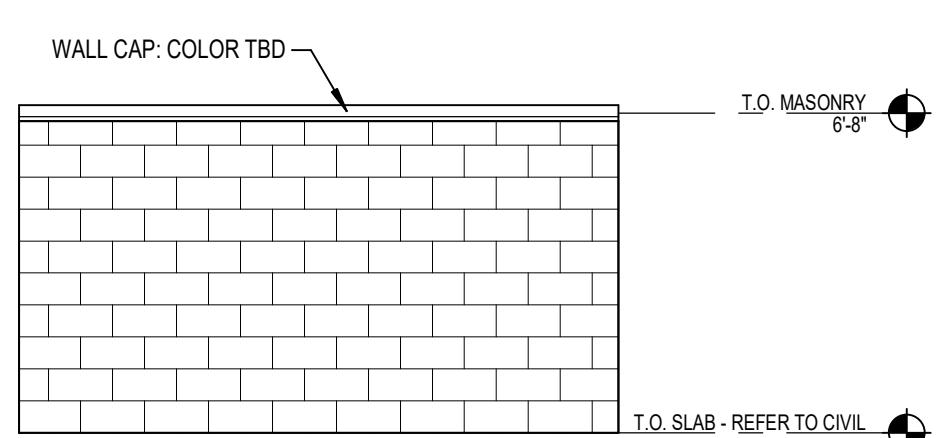
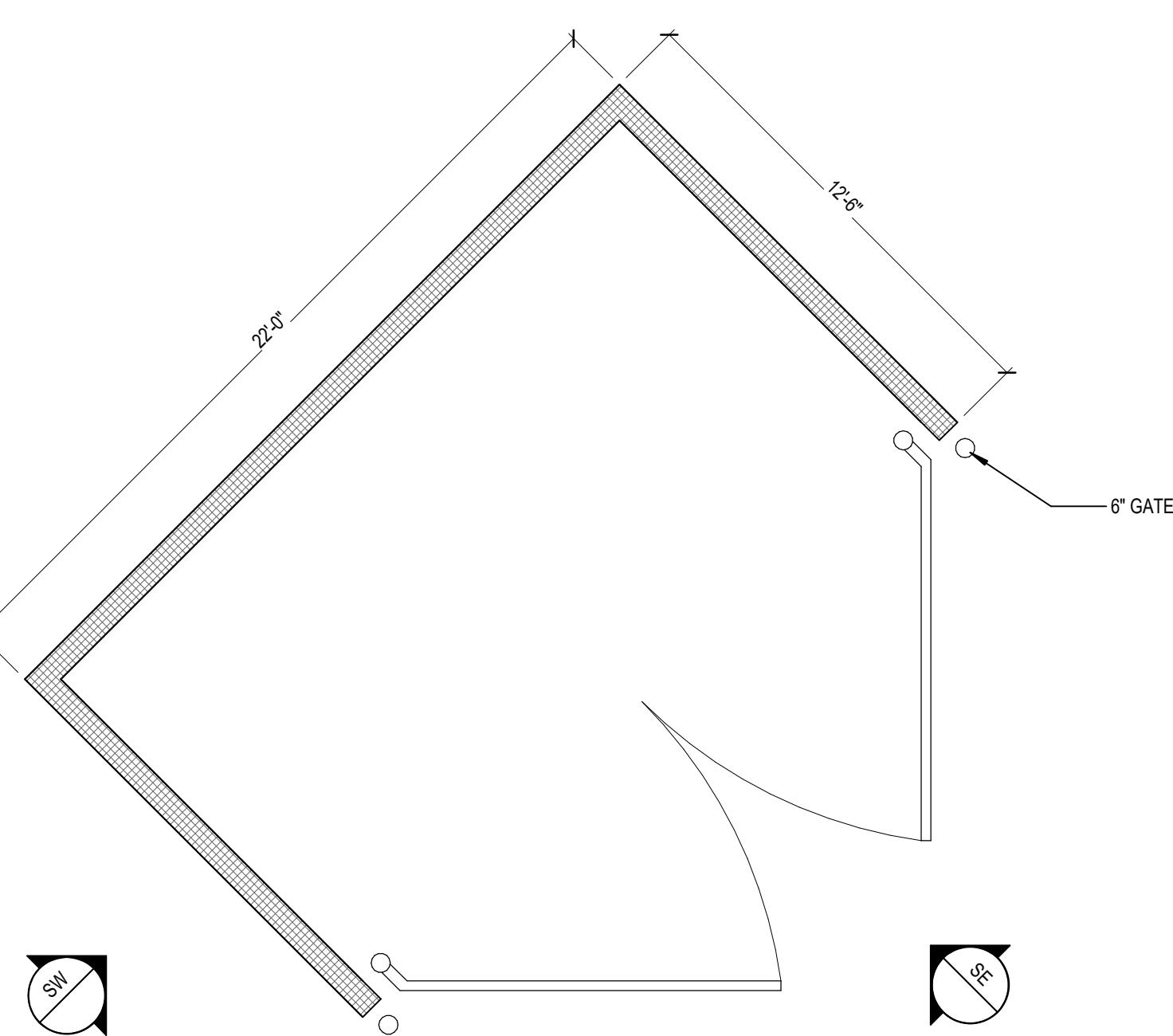
RELEASE DATE

DATE	DESCRIPTION
07-31-23	SITE PLAN APPROVAL



DUMPSTER ENCLOSURE DETAILS

SCALE: 3/4" = 1'-0"



DUMPSTER ENCLOSURE DETAILS

SCALE: 1/4" = 1'-0"

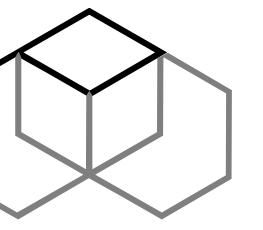
PROJECT

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SHEET

ARCHITECTURAL EXTERIOR DETAILS

A-501



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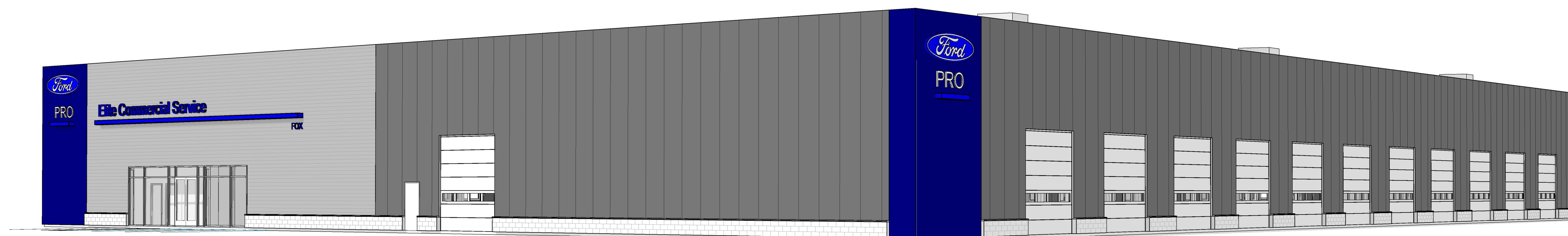


07-31-2023



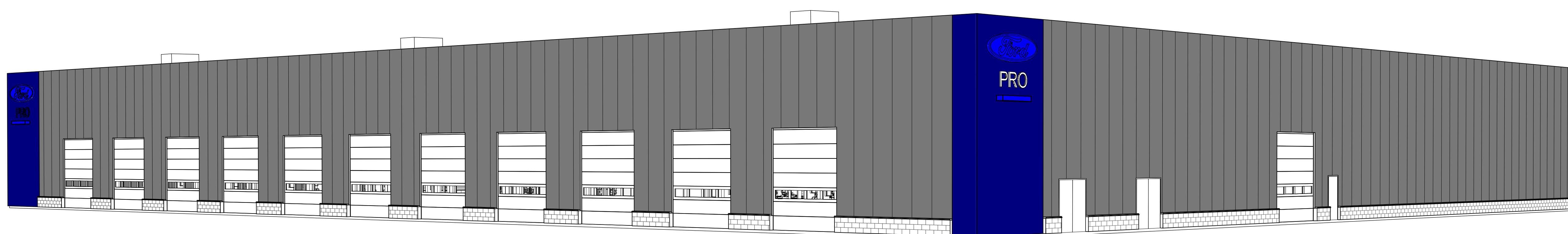
3D VIEW - EXTERIOR - FROM NORTHEAST

SCALE:



3D VIEW - EXTERIOR - FROM NORTHWEST

SCALE:



3D VIEW - EXTERIOR - FROM SOUTHWEST

SCALE:

▶ PROJECT
FORD COMMERCIAL VEHICLE FACILITY

NEW CONSTRUCTION

3560 28TH ST SE
GRAND RAPIDS, MI 49512

▶ CLIENT
DP FOX

200 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

▶ RELEASE DATE

DATE	DESCRIPTION
07-31-23	SITE PLAN APPROVAL

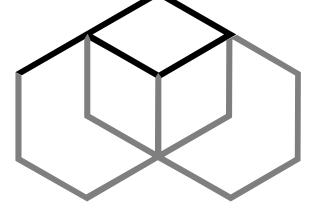
▶ PROJECT

2306093GR

▶ SHEET

ARCHITECTURAL 3D PERSPECTIVES

A-901



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NEW
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200 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

RELEASE DATE

DATE	DESCRIPTION
07-31-23	SITE PLAN APPROVAL

PROJECT

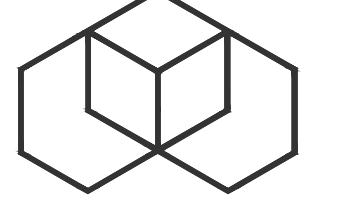
2306093GR

SHEET

ARCHITECTURAL 3D
RENDERINGS

A-902





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PROJECT

FOX FORD
COMMERCIAL
VEHICLE
SERVICE
CENTER3560 28TH STREET SE
KENTWOOD, MI 49512

CLIENT

GREEN CASTLE
PROPERTIES
(DP FOX)200 OTTAWA AVE. NW
GRAND RAPIDS, MI 49503REC # 5048
Rhoades Engineering
Consulting Engineers
Engineering Services
www.rhoadesengineering.com
401 Henry St. 1700 Building 140000
Toll Free: 800-333-1700
Fax: 616-459-1700

RELEASE DATE

DATE DESCRIPTION
07-31-23 SITE PLAN APPROVAL

PROJECT

2306093GR

SHEET
ELECTRICAL
SITE
PLAN
ES101

TYPE "AA"



Number of Light Squares	1				2			
	615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Drive Current								
Nominal Power (Watts)	34	44	59	67	66	86	113	129
Input Current @ 120V (A)	0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)	0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)	0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)	0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)	0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)	0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics								
Lumens	4,883	5,989	7,412	8,131	9,543	11,703	14,485	15,891
T2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3		
Lumens per Watt	144	136	126	121	145	136	128	123
T3	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
Lumens	4,978	6,105	7,556	8,288	9,729	11,929	14,764	16,196
BUG Rating								
Lumens per Watt	146	139	128	124	147	139	131	126

TYPE "P-SERIES"



4000K LED Wattage and Lumen Values

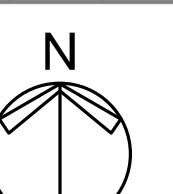
Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2		Type 3		Type 4		Type 5		Type 5W	
					Lumen Output	BUG Rating								
ECF-L-80L-900-NW-G2-x	80	900	4000	225	29,796	B3-U0-G4	132	29,299	B3-U0-G4	I30	29,840	B5-U0-G4	136	30,362
ECF-L-80L-1A-NW-G2-x	80	1050	4000	266	33,807	B4-U0-G4	127	33,044	B3-U0-G5	I27	34,615	B5-U0-G4	131	34,246
ECF-L-80L-1.2A-NW-G2-x	80	1200	4000	289	37,070	B4-U0-G4	128	36,453	B3-U0-G5	I28	38,181	B5-U0-G4	132	37,775
ECF-L-96L-800-NW-G2-x	96	800	4000	238	32,179	B4-U0-G4	135	31,950	B3-U0-G5	I36	33,144	B5-U0-G4	139	32,791
ECF-L-96L-1A-NW-G2-x	96	1050	4000	316	40,061	B4-U0-G4	127	39,395	B3-U0-G5	I24	40,122	B3-U0-G5	127	41,263
ECF-L-96L-1.2A-NW-G2-x	96	1200	4000	365	43,577	B4-U0-G4	119	42,852	B4-U0-G5	I17	43,842	B3-U0-G5	120	44,884
ECF-L-96L-1.4A-NW-G2-x	96	1370	4000	422	48,179	B4-U0-G4	114	49,971	B4-U0-G5	I18	50,647	B5-U0-G5	120	49,221

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	B		33	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-S42B-750-U-T3	GALLEON WALL LUMINAIRE (2) 70 CRI, 5000K, 800mA LIGHT SQUARES WITH 16 LED'S EACH AND TYPE III OPTICS	32	373	1	86	
	P5 206		14	SIGNIFY GARDCO	ECF-L-80L-900-NW-G2-5	EcoForm Area LED ECF - Large, 80 LED's, 4000K CCT, TYPE 5 OPTIC, No Shield	1	30652	1	224.8768	
	P4 206		11	SIGNIFY GARDCO	ECF-L-80L-900-NW-G2-4	EcoForm Area LED ECF - Large, 80 LED's, 4000K CCT, TYPE 4 OPTIC, No Shield	1	29840	1	224.8768	

Statistics

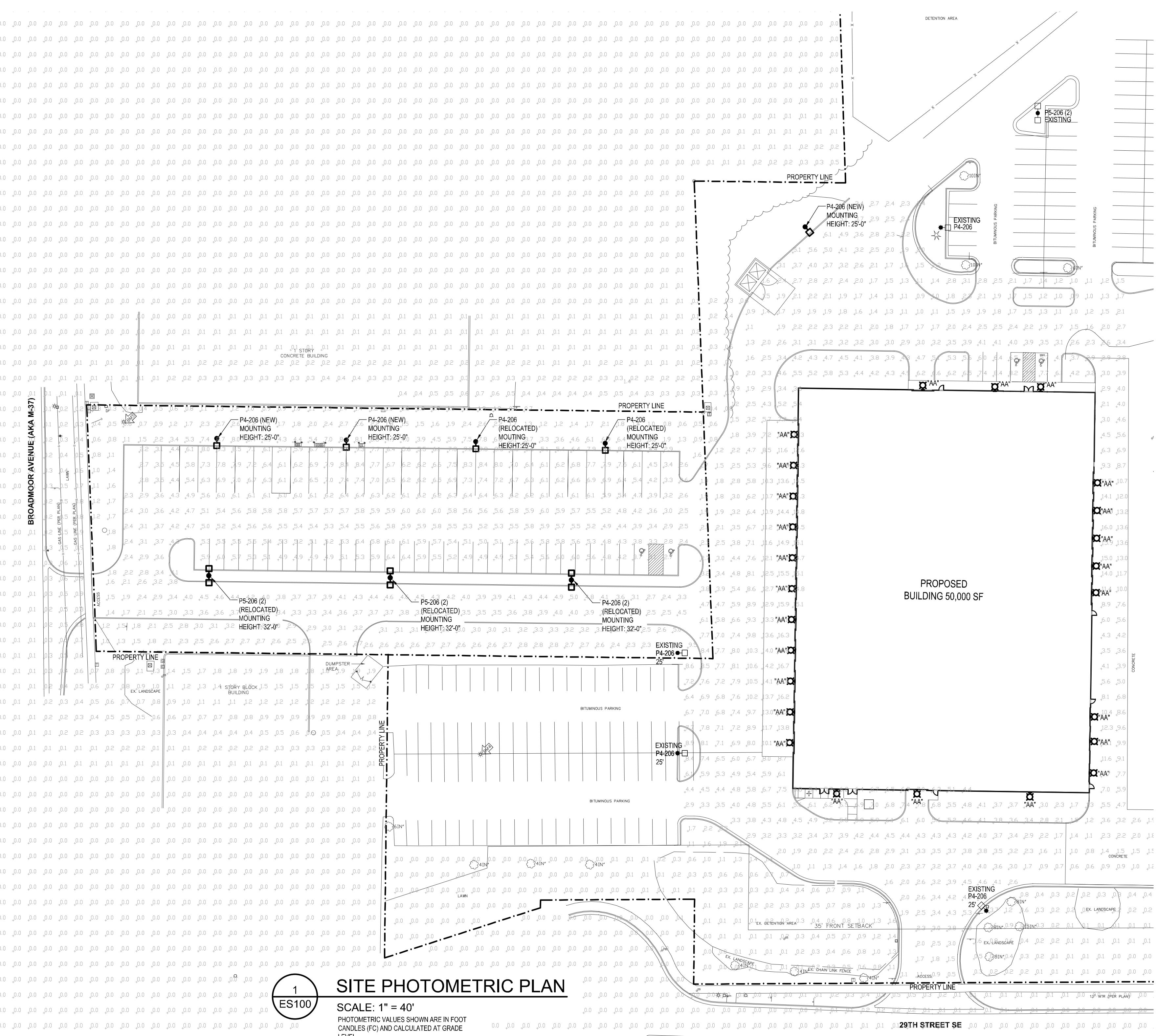
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NEW PARKING ZONE	+	5.5 fc	9.8 fc*	1.8 fc	5.4:1	3.1:1
NORTH PARKING GREENSPACE	+	2.2 fc	8.7 fc	0.2 fc	43.5:1	11.0:1
OFF PROPERTY WEST - SOUTH	+	0.05 fc	1.9 fc	0.4 fc	N/A	N/A
SIDE DRIVE	+	3.5 fc	5.0 fc	1.4 fc	3.6:1	2.5:1
SOUTH GREENSPACE	+	0.3 fc	2.5 fc	0.6 fc	N/A	N/A
SOUTH PARKING GREENSPACE 1	+	2.4 fc	3.2 fc	1.6 fc	3.2:1	2.4:1
SOUTH PARKING GREENSPACE 2	+	3.1 fc	9.5 fc	2.3 fc	4.1:1	1.3:1
SOUTHEAST GREENSPACE	+	0.3 fc	3.7 fc	0.6 fc	N/A	N/A
BUILDING PERIMETER AND DRIVE	+	5.0 fc	16.7 fc	0.5 fc	33.4:1	10.0:1



0 40' 80'

NOT FOR CONSTRUCTION

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE EXISTING LINES SHOWN ON THESE PLANS. THE CONTRACTOR FURTHER ASSUMES FULL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR OR OWNER ALONE EXERTS CONTROL OVER THE LOCATION AND ANY DEVIATIONS FROM THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.



SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'

PHOTOMETRIC VALUES SHOWN ARE IN FOOT CANDLES (FC) AND CALCULATED AT GRADE LEVEL.

29TH STREET SE

EXISTING P4-206

EXISTING P5-206

EXISTING P4-206 (RELOCATED)

EXISTING P4-206 (NEW)

EXISTING P4-206 (NEW)