

# AGENDA CITY OF KENTWOOD PLANNING COMMISSION TUESDAY, MARCH 11, 2025 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 February 25, 2025, and Findings of Fact for: <u>Case#5-25</u> Garden Park Estates Residential Site Condominiums -Located at 5606 Jefferson Ave SE and a portion of 5615 Madison Ave SE
- F. Approval of the Agenda for March 11, 2025
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

There is no Old Business

I. Public Hearing

Case#6-25 - SIP Structures and Improvements Plan (July 1, 2025- June 30, 2031)

<u>Case#7-25</u> – Jiffy Lube – Special Land Use and Site Plan Review for a Major Vehicle Repair – Located at 1820 44<sup>th</sup> Street SE

<u>Case#8-25</u> — Request of the City of Kentwood to impose a Temporary Zoning Ordinance Moratorium on the issuance of any permit, license, approval, variance or other approval for billboards within the City during the term of the moratorium

J. Work Session

<u>Case#9-25</u> – Heyboer Acres Phase 1- Site Condominium and Preliminary Site Plan – Located at 2500 – 52<sup>nd</sup> Street SE

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K. New Business

Set public hearing date of , for:

#### L. Other Business

- 1. Master Plan Update
- 2. Commissioners' Comments
- 3. 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 FEBRUARY 25, 2025, 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 Jones.
- C. Roll Call:

Members Present: Sandra Jones, Ed Kape, Alex Porter, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir

Members Absent: Jessica Harris (with notification)

Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, the applicants and about 20 citizens.

Motion by Kape, supported by VanderMeer, to excuse Harris from the meeting.

- Motion Carried (7-0) –
- Harris absent -
- 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 Quinn, supported by Commissioner Porter, to approve the Minutes of February 11, 2025 and the Findings of Fact for: <u>Case#4-25</u> — Meijer Kentwood C-Store — Special land Use for a Vehicle Fuel Station and Final Site Plan Review for a PUD — Located at 3557 Patterson Ave SE

- Motion Carried (7-0) -
- Harris absent -
- F. Approval of the Agenda

Motion by Commissioner Porter, supported by Commissioner Poyner to approve the agenda for the February 25, 2025 meeting.

- Motion Carried (7-0) –
- Harris absent -
- G. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.

Proposed Minutes Planning Commission February 25, 2025 Page 2 H. Old Business

<u>Case#27-24</u> – Patterson Farm - Change in the Master Planned Land Use Designation from Conservation Oriented Development to a Combination of Residential, Commercial and Industrial for an 151.5 acre area of the property located at the Southwest Corner of 28<sup>th</sup> Street & Patterson Avenue (2933 Patterson Ave SE, 4750 – 28<sup>th</sup> St SE, 3253 Patterson Ave SE, 3191 Patterson Ave SE, 3181 Patterson Ave SE, 3171 Patterson Ave SE) (**Tabled Indefinitely**)

#### I. Public Hearing

<u>Case#5-25</u> – Garden Park Estates – Residential Site Condominiums -Located at 5606 Jefferson Ave SE and a portion of 5615 Madison Ave SE

Pung stated the request is a preliminary site plan review for an 11-unit site condominium development on approximately 3.23 acres. The overall gross density would be 3.4 units per acre, witch is low density residential. It is consistent with the master plan. He stated the development is going to involve 3 parcels; 5606 Jefferson Avenue (which is owned by the applicant), 5615 Madison Avenue (applicant has an agreement to purchase just over 1 acre) and they are also working on acquiring part of the 56<sup>th</sup> Street ROW. He stated that would require approval by the City Commission for the vacation and transfer of that property. Pung stated their attorneys are working with the city attorney to go through that process.

Pung stated they will have to provide sidewalk on at least one side of the street which is a condition of approval. They provided a new design for the private drive and access onto 56<sup>th</sup> Street. Final approval of drive access is a condition of approval because the City Engineer is still looking into this so there could be some tweaks to the location of design.

Pung stated he is recommending to the City Commission conditional approval of the preliminary site plan dated February 8, 2025 as described in his memo.

Kurt Sidenski, 500 Riley, Hudsonville, the developer; Jake Melton, 1034 Merrifield and Scott Turgen 9292 Wilson Ave were present.

Jones opened the public hearing.

Nanette Jasperse, 248 Nancy St. SE; Pam Tappen, 157 Nancy St. SE; John Oliver, 245 Nancy St SE; Nicole Boggs, 320 Nancy St SE; Brent Bellinger, 325 Nancy St SE; David Shawver, 5557 Madison Ave SE were present. They had concerns regarding the green space going away, the wild life will be gone and have nowhere to go, the amount of traffic is already too much and people speeding, they enjoy their privacy and this will take away from that, and, they were concerned with how the condos will look and access.

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

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

Kape thanked the community for coming out and stated he understands that it is tough when they have lived behind acres of woods and now, they are going to be developed. He stated as property owners they have the right to develop within the ordinance. He stated it doesn't make it easier, but it happens. He stated Kentwood is still a growing city and he understands it doesn't ease the pain of what they are experiencing. Kape questioned access. Sidenski stated they will enter off of 56<sup>th</sup> Street.

Quinn thanked everyone from coming out and also wanted to let the residents know that the only entrance and exit will be off of 56<sup>th</sup> Street.

Porter also thanked everyone for coming out. He stated at the work session there was discussion about the construction type, but right now they are just lots and this is just the site plan review. Pung stated that is correct. Pung stated they will be single family homes, there will not be any multi-units, it is zoned R1-D and does not allow for attached units..

Porter stated one of the questions that came up was whether or not the woods had a clear line between the current property and where the woods are, is there a fence, are people who use the land going to lose land. Siedendski stated the fences are all individual behind individual lots.

Porter questioned how many trees are being kept. Sidenski stated he has no idea yet; they have had their tree guys on site in the last couple of weeks. They have to clear it out to do what engineering is requiring of them which is to put the street in to get the water and sewer down the street, and to create the detention. Sidenski stated most all of the trees are going to have to be removed and they will plant new trees.

Porter questioned the traffic. Is there enough room for cars to go in and out. Pung stated it has been two-way traffic on that part of 56<sup>th</sup> Street going to the park and other residence. You just can't park on the street and have vehicles get by. It is the main access to the park and access to the church and anyone that would be using that portion to go to or from Mick Street. Porter questioned if the turnaround is big enough for school buses and fire trucks. Pung stated fire already reviewed it for their fire trucks. Porter stated the traffic is a concern for him.

Weir questioned what the units will look like. Siedenski stated they are trying to come up with housing to bring new houses at a lower price point. He stated it is very hard to produce in West Michigan right now. He thinks they can produce that on this product, but they have a little work ahead of them with the new architectural guidelines. He stated they will be single family homes. They are hoping to have everything be attached garages, but that is tough with the new ordinances. They are planning on basements all stick built, typical West Michigan construction that you see now.

Poyner thanked the residents for coming out and stated that the land is there to be developed and that is what the applicant has come to do. It will be in compliance with zoning ordinance, but he understands their concerns. Poyner stated there is a need in our community for the development of homes and this is something we have to consider.

VanderMeer suggested that in previous developments we have challenged the developer to meet with the residents to get their support ahead of time it would have been nice to have given them a heads up with what is going on.

Jones questioned the price point. Siedenski stated they are not sure yet, they are still working on that. Jones stated she wanted the neighbors to understand that these will not be cheap homes, and they will see some appreciation in their own property values. It is unfortunate that the woods won't be there, but change is necessary. She stated Kent County needs over 30,000 new homes in the next 5 years and Kentwood needs to be a part of the solution to the housing crisis that we are in. She encouraged the residents to contact the non-emergency number for their traffic concerns or have conversations with their city commission.

Motion by Porter, supported by Poyner, to recommend to the City Commission conditional approval of the preliminary site plan dated February 8, 2025, for the Garden Park Estates Site Condominium development as described in Case 05-25. Approval is conditioned on conditions 1-8 and basis points 1-8 as described in Pung's memo dated February 21, 2025.

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

#### J. Work Session

#### Case#6-25 – SIP Structures and Improvements Plan

Golder stated that the SIP Plan is broken down into a variety of project types. The SIP is part of the City's Annual Capital Improvements Program that sets forth improvements over the next 6-year period, in this case years July 1, 2025- June 30, 2031. She stated this plan covers Building and Site Improvements; Parks; Streets, Sidewalks and Non-Motorized Trails, Water, Sanitary Sewer and Storm Sewer Management Systems

Kayla Garcia, Finance Director; Brad Boomstra, City Engineer; Val Romeo, Parks and Recreation Director; Chad Griffin, Director of Public Works and Dianne Fikse, Deputy Finance Director were present.

Poyner wanted to see some details on sidewalks for the public hearing. Poyner questioned why the big increase for 52<sup>nd</sup> Street, East Paris to M37, 52<sup>nd</sup> Street resurfacing. Boomstra stated there are three sections of 52<sup>nd</sup> Street that we are doing this year. Division to Eastern and Breezefield back west from Bailey's Grove all the way to Broadmoor, (M-37).. Boomstra stated there are two different sections but doing it all as

one. There is another section that is further out which would be from Broadmoor to Patterson in a couple years.

Poyner asked about the annual street resurfacing program. Boomstra stated it is our main way to preserve payment for local streets. Boomstra stated we budget over a million dollars each year for that.

Porter stated there were a couple of items where the price dropped it was cost savings and tightening up, also the Rec Center. He stated he would like to see a total to date so the commissioners can see that.

Porter questioned on Streets and Sidewalks, the 52<sup>nd</sup> Street and Breton Ave traffic signal intersection reconstruction. Is that going to be part of the extension of Breton. Boomstra stated yes. Boomstra stated we have a cost for oversizing Breton because it is a bigger road than it needs to be if it were to become just residential. Then there is a cost to build the road. We have a little piece of property north of the Paul Henry Trail and then we have to get across the Paul Henry Trail. Golder stated it will likely be included in the TIF for the development of Breton Ravines.

Quinn questioned 48<sup>th</sup> Street and Division on the corner and what that means for the young people going to school. Is there any scheduled safety enhancements. Boomstra stated there is a project on 48<sup>th</sup> Street, Division to Eastern they are going to be redoing that section of street is going to include enhancing the pedestrian crossing. Schweitzer stated Division north of 48<sup>th</sup> Street there is going to be a refugee island installed, it will be equipped with a HAWK signal, push button activated. Discussion ensued. Quinn asked if Romeo had anything to add regarding Covenant Park or the new Community Center. Romeo stated not much for Covenant Park because they are in a capital campaign. The Community Center is in construction phase, hope to be opening in August of 2026.

Kape stated the portable light tower is now moved out to 2028. Romeo stated they rent them currently. The City owns one and they rent it from DPW. They use them for several of their events. Romeo stated she hasn't found a donor to pay for their light tower. Kape questioned the miscellaneous bridge repairs and Model Court rehabilitation what is that. Boomstra stated there is a cul-de-sac off Broadmoor just north of 44th Street, the project would be repaying that.

Golder stated the public hearing is in two weeks it will be helpful to know ahead of time if the commissioners have any additional questions so we can let staff know whether or not they need to attend.

<u>Case#7-25</u> – Jiffy Lube – Special Land Use and Site Plan Review for a Major Vehicle Repair – Located at 1820 44<sup>th</sup> Street SE;

Golder stated we had the rezoning for the Storage 5 building to industrial. She stated part of that plan was to have outlots along 44<sup>th</sup> Street. She stated the proposed Jiffy Lube is on .66 acres of land (the first of the 4 outlots) that we have.

Golder stated there is a cross-access easement that goes east to west, those are the 2 entrances to Jiffy Lube; there is no direct access from 44<sup>th</sup> Street. She stated they will use the existing curb cut.

Golder stated this is a major auto repair because it is not only an oil change facility, but they do other work as well. She stated it will be a 3,098 square foot building.

Golder stated they have submitted a statement of operations and in the staff report we have asked for a couple of additional items; the number of employees, how many vehicles will be onsite for service and then to make sure that it is clear that the vehicles can't remain there for more than 72 hours. She stated with those additions she feels like it meets the special land use standards.

Golder stated operationally when someone comes in for an oil change, they will come in off of 44<sup>th</sup> Street or along the easement, enter into the building on the south side, have the service, come back out, loop back around to the north side, and exit that way. She stated we want to make sure all the easements are in place, but we aren't clear on the maintenance of those easements.

Golder stated we had a good discussion with the Fire Department. They must have a fire lane on the longest side of the building. He is making a recommendation that they use the eastern driveway as the fire lane. That will require them to ask for a waiver from the Fire Department to have a fire lane on the shorter side of the building. He was not concerned about being able to fight a fire given the access that they have here.

Golder stated there were a couple of other comments regarding the light poles, there were a little too high and need to drop them down to 20 feet. She stated also the landscape setback ordinance requires 35 feet and they have 30 feet.

Jason Day, with Excel Engineering was present. He stated the materials of the building will be upgraded to meet the city ordinances with much of the building being masonry with some EIFS accents. It will be an updated building from their prototype of architectural material standpoint. He stated their sites are well landscaped and manicured.

VanderMeer questioned how is Mr. Burger going to be impacted. Golder stated she believes the vacant lot part of it is going to be split off and combined for Mr. Burger and then part of it will develop into something else.

Weir questioned the hours of operation. Day stated 8am-7pm during the weekend it will be shortened hours, but typically open 7 days a week.

Porter questioned if there is any oil storage on site or what they do with the oil. Day stated in the narrowest part of the building there will be the two oil service bays. In that part of the building there is a pit for access under vehicles, and that pit is where all the fluid storage is contained within doubled walled containers in the basement. All

transferred with a pumper truck for recycling. They will drop a hose through the floor into the pit and they will suck the old oil out and pump the new oil in.

Jones stated she just hopes that the 44<sup>th</sup> Street facing façade is nice and remains so.

<u>Case#8-25</u> – Request of the City of Kentwood to impose a Temporary Zoning Ordinance Moratorium on the issuance of any permit, license, approval, variance or other approval for billboards within the City during the term of the moratorium

Schweitzer stated over the past several years the work plan for the Planning Department has included the review and update of the Zoning Ordinance sign regulation in response to the landmark Supreme Court and lower court decisions. In the past several months City staff has initiated its review of the Kentwood Zoning Ordinance sign regulations with a focus on the landmark Supreme Court decisions of Reed v Town of Gilbert and City of Austin v Reagan Nat'l Advertising of Austin, LLC. To date, we are also referencing the American Planning Association (APA) Zoning Practice Sign Regulation issue dated November 2019 as well as reviewing the City of Walker sign regulations updated and adopted in January of 2024 and the current City of Wyoming sign regulations.

On February 4 City Attorney Sluggett informed the City Commission that city staff and the legal team were in the process of undertaking a sign ordinance review because of cases pertaining to this subject at a federal level on what is permissible. He stated staff needed a six-month period to complete the review and approval by the Planning and City Commissions. Upon the City's Code of Ordinance to impose a temporary moratorium on the issuance of permits, license, approval, variance, or other approval for billboards within the city during the term of the moratorium.

Schweitzer stated he doesn't think we will need the entire 6 months to complete this task if we do get it done quicker, we will shorten both moratoriums on the code of ordinances and the zoning ordinance accordingly

The commissioners were ok with the moratorium,

#### K. New Business

Motion by Porter, supported by VanderMeer, to set public hearing date of March 25, 2025, for: <u>Case#9-25</u> – Heyboer Acres Phase 1- Site Condominium and Preliminary Site Plan – Located at 2500 – 52<sup>nd</sup> Street SE

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

#### L. Other Business

- 1. Commissioners' Comments
- 2. Staff's Comments

#### M. Adjournment

Motion by Commissioner Weir, supported by Commissioner Porter, to adjourn the meeting.

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

Meeting adjourned at 8:55pm

Respectfully submitted,

Ed Kape, Secretary



#### CITY OF KENTWOOD PLANNING COMMISSION PROPOSED FINDINGS OF FACT MARCH 11, 2025

Pung 02/21/2025

PROJECT:

Garden Park Estates

APPLICATION:

05-25

LOCATION:

5606 Jefferson Avenue & 5615 Madison Avenue

HEARING DATE:

February 25, 2025

REVIEW TYPE:

Preliminary site plan review of a residential site condominium

development.

MOTION:

Motion by Porter, supported by Poyner, to recommend to the City Commission conditional approval of the preliminary site plan dated February 8, 2025, for the Garden Park Estates Site Condominium development as described in Case 05-25. Approval is conditioned on conditions 1 – 8 and basis points 1 – 8 as described in Pung's memo dated February 21, 2025.

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

#### CONDITION:

- 1. City Commission approval of the proposed vacation and transfer of 56<sup>th</sup> Street right-of-way.
- Approval by the City of the private street access location and design onto 56<sup>th</sup> Street.
- Applicant shall provide information as required by Section 66 of the Condominium Act (PA 59 of 1978) as well as information on the nature, location, and extent of common elements for review and approval by City staff.
- 4. Canopy street trees shall be installed in accordance with the Kentwood Zoning Ordinance.
- Sidewalk shall be installed on at least one side of the street.

- 6. The Master Deed and Bylaws for the development and condominium association must be approved by the Kentwood City Attorney and City staff.
- 7. Compliance with all applicable City of Kentwood Engineering Department regulations and requirements.
- 8. Compliance with all applicable City of Kentwood Fire Department regulations and requirements.

BASIS:

- 1. The development is proposed as a site condominium under the provisions of the Michigan Condominium Act (PA 59 of 1978). The Condominium Act requires information to be provided as part of a Condominium Subdivision Plan. The City must review these to ensure that all elements of the proposed development are addressed, including issues such as private road development and maintenance of common elements, the development of the owner's association, and building restrictions.
- 2. The city Engineering Department is reviewing the access to 56<sup>th</sup> Street and may require modifications to location and design.
- 3. Site is adequately served by essential public facilities and services.
- 4. The proposed use will not adversely affect the public utility and traffic circulation system.
- 5. The proposed development is not anticipated to have a substantial and adverse impact on neighboring property nor create any type of blight within the area.
- 6. The proposed development is consistent with the existing and intended character of the surrounding area.
- 7. Representations made by the applicant and applicant's representatives at the work session and public hearing.
- 8. Discussion at the work session and public hearing.



#### March 6, 2025

TO:

Kentwood Planning Commission

FROM:

Lisa Golder, Planner

RE:

Structures and Improvements Plan 2025-2031

Attached please find the revised version of the 2025-2031 Structures and Improvements Plan. The revised version includes the following:

- Summary and funding charts on pages 8-10
- · Added "Historical" and "Future" columns to the tables
- Added a detailed listing of sidewalk construction areas for this year

The Planning Commission must review and adopt a Structures and Improvements Plan and forward it to the City Commission. The resolution adopting the SIP is found on page 6 of the document.

The City Commission will then review the SIP along with the Capital Expenditures Plan developed by Mayor Kepley. Together these documents provide a guide for the city's proposed capital expenditures for the next six fiscal years.

At our last meeting, representatives from the Finance, Parks, Engineering, and Public Works
Departments were available to answer questions. Please let me know if you have additional questions
that can be answered ahead of the public hearing, or, if one or more of the Departments will need to
be available at the hearing to answer questions.



## Structures & Improvements Plan

2025-2031

As Recommended by the City of Kentwood Planning Commission

March 11, 2025



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### PLANNING COMMISSION OF THE CITY OF KENTWOOD RESOLUTION 1-25

## A RESOLUTION TO ADOPT THE STRUCTURES AND IMPROVEMENTS PLAN JULY 1, 2025 – JUNE 30, 2031

WHEREAS, the Planning Commission was established with the membership, powers and duties prescribed in Act 207 of the Public Acts of the State of Michigan for 1921, as amended; and

WHEREAS, the Planning Commission, for the purpose of furthering the desirable future development of Kentwood under the adopted Master Plan, shall annually prepare a program for the ensuing six years, which program shall show those public structures and improvements in the general order of their priority, which in the Commission's judgement will be needed or desirable and can be undertaken within the six year period;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF KENTWOOD, that the Structures and Improvements Plan: July 1, 2025, - June 30, 2031, is hereby adopted.

The foregoing resolution was offered by Commissioner \_\_\_\_\_\_\_, supported by Commissioner \_\_\_\_\_\_, the vote being as follows:

YEAS:
NAYS:
ABSENT:
ABSTAIN:

Resolution Adopted.

KENTWOOD PLANNING COMMISSION

Planning Commission Chair

The foregoing is a true and complete resolution adopted by the Planning Commission of the City of Kentwood, Kent County, Michigan, at a regular meeting held, March 11, 2025.

Planning Commission Chair

## FY 2026 Plan Summary

The \$948,954 difference between the FY 26 Capital Expenditure Request and the FY 26 Funding Request is because the Community Center project is using historical funding sources to pay towards the total \$31M project.

Out of the total FY26 Funding Requested, \$35,673,429 or 94.10% are internal funds and \$2,236,743 or 5.90% are from external sources.

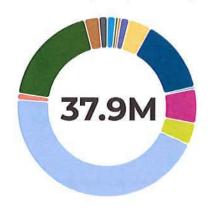
**FY26 Total Capital Requested** 

\$38,859,126

**FY26 Total Funding Requested** 

\$37,910,172

#### FY26 Total Funding Requested by Source



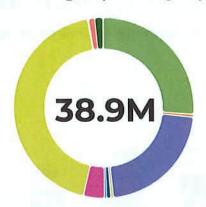
- CMAQ
- Drain Fund
- Fire Capital Fund
- Grants
- Local Streets
- Major Streets
- Other
- Parks & Rec Millage
- Police Capital Fund
- Property & Building Fund
- Sewer Fund
- Special Assmt Fund
- STPU
- Water Fund

\$560,000	1.48%
\$200,000	0.53%
\$185,000	0.49%
\$557,319	1.47%
\$1,534,000	4.05%
\$5,068,329	13.379
\$130,924	0.35%
\$2,349,100	6.20%
\$1,502,000	3.96%
\$16,831,000	44.40%
\$430,000	1.13%
\$7,000,000	18.469
\$988,500	2.61%

1.51%

\$574,000

#### FY26 Total Funding Requested by Department



- COURT
- DPW
  - DRAINS- PUBLIC BENEFIT
- ENGINEERING
- FIRE
- GENERAL GOV'T
- LIBRARY
- POLICE
- RECREATION
- SAFETY
- SEWER
- WATER

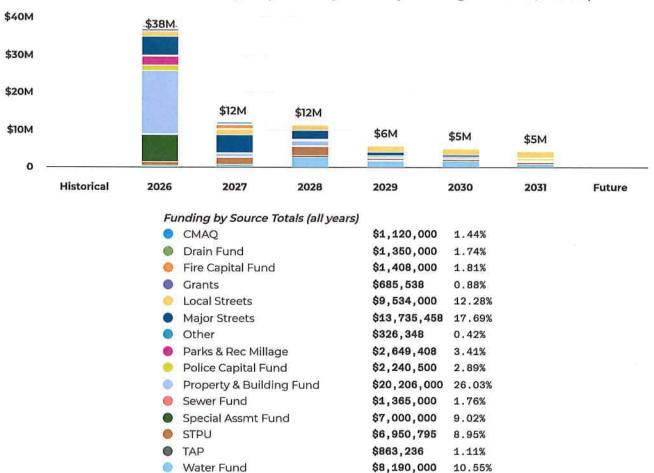
\$30,000 0.08% \$10,138,000 26.09% \$200,000 0.51% \$8,409,972 21.64% \$185,000 0.48% \$290,000 0.75% \$155,000 0.40% \$1,460,000 3.76% \$16,927,154 43.56% \$60,000 0.15% \$430,000 1.11%

1.48%

\$574,000

## Capital Improvement Multi-Year Plan

FY26 - FY31 Total Funding Requested by Source (including Historical, Future)



## **Building & Site Improvements**

#### DESCRIPTION

Building and Site Improvements involve the acquisition, expansion, and construction of city-owned buildings and property.

#### PROJECT FUNDING

Building and site improvements are generally funded by the Property and Building Fund. This fund is an accumulation of money designated for specific future capital expenditures by the City Commission. Funds for these purposes may be transferred from the City's General Fund each year. Other financing sources such as Community Development Block Grants, Police and Fire Millage Fund, Library Millage Fund, bonding, and state and federal grants may also be used.

## Drains & Stormwater Management Systems

#### **DESCRIPTION**

These projects represent planned repairs and improvements to drains and stormwater management systems.

#### **PROJECT FUNDING**

Drain projects were funded by the Drain Fund. The levy for this millage was discontinued in 1996 and all remaining fund balance has been exhausted. Therefore, Act 51 Street Funds and General Fund will be used for improvement, maintenance, and repair of drains.

### Parks & Recreation

#### **DESCRIPTION**

The Parks portion of the Structures and Improvements Plan primarily involves development of existing park lands and the purchase of equipment and facilities for existing parks as included in the Park and Recreation Master Plan.

#### PROJECT FUNDING

The primary funding source for these projects is the Parks and Recreation Millage. Other financing sources such as Community Development Block Grants, bonding, and state and federal grants may also be used rains.

### Streets, Sidewalks and Non-Motorized Trails

#### **DESCRIPTION**

The Schedule of Capital Improvements includes the construction, rehabilitation, repair, and enhancement of the City's streets, sidewalks, and non-motorized trails. It does not include annual maintenance of road surfaces of specific streets by chip sealing, cape sealing, overlay and other similar practices.

#### **PROJECT FUNDING**

The streets, sidewalks, and non-motorized trails projects are generally funded through Act 51 funds, which are from gas taxes and vehicle registration fees and are returned to the City by the State based on the number of miles of road in the city and its population. These funds are generally used for street rehabilitation, patching, resurfacing, sweeping, paint striping, snow plowing, salting, traffic signals and street signs. Recognizing that non-motorized trails are a popular recreation feature, Parks Millage Funds may also be used to maintain existing trails and construct additional sections.

Additional funds for streets, sidewalks, and trails may also be obtained from Federal and State transportation funding. Some non-motorized trails or sidewalks may also be funded by Community Development Block Grants (CDBG), Department of Natural Resources Trust Fund (DNRTF) Grants, Michigan Department of Transportation (MDOT), Transportation Alternative Program (TAP) Grants, Congestion Mitigation Air Quality (CMAQ) Grants and other funding sources.

Construction of projects will depend on obtaining the required funding and acquisition of property. Project cost does not include property acquisitions or required easements.

## Water and Sewer Systems

#### **DESCRIPTION**

These projects represent planned repairs and improvements to the City's drinking water and sanitary sewer systems in the Wyoming/Kentwood district (generally west of Breton Avenue).

#### **PROJECT FUNDING**

Unless otherwise stated, projects will be funded from the fund balance in the Water and Sewer (enterprise) Funds and will be reimbursed through user fee revenues for water and sewer services.

## Buildings and Site Improvements

Summary of Requests									
Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
City Buildings - Building Repair & Improvements	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$600,000
City Hall - Carpet Replacement (main	\$0	\$0	\$82,500	\$0	\$0	\$0	\$0	\$0	\$82,500
floor) City Hall - Carpet Replacement (second	\$0	\$0	\$58,500	\$0	\$0	\$0	\$0	\$0	\$58,500
floor and basement) City Hall - Cooling Tower Heat Exchanger (Moved	\$0	\$0	\$0	\$30,000	\$0	\$0	\$0	\$0	\$30,000
from FY23) City Hall - Elevator Pump and Controls	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
City Hall - Roof Replacement	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$150,000
City Hall - Security Upgrades	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
City Hall – Emergency Back-up Generator Replacement	\$0	\$0	\$0	\$175,000	\$0	\$0	\$0	\$0	\$175,000
Covenant Park - Clubhouse Building Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000	\$120,000
Fire Station 1 - Domestic Water Heater	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Fire Station 1 – Carpet Replacement (Admin and Suppression)	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$50,000
Fire Station 1 – Emergency Back-up Generator Replacement	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000
Fire Station 2 - HVAC Construction	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000
Fire Station 2 - Roof Replacement	\$0	\$0	\$73,000	\$0	\$0	\$0	\$0	\$0	\$73,000
Fire Station 2 – Emergency Back-up Generator Replacement	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0	\$200,000
Fire Station 2 – HVAC – Redesign	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
Fire Station 3 - Elevator Pump and Controls	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Fire Station 3 - Emergency Back-up Generator Replacement	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000
Fire Station 3 - Roof Replacement	\$0	\$105,000	\$0	\$0	\$0	\$0	\$0	\$0	\$105,000
Justice Center - Court Security Upgrades	\$0	\$18,000	\$0	\$0	\$0	\$0	\$0	\$0	\$18,000

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Justice Center - Courtroom Audiovisual	\$0	\$0	\$0	\$90,000	\$0	\$0	\$0	\$0	\$90,000
Upgrades Justice Center -	00	^^	00	<b>A</b> EE <b>A</b> AA	00	40	40	40	AFF 000
Detective Bureau Office	\$0	\$0	\$0	\$55,000	\$0	\$0	\$0	\$0	\$55,000
Area Reconfigure and/or									
Furniture Replacement Justice Center - Elevator	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$20,000
Pump and Controls	Ų,	40	44	<b>V</b> 20,000	40	Ų.	<del>Q</del> 0	Ų.	<b>\$20,000</b>
Justice Center - Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,000	\$70,000
Fencing and Gate Addition to Court									
Employee Lot									
Justice Center - VCT (Vinyl Composition Tile)	\$0	\$0	\$0	\$105,000	\$0	\$0	\$0	\$0	\$105,000
Flooring – Phase 2									
Justice Center – Battery	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Uninterrupted Power Supply (UPS)									
Replacement									
Justice Center - Court	\$0	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000
Clerk Office Reconfiguration									
Justice Center –	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000
Domestic Water Heater Replacement									
Justice Center –	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$500,000
Emergency Back-up									
Generator Justice Center – Gate	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
and Operator	V	<b>400,000</b>	40	V	Ų0	<b>V</b> o	Ç	Ų.	<b>400,000</b>
Replacement - Phase 1		***	4.0	•	•			•	
Justice Center – Gate and Operator	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Replacement - Phase 2									
Justice Center – Lieutenants	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000
Office/Conference									
Room Remodel									
Justice Center – Lightning Protection	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$60,000
Justice Center – Parking	\$75,000	\$1,340,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,415,000
Lot Replacement/Expansio									
n, Carport Addition and									
Carport Roof Replacement									
Justice Center – Police	\$0	\$0	\$0	\$45,000	\$0	\$0	\$0	\$0	\$45,000
Stairwell Tread Flooring									
Replacement Justice Center – Roof	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000
Replacement	•		•,	•	•-	•	•	•	•
Library - Book Drop	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Repair to Exterior Insulation and Finish									
System (EIFS)									_
Library - Cooling Tower Heat Exchanger (120	\$0	\$0	\$0	\$0	\$0	\$30,000	\$0	\$0	\$30,000

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
ton)									
Library - Carpet -	\$0	\$130,000	\$0	\$0	\$0	\$0	\$0	\$0	\$130,000
Design & Replacement Library – Emergency	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Back-up Generator Library – Make-Up Air	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$25,000
Unit (MAU)					•				<b></b>
Miscellaneous & Contingency-Buildings and Site Improvements	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$900,000
Pinehill Cemetery - Security Upgrades	\$0	\$0	\$47,500	\$0	\$0	\$0	\$0	\$0	\$47,500
(Moved from FY23) Pinehill Cemetery—	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$60,000
Cantilever Roof for Material Storage	ĢŪ	\$0	<b>50</b>	\$60,000	\$0	. 50	ŞU	\$0	\$60,000
Pinehill Cemetery – Maintenance Building Addition (Moved from FY23)	\$0	\$0	\$0	\$0	\$0	\$140,000	\$0	\$0	\$140,000
Pinehill Cemetery – Master Plan (Moved from FY22)	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000
Pinehill Cemetery – Roof	\$0	\$0	\$0	\$55,000	\$0	\$0	\$0	\$0	\$55,000
Replacement Public Works - IT Room	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$15,000
AC Unit Replacement (moved from FY20)	•	•	<b>,</b> ,	••	•		•	•	<b>,</b> ,,
Public Works - Property Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$250,000
Public Works – Building Addition and Renovation	\$2,308,200	\$10,138,000	\$0	\$0	\$0	\$0	\$0	\$0	\$12,446,200
Public Works – Emergency Back-up	\$0	\$0	\$0	\$0	\$0	\$250,000	\$0	\$0	\$250,000
Generator Replacement Recreation Center – Emergency Back-up	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$250,000
Generator Replacement									
Recreation Center – Parking Lot Surface Replacement	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000
Recreation Center – Roof Replacement	\$0	\$0	\$0	\$125,000	\$0	\$0	\$0	\$0	\$125,000
Recreation Center – Security Upgrades and Card Reader Addition	\$0	\$0	\$55,000	\$0	\$0	\$0	\$0	\$0	\$55,000
Recreation Center – Window Replacement (Moved from FY24)	\$0	\$0	\$0	\$30,000	\$0	\$0	\$0	\$0	\$30,000
Total Summary of Requests	\$2,383,200	\$12,318,000	\$1,801,500	\$1,465,000	\$600,000	\$670,000	\$800,000	\$690,000	\$20,727,700

## City Buildings - Building Repair & Improvements

#### **Overview**

Department

**GENERAL GOV'T** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

**Estimated** 

06/30/2031

**Completion Date** 

#### Description

Although in good repair now, City buildings will require large, expensive repairs, such as roofs and HVAC equipment, as they age. This project is intended to provide funding reserves to meet these "as needed" repairs when they arise.

#### **Details**

Facility: Other - Property Repair

Type of Project: Replacement

#### **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Capital Purchase	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$600,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100.000	\$100.000	\$0	\$600,000

#### **Funding Sources**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Property & Building Fund	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$600,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$600,000

## City Hall - Carpet Replacement (main floor)

#### Overview

Department

**GENERAL GOV'T** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

Estimated

06/30/2027

**Completion Date** 

#### Description

The carpet in the City Hall facility is aging and needs replacement. A full evaluation will take place prior to any work to determine the exact timing.

#### **Details**

Facility: City Hall

Type of Project: Replacement

#### **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$82,500	\$0	\$82,500
Total	\$0	\$82,500	\$0	\$82,500

#### **Funding Sources**

Category	Historical	FY2027	Future	Total
Property & Building Fund	\$0	\$82,500	\$0	\$82,500
Total	<b>\$0</b>	\$82,500	<b>\$0</b>	\$82,500



## City Hall - Carpet Replacement (second floor and basement)

#### **Overview**

Department

**GENERAL GOV'T** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

Estimated

06/30/2027

**Completion Date** 

#### Description

The carpet in the City Hall facility is aging and in need of replacement. A full evaluation will take place prior to any work to determine the exact timing.

#### **Details**

Facility: City Hall

Type of Project: Replacement

#### **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$58,500	\$0	\$58,500
Total	<b>\$0</b>	\$58,500	\$0	\$58,500

#### **Funding Sources**

Category	Historical	FY2027	Future	Total
Property & Building Fund	\$0	\$58,500	\$0	\$58,500
Total	\$0	\$58,500	\$0	\$58,500

## City Hall - Cooling Tower Heat Exchanger (Moved from FY23)

#### **Overview**

Department

**GENERAL GOV'T** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

Date

**Estimated** 

06/30/2028

**Completion Date** 

#### Description

The cooling tower heat exchanger for City Hall is due for replacement in 2024. A full evaluation was performed on the cooling tower in 2023 and it was found to be in acceptable condition. An Dother assessment will be performed in 3 years (2026).

#### **Details**

Facility: City Hall

Type of Project: Replacement

#### **Capital Cost**

Detailed	Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$30,000	\$0	\$30,000
Total	\$0	\$30,000	\$0	\$30,000

#### **Funding Sources**

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$30,000	\$0	\$30,000
Total	\$0	\$30,000	\$0	\$30,000



## City Hall - Elevator Pump and Controls

#### **Overview**

Department

GENERAL GOV'T

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

Date

07/1/2025

**Estimated** 

06/30/2026

**Completion Date** 

#### Description

The elevator pump and controls are scheduled for recommended replacement at 20 years. A contracted inspection and evaluation takes place annually and the elevator has been found to be in good working condition. However, state-mandated monitoring upgrades are required to be completed by 1/1/2028.

#### **Details**

Facility: City Hall

Type of Project: Replacement

#### **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$25,000	\$0	\$25,000
Total	\$0	\$25,000	\$0	\$25,000

#### **Funding Sources**

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$25,000	\$0	\$25,000
Total	<b>\$0</b>	\$25,000	\$0	\$25,000

## City Hall - Roof Replacement

#### Overview

Department

**GENERAL GOV'T** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2028

Date

Estimated

06/30/2029

**Completion Date** 

#### Description

The roof at City Hall has reached its full life expectancy in 2023. An evaluation was performed in 2023 and the roof is in good condition. Continued evaluation will take place to determine reliplacement schedule.

#### **Details**

Facility: City Hall

Type of Project: Replacement

#### **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2029	Future	Total
Capital Purchase	\$0	\$150,000	\$0	\$150,000
Total	<b>\$0</b>	\$150,000	\$0	\$150,000

#### **Funding Sources**

Category	Historical	FY2029	Future	Total
Property & Building Fund	\$0	\$150,000	\$0	\$150,000
Total	<b>\$0</b>	\$150,000	\$0	\$150,000



## City Hall - Security Upgrades

#### Overview

Department

**GENERAL GOV'T** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Date

**Estimated** 

06/30/2026

**Completion Date** 

#### **Description**

The City Hall building is in need of security upgrades. These upgrades include an added camera, security hardware and additional lockdown buttons. This item request, if approved, would be completed by a contractor or in-house with vendor supplied materials.

#### **Details**

Facility: City Hall

Type of Project: Replacement

#### **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$15,000	\$0	\$15,000
Total	<b>\$0</b>	\$15,000	\$0	\$15,000

#### **Funding Sources**

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$15,000	\$0	\$15,000
Total	<b>\$0</b>	\$15,000	\$0	\$15,000

## City Hall – Emergency Back-up Generator Replacement

#### **Overview**

Department

GENERAL GOV'T

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

Date

Estimated

06/30/2028

**Completion Date** 

#### Description

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The 250KW generator is 23 years old. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

#### **Details**

Facility: City Hall

Type of Project: Replacement

#### **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$175,000	\$0	\$175,000
Total	\$0	\$175,000	\$0	\$175,000

#### **Funding Sources**

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$175,000	\$0	\$175,000
Total	<b>\$0</b>	\$175,000	\$0	\$175,000



# Covenant Park - Clubhouse Building Renovations

#### **Overview**

Department

RECREATION

**Type** 

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

Covenant Park property was graciously donated to the City in May of 2020. The Park donation included a Clubhouse which is structurally sound but requires maintenance and remediation repairs. The building's roof, perimeter decking, siding, exterior doors, two restrooms and rear patio area are in disrepair and require replacement to maintain the integrity of the structure.

#### **Details**

Facility: Recreation Center

Type of Project: Refurbishment

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$0	\$120,000	\$120,000
Total	\$0	\$0	\$120,000	\$120,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$0	\$120,000	\$120,000
Total	\$0	\$0	\$120,000	\$120,000

# Fire Station 1 - Domestic Water Heater

#### **Overview**

Department

FIRE

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Estimated

06/30/2026

**Completion Date** 

# Description

The water heater at the station is aging and will be due for replacement in 2025. A full evaluation will take place in advance to determine and actual replacement date.

#### **Details**

Facility: Fire Station 1

Type of Project: Replacement

# **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$15,000	\$0	\$15,000
Total	\$0	\$15,000	\$0	\$15,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Fire Capital Fund	\$0	\$15,000	\$0	\$15,000
Total	<b>\$0</b>	\$15,000	\$0	\$15,000

# Fire Station 1 – Carpet Replacement (Admin and Suppression)

#### Overview

Department

FIRE

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2030

Date

**Estimated** 

06/30/2031

**Completion Date** 

# Description

The carpet at the station is aging and in need of replacement. A full evaluation will take place prior to any work to determine the exact timing.

#### **Details**

Facility: Fire Station 1

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2031	Future	Total
Capital Purchase	\$0	\$50,000	\$0	\$50,000
Total	\$0	\$50,000	\$0	\$50,000

# **Funding Sources**

Category	Historical	FY2031	Future	Total
Fire Capital Fund	\$0	\$50,000	\$0	\$50,000
Total	\$0	\$50,000	\$0	\$50,000

# Fire Station 1 – Emergency Back-up Generator Replacement

# **Overview**

Department

FIRE

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

**Estimated** 

06/30/2027

**Completion Date** 

# Description

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The 20-year-old, 160KW generator, is due for replacement in 2025. The unit is aging and is expected to reach the end of life in 25-26. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

#### **Details**

Facility: Fire Station 1

Type of Project: Replacement

# **Capital Cost**

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Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$200,000	\$0	\$200,000
Total	<b>\$0</b>	\$200,000	\$0	\$200,000

# **Funding Sources**

Detailed Breakdown				
Category	Historical	FY2027	Future	Total
Fire Capital Fund	\$0	\$200,000	\$0	\$200,000
Total	\$0	\$200,000	\$0	\$200,000



# Fire Station 2 - HVAC Construction

# Overview

Department

FIRE

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

\_ ...

**Estimated** 

06/30/2027

**Completion Date** 

# Description

The current HVAC system for the station is in need of a total overhaul. The station has experienced numerous service interruptions and issues with heating and cooling over the last several years. A firm will be utilized to redesign the system to ensure occupant comfort and long-term system integrity. The resulting HVAC design will be competitively bid for construction.

#### **Details**

Facility: Fire Station 2

Type of Project: Replacement

# **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$500,000	\$0	\$500,000
Total	\$0	\$500,000	\$0	\$500,000

# **Funding Sources**

Category	Historical	FY2027	Future	Total
Fire Capital Fund	\$0	\$500,000	\$0	\$500,000
Total	<b>\$0</b>	\$500,000	\$0	\$500,000

# Fire Station 2 - Roof Replacement

# **Overview**

Department

FIRE

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

Estimated

06/30/2027

**Completion Date** 

# Description

The roof at FS2 will reach its full life expectancy in 2026 (life expectancy of 25-30 years). An estimated 6600 square feet of flat roof or 66 square will require replacement. An evaluation will take place in advance to determine the appropriate timeframe for replacement. Considerations are being made to replace the building roof in conjunction with HVAC construction.

#### **Details**

Facility: Fire Station 2

Type of Project: Replacement

# **Capital Cost**

Detailed	Breakdown	

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$73,000	\$0	\$73,000
Total	\$0	\$73,000	\$0	\$73,000

# **Funding Sources**

Category	Historical	FY2027	Future	Total
Fire Capital Fund	\$0	\$73,000	\$0	\$73,000
Total	\$0	\$73,000	\$0	\$73,000

# Fire Station 2 – Emergency Back-up Generator Replacement

#### **Overview**

Department

FIRE

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2028

Date

**Estimated** 

06/30/2029

**Completion Date** 

# **Description**

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The 21year-old, 275KW generator, is due for replacement in 2027. The unit is aging and is expected to reach the end of life in 26-27. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

#### **Details**

Facility: Fire Station 2

Type of Project: Replacement

#### **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2029	Future	Total
Capital Purchase	\$0	\$200,000	\$0	\$200,000
Total	<b>\$0</b>	\$200,000	\$0	\$200,000

# **Funding Sources**

Category	Historical	FY2029	Future	Total
Fire Capital Fund	\$0	\$200,000	\$0	\$200,000
Total	\$0	\$200,000	\$0	\$200,000



# Fire Station 2 – HVAC – Redesign

#### Overview

Department

**FIRE** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Estimated

06/30/2026

**Completion Date** 

# Description

The current HVAC system for the station is in need of a complete overhaul. The station has experienced numerous service interruptions and issues with heating and cooling over the last several years. A firm will be utilized to redesign the system to ensure occupant comfort and long-term system integrity.

#### **Details**

Facility: Fire Station 2

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$40,000	\$0	\$40,000
Total	\$0	\$40,000	\$0	\$40,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Fire Capital Fund	\$0	\$40,000	\$0	\$40,000
Total	\$0	\$40,000	\$0	\$40,000

# Fire Station 3 - Elevator Pump and Controls

#### Overview

Department

FIRE

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Estimated

06/30/2026

**Completion Date** 

# **Description**

The elevator pump and controls are scheduled for recommended replacement at 20 years. A contracted inspection and evaluation takes place annually and the elevator has been found to be in good working condition. However, state-mandated monitoring upgrades are required to be completed by 1/1/2028.

#### **Details**

Facility: Fire Station 3

Type of Project: Replacement

#### **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$25,000	\$0	\$25,000
Total	<b>\$0</b>	\$25,000	\$0	\$25,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Fire Capital Fund	\$0	\$25,000	\$0	\$25,000
Total	\$0	\$25,000	\$0	\$25,000

# Fire Station 3 - Emergency Back-up Generator Replacement

#### **Overview**

Department

**FIRE** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

**Estimated** 

06/30/2027

**Completion Date** 

# Description

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The 22-year-old, 150KW generator, is due for replacement in 2026. A full evalualition, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

#### **Details**

Facility: Fire Station 3

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$200,000	\$0	\$200,000
Total	\$0	\$200,000	<b>\$0</b>	\$200,000

# **Funding Sources**

Category	Historical	FY2027	Future	Total
Fire Capital Fund	\$0	\$200,000	\$0	\$200,000
Total	<b>\$0</b>	\$200,000	\$0	\$200,000



# Fire Station 3 - Roof Replacement

# Overview

Department

FIRE

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Estimated

06/30/2026

**Completion Date** 

# Description

The roof at FS3 will reach its full life expectancy in 2026 (life expectancy of 25-30 years). An estimated 9600 square feet of flat roof or 96 square will require replacement. An evaluation will take place in advance to determine the appropriate timeframe for replacement.

#### **Details**

Facility: Fire Station 3

Type of Project: Replacement

# **Capital Cost**

# **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$105,000	\$0	\$105,000
Total	\$0	\$105,000	<b>\$0</b>	\$105,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Fire Capital Fund	\$0	\$105,000	\$0	\$105,000
Total	\$0	\$105,000	\$0	\$105,000

# Justice Center - Court Security Upgrades

#### Overview

Department

COURT

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Estimated

06/30/2026

**Completion Date** 

# Description

The court has identified security upgrades needed. These upgrades include an added camera, additional lockdown buttons and associated door hardware. This project would be implemented by the City's security contractor and associated subcontractors.

## **Details**

Facility: Justice Center

Type of Project: Replacement

# **Capital Cost**

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Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$18,000	\$0	\$18,000
Total	<b>\$0</b>	\$18,000	\$0	\$18,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$18,000	\$0	\$18,000
Total	\$0	\$18,000	\$0	\$18,000

# Justice Center - Courtroom Audiovisual Upgrades

#### Overview

Department

COURT

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

Date

**Estimated** 

06/30/2028

**Completion Date** 

# **Description**

In 2018, the two courtrooms at the justice center underwent an in-depth audiovisual (AV) upgrade. This project looks towards the future and forecasts available technology approaching the 8-10 year mark of this original upgrade.

#### **Details**

Facility: Justice Center

Type of Project: Replacement

# **Capital Cost**

# Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$90,000	\$0	\$90,000
Total	\$0	\$90,000	\$0	\$90,000

# **Funding Sources**

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0 ·	\$90,000	\$0	\$90,000
Total	<b>\$0</b>	\$90,000	\$0	\$90,000

# Justice Center - Detective Bureau Office Area Reconfigure and/or Furniture Replacement

#### **Overview**

Department

**POLICE** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

**Date** 

**Estimated** 

06/30/2028

**Completion Date** 

# Description

The police department needs to reconfigure the detective bureau office area. There are currently nine cubicles with high walls which are configured in a way that is not conducive to providing clear communication and collaboration between detectives working on cases. Existing office furniture which is circa 2001 will be reutilized as much as possible. Configuration and layout design will occur before any furniture is purchased.

#### **Details**

Facility: Justice Center

# **Capital Cost**

Detailed Breakdown Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$55,000	\$0	\$55,000
Total	\$0	\$55,000	\$0	\$55,000

# **Funding Sources**

Detailed Breakdown				
Category	Historical	FY2028	Future	Total
Police Capital Fund	\$0	\$55,000	\$0	\$55,000
Total	<b>\$0</b>	\$55,000	\$0	\$55,000



# Justice Center - Elevator Pump and Controls

# **Overview**

Department

**SAFETY** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

Date

Estimated

06/30/2028

**Completion Date** 

# **Description**

The elevator pump and controls are scheduled for replacement at 20 years. A full evaluation, including condition, use, life expectancy, updates to State or Federal regulation mandates, and manufacturers recommendation will determine the actual replacement schedule.

#### **Details**

Facility: Justice Center

Type of Project: Replacement

# **Capital Cost**

## **Detailed Breakdown**

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$20,000	\$0	\$20,000
Total	<b>\$0</b>	\$20,000	\$0	\$20,000

# **Funding Sources**

Category	Historical	FY2028	Future	Total
Police Capital Fund	\$0	\$14,000	\$0	\$14,000
Property & Building Fund	\$0	\$6,000	\$0	\$6,000
Total	<b>\$</b> 0	\$20,000	<b>\$0</b>	\$20,000

# Justice Center - Security Fencing and Gate Addition to Court Employee Lot

#### **Overview**

Department

COURT

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# **Description**

A recent security assessment of the court strongly recommended the addition of security fencing and a gate to the court employee lot. This project would include an estimated 430 feet of six-feet-tall chainlink fencing, mechanical gate and operator, including installation and electrical work. The final report is yet to be received.

#### **Details**

Facility: Justice Center

Type of Project: New Construction/ New Purchase

## **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$0	\$70,000	\$70,000
Total	\$0	\$0	\$70,000	\$70,000

# **Funding Sources**

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$0	\$70,000	\$70,000
Total	<b>\$0</b>	<b>\$0</b>	\$70,000	\$70,000



# Justice Center - VCT (Vinyl Composition Tile) Flooring – Phase 2

#### Overview

Department

**POLICE** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

Date

Estimated

06/30/2028

**Completion Date** 

# Description

Due to life expectancy, use, and normal wear, the VCT flooring at the Justice Center began replacement in 2022. Phase 2 will replace an additional approximately 14,500 square feet of flooring. Flooring replacement will likely be with a more robust and lower maintenance material than VCT.

#### **Details**

Facility: Justice Center

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$105,000	\$0	\$105,000
Total	\$0	\$105,000	<b>\$0</b>	\$105,000

#### **Funding Sources**

Category	Historical	FY2028	Future	Total
Police Capital Fund	\$0	\$73,500	\$0	\$73,500
Property & Building Fund	\$0	\$31,500	\$0	\$31,500
Total	<b>\$0</b>	\$105,000	\$0	\$105,000

# Justice Center – Battery Uninterrupted Power Supply (UPS) Replacement

# **Overview**

Department

**SAFETY** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Estimated

06/30/2026

**Completion Date** 

# Description

Critical circuits at the justice center are served by two electrical back-up systems, a generator and battery back-up. The battery back-up system is a critical piece of equipment which bridges the switching period between distribution power and emergency back-up power. This system is failing and requires replacement.

#### **Details**

Facility: Justice Center

Type of Project: Replacement

# **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Police Capital Fund	\$0	\$42,000	\$0	\$42,000
Property & Building Fund	\$0	\$18,000	\$0	\$18,000
Total	<b>\$0</b>	\$60,000	\$0	\$60,000



# Justice Center – Court Clerk Office Reconfiguration

#### Overview

Department

COURT

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

**Estimated** 

06/30/2026

**Completion Date** 

# **Description**

The court is in the process of implementing a new document e-file system that will eliminate the need for storage of hard-copy files on site. The public works department is assisting Court with the office space design with an emphasis on maximizing workspace efficiency. The resulting redesign will be assessed and implemented as needed when the e-file system is fully implemented.

#### **Details**

Facility: Justice Center

Type of Project: Replacement

# **Capital Cost**

# **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$12,000	\$0	\$12,000
Total	<b>\$0</b>	\$12,000	\$0	\$12,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$12,000	\$0	\$12,000
Total	<b>\$0</b>	\$12,000	\$0	\$12,000

# Justice Center – Domestic Water Heater Replacement

#### **Overview**

Department

**SAFETY** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

**Estimated** 

06/30/2027

**Completion Date** 

# Description

The water heaters at the Justice Center serve the entire building including police, court, and locker room showers, and are critical to building operations. The water heaters were installed new in 2016 and are slated for replacement at 10 years. A condition assessment will be conducted at nine years (2025) to determine actual replacement schedule.

#### **Details**

Facility: Justice Center

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2027	Future	Total	
Capital Purchase	\$0	\$20,000	\$0	\$20,000	
Total	<b>\$0</b>	\$20,000	\$0	\$20,000	

# **Funding Sources**

Category	Historical	FY2027	Future	Total
Police Capital Fund	\$0	\$14,000	\$0	\$14,000
Property & Building Fund	\$0	\$6,000	\$0	\$6,000
Total	<b>\$0</b>	\$20,000	\$0	\$20,000

# Justice Center – Emergency Back-up Generator

#### Overview

Department

**SAFETY** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2030

Date

**Estimated** 

06/30/2031

**Completion Date** 

# Description

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The 21-year-old 810KW generator, is due for replacement in 2027. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

#### **Details**

Facility: Justice Center

Type of Project: Replacement

# **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2031	Future	Total
Capital Purchase	\$0	\$500,000	\$0	\$500,000
Total	<b>\$0</b>	\$500,000	\$0	\$500,000

# **Funding Sources**

Category	Historical	FY2031	Future	Total
Police Capital Fund	\$0	\$350,000	\$0	\$350,000
Property & Building Fund	\$0	\$150,000	\$0	\$150,000
Total	<b>\$0</b>	\$500,000	\$0	\$500,000

# Justice Center – Gate and Operator Replacement – Phase 1

#### **Overview**

Department

POLICE

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

**Estimated** 

06/30/2026

**Completion Date** 

# Description

Due to life expectancy, use, and normal wear, the slide gate and operator at the Justice Center will be due for replacement. An evaluation of the two gates and operators will take place prior to replacement to determine the appropriate timeframe. Phasing will take place to ensure slide gate operator meets operational standards and expectations before utilization for both gates.

#### **Details**

Facility: Justice Center

Type of Project: Replacement

# **Capital Cost**

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Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Police Capital Fund	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000



# Justice Center – Gate and Operator Replacement – Phase 2

#### **Overview**

Department

POLICE

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Estimated

06/30/2026

**Completion Date** 

# Description

Due to life expectancy, use, and normal wear, the slide gate and operator at the Justice Center will be due for replacement. An evaluation of the two gates and operators will take place prior to replacement to determine the appropriate timeframe.

#### **Details**

Facility: Justice Center

Type of Project: Replacement

#### **Capital Cost**

# Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$60,000	\$0	\$60,000
Total	<b>\$0</b>	\$60,000	\$0	\$60,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Police Capital Fund	\$0	\$60,000	\$0	\$60,000
Total	<b>\$0</b>	\$60,000	\$0	\$60,000

# Justice Center – Lieutenants Office/Conference Room Remodel

#### **Overview**

Department

**POLICE** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

**Estimated** 

06/30/2027

**Completion Date** 

# **Description**

This is funded by the police/fire millage. With the addition of Lieutenants, PD will need office space for them to work. The current patrol conference room will be converted into an office for the Traffic Unit, and the current Traffic Unit Office will become the new lieutenants' offices. Including desks, cubicles, and other office-related equipment, the new Lieutenants' offices will be reconfigured for privacy.

#### **Details**

Facility: Justice Center

Type of Project: Replacement

#### **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$40,000	\$0	\$40,000
Total	<b>\$0</b>	\$40,000	\$0	\$40,000

# **Funding Sources**

Detailed Breakdown				
Category	Historical	FY2027	Future	Total
Police Capital Fund	\$0	\$40,000	\$0	\$40,000
Total	<b>\$0</b>	\$40,000	\$0	\$40,000



# Justice Center - Lightning Protection

#### Overview

Department

SAFETY

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

Estimated

06/30/2027

**Completion Date** 

# **Description**

The Justice Center has experienced two lightning strikes in the last five years. In an effort to protect the building from future strikes, lightning protection will be added during roof replacement as recommended by the contractor.

#### **Details**

Facility: Justice Center

Type of Project: New Construction/ New Purchase

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$o	\$60,000

# **Funding Sources**

Category	Historical	FY2027	Future	Total
Police Capital Fund	\$0	\$42,000	\$0	\$42,000
Property & Building Fund	\$0	\$18,000	\$0	\$18,000
Total	\$0	\$60,000	\$0	\$60,000

# Justice Center – Parking Lot Replacement/Expansion, Carport Addition and Carport Roof Replacement

# **Overview**

Department

POLICE

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2024

**Date** 

**Estimated** 

06/30/2026

**Completion Date** 

# Description

The parking lot at the Justice Center (police employee lot, cruiser parking area and drives around the building are in poor condition and are due for replacement). This work will be coordinated with running conduit to the police carports and minor storm water collection repairs. Also, the PD has experienced growth and requires additional parking spaces under the carports (an addition of 20 parking spaces total; 14 under north carports, 6 under east carports). This addition would also include space for the department's storage needs (1,800 square feet). The police department staff parking lot currently has 70 spaces and two handicap spaces. The increase of police officers and support staff justifies a parking lot expansion to include 20 additional parking spaces. The parking expansion also includes security fencing expansion.

#### **Details**

Facility: Justice Center

Type of Project: Replacement

#### **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Capital Purchase	\$75,000	\$1,340,000	\$0	\$1,415,000
Total	\$75,000	\$1,340,000	<b>\$0</b>	\$1,415,000



# **Funding Sources**

Category	Historical	FY2026	Future	Total
Police Capital Fund	\$75,000	\$1,340,000	\$0	\$1,415,000
Total	\$75,000	\$1,340,000	\$0	\$1,415,000

# Justice Center – Police Stairwell Tread Flooring Replacement

#### **Overview**

Department

**POLICE** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

Date

**Estimated** 

06/30/2028

**Completion Date** 

# **Description**

Due to life expectancy, use, and normal wear, the stairwell flooring at the Justice Center will be due for replacement. An evaluation of the flooring will take place prior to replacement to determine the appropriate timeframe.

#### **Details**

Facility: Justice Center

Type of Project: Replacement

# **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$45,000	\$0	\$45,000
Total	<b>\$0</b>	\$45,000	\$0	\$45,000

# **Funding Sources**

Category	Historical	FY2028	Future	Total
Police Capital Fund	\$0	\$45,000	\$0	\$45,000
Total	\$0	\$45,000	\$0	\$45,000

# Justice Center - Roof Replacement

# **Overview**

Department

SAFETY

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

\_ -----

**Estimated** 

06/30/2027

**Completion Date** 

# Description

The life expectancy and warranty of a membrane roof is 25 years. In 2025, the justice center roof will reach that lifespan. There have been multiple leaks experienced in the last five years that constitute replacement in FY26-27.

# **Details**

Facility: Justice Center

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$150,000	\$0	\$150,000
Total	<b>\$0</b>	\$150,000	\$0	\$150,000

# **Funding Sources**

Category	Historical	FY2027	Future	Total
Police Capital Fund	\$0	\$105,000	\$0	\$105,000
Property & Building Fund	\$0	\$45,000	\$0	\$45,000
Total	<b>\$0</b>	\$150,000	\$0	\$150,000

# Library - Book Drop Repair to Exterior Insulation and Finish System (EIFS)

## **Overview**

Department

LIBRARY

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

**Estimated** 

06/30/2026

**Completion Date** 

# Description

The drive-up book drop at the library has damaged EIFS from water infiltrating from the roof. The leak has been repaired, but there are additional repairs to the facade and overhang due to the damage.

#### **Details**

Facility: Library

Type of Project: Replacement

# **Capital Cost**

# Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$25,000	\$0	\$25,000
Total	\$0	\$25,000	\$0	\$25,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$25,000	\$0	\$25,000
Total	<b>\$0</b>	\$25,000	<b>\$0</b>	\$25,000

# Library - Cooling Tower Heat Exchanger (120 ton)

#### Overview

Department

LIBRARY

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2029

Date

Estimated

06/30/2030

**Completion Date** 

# Description

The cooling tower heat exchanger for the library was due for replacement in 2024. A full evaluation was performed in 2023 and was found to be in good condition. Another assessment will be performed in 5 years (2028).

#### **Details**

Facility: Library

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2030	Future	Total
Capital Purchase	\$0	\$30,000	\$0	\$30,000
Total	\$0	\$30,000	\$0	\$30,000

# **Funding Sources**

Category	Historical	FY2030	Future	Total
Property & Building Fund	\$0	\$30,000	\$0	\$30,000
Total	\$0	\$30,000	\$0	\$30,000

# Library - Carpet - Design & Replacement

#### Overview

Department

LIBRARY

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

**Estimated** 

06/30/2026

**Completion Date** 

# Description

The overall use of the library has far exceeded expectations since its opening in 2010. The carpet of the library is becoming worn and has lasted until 2023. An evaluation will take place prior to replacement to determine an appropriate schedule.

# **Details**

Facility: Library

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$130,000	\$0	\$130,000
Total	<b>\$0</b>	\$130,000	\$0	\$130,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$130,000	\$0	\$130,000
Total	<b>\$0</b>	\$130,000	<b>\$0</b>	\$130,000



# Library – Emergency Back-up Generator

#### Overview

Department

LIBRARY

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

Date

Estimated

06/30/2028

**Completion Date** 

# **Description**

The emergency back-up generator powers the library's emergency lighting only during power out lage events because the building is tied to the city hall generator. The 23-year-old 250KW generator is due for replacement in FY 2028. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

#### **Details**

Facility: Library

Type of Project: Replacement

# **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$100,000	\$0	\$100,000
Total	<b>\$0</b>	\$100.000	<b>\$</b> 0	\$100.000

#### **Funding Sources**

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$100,000	\$0	\$100,000
Total	<b>\$0</b>	\$100,000	\$0	\$100,000

# Library - Make-Up Air Unit (MAU)

#### Overview

Department

LIBRARY

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

Date

Estimated

06/30/2028

**Completion Date** 

# Description

The life expectancy of the library's make-up air unit is 15-20 years. The unit will reach this age in FY27-28. A full evaluation, including condition, use, life expectancy, and manufacturers recomumendation will determine the actual replacement schedule

## **Details**

Facility: Library

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$25,000	\$0	\$25,000
Total	\$0	\$25,000	\$0	\$25,000

# **Funding Sources**

Category	Historical	FY2028	Future	Total	
Property & Building Fund	\$0	\$25,000	\$0	\$25,000	
Total	<b>\$0</b>	\$25,000	\$0	\$25,000	



# Miscellaneous & Contingency- Buildings and Site Improvements

#### **Overview**

Department

GENERAL GOV'T

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

**Date** 

**Estimated** 

06/30/2031

**Completion Date** 

# **Description**

Annually, an amount is budgeted to allow for unexpected or emergency projects.

## **Details**

Facility: Other - Property Repair

Type of Project: Other

#### **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Capital Purchase	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$900,000
Total	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$900,000

# **Funding Sources**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Property & Building Fund	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$900,000
Total	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$900,000

# Pinehill Cemetery - Security Upgrades (Moved from FY23)

#### **Overview**

Department

DPW

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

**Estimated** 

06/30/2027

**Completion Date** 

# Description

The maintenance building and the office area at Pinehill Cemetery are currently monitored by a stand-alone camera system with on-site DVR. The system is not connected to the City's network. Staff recommends installing fiber-optic cable to the building and replacing the existing cameras. The fiber-optic will allow the cameras to be connected to the network. Additionally, the fiber-optic will also allow the phone and computer in the office area to connect with the City's network.

#### **Details**

Facility: Pinehill Cemetery

Type of Project: Replacement

# **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$47,500	\$0	\$47,500
Total	<b>\$0</b>	\$47,500	<b>\$0</b>	\$47,500

# **Funding Sources**

Detailed Breakdown				
Category	Historical	FY2027	Future	Total
Property & Building Fund	\$0	\$47,500	\$0	\$47,500
Total	\$0	\$47,500	\$0	\$47,500



# Pinehill Cemetery – Cantilever Roof for Material Storage

### **Overview**

Department

DPW

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

Date

Estimated

06/30/2028

**Completion Date** 

# Description

The existing material storage bins are uncovered, leaving materials such as sand and topsoil exposed to the elements. When wet or frozen the materials are unusable. A cantilever roof system would protect the needed materials from weather conditions. It is expected that the Cemetery Master Plan will help determine and support the need.

### **Details**

Facility: Pinehill Cemetery

Type of Project: New Construction/ New Purchase

### **Capital Cost**

# Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$60,000	\$0	\$60,000
Total	<b>\$0</b>	\$60,000	\$0	\$60,000

# **Funding Sources**

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$60,000	\$0	\$60,000
Total	<b>\$0</b>	\$60,000	\$0	\$60,000

# Pinehill Cemetery – Maintenance Building Addition (Moved from FY23)

# **Overview**

Department

DPW

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2029

Date

**Estimated** 

06/30/2030

**Completion Date** 

# Description

The maintenance building at Pinehill Cemetery is used to house equipment and supplies. Addilltionally, the space is used as a workshop for cemetery and park maintenance projects. More intellrior space is desired to accommodate equipment and workshop needs, as well as housing materials. It is expected that the Cemetery Master Plan will help determine and support the need.

### **Details**

Facility: Pinehill Cemetery

Type of Project: New Construction/ New Purchase

### **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2030	Future	Total
Capital Purchase	\$0	\$140,000	\$0	\$140,000
Total	<b>\$0</b>	\$140,000	\$0	\$140,000

Detailed Breakdown				
Category	Historical	FY2030	Future	Total
Property & Building Fund	\$0	\$140,000	\$0	\$140,000
Total	<b>\$0</b>	\$140,000	\$0	\$140,000



# Pinehill Cemetery – Master Plan (Moved from FY22)

### **Overview**

Department

DPW

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

Estimated

06/30/2027

**Completion Date** 

# **Description**

To properly facilitate future expansion, maintenance needs, and desires of the community, it is recommended that the City engage vendors with expertise in cemetery management to complete a Master Plan for Pinehill Cemetery.

### **Details**

Facility: Pinehill Cemetery

Type of Project: New Construction/ New Purchase

# **Capital Cost**

### **Detailed Breakdown**

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$50,000	\$0	\$50,000
Total	\$0	\$50,000	\$0	\$50,000

# **Funding Sources**

Category	Historical	FY2027	Future	Total
Property & Building Fund	\$0	\$50,000	\$0	\$50,000
Total	\$0	\$50,000	\$0	\$50,000

# Pinehill Cemetery - Roof Replacement

### Overview

Department

DPW

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

Date

**Estimated** 

06/30/2028

**Completion Date** 

# Description

The roof at the cemetery will reach its full life expectancy in 2027. An evaluation will take place in advance to determine the appropriate timeframe for replacement.

### **Details**

Facility: Pinehill Cemetery

Type of Project: Replacement

# **Capital Cost**

### **Detailed Breakdown**

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$55,000	\$0	\$55,000
Total	<b>\$0</b>	\$55,000	\$0	\$55,000

# **Funding Sources**

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$55,000	\$0	\$55,000
Total	\$0	\$55,000	\$0	\$55,000

# Public Works - IT Room AC Unit Replacement (moved from FY20)

### Overview

Department

DPW

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

Estimated

06/30/2027

**Completion Date** 

# **Description**

The mini-split AC Unit for the DPW IT room has reached the end of its useful life and has required additional maintenance justifying replacement. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

### **Details**

Facility: Public Works

Type of Project: Replacement

# **Capital Cost**

# **Detailed Breakdown**

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$15,000	\$0	\$15,000
Total	<b>\$0</b>	\$15,000	\$0	\$15,000

### **Funding Sources**

Category	Historical	FY2027	Future	Total
Property & Building Fund	\$0	\$15,000	\$0	\$15,000
Total	\$0	\$15,000	\$0	\$15,000



# Public Works - Property Acquisition

# **Overview**

Department

DPW

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

The Department of Public Works desires to expand brush and yard waste collection to the City's residents. The existing DPW facility is not large enough to effectively offer a suitable collection service without the acquisition and development of additional property. The program has proven to be a success and a highly used service. Timing is unscheduled pending the DPW Master Plan and available property.

### **Details**

Facility: Public Works

Type of Project: New Construction/ New Purchase

# **Capital Cost**

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Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$0	\$250,000	\$250,000
Total	<b>\$0</b>	<b>\$</b> 0	\$250,000	\$250,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$0	\$250,000	\$250,000
Total	<b>\$</b> 0	<b>\$0</b>	\$250,000	\$250,000

# Public Works - Building Addition and Renovation

### Overview

Department

DPW

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2024

Date

**Estimated** 

06/30/2026

**Completion Date** 

# Description

In 2023, the Public Works department embarked on a space planning and master planning project. Along with a consultant, the public works team identified solutions to office, parking and storage shortfalls to accommodate a growing staff, growing fleet and increasing workload. This project will include an office addition of 3,300 square feet, renovation of the existing offices, lunchroom and locker room spaces of 6,700 square feet, and a parking garage expansion of 28,000 square feet. The office renovation will utilize existing square footage more efficiently and expand spaces such as the men's and women's locker rooms, utilizing precious space for more important operations. The project is currently in the design phase and is expected to be constructed in 2025. Financing for this project will come from multiple areas (including bonds) from Water, Sewer, Streets and General Funds.

### Details

Facility: Public Works

Type of Project: New Construction/ New Purchase

# **Capital Cost**

Category	Historical	FY2026	Future	Total
Capital Purchase	\$2,308,200	\$10,138,000	\$0	\$12,446,200
Total	\$2,308,200	\$10,138,000	\$0	\$12,446,200

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Property & Building Fund	\$2,308,200	\$10,138,000	\$0	\$12,446,200
Total	\$2,308,200	\$10,138,000	\$0	\$12,446,200

# Public Works – Emergency Back-up Generator Replacement

### Overview

Department

DPW

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2029

Date

Estimated

06/30/2030

**Completion Date** 

# Description

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The 19-year-old, 300KW generator is due for replacement in FY 2030. A full evalDuation, including condition, use, life expectancy, and manufacturers recommendation will deterDmine the actual replacement schedule.

#### **Details**

Facility: Public Works

Type of Project: Replacement

# **Capital Cost**

# Detailed Breakdown

Category	Historical	FY2030	Future	Total
Capital Purchase	\$0	\$250,000	\$0	\$250,000
Total	<b>\$0</b>	\$250,000	\$0	\$250,000

# **Funding Sources**

Category	Historical	FY2030	Future	Total
Property & Building Fund	\$0	\$250,000	\$0	\$250,000
Total	\$0	\$250,000	\$0	\$250,000

# Recreation Center – Emergency Back-up Generator Replacement

### **Overview**

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

**Estimated** 

06/30/2027

**Completion Date** 

# Description

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The 23-year-old, 100KW generator, is undersized and unable to run the entirety of the building during power outage events, replacement and upsizing have been moved earlier than full life expectancy.

### **Details**

Facility: Recreation Center

Type of Project: Replacement

# **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$0	\$250,000	\$250,000
Total	\$0	\$0	\$250,000	\$250,000

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$0	\$250,000	\$250,000
Total	<b>\$0</b>	\$0	\$250,000	\$250,000

# Recreation Center – Parking Lot Surface Replacement

### **Overview**

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

Date

**Estimated** 

06/30/2028

**Completion Date** 

# **Description**

The parking lot asphalt surfacing at the Recreation Center is aging and due for replacement. A full evaluation will take place in advance to determine an actual replacement date.

### **Details**

Facility: Recreation Center

Type of Project: Replacement

# **Capital Cost**

### **Detailed Breakdown**

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$300,000	\$0	\$300,000
Total	<b>\$0</b>	\$300,000	\$0	\$300,000

# **Funding Sources**

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$300,000	\$0	\$300,000
Total	<b>\$0</b>	\$300,000	\$0	\$300,000

# Recreation Center - Roof Replacement

# Overview

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

**Estimated** 

06/30/2026

**Completion Date** 

# Description

The roof at the Recreation Center will reach its full life expectancy in 2023 (life expectancy of 25-30 years). An estimated 11,800 square feet of flat roof or 118 square will require replacement. An evaluation will take place in advance to determine the appropriate timeframe for replacement.

### **Details**

Facility: Recreation Center

Type of Project: Replacement

# **Capital Cost**

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Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$125,000	\$0	\$125,000
Total	\$0	\$125,000	\$0	\$125,000

# **Funding Sources**

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$125,000	\$0	\$125,000
Total	\$0	\$125,000	\$0	\$125,000

# Recreation Center – Security Upgrades and Card Reader Addition

# **Overview**

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

07/1/2026

**Estimated** 

06/30/2027

**Completion Date** 

# **Description**

Upon completion of the City's new Community Center, the usage and staffing of the existing Recreation Center may change. In preparation for potential changes, security upgrades at the front counter and an additional card reader for secured access at the employee office entrance for purposes of increased security for staff at the location are being planned.

### **Details**

Facility: Recreation Center

Type of Project: New Construction/ New Purchase

### **Capital Cost**

### **Detailed Breakdown**

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$55,000	\$0	\$55,000
Total	<b>\$0</b>	\$55,000	\$0	\$55.000

# **Funding Sources**

Category	Historical	FY2027	Future	Total
Property & Building Fund	\$0	\$55,000	\$0	\$55,000
Total	\$0	\$55,000	\$0	\$55,000

# Recreation Center – Window Replacement (Moved from FY24)

### **Overview**

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

Date

**Estimated** 

06/30/2028

**Completion Date** 

# Description

There are two areas at the Recreation Center where windows have not been replaced to complete a window replacement project for the entirety of the exterior. The windows are inefficient and aged requiring replacement.

#### **Details**

Facility: Recreation Center

Type of Project: Replacement

### **Capital Cost**

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Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$30,000	\$0	\$30,000
Total	\$0	\$30,000	<b>\$0</b>	\$30,000

# **Funding Sources**

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$30,000	\$0	\$30,000
Total	\$0	\$30,000	\$0	\$30,000



# Drains & Stormwater Management Systems

# **Summary of Requests**

Category	Historica	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Bowen In-Line Detention Basin Pond Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$250,000
Detention Pond Cleanouts and Other Drain Work	\$0	\$200,000	\$210,000	\$220,000	\$230,000	\$240,000	\$250,000	\$0	\$1,350,000
Total Summary of Requests	\$0	\$200,000	\$210,000	\$220,000	\$230,000	\$240,000	\$250,000	\$250,000	\$1,600,000



# Bowen In-Line Detention Basin Pond Construction

### **Overview**

Department

**DRAINS- PUBLIC BENEFIT** 

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

This project will improve water quality and reduce erosive velocities downstream of the basin improvement. The basin is intended to improve the City's #1 stormwater deficiency listed in a professional independent analysis. The City has worked with Kentwood schools to acquire easement rights to the property necessary to achieve the basin construction. Staff continues to look for possible funding sources other than the drain fund to achieve the project.

# **Details**

Type of Project: New Construction

# **Capital Cost**

Detailed Breakdown								
Category	Historical	FY2026	Future	Total				
Construction/Maintenance	\$0	\$0	\$250,000	\$250,000				
Total	\$0	<b>\$0</b>	\$250,000	\$250,000				

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Drain Fund	\$0	\$0	\$250,000	\$250,000
Total	<b>\$0</b>	<b>\$0</b>	\$250,000	\$250,000



# Detention Pond Cleanouts and Other Drain Work

### Overview

Department

**DRAINS- PUBLIC BENEFIT** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

**Estimated** 

06/30/2026

**Completion Date** 

# Description

Sediment collects in City maintained detention ponds over time and overgrowth can also take over the ponds due to lack of maintenance. Drains erode slopes and threaten to undermine structures within and near the drain(s). This is an item included annually to keep the City in compliance with approved detention volumes and flood control requirements.

### **Details**

Type of Project: Rehabilitation

# **Capital Cost**

### Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$200,000	\$210,000	\$220,000	\$230,000	\$240,000	\$250,000	\$0	\$1,350,000
Total	\$0	\$200,000	\$210,000	\$220,000	\$230,000	\$240,000	\$250,000	\$0	\$1,350,000

# **Funding Sources**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Drain Fund	\$0	\$200,000	\$210,000	\$220,000	\$230,000	\$240,000	\$250,000	\$0	\$1,350,000
Total	\$0	\$200,000	\$210,000	\$220,000	\$230,000	\$240,000	\$250,000	\$0	\$1,350,000

# Parks & Recreation

Summary of Reques	sts								
Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Bowen Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,050,000	\$1,050,000
City Campus	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,700,000	\$3,700,000
Community Center	\$15,839,692	\$15,120,000	\$40,308	\$0	\$0	\$0	\$0	\$0	\$31,000,000
Covenant Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000,000	\$12,000,000
Forest Hill Trail Connection via Forest Hill Bridge Widening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500,000	\$3,500,000
Future Master Plan Park Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000,000	\$10,000,000
Home Acres Skate Park & Digital Sign	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000	\$1,200,000
Lamberts Trail - Phase 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600,000	\$600,000
Lamberts Trail Property Acquisition	\$0	\$258,200	\$0	\$0	\$0	\$0	\$0	\$0	\$258,200
Miscellaneous & Contingency- Parks & Rec	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$0	\$250,000
Park Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
Pinewood Park Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$150,000
Gates									
Plaster Creek Trail (Stanaback Park to Shaffer)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,126,000	\$1,126,000
Portable Light Tower Generator (moved from 2025)	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000
Property Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
Rondo Station Park	\$0	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$600,000
Shaffer-Patterson I (Shaffer Ave. to East Paris Ave.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$727,000	\$727,000
Shaffer-Patterson II (East Paris to Burton Street)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,130,000	\$1,130,000
Veterans Park Improvements (Phase IV)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750,000	\$750,000
Total Summary of Requests	\$15,839,692	\$15,978,200	\$90,308	\$50,000	\$60,000	\$50,000	\$50,000	\$36,933,000	\$69,051,200

# **Bowen Station**

### **Overview**

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

This project will include a new restroom building in which the main door would be visible to the parking lot. This is a critical security deficiency with the current facility. In addition, the parking lot at Bowen Station is in disrepair and needs to be removed and replaced. Additionally, the project will include a trail head plaza with bike racks and wayfinding, new benches, trash and recycling containers, and replacement of an existing playground with a new highly accessible playground. Funding for this project will be from the DNR Grant (\$400,000), CDBG (\$125,000) and the Parks and Recreation Millage Funds (\$525,000).

### **Details**

Type of Project: Repairs/Improvements

# **Capital Cost**

# **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$1,050,000	\$1,050,000
Total	<b>\$0</b>	<b>\$0</b>	\$1,050,000	\$1,050,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Grants	\$0	\$0	\$525,000	\$525,000
Parks & Rec Millage	\$0	\$0	\$525,000	\$525,000
Total	\$0	<b>\$0</b>	\$1,050,000	\$1,050,000

# City Campus

### Overview

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# **Description**

An outdoor gathering space that will be the site of future community events and farmers' market. The amenities will include a destination splashpad and playground, shelters, plaza, amphitheater, event lawn, additional parking, and other improvements. Funding will be identified from multiple sources including the Parks and Recreation Millage Fund, grants, partnerships, donations, and the Property and Building Fund.

# **Details**

Type of Project: New Construction/ New Purchase

# **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$3,700,000	\$3,700,000
Total	<b>\$0</b>	<b>\$0</b>	\$3,700,000	\$3,700,000

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$3,700,000	\$3,700,000
Total	\$0	<b>\$0</b>	\$3,700,000	\$3,700,000

# Community Center

### Overview

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2024

Date

Estimated

08/31/2026

**Completion Date** 

# Description

A new multi-generational community center that will be a premier indoor healthy wellness and recreation programming facility. Funding for this project will be identified from multiple sources including the Parks and Recreation Millage Fund, grants, partnerships, donations, interfund loans, issuance of bonds, and the Property and Building Fund.

### **Details**

Type of Project: New Construction/ New Purchase

# **Capital Cost**

### **Detailed Breakdown**

Category	Historical	FY2026	FY2027	Future	Total
Capital Outlay	\$14,890,738	\$16,068,954	\$40,308	\$0	\$31,000,000
Total	\$14,890,738	\$16,068,954	\$40,308	\$0	\$31,000,000

# **Funding Sources**

Category	Historical	FY2026	FY2027	Future	Total
Special Assmt Fund	\$3,300,000	\$7,000,000	\$0	\$0	\$10,300,000
Other	\$9,000,000	\$0	\$0	\$0	\$9,000,000
Property & Building Fund	\$2,000,000	\$6,200,000	\$0	\$0	\$8,200,000
Parks & Rec Millage	\$1,539,692	\$1,920,000	\$40,308	\$0	\$3,500,000
Total	\$15,839,692	\$15,120,000	\$40,308	\$0	\$31,000,000

# Covenant Park

# **Overview**

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

Covenant Park was generously donated in May of 2020. This beautiful park will feature multiple trails, sports fields, pickleball courts, an event lawn, lighting, and an event center to support future growth. Funding will be identified from multiple sources including the Parks and Recreation Millage Fund, grants, partnerships, donations, and the Property and Building Fund.

# **Details**

Type of Project: New Construction/ New Purchase

# **Capital Cost**

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$12,000,000	\$12,000,000
Total	<b>\$0</b>	<b>\$0</b>	\$12,000,000	\$12,000,000

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$12,000,000	\$12,000,000
Total	\$0	<b>\$0</b>	\$12,000,000	\$12,000,000

# Forest Hill Trail Connection via Forest Hill Bridge Widening

### **Overview**

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

### Description

Now that Forest Hill roadway has been reconstructed, and a non-motorized trail (NMT) installed on the east side of the roadway, the widening of the existing Forest Hill Avenue Bridge for a trail connection is desirable. This would either be a stand-alone project or part of an MDOT project replacing the existing I-96 bridge. Possible funding would come from Safe Routes to School program, MDOT, and/or Act 51 funds.

#### **Details**

Type of Project: New Construction/ New Purchase

# **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$4,500,000	\$4,500,000
Total	\$0	\$0	\$4,500,000	\$4,500,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$3,500,000	\$3,500,000
Total	<b>\$0</b>	\$0	\$3,500,000	\$3,500,000



# Future Master Plan Park Improvements

# Overview

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

**Unscheduled Project** 

# Description

Various park improvements as outlined in the 2019 Parks Master Plan.

# **Details**

Type of Project: Repairs/Improvements

# **Capital Cost**

### Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$10,000,000	\$10,000,000
Total	\$0	\$0	\$10,000,000	\$10,000,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$10,000,000	\$10,000,000
Total	\$0	\$0	\$10,000,000	\$10,000,000

# Home Acres Skate Park & Digital Sign

### **Overview**

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

Home Acres Park is an entry point into the City of Kentwood. Over the years, the skate park has deteriorated and is beyond repair. The proposed improvements include an accessible skate park, shade shelter, reconstructed walk connections to the parking lot, accessible picnic tables, Evergreen trees, LED lighting, and bleacher seating. The accessible skate park will include one side with high contrast paint/tape to mark the ramps edges, navigation lines, and routes between ramps and tactile strips to provide haptic feedback before ramps or dangerous areas. Funding for this project will be from the Michigan Spark Grant with a 50% match from the Parks and Recreation Millage.

### **Details**

Type of Project: Repairs/Improvements

# **Capital Cost**

### Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$1,200,000	\$1,200,000
Total	\$0	<b>\$0</b>	\$1,200,000	\$1,200,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$1,200,000	\$1,200,000
Total	\$0	\$0	\$1,200,000	\$1,200,000



# Lamberts Trail - Phase 2

# **Overview**

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

**Unscheduled Project** 

# Description

This project involves the construction of approximately 3 miles of trail starting near the City Hall/Justice Center area and continuing east along the north side of the future Lamberts property, possibly connecting to a proposed trail at a planned housing development. Construction timing will be evaluated in light of available funding via the park millage and MDNR grant funds.

### **Details**

Type of Project: New Construction/ New Purchase

# **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$600,000	\$600,000
Total	<b>\$0</b>	<b>\$0</b>	\$600,000	\$600,000

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$600,000	\$600,000
Total	<b>\$0</b>	\$0	\$600,000	\$600,000

# Lamberts Trail Property Acquisition

### Overview

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Scheduled Project

Estimated Start

07/1/2025

Date

Estimated

06/30/2026

**Completion Date** 

# Project Location



# Description

Lamberts Trail is a 39.82 acre parcel of land that will be developed to include accessible and natural trails. An MNRTF application was submitted and approved for the purchase of this property. Funding for this project will be from the DNR Grant (\$129,100) and the Parks and Recreation Millage Funds (\$129,100).

### **Details**

Type of Project: New Construction/ New Purchase

# **Capital Cost**

### Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$258,200	\$0	\$258,200
Total	<b>\$0</b>	\$258,200	\$0	\$258,200

### **Funding Sources**

Category	Historical	FY2026	Future	Total
Grants	\$0	\$129,100	\$0	\$129,100
Parks & Rec Millage	\$0	\$129,100	\$0	\$129,100
Total	\$0	\$258,200	\$0	\$258,200

# Miscellaneous & Contingency- Parks & Rec

# Overview

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Estimated

06/30/2026

**Completion Date** 

# Description

It is recommended that funds be budgeted annually for trail and park enhancements, wayfinding signage, and unexpected and/or emergency needs which may arise.

### **Details**

Type of Project: New Construction/ New Purchase

# **Capital Cost**

### Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Capital Outlay	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$0	\$250,000
Total	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$0	\$250,000

# **Funding Sources**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Parks & Rec Millage	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$0	\$250,000
Total	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$0	\$250,000

# Park Acquisition

**Overview** 

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

City to pursue land acquisition for the development of parks, subject to availability of funds and property. Underserved areas as identified in the Park Master Plan map will be given high priority. The Parks and Recreation Millage Fund and State grants may be considered to finance the project.

### **Details**

Type of Project: New Construction/ New Purchase

# **Capital Cost**

### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$500,000	\$500,000
Total	<b>\$0</b>	\$0	\$500,000	\$500,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$500,000	\$500,000
Total	\$0	\$o	\$500,000	\$500,000

# Pinewood Park Security Gates

### Overview

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

A security gate at the entrances of Pinewood Park serves as a vital feature to enhance the safety and security of the park during overnight hours. Designed to regulate access, the gates help prevent unauthorized entry, vandalism, and after-hours disturbances. It can be equipped with automated access controls for City staff to access during closed hours. Additionally, the gates provide a welcoming yet protective barrier, ensuring that only permitted vehicles and individuals enter when the parks are closed.

### **Details**

Type of Project: Repairs/Improvements

# **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$150,000	\$150,000
Total	\$0	\$0	\$150,000	\$150,000

# **Funding Sources**

# Detailed Breakdown Category Historical FY2026 Future Total Parks & Rec Millage \$0 \$0 \$150,000 \$150,000 Total \$0 \$0 \$150,000 \$150,000

# Plaster Creek Trail (Stanaback Park to Shaffer)

### **Overview**

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# **Description**

This project is planned to connect Stanaback Park trail system and Kentwood's southern non Imotorized trail system to the north. The trail is planned to go next to and after crossing several ravines down to Shaffer Avenue. This project is to be funded by park millage or by MNRTF funds.

### **Details**

Type of Project: New Construction/ New Purchase

# **Capital Cost**

### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$1,126,000	\$1,126,000
Total	\$0	\$0	\$1,126,000	\$1,126,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$1,126,000	\$1,126,000
Total	\$0	\$0	\$1,126,000	\$1,126,000

# Portable Light Tower Generator (moved from 2025)

### **Overview**

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2028

Date

**Estimated** 

06/30/2029

**Completion Date** 

# Description

The portable light tower generator is a mobile unit used for wide-area lighting to provide safe passage for residents during the City's many events and programs. This equipment is used at all evening events, such as food truck festivals, 4th of July festivities, Yeti hunt, glow in the park, tree-lighting ceremony, sports programming, and many others. Costly rentals of this equipment are currently necessary due to the city owning only one light tower. Funding for this project will be from the Parks and Recreation Millage Fund.

### **Details**

Type of Project: New Construction/ New Purchase

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2029	Future	Total
Capital Outlay	\$0	\$10,000	\$0	\$10,000
Total	<b>\$0</b>	\$10,000	\$0	\$10,000

### **Funding Sources**

Botalloa Broaltaoriii						
Category	Historical	FY2029	Future	Total		
Parks & Rec Millage	\$0	\$10,000	\$0	\$10,000		
Total	<b>\$0</b>	\$10,000	<b>\$0</b>	\$10,000		

# Property Development

### **Overview**

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

It is desirable to provide resources for the City to create new parks on existing city-owned park properties to meet emerging needs. Funding could be from State of Michigan Natural Resources Trust Fund grants and/or other funding sources.

### **Details**

Type of Project: New Construction/ New Purchase

# **Capital Cost**

### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$500,000	\$500,000
Total	\$0	\$0	\$500,000	\$500,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$500,000	\$500,000
Total	<b>\$0</b>	\$0	\$500,000	\$500,000

# Rondo Station Park

### Overview

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

**Estimated** 

07/1/2025

Date

06/30/2026

**Completion Date** 

# Description

This project will include a trail head plaza which will have a trail map kiosk, bike racks, bike repair station, accessible benches, waste and recycling containers and recycled universally accessible picnic tables. Additionally, it will include an accessible parking space, replacement of the existing playground with universally accessible equipment, a shade shelter, crushed stone trail, parent seating and site wall, and landscaping. Funding for this project will be from the DNR Grant (\$300,000) and the Parks and Recreation Millage Funds (\$300,000).

### **Details**

Type of Project: New Construction/ New Purchase

# **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$600,000	\$0	\$600,000
Total	<b>\$0</b>	\$600,000	<b>\$0</b>	\$600,000

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Grants	\$0	\$300,000	\$0	\$300,000
Parks & Rec Millage	\$0	\$300,000	\$0	\$300,000
Total	<b>\$0</b>	\$600,000	\$0	\$600,000



# Shaffer-Patterson I (Shaffer Ave. to East Paris Ave.

### Overview

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# **Description**

This project is planned to link trails from Plaster Creek along Shaffer, 32nd Street to East Paris Avenue. It would be funded by park millage, CDBG, and/or by MNRTF funds. Act 51 funds may be used for some of the footage.

### **Details**

Type of Project: New Construction/ New Purchase

# **Capital Cost**

# **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$727,000	\$727,000
Total	\$O	\$0	\$727,000	\$727,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$727,000	\$727,000
Total	<b>\$0</b>	<b>\$0</b>	\$727.000	\$727.000

# Shaffer-Patterson II (East Paris to Burton Street)

### **Overview**

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

This project is planned to go from East Paris Avenue along the Saddleback sewer easement to the intersection of Burton Street and Patterson Avenue, linking the southern system to the nonEmotorized trail systems to the north. It would be funded by park millage, CDBG, and/or by MNRTF funds. Act 51 funds may be used for some of the footage.

### **Details**

Type of Project: New Construction/ New Purchase

# **Capital Cost**

### Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$1,130,000	\$1,130,000
Total	\$0	\$0	\$1,130,000	\$1,130,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$1,130,000	\$1,130,000
Total	\$0	<b>\$0</b>	\$1,130,000	\$1,130,000

# Veterans Park Improvements (Phase IV)

#### Overview

Department

RECREATION

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

As Veterans Park continues to attract numerous residents to this signature park, phase IV improvements will include parking lot expansion, replacement of the basketball and futsal courts, placement of an additional picnic shelter, and removal and replacement of the remaining concrete pathways. Funding for this project will be requested through the Community Development Block Grant application with the remainder from the Parks and Recreation Millage Fund.

# **Details**

Type of Project: Repairs/Improvements

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$750,000	\$750,000
Total	\$0	\$0	\$750,000	\$750,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$750,000	\$750,000
Total	\$0	\$0	\$750,000	\$750,000

# Streets, Sidewalks and Non-Motorized Trails

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
36th Street Resurfacing (Shaffer to M37)	\$0	\$288,000	\$288,000	\$0	\$0	\$0	\$0	\$0	\$576,000
36th Street Roundabout & Shaffer	\$0	\$1,525,000	\$1,525,000	\$0	\$0	\$0	\$0	\$0	\$3,050,000
Ave Rehabilitation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$200,000
44th Street Phase IV Enhancement (Division to Eastern)	\$0	\$0	90	ţ0	Ģū	ÇU	ţ0	<b>Q200,000</b>	0200,000
44th Street White- Topping Repair	\$0	\$0	\$1,550,000	\$1,550,000	\$0	\$0	\$0	\$0	\$3,100,000
48th Street Rehabilitation (Division to Eastern)	\$0	\$0	\$598,000	\$598,000	\$0	\$0	\$0	\$0	\$1,196,000
52nd Street and Breton Avenue Traffic Signal and Intersection Reconstruction	\$0	\$345,000	\$345,000	\$0	\$0	\$0	\$0	\$0	\$690,000
52nd Street Resurfacing (Bailey's Grove to East Paris)	\$277,200	\$277,200	\$0	\$0	\$0	\$0	\$0	\$0	\$554,400
52nd Street Resurfacing (Division Ave to Eastern Ave)	\$385,000	\$385,000	\$0	\$0	\$0	\$0	\$0	\$0	\$770,000
52nd Street Resurfacing (East Paris to M37)	\$577,500	\$577,500	\$0	\$0	\$0	\$0	\$0	\$0	\$1,155,000
52nd Street Resurfacing (M37 to Patterson Ave)	\$0	\$0	\$259,000	\$259,000	\$0	\$0	\$0	\$0	\$518,000
Annual Sidewalk Construction Program	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Annual Sidewalk Fill-In Program	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Annual Sidewalk Repair Program	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Annual Street Resurfacing Program	\$0	\$1,240,000	\$1,260,000	\$1,280,000	\$1,300,000	\$1,320,000	\$1,340,000	\$0	\$7,740,000
Breton Avenue (44th to 52nd) & Kalamazoo Avenue (52nd to 60th) Resurfacing	\$0	\$900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$900,000
Breton Avenue Extension (TIF)	\$0	\$460,000	\$460,000	\$0	\$0	\$0	\$0	\$0	\$920,000
Breton Avenue Tunnel (Paul Henry Trail) & Road Construction	\$0	\$1,150,000	\$1,150,000	\$0	\$0	\$0	\$0	\$0	\$2,300,000
Division Avenue Pedestrian Crossing (HAWK)	\$0	\$233,067	\$233,067	\$0	\$0	\$0	\$0	\$0	\$466,134

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Division Avenue Road Repair — Due to Wyoming 36-inch Water Main Installation	\$0	\$296,000	\$0	\$0	\$0	\$0	\$0	\$0	\$296,000
East Paris Avenue (Broadmoor to 40th Street)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$540,000	\$540,000
East Paris Avenue Resurfacing (Burton to North City Limits)	\$0	\$0	\$0	\$0	\$0	\$805,000	\$805,000	\$0	\$1,610,000
Eastern Avenue Rehabilitation (44th St to 48th St)	\$0	\$0	\$517,000	\$517,000	\$0	\$0	\$0	\$0	\$1,034,000
Eastern Avenue Rehabilitation (48th St to 52nd St)	\$0	\$0	\$517,000	\$517,000	\$0	\$0	\$0	\$0	\$1,034,000
Eastern Avenue Rehabilitation (52nd St to 60th St)	\$0	\$0	\$0	\$1,035,000	\$1,035,000	\$0	\$0	\$0	\$2,070,000
Engleside Drive	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,226,000	\$1,226,000
Forest Creek Drive Rehabilitation (East of East Paris Ave)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$840,000	\$840,000
Forest Hill Avenue Pedestrian Crossing (South of Hall Street at Orchard Creek Drive)	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$120,000	\$140,000
Forest Hill Pedestrian Bridge over I-96 Highway (TAP Grant offsets with Construction entries)	\$0	\$0	\$0	\$265,236	\$157,000	\$0	\$0	\$3,577,764	\$4,000,000
MDOT Intersection Improvements (52nd Street & M-37)	\$128,205	\$128,205	\$0	\$0	\$0	\$0	\$0	\$0	\$256,410
Mid-Block Crossing of 44th Street at Walnut Hills Drive	\$0	\$0	\$0	\$200,000	\$200,000	\$0	\$0	\$0	\$400,000
Mid-block Crossing of 48th Street Near Burgis Avenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
Mid-Block Crossing of Breton Avenue at the Stanaback Park Trail	\$0	\$0	\$0	\$195,000	\$195,000	\$0	\$0	\$0	\$390,000
Mid-block Crossing of Eastern Avenue Near Springwood Drive	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
Mid-Block Crossing of Kalamazoo Avenue at the East-West Trail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
Miscellaneous Bridge Repairs	\$140,000	\$140,000	\$0	\$0	\$0	\$0	\$0	\$0	\$280,000
Model Court Rehabilitation (West of M37)	\$0	\$145,000	\$145,000	\$0	\$0	\$0	\$0	\$0	\$290,000
Radcliff Avenue (28th Street to South End)	\$0	\$0	\$0	\$228,000	\$228,000	\$0	\$0	\$0	\$456,000

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Sidewalks on the NW & SW Corners of 29th Street and East Paris Avenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$15,000
Total Summary of	\$1,507,905\$	8,409,972	9,147,067\$	6,944,236 \$	3,415,000\$	2,425,000\$2	2,445,000 \$	8,318,764 \$4	42,612,944
Requests									



# 36th Street Resurfacing (Shaffer to M37)

#### Overview

Department

**ENGINEERING** 

Туре

Capital Improvement

Request Groups

Scheduled Project

# **Project Location**



# Description

Mill and resurface 36th Street. \$350,000 in federal funds has been programmed with the balance from Act 51 funds. Construction in 2026.

#### **Details**

Type of Project: Resurface

#### **Capital Cost**

Detailed Breakdown					
Category	Historical	FY2026	FY2027	Future	Total
Construction/Maintenance	\$0	\$250,000	\$250,000	\$0	\$500,000
Other	\$0	\$38,000	\$38,000	\$0	\$76,000
Total	\$0	\$288,000	\$288,000	\$0	\$576,000

Detailed Breakdown					
Category	Historical	FY2026	FY2027	Future	Total
STPU	\$0	\$200,000	\$200,000	\$0	\$400,000
Major Streets	\$0	\$88,000	\$88,000	\$0	\$176,000
Total	\$0	\$288,000	\$288,000	\$0	\$576,000

# 36th Street Roundabout & Shaffer Ave Rehabilitation

#### Overview

Department

**ENGINEERING** 

Туре

Capital Improvement

Request Groups

Scheduled Project

# **Project Location**



# Description

Construct a roundabout at the intersection of 36th Street and Shaffer Avenue. Replace the Hot Mix Asphalt (HMA) pavement from 32nd Street to 44th Street. \$560,000 in CMAQ funds per year have been programmed with the balance from Act 51 funds. Construction in 2026.

#### **Details**

Type of Project: Rehabilitation

# **Capital Cost**

Detailed Breakdown					
Category	Historical	FY2026	FY2027	Future	Total
Construction/Maintenance	\$0	\$1,315,000	\$1,315,000	\$0	\$2,630,000
Other	\$0	\$210,000	\$210,000	\$0	\$420,000
Total	\$0	\$1,525,000	\$1,525,000	\$0	\$3,050,000

Detailed Breakdown					
Category	Historical	FY2026	FY2027	Future	Total
Major Streets	\$0	\$965,000	\$965,000	\$0	\$1,930,000
CMAQ	\$0	\$560,000	\$560,000	\$0	\$1,120,000
Total	\$0	\$1,525,000	\$1,525,000	\$0	\$3,050,000

# 44th Street Phase IV Enhancement (Division to Eastern)

#### **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

#### Description

This project would install an irrigation system along with vegetative beautification. This is now the only stretch of 44th Street in Kentwood without irrigation. CDBG eligible area.

#### **Details**

Type of Project: New Construction

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$200,000	\$200,000
Total	<b>\$0</b>	\$0	\$200,000	\$200,000

#### **Funding Sources**

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$0	\$200,000	\$200,000
Total	<b>\$0</b>	<b>\$0</b>	\$200,000	\$200,000

# 44th Street White-Topping Repair

#### **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

# **Description**

Repair/replacement of "white-topped" and other full depth concrete streets in Kentwood. Design engineering and construction to replace "white-topped" streets in Kentwood. Streets included in this work are 44th Street and Barden/East Paris.

#### **Details**

Type of Project: Resurface

# **Capital Cost**

Detail	ed	Brea	kdo	wn

Category	Historical	FY2027	FY2028	Future	Total
Construction/Maintenance	\$0	\$1,350,000	\$1,350,000	\$0	\$2,700,000
Other	\$0	\$200,000	\$200,000	\$0	\$400,000
Total	\$0	\$1,550,000	\$1,550,000	\$0	\$3,100,000

# **Funding Sources**

Category	Historical	FY2027	FY2028	Future	Total
STPU	\$0	\$892,671	\$892,670	\$0	\$1,785,341
Major Streets	\$0	\$657,329	\$657,330	\$0	\$1,314,659
Total	\$0	\$1,550,000	\$1,550,000	\$0	\$3,100,000



# 48th Street Rehabilitation (Division to Eastern)

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

# **Project Location**



# Description

Mill and resurface 48th Street. This project should be considered for STP-U funding under the next TIP programming cycle (FY2027 to FY2029). Construction in 2027.

#### **Details**

Type of Project: Rehabilitation

#### **Capital Cost**

Detailed Breakdown					
Category	Historical	FY2027	FY2028	Future	Total
Construction/Maintenance	\$0	\$520,000	\$520,000	\$0	\$1,040,000
Other	\$0	\$78,000	\$78,000	\$0	\$156,000
Total	\$0	\$598,000	\$598,000	\$0	\$1,196,000

Detailed Breakdown					
Category	Historical	FY2027	FY2028	Future	Total
Major Streets	\$0	\$300,443	\$300,443	\$0	\$600,886
STPU	\$0	\$297,557	\$297,557	\$0	\$595,114
Total	\$0	\$598,000	\$598,000	\$0	\$1,196,000



# 52nd Street and Breton Avenue Traffic Signal and Intersection Reconstruction

#### **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2024

Date

07/1/202

Estimated

06/30/2026

**Completion Date** 

## Description

Remove diagonal span signal and replace it with box span signal. Also, construction of turn lanes and intersection improvements in conjunction with construction of Breton Avenue to the south.

#### **Details**

Type of Project: Reconstruction

# **Capital Cost**

Detailed Breakdown					
Category	Historical	FY2026	FY2027	Future	Total
Construction/Maintenance	\$0	\$300,000	\$300,000	\$0	\$600,000
Other	\$0	\$45,000	\$45,000	\$0	\$90,000
Total	<b>\$0</b>	\$345,000	\$345,000	\$0	\$690,000

# **Funding Sources**

Category	Historical	FY2026	FY2027	Future	Total
Major Streets	\$0	\$270,000	\$270,000	\$0	\$540,000
Other	\$0	\$75,000	\$75,000	\$0	\$150,000
Total	\$0	\$345,000	\$345,000	\$0	\$690,000



# 52nd Street Resurfacing (Bailey's Grove to East Paris)

#### **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2024

Date

**Estimated** 

06/30/2026

**Completion Date** 

#### Description

Mill and resurface the street. \$352,000 in federal funding has been programmed with the balance from Act 51 funds. Construction in 2025.

#### **Details**

Type of Project: Resurface

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$252,000	\$252,000	\$0	\$504,000
Other	\$25,200	\$25,200	\$0	\$50,400
Total	\$277,200	\$277,200	\$0	\$554,400

#### **Funding Sources**

Category	Historical	FY2026	Future	Total
STPU	\$176,000	\$176,000	\$0	\$352,000
Major Streets	\$101,200	\$101,200	\$0	\$202,400
Total	\$277,200	\$277,200	\$0	\$554,400

# 52nd Street Resurfacing (Division Ave to Eastern Ave)

#### **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2024

Date

**Estimated** 

06/30/2026

**Completion Date** 

#### Description

Mill and resurface the street. \$490,000 in federal funding has been programmed with the balance from Act 51 funds. Construction in 2025.

#### **Details**

Type of Project: Resurface

# **Capital Cost**

Detailed Breakdown					
Category	Historical	FY2026	Future	Total	
Construction/Maintenance	\$350,000	\$350,000	\$0	\$700,000	
Other	\$35,000	\$35,000	\$0	\$70,000	
Total	\$385,000	\$385,000	\$0	\$770,000	

# **Funding Sources**

Category	Historical	FY2026	Future	Total
STPU	\$245,000	\$245,000	\$0	\$490,000
Major Streets	\$140,000	\$140,000	\$0	\$280,000
Total	\$385,000	\$385,000	\$0	\$770,000



# 52nd Street Resurfacing (East Paris to M37)

#### **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2024

Date

Estimated

06/30/2026

**Completion Date** 

# Description

Mill and resurface the street. \$735,000 in federal funding has been programmed with the balance from Act 51 funds. Construction in 2025.

#### **Details**

Type of Project: Resurface

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$525,000	\$525,000	\$0	\$1,050,000
Other	\$52,500	\$52,500	\$0	\$105,000
Total	\$577,500	\$577,500	\$0	\$1,155,000

#### **Funding Sources**

Category	Historical	FY2026	Future	Total
STPU	\$367,500	\$367,500	\$0	\$735,000
Major Streets	\$210,000	\$210,000	\$0	\$420,000
Total	\$577,500	\$577,500	\$0	\$1,155,000

# 52nd Street Resurfacing (M37 to Patterson Ave)

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

# **Project Location**



#### Description

Mill and resurface the street using Act 51 funds. This project should be considered for STP-U funding under the next TIP programming cycle (FY2027 to FY2029). Construction in 2027

#### Details

Type of Project: Resurface

# **Capital Cost**

Detailed Breakdown					
Category	Historical	FY2027	FY2028	Future	Total
Construction/Maintenance	\$0	\$225,000	\$225,000	\$0	\$450,000
Other	\$0	\$34,000	\$34,000	\$0	\$68,000
Total	\$0	\$259,000	\$259,000	\$0	\$518,000

Detailed Breakdown					
Category	Historical	FY2027	FY2028	Future	Total
STPU	\$0	\$148,778	\$148,779	\$0	\$297,557
Major Streets	\$0	\$110,222	\$110,221	\$0	\$220,443
Total	\$0	\$259,000	\$259,000	\$0	\$518,000

# Annual Sidewalk Construction Program

# Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

# Description

Staff has identified several areas where sidewalks do not exist in the vicinity of schools, as shown in the table below. This annual program will prioritize and begin to construct sidewalks in these areas.

<u>School</u>	Street	Segment
East Kelloggsville Elen	Madison Avenue	44th Street to Montebello
SE Kelloggsville Elem	54th Street	100' west of Mick to 140' east of Kelekent
	Mick Ave	56th Street to Tampa
	Claudia Ave	56th Street to Tampa
	Pinebrook Ave	56th Street to terminus
***************************************	Kelekent Ave	56th Street to terminus
	Andover Street	Primrose to 140' east of Heyboer
***************************************	Heyboer Ave	Andover to 52nd Street
***************************************	Madison Avenue	Andover to 52nd Street
····	Primrose Ave	Andover to 52nd Street
781110111111111111111111111111111111111	Tampa St	Mick to Claudia
Brookwood Elem	Newcastle Dr	52nd to 340' south
-11.0-mm11111100000000000000000000000000	Newcastle Dr	940' south of 52nd to 1430' south of 52nd
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Brookmark St	Kalamazoo to 140' west of Cheryl
***************************************	54th Street	Newcastle to Kimball
***************************************	Kimball Ave	52nd St to 54th St
***************************************	Katrina St	300' east of Christie to Brookmark
***************************************	Crestmoor Dr	60th St to Glenmoor Dr
	Glenmoor Dr	Pinetree to Stanford
	Juanita Dr	Gentian to Jeffrey
Bowen Elem	Meadowlane Dr	1538 Meadowlane, corner lot frontage
Meadowbrook Elem	Cloverleaf Ave	Forest Hill to Woodside Oaks (pvt.)

#### **Details**

Type of Project: New Construction

# **Capital Cost**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000



Deta	iled	<b>Breal</b>	kdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Local Streets	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000

# Annual Sidewalk Fill-In Program

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

#### Description

Staff has identified many small missing sections of sidewalk that serve to interrupt pedestrians using the City's pedestrian network. This annual program will begin "filling in" these areas to improve connectivity. CDBG funds will be targeted when the sidewalks are within eligible areas.

#### **Details**

Type of Project: New Construction

# **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000

# **Funding Sources**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Local Streets	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000

# Annual Sidewalk Repair Program

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

# Description

Staff annually inspect approximately 10% of the sidewalks in the city. Any sidewalks that are deemed to be out of compliance with the city's ordinance for sidewalk conditions is slated for removal and replacement.

#### **Details**

Type of Project: Reconstruction

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000

# **Funding Sources**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Local Streets	\$0	\$94,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$694,000
Other	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Major Streets	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
Total	\$0	\$100,000	\$100,000	\$100.000	\$100,000	\$100.000	\$100.000	\$100.000	\$700,000



# Annual Street Resurfacing Program

#### **Overview**

Department

**ENGINEERING** 

Туре

Capital Improvement

**Request Groups** 

Scheduled Project

# Description

It is recommended that funds be budgeted annually for the street resurfacing program.

#### **Details**

Type of Project: Resurface

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031 F	uture	Total
Construction/Maintena	\$0	\$1,240,000	\$1,260,000	\$1,280,000	\$1,300,000	\$1,320,000	\$1,340,000	\$0	\$7,740,000
nce									
Total	\$0	\$1,240,000	\$1,260,000	\$1,280,000	\$1,300,000	\$1,320,000	\$1,340,000	\$0.5	7.740.000

# **Funding Sources**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031 F	uture	Total
Local Streets	\$0	\$1,240,000	\$1,260,000	\$1,280,000	\$1,300,000	\$1,320,000	\$1,340,000	\$0	\$7,740,000
Total	\$0	\$1,240,000	\$1,260,000	\$1,280,000	\$1,300,000	\$1,320,000	\$1,340,000	\$0 <b>\$</b>	7.740.000

# Breton Avenue (44th to 52nd) & Kalamazoo Avenue (52nd to 60th) Resurfacing

# **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

# Description

Mill 1.5 inches of HMA and resurface with 1.5 inches of HMA to replace the de-laminated cape seal.

#### **Details**

Type of Project: Resurface

# **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$900,000	\$0	\$900,000
Total	<b>\$0</b>	\$900,000	<b>\$0</b>	\$900,000

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$900,000	\$0	\$900,000
Total	<b>\$0</b>	\$900,000	\$0	\$900,000



# Breton Avenue Extension (TIF)

#### **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

# Description

Extend Breton Avenue from 52nd Street across city-owned property to connect to the north terminus of Breton Avenue from the south.

#### **Details**

Type of Project: New Construction

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	FY2027	Future	Total
Construction/Maintenance	\$0	\$400,000	\$400,000	\$0	\$800,000
Other	\$0	\$60,000	\$60,000	\$0	\$120,000
Total	<b>\$0</b>	\$460,000	\$460,000	\$0	\$920,000

# **Funding Sources**

Category	Historical	FY2026	FY2027	Future	Total
Major Streets	\$0	\$460,000	\$460,000	\$0	\$920,000
Total	\$0	\$460,000	\$460,000	\$0	\$920,000

# Breton Avenue Tunnel (Paul Henry Trail) & Road Construction

#### **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2024

Date

**Estimated** 

06/30/2026

**Completion Date** 

# Description

Construct a bridge for Breton Avenue over the Paul Henry Trail. Also, construct Breton Avenue on Kentwood-owned property.

#### **Details**

Type of Project: New Construction

#### **Capital Cost**

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Category	Historical	FY2026	FY2027	Future	Total
Construction/Maintenance	\$0	\$1,000,000	\$1,000,000	\$0	\$2,000,000
Other	\$0	\$150,000	\$150,000	\$0	\$300,000
Total	<b>\$0</b>	\$1,150,000	\$1,150,000	\$0	\$2,300,000

#### **Funding Sources**

Category	Historical	FY2026	FY2027	Future	Total
Major Streets	\$0	\$1,150,000	\$1,150,000	\$0	\$2,300,000
Total	<b>\$0</b>	\$1,150,000	\$1,150,000	\$0	\$2,300,000



# Division Avenue Pedestrian Crossing (HAWK)

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

#### Description

High visibility crosswalk markings, pedestrian refuge island, advanced pedestrian crossing signs, with either Rectangular Rapid flashing beacons or High intensity Activated cross Walk (HAWK) Hybrid Pedestrian Beacons, optional curb extensions and/or yield/stop bars. Traffic analysis in 2023 revealed that warrants were not met to qualify for funding. City of Wyoming has expressed interest in coordinating/sharing an alternate location in the corridor.

#### **Details**

Type of Project: New Construction

#### **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Construction/Maintenance	\$0	\$190,067	\$190,067	\$0	\$380,134
Other	\$0	\$43,000	\$43,000	\$0	\$86,000
Total	<b>\$0</b>	\$233,067	\$233,067	\$0	\$466,134

#### **Funding Sources**

Category	Historical	FY2026	FY2027	Future	Total
Grants	\$0	\$128,219	\$128,219	\$0	\$256,438
Major Streets	\$0	\$73,924	\$73,924	\$0	\$147,848
Other	\$0	\$30,924	\$30,924	\$0	\$61,848
Total	<b>\$0</b>	\$233,067	\$233,067	\$0	\$466,134



# Division Avenue Road Repair — Due to Wyoming 36-inch Water Main Installation

#### **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Estimated

06/30/2026

**Completion Date** 

#### Description

Wyoming proposes to install a 20-inch water main in Division Avenue. They are requesting that Kentwood pay our share of the road restoration costs on our side of the road between 44th Street and Maplelawn Street.

#### **Details**

Type of Project: Reconstruction

#### **Benefit to Community**

The City of Wyoming is installing a 36-inch water main in Division Avenue and it will impact the northbound lanes in the City of Kentwood. The City of Kentwood is contributing one-half of the restoration costs for the disturbed northbound lanes.

#### **Capital Cost**

#### **Detailed Breakdown** Historical FY2026 **Future Total** Category Construction/Maintenance \$0 \$251,000 \$0 \$251,000 \$45,000 \$0 \$45,000 Other ŝo \$0 \$296,000 \$0 \$296,000 **Total**



# **Funding Sources**

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$296,000	\$0	\$296,000
Total	\$0	\$296,000	\$0	\$296,000

# East Paris Avenue (Broadmoor to 40th Street)

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

Crush, shape, repave, and add concrete curbs

#### **Details**

Type of Project: New Construction

# **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$450,000	\$450,000
Other	\$0	\$0	\$90,000	\$90,000
Total	\$0	<b>\$0</b>	\$540,000	\$540,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$0	\$540,000	\$540,000
Total	<b>\$0</b>	\$0	\$540,000	\$540,000



# East Paris Avenue Resurfacing (Burton to North City Limits)

#### Overview

Department

ENGINEERING

Type

Capital Improvement

Request Groups

Scheduled Project

# **Project Location**



#### Description

Mill and resurface the street. \$980,000 in federal funding has been programmed with the balance from Act 51 funds. Construction is planned for 2028.

#### **Details**

Type of Project: Resurface

# **Capital Cost**

Detailed Breakdown					
Category	Historical	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$700,000	\$700,000	\$0	\$1,400,000
Other	\$0	\$105,000	\$105,000	\$0	\$210,000
Total	\$0	\$805,000	\$805,000	\$0	\$1,610,000

Detailed Breakdown					
Category	Historical	FY2030	FY2031	Future	Total
STPU	\$0	\$490,000	\$490,000	\$0	\$980,000
Major Streets	\$0	\$315,000	\$315,000	\$0	\$630,000
Total	\$0	\$805,000	\$805,000	\$o	\$1,610,000

# Eastern Avenue Rehabilitation (44th St to 48th St)

#### Overview

Department

**ENGINEERING** 

Туре

Capital Improvement

**Request Groups** 

Scheduled Project

# **Project Location**



# Description

Replace the HMA pavement along corridor. This project should be considered for STP-U funding under the next TIP programming cycle (FY2027 to FY2029). Construction expected in 2028

#### **Details**

Type of Project: Rehabilitation

# **Capital Cost**

Detailed Breakdown					
Category	Historical	FY2027	FY2028	Future	Total
Construction/Maintenance	\$0	\$450,000	\$450,000	\$0	\$900,000
Other	\$0	\$67,000	\$67,000	\$0	\$134,000
Total	\$0	\$517,000	\$517,000	\$0	\$1,034,000

Detailed Breakdown					
Category	Historical	FY2027	FY2028	Future	Total
STPU	\$0	\$285,000	\$285,000	\$0	\$570,000
Major Streets	\$0	\$232,000	\$232,000	\$0	\$464,000
Total	\$0	\$517,000	\$517,000	\$0	\$1,034,000

# Eastern Avenue Rehabilitation (48th St to 52nd St)

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

# **Project Location**



#### Description

Replace the HMA pavement along corridor. This project should be considered for STP-U funding under the next TIP programming cycle (FY2027 to FY2029). Construction expected in 2028.

#### **Details**

Type of Project: Rehabilitation

# **Capital Cost**

Detailed Breakdown					
Category	Historical	FY2027	FY2028	Future	Total
Construction/Maintenance	\$0	\$450,000	\$450,000	\$0	\$900,000
Other	\$0	\$67,000	\$67,000	\$0	\$134,000
Total	\$0	\$517,000	\$517,000	\$0	\$1,034,000

Detailed Breakdown					
Category	Historical	FY2027	FY2028	Future	Total
STPU	\$0	\$285,000	\$285,000	\$0	\$570,000
Major Streets	\$0	\$232,000	\$232,000	\$0	\$464,000
Total	\$0	\$517,000	\$517,000	\$0	\$1,034,000

# Eastern Avenue Rehabilitation (52nd St to 60th St)

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

# **Project Location**



# Description

Replace the HMA pavement along corridor. This project should be considered for STP-U funding under the next TIP programming cycle (FY2027 to FY2029). Construction expected in 2029.

#### **Details**

Type of Project: Rehabilitation

# **Capital Cost**

Detailed Breakdown					
Category	Historical	FY2028	FY2029	Future	Total
Construction/Maintenance	\$0	\$900,000	\$900,000	\$0	\$1,800,000
Other	\$0	\$135,000	\$135,000	\$0	\$270,000
Total	\$0	\$1,035,000	\$1,035,000	\$0	\$2,070,000

Detailed Breakdown					
Category	Historical	FY2028	FY2029	Future	Total
Major Streets	\$0	\$552,859	\$552,858	\$0	\$1,105,717
STPU	\$0	\$482,141	\$482,142	\$0	\$964,283
Total	\$0	\$1,035,000	\$1,035,000	\$0	\$2,070,000

# **Engleside Drive**

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

Request Groups

Unscheduled Project

# **Project Location**



# Description

Install storm sewer, curb, sidewalk, and HMA pavement on the last gravel road in the City. By policy, a portion of the cost would be assessed to the benefiting property owners.

#### **Details**

Type of Project: New Construction

# **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$1,067,000	\$1,067,000
Other	\$0	\$0	\$159,000	\$159,000
Total	\$0	\$0	\$1,226,000	\$1,226,000

# **Funding Sources**

#### Detailed Breakdown Category Historical FY2026 **Future** Total Local Streets \$1,005,000 \$1,005,000 Other \$0 \$221,000 \$221,000 \$0 Total \$0 \$0 \$1,226,000 \$1,226,000

# Forest Creek Drive Rehabilitation (East of East Paris Ave)

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# **Description**

Crush, shape, and repave corridor using Act 51 funds. Add concrete curb and gutter and sidewalk. Construction expected in 2024.

#### **Details**

Type of Project: Rehabilitation

# **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$700,000	\$700,000
Other	\$0	\$0	\$140,000	\$140,000
Total	<b>\$0</b>	<b>\$0</b>	\$840,000	\$840,000

#### **Funding Sources**

Category	Historical	FY2028	Future	Total
Major Streets	\$0	\$0	\$840,000	\$840,000
Total	\$0	<b>\$0</b>	\$840,000	\$840,000



# Forest Hill Avenue Pedestrian Crossing (South of Hall Street at Orchard Creek Drive)

#### **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

**Estimated** 

06/30/2026

**Completion Date** 

#### Description

Phase I - Installation of a pedestrian crossing by the Kent County Road Commission (KCRC) at Forest Hill Avenue between Orchard Creek Drive and Hall Street. The crossing will include a refuge island and pavement markings. The crossing will be constructed in a way that it could be upgraded to a HAWK signalized crossing in the future (Phase II). The KCRC will be covering 100% of the cost for this crossing.

#### **Details**

Type of Project: New Construction

#### **Benefit to Community**

This project is 100% funded by the Kent County Road Commission (KCRC) and Ada Township.

#### **Capital Cost**

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$20,000	\$120,000	\$140,000
Total	<b>\$0</b>	\$20.000	\$120.000	\$140.000

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$0	\$120,000	\$120,000
Other	\$0	\$20,000	\$0	\$20,000
Total	<b>\$0</b>	\$20,000	\$120,000	\$140,000

# Forest Hill Pedestrian Bridge over I-96 Highway (TAP Grant offsets with Construction entries)

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

# Description

Construct a pre-manufactured steel-truss bridge over the I-96 Highway to connect the non-motorized trail that currently terminates on both sides of the highway. The total project is estimated at \$4,000,000. Additional grant funding would have to be secured.

#### **Details**

Type of Project: New Construction

#### **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2028	FY2029	Future	Total
Construction/Maintenance	\$0	\$265,236	\$157,000	\$3,327,764	\$3,750,000
Other	\$0	\$0	\$0	\$250,000	\$250,000
Total	<b>\$0</b>	\$265,236	\$157,000	\$3,577,764	\$4,000,000

#### **Funding Sources**

Category	Historical	FY2028	FY2029	Future	Total
Major Streets	\$0	\$0	\$0	\$3,327,764	\$3,327,764
TAP	\$0	\$265,236	\$157,000	\$0	\$422,236
Grants	\$0	\$0	\$0	\$250,000	\$250,000
Total	\$0	\$265,236	\$157,000	\$3,577,764	\$4,000,000

# MDOT Intersection Improvements (52nd Street & M-37)

#### **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

#### Description

MDOT is improving M-37 (Broadmoor) between 60th Street and 44th Street. The City of Kentwood is responsible for 5% of the construction costs.

#### **Details**

Type of Project: Rehabilitation

# **Capital Cost**

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$128,205	\$128,205	\$0	\$256,410
Total	\$128,205	\$128,205	\$0	\$256,410

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Major Streets	\$128,205	\$128,205	\$0	\$256,410
Total	\$128,205	\$128,205	\$0	\$256,410

# Mid-Block Crossing of 44th Street at Walnut Hills Drive

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

Request Groups

Scheduled Project

# **Project Location**



# Description

Reconstruct with high visibility crosswalk markings, advanced intersection signing, pedestrian refuge island, and a High-Intensity Activated Cross-Walk (HAWK) Pedestrian Hybrid Beacons. Funds will be through the MDOT Transportation Alternatives Program (TAP).

#### Details

Type of Project: New Construction

# **Capital Cost**

Detailed Breakdown					
Category	Historical	FY2028	FY2029	Future	Total
Construction/Maintenance	\$0	\$160,000	\$160,000	\$0	\$320,000
Other	\$0	\$40,000	\$40,000	\$0	\$80,000
Total	\$0	\$200,000	\$200,000	\$0	\$400,000

# **Funding Sources**

Detailed Breakdown					
Category	Historical	FY2028	FY2029	Future	Total
TAP	\$0	\$112,000	\$112,000	\$0	\$224,000
Major Streets	\$0	\$88,000	\$88,000	\$0	\$176,000
Total	\$0	\$200,000	\$200,000	\$0	\$400,000

# Mid-block Crossing of 48th Street Near Burgis Avenue

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

**Unscheduled Project** 

# Description

High visibility crosswalk markings with Rectangular Rapid flashing beacons, optional curb extension, and/or yield/stop bars.

#### **Details**

Type of Project: New Construction

# **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$400,000	\$400,000
Other	\$0	\$0	\$100,000	\$100,000
Total	<b>\$0</b>	<b>\$0</b>	\$500,000	\$500,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$0	\$500,000	\$500,000
Total	<b>\$0</b>	\$0	\$500,000	\$500,000



# Mid-Block Crossing of Breton Avenue at the Stanaback Park Trail

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

Request Groups

Scheduled Project

# **Project Location**



# Description

Modify existing pedestrian refuge island, high visibility crosswalk markings, advanced intersection signing, and HAWK traffic control signal. Funds to be sought from the MDOT Transportation Alternatives Program (TAP). Construction will be in 2028. Partner with Grand Rapids.

#### Details

Type of Project: New Construction

# **Capital Cost**

Detailed Breakdown					
Category	Historical	FY2028	FY2029	Future	Total
Construction/Maintenance	\$0	\$155,000	\$155,000	\$0	\$310,000
Other	\$0	\$40,000	\$40,000	\$0	\$80,000
Total	\$0	\$195,000	\$195,000	\$0	\$390,000

# **Funding Sources**

Detailed Breakdown					
Category	Historical	FY2028	FY2029	Future	Total
TAP	\$0	\$108,500	\$108,500	\$0	\$217,000
Other	\$0	\$44,750	\$44,750	\$0	\$89,500
Major Streets	\$0	\$41,750	\$41,750	\$0	\$83,500
Total	\$0	\$195,000	\$195,000	\$0	\$390,000

# Mid-block Crossing of Eastern Avenue Near Springwood Drive

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

High visibility crosswalk markings, pedestrian refuge island, advanced pedestrian crossing signs, with Rectangular Rapid flashing beacons, optional curb extensions and/or yield/stop bars.

#### **Details**

Type of Project: New Construction

# **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$400,000	\$400,000
Other	\$0	\$0	\$100,000	\$100,000
Total	<b>\$0</b>	<b>\$0</b>	\$500,000	\$500,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$0	\$500,000	\$500,000
Total	\$o	<b>\$0</b>	\$500,000	\$500,000



# Mid-Block Crossing of Kalamazoo Avenue at the East-West Trail

#### **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

High visibility crosswalk markings, advanced pedestrian crossing signs with either Rectangular Rapid flashing beacons or High intensity Activated cross Walk (HAWK) Hybrid Pedestrian Beacons

#### **Details**

Type of Project: New Construction

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$400,000	\$400,000
Other	\$0	\$0	\$100,000	\$100,000
Total	<b>\$0</b>	<b>\$0</b>	\$500,000	\$500,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$0	\$500,000	\$500,000
Total	\$0	\$0	\$500,000	\$500,000

# Miscellaneous Bridge Repairs

# **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

# Description

The City of Kentwood has 13 vehicular bridges throughout the city, and as identified in our biannual bridge inspections, we need to complete miscellaneous repairs to a select number of them.

#### **Details**

Type of Project: New Construction

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$100,000	\$100,000	\$0	\$200,000
Other	\$40,000	\$40,000	\$0	\$80,000
Total	\$140,000	\$140,000	\$0	\$280,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Major Streets	\$140,000	\$140,000	\$0	\$280,000
Total	\$140,000	\$140,000	\$0	\$280,000



# Model Court Rehabilitation (West of M37)

# **Overview**

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Estimated

06/30/2027

**Completion Date** 

# **Description**

Add curb and gutter and repave this short cul-de-sac using Act 51 funds. Construction in 2026.

#### **Details**

Type of Project: Rehabilitation

# **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Construction/Maintenance	\$0	\$125,000	\$125,000	\$0	\$250,000
Other	\$0	\$20,000	\$20,000	\$0	\$40,000
Total	<b>\$0</b>	\$145,000	\$145,000	<b>\$0</b>	\$290,000

# **Funding Sources**

Category	Historical	FY2026	FY2027	Future	Total
Major Streets	\$0	\$145,000	\$145,000	\$0	\$290,000
Total	\$0	\$145,000	\$145,000	\$0	\$290,000

# Radcliff Avenue (28th Street to South End)

# Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

Estimated

07/1/2027

Date

Date

06/30/2029

**Completion Date** 

# **Project Location**



# Description

Crush, shape and repave the HMA pavement using Act 51 funds. Construction expected in 2028.

#### **Details**

Type of Project: Rehabilitation

# **Capital Cost**

Detailed Breakdown					
Category	Historical	FY2028	FY2029	Future	Total
Construction/Maintenance	\$0	\$175,000	\$175,000	\$0	\$350,000
Other	\$0	\$53,000	\$53,000	\$0	\$106,000
Total	\$0	\$228,000	\$228,000	\$0	\$456,000

# **Funding Sources**

Detailed Breakdown					
Category	Historical	FY2028	FY2029	Future	Total
Major Streets	\$0	\$228,000	\$228,000	\$0	\$456,000
Total	\$0	\$228,000	\$228,000	\$0	\$456,000



# Sidewalks on the NW & SW Corners of 29th Street and East Paris Avenue

#### Overview

Department

**ENGINEERING** 

Type

Capital Improvement

**Request Groups** 

Unscheduled Project

# Description

Construction of sidewalks on the NW & SW corners of the intersection. When 29th Street was widened, there was not enough room to build sidewalks within the public right-of-way. If sidewalks are to be built, public easements on private property will be required.

#### **Details**

Type of Project: New Construction

# **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$15,000	\$15,000
Total	\$0	\$0	\$15,000	\$15,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$0	\$15,000	\$15,000
Total	<b>\$0</b>	<b>\$0</b>	\$15,000	\$15,000

# Water and Sewer System

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031		Total
48th Street Rehabilitation (Division Ave to Eastern Ave)	\$0	\$0	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$1,000,000
Blaine, Burgis, Bonnie, Poinsettia, Marshall, & Curwood Water main (South of 44th St)	\$0	\$0	\$0	\$1,100,000	\$1,100,000	\$0	\$0	\$0	\$2,200,000
Christie Avenue Water main Replacement (52nd Street to Gentian Drive)	\$0	\$0	\$0	\$0	\$0	\$520,000	\$0	\$0	\$520,000
Gentian, Ramblewood, Jamestown Water main Replacement (Kalamazoo to Discovery)	\$0	\$0	\$0	\$0	\$0	\$747,500	\$747,500	\$0	<b>\$1,495,000</b>
Maplelawn Water Main Replacement with City of Wyoming	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000
Miscellaneous Sanitary Lateral Lining	\$0	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$0	\$1,080,000
Miscellaneous Water Infrastructure	\$0	\$140,000	\$150,000	\$160,000	\$170,000	\$180,000	\$190,000	\$0	\$990,000
Potter Pumping Station - Chlorine Analyzer Replacement	\$0	\$18,000	\$0	\$0	\$0	\$0	\$0	\$0	\$18,000
Potter Pumping Station – Flow Meter Replacements	\$0	\$76,000	\$0	\$0	\$0	\$0	\$0	\$0	\$76,000
Potter Pumping Station  – Oil Capital Valve (OCV)  Replacements	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Potter Pumping Station  – Parking Lot Resurfacing	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Potter Pumping Station – Roof Replacement	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$60,00
Sanitary Sewer - Communications Upgrade to Jefferson Sewer Lift Station	\$0	\$0	\$0	\$35,000	\$0	\$0	\$0	\$0	\$35,000
Sanitary Sewer - Excavation Sewer Repairs	\$0	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$250,00
Water - 1,000,000 Gallon Elevated Storage Tank – Dry and Wet Interior Tank Painting		\$0	\$0	\$0	\$237,000	\$0	\$0	\$0	\$237,00
Water - 1,000,000 Gallon Elevated Storage Tank – Exterior Tank Painting		\$0	\$0	\$0	\$0	\$174,000	\$0	\$0	\$174,00



Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Water - 5,000,000 Gallon Ground Storage Tank – Dry Interior Tank Painting	\$0	\$0	\$0	\$432,000	\$0	\$0	\$0	\$0	\$432,000
Water - 5,000,000 Gallon Ground Storage Tank – Exterior Tank Painting	\$0	\$0	\$0	\$192,000	\$0	\$0	\$0	\$0	\$192,000
Water - 5,000,000 Gallon Ground Storage Tank – Wet Interior Tank Painting	\$0	\$0	\$0	\$320,000	\$0	\$0	\$0	\$0	\$320,000
Water - 500,000 Gallon Elevated Storage Tank – Dry and Wet Interior Tank Painting	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$150,000
Water - Exterior Tank Cleaning	\$0	\$20,000	\$0	\$22,000	\$0	\$0	\$24,000	\$0	\$66,000
Total Summary of Requests	\$0	\$1,004,000\$	830,000	\$2,941,000	\$1,837,000	\$1,801,500	\$1,141,500	\$0	\$9,555,000

# 48th Street Rehabilitation (Division Ave to Eastern Ave)

#### **Overview**

Department

WATER

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2026

Date

**Estimated** 

06/30/2028

**Completion Date** 

# Description

Replacement of approximately 1 mile of 55± year old cast iron water main associated with street reconstruction. Construction in 2027.

#### **Details**

Type of Project: Replacement

# **Capital Cost**

Detailed Breakdown					
Category	Historical	FY2027	FY2028	Future	Total
Construction/Maintenance	\$0	\$500,000	\$500,000	\$0	\$1,000,000
Total	\$0	\$500,000	\$500,000	<b>\$0</b>	\$1,000,000

# **Funding Sources**

Category	Historical	FY2027	FY2028	Future	Total
Water Fund	\$0	\$500,000	\$500,000	\$0	\$1,000,000
Total	\$0	\$500,000	\$500,000	\$0	\$1,000,000

# Blaine, Burgis, Bonnie, Poinsettia, Marshall, & Curwood Water main (South of 44th St)

#### **Overview**

Department

WATER

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

Date

Estimated

06/30/2029

**Completion Date** 

# Description

DPW has experienced a high break history on several water mains in the neighborhood known as Mapleview or as Eastern Heights, located south of 44th Street and east of Eastern Avenue. 10,800 feet of cast iron mains up to 65 years old are recommended for replacement. Construction in 2028.

#### **Details**

Type of Project: Replacement

#### **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2028	FY2029	Future	Total
Construction/Maintenance	\$0	\$1,100,000	\$1,100,000	\$0	\$2,200,000
Total	\$0	\$1,100,000	\$1,100,000	<b>\$0</b>	\$2,200,000

# **Funding Sources**

Category	Historical	FY2028	FY2029	Future	Total
Water Fund	\$0	\$1,100,000	\$1,100,000	\$0	\$2,200,000
Total	\$0	\$1,100,000	\$1,100,000	\$0	\$2,200,000

# Christie Avenue Water main Replacement (52nd Street to Gentian Drive)

# **Overview**

Department

WATER

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2029

Date

**Estimated** 

06/30/2031

**Completion Date** 

# Description

DPW has experienced a high break history on this 2,600 foot stretch of main in recent years and has recommended replacement. Construction in 2030.

#### **Details**

Type of Project: Replacement

# **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2030	Future	Total
Construction/Maintenance	\$0	\$520,000	\$0	\$520,000
Total	<b>\$0</b>	\$520,000	\$0	\$520,000

# **Funding Sources**

Detailed Breakdown				
Category	Historical	FY2030	Future	Total
Water Fund	\$0	\$520,000	\$0	\$520,000
Total	<b>\$0</b>	\$520,000	\$0	\$520,000



# Gentian, Ramblewood, Jamestown Water main Replacement (Kalamazoo to Discovery)

#### Overview

Department

WATER

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2029

Date

**Estimated** 

06/30/2031

**Completion Date** 

# Description

Replacement of approximately 5,600 feet undersized water main as recommended by the City's water reliability study. Construction in 2030

#### **Details**

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$650,000	\$650,000	\$0	\$1,300,000
Other	\$0	\$97,500	\$97,500	\$0	\$195,000
Total	<b>\$0</b>	\$747,500	\$747,500	<b>\$0</b>	\$1,495,000

# **Funding Sources**

Category	Historical	FY2030	FY2031	Future	Total
Water Fund	\$0	\$747,500	\$747,500	\$0	\$1,495,000
Total	\$0	\$747,500	\$747,500	\$0	\$1,495,000

# Maplelawn Water Main Replacement with City of Wyoming

#### **Overview**

Department

WATER

Type

Capital Improvement

**Request Groups** 

Scheduled Project

# Description

The City of Wyoming is replacing an old water main with a new ductile iron main. The City of Kentwood is responsible for the interconnection costs within our city limits.

#### **Details**

Type of Project: Replacement

# **Capital Cost**

# **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$150,000	\$0	\$150,000
Total	\$0	\$150,000	\$0	\$150,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Water Fund	\$0	\$150,000	\$0	\$150,000
Total	\$o	\$150,000	\$0	\$150.000

# Miscellaneous Sanitary Lateral Lining

#### **Overview**

Department

**SEWER** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

**Estimated** 

06/30/2026

**Completion Date** 

# Description

Through the televising work routinely completed by DPW staff, the City becomes aware of sanitary laterals that are best repaired via lining rather than the conventional excavation and replacing method. Funds for these annual as needed projects will come from the sewer fund.

### **Details**

Type of Project: Rehabilitation

#### **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$0	\$1,080,000
Total	\$0	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$0	\$1,080,000

# **Funding Sources**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Sewer Fund	\$0	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$0	\$1,080,000
Total	\$0	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$0	\$1,080,000

# Miscellaneous Water Infrastructure

# **Overview**

Department

WATER

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Estimated

06/30/2026

**Completion Date** 

# **Description**

To maintain the water distribution system, the DPW needs to regularly replace water meters, water main valves, and fire hydrants as they age and require replacement.

# **Details**

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$140,000	\$150,000	\$160,000	\$170,000	\$180,000	\$190,000	\$0	\$990,000
Total	\$0	\$140,000	\$150,000	\$160,000	\$170,000	\$180,000	\$190,000	\$0	\$990,000

# **Funding Sources**

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Water Fund	\$0	\$140,000	\$150,000	\$160,000	\$170,000	\$180,000	\$190,000	\$0	\$990,000
Total	\$0	\$140,000	\$150,000	\$160,000	\$170,000	\$180,000	\$190,000	\$0	\$990,000



# Potter Pumping Station - Chlorine Analyzer Replacement

#### Overview

Department

WATER

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Estimated

06/30/2026

**Completion Date** 

# Description

The chlorine analyzers (two) located at the potter pumping station are in need of replacement. The analyzers constantly measure chlorine residuals in the drinking water 24/7/365. The existing units are failing and require replacement.

# **Details**

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$18,000	\$0	\$18,000
Total	<b>\$0</b>	\$18,000	<b>\$0</b>	\$18,000

#### **Funding Sources**

Category	Historical	FY2026	Future	Total
Water Fund	\$0	\$18,000	\$0	\$18,000
Total	<b>\$0</b>	\$18,000	\$0	\$18,000

# Potter Pumping Station – Flow Meter Replacements

#### **Overview**

Department

WATER

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Estimated

06/30/2027

**Completion Date** 

# Description

Water which flows into and out of the potter pumping station is metered. The two magnetic meters which monitor this flow, were new in 2006 and have a 15-30 year life expectancy depending upon water quality and flow rates. An assessment will be performed closer to expected life expectancy to determine replacement.

#### **Details**

Type of Project: Replacement

# **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$76,000	\$0	\$76,000
Total	<b>\$0</b>	\$76,000	\$0	\$76,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Water Fund	\$o	\$76,000	\$0	\$76,000
Total	\$0	\$76,000	\$0	\$76.000

# Potter Pumping Station – Oil Capital Valve (OCV) Replacements

#### **Overview**

Department

**WATER** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

**Estimated** 

06/30/2027

**Completion Date** 

# Description

Valves used to control water flow which fills the ground storage tank and helps control system pressure were new in 2006. These valves have a life expectancy of 15-20 years. An assessment will be performed closer to expected life expectancy to determine replacement.

#### **Details**

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Water Fund	\$0	\$60,000	\$0	\$60,000
Other	\$0	\$0	\$0	\$0
Total	\$0	\$60,000	\$0	\$60,000

# Potter Pumping Station – Parking Lot Resurfacing

#### **Overview**

Department

WATER

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

**Estimated** 

06/30/2026

**Completion Date** 

# Description

Approximately 15,000 square feet of asphalt surfacing which surrounds the potter pumping station site will be due for replacement. An assessment will be performed closer to expected life expectancy to determine replacement.

#### **Details**

Type of Project: Replacement

# **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$50,000	\$0	\$50,000
Total	<b>\$0</b>	\$50,000	<b>\$0</b>	\$50,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Water Fund	\$0	\$50,000	\$0	\$50,000
Total	<b>\$0</b>	\$50,000	\$0	\$50,000

# Potter Pumping Station - Roof Replacement

#### Overview

Department

WATER

Туре

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

**Estimated** 

06/30/2027

**Completion Date** 

# **Description**

The potter pumping station building was constructed in 2006. The existing asphalt roof is original to the building and is showing signs of wear, indicating need for replacement.

#### **Details**

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$60,000	\$0	\$60,000
Total	<b>\$0</b>	\$60,000	\$0	\$60,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Water Fund	\$0	\$60,000	\$0	\$60,000
Total	\$o	\$60,000	\$0	\$60,000

# Sanitary Sewer - Communications Upgrade to Jefferson Sewer Lift Station

# **Overview**

Department

**SEWER** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

**Date** 

**Estimated** 

06/30/2028

**Completion Date** 

# Description

This project focuses on upgrading the sewer lift station located on Jefferson Avenue from phone line to cellular communications. This project would be completed under direction of DPW staff with assistance from an outside contractor.

#### **Details**

Type of Project: Replacement

# **Capital Cost**

Detailed Breakdown				
Category	Historical	FY2028	Future	Total
Construction/Maintenance	\$0	\$35,000	\$0	\$35,000
Total	<b>\$0</b>	\$35,000	<b>\$0</b>	\$35,000

# **Funding Sources**

Detailed Breakdown				
Category	Historical	FY2028	Future	Total
Sewer Fund	\$0	\$35,000	\$0	\$35,000
Total	<b>\$0</b>	\$35,000	<b>\$0</b>	\$35,000

# Sanitary Sewer - Excavation Sewer Repairs

# **Overview**

Department

**SEWER** 

Туре

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

Estimated

06/30/2026

**Completion Date** 

# Description

Necessary sanitary sewer repairs have been identified at four locations in the system and require excavation to make repairs. Work is expected to begin in FY25 and carryover into FY26. Timing will determine when the funds will be expended on these repairs after competitive bidding is complete.

#### **Details**

Type of Project: Replacement

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$250,000	\$0	\$250,000
Total	<b>\$0</b>	\$250,000	\$0	\$250,000

# **Funding Sources**

Category	Historical	FY2026	Future	Total
Sewer Fund	\$0	\$250,000	\$0	\$250,000
Total	\$0	\$250,000	\$0	\$250,000

# Water - 1,000,000 Gallon Elevated Storage Tank – Dry and Wet Interior Tank Painting

#### **Overview**

Department

WATER

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2028

Date

Estimated

06/30/2030

**Completion Date** 

# Description

The tank interior is coated with a special paint coating to prevent corrosion. Painting was last performed in 1996 (wet interior, repainted), 1999 (dry interior, touch up) and 2014 (wet interior, touch up). Paint coating inspection will take place in 2023 to assist in assessing project timing.

#### **Details**

Type of Project: Rehabilitation

# **Capital Cost**

Detailed	Breakdown	
Catamana		

Category	Historical	FY2029	Future	Total
Construction/Maintenance	\$0	\$237,000	\$0	\$237,000
Total	<b>\$0</b>	\$237,000	\$0	\$237,000

# **Funding Sources**

Category	Historical	FY2026	FY2029	Future	Total
Water Fund	\$0	\$0	\$237,000	\$0	\$237,000
Other	\$0	\$0	\$0	\$0	\$0
Sewer Fund	\$0	\$0	\$0	\$0	\$0
Total	\$0	<b>\$0</b>	\$237,000	\$0	\$237,000

# Water - 1,000,000 Gallon Elevated Storage Tank – Exterior Tank Painting

#### **Overview**

Department

**WATER** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2029

Date

**Estimated** 

06/30/2031

**Completion Date** 

# Description

The tank exterior is coated with a special paint coating to prevent corrosion. Painting was last performed in 2014. Paint coating inspection will take place in 2023 to assist in assessing project timing.

#### **Details**

Type of Project: Rehabilitation

#### **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2030	Future	Total
Construction/Maintenance	\$0	\$174,000	\$0	\$174,000
Total	<b>\$0</b>	\$174,000	\$0	\$174,000

# **Funding Sources**

Category	Historical	FY2030	Future	Total
Water Fund	\$0	\$174,000	\$0	\$174,000
Total	\$0	\$174,000	\$0	\$174,000

# Water - 5,000,000 Gallon Ground Storage Tank – Dry Interior Tank Painting

#### Overview

Department

WATER

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2025

Date

**Estimated** 

06/30/2027

**Completion Date** 

# Description

The tank interior is coated with a special paint coating to prevent corrosion. Painting was last performed in 2011. Paint coating inspection will take place in 2023 to assist in assessing project timing.

#### **Details**

Type of Project: Rehabilitation

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2028	Future	Total
Construction/Maintenance	\$0	\$432,000	\$0	\$432,000
Total	<b>\$0</b>	\$432,000	\$0	\$432,000

# **Funding Sources**

Category	Historical	FY2028	Future	Total
Water Fund	\$0	\$432,000	\$0	\$432,000
Total	\$0	\$432,000	\$0	\$432,000

# Water - 5,000,000 Gallon Ground Storage Tank – Exterior Tank Painting

#### **Overview**

Department

WATER

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

Date

Estimated

06/30/2029

**Completion Date** 

# Description

The tank exterior is coated with a special paint coating to prevent corrosion. Painting was last performed in 2013. Paint coating inspection will take place in 2023 to assist in assessing project timing.

#### **Details**

Type of Project: Rehabilitation

#### **Capital Cost**

#### Detailed Breakdown

Category	Historical	FY2028	Future	Total
Construction/Maintenance	\$0	\$192,000	\$0	\$192,000
Total	<b>\$0</b>	\$192,000	\$0	\$192,000

# **Funding Sources**

Category	Historical	FY2028	Future	Total
Water Fund	\$0	\$192,000	\$0	\$192,000
Total	<b>\$0</b>	\$192,000	\$0	\$192,000

# Water - 5,000,000 Gallon Ground Storage Tank – Wet Interior Tank Painting

#### **Overview**

Department

WATER

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2027

**Date** 

**Estimated** 

06/30/2029

**Completion Date** 

# Description

The tank interior is coated with a special paint coating to prevent corrosion. Painting was last performed in 2003. Paint coating inspection will take place in 2023 to assist in assessing project timing.

#### **Details**

Type of Project: Rehabilitation

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2028	Future	Total
Construction/Maintenance	\$0	\$320,000	\$0	\$320,000
Total	\$0	\$320,000	\$0	\$320,000

# **Funding Sources**

Category	Historical	FY2028	Future	Total
Water Fund	\$0	\$320,000	\$0	\$320,000
Total	\$0	\$320,000	\$0	\$320,000

# Water - 500,000 Gallon Elevated Storage Tank – Dry and Wet Interior Tank Painting

# **Overview**

Department

**WATER** 

Type

Capital Improvement

**Request Groups** 

Scheduled Project

**Estimated Start** 

07/1/2028

Date

**Estimated** 

06/30/2030

**Completion Date** 

# Description

The tank interior is coated with a special paint coating to prevent corrosion. Painting was last performed in 2009. Paint coating inspection will take place in 2023 to assist in assessing project timing.

#### **Details**

Type of Project: Rehabilitation

# **Capital Cost**

#### **Detailed Breakdown**

Category	Historical	FY2029	Future	Total
Construction/Maintenance	\$0	\$150,000	\$0	\$150,000
Total	<b>\$0</b>	\$150,000	\$0	\$150,000

# **Funding Sources**

Category	Historical	FY2029	Future	Total
Water Fund	\$0	\$150,000	\$0	\$150,000
Total	\$0	\$150,000	\$0	\$150,000

# Water - Exterior Tank Cleaning

#### Overview

Department

WATER

Туре

Capital Improvement

Request Groups

Scheduled Project

**Estimated Start** 

4 5

07/1/2025

Date

**Estimated** 

06/30/2026

**Completion Date** 

# **Project Location**



# Description

Periodic exterior tank cleaning is necessary to maintain a clean appearance from algae growth on the tanks. Three water system tanks will be cleaned; the 500,000 gallon elevated tank, the 1,000,000 gallon elevated tank and the 5,000,000 gallon ground storage tank. Cleaning is scheduled for every three calendar years.

#### **Details**

Type of Project: Improvement

# Capital Cost

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Category	Historical	FY2026	FY2028	FY2031	Future	Total
Construction/Maintenance	\$0	\$20,000	\$22,000	\$24,000	\$0	\$66,000
Total	\$0	\$20,000	\$22,000	\$24,000	\$0	\$66,000

# **Funding Sources**

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Category	Historical	FY2026	FY2028	FY2031	Future	Total
Water Fund	\$0	\$20,000	\$22,000	\$24,000	\$0	\$66,000
Total	\$0	\$20,000	\$22,000	\$24,000	\$o	\$66,000



#### PLANNING STAFF RECOMMENDATION

Golder 3/4/25

PROJECT:

Jiffy Lube

APPLICATION:

7-25

REQUEST:

Special Land Use approval for a Major Vehicle Repair

Operation

LOCATION:

1820 44th Street SE

HEARING DATE:

March 11, 2025

RECOMMENDATION:

Recommend conditional approval of the Special Land Use

Major Vehicle Repair as described in Case No. 7-25.

Approval is conditioned on the following:

# CONDITIONS:

- Compliance with the operations statement dated March 5, 2025 for the major repair facility.
- 2. Compliance with the City Engineer's memo dated February 12, 2025.
- 3. Approval of the site plan by the Kentwood Fire Department.
- 4. Final staff approval of the landscape and lighting plans.

BASIS:

- 1. The operations statement details the representations made by the operator of the repair establishment as to the nature of the business, hours of operation, operational policies, storage of vehicles on the site, and policies regarding drop off of vehicles on the site.
- 2. Discussion during the work session and public hearing.



March 5, 2025

# **Project Narrative**

Project:

Jiffy Lube

1820 44th Street SE Kentwood, MI 49508

Guggenheim Development Services, LLC is requesting Special Land Use and Site Plan review and approval for a proposed Jiffy Lube automotive service center with associated service bays located at 1820 44<sup>th</sup> Street SE in the City of Kentwood (parcel 41-18-28-125-012). The Jiffy Lube use will provide oil changes, quick lube, vehicle maintenance and repair, automotive parts sales, incidental tire sales and other automotive services as necessary. The property is zoned C-2 and Special Land Use approval is required for "vehicle repair-major" and for doors facing the street when it is a "through" building (cars able to drive through the building).

The 0.66 acre site currently consists of an asphalt parking lot and the parcel has recently been created as part of an overall land division of the previous Kentwood Mall Plat. The proposed Jiffy Lube development will include a single-story building with a 3,098 gross square foot footprint, a detached waste enclosure and on-site parking. The exterior façade will consist of varying heights of brick and EIFS that meet the maximum requirements set forth in the zoning ordinance. Landscaping will be provided in an approach that ensures species resiliency and complementary aesthetics and meets City zoning ordinance requirements. Site lighting will be provided in a fashion that provides appropriate foot candles for safety and cut-off fixtures for minimal light trespass. Access to the overall development is already in place from 44 Street SE and access to the Jiffy Lube development will be via existing ingress & egress easement.

Stormwater from the site will drain to new catch basins within the lot area of the project site. The project will meet local and state stormwater quantity and quality local ordinances through existing offsite regional treatment. Drainage basins will remain the same without any increase of runoff to 44<sup>th</sup> Street right-of-way.

New utility services are proposed for the site, connecting to the respective utility mains adjacent to the site. The proposed sanitary service will be routed in the south half of the site and connect to the sanitary main south of the site in an utility easement. An oil interceptor is proposed which will clean the water exiting the building and tie it into the domestic sanitary line prior to leaving the site. Water will exit out of the east side of the building and connect to the existing main east of the lotline within an existing utility easement. Public service utilities gas, electric, and communication will route north from the building and be connected in the sidewalk and terrace area of 44<sup>th</sup> Street right-of-way.

Store hours are normally 8 a.m. to 7 p.m. Monday through Friday, 8 a.m. to 5 p.m. on Saturday and Sunday from 10 a.m. to 4 p.m. Each store employs a total of one (1) manager, one to two (1-2) assistant managers, and six to eight (6-8) additional employees. The maximum number of vehicles on-site for service at any one time is 3-4 and all service and repairs take place within the building. Vehicles dropped off for service are picked up on the same day and no vehicles are parked outside overnight.



To:

Jason Daye

Excel Engineering, Inc

jason.daye@excelengineer.com

From:

Brad Boomstra, P.E.

City Engineer

Date:

February 12, 2025

Re:

Jiffy Lube

1820 44<sup>th</sup> Street SE 41-18-28-125-012

Review of Site Plan Received 2-7-2025

We have completed our review of the proposed revised preliminary plat site plan dated 2-3-2025 and received in our office on 2-7-2025 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:

# Street / Sidewalk / Parking Lot:

- 1. A pavement section detail must be shown on the plan for all pavement types.
- 2. Include the City of Kentwood General Notes on the plan(s). These notes are required for the work being performed in the 44<sup>th</sup> Street right-of-way. Highway permit conditions, specifications and required general plan notes are posted on the City's website, and can be accessed at <a href="http://www.ci.kentwood.mi.us">http://www.ci.kentwood.mi.us</a> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "RIGHT-OF-WAY" link near the top of the page).

### Grading:

- 1. Please identify at least one (1) benchmark on the plan.
- Indicate the proposed limits of grading on the site plan. A thick, shaded line works well for this.
- 3. Indicate and label the 1% chance (100-year) flood elevation on the site plan or add a note that none exists on this site.
- 4. Indicate and label the wetland delineation line or add a note that none exist on this site.
- 5. A temporary grading easement or a letter will be required from the adjacent property owner for any earthwork performed outside the property boundary. The City cannot approve a plan to place fill on another parcel without the proper permission in place.

# 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<sub>c</sub>) nomograph. Use a minimum initial T<sub>c</sub> of 10 minutes. Maintain a minimum cleansing velocity of 2.5 ft/sec in the pipes. (Several runs of storm sewer do not meet this requirement). Calculations must be sealed by a registered engineer.

#### 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: <a href="http://www.ci.kentwood.mi.us">http://www.ci.kentwood.mi.us</a> (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. Additional soil erosion and sediment control comments may be made by Kentwood staff upon further review.

#### **Utilities (Sanitary & Water):**

- 1. The City of Grand Rapids owns, operates and maintains the sanitary sewer collection system in this portion of Kentwood. Any alterations, extensions or new connections to either of these systems will require approval from Grand Rapids. Construction plans (drafting standards) and specifications for the proposed watermain and sanitary sewer must conform to Grand Rapids requirements.
- 2. A representative of the City of Kentwood Inspections Department must be present when the tap is made into the existing sanitary sewer.
- 3. Additional comments regarding utilities may be made upon further review.

#### 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 steam, a Permit for an Earth Change (fee \$800) 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 <a href="http://www.ci.kentwood.mi.us">http://www.ci.kentwood.mi.us</a> (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. A highway permit (\$800) will also be needed for any utility work in the 44<sup>th</sup> Street right-of-way. A \$10,000 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.
- 3. 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 \$750 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.
- 4. Please note that <u>all</u> 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:

- 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 <u>latest approved</u> set of plans before beginning construction!

After the appropriate revisions have been made, please submit one (1) revised drawing set (civil sheets only) to Kentwood Engineering for additional review. We would be pleased to meet with you in person if this would be of help.

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

cc: Kentwood Engineering Permit Staff



#### PLANNING STAFF RECOMMENDATION

Golder 3/4/25

PROJECT:

Jiffy Lube

APPLICATION:

7-25

REQUEST:

Site Plan Review of a Major Vehicle Repair Operation

LOCATION:

1820 44th Street SE

HEARING DATE:

March 11, 2025

RECOMMENDATION:

Recommend conditional approval of the Site Plan dated March 5, 2025 for the Jiffy Lube Major Vehicle Repair as described in Case No. 7-25. Approval is conditioned on the following:

following:

#### CONDITIONS:

- 1. Compliance with the operations statement dated March 5, 2025 for the major repair facility.
- 2. Compliance with the City Engineer's memo dated February 12, 2025.
- 3. Approval of the site plan by the Kentwood Fire Department.
- 4. Final staff approval of the landscape and lighting plans.
- Planning Commission approval of the Special Land Use Major Vehicle Repair.

#### BASIS:

- 1. The operations statement details the representations made by the operator of the repair establishment as to the nature of the business, hours of operation, operational policies, storage of vehicles on the site, and policies regarding drop off of vehicles on the site.
- 2. Discussion during the work session and public hearing.

March 5, 2025



#### **Project Narrative**

Project: Jiffy Lube

1820 44<sup>th</sup> Street SE Kentwood, MI 49508

Guggenheim Development Services, LLC is requesting Special Land Use and Site Plan review and approval for a proposed Jiffy Lube automotive service center with associated service bays located at 1820 44th Street SE in the City of Kentwood (parcel 41-18-28-125-012). The Jiffy Lube use will provide oil changes, quick lube, vehicle maintenance and repair, automotive parts sales, incidental tire sales and other automotive services as necessary. The property is zoned C-2 and Special Land Use approval is required for "vehicle repair-major" and for doors facing the street when it is a "through" building (cars able to drive through the building).

The 0.66 acre site currently consists of an asphalt parking lot and the parcel has recently been created as part of an overall land division of the previous Kentwood Mall Plat. The proposed Jiffy Lube development will include a single-story building with a 3,098 gross square foot footprint, a detached waste enclosure and on-site parking. The exterior façade will consist of varying heights of brick and EIFS that meet the maximum requirements set forth in the zoning ordinance. Landscaping will be provided in an approach that ensures species resiliency and complementary aesthetics and meets City zoning ordinance requirements. Site lighting will be provided in a fashion that provides appropriate foot candles for safety and cut-off fixtures for minimal light trespass. Access to the overall development is already in place from 44 Street SE and access to the Jiffy Lube development will be via existing ingress & egress easement.

Stormwater from the site will drain to new catch basins within the lot area of the project site. The project will meet local and state stormwater quantity and quality local ordinances through existing offsite regional treatment. Drainage basins will remain the same without any increase of runoff to 44<sup>th</sup> Street right-of-way.

New utility services are proposed for the site, connecting to the respective utility mains adjacent to the site. The proposed sanitary service will be routed in the south half of the site and connect to the sanitary main south of the site in an utility easement. An oil interceptor is proposed which will clean the water exiting the building and tie it into the domestic sanitary line prior to leaving the site. Water will exit out of the east side of the building and connect to the existing main east of the lotline within an existing utility easement. Public service utilities gas, electric, and communication will route north from the building and be connected in the sidewalk and terrace area of 44th Street right-of-way.

Store hours are normally 8 a.m. to 7 p.m. Monday through Friday, 8 a.m. to 5 p.m. on Saturday and Sunday from 10 a.m. to 4 p.m. Each store employs a total of one (1) manager, one to two (1-2) assistant managers, and six to eight (6-8) additional employees. The maximum number of vehicles on-site for service at any one time is 3-4 and all service and repairs take place within the building. Vehicles dropped off for service are picked up on the same day and no vehicles are parked outside overnight.

# PROPOSED JIFFY LUBE FOR: GUGGENHEIM DEVELOPMENT SERVICES

# KENTWOOD, MI

# PROJECT INFORMATION

# SITE INFORMATION: SITE INFORMATION: LEGAL DESCRIPTION: THAT PART OF LOT 32 DESC AS COM 195.17 FT TH N 89D 36M 49S E ALONG SLY LINE OF 44TH ST /100 FT WIDE/ FROM NE COR OF LOT 37 TH N 89D 36M 49S E ALONG SLY LINE 150.69 FT TO PT WHICH IS 397.57 FT S 89D 36M 49S W 150.69 FT TH N 0D 23M 11S W 189.92 FT TO BEG KENTWOOD MALL PLAT SPLIT.COMBINE ON 10/23/2024 FROM 41-18-28-125-006 PN: 41-18-28-125-012. PROPERTY AREA: 28,620 S.F. (0.66 ACRES). EXISTING ZONING: C2 PROPOSED ZONING: C2 PROPOSED USE: AUTOMOBILE SERVICE CENTER (MAJOR) AREA OF SITE DISTURBANCE: 35,000 S.F. SETBACKS: BUILDING: NORTH = 50' SIDE (EAST) = 10' SIDE (WEST) = 0' REAR (SOUTH) = 30' PAVEMENT: NORTH = 35' SIDE (EAST) = 10'

SIDE (WEST) = 0'

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED:

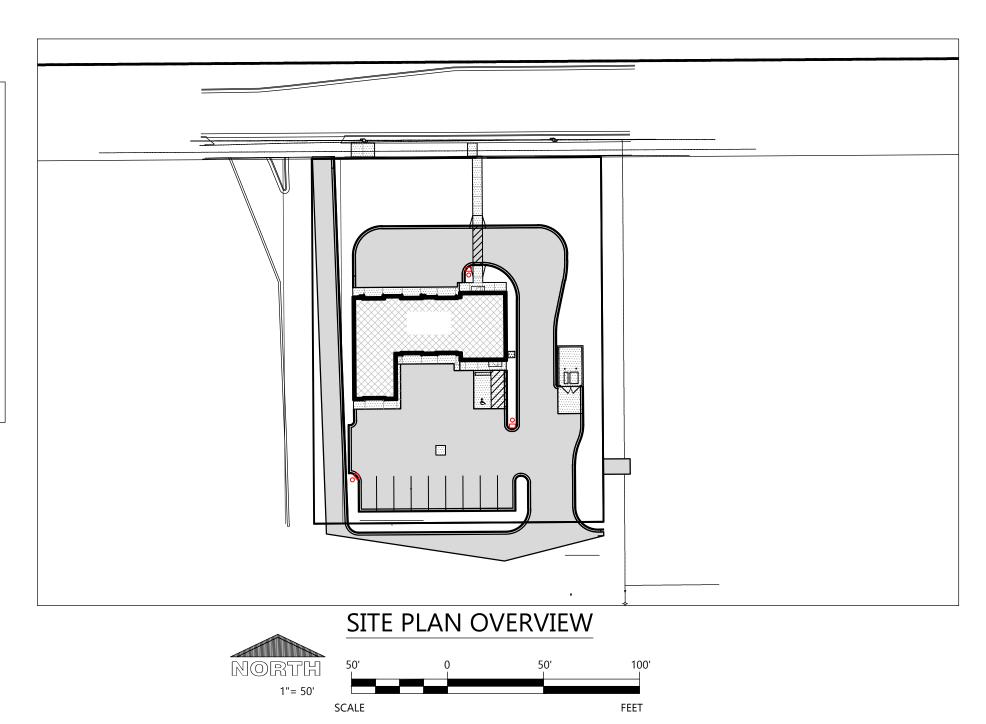
PARKING REQUIRED: 2 PER EACH SERVICE STALL,

PARKING PROVIDED: 10 SPACES (1 H.C. ACCESSIBLE)

PLUS 1 PER EMPLOYEE PLUS 1 PER EACH SERVICE AREA; 10 SPACES REQ.

AREA (AC)	AREA (SF)	RATIO
0.66	28,620	
0.00	0	0.0%
0.58	25,358	88.6%
0.58	25,358	88.6%
0.07	3,262	11.4%
AREA (AC)	AREA (SF)	RATIO
0.66	28,620	
0.07	3,098	10.8%
0.37	16,075	56.2%
0.44	19,173	67.0%
0.22	9,447	33.0%
	0.66 0.00 0.58 0.58 0.07 AREA (AC) 0.66 0.07 0.37 0.44	0.66 28,620 0.00 0 0.58 25,358 0.58 25,358 0.07 3,262 AREA (AC) AREA (SF) 0.66 28,620 0.07 3,098 0.37 16,075 0.44 19,173





# **EXCEL LEGEND**

NOTE: ALL SYMI	BOLS SHOWN MAY NOT APPEAR ON DRAWINGS.		
SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATION	DNS		
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS		
000.00 BG 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
PROPOSED SIT	E SYMBOLS		
$\longrightarrow$	PROPOSED DRAINAGE FLOW	СО	PROPOSED CLEANOUT
8	PROPOSED WATER VALVE IN BOX	DS	PROPOSED DOWNSPOUT
<b>W</b>	PROPOSED WELL	>	PROPOSED APRON END SECTION
0-10	PROPOSED LIGHT POLE		SOIL BORING
<b>⊙</b>	PROPOSED STORM CATCH BASIN - ST CB	Ę	CENTER LINE
<b>#</b>	PROPOSED STORM FIELD INLET - ST FI	گ	PROPOSED HANDICAP PARKING STALL
==	PROPOSED STORM CURB INLET - ST CI		PROPOSED SIGN
PROPOSED LIN	ETYPES		
	PROPOSED PROPERTY LINE		INTERIOR PROPERTY LINE
— sт — <del>(</del>	PROPOSED STORM SEWER AND MANHOLE - ST MH		RAILROAD TRACKS
— SA — (	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	800	EXISTING GROUND CONTOUR
<u></u>	PROPOSED WATER LINE AND HYDRANT	800	PROPOSED GROUND CONTOUR
	PROPOSED CURB AND GUTTER	POL	PROPOSED POLISH SEWER AND MANHOLE
	— GRADING/SEEDING LIMITS	— P — <del>@</del>	PROPOSED PROCESS SEWER AND MANHOLE
	RIGHT-OF-WAY LINE	CLW	PROPOSED CLEAR WATER LINE
— т —	PROPOSED UNDERGROUND TELEPHONE CABLE	—— G —	—PROPOSED UNDERGROUND GAS LINE
• • •	PROPOSED GUARD RAIL	— Е —	PROPOSED UNDERGROUND ELECTRIC CABLE
—— FO —	PROPOSED UNDERGROUND FIBER OPTIC LINE		
		1	

# PROJECT CONTACTS

OWNER INFORMATION:
GUGGENHEIM DEVELOPMENT SERVICES, LLC
300 INTERNET BLVD., SUITE 570
FRISCO, TX 75034
Phone: (214) 872-4000
Email: jason.bolling@guggenheimpartners.com

JASON DAYE, P.E.
Phone: (920) 322-1687
E-mail: jason.daye@excelengineer.com

CITY PLANNER:

TERRY SCHWEITZER

Phone: (616) 554 0710

E-mail: schweitzert@kentwood.us

CITY FIRE CHIEF:

BRENT LOOMAN
Phone: (616) 554-0801
Email: loomanb@kentwood.us

CITY BUILDING INSPECTOR:

MARK KOWALCZYK

Phone: (616) 544-0702

E-mail: kowalczykm@kentwood.us

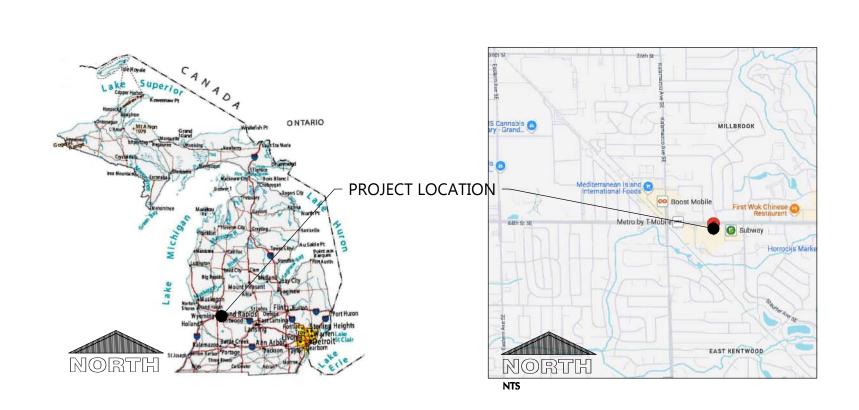
CITY ENGINEER:

BRAD BOOMSTRA
Phone: (616) 544-0740
E-mail: boomstrab@kentwood.us

CITY DIRECTIOR OF PUBLIC WORKS:

CHAD GRIFFIN
Phone: (616) 544-0825
E-mail: griffinc@kentwood.us

# **LOCATION MAP**



# **PROJECT NOTES**

#### **GENERAL PROJECT NOTES**

- 1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

# SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT

DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	CIVIL COVER SHEET
C0.2	CIVIL SPECIFICATIONS
C0.3	GEOTECHNICAL SPECIFICATIONS
C0.4	GEOTECHNICAL SPECIFICATIONS
C0.5	GEOTECHNICAL SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS

# EXCEL

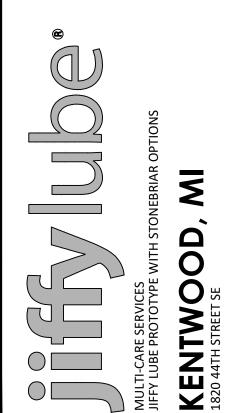
# Always a Better Plan 100 Camelot Drive

Fond du Lac, WI 54935 920-926-9800 excelengineer.com

IN CONFIDENCE AND DISSEMINATION MAY
MADE WITHOUT PRIOR WRITTEN CONSENT
ARCHITECT. ALL COMMON LAW RIGHTS OF C
AND OTHERWISE ARE HEREBY SPECIFICALLY I

JOB NUMBER:

FFY LUBE INTERNATIONAL, 2013 (ALL RIGHTS RESERVED)
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PECHICATIONS AND OTHER INFORMATION CONTAINED
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OTHER PROJECT. THESE DRAWINGS SHALL NOT BE
ANGED EXCEPT AS REQUIRED BY LOCAL CODES/DESIGN
REQUIREMENTS, REVIEWED AND STALLED BY A
SUCCEEDING PROFESSIONAL LICENSED IN THE STATE
WHERE PROJECT IS TO BE CONSTRUCTED.



NO:	DATE:	ISSUE:
	02-03-25	CITY SUBMITTAL
	02-13-25	OWNER REVIEW
	03-05-25	CITY RESUBMITTAL



CIVIL COVER SHEET

DRAWN: KAG CHECKED: J SHEET NO:

C<sub>0</sub>.1

## **CIVIL SPECIFICATIONS**

#### DIVISION 31 EARTH WORK

#### 31 10 00 SITE CLEARING (DEMOLITION)

- A. CONTRACTOR SHALL CALL MISS DIG 811 AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

  B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN
- ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING.

  C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.

  E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

#### 31 20 00 EARTH MOVING

- A. CONTRACTOR SHALL CALL MISS DIG 811 AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

  B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE
- C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PER THE GEOTECHNICAL REPORT, UNDOCUMENTED OLD FILL WAS ENCOUNTERED AT ALL SOIL BORING LOCATIONS. IN ADDITION TO REMOVAL OF TOPSOIL, ANY OLD FILL SOILS OR APPARENT OLD FILL SOILS SHALL BE STRIPPED FROM THE PLANNED CONSTRUCTION AREAS UNDER INTERTEK PSI'S SUPERVISION. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO
- SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.

  D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS, UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY. PER THE GEOTECHNICAL REPORT, PORTIONS OF THE OLD FILL AND NATIVE SOILS APPEAR TO BE SUITABLE FOR RE-USE AS STRUCTURAL FILL MATERIAL PROVIDED THAT THE MATERIAL IS FREE OF ORGANICS AND PARTICLE SIZES DO NOT EXCEED 3".
- GEOTECHNICAL REPRESENTATIVE SHALL BE ONSITE FOR INSPECTION DURING PLACEMENT OF FILL MATERIALS.

  E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.

  1. UNDER FOUNDATIONS SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98
- UNDER FOUNDATIONS SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON
- FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.

  3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS
- INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.

  4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
- 5. UNDER WALKWAYS COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.

  6. UNDER LAWN OR UNPAVED AREAS COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
- G. OWNER SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY INTERTEK PSI.

  H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBGROUPED AND ACCOUNT WAS THE PROCEED AND ACCOUNT W
- H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.

  1. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH PEOLIPSED, PECOMPACTION IN SPECIFIC COMPACTION IS OBTAINED.
- REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

  J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

#### 31 30 00 EROSION CONTROL

- A. THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED, THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE KENT COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
- B. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE MACOMB COUNTY PUBLIC WORKS OFFICE.
- C. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.

  D. STAGING THE WORK WILL BE DONE BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE AS DIRECTED IN THESE PLANS AND AS REOUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH CHANGE.
- E. THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF SOIL EROSION AND SEDIMENTATION CONTROL DEVICES.
   F. THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE SHALL IMPLEMENT AND MAINTAIN THE SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION
- OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE.

  G. IF ANY OF THE SESC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE, THE MACOMB COUNTY PUBLIC WORKS OFFICE SESC DIVISION HAS THE RIGHT TO REQUIRE ADDITIONAL SESCMEASURES AT THE EXPENSE
- G. IF ANY OF THE SESC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE, THE MACOMB COUNTY
  PUBLIC WORKS OFFICE SESC DIVISION HAS THE RIGHT TO REQUIRE ADDITIONAL SESCMEASURES AT THE EXPENSE
  OF THE LANDOWNER.
   H. INSTALL A CRUSHED CONCRETE ACCESS DRIVE PLACED ON GEOTEXTILE FABRIC AS INDICATED ON THE PLAN. THE
- ACCESS DRIVE MUST BE A MINIMUM OF 12'X50'X8".

  1. NEW LAYERS OF CRUSHED CONCRETE WILL BE ADDED AS OLD LAYERS BECOME COMPACTED.

  I. INSTALL SILT FENCE AS INDICATED ON THE PLAN AND AT ADDITIONAL AREAS AS NECESSARY.
- SILT FENCE SHALL BE INSTALLED PER DETAIL.
   UILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO ½ OF THE HEIGHT OF
- THE SILT FENCE.

  3. IF SILT FENCE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF EXPECTED USABLE LIFE AND THE BARRIER IS STILL REQUIRED, THE SILT FENCE SHALL BE REPLACED PROMPTLY.
- 4. SILT FENCE SHALL IN INSPECTED WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT. REQUIRED MAINTENANCE SHALL BE PROVIDED PROMPTLY.

  J. INSTALL INLET FILTER ON ALL PAVEMENT CATCH BASINS PER DETAIL.

  1. INLET FILTERS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF A RAINFALL
- AND DAILY DURING A PROLONGED RAIN EVENT.

  2. BUILDUP OF SEDIMENT AND DEBRIS SHALL BE REMOVED PROMPTLY.

  3. IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF EXPECTED USABLE LIFE AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY.

  K. INSTALL DRAIN GUARD ON ALL CATCH BASINS PER DETAIL, SEED OR SOD THE AREA BETWEEN THE SILT FENCE
- AND THE INLET.

  1. DRAIN GUARDS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF RAINFALL AND DURING A PROLONGED RAIN EVENT.

  2. BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE.
- 3. IF FABRIC DECOMPOSES OR BECOME INEFFECTIVE PRIOR TO THE END OF EXPECTED USABLE LIFE AND THE BARRIER IS STILL REQUIRED, THE SILT FENCE SHALL BE REPLACED PROMPTLY.

  L. INLET SEDIMENT TRAPS AND ALL DITCH SEDIMENT TRAPS SHALL BE INSPECTED DAILY. THE SEDIMENT PITS SHALL BE CLEANED OUT WHEN HALF FULL, OR AS DIRECTED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE.

  M. DETENTION/RETENTION/SILTATION PONDS.
- INSTALL SILT FENCE AROUND TOP OF BANK OF DETENTION POND.
   SEED/MULCH BANKS USING MULCH BLANKET OF POND IMMEDIATELY AFTER EXCAVATION. ALL PONDS MUST BE STABILIZED PRIOR TO BEING PLACED IN SERVICE.
- BE STABILIZED PRIOR TO BEING PLACED IN SERVICE.

  3. THE POND MUST BE CLEANED OF SEDIMENT AND OTHER DEBRIS PRIOR TO FINALIZATION OF THE PERMIT. ANY AREAS LACKING VEGETATION MUST BE REPAIRED BEFORE FINAL APPROVAL FOR THE PROJECT IS GRANTED.

  N. UTILITIES AND PUMP STATION
- 1. THE ROAD RIGHT OF WAY MUST BE SEEDED AND MULCHED WITHIN 5 DAYS AFTER UTILITIES HAVE BEEN INSTALLED. IF THIS IS NOT POSSIBLE, ALL SESC MEASURES MUST STAY IN PLACE AND MUST BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED.

  O. ALL STOCKPILED SOILS SHALL BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAVING THE SITE.
- IF THE STOCKPILE WILL BE ON SITE FOR MORE THAN 30 DAYS, THEN THE STOCKPILE MUST BE SEEDED. SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE. IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL GRAIN STRAW, SPREAD UNIFORMLY AT THE RATE OF 1 TO 2 TONS PER ACRE OR 100 POUNDS (2-3 BALES) PER 1000 SQUARE FEET. THIS MULCH SHOULD BE ANCHORED WITH DISC TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE. MULCH MATTING MAY BE USED IN LIEU OF LOOSE MULCH.

  P. IF ANY DEWATERING IS NEEDED, IT SHALL BE DISCHARGED THROUGH A FILTER BAG OVER A WELL-VEGETATED
- P. IF ANY DEWATERING IS NEEDED, IT SHALL BE DISCHARGED THROUGH A FILTER BAG OVER A WELL-VEGETATED AREA. THE PUMP MUST DISCHARGE AT A NON-EROSIVE VELOCITY. IF NECESSARY, AN APPROVED ENERGY DISSIPATER MAY BE USED.
  Q. ALL DIRT TRACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY.
- Q. ALL DIRT TRACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY.
   R. STREETS AND OR PARKING AREAS WILL BE SCRAPED ON A DAILY BASIS AND SWEPT AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE.
   S. DURING DRY PERIODS, ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL.
- S. DURING DRY PERIODS, ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL.

  T. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER EARTH CHANGE ACTIVITY CEASES, TEMPORARILY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SOIL EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.

  U. FINAL GRADE, ESTABLISH VEGETATION AND OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON.

  V. REMOVE ALL TEMPORARY SOIL EROSION DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED.

  W. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

#### DIVISION 32 EXTERIOR IMPROVEMENTS

#### 32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH MICHIGAN DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES COMPLYING WITH MICHIGAN DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:
- STANDARD ASPHALT PAVING SECTION
  1.5" WEARING COURSE (MDOT 36A)
  3" LEVELING COURSE (MDOT 13A)
  8" OF CRUSHED AGGREGATE (MDOT 21AA)
- B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER MICHIGAN DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.5% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
- C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.

  D. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, ARROWS, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS,

TRAFFIC ARROWS, AND TRAFFIC MESSAGES. TWO COATS OF PAINT ARE REQUIRED FOR ALL PAVEMENT

#### 32 20 00 CONCRETE AND AGGREGATE BASE

- A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
   B. ALL AGGREGATE PROVIDED MUST COMPLY WITH MICHIGAN DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER MICHIGAN DOT
- STANDARD SPECIFICATIONS FOR CONSTRUCTION.

  C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.

  D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
- THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:

  1. <u>SIDEWALK CONCRETE</u> 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS. SIDEWALKS TO BE REINFORCED LINEARLY ALONG FULL LENGTH OF SIDEWALK WITH #4 REBARS PLACED 6" FROM EACH OUTSIDE EDGE OF SIDEWALK.
- DUMPSTER PAD/APRON CONCRETE 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
   CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB:
   TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG
- b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
   1). CONTRACTION SAWCUT JOINT CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
   2). TYPICAL POUR CONTROL JOINT POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY

20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED.

- GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.

  4. STANDARD CONCRETE- 5" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER
- a. CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:

   TIE BARS AT OUTERMOST CONTRACTION JOINT (FIRST JOINT FROM EDGE OR AT CURB JOINT)
   AROUND PERIMETER OF CONCRETE. TIE BARS SHALL BE #4 REBAR 24" LONG PLACED AT 30" O.C.

   2). TYPICAL POUR CONTROL JOINT POUR CONTROL JOINT SHALL BE PROVIDED WITH 1/4" X 4-1/2" X 4-1/4" DIAMOND

   SHAPED TAPERED PLATE DOWELS MANUFACTURED PER ASTM A36.
- INSTALL PER MANUFACTURERS SPECIFICATIONS.

  E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
- STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
- 3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
  4. SLUMP SHALL RE 2.5" OR LESS FOR SUPLEORMED CLIRR AND GUTTER
- SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
- 6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.

  7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
- F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
- G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN
- ACCORDANCE WITH THE DESIGN PLANS.

  H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
- I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
- OWNER SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH
- CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.

  K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
- L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.

  M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND

  CONTRACTOR WITHIN 24 HOURS AFTER TESTS. DEPORTS OF COMPRESSIVE STRENGTH TESTS CHANGED TO THE DESIGN ENGINEER.
- M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

#### 32 30 00 LANDSCAPING AND SITE STABILIZATION

- A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN AT LANDSCAPED ISLANDS WHICH SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT. AND SHALL BE FREE OF STONES 1 INCH OR
- B. TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED

LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.

- C. SODDED LAWNS: PROVIDE SOD CONSISTING OF THE FOLLOWING GRASS SPECIES 65% KENTUCKY BLUEGRASS, 20% PERENNIAL RYEGRASS, 15% FINE FESCUE. PROVIDE VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. SOD SHOULD BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY. LAY SOD WITH TIGHTLY FITTED BUTT END AND SIDE JOINTS. DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH TOPSOIL. ANCHOR SOD ON SLOPES EXCEEDING 6:1 SLOPE. PROVIDE SLOW RELEASE FERTILIZER AS RECOMMENDED BY SOD SUPPLIER FOR PROPER LAWN ESTABLISHMENT. SATURATE WITH FINE
- WATER SPRAY WITHIN 2 HOURS OF PLANTING.

  D. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE,
- AND LOCATION.

  E. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1"
  ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY, PROVIDE TEMPORARY STAKING FOR TREES AS REOUIRED.
- F. TREE AND SHRUB WARRANTY: CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.

  G. DECORATIVE RIVER ROCK: PROVIDE 3" MINIMUM BLANKET OF 1" TO 2" RIVER ROCK AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN.INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR/STYLE OF
- STONE BY OWNER.

  H. ALUMINUM EDGING: INSTALL PERMALOC CLEANLINE LANDSCAPE EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE CL 1/8"X4" WITH 12" LONG ALUMINUM STAKES. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. COLOR BY OWNER.
- I. LANDSCAPE AND LAWN IRRIGATIONS. COLOR BY OWNER.

  I. LANDSCAPE AND LAWN IRRIGATION: CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF IRRIGATION SYSTEM PIPING, VALVES, VALVE BOXES, SPRINKLERS, EMITTERS, DRIP TUBES, AND CONTROLS IN COMBINATIONS THAT BEST SUIT THE LANDSCAPE PLAN LAYOUT. ALL LAWN AND LANDSCAPING AREAS SHALL BE PROVIDED WITH IRRIGATION AS DELINEATED ON THE PLAN. THE DESIGN SHOULD MINIMIZE THE AMOUNT OF WATER THAT EXTENDS BEYOND THE PROPERTY AND ON PAVED AREAS. THE SYSTEM SHALL BE DESIGNED FOR FULLY AUTOMATIC OPERATION AND PROVIDE ALL NECESSARY CONTROLS, VALVES, AND WIRING TO OPERATE THE SYSTEM. THE CONTROL UNIT SHALL BE INSTALLED IN A MECHANICAL ROOM OR AT A LOCATION AGREED TO WITH THE OWNER. THE CONTROL UNIT SHOULD BE PROVIDED WITH A LOCKING COVER, POP-UP SPRAY OR ROTARY SPRINKLERS SHALL BE USED AT LAWN AREAS TO PROVIDE A UNIFORM COVERAGE OF 1 TO 2 INCHES OF WATER PER HOUR. EMITTERS AND DRIP TUBES OR SHRUBBERY SPRINKLERS SHALL BE USED AT PLANTS AND SHRUBS AS APPROPRIATE FOR THE PLANTING DENSITY AND SPECIES TYPE. ALL SPRINKLER HEADS SHALL BE COMMERCIAL GRADE. THE SYSTEM SHALL BE CIRCUITED AS REQUIRED TO PROVIDE ADEQUATE WATER FLOW TO EACH SPRINKLER HEAD. THE CONTROL SYSTEM MUST INCLUDE A RAIN SENSING SHUT OFF DEVICE. THE ENTIRE SYSTEM IS TO BE INSTALLED WITH A MINIMUM UNIFORM SLOPE OF 0.5 PERCENT TOWARD DRAIN VALVES.

#### DIVISION 33 UTILITIES

#### 33 10 00 SITE UTILITIES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTOR FOR PONSIBILITY.
- B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF
- C. ALL PROPOSED SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSET.
   D. SANITARY MANHOLES SHALL BE 48" PRECAST AND CONFORM TO STATE AND LOCAL STANDARDS. SANITARY MANHOLE FRAME AND GRATE TO BE IN ACCORDANCE WITH LOCAL STANDARDS. RIM ELEVATION TO BE SET AT

FINISHED GRADE IN DEVELOPED AREAS AND 12" ABOVE FINISHED GRADE IN UNDEVELOPED AREAS EXCEPT AS

- OTHERWISE DIRECTED BY THE ENGINEER.

  E. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A (4" OR 6") VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS" REQUIREMENTS.

  F. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE
- WATER PIPING UNLESS OTHERWISE SPECIFIED.

  G. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. ALL PROPOSED STORM PIPE BELOW BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE

MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSET. 6' MINIMUM COVER SHALL BE PROVIDED OVER ALL

- PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS.

  H. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE
- I. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO
- CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.

  J. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REOUIREMENTS.
- K. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER
- IF REQURED BY LOAL AJD.

  L. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

#### SHOP DRAWING SUBMITTALS

#### MATERIAL / INFORMATION

- 31.10.00 TELEVISING REPORTS OF EXISTING LATERALS
  - STORM
  - SANITARY
- 2. <u>31.20.00 FILL</u>
- PRODUCT DATASOURCE MATERIAL
- 3. 32.10.00 (A) AGGREGATE BASE & ASPHALT PAVEMENT
- HOT MIX ASPHALT SPECIFICATIONS
- AGGREGATE BASE
- PAVEMENT MARKINGS
- 4. 32.20.00-CONCRETE AND AGGREGATE BASE
- DESIGN MIX
- AGGREGATE BASECOMPRESSION TEST RESULTS
- PAVEMENT MARKINGS
- DETECTABLE WARNING PLATES
   32.30.00 LANDSCAPING
- AMENDED SOIL MIX SOD PRODUCT DATA
- SOD PRODUCT DATA
   PLANTING SUBSTITUTION SCHEDULE
- MULCH PRODUCT DATA
- EROSION MATTING
- IRRIGATION CONTROL PRODUCT DATA IRRIGATION LAYOUT
- 6. 33.10.00 SITE UTILITIESSANITARY & STORM MANHOLES
- SANITARY PIPING MATERIALS
- GREASE INTERCEPTOR SHOP DRAWINGS

Elastomeric Seal: ASTM F477

- WATER PIPING MATERIALSWATER FITTINGS & APPURTENANCES
- STORM PIPING MATERIALS
- 7. <u>MISCELLANEOUS ITEMS</u>
- SITE LIGHTINGEXTERIOR SIGNAGE
- BOLLARDS

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE  Utility Material Pipe Code Fitting Code Joint Code				
Water Lateral	Type K Copper-Soft	ASTM B-88	ASTM B16.22, ASTM B16.29	ASTM B32 AWS A5.8 BCuP Silve Braze
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
Storm Sewer	HDPE	ASTM F2648	ASTM F2306 Saddle Gasket	Joint: ASTM F2648 Bell & Spigot Elastomeric Seal: ASTM F477
Storm Sawar	SDP 35 DVC	ASTM D1785, ASTM D2665, ASTM	ASTM E1336	Push On: ASTM D3212 for

D3034, ASTM F891



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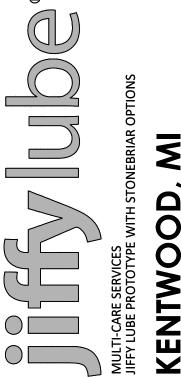
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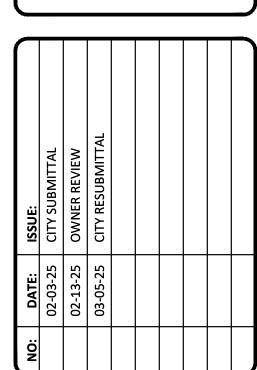
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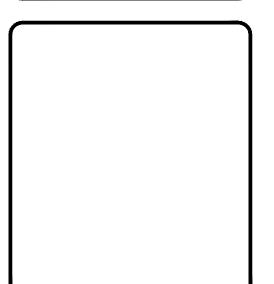
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WHERE PROJECT IS TO BE CONSTRUCTED.







CIVIL SPECIFICATIONS

DRAWN: KAG CHECKED: JD

ET NO:

C0.2

## GEOTECHNICAL RECOMMENDATIONS

(THE BELOW INFORMATION IS PROVIDED FOR REFERENCE ONLY. GC TO REVIEW AND ADHERE TO MOST RECENT VERSION OF PARTNER ENGINEERING AND SCIENCE, INC. FINAL GEOTECHNICAL REPORT FOR ALL APPLICABLE SOILS INFORMATION PRIOR TO AND DURING CONSTRUCTION)

Proposed Jiffy Lube - Kentwood, MI Revised: November 20, 2024 ECS Project No. 16:15510 Rev. 1

#### 2.0 PROJECT INFORMATION

#### 2.1 PROJECT LOCATION/CURRENT SITE USE/PAST SITE USE

The project site is located near the southeast corner of 44th Street and Bowen Boulevard in Kentwood, Michigan. The site is bounded to the north by 44<sup>th</sup> Street, to the east by a paved parking lot, to the south by a public drive lane, and to the west by an entrance drive lane. Based on the publicly available historical aerials, the site was reportedly used as an agricultural field prior to 1956. Prior to 1982, the site was developed with the existing developments and paved parking areas. The site has remained relatively unchanged since that time in its current configuration. The site location is shown below, and in wider scope on the Site Location Diagram in Appendix A:



Site Location Map (Site outlined in RED)

The project site is currently developed with the existing paved parking lot and drive lanes. Based on our review of online resources (i.e., Google Earth), the existing site grades range from approximately EL. 752 feet to EL. 754 feet (±) MSL. Site grade elevations determined without a professional site survey are approximate and should not be used for construction.

Proposed Jiffy Lube – Kentwood, MI	Revised: November 20, 2024
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#### 3.3 LABORATORY TESTING

The laboratory testing consisted of selected tests performed on samples obtained during our field exploration operations. Classification and index property tests were performed on representative soil samples. The basic laboratory testing procedures are explained in greater detail in Appendix B including the insert titled Laboratory Testing: Index Testing. The following tests were performed on soil samples:

- Moisture content determination on fine-grained soil samples in accordance with ASTM D 2166.
- Calibrated hand penetrometer (Q<sub>p</sub>) tests on cohesive soil samples.

Each sample was visually classified on the basis of texture and plasticity in accordance with ASTM D2488 Standard Practice for Description and Identification of Soils (Visual-Manual Procedures) and including USCS classification symbols. After classification, the samples were grouped in the major zones noted on the boring logs in Appendix B. The group symbols for each soil type are indicated in parentheses along with the soil descriptions. The stratification lines between strata on the logs are approximate; in situ, the transitions may be gradual.

The soil samples will be retained in our laboratory for a period of 60 days, after which they will be discarded unless other instructions are received as to their disposal.

Proposed Jiffy Lube - Kentwood, MI Revised: November 20, 2024 ECS Project No. 16:15510 Rev. 1

#### 2.2 PROPOSED CONSTRUCTION

assumptions of the traffic:

Based on our review of the provided RFP information, ECS understands the proposed construction will include the construction of a single-story Jiffy Lube building with a partial basement level situated in the central portion of the building. The project further includes associated paved parking, drive lanes, and trash enclosure.

Building: The information listed below summarizes our understanding and expectations of the structure and its loads based on the most recent information provided by the client:

DESIGN INFORMATION				
Subject	Subject Design Characteristic			
<b>Building Footprint</b>	Approximately 3,303 SF in plan area	R		
No. of Stories:	Single-story above grade with a partial basement level	R		
Framing	Concrete foundation, steel-framed structure	В		
Maximum Column Loads	75 kips or less	В		
Maximum Wall Loads	3 kips per linear foot (klf) or less	В		
Lowest Ground Level Finished Floor Elevation	About 753 feet above MSL (based on average site grades within proposed building footprint; actual elevation not provided)	В		
Lowest Basement Level Finished Floor Elevation	About EL. 91'-0" project datum (corresponding to about EL. 744 feet MSL) (based on the ground-level top-of-slab EL. 100'-0" project datum per the Structural Drawings provided by the Client)	R		
Foundation Settlement  Tolerances  Approximately 1-inch total and ¾ inch differential		В		
<b>Grading Operations</b>	Less than about 2 feet	В		

R: Reported by client and/or Design Team B: Based on ECS estimate in absence of information from Client and/or Design Team

Pavement: The design traffic was not provided to ECS. Therefore, it was necessary for us to use estimated design traffic volumes. The information below summarizes our understanding and

ESTIMATED PAVEMENT DESIGN INFORMATION		
Pavement Area Maximum Daily Traffic		
Light Duty	150 automobiles and 5 general delivery trucks	
Heavy Duty	300 automobiles and 10 general delivery trucks and 1 refuse truck	

If our understanding of the proposed construction is inaccurate or the design changes, and if the traffic loads become available, please contact ECS immediately so we can review (and revise, if necessary) the recommendations provided herein.

#### Proposed Jiffy Lube – Kentwood, MI Revised: November 20, 2024 ECS Project No. 16:15510 Rev. 1

#### 4.0 DESIGN RECOMMENDATIONS

Provided subgrades and structural fills are prepared as recommended in this report, the proposed building can be supported by shallow foundations including column footings and continuous wall footings. ECS recommends the foundation design use the parameters in the Table below:

Design Parameter	Column Footing	Wall Footing
Maximum Net Allowable Bearing Pressure (1)	2,000 psf	2,000 psf
Acceptable Bearing Soil Material	Stiff to Very Stiff Cohesive Soils (CL/ML or CL) – Stratum II or Engineered Fill overlying Stratum II	Stiff to Very Stiff Cohesive Soils (CL/ML or CL) – Stratum II or Engineered Fill overlying Stratum I
Minimum Width	30 inches	18 inches
Minimum Footing Embedment Depth (below slab or finished grade) <sup>(2)</sup>	24 inches	24 inches
Minimum Exterior Frost Depth (below final exterior grade)	42 inches	42 inches
Estimated Total Settlement (3)	Less than 1-inch	Less than 1-inch
Estimated Differential Settlement (4)	Less than ¾-inch between columns	Less than ¾-inch

- (1) Net allowable bearing pressure is the applied pressure in excess of the surrounding overburden soils above the base of the

4.1 BUILDING FOUNDATIONS

- (3) Based on estimated structural loads. If final loads are different, ECS must be contacted to update foundation recommendations and settlement calculations
- (4) Based on maximum column/wall loads and variability in borings. Differential settlement can be re-evaluated once the foundation plans are more complete

Suitable Bearing Materials: Soils suitable as the subgrade for engineered fill and indirect foundation support should have parameters as noted in the following Table or greater, unless otherwise approved by the geotechnical engineer:

SUITABLE BEARING SOIL CHARACTERISTICS				
Maximum Net Allowable	aximum Net Allowable Cohesive Soil			
Bearing Pressure (psf)	Comparative Consistency	Unconfined Compressive Strength (tsf)		
2,000	Stiff	1 or greater		

Potential Foundation Undercuts: The proposed structure foundations must be supported on natural undisturbed soils or on new granular engineered fill placed from a suitable bearing native

If soft or unsuitable soils are observed at the footing bearing elevations, the unsuitable soils should be undercut and removed. Borings B-01, B-02, and B-04 locally revealed existing undocumented

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#### 3.0 FIELD EXPLORATION AND LABORATORY TESTING

Our exploration procedures are explained in greater detail in Appendix B including the insert entitled 'Subsurface Exploration Procedures: SPT'. Our scope of services included drilling eight (8) standard penetration test (SPT) soil borings extending to terminal depths ranging from about 10 to 25 feet below ground surface. Our borings were located with a handheld GPS unit and their approximate locations are shown on the Boring Location Diagram in Appendix A.

#### 3.1 SUBSURFACE CHARACTERIZATION

Listed in the following Table is a generalized characterization of the soil strata encountered at the boring locations during the subsurface exploration. For subsurface information at a specific location, refer to the Boring Logs in Appendix B.

		GENERALIZED SUBSURFACE STRATIGE	RAPHY		
Approximate Depth to Bottom of Stratum (feet)	Stratum No.	Material Description	Calibrated Penetrometer Resistance Q <sub>o</sub> (tsf)	Natural Moisture Content (%)	SPT <sup>(1)</sup> N-values (bpf)
Surface cover	NA	Bituminous Pavement: 2 inches Aggregate Base Course: 4 inches	NA	NA	NA
3 to 8½	IA <sup>(3)</sup>	(CL/ML POSSIBLE FILL) Silty Clay with Sand Possible Fill, dark brown, brown, gray, and dark gray, stiff to very stiff. UNDOCUMENTED.	1 to 2½	20 to 26	1 to 4 <sup>(2)</sup>
3 to 6	IB <sup>(4)</sup>	(SP-SC POSSIBLE FILL) Sand with Clay, brown, gray, and dark brown, very loose to loose. UNDOCUMENTED.	NA	NA	2 to 6 (2)
5½ to 15	Ш	Natural Cohesive Soils: (CL/ML) Silty Clay, Silty Clay with Sand, and Sandy Silty Clay and (CL) Lean Clay, brown and gray, stiff to hard	1 to 5	13 to 25	3 to 28
8½ to 25 (End of Borings)	<sup>(5)</sup>	Natural Granular Soils: (SC) Clayey Sand and (SM) Silty Sand, brown and gray, very loose to dense	NA	NA	2 to 35

- Notes: (1) Standard Penetration Test.
- (2) SPT N-Values in fill or possible fill soils may not be representative of actual in-situ conditions.
- (3) Encountered in Borings B-01 and P-02. (4) Encountered in Borings B-02 and B-04.
- (5) Encountered in Borings B-01 through B-04

The soil stratification shown on the boring logs represents the interpreted soil conditions at the boring locations. Variations in the stratification can occur between sample intervals and boring locations. The subsurface conditions at other times and locations on the site may differ from those found at boring locations. If different site conditions are encountered during construction, ECS should be contacted to review our recommendations related to the new information.

> Proposed Jiffy Lube - Kentwood, MI Revised: November 20, 2024 ECS Project No. 16:15510 Rev. 1

> silty clay possible fill soils, undocumented granular possible fill soils, and natural granular soils with low strength (i.e., N-value of less than 5 bpf) extending to depths of approximately 3 to 9 feet below existing grades. As such, localized undercutting will be required to reach suitable natural bearing soils to support the proposed superstructure of the building.

> Suitable bearing soils for direct foundation support or as the subgrade for well-graded crushed aggregate engineered compacted backfill and indirect foundation support, where encountered at the building boring locations at the approximate depths below the ground surface, are listed in the following Table:

ESTIMATED DEPTHS TO SUITABLE FOUNDATION BEARING SOIL (1)					
Test Boring	Proposed Development Area	Approximate Depth Below Existing Ground Surface (Feet)	Approximate Bearing Elevation (Feet, MSL)		
B-01	Ground Level Building Area	9	743		
B-02	Basement Level Building Area	9	743		
B-03		Frost-Depth	Frost-Depth		
B-04	Ground Level Building Area	3	751		

#### (1) Based on 2,000 psf maximum net allowable soil bearing pressure.

Please note, the anticipated undercuts indicated in the Table above are approximate and should be validated once the topographic survey is made available. The anticipated undercuts should be confirmed at the time of construction by an experienced Geotechnical technician. Please note the anticipated undercuts refer only to the proposed foundation locations. Undercuts should be backfilled with engineered fill or lean concrete ( $f'_c \ge 1,000$  psi at 28 days) up to the original design bottom of footing elevation; the original footing shall be constructed on top of the new engineered fill or hardened lean concrete.

Lateral Loading for Shallow Foundations: The shallow foundations maybe be subjected to lateral forces. Lateral load resistance will be developed by friction or cohesion acting at the base of foundations, and the passive earth pressure developed by the footing below grade. Passive pressure and sliding resistance (friction or cohesion) may be used in combination in determining the total resistance to lateral loads. The parameters in the following table are recommended for lateral foundation loading.

FOUNDATION LATERAL LOADING RESISTANCE PAR	RAMETERS
Soil Parameter	Estimated value
Coefficient of Passive Earth Pressure (Kp)	2.0
Soil Moist Unit Weight (γ)	120 pcf
Adhesion [Foundations bearing on silty clay] (C) (1)	1,000 psf
Interface Friction Angle [Poured concrete on granular soil or granular engineered fill] (\( \phi_f \))	18°
Sliding Friction Coefficient [Poured concrete on granular soil or granular engineered fill] (μ)	0.32
Passive Equivalent Fluid Pressure (2)	240H (psf)

- 1. Adhesion may be used for lateral sliding resistance on the clay soil, but in no case should the lateral sliding resistance exceed half the dead load
- Neglect the passive earth pressure within the frost zone due to loss of strength seasonally and strain required to mobilize.

Proposed Jiffy Lube - Kentwood, MI ECS Project No. 16:15510 Rev. 1

Revised: November 20, 2024

#### 3.2 GROUNDWATER OBSERVATIONS

The drillers observed the boreholes for the presence of measurable water during drilling and at the completion of drilling. The Table below lists the borings, and approximate depths and approximate elevations of groundwater level observations where groundwater was encountered during drilling activities. The groundwater level observations are also noted on the soil boring logs in Appendix B.

APPARENT	FREE GROUNDWATER OBSERVAT	IONS DURING DRILLING ACT	IVITIES
		During Drilling Acti	vities
Boring Number	Proposed Development Area	Depth Below Existing Site Grade (Feet) (1)	Elevation (Feet, MSL)
B-01		7	745
B-02	<b>Building Area</b>	18	734
B-03		18	734
B-04		NE	NE
P-01		NE	NE
P-02	Pavement Areas	NE	NE
P-03	. Estamble Production	NE	NE
P-04		NE	NE

(1) NE - Not encountered

Long Term Static Groundwater Table: Soils in the Midwest frequently oxidize from gray to brown above the level where the soil remains saturated. This zone of change, which may be an indication of the long-term water level, is frequently interpreted to be the groundwater table. Gray soils were not encountered at the soil boring locations. It is our professional opinion that the long-term groundwater table appears to be located at a depth deeper than the depth of exploration below existing grade.

Seasonally High Groundwater Table: ECS understands that the proposed building is planned to have a below-grade level in the central portion of the proposed building that will extend approximately 9 feet in depth below the ground level finished floor elevation (corresponding to about EL. 744 feet above MSL). Based on observations of the soil and groundwater conditions in the soil borings B-01 through B-03 performed at the site, in ECS' opinion an estimated seasonally high groundwater table of approximately EL. 745 feet above MSL (i.e., corresponding to a depth of 7 feet below current site grades) can be used in the design of the below-grade structures.

Please note groundwater in fine-grained or clayey soils may take several days or weeks to stabilize in the boreholes. The boreholes were backfilled immediately after drilling. Also, please note that due to capillary action in fine-grained soils (silts and clays), the soils are likely partially-saturated a few feet above the aforementioned estimated groundwater levels.

Variations in the groundwater table elevation may occur as a result of changes in precipitation, evaporation, surface water runoff, construction activities, and other factors. Perched water conditions may also develop or exist at shallower depths seasonally, particularly within granular soils underlain by clay.

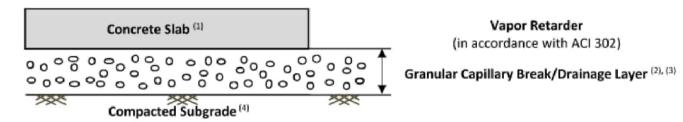
Revised: November 20, 2024 Proposed Jiffy Lube - Kentwood, MI ECS Project No. 16:15510 Rev. 1 Page 11

The final design of the foundation for lateral loads should be based on a minimum factor of safety against sliding of 1.5 and overturning of 2. Also, if the resultant force of the maximum vertical force does not act within the middle one-third (kern) of the footing, a smaller effective bearing area will occur and thereby result in a higher effective bearing pressure that must be accounted for in the

#### 4.2 SLABS ON GRADE

For the preparation of the conventional ground-supported slabs, the general recommendations provided in the sections of this report entitled **Subgrade Preparation** and **Earthwork Operations** should be followed. After stripping surface materials (i.e., pavement materials), the exposed slab subgrades are anticipated to consist of undocumented stiff to very stiff silty clay possible fill soils, undocumented loose granular possible fill soils, and native stiff to very stiff silty clay soils.

Based on the anticipated subgrade soils and floor loading, the following graphic depicts our general soil-supported slab recommendations:



- Concrete Slab: Minimum 5 inches thick
- Drainage Layer: Minimum 6 inches thick
- 3. Drainage Layer Material: GRAVEL (GP, GW) having a maximum aggregate size of 1 inch, no more than 10 percent passing the No. 200 sieve, and follow the recommendations of ACI 302.
- Compacted Subgrade: Compacted to at least 95 percent of the maximum dry density per ASTM D1557.

A thicker slab may be needed depending on the actual floor loads. The structural engineer should determine the actual slab thickness and steel reinforcing requirements. Provide adequate construction joints, contraction joints and isolation joints in the slab to reduce the impacts of cracking and shrinkage. Refer to ACI 302.1R04 Guide for Concrete Floor and Slab Construction for additional information regarding concrete slab joint design. Reinforce the slab with welded wire fabric or include an appropriate fiber mesh admixture to help control shrinkage cracking.

Provide slabs-on-grade with a granular drainage layer placed on a properly prepared subgrade as recommended in the Site Construction Recommendations section. The granular drainage material will serve as a capillary break, which if properly designed and installed, can sometimes eliminate the need for a moisture retarder and can assist in more uniform curing of concrete.

Implement positive drainage around the perimeter of the proposed buildings to reduce the potential for water accumulation under the floor slab and foundation elements. Slope exterior grades adjacent to the building such that runoff is directed away from the building walls. Direct building downspouts away from the building walls/foundations.

Always a Better Plan

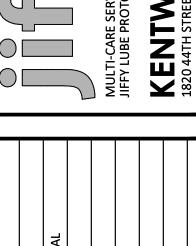
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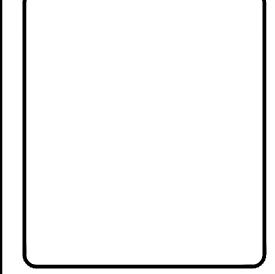
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GEOTECHNICAL SPECIFICATIONS

DRAWN: KAG CHECKED: JD

## GEOTECHNICAL RECOMMENDATIONS

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Proposed Jiffy Lube - Kentwood, MI ECS Project No. 16:15510 Rev. 1

Revised: November 20, 2024

Revised: November 20, 2024

Heavy Duty Standard Dut

5 in

6 in

6 in

8 in

Subgrade Modulus: Provided the subgrade is prepared, and engineered fill and the granular drainage layer are placed as recommended in the Existing Undocumented Fill section of this report, design the slabs assuming an un-factored modulus of subgrade reaction, kv1, of:

- Alternative 1 (complete removal and replacement): 150 psi/in.
- Alternative 2 (partial removal and replacement): 125 psi/in. Alternative 3 (proofroll and replace as needed): 100 psi/in.
- The modulus of subgrade reaction value assumed are based on the recommended minimum

drainage base thickness and correlation of index properties and soil type to historical 1 foot by 1 foot plate load tests. The modulus value used in design should be adjusted for areas larger than 1

Vapor Barrier: Before the placement of concrete, a vapor barrier may be placed on top of the granular drainage layer to provide additional protection against moisture penetration through the floor slab. When a vapor barrier is used, special attention should be given to surface curing of the slab to reduce the potential for uneven drying, curling and/or cracking of the slab. Depending on proposed flooring material types, the structural engineer and/or the architect may choose to eliminate the vapor barrier.

Slab Isolation: Soil-supported slabs should be isolated from the foundations and foundationsupported elements of the structure so that differential movement between the foundations and slab will not induce excessive shear and bending stresses in the floor slab. Where the structural configuration prevents the use of a free-floating slab such as in a drop down footing/monolithic slab configuration, the slab should be designed with suitable reinforcement and load transfer devices to preclude overstressing of the slab.

Frost Susceptible Areas: Exterior sidewalks and exterior portions of the building floor slabs, such as at doorway entrance/exit slab may be susceptible to frost heave movement during colder weather. Additional insulation, installation of subgrade drainage, and/or replacement to the frost depth with non-frost-susceptible backfill should be considered for these areas. Pavement and ground surface grades are recommended to be sloped away from the building and flatwork, to reduce water infiltration and potential frost heave problems. In addition, all slab joints should be sealed to reduce surface water infiltration into the sub-base materials.

#### 4.3 BELOW-GRADE WALLS

Proposed Jiffy Lube – Kentwood, MI

Pavement Material

Hot Mix Asphalt (1) Surface Course

Hot Mix Asphalt (1) Binder Course

Portland Cement Concrete (2)

Crushed Aggregate Base Course (3)

a thicker base may be required.

ECS Project No. 16:15510 Rev. 1

4.5 PAVEMENTS

The building is planned to have a below-grade level in the central portion of the proposed building that will extend approximately 9 feet in depth below the ground level finished floor elevation (corresponding to about EL. 744 feet above MSL). The seasonal high groundwater table elevation at the time of site exploration is estimated to be EL. 745 feet MSL (about 7 feet below current site grades). Perched water conditions may develop or exist at shallower depths and after prolonged or severe precipitation events. Caving of the sand soils is expected to occur, and temporary shoring may be needed for the excavations. The following below-grade wall design parameters are based on the estimated water conditions and estimated lowest basement floor elevation of the structure.

Hydrostatic Uplift: If the basement-level and/or car lift pit extends below the seasonal high groundwater table (EL. 745 feet MSL), they should also be designed as watertight and designed to resist hydrostatic uplift pressures. The following recommendations are for a water-tight, hydrostatic pressure resistant slab and water-tight hydraulic pressure resistant wall design.

The following sections provide recommendations for the design and construction of pavements.

Subgrade Characteristics: Given that the proposed project is in the preliminary design phase and

grading information is not available at this time, this report is based on cut and fill operations of

less than 2 feet to achieve final grades. Once the grading plans are finalized, ECS may be provided

with the plans to review and provide additional recommendations (under a separate scope), which

may also include additional soil borings and testing. Extensive laboratory and field testing were not

part of ECS scope for the pavement section design and recommendations. California Bearing Ratio

(CBR) testing or other means to characterize the response of the exposed subgrade materials was

not included in our scope or performed in our lab. With the expectation that the subgrade of the

proposed pavements is similar to the undocumented stiff to very stiff silty clay possible fill soils,

undocumented loose granular possible fill soils, and native stiff to very stiff silty clay soils

encountered in the borings and is prepared as recommended in this report, the rigid pavements

may be designed using an estimated modulus of subgrade reaction, kv1 of 150, 125, or 100 psi/in

(lbs./cu. inch) depending on the method of subgrade stabilization selected and flexible pavements

Pavement Sections: The recommended minimum pavement sections listed in the table below are

based on the anticipated usage at the project site with a design life of 20-years, but were not

developed based on specific traffic patterns, loading and resiliency factors, as those parameters

were not provided by the design team. If the anticipated traffic will exceed those estimated in this

report, ECS should be contacted for revised pavement design recommendations; otherwise,

RECOMMENDED MINIMUM PAVEMENT SECTIONS BASED ON ESTIMATED TRAFFIC LOADINGS

Flexible Pavement

2. Section 302 of MDOT Standard Specification for Road and Bridge Construction. If crushed gravel or some

The pavement materials and construction should be in accordance with the AASHTO Guide for

Design of Pavement Structures, and the MDOT Standard Specifications for Construction. If the

pavements will be constructed early during site development to accommodate construction traffic,

consideration should be given to the construction of designated haul roads, where thickened

other material is used in lieu of crushed limestone, the material may have a lower structural coefficient and

Heavy Duty Standard Duty

1½ in

2½ in

8 in

increased pavement maintenance and a shortened pavement life should be expected.

1½ in

3 in

. Section 501 of MDOT Standard Specification for Road and Bridge Construction.

An asphalt prime coat application is recommended to a prepared granular base course.

may be designed using an estimated California Bearing Ratio (CBR) of 3.

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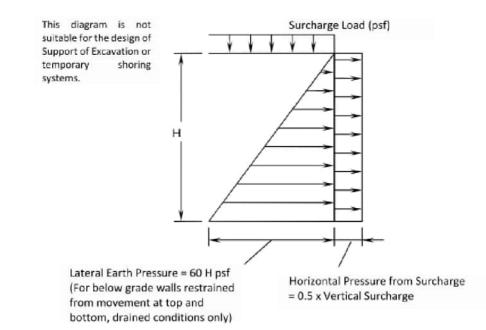
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Below grade structures are recommended to be watertight. Watertight construction should include water-stops at junctures between the slab and the below-grade walls and at other construction and control joints. Suitable waterproofing material should be placed along the exterior below-grade

For the below-grade basement level construction (and as a design alternative), ECS recommends consideration be given to installing a sheet piling wall sealed into the underlying silty clay encountered at a depth of about 10 to 14 feet below grade to lower the hydrostatic water pressure. With the proper design of sheet piling around the entire perimeter of the excavation, the piling can be considered to stabilize the excavation and also to reduce the amount of seepage anticipated in the excavation. Following installation of sheet pile wall, conventional sump and pump procedures should be adequate to maintain a dry and stable excavation. The earth retention contractor should select the appropriate system and design methodology. If this method of shoring is used, then a perimeter and underslab drainage system may be used and the slab would not have to be designed to resist hydrostatic uplift forces. We recommend installing a drainage system on the perimeter and below slab and a dewatering system, as stated in the "Drainage System Recommendations"

Lateral Pressures: We recommend that below grade walls be designed to withstand at-rest lateral earth pressures and surcharge loads from hydrostatic pressure (if applicable), adjacent building foundations, and/or streets. These recommendations apply to a "drained" condition which is where there is drainage material behind below grade walls that prevents hydrostatic water pressures on the back of the below grade wall. To accomplish a drained condition, drainage materials such as a free draining gravel with drain tile, geocomposite drainage panels, weep holes connected to a sump system with outlet to storm sewer system should be used.

We recommend that walls that are restrained from movement at the top be designed for a linearly increasing lateral earth pressure. The following figure depicts our recommended at-rest lateral earth pressure condition for a "drained below-grade wall" restrained at the top:



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pavement sections are provided to accommodate the construction traffic, as well as the future in-

Crushed Aggregate Base Course and Hot Mix Asphalt Compaction: The crushed aggregate base course should be compacted to at least 95 percent of the maximum dry density obtained in accordance with ASTM D1557, Modified Proctor Method. The hot mix asphalt should be compacted to a minimum of 93 percent of the maximum theoretical density value.

Rigid Pavements: We recommend an <u>air-entrained concrete mix (compressive strength of at least</u> 4,000 pounds per square inch at 28 days) for rigid pavement. Provide adequate construction joints, contraction joints and isolation joints in the areas of rigid pavement to reduce the impacts of cracking and shrinkage. Please refer to ACI 330R-92 Guide for Design of Concrete Parking Lots. The ACI Guide recommends an appropriate spacing strategy for the anticipated loads and pavement thickness. It has been our experience that joint spacing closer to the recommended values in ACI results in a pavement with less cracks outside the joints and better long-term performance. Control joint spacing should be determined in accordance with the current ACI code. Provide expansion joints where the pavement abuts fixed objects, such as the buildings and light poles.

Pavement Drainage: An important consideration with the design and construction of pavements is surface and subsurface drainage. Where standing water develops, either on the pavement surface or within the base course layer, softening of the subgrade and other problems related to the deterioration of the pavement can be expected. Based on our estimated groundwater level, we consider surface water infiltration to be the main source of water to be considered for pavement

Shape or crown the final pavement surface to properly direct surface water to suitable on or offsite stormwater drainage infrastructure. Properly slope the clay pavement subgrade to avoid dips or pockets where water may become trapped. Dips in the clay subgrade could result in a "bathtub" effect, which may trap water and potentially soften the subgrade. The subgrade in areas requiring undercut and backfill with granular soils are recommended to be graded to drain toward a drain tile. The drain tile should be sloped a minimum of ½ to 1 percent to discharge to nearby storm sewers, drainage ditches or other appropriate drainage facilities. Install edge drains where site grades slope toward the pavement edge to reduce the potential for water to enter the base course layer. Slope edge drains to the nearest appropriate drainage facility. Water that ponds on the subgrade surface can lead to deterioration of the subgrade soils, reduction of the base course support characteristics and result in pavement heave. Good drainage should help reduce the possibility of the subgrade materials being wet over a long period of time.

In order to help reduce the potential for shallow perched water to develop in areas of the site, install "stub" or "finger" drains around catch basins and in other low-lying areas of the parking lot to reduce the accumulation of water above and within the subgrade soils and aggregate base. Consider installation of pavement edge drains or trench drains to reduce the accumulation of water within the base course and on the subgrade soils.

Pavement Maintenance Considerations: A sound maintenance program should be implemented to help maintain and enhance the performance of pavements and help attain the design service life. A preventative maintenance program should be started early in the pavement life to be effective. The "standard in the industry" supported by research indicates that preventative maintenance should typically begin within 2 to 5 years of the placement of pavement. Failure to perform preventative maintenance will reduce the service life of the pavement and increase the costs for corrective maintenance and full pavement rehabilitation. Seal joints and cracks with

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temperature fluctuations.

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Surcharge loads imposed within a 45-degree slope from the base of the restrained wall should be considered in the below grade wall design. These surcharge loads should be based on an at-rest pressure coefficient, k<sub>0</sub>, of 0.5, or an active pressure coefficient, k<sub>a</sub>, of 0.33. If the proposed below grade walls are designed as unrestrained (free to rotate at the top), the project team should consider a lateral earth pressure of 40 H psf (active condition). Care should be used to avoid the operation of heavy equipment to compact the wall backfill since it may overload and damage the wall; in addition, such loads are not typically considered in the design of below grade walls.

Drainage System Recommendations: For those structures completely situated above an elevation of approximately EL. 745 feet MSL, a drainage system is recommended to remove water near the below-grade walls and beneath the lowest level floor slab to lessen the potential for water pressure build-up against the below-grade walls. Drainage aggregate should abut the below-grade walls as part of the drainage system. The aggregate will serve as drainage media to help lessen lateral pressures against the below-grade walls due to groundwater. The drainage aggregate layer should be at least 2 feet wide, measured horizontally from the below-grade walls. The drainage aggregate layer should begin at the base of the drainage blanket beneath the car lift pit or basement slab to hydraulically connect the exterior drainage materials with the below slab drainage blanket. The exterior drainage aggregate should continuously abut the below-grade walls to within about 1-foot of the ground surface, where a clay cap or other relatively impermeable surface material should be installed to reduce surface water intrusion. The drainage blanket beneath the slab should be at least 8 inches in thickness and be constructed using the same drainage aggregate materials.

The drainage aggregate could consist of a well-graded free draining aggregate. The free-draining aggregate is recommended to consist of a well-graded aggregate with properties in accordance with MDOT 21AA or 21A material. An open-graded aggregate, such as MDOT 6AA or 6A material, could be used, but if used, a geotextile is recommended to be placed between the drainage aggregate and soil of the excavation to provide separation and reduce migration of fine material into the void space of the open-graded aggregate.

Continuous drain pipes should be installed along the exterior sides of the below grade wall perimeter; creating exterior drainage loops. Due to the proximity of the estimated water table to the planned floor elevation, interior below-floor laterals connected to the subdrainage system are also recommended for larger basement areas (> 30 feet in width). The interior below-floor laterals are recommended to be placed approximately 30 feet apart so that water does not have to travel further than 15 feet to reach a drain pipe. The drain pipes should be minimum 4-inch-diameter perforated pipes specifically designed for drainage applications.

The interior and exterior drain pipe systems should connect to the storm sewer system for removal, or common sump pump crocks equipped with sump pumps that discharge water to the ground surface, away from the below-ground walls or to a storm sewer system. Submersible sump pumps and sealed sump crock lids are recommended to lessen the in-flow of subsurface gases, such as radon. Multiple sump pits are recommended. The project architect should determine the sump pump locations based upon architectural and structural details of the building. The sump pumps should be equipped with a generator or battery back-up systems to reduce water problems in the event of a power failure.

All below grade walls should include waterproofing on the exterior of the walls, and water stops at all joints to reduce the potential for infiltration into the occupied spaces.

elastomeric caulk in a timely manner to help reduce water infiltration thru the pavement section into the base course layer, which may result in softening of the subgrade and deterioration of the

pavement. Observe pavements for distresses, such as cracks, depressions, and poor drainage, at

Shrinkage cracking is common with asphalt and occurs with age. Development of cracks should be

expected with normal exposure to weather, wear and age. These cracks may become larger when

Pavement Construction Weather Restrictions: Daily temperatures from mid-November to April

can often stay below 40°F, limiting the days that bituminous placement can occur. In this region,

bituminous plants may close during the months of December, January, and/or February if

particularly cold weather conditions prevail. However, this can change based on year-to-year

exposed to such things as weather and vegetation growth, so should be treated promptly.

least twice a year, typically once in the spring and once in the fall.

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#### 4.4 SEISMIC DESIGN CONSIDERATIONS

Seismic Site Classification: The International Building Code (IBC) 2018 requires site classification for seismic design based on the upper 100 feet of a soil profile. The three parameters used to classify sites are shear wave velocity (v<sub>s</sub>); undrained shear strength (s<sub>u</sub>); and Standard Penetration Test (SPT) resistance (N-value). The seismic Site Class definitions for the weighted average of shear wave velocity, shear strength or SPT N-value in the upper 100 feet of the soil profile are listed

	SE	ISMIC SITE CLASSIFICATION		
Site Class	Soil Profile Name	Shear Wave Velocity, Vs, (ft./s)	N Value (bpf)	Undrained Shear Strength, Su, (psf)
Α	Hard Rock	Vs > 5,000 fps	N/A	NA
В	Rock	2,500 < Vs ≤ 5,000 fps	N/A	NA
С	Very dense soil and soft rock	1,200 < Vs ≤ 2,500 fps	>50	> 2,000
D	Stiff Soil Profile	600 ≤ Vs ≤ 1,200 fps	15 to 50	1,000 to 2,000
E	Soft Soil Profile	Vs < 600 fps	<15	< 1,000

The maximum explored depth in the present subsurface exploration was about 68 feet below current site grades. As such, based upon our interpretation of the subsurface conditions and our experience with similar geological settings, the appropriate Seismic Site Classification is "D" as shown in the preceding Table.

Ground Motion Parameters: In addition to the seismic site classification, ECS has determined the design spectral response acceleration parameters following the IBC methodology (ASCE 7-16). The Mapped Reponses were estimated from the 'ATC Hazards by Location' website (https://hazards.atcouncil.org/) for the address of the project. The design responses for the short period (0.2 sec, S<sub>DS</sub>) and 1-second period (S<sub>D1</sub>) are noted in bold at the far-right end of the following

			GROUNE	МОТІОІ	N PARAMETERS	5		
Period (sec)	Res	ed Spectral sponse lerations (g)	Coeff	s of Site icient e Class	Maximum Response Ac Adjusted for S	celeration	Design Sp Respo Accelera (g)	nse ation
0.2	Ss	0.073	Fa	1.6	S <sub>MS</sub> =F <sub>a</sub> S <sub>s</sub>	0.116	S <sub>D5</sub> =2/3 S <sub>MS</sub>	0.078
1.0	S <sub>1</sub>	0.044	Fv	2.4	S <sub>M1</sub> =F <sub>v</sub> S <sub>1</sub>	0.106	S <sub>D1</sub> =2/3 S <sub>M1</sub>	0.071

The Site Class definition should not be confused with the Seismic Design Category designation which the Structural Engineer typically assesses. If a higher site classification is beneficial to the project, we can provide additional geophysical testing methods (Refraction Microtremor) that may yield more favorable results.

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#### 5.0 SITE CONSTRUCTION RECOMMENDATIONS

#### 5.1 SUBGRADE PREPARATION

#### 5.1.1 Stripping and Grubbing

The subgrade preparation should consist of stripping all pavement materials, vegetation, rootmat, topsoil, and any soft or unsuitable materials from the 10-foot expanded building and 5-foot expanded pavement limits, and 5 feet beyond the toe of Structural Fills. Deeper topsoil or organic laden soils may be present in wet, low-lying, and poorly drained areas. ECS should be retained to verify that topsoil and unsuitable surficial materials have been removed prior to the placement of structural fill or construction of structures.

#### 5.1.2 Existing Undocumented Possible Fill

Existing undocumented granular and cohesive possible fill soils were encountered at borings B-01, B-02, and B-04 extending to depths ranging from approximately 3 to 8½ feet below the existing ground surface. Fill material may extend to deeper depths than what was encountered at boring locations. Information regarding the placement and compaction of the existing fill is not known. With undocumented fill there is an inherent risk for the owner that generally stems from the potential for unsuitable material to exist within the fill or to be buried by the fill that was not found by the boring exploration. This risk of unforeseen conditions cannot be eliminated without complete removal of the existing fill but can be reduced by performing the recommended observation and testing during construction. Using undocumented material for support would require acceptance of risk by the owner. It is not the geotechnical engineer's responsibility to accept the risk, but rather to inform others of the risk so that they may make a judgment as to what level of cost versus performance risk is acceptable to them.

If available, documentation regarding the existing fill placement and compaction should be provided to ECS for review to better evaluate the potential risks. Shallow test pits at this site may be prudent to better evaluate the composition of the existing fill, and to better determine its suitability for support of the structure and the associated risks.

#### Fill in Foundation Areas: Undocumented fill should be completely removed from below the zone of influence of the proposed foundations.

Fill in Slab Areas: Considering structure slab will be lightly loaded and complete removal and replacement of the existing fill may be cost prohibitive, and the owner may be willing to accept some risk. Below are three alternatives for subgrade preparation in slab areas with varying anticipated cost and level of risk are provided:

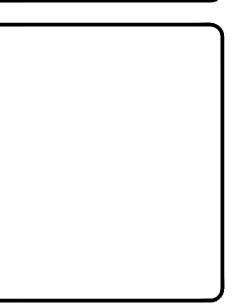
- · Alternative 1 (Complete Removal and Replacement): Completely remove the existing fill materials from slab areas and replace them with engineered fill. Note that removal and replacement of the undocumented existing fill material would require excavations of approximately 3 to 8½ feet below existing site grades. This option carries a low risk of poor slab performance but is anticipated to have the greatest construction costs of the alternatives presented. Additionally, this alternative has the greatest potential for undermining the nearby existing construction. Temporary shoring of excavations may also be needed if excavations cannot be adequately sloped back.
- Alternative 2 (Partial Removal and Replacement): Considering the anticipated relatively light floor loads, to reduce the depths of undercut, but also with a low to moderate risk of poor slab

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GEOTECHNICAL SPECIFICATIONS

DRAWN: KAG CHECKED: JD SHEET NO:

## GEOTECHNICAL RECOMMENDATIONS

(THE BELOW INFORMATION IS PROVIDED FOR REFERENCE ONLY. GC TO REVIEW AND ADHERE TO MOST RECENT VERSION OF PARTNER ENGINEERING AND SCIENCE, INC. FINAL GEOTECHNICAL REPORT FOR ALL APPLICABLE SOILS INFORMATION PRIOR TO AND DURING CONSTRUCTION)

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performance, the project team could consider removal of the existing undocumented fill material to a maximum depth of 2 feet below the bottom elevation of the proposed floor slab and replacing it with granular engineered fill to help provide a more uniform subgrade. The undercut subgrade should be scarified and recompacted to at least 95 percent of the material's maximum dry density prior to placement of granular engineered fill. Granular fill such as well-graded crushed stone aggregate is recommended to be used.

Alternative 3 (Proofroll and Replace as Needed): After the site has been stripped and the
subgrade has been exposed, the subgrade should be proofrolled as recommended in the
Proofrolling section below. This alternative will only identify near surface soils that are
unsuitable for slab support, and unidentified deeper pockets of unsuitable fill could lead to poor
performance of the slab. This alternative is expected to have the lowest construction costs of
the alternatives presented, but also has a moderate risk of poor slab performance.

#### 5.1.3 Proofrolling

After removing all unsuitable surface materials, cutting to the proposed grade, and prior to the placement of any engineered fill or other construction materials, the exposed subgrade should be observed by ECS. The exposed subgrade should be thoroughly proofrolled with previously approved construction equipment having a minimum axle load of 10 tons (e.g., fully loaded tandem-axle dump truck). Proofrolling should be traversed in two perpendicular directions with overlapping passes of the vehicle under the observation of an ECS technician. This procedure is intended to assist identification of yielding materials.

Where proofrolling identifies areas that are unstable or "pumping" subgrade those areas should be repaired prior to the placement of any subsequent engineered fill or other construction materials. Methods of stabilization include undercutting, moisture conditioning, or chemical stabilization. The situation should be discussed with ECS to determine the appropriate procedure. Test pits may be excavated to explore the shallow subsurface materials to help in determining the cause of the observed unstable materials, and to assist in the evaluation of appropriate remedial actions to stabilize the subgrade.

If construction occurs during wet times of the year (such as during the spring or fall months) or immediately following extended periods of rain, then seasonal reduction of the near surface soil strength will occur. This may cause additional unstable or pumping subgrade areas for constructability concerns. The high moisture content clayey and silty materials, present near surface at several of the boring locations, may not pass a proofroll, and may need to be undercut or repaired. Some undercutting or repair of unstable subgrade soils should be anticipated during slab and pavement subgrade preparation. The actual quantity of the subgrade undercut, or stabilization should be determined at the time of construction.

Undercut or repair of unstable subgrades to establish a suitable support condition may be needed. The improvement method chosen may be influenced by several factors such as weather and schedule, as well as the area, depth and nature of the unstable subgrade soils. Depending on the aforementioned and other factors, subgrade repair methods may include:

Scarification and Compaction: Soils can be scarified, moisture conditioned (i.e., dried or wetted) to within a narrow range of the material's optimum moisture content and compacted. Scarification and compaction are generally most applicable where very shallow unstable conditions are encountered and at times when the soil can be properly dried or wetted to within a narrow range of the material's optimum moisture content.

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removal of more soil than necessary.

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**Undercut and Replacement:** ECS recommends soft or yielding soils be evaluated in approximately 6 to 12-inch intervals to help limit the volume of undercuts. If soft or yielding soils are identified, the contractor should remove only 6 to 12 inches of material at a time in the subject area and then proofroll/evaluate the undercut subgrade to determine if additional undercut is needed. This may take more time but could potentially reduce the

Chemical Modification: Alternatively, if these soils cannot be stabilized by conventional methods, chemical modification of the subgrade soils, such as with lime, lime kiln dust, cement, cement kiln dust, or other materials, may be utilized to reduce the moisture content and/or provide additional stabilization. An experienced pre-qualified contractor that has successfully chemically modified similar-sized projects with similar soil conditions is recommended to be used. The soil modification procedure, such as determination of the type and quantity of additive, and mixing and curing procedures, should be evaluated before implementation. This evaluation may include testing the soil for pH, resistivity, sulfates, and chloride to check if an adverse chemical reaction could occur. The contractor should be required to minimize dusting or implement dust control measures. For preliminary estimating purposes, the approximate incorporation rate (based on dry weight of soil) is typically in the range of 6 to 7 percent for hydrated lime or lime by-products, and 5 to 7 percent for Portland cement. Typically, the percentage needed is less for hydrated lime than other lime byproducts because the available calcium oxide content of lime byproducts tends to be lower. Alteration of the pavement section to include additional drainage may be needed if a chemically stabilized subgrade is used.

#### 5.1.4 Site Temporary Dewatering

Excavation Dewatering: The excavation/foundation contractor should be prepared to dewater during construction. ECS anticipates the removal of accumulated water can be achieved utilizing drainage trenches and a sump and pump system.

The contractor shall make their own assessment of temporary dewatering needs based upon the limited subsurface groundwater information presented in this report. Soil sampling is not continuous, and thus soil and groundwater conditions may vary between sampling intervals (typically 5 feet). If the contractor believes additional subsurface information is needed to assess dewatering needs, they should obtain such information at their own expense. ECS makes no warranties or guarantees regarding the adequacy of the provided information to determine dewatering requirements; such recommendations are beyond our scope of services.

Dewatering systems are a critical component of many construction projects. Dewatering systems must be selected, designed, and maintained by a qualified and experienced (specialty or other) contractor familiar with the succinct geotechnical and other aspects of the project. The failure to properly design and maintain a dewatering system for a given project can result in delayed construction, unnecessary foundation subgrade undercuts, detrimental phenomena such as 'running sand' conditions, internal erosion (i.e., 'piping'), the migration of 'fines' down-gradient towards the dewatering system, localized settlement of nearby infrastructure, foundations, slabs-on-grade and pavements, etc. Water discharged from any site dewatering system shall be discharged in accordance with all Local, State and Federal requirements.

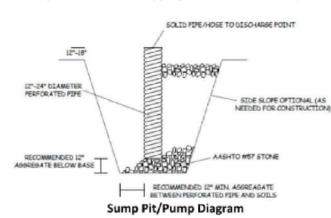
**Surface Water:** The surface of the site should be kept properly graded to enhance drainage of the surface water to appropriate discharge or storage areas during construction. We recommend that an attempt be made to enhance the natural drainage without interrupting its pattern.

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Subsurface Water: Groundwater observations are described in the Groundwater Observations section of this report. It appears the hydrostatic groundwater level at this site appears to be located at a depth deeper than the depth of exploration below existing grade. Excavations for new conventional basement level shallow foundations may extend below the groundwater level encountered at the boring locations. Based upon the results of the subsurface exploration and proposed construction, we believe construction dewatering at this site will be needed to remove accumulated runoff water and perched water.

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Strategies for Addressing Perched Groundwater: The typical primary strategy for addressing perched groundwater seeping into excavations is pumping from trench (or French) drains and sump pits with sump pumps. A typical sump pump drain (found in a sump pit or along a French drain) is depicted below. The inlet of the sump pump is placed at the bottom of the corrugated pipe and the discharge end of the sump is directed to an appropriate stormwater drain.



A typical French drain consists of an 18 to 24-inch wide by 18- to 24-inch-deep bed of AASHTO No. 57 aggregate (or similar open graded aggregate) wrapped in a medium duty, non-woven geotextile and (sometimes) containing a 6-inch diameter, Schedule 40 PVC perforated or slotted pipe. Actual dimensions should be determined during construction. After installation, the geotextile should be wrapped over the top of the aggregate and pipe followed by placement of backfill. The top of the drain should be positioned at least 3½ feet below the design subgrade elevations. Drains should not be routed within the expanded building limits.

#### 5.2 EARTHWORK OPERATIONS

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#### 5.2.1 Engineered Fill Materials

Prior to placement of Engineered Fill, representative bulk samples (about 50 pounds) of on-site and/or off-site borrow should be submitted to ECS for laboratory testing, which will typically include Atterberg limits, natural moisture content, grain-size distribution, and moisture-density relationships (i.e., Proctors) for compaction. Import materials should be tested prior to being hauled to the site to determine if they meet project specifications. Alternatively, Proctor data from other accredited laboratories can be submitted if the test results are within the last 90 days.

Satisfactory Engineered Fill Materials: Engineered fills should consist of materials free of debris with the following engineering properties:

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ENGINEERED FILL INDEX PROPERTIES

	ENGINEERED FILL INDEX PROPER	RTIES
	Subject	Property
Plasticity	Upper 4 feet in Building Areas and Upper 2 feet in Pavement Areas	LL ≤ 40, PI ≤ 15
Plasticity	Below 4 feet in Building Areas and Below 2 feet in Pavement Areas	LL ≤ 50, PI ≤ 20
	Maximum Particle Size	3 inches
	Maximum Organic Content	5 percent

Open-graded materials, such as coarser sands, and gravels (SP and GP), which contain increased void space in their mass may need to be encapsulated within a filter geotextile. If the fill is to provide low-frost susceptible characteristics, it must be classified as a clean GP or GW (or clean coarser SW or SP) per Unified Soil Classification System (ASTM D-2487) and must be properly drained.

Unsatisfactory Materials: Unsatisfactory engineered fill materials, which do not satisfy the requirements for suitable materials, include topsoil and organic materials (PT, OH, OL), frost susceptible silt (ML), and high plasticity soils elastic silt (MH) and fat clay (CH).

Pea gravel is not recommended to be used as engineered fill. Pea gravel has round/smooth characteristics, no fines and does not interlock when compacted, which makes it more susceptible to future movement and instability resulting in excessive and variable settlement.

On-Site Borrow Suitability: On-site soil used as engineered fill must not contain more than 5 percent organic matter as determined by ASTM D2974, and must be free of frozen matter, deleterious materials, over-sized material (maximum 3-inch particle diameter), or chemicals that may result in the material being classified as "contaminated." The on-site soil may be feasible to use as engineered fill during favorable weather conditions but should be further evaluated by ECS prior to its use. For fill placed beneath foundations, we recommend a well graded granular material be used, similar to MIDOT 21AA or 21A. Some conditions at the time of construction, such as wet or freezing weather, may preclude the use of on-site soil that have appreciable fines content, and use of "cleaner" on-site soil or an imported less moisture sensitive or less frost susceptible granular material may be needed. Sorting to remove rubble and oversized material may be needed prior to reuse of onsite soil.

#### 5.2.2 Compaction

**Subgrade Benching:** Place fill material in horizontal lifts. Where fill materials will be placed up against sloping ground, the soil subgrade should be scarified, and the new fill benched and keyed into the existing material. Place and compact fill on a 3 (H):1 (V) or flatter slope, or step or bench as required to flatten.

**Engineered Fill Compaction:** Place and compact engineered fill in appropriate thickness loose lifts as recommended below. Give as much importance to the moisture content requirements of the material as the density requirements during placement and compaction considering the moisture sensitivity of the soil.

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ENGINEERED FILL COMPACTION RECOMMENDATIONS					
Subje	ct	Recommendation			
Compaction	Standard	Modified Proctor, ASTM D1557			
Recommended	Compaction	95 percent of Max. Dry Density			
Majeture Content	Fine-grained	-1 to +3 % points of the material's optimum value			
Moisture Content	Coarse-grained	-3 to +3 % points of the material's optimum value			

Compaction Equipment: Compaction equipment suitable to the soil type being compacted should be used to compact the subgrades and fill materials. Sheepsfoot compaction equipment should be suitable for the fine-grained soils (clays). A vibratory steel drum roller should be used for compaction of coarse-grained soils (sands and gravels) as well as to help seal compacted surfaces. Vibratory compaction methods should be done with caution near the water table because an unstable subgrade condition could develop. Static compaction and thinner lifts may be needed near the water table.

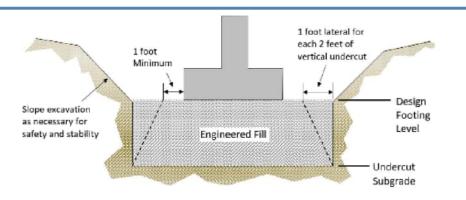
The maximum loose lift thickness depends upon the type of compaction equipment used. For isolated excavations around footing locations or within utility excavations, a hand tamper will likely be required. Listed in the Table below are recommended maximum loose lift thicknesses for compaction based on the utilized compaction equipment.

Thickness (inches)
nent 8 to 12
Rammax, etc.) 6 to 8
Vacker-Packers) 4 to 6

In confined areas such as utility trenches, portable compaction equipment and thin lifts of 4 inches or less may be required to achieve specified degrees of compaction.

**Engineered Fill Below Foundations:** Recompact unsuitable bearing soils encountered at the proposed foundation bearing grade or within the foundation influence zone, if feasible, or removed to a suitable bearing subgrade and to a lateral extent, as conceptually shown below. The Engineered Fill below the new building footings should consist of well-graded crushed aggregate material that is placed and compacted as recommended herein.

Proposed Jiffy Lube – Kentwood, MI ECS Project No. 16:15510 Rev. 1 Revised: November 20, 2024 Page 25



Alternatively, backfill undercuts with lean concrete ( $f'_c \ge 1,000$  psi at 28 days) up to the original design bottom of footing elevation. The original footing is recommended to be constructed on top of the hardened lean concrete. If lean concrete is utilized the excavation is recommended to be at least as wide as the footing, and the lean concrete should be allowed to sufficiently harden prior to placement of the foundation concrete. Please note that 'sloughing' of undocumented fill materials can occur that can prohibit the use of lean concrete due to resulting larger excavations.

Fill Placement: Fill materials should not be placed on frozen soils, on frost-heaved soils, and/or on excessively wet soils. Borrow fill materials should not contain frozen materials at the time of placement, and all frozen or frost-heaved soils should be removed prior to placement of Structural Fill or other fill soils and aggregates. Excessively wet soils or aggregates should be scarified, aerated, and moisture conditioned.

#### 5.3 FOUNDATION AND SLAB OBSERVATIONS

Protection of Foundation Excavations: Exposure to the environment may weaken the soils at the footing bearing level if the foundation excavations remain open for too long a time. Therefore, foundation concrete should be placed the same day that excavations are made. If the bearing soils are softened by surface water intrusion or exposure, the softened soils must be removed from the foundation excavation bottom immediately prior to placement of concrete. If the excavation must remain open overnight, or if rainfall becomes imminent while the bearing soils are exposed, a 1 to 3-inch thick "mud mat" of "lean" concrete should be placed on the bearing soils before the placement of reinforcing steel.

**Footing Subgrade Observations:** Most of the soils at the foundation bearing elevation are anticipated to be suitable for support of the proposed structure. It is important to have ECS observe the foundation subgrade prior to placing foundation concrete, to confirm the bearing soils are what was anticipated.

**Slab Subgrade Verification:** Prior to placement of a drainage layer, the subgrade should be prepared in accordance with the recommendations found in the **Proofrolling** section of the report.

#### 5.4 UTILITY INSTALLATIONS

**Utility Subgrades:** The soil encountered in our exploration are expected to be generally suitable for support of utility pipes. The pipe subgrades should be observed and probed for stability by ECS. Any loose or unsuitable materials encountered should be removed and replaced with suitable compacted Structural Fill, or pipe stone bedding material.

Proposed Jiffy Lube – Kentwood, MI ECS Project No. 16:15510 Rev. 1 Revised: November 20, 2024 Page 26

**Utility Backfilling:** The granular bedding material should be at least 4 inches thick, but not less than that specified by the civil engineer's project drawings and specifications. We recommend that the bedding materials be placed up to the springline of the pipe. Fill placed for support of the utilities, as well as backfill over the utilities, should satisfy the requirements for Structural Fill and Fill Placement.

#### 5.5 GENERAL CONSTRUCTION CONSIDERATIONS

**Subgrade Protection:** Measures should also be taken to limit site disturbance, especially from rubber-tired heavy construction equipment, and to control and remove surface water from development areas, including structural and pavement areas. It would be advisable to designate a haul road and construction staging area to limit the areas of disturbance and to prevent construction traffic from excessively degrading sensitive subgrade soils and existing pavement areas. Haul roads and construction staging areas could be covered with excess depths of aggregate to protect those subgrades. The aggregate can later be removed and used in pavement areas.

**Surface Drainage:** Surface drainage conditions should be properly maintained. Surface water should be directed away from the construction area, and the work area should be sloped away from the construction area at a gradient of 1 percent or greater to reduce the potential of ponding water and the subsequent saturation of the surface soils. At the end of each workday, the subgrade soils should be sealed by rolling the surface with a smooth drum roller to minimize infiltration of surface water.

**Existing Utilities:** Prior to construction, all utilities in the proposed construction areas be positively identified and marked. Active utilities to remain in the construction areas should be exposed and protected during construction to reduce the potential for damage or interruption of service. Abandoned utilities should be removed and backfilled with compacted engineered fill or grouted full of lean concrete if left in-place.

**Excavation Safety:** All excavations and slopes should be constructed and maintained in accordance with OSHA excavation safety standards. The contractor is solely responsible for designing, constructing, and maintaining stable temporary excavations and slopes. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations. ECS is providing this information solely as a service to our client. ECS is not assuming responsibility for construction site safety or the contractor's activities; such responsibility is not being implied and should not be inferred.

Bidding/Estimating Considerations: Contractors bidding or undertaking any work at the site should examine the results of the subsurface exploration, satisfy themselves as to the adequacy of the information for bidding and construction, make their own interpretation of the data, and consider the effect it may have on their cost proposal, construction techniques, schedule, and equipment capabilities. Furthermore, contractors should complete any additional fieldwork and investigation they deem necessary to properly prepare a cost proposal for the site work. Soil borings do not provide the same wide-scale view of the subsurface conditions that is obtained during site grading, excavation or other aspects of earthwork construction. Additional scope may be required to obtain more detailed subsurface information needed for earthwork bid preparation, which could include test pits to better understand the lateral and vertical extents of the subsurface materials of concern such as existing undocumented fill. Even with this additional information, budget contingencies should be carried in construction to help cover potential variations in subsurface conditions.

Proposed Jiffy Lube – Kentwood, MI ECS Project No. 16:15510 Rev. 1 Revised: November 20, 2024

#### 6.0 CLOSING

ECS has prepared this report to guide the geotechnical-related design and construction aspects of the project. We performed these services in accordance with the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity at this time in the region. No other representation expressed or implied, and no warranty or guarantee is included or intended in this report.

The description of the proposed project is based on information provided to ECS by Client. If any of this information is inaccurate or changes, either because of our interpretation of the documents provided or site or design changes that may occur later, ECS should be contacted so we can review our recommendations and provide additional or alternate recommendations that reflect the proposed construction.

We recommend that ECS review the project plans and specifications so we can confirm that those plans/specifications are in accordance with the recommendations of this geotechnical report.

Field observations, and quality assurance testing during earthwork and foundation installation are an extension of, and integral to, the geotechnical design. We recommend that ECS be retained to apply our expertise throughout the geotechnical phases of construction, and to provide consultation and recommendation should issues arise.

ECS is not responsible for the conclusions, opinions, or recommendations of others based on the data in this report.

OD, MI

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100 Camelot Drive

Fond du Lac, WI 54935

920-926-9800 excelengineer.com

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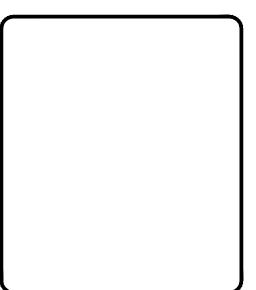
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JOB NUMBER:

MULTI-CARE SERVICES
JIFFY LUBE PROTOTYPE WITH STONEBR

KENTWOOD, M

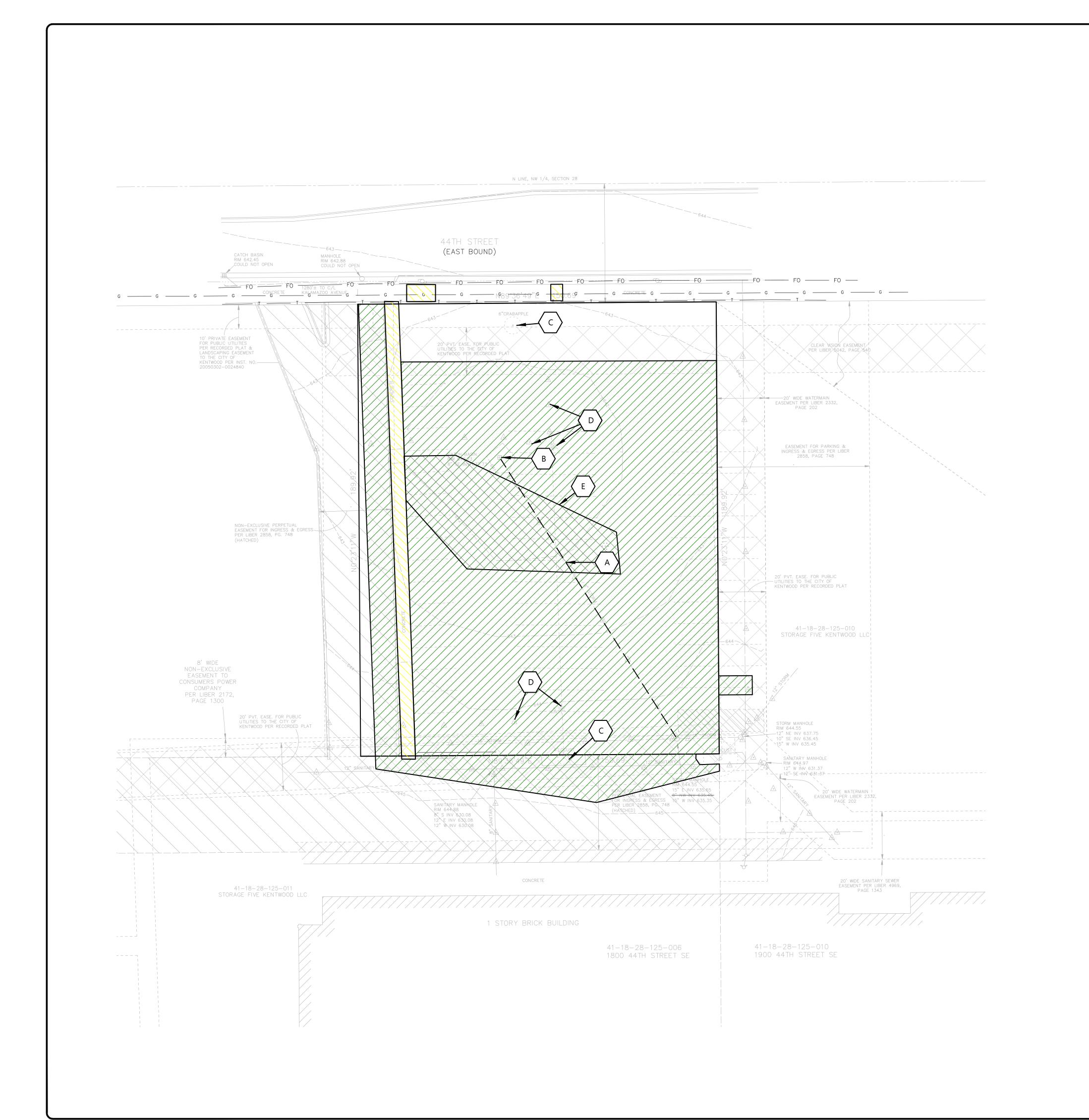
02-03-25 CITY SUBMITTAL
02-13-25 OWNER REVIEW
03-05-25 CITY RESUBMITTAL



GEOTECHNICAL SPECIFICATIONS

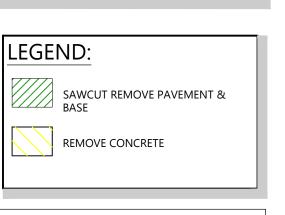
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C05



#### GENERAL NOTES:

- EXISTING CONDITIONS SURVEY PROVIDED BY RONALD BAUER WITH RB & ASSOCIATES CONSULTING, INC. APRIL 9, 2024.
- NO WETLANDS EXIST ON THE SITE.
- THE SITE DOES NOT HAVE AREAS WITHIN THE 100-YR FLOODPLAIN.



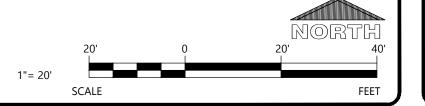
KEYN01	<u>res</u>
A	REMOVE STORM PIPING
В	REMOVE STORM CATCH BASIN
C	REMOVE TREE
D	REMOVE LIGHT POLE AND FEEDS. PROTECT FEEDS IF NECESSARY TO KEEP REMAINING OFFSITE LIGHTS POLES POWERED. RETOUTE/ PROVIDE ADDITIONAL FEEDS TO MAINTAIN POWER TO REMAINING OFFSITE LIGHT POLES
E	APPROXIMATE AREA OF POTENTIAL SOIL UNDER CUT. REMOVE SOILS FROM BUILDING AREA AND REPLACE WITH ENGINEERED FILL PER SECTION 5.2.1 OF THE GEOTECHNICAL REPORT

BENCHMARK ELEV 647.18 (NAVD88) TOP OF S'LY FLANGE BOLT ON HYDRANT, 11' NORTH & 190'± EAST OF NW CORNER BUILDING #1800

# **SURVEY LEGEND**

- ومحن = UTILITY POLE & GUY WIRE
- ※ = LIGHT POLE
- TO = HYDRANT
- → = WATERMAIN VALVE
- B = CATCH BASIN
  O = MANHOLE
- FOA = BURIED FIBER OPTIC MARKER
- GA = BURIED GAS LINE MARKER
- $^{E}\triangle$  = BURIED ELECTRIC MARKER  $^{T}\triangle$  = BURIED TELEPHONE MARKER
- <sup>₩</sup>A = BURIED WATERMAIN MARKER
- SNA = BURIED SANITARY MARKER
- ----- = OVERHEAD WIRES
- ---- = BURIED GAS LINE
  --- = BURIED TELEPHONE LINE
- = EXISTING WATERMAIN
- = EXISTING STORM SEWER

  = EXISTING SANITARY SEWER
  - \* \*\*\*\* = EXISTING ELEVATION





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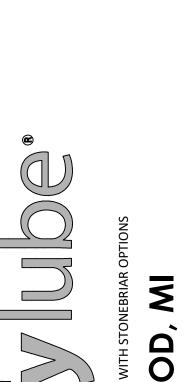
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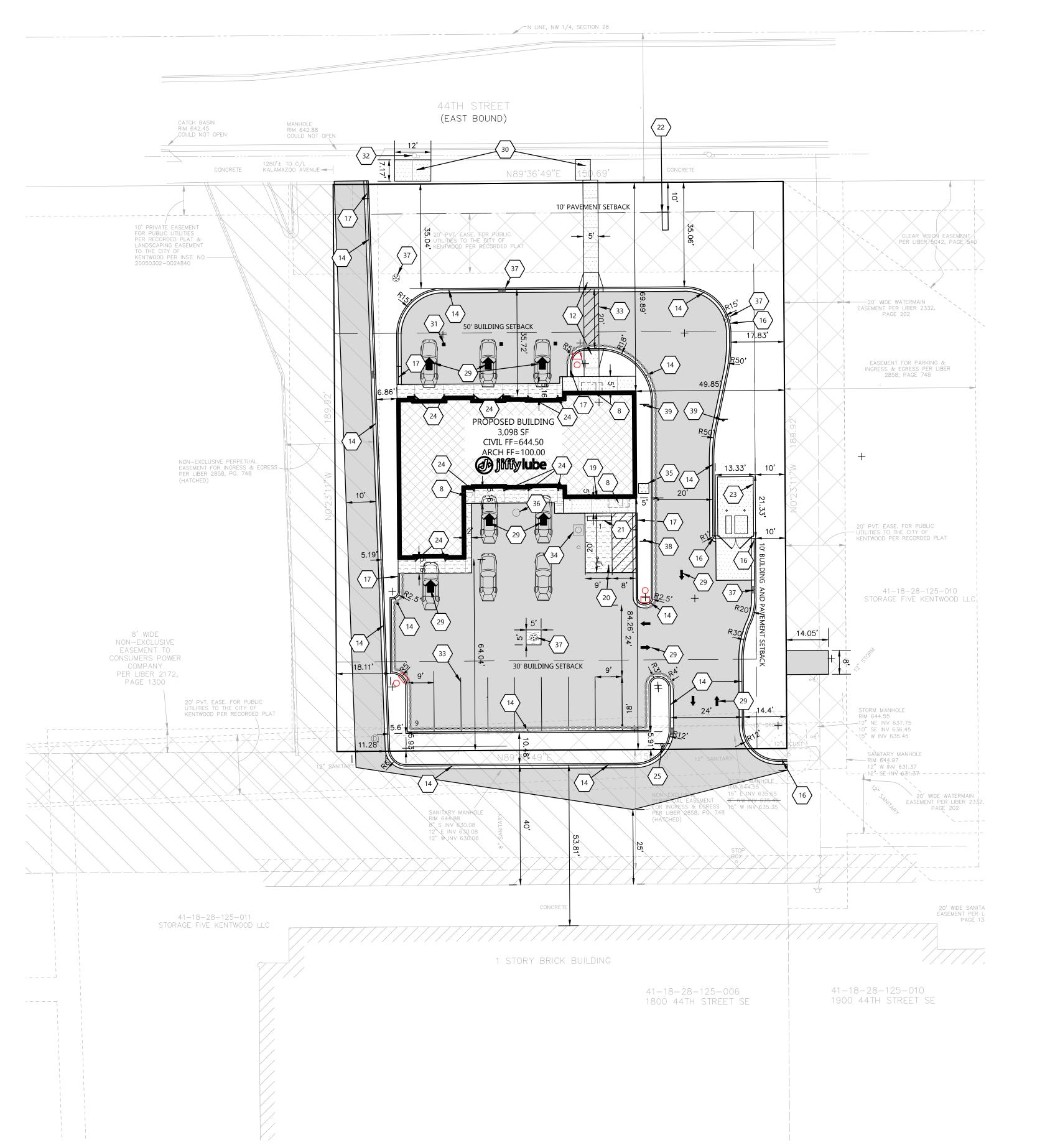
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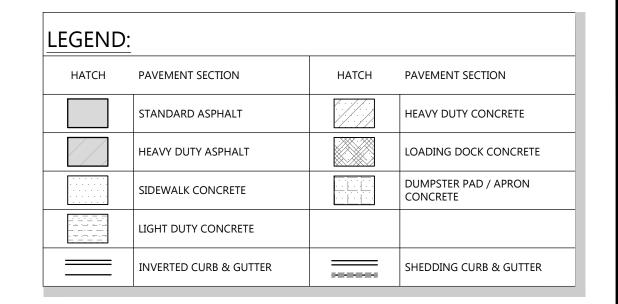


4					MULTI-CARE SER	JIFFY LUBE PROTOT		T070 44111 3111F1
	ISSUE:	CITY SUBMITTAL	OWNER REVIEW	CITY RESUBMITTAL				
	DATE:	02-03-52	02-13-25	03-02-55				
4	NO:							

EXISTING SITE AND DEMOLITION PLAN

DRAWN: KAG CHECKED: JD SHEET NO:

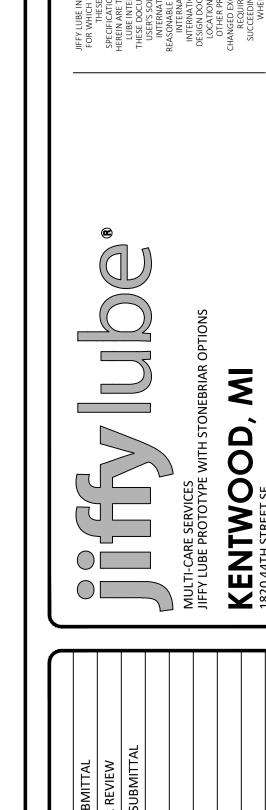




<u> </u>	PLAN KEYNOTES
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
12	CURB RAMP (SEE DETAIL C2.0)
14	18" CURB & GUTTER (SEE DETAIL C2.0)
(16)	1'-6" CURB TAPER (SEE DETAIL C2.0)
<u></u>	6' CURB TAPER (SEE DETAIL C2.0)
(19)	BUILDING MOUNTED HANDICAP SIGN PER STATE CODES.
20	HANDICAP STALL & STRIPING PER STATE CODES.
21	PRECAST CONCRETE WHEEL STOP
22	MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
23	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
24	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
25	STOP SIGN (SEE DETAIL C2.0)
29	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING
30	SIDEWALK CONCRETE PER CITY STANDARDS (TYP.)
31	SAFETY SQUARE PAINT MARKING (TYP.)
32	POLE MOUNTED TRANSFORMER BY UTILITY SUPPLIER (CONTRACTOR VERIFY FINAL LOCATION &DESIGN PRIOR TO CONSTRUCTION)
33	4" WIDE PAINT STRIPING (SEE SPECS CO.2)
34	OIL SEPARATOR (SEE PLUMBING PLANS)
35	5.5" THICK CONCRETE EQUIPMENT PAD
36	FOUNDATION SUMP (SEE PLUMBING PLANS)
37	PROPOSED INLET. (SEE SHEET C1.3)
38	"DO NOT ENTER" SIGN
39	"FIRE LANE NO PARKING" SIGN



JOB NUMBER: 240276300

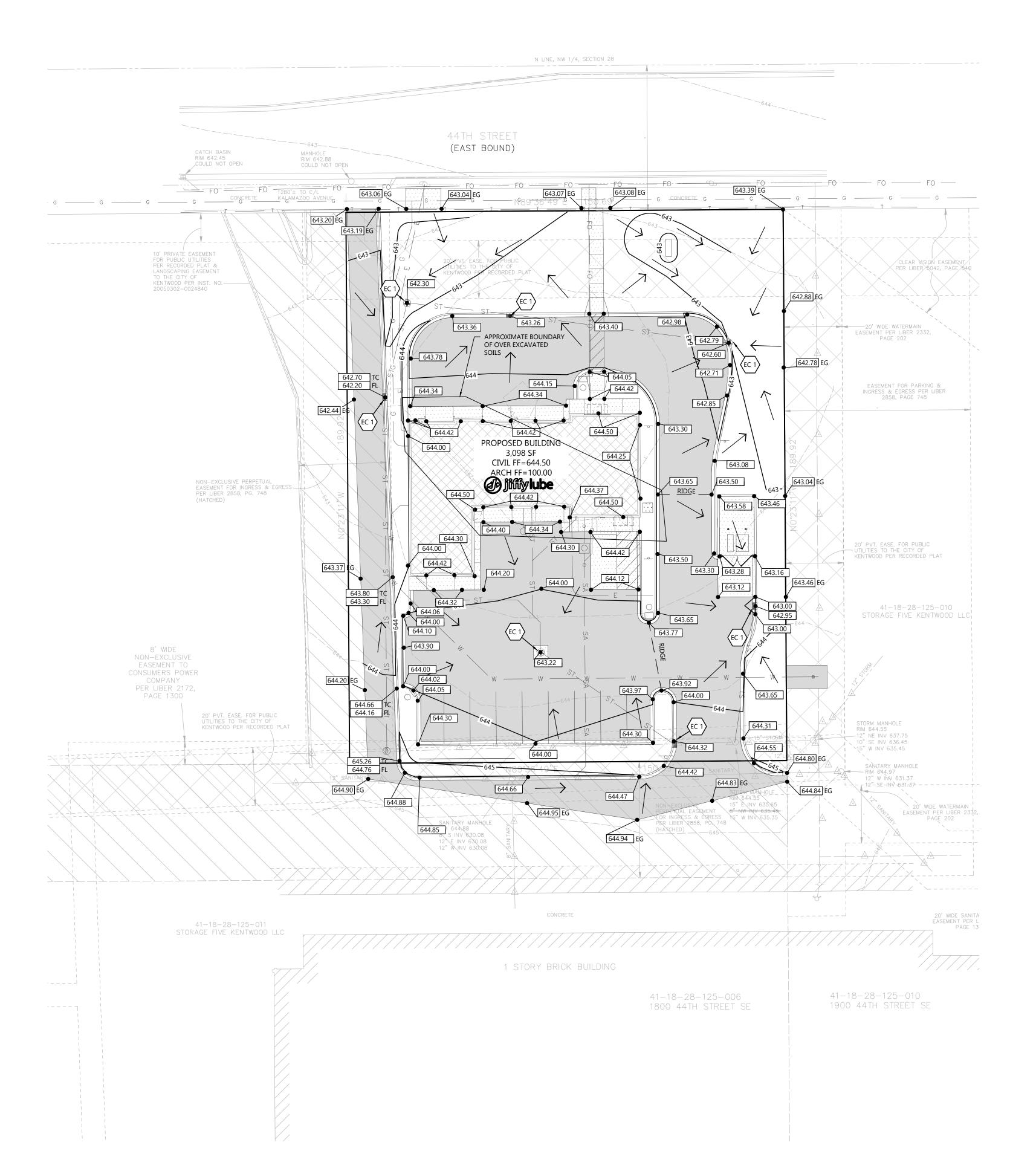


		)

<u>CIVIL SITE PLAN</u>

NORTH

DRAWN: KAG CHECKED: JD



#### GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.
- 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
- 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.

STABILIZATION MEASURES.

MINIMUM OF 6 INCHES ALONG ITS BASE.

- 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
- 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.
- 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.



INLET PROTECTION

MULTI-CARE SERVICES
JIFFY LUBE PROTOTYPE WITH STONEBRIAR OPTIONS

KENTWOOD, MI

1820 44TH STREET SE

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920-926-9800

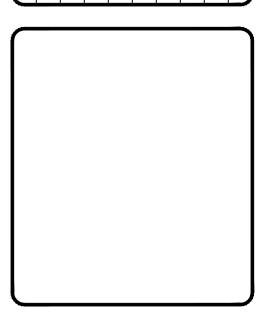
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	02-13-52	OWNER REVIEW
	03-05-25	CITY RESUBMITTAL



CIVIL GRADING AND EROSION CONTROL PLAN

DRAWN: KAG CHECKED: JD
SHEET NO:

NORTH

#### GENERAL NOTES:

 DSR - DOWNSPOUT CONNECTION TO RISER TO BE COMPLETED ABOVE GRADE WITH A PVC SDR 35 DOWNSPOUT X HUB ADAPTER, MACON PLASTICS, INC OR EQUAL.



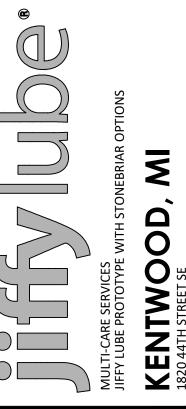
### Always a Better Plan

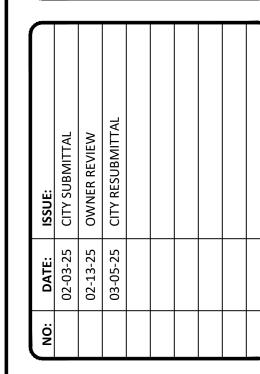
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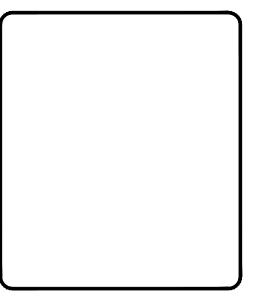
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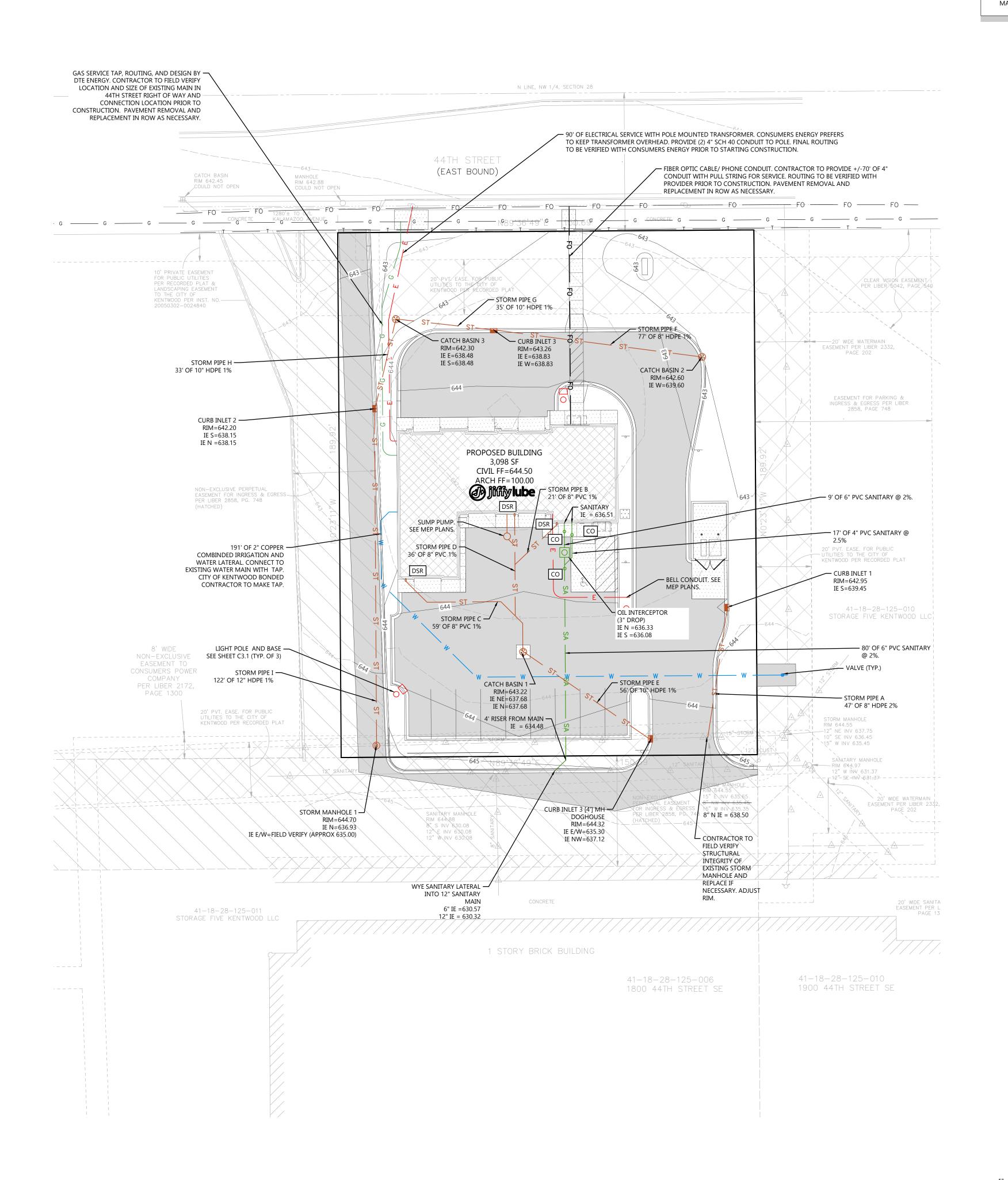


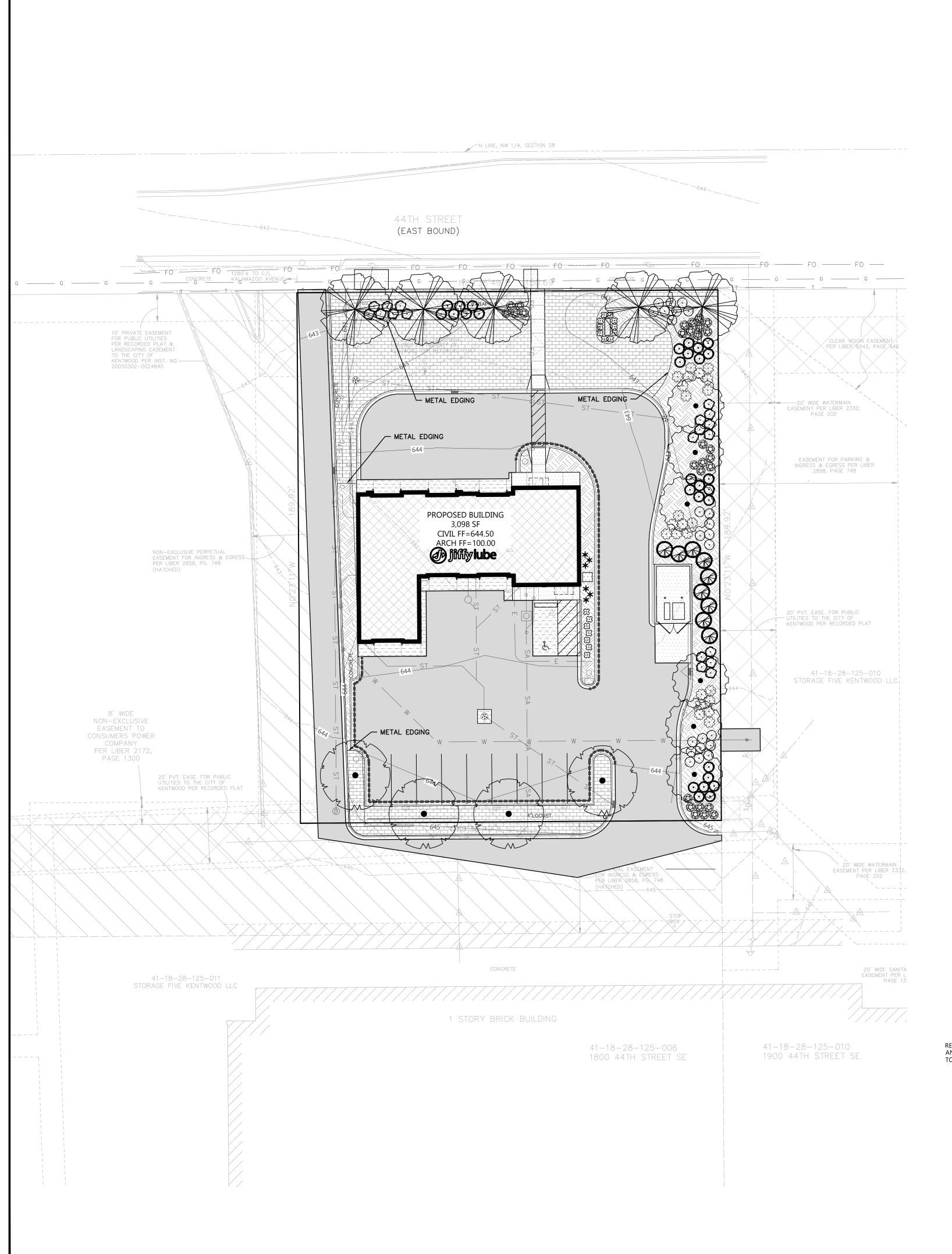


CIVIL UTILITY PLAN

DRAWN: KAG CHECKED: JD

NORTH



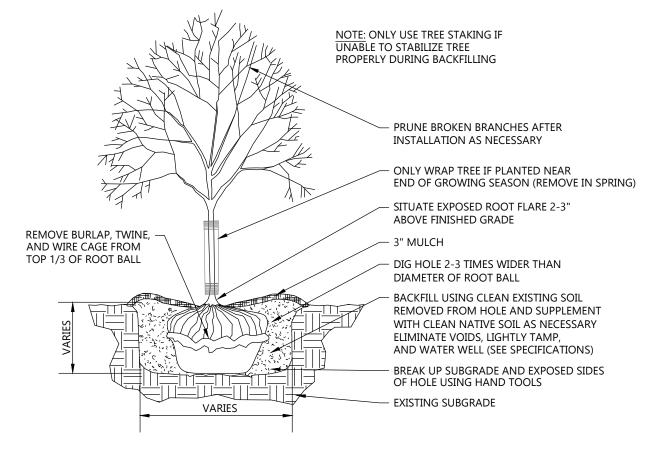


SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
ECIDUOUS	S TREES			V [	
0	Golden Colonnade Gingko	Gingko biloba 'JFS-UGA2'	4	2" CAL.	B&B
0	Street Keeper Honeylocust	Gleditsia triacanthos 'Draves'	6	2" CAL.	B&B
<b>₩</b>	Sweet Street Linden	Tilia americana 'Kromm'	5	2" CAL.	В&В
EVERGREE					
	Iowa Juniper	Juniperus chinensis 'Iowa'	9	6' HT.	B&B
DECIDUOU	S SHRUBS				
€	Arctic Fire Dogwood	Cornus stolonifera 'Farrow'	23	18" HT.	CONT.
₩	Arctic Fire Dogwood  Yuki Cherry Blossom Deutzia	Deutzia x 'NCDX2'	17	18" HT.	CONT.
© ©	Arctic Fire Dogwood	Deutzia x 'NCDX2'  Hydrangea paniculata 'ILVOBO'	17 23	18" HT. 18" HT.	CONT.
(i) (ii) (iii) (ii	Arctic Fire Dogwood  Yuki Cherry Blossom Deutzia	Deutzia x 'NCDX2'	17	18" HT.	CONT.
(i) (ii) (iii)	Arctic Fire Dogwood  Yuki Cherry Blossom Deutzia  Bobo Hydrangea	Deutzia x 'NCDX2'  Hydrangea paniculata 'ILVOBO'	17 23	18" HT. 18" HT.	CONT.
© © O	Arctic Fire Dogwood  Yuki Cherry Blossom Deutzia  Bobo Hydrangea  Little Devil Ninebark  Dark Horse Weigela	Deutzia x 'NCDX2'  Hydrangea paniculata 'ILVOBO'  Physocarpus opulifolius 'Donna May'	17 23 19	18" HT. 18" HT. 18" HT.	CONT. CONT.
① ① <b>②</b>	Arctic Fire Dogwood  Yuki Cherry Blossom Deutzia  Bobo Hydrangea  Little Devil Ninebark  Dark Horse Weigela	Deutzia x 'NCDX2'  Hydrangea paniculata 'ILVOBO'  Physocarpus opulifolius 'Donna May'	17 23 19	18" HT. 18" HT. 18" HT.	CONT. CONT.
©  ©  ©  ©  EVERGREEN	Arctic Fire Dogwood Yuki Cherry Blossom Deutzia Bobo Hydrangea Little Devil Ninebark Dark Horse Weigela	Deutzia x 'NCDX2'  Hydrangea paniculata 'ILVOBO'  Physocarpus opulifolius 'Donna May'  Weigela florida 'Dark Horse'	17 23 19 28	18" HT. 18" HT. 18" HT. 18" HT.	CONT. CONT. CONT. CONT.

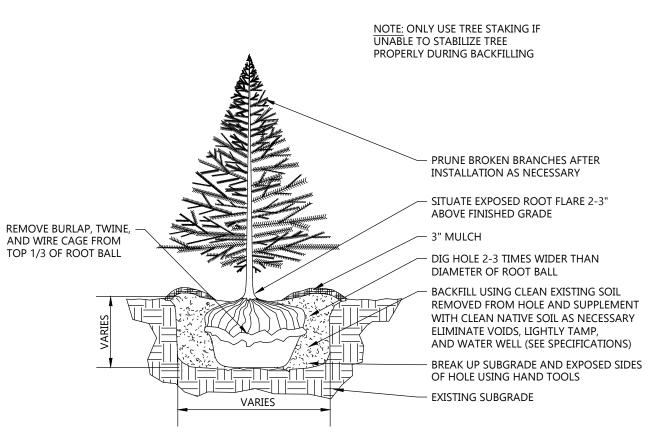
НАТСН К	ŒY:
НАТСН	LANDSCAPE MATERIAL
	DECORATIVE RIVER ROCK 1-2" DIA.
	SODDED LAWN

	LANDSCAPING CAL	CULATIONS
ZONE	REQ. PLANTS	PLANTS PROVIDED
GREENBELT	1 CANOPY TREE / 7 SHRUBS PER 40 LF 151 LF = 3.78 TREES / 26.46 SHRUBS	4 CANOPY TREES / 26 SHRUBS
PARKING	1 TREE / 100 SF PLANTS PER 10 SPACES 10 SPACES = 1 TREE / 100 SF	4 TREE / 100 SF
SIDE BUFFER	1 CANOPY TREE / 5 SHRUBS PER 10 LF 191 SF = 19.1 TREES / 95.5 SHRUBS	16 TREES / 96 SHRUBS

LANDSCAPE AND LAWN IRRIGATION: CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF IRRIGATION SYSTEM PIPING, VALVES, VALVE BOXES, SPRINKLERS, EMITTERS, DRIP TUBES, AND CONTROLS IN COMBINATIONS THAT BEST SUIT THE LANDSCAPE PLAN LAYOUT. ALL LAWN AND LANDSCAPING AREAS SHALL BE PROVIDED WITH IRRIGATION AS DELINEATED ON THE PLAN. THE DESIGN SHOULD MINIMIZE THE AMOUNT OF WATER THAT EXTENDS BEYOND THE PROPERTY AND ON PAVED AREAS. THE SYSTEM SHALL BE DESIGNED FOR FULLY AUTOMATIC OPERATION AND PROVIDE ALL NECESSARY CONTROLS, VALVES, AND WIRING TO OPERATE THE SYSTEM. THE CONTROL UNIT SHALL BE INSTALLED IN A MECHANICAL ROOM OR AT A LOCATION AGREED TO WITH THE OWNER. THE CONTROL UNIT SHOULD BE PROVIDED WITH A LOCKING COVER. POP-UP SPRAY OR ROTARY SPRINKLERS SHALL BE USED AT LAWN AREAS TO PROVIDE A UNIFORM COVERAGE OF 1 TO 2 INCHES OF WATER PER HOUR. EMITTERS AND DRIP TUBES OR SHRUBBERY SPRINKLERS SHALL BE USED AT PLANTS AND SHRUBS AS APPROPRIATE FOR THE PLANTING DENSITY AND SPECIES TYPE. ALL SPRINKLER HEADS SHALL BE COMMERCIAL GRADE. THE SYSTEM SHALL BE CIRCUITED AS REQUIRED TO PROVIDE ADEQUATE WATER FLOW TO EACH SPRINKLER HEAD. THE CONTROL SYSTEM MUST INCLUDE A RAIN SENSING SHUT OFF DEVICE. THE ENTIRE SYSTEM IS TO BE INSTALLED WITH A MINIMUM UNIFORM SLOPE OF 0.5 PERCENT TOWARD DRAIN VALVES.

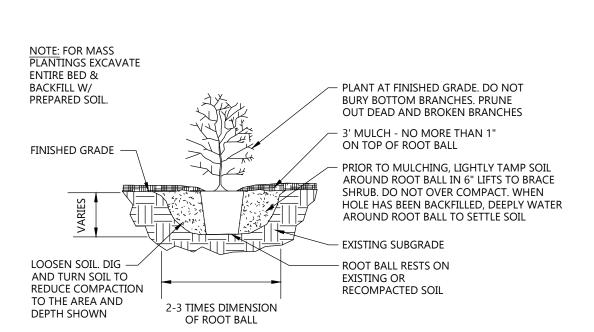




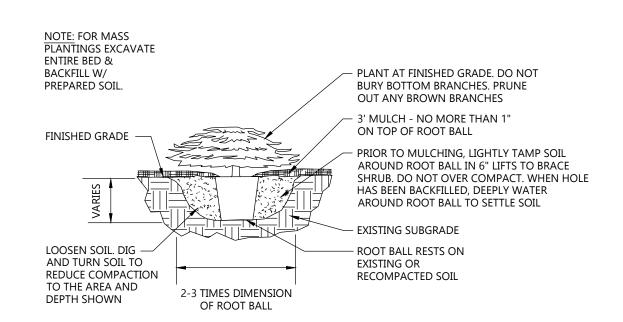


EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

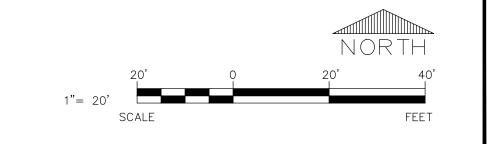


# DECIDUOUS SHRUB PLANTING DETAIL NOT TO SCALE



EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE





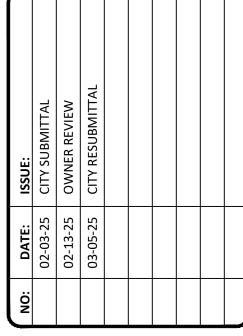
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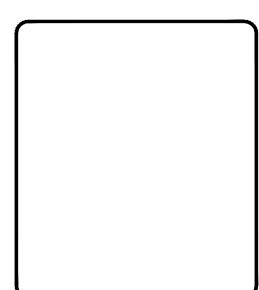
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JOB NUMBER:

SULTI-CARE SERVICES
FY LUBE PROTOTYPE WITH STONEBRIAR OPTIONS

ENTWOOD, MI

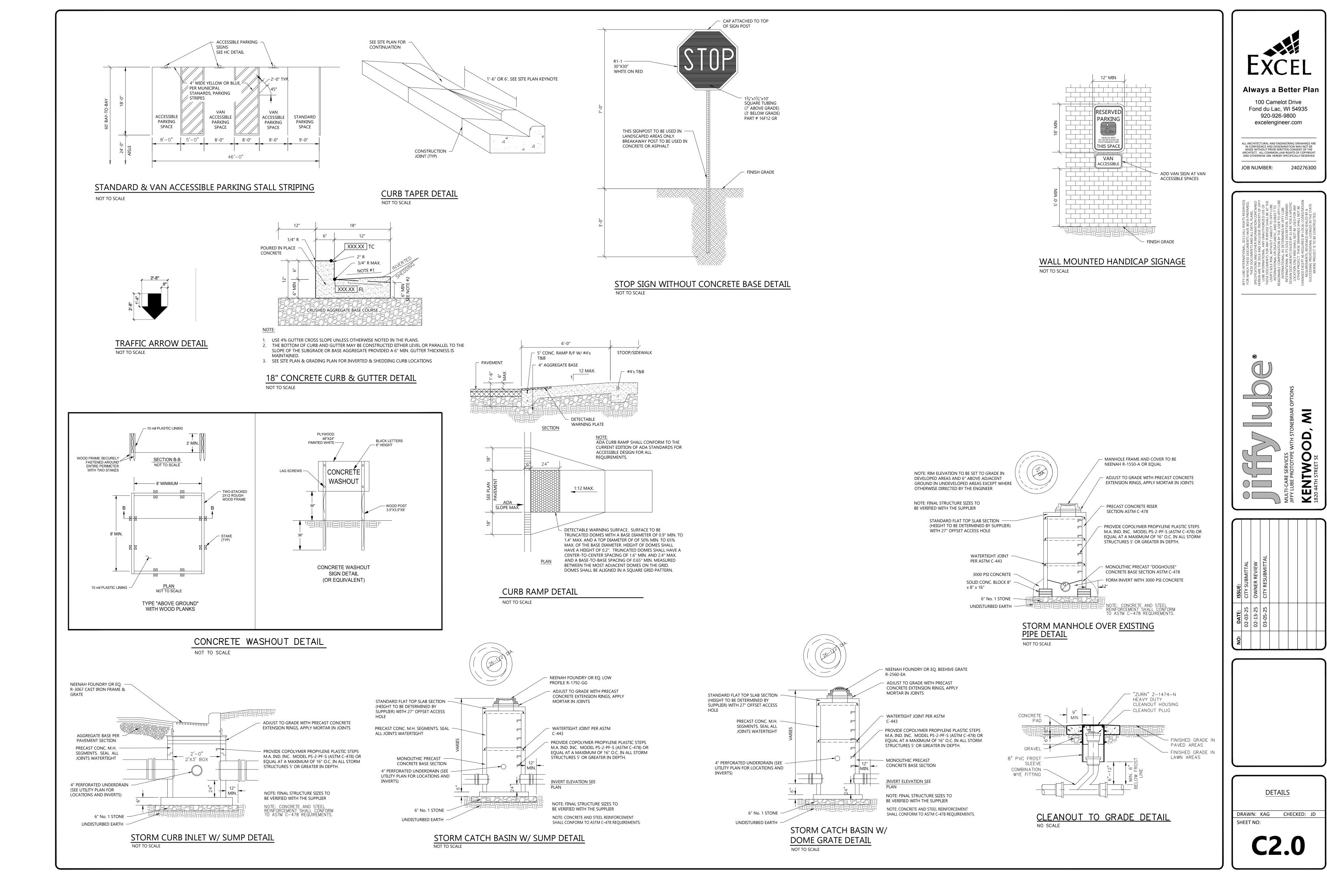




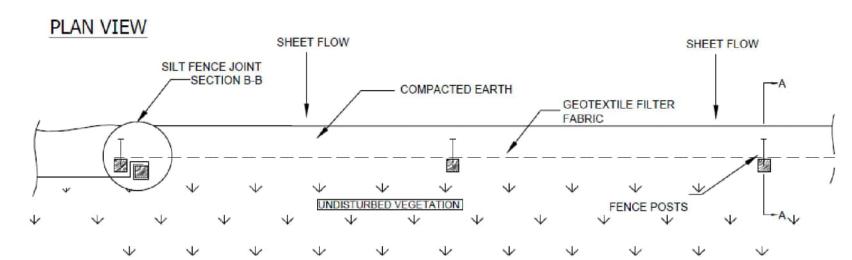
LANDSCAPE AND RESTORATION PLAN

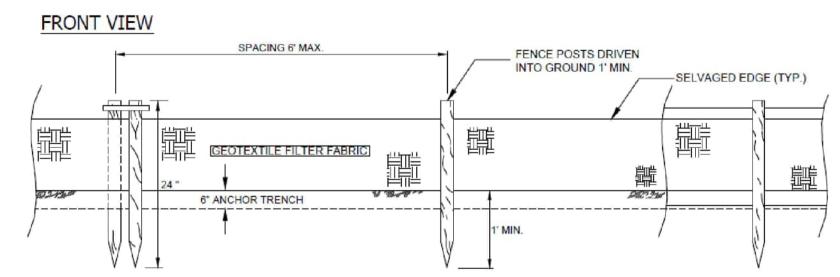
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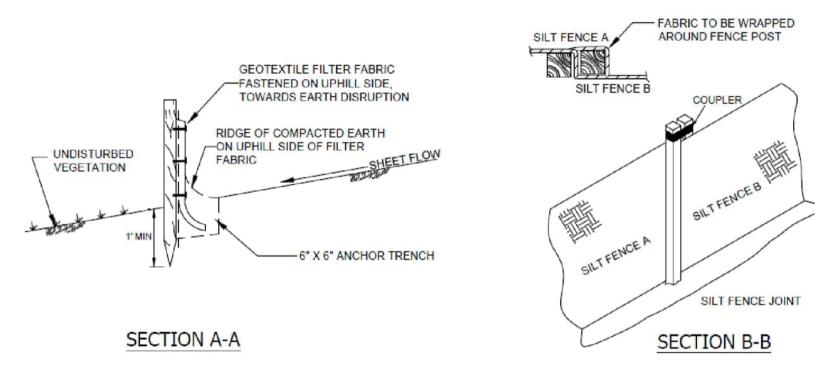
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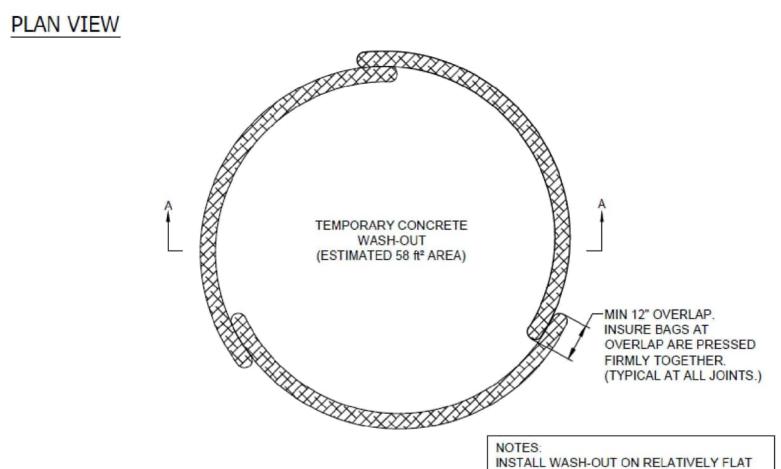
# SILT FENCE WITHOUT SUPPORT FENCE (SESC-6)



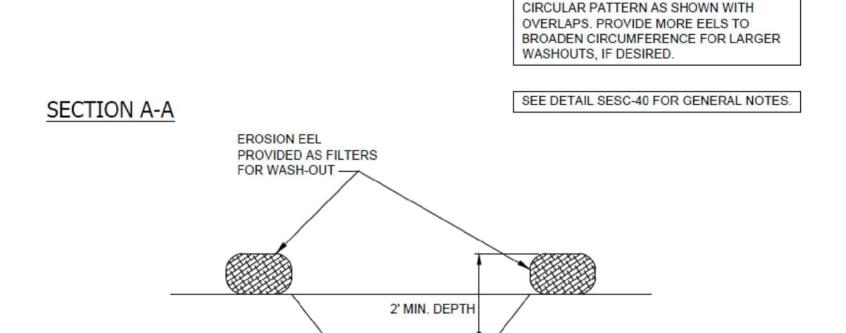




# TEMPORARY CONCRETE WASH-OUT (SESC-36)

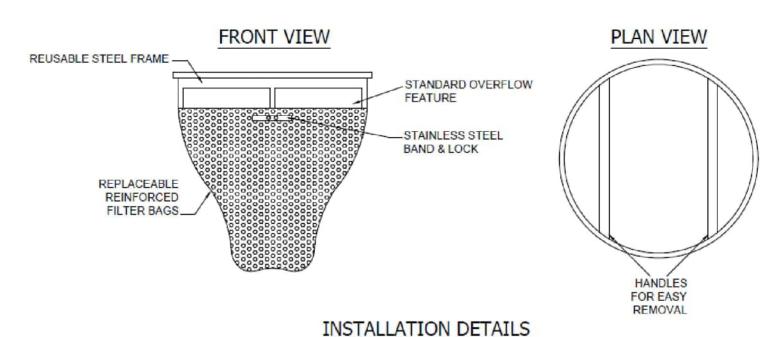


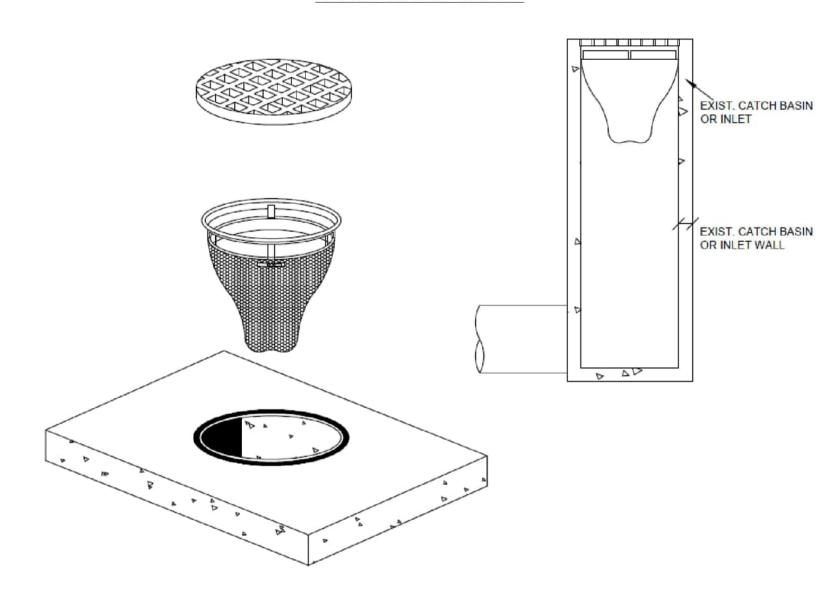
TERRAIN. PLACE THREE EROSION EELS IN



EXCAVATED AREA FOR WASH-OUT—

# BAG & FRAME INLET PROTECTOR (SESC-2)







#### KENTWOOD GENERAL NOTES

- 1. All workmanship and materials shall be according to the current Michigan Department of
- Transportation (M.D.O.T) Standard Specifications for Construction.
- Driveway approach to be 6" concrete.
   Concrete curb and gutter to be F-4 Modified or as approved by the Kentwood Engineer.
- Where poor soil conditions exist, the depth of the gravel and sand subbase between the new curb and existing pavement, shall be determined by the Engineer.
- 5. No advertising sign or device shall be placed in, or overhang into the existing highway right of
- City of Kentwood Engineering/Inspections is to be notified 48 hours prior to the start of
  construction; excluding Saturdays, Sundays, and Holidays. This agency will inspect all work
  within the highway right of way.
- within the highway right of way.Prior to the start of construction, it will be mandatory for the applicant or contractor to have in place the necessary safety traffic sign, cones, barricades and any other safety device to insure
- safety to the public.

  8. All disturbed areas are to be leveled and restored with topsoil; and seeded to a mowable condition so as to prevent future erosion or maintenance problems. Slopes that are 1 on 2 or steeper shall be
- The highway right of way shall not be used for private business purposes.
- No parking of vehicles, equipment, or material storage permitted within the highway right of way.
   The owner must provide for adequate drainage from parking areas, and clear same with the City of
- Kentwood. Issuance of a permit does not alleviate owner of this responsibility.
- Culverts, storm sewers, or other drainage structures shall be inspected by the City of Kentwood Inspector before backfill is placed.
- Water from this property shall not drain onto City, County or State Highway right of way.
   Resurface existing public roadway as necessary to fit drive approach, correct crown, correct
- drainage, or repair damage by construction. Sawcut remove all curb, concrete, and bituminous as required by the City of Kentwood.

  15. Property owner is responsible for obtaining a Soil Erosion & Sedimentation Control Permit for
- any earth change greater than one acre, adjacent to a public road, or within 500 feet of the "Waters of the State".
- A utility permit must be obtained for placement of hookup of utilities (i.e. water, gas, oil, sewer, telephone, electric, cable TV) in the highway right of way.
- Contact "MISS DIG" toll free at 1-800-482-7171 three (3) days prior to the start of construction, excluding Saturdays, Sundays, and Holidays.
- Additional work (bituminous paving, grading, etc.) may be required by the City of Kentwood Inspector to correct poor workmanship and/or alleviate drainage problems.
- All work in the highway right of way approved by a commercial drive/private street approach permit must be completed within one (1) year of permit issuance date.

(Revised March 2020)

# GENERAL NOTES. EROSION EELS USED IN INLET PROTECTION AND CONCRETE WASHOUT APPLICATIONS (SESC-40)

1. EROSION EELS USED IN INLET PROTECTION AND CONCRETE WASHOUT APPLICATIONS SHALL HAVE A SPECIFICATION MIXTURE 1.0. (FOR HIGH FLOW APPLICATIONS WHERE MINIMAL PONDING IS DESIRED) OR 1.1.

a. MIXTURE SPECIFICATION 1.0. A FILTER MIXTURE COMPRISED OF 100% SHREDDED RUBBER THAT HAS BEEN WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE MATERIAL SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/-3/4".

b. MIXTURE SPECIFICATION 1.1. A FILTER MIXTURE COMPRISED OF 50% SHREDDED RUBBER AND 50% WOOD CHIP PARTICLES BY VOLUME. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/-3/4". THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO ASSHTO CERTIFICATION SPECIFICATION MP 9-03.

2. EROSION EELS SHALL BE MANUFACTURED FROM A WOVEN GEOTEXTILE COVERING WITH INTERIOR FILTER MATERIALS SUCH AS 100 % SHREDDED RUBBER (MIXTURE SPECIFICATION 1.0.), 50% SHREDDED RUBBER/50% ASSHTO-CERTIFIED WOOD CHIPS (MIXTURE SPECIFICATION 1.1.), OR 1/3 SHREDDED RUBBER: 1/3 AASHTO-CERTIFIED WOOD CHIPS: 1/3 RECYCLE SYNTHETIC FIBERS (MIXTURE SPECIFICATION 1.2.)

3. LENGTHS OF EROSION EELS SHALL BE EITHER A NOMINAL +/- 10 FT. OR +/- 4.5 FT. NOMINAL DIAMETER SHALL BE +/- 9.5".

4. EROSION EELS CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY. RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.

5. EROSION EELS SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF SLOPE, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING AND RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.

6. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION EELS.

7. PREPARE BED FOR EEL INSTALLATION BY REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL CLODS, AND WOODY VEGETATION, EROSION EELS CAN ALSO BE PLACED OVER PAVED SURFACES INCLUDING CONCRETE AND ASPHALT WITH NO SURFACE PREPARATION REQUIRED.

8. RAKE BED AREA WITH A HAND RAKE OR BY DRAG HARROW.

9. DO NOT PLACE EEL DIRECTLY OVER RILLS AND GULLIES UNTIL AREA HAS BEEN HAND-EXCAVATED AND RAKED TO PROVIDE A LEVEL BEDDING SURFACE. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF EELS IN PLACE.

10. FOR LOCATIONS WHERE EELS WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) AND FOR PERIMETER CONTROLS AT PRIMARY DISCHARGE LOCATIONS, BED THE EELS IN A JUTE MESH CRADLE PER THE DETAILED DRAWINGS.

11. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES.

12. IF MORE THAN ONE EROSION EEL IS PLACED IN A ROW, THE EELS SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. COMPRESS THE TWO EELS OF THE OVERLAP TIGHTLY TOGETHER EITHER BY HAND OR MANUFACTURER-APPROVED MECHANIZED MEANS.

13. WHEN USED IN DITCHES AS A CHECK DAM, EROSION EELS SHALL BE INSTALLED PER MANUFACTURER'S DETAILS.

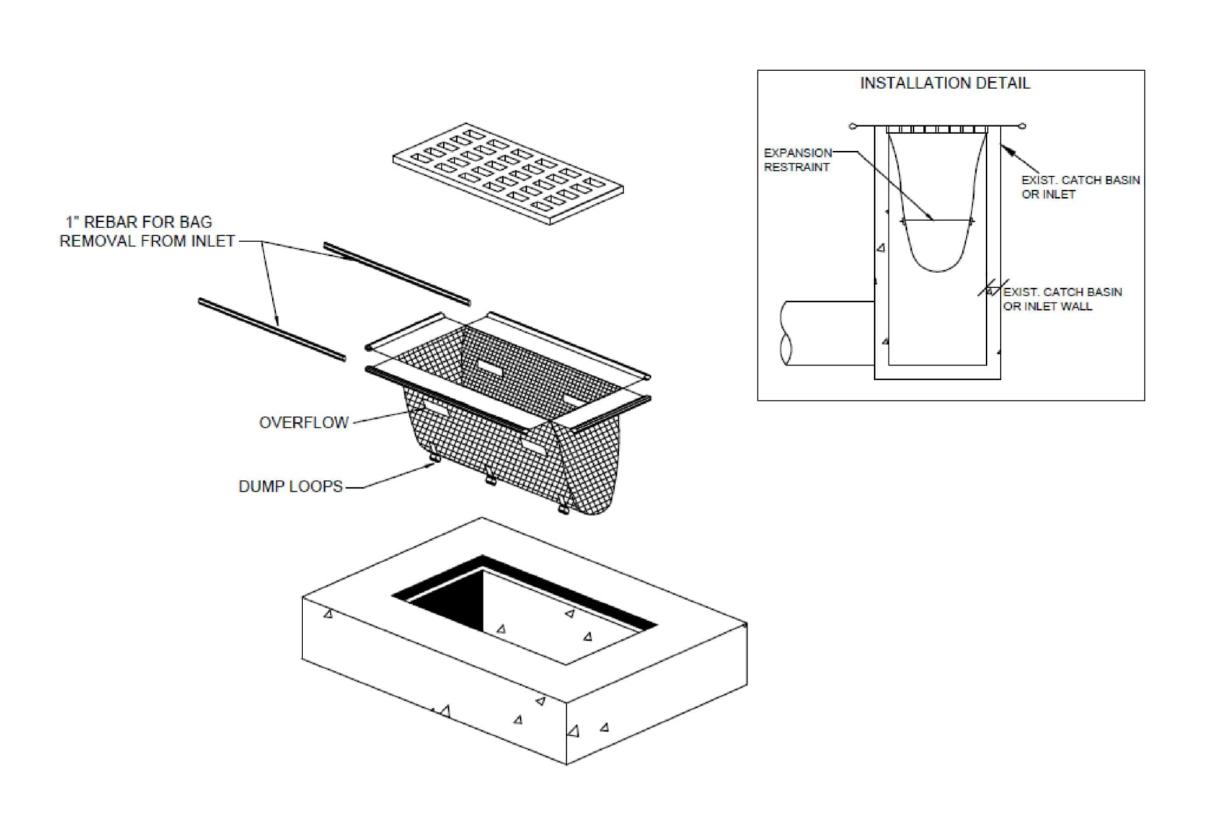
14. FOR CHECK DAM APPLICATIONS, EROSION EELS SHALL BE PLACED PERPENDICULAR TO THE FLOW OF THE WATER. EROSION EELS SHALL CONTINUE UP THE SIDES SLOPES A MINIMUM OF 3 FT. ABOVE THE DESIGN FLOW DEPTH.

15. EROSION EELS SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONAL LIFE OF THE EEL HAS BEEN EXHAUSTED (REQUIRING REPLACEMENT WITH NEW EELS).

16. ANCHORING POSTS FOR CHECK DAM APPLICATIONS SHALL HAVE MINIMUM WEIGHT OF 1.25 LBS/FT. STEEL T-POSTS (5 TO 7 FT. LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT-DIP GALVANIZED OR COATED WITH A WEATHER-RESISTNANT PAINT FOR STEEL APPLICATION. POST SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE.

 PLACE T-POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS THROUGH EROSION EELS. T-POST ARE TO BE EMBEDDED A MINIMUM OF 2 FT. INTO GROUND.

# SACK TYPE INLET FILTER (SESC-3)





100 Camelot Drive Fond du Lac, WI 54935 920-926-9800 excelengineer.com

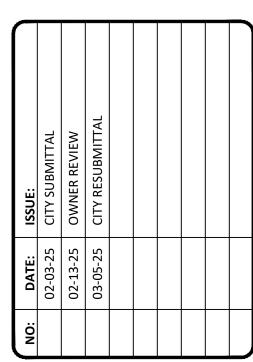
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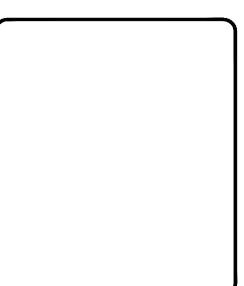
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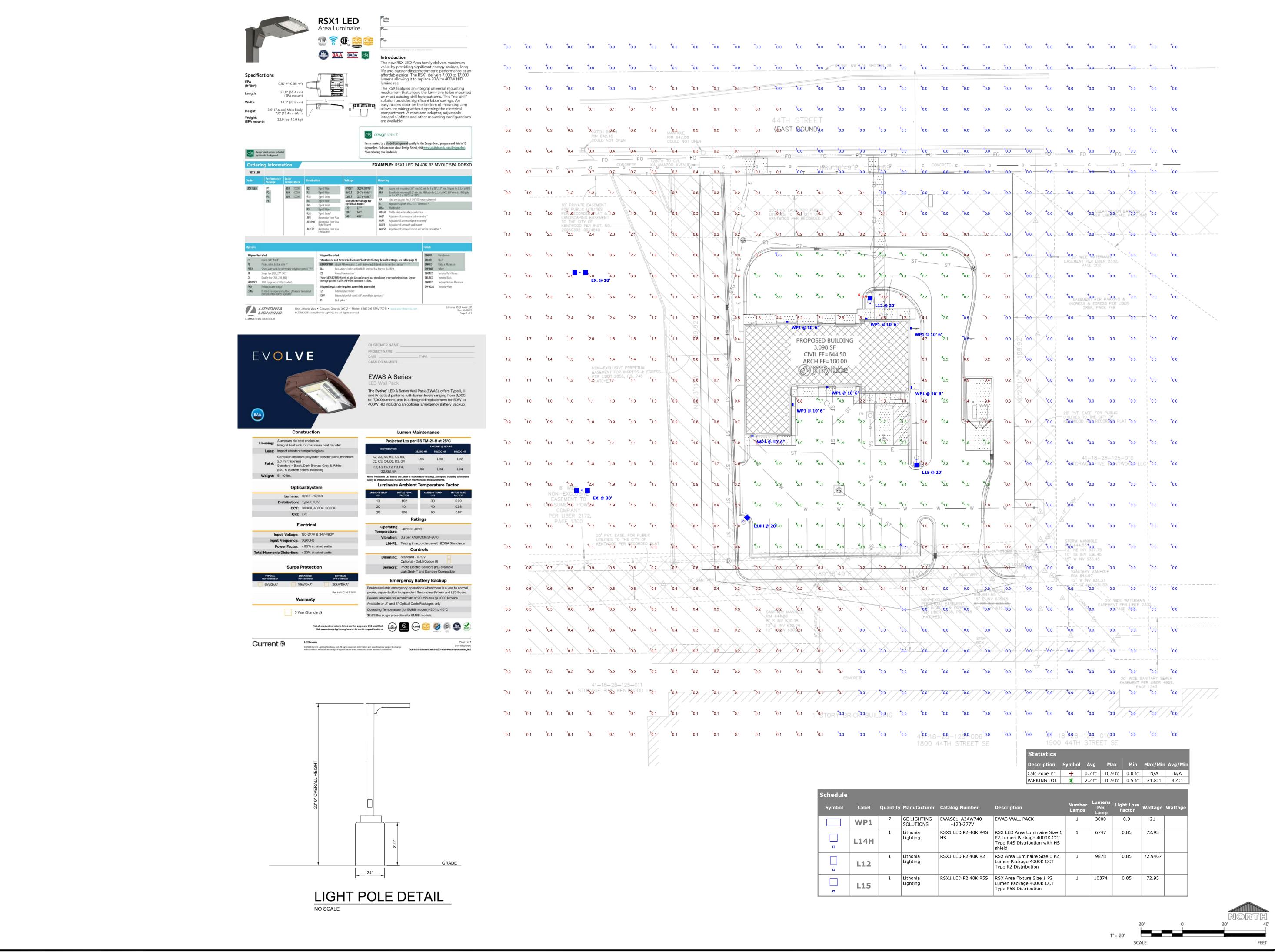


DETAILS

DRAWN: KAG CHECKED: JD

SHEET NO:

**C2.1** 





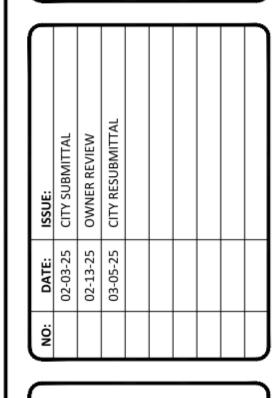
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MULTI-CARE SERVICES
JIFFY LUBE PROTOTYPE WITH STONEBRIAR OPTIONS

KENTWOOD, MI

1820 44TH STREET SE



SITE PHOTOMETRIC PLAN
& DETAILS

DRAWN: KAG CHECKED: JD

C3.1

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



EAST ELEVATION

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



**SOUTH ELEVATION** SCALE: 1/4" = 1'-0"

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

#### MATERIAL PERCENTAGES:

NORTH ELEVATION • BRICK (1,077 SF) 88%

**SOUTH ELEVATION** 

• EIFS (181 SF) 14%

• BRICK (1,022 SF) 78% EIFS (296 SF) 22%

EAST ELEVATION

 BRICK (862 SF) 76% • EIFS (272 SF) 24%

WEST ELEVATION BRICK (820 SF) 76% EIFS (264 SF) 24%

#### **GENERAL NOTES:**

1. ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS. DESCRIPTION: (ALL "SHERWIN / WILLIAMS" NUMBERS 'SW'

COLORS) 2. APPLY CLEAR COAT OVER "LUXURIOUS RED" ON EXTERIOR APPLICATIONS.

3. ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. ALL SIGNAGE IS UNDER SEPARATE PERMIT AND FINAL DESIGN IS BY SIGNAGE VENDOR.

#### **EXTERIOR FINISH KEY**



240276300

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ARCHITECTS • ENGINEERS • SURVEYORS

Always a Better Plan

100 Camelot Drive

Fond Du Lac, WI 54935

Phone: (920) 926-9800

www.EXCELENGINEER.com PROJECT INFORMATION

PROPOSED.

DEVEL

TTH ST. SE GUGGEN

PRELIMINARY DATES JAN. 23, 2025

**JOB NUMBER** 

SHEET NUMBER

#### PLANNING STAFF RECOMMENDATION

Schweitzer 3-6-2025

PROJECT: Zoning Ordinance Amendment-Temporary Billboard Moratorium

APPLICATION: #8-25

HEARING DATE: March 11, 2025

REVIEW TYPE: Zoning Ordinance Text Amendment

RECOMMENDATION: Recommend to the City Commission amendment of the Zoning

Ordinance to impose a temporary moratorium on billboards.

#### RECOMMENDED ORDINANCE AMENDMENT LANGUAGE:

AN ORDINANCE TO AMEND APPENDIX A, CHAPTER 3 OF THE CODE OF ORDINANCES, CITY OF KENTWOOD, TO ADD A NEW SECTION 3.34 TO IMPOSE A TEMPORARY MORATORIUM ON THE ISSUANCE OF ANY PERMIT, LICENSE, APPROVAL, VARIANCE, OR OTHER APPROVAL FOR BILLBOARDS WITHIN THE CITY DURING THE TERM OF THE MORATORIUM

#### THE CITY OF KENTWOOD (the "City") ORDAINS:

Section 1. <u>Amendment</u>. Appendix A, Chapter 3 of the Code of Ordinances, City of Kentwood, Michigan, entitled "City of Kentwood Zoning Ordinance; General Provisions," is hereby amended to add a new Section 3.34, entitled "Moratorium on Billboards" to read in its entirety as follows:

Sec. 3.34 – Moratorium on Billboards.

- A. *Definitions*. The following definitions will apply throughout this section unless the context clearly indicates or requires otherwise:
  - Billboard Shall mean a sign that directs attention to commercial or noncommercial goods, services, uses/ideas not located on site.
- B. *Findings and Purpose*. The City Commission finds as follows:
  - a. The City has adopted regulations for the use, construction, reconstruction, placement, and design of signs, including billboards, to protect the public health, safety, peace, and general welfare.

- b. The City is in the process of reviewing and revising its regulations related to signs and billboards to ensure compliance with recent legal developments that have clarified the permissible scope of sign regulations.
- c. Questions exist regarding how to best regulate billboards in a manner that protects the general health, safety, and welfare of the public. Unless reasonably regulated, billboards can create potential nuisances for a community, including, but not limited to, visual blight, aesthetic concerns, safety issues, and distractions for drivers of vehicles.
- d. Proper regulation of billboards is necessary to protect the general health, safety, and welfare of the public.
- e. The City Commission requires further time to study and develop regulations for billboards.
- f. Permitting billboards during the moratorium that are inconsistent with the law or the City's standards would undermine and potentially destroy uniformity in regulation of billboards and create conflicts with future standards.
- g. A temporary moratorium on billboards within the City is reasonable and necessary to protect the health, safety, and welfare of the public while the City Commission develops more permanent regulations regarding billboards.
- h. This section will supplement and be interpreted consistently with City of Kentwood Ordinance No. 1-25.
- C. Administrative Action; Prohibition. A moratorium is hereby imposed upon the processing or issuance of any City application, permit, license, approval, variance, or other approval of billboards within the City. During the moratorium term specified in this section, no City official, board, employee, body, commission or agent shall process, issue, or approve any permit, license, approval, variance, or other approval permitting or authorizing any billboard within the City (whether any such request is pending or is requested hereafter).
- D. *Appeals*. Any applicant seeking a permit or approval to which this moratorium applies may appeal the application of the moratorium to the City Commission. The appeal shall be in writing and identify in detail why the moratorium should not apply due to unique circumstances affecting the subject property. The City Commission shall schedule and hold a hearing to consider the appeal and its decision shall be issued in writing within a reasonable time thereafter.
- E. *Term of this Ordinance*. The moratorium imposed by this section shall remain in effect for six (6) months following the effective date of this section.
- F. *Savings Clause*. The provisions of this section are severable. If any part of this section is declared void or inoperable for any reason, such declaration does not void any or render inoperable other part or portion of this section.

Section 2. <u>Effective Date</u>. Pursuant to Section 5.5 of the City Charter, this Ordinance is declared by an affirmative vote of two-thirds (2/3s) of the City Commission to be an emergency ordinance for the reasons described herein. As such, this Ordinance shall be given immediate effect upon its publication in the manner required by law.

#### Basis:

Over the past several years the work plan for the Planning Department has included the review and update of the Zoning Ordinance sign regulations in response to landmark Supreme Court and lower court decisions. In the past several months City staff has initiated its review of the Kentwood Zoning Ordinance sign regulations with a focus on the landmark Supreme Court decisions of *Reed v Town of Gilbert* and *City of Austin v Reagan Nat'l Advertising of Austin, LLC.* To date, we are also referencing the American Planning Association (APA) Zoning Practice Sign Regulation issue dated November 2019 as well as reviewing the City of Walker sign regulations updated and adopted in January of 2024 and the current City of Wyoming sign regulations.

On February 4, 2025, City Attorney Sluggett informed the City Commission that city staff and the legal team were in the process of undertaking a sign ordinance review because of cases pertaining to this subject at a federal level on what is permissible. He stated staff needed a six-month period to complete the review and approval by the Planning and City Commissions. Upon the City Attorney's recommendation, the City Commission passed an emergency amendment to the City's Code of Ordinances to impose a temporary moratorium on the issuance of any permit, license, approval, variance, or other approval for billboards within the city during the term of the moratorium.

Upon the advice of the City Attorney's Office, we are initiating the attached amendment to the Zoning Ordinance to likewise impose a temporary moratorium on the issuance of any permit, license, approval, variance, or other approval for billboards within the city during the term of the moratorium.

#8-25

STAFF REPORT:

March 4, 2025

PREPARED FOR:

Kentwood Planning Commission

PREPARED BY:

Lisa Golder

CASE NO.:

9-25 Heyboer Acres Site Condominium Phase 1

#### GENERAL INFORMATION

APPLICANT:

Mark DeVries

rep by:

Robert Lamer

3926 65<sup>th</sup> Street Holland MI 49423

Exxel Engineering 5252 Clyde Park SW Wyoming MI 49509

STATUS OF

APPLICANT:

Owner and owner's engineer

REQUESTED ACTION:

Preliminary Site Plan Approval for a 43-lot site condominium

development.

EXISTING ZONING OF

SUBJECT PARCEL:

R1-C Single Family Residential

**GENERAL LOCATION:** 

2500 52<sup>nd</sup> Street SE

PARCEL SIZE:

17.75 acres

EXISTING LAND USE

Farmland

ADJACENT AREA

LAND USE

N: Vacant undeveloped future residential, Paul Henry Trail, farm

S: Phase 1, Heyboer Farm plat

E: Bretonfield plat

W: Single family residential

#### ZONING ON ADJOINING

PARCELS:

N: R1-B Single Family Residential

E: R1-C Single Family Residential and RPUD-2 Detached

Residential PUD

W: R1-C Single Family Residential S: R1-C Single Family Residential

#### Compatibility With the Master Plan

The Master Plan recommends low density residential use for this property. The proposed rezoning will result in a low-density residential development, with 43 lots on a 17.75 acre site, or 2.42 units per acre.

#### Staff Report

Case No. 9-25 Heyboer Farms Preliminary Site Condominium Review Page 2

#### Relevant Zoning Ordinance Sections

The standards for the R1-C district can be found in Chapter 5 of the Zoning Ordinance. The regulations and process for site condominium developments are found in Section 3.25 of the Zoning Ordinance. Section 13.08 lays out review standards for site plans.

#### SITE INFORMATION

#### Project Overview

The project is for the preliminary site plan review for a proposed site condominium development on a 17.75 acre parcel of land.

#### Zoning History of the Site

The site was zoned for agriculture until 1970 when it was rezoned to R-2 Two Family Residential Use. In 1976 it was rezoned to R-1, and then to R1-B in 1980. The rezoning of the overall 82.8 acre property to R1-C Single Family Residential occurred in 2022. In 2024, the 17.75 acre parcel received preliminary plat and final site plan approval for 43 lots. However, due to issues regarding drainage and detention, the applicant and staff agreed that the best course of action would be to re-approve the area as a site condominium rather than a plat.

#### Site Characteristics

The site is currently used for farming and rises from the west to the eastern side of the site.

#### Traffic & Circulation

The project allows for the continuation of dead-end streets extending from Plover Drive to the north.

All proposed streets in the development include 30 feet of pavement within a 60-foot right of way. Two sides of sidewalk are provided on all streets.

#### Engineering-stormwater detention and drainage

The proposed second phase of the Heyboer Acres overall development will now be developed as site condominiums, rather than a plat. The name of this phase of the development will be Heyboer Acres Phase 1 Site Condominiums. Rather than having the homeowners responsible for the general maintenance of the stormwater easement, the pond will be owned collectively by the lots within the site condominium development. Therefore, individual property owners for these parcels **will not** be required to maintain their portion of the detention pond easement. Instead, a homeowners association will be established and will be responsible for the maintenance of the detention pond as well as for the numerous yard drains proposed with the development.

#### **Staff Comments**

Staff Report

Case No. 9-25 Heyboer Farms Preliminary Site Condominium Review

Page 3

1. The proposed 17.75 acre preliminary site condominium plan is being proposed within the existing R1-C Single family residential district. This zoning district requires the following:

Lot Area: 10,000 sq ft Lot Width: 80 feet Front yard setback: 35 feet Rear yard setback: 35 feet

Side yard setback: 7 feet

Many of the proposed lots are 140 feet deep or more, and the lot sizes range from 11,125 square feet to 18,907 square feet.

- 2. The applicant had indicated in their previous application for the preliminary plat approval that they intend to leave the natural tree line as a buffer between the existing homes and the proposed development. The areas in which the trees will be preserved should be noted on the site plan to ensure that they are retained.
- 3. The applicant has stated that their intent is to allow various builders to develop lots in the development in order to allow a variety of home styles.
- 4. The developers of Heyboer Acres will be building a construction road from 52<sup>nd</sup> Street (at the existing farm curb cut) that will extend across the Paul Henry Trail to access the Heyboer Acres development. Crews will direct construction traffic across the trail to ensure that the crossing is safe for people using the Paul Henry Trail.

#### **Attributes**

- Consistent with Master Plan recommendation for low density residential development.
- Compatible with existing adjacent uses
- Connections provided to existing street system
- Consistent with the previously-approved preliminary plat approval
- Addresses the maintenance of the detention pond and numerous yard drains

#### <u>Issues</u>

• Provide information on areas of tree preservation

Case No. 9-25 Heyboer Farms Preliminary Site Condominium Review

Page 4



Overall Heyboer Farms site



To:

Robb Lamer, P.E.

Exxel Engineering, Inc

rlamer@exxelengineering.com

From:

Brad Boomstra, P.E.

City Engineer

Date:

February 25, 2025

Re:

Heyboer Acres Site Condominium Phase 1

2525 60th Street SE

41-18-34-300-015 & 41-18-34-100-018 Review of Site Plan Received 2-24-2025

We have completed our review of the proposed site plan dated 2-24-2025 and received in our office on 2-24-2025 for the above referenced project.

Kentwood Engineering grants **preliminary plan approval**. However, the following is a "checklist" of additional items that will need to be addressed or shown on the plans prior to permits being issued:

#### **Overall Plan Comments:**

1. A review and approval of a full set of construction plans will be required.

#### 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 steam, a Permit for an Earth Change (fee \$800) 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 <a href="http://www.ci.kentwood.mi.us">http://www.ci.kentwood.mi.us</a> (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. An NPDES Notice of Coverage will also be needed as the proposed area of disturbance exceeds 5 acres. At the time the Earth Change permit is issued by the Kentwood, your Notice of Coverage will immediately become effective as a "permit-by-rule" as soon as the NOC has been properly filed and the appropriate fee is paid.
- 3. Per City Resolution 37-07, an escrow fund in the amount of \$10,000 plus 8% of the estimated construction cost of the proposed public street, storm sewer, watermain, and

- sanitary sewer improvements will be required to pay for the costs incurred by the City relating to construction engineering, testing and inspection services. A construction agreement between the Developer and the City of Kentwood will be required.
- 4. Please note that <u>all</u> 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.
- 5. For your information, prior to the issuance of a building permit for any of the homes or buildings in a new **condominium development**, the following items must be fulfilled:
  - a. We will need a copy of the <u>recorded</u> Master Deed.
  - b. We will also need to see a copy of the Articles of Incorporation for the condominium association.
  - c. We will need a copy of the recorded deed for the public street right-of-way (if a public street is being built).
  - d. Improvement (street and storm sewer) Plan approval.
  - e. (Block) Grading, floodway and Soil Erosion and Sediment Control Plan approval.
  - f. Basement floor elevation and building opening restriction approval.
  - g. Construction of hydrant water (if not already available within 500 feet of every point of the proposed structure).
  - h. Provision for adequate emergency access. "Adequate emergency access" must be approved by the Kentwood Fire Department.
  - i. Installation of permanent soil erosion controls for the current phase of development.
  - j. Completed building permit applications for the individual proposed structures to be built.
  - k. For structures over 3,500 square feet, a stamped set of architectural building drawings that include the front, back, sides, foundation and all floor areas, cross section including stair area details, and truss layout drawings will need to be submitted to Kentwood Inspections.
  - 1. An approved site plan or survey for the individual condominium unit, showing easements, rights of ways, distances from the proposed building to the lot lines and other structures.
  - m. All unit monumentation placed for the current phase of the project, or a letter of credit to guarantee same.
  - n. As-built improvement and utility drawings.
  - o. Certification of stormwater detention, swales and floodways.

#### Heyboer Acres Site Condominium Phase 1

2525 60<sup>th</sup> Street Page 3 of 3

p. Security for any non-completed construction for all infrastructure that will serve the home(s) being built.

#### Miscellaneous / Reminders:

- 1. Also be advised that an independent engineering consultant, on behalf of the City of Kentwood, will be providing field construction inspection services for this project for the proposed public street, storm sewer, watermain, and sanitary sewers. In this regard, we will require that an extra set of final approved construction plans be forwarded to them at the time of construction.
- 2. Kentwood Engineering will require a pre-construction meeting for this project. If you wish, we can hold the meeting here in our conference room at City Hall. Let us know.
- 3. 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.
- 4. Once final approval by all departments has been granted, make sure the contractor has the <u>latest approved</u> 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 Kentwood Planning Department

#### Golder, Lisa

From:

Boomstra, Brad

Sent:

Tuesday, February 25, 2025 10:44 AM

To:

Robb Lamer (rlamer@exxelengineering.com); Justin Brink

Cc:

Golder, Lisa; Schweitzer, Terry; Kirkwood, James; Hargrave, Renee; Beke, Jim

Subject:

Heyboer Acres Site Condominium Phase 1

Attachments:

Heyboer Acres Site Condo Phase 1 (1).pdf

Importance:

High

See attached review for Heyboer Acres Site Condominium Phase 1.

Additional Reminders for Exxel:

Review and approve the edits to the construction agreement. (Emailed 2/24/25)

Provide number of weeks for inspection so that Kentwood can issue an RFP. (Emailed 2/21/24)

Water Main \_\_ weeks

Sanitary \_\_ weeks

Storm Sewer \_\_ weeks

Road construction \_\_ weeks

Punchlist and Restoration \_\_weeks

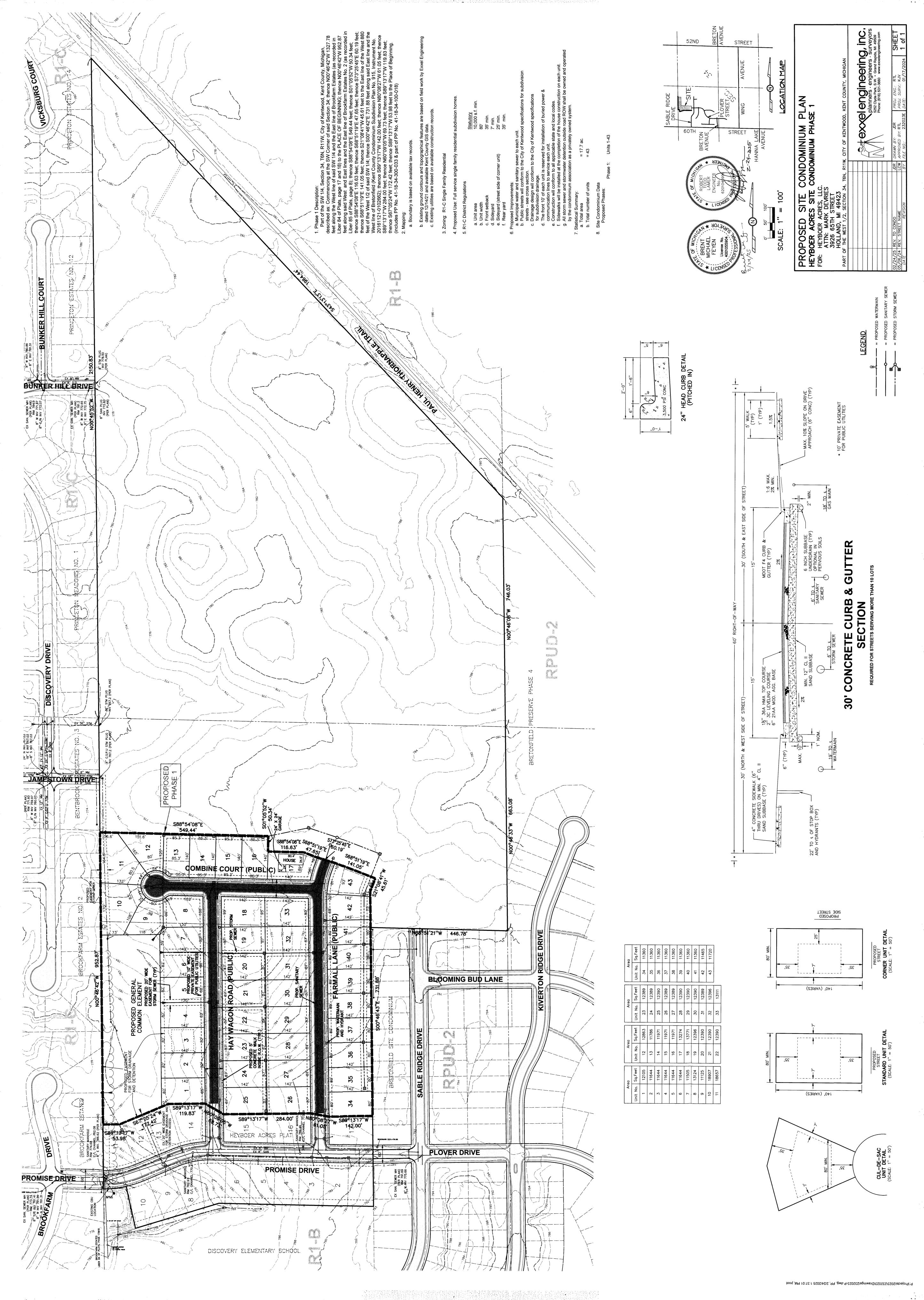
If you desire to obtain a SESC permit to begin earthwork, please submit for approval.

Infrastructure cannot be constructed until an inspector has been hired by Kentwood. The RFP for this depends on the information needed above.

Thank you,



Brad Boomstra, P.E. City Engineer City of Kentwood 616.554.0740





# CITY OF KENTWOOD MASTER PLAN NEAR TERM IMPLEMENTATION SCHEDULE ASSIGNMENTS

Accimment	Target Date	Task	Status
Housing 70-30	04 2020	Confer with CC re new policy/res to count duplexes toward rental side	Completed
Honoring - 10-50	Kiroro		To be addressed
	Q1 2021	Develop new 70/30 resolution to clarify city's position	with development of housing policy
-	01 2021	Recalculate housing mix and having ongoing method to update	See above
		AND THE PROPERTY OF THE PARTY O	State of the state
Economic Development	Ongoing	Continue R & E Program	Ongoing
	Ongoing	Continue to update website with new information/programs	Ongoing
	909		In EDC
	Q2 2021	Determine how to best utilize the Entrepreneurial Center to promote small	Strategic Plan- inventory of E.C
			taken
	Ongoing	Continue loan programconsider micro grant program	Ongoing
	Q1 2021	Work with high schools/businesses for job opportunities	Ongoing
	Q4 2020-Q1	Devolor property information for RRC program	MEDC Meeting w
	2021	Develop broberty information to take brog	property owners;

	Develop landscaping guidelines for 28th Street that are acceptable to businesses	Q1 2022	
DPW to address	Set goal for annual maintenance of non-motorized trails	Ongoing	
DPW to address	Set goal for tree planting	Annually to begin in 2021	
Request made to apply	Participate in Michigan Green Communities Challenge	Q1 2021	
	Replace recycling center that was removed by county	Q1 2022	
	List benefits, cost of proposed policy	Q1 2021	
	Committee to propose sustainability policy	Q1 2021	
	Committee to review and determine benefits-	Q1 2021	
	Sustainability statement-research what other communities have done	City Sustainability Q4 2020	City Sus
Status	Task	ment Target Date	Assignment
	KPD	Ongoing	
Ongoing effort thru KPD Price Program	Contact business regarding the formation of a neighborhood business assns.	Q4 2021	
Crosswalk study completed; crossings added to SIP	Improve ped/transit access to mall/28th street	Q3	A:
	Identify commercial areas in declinestrategy to re-occupy vacancies	Q1 2021	
Intern task 2024	Track retail vacancies	Q3 2020	
must revisit all in light of development of housing policy			

-			Complete Streets						Housing Condition				
Q2 2023	Q2 2021	Q2 2023	Q2 2021	Q4 2020	Q3 2020	Q1 2022 Q1 2021	Q32021	Q1 2021	Completed	Q1 2021	Q2 2021	Q4 2021	Q4 2021
Improve crosswalk demarcation	Prioritize Four Corners recommendations into SCI & non-motorized plan	List Streets for potential road diet	CC to adopt a Complete Street Policy/Ordinance	Work w/ mobile home communities to reduce rentals and improve conditions	Play role in update of Kent County Area Wide Housing Study	Promote property maintenance services for homeowners and rentals	Hire full time rental inspector	Review standards for other rental properties-strengthen	Review standards for PILOT agreement for maintenance of properties	Encourage community gardens	Look at low maintenance landscaping for public paiks to reduce costs	Options for recycling include requirements for waste natures	New buildings built to LEED standards (Policy)
work completed, incorporating	completed Crosswalk study	29th Street, Shaffer scheduled in SCI	Completed for		waiting new Housing Next study and city's own housing policy	000000000000000000000000000000000000000	Completed		Completed; now reconsidering		0	Developing	

			Open Space-Green Infrastructure	PRINCIPLES	g	Assignment	
Q1 2021	Q1 2021		Q1 2021		G	Target Date	Q1 2021
Amend ordinance to require the need for greenspace to connect to trails, bus routes	Require sidewalks on all streets	Collect information on maplocation, attributes	OS Committeemeeting to establish goals			Task	Increase amount of sidewalk on streets
SCI projects connecting trails to parks—	Ordinance adopted				Status	Chahrie	into SCI, engineering to address design & financing of crossings Ordinance adopted

	Formalize and adopt a Complete Streets policy or ordinance	Q1 2021	Mobility-Major Arterials
Q	Apply for grants; use alternate funding	Q4 2021	
On-going, DPW	Identify locations of street tree placement	Q3 2021	
DPW	Evaluate feasibility of street tree nursery	Q2 2021	
	Identify funding methods	Q3 2021	
Suilliliei, 2022	Grant research and app - identify matching funds	Q3 2021	
Summer, 2022	Finish tree inventory	Q3 2021	Replace trees lost to disease
Status	Task	Target Date	Assignment
Status			
	THE RESIDENCE OF THE PARTY OF T		Total Confession
Completed	Review w/ development community to understand costs	Q4 2020	
Completed	Review proposed language with staff, City Attorney	Q4 2020	Add sidewalk reqt to
	PC/CC review	Q2 2021	
	Review - developer and ordinance committee	Q1 2021	
	Develop draft ordinance	Q1 2021	
	Review other communities' greenspace requirement	Q4 2020	
	Review existing greenspace requirement policy in all districts	Q4 2020	Add greenspace reqt- plats, PUD
Approved; updated	Take steps to become a Tree City USA	Q1 2021	THE STORY OF
Tree City Status			
parks			
and Stanaback			
CILY Callibras			

Completed	Support BRT Transit Study  Connect pedestrian, bikes to transit  Incorporate rail & truck projections into GVMC Transportation model  Task  Determine gateway locations and map	Ongoing Ongoing Ongoing Target Date Q1 2021	Transit  Rail, Air, Truck  Assignment  PLACE  STRENGTHENING  Gateways
Completed Crosswalk study completed	Research action to become a more bike friendly community  Develop ordinance to require sidewalk on all public streets  Define issue and basis, review w/ developers, PC/CC, adopt  List areas that might be suitable for mid-block crossings	Q4 2020 Q1 2021 Q1 2021 Q4 2022	
Completed, needs to be updated and policy re maintenance established	Adopt Non-Motorized Plan into Master Plan	Q4 2020	Non-Motorized
Study completed— implement in SCI	Adopt policy for improved crosswalk demarcation	Q2 2023	Primary Intersections
completed, consideration of Shaffer Ave— roundabout in SCI Completed	Determine streets eligible for road diets  Adopt Four Corners Transportation Study into Non-Motorized Plan	Q2 202 Q4 2020	*3

of city's housing policy and	Determine whether shopping centers areas have too much retail use	* ./	Commercial Dev./
Possible outcome			
application to improve community garden	Promote community gardenslocate one new community garden in city	Q1 2022	
Possible grant	Promote recyclingreplace closed county recycling operation	Q1 2023 Q1 2023	
expenditures	Set goal for trail development and maintenance per year  Review maintenance policies of city- (environmental issuesefficiency)	Ongoing Q1 2021	
Incorporated into millage	Plant trees-set a goat per year	Q3 2021	
DPW to address	Participate in Michigan Green Collindifices Charcenge	Q2 2021	
Reviewed by staff	Appoint committee to address	Q1 2022	Sustainability
Beltline Advisory Comm	Establish review process for road projects on state and county corridors	Q1 2021	
discussions GVMC re-est. E.	improvements	Q1 2022	
Ongoing		Ongoing through NM Plan	Partnerships
	Project to install art on City Campus	Q3 2022	
Completed		Completed	
	Work with business associations to establish unique identity	Ongoing	Sense of Place
Ongoing-Division Ave Arts and Cultural festival	Continue to support events such as farmer markets and concerts		

air any ricts r St. corridor	Q1 2022 EDC to meet with commercial businesses along 28th St corridor	Q1 2023 Consider banners, lighting & othe	Q3 2024 Work w/ MDOT to look for ways to make crossing of 28th St safer	Q4 2021 Determine interest in business as	Ongoing Identify assistance program for commercial	Ongoing Use EDC members as ambassado issues they have with the city	
EDC Strategic Plan to address Ongoing Potential grant opportunity announced	sinesses along 28th St corridor	Consider banners, lighting & other public improvements for 28th St. corridor		for commercial districts	businesses		

Assignment	Target Date Task	Task	Status
SUBAREAS			
Division Ave. Sub			
Area	Q4 2020	ID potential Open Space on Division Avenue	Completed
•	Q4 2020	Find ways to reduce speed on Divisionbuild a better block example	Completed

				Kalamazoo Corridor												
Q4 2020	Q2 2021	Ongoing	Q2 2020	Q4 2020	Q2 2024	Q4 2020	Q2 2021	Ongoing	Q4 2020	Q2 2022	Ongoing	Q2 2023	01 2024	Q2 2022	Q2 2023	Q2 2021
Provide information on housing improvement programs	Investigate interest in business assn with Gaines	Improve sidewalk demarcation at intersections	Contact owners re: driveway restrictions	Contact owners at developing corners at 52nd/60th re: green space/plaza requirement	Initiate Master Plan Amendment-Division United recommendations	Map sites with Phase 1 info from EPA grant	Promote area through the RRC program	Improve interest in business assn on Division	Reduce FBC in areas where too much depth exists to reasonably develop	LED lighting	Loan programs targeted to area	Host informational meetings for developers, realtors	Establish gateway near Kville schools	One new outdoor event/community garden; work w Wyoming to establish annual event on Division	Improve crosswalk demarcationuse as experiment for city	Apply for landscaping grants for corridor
consider housing loans through Kentwood Housing Commission	made to Gaines	road improvements	In confirmation w	Completed	grant app for Division crossingsKville		Certified RRC	task, Wyoming, Chamber	Completed	On-going		Potential participation in Developer Day		Event scheduled for June 1, 2024	Incorporating study into SCI for Kville area	

12.	03 2021 Ho
of development	Host meeting of property owners at NE corner of 60th/Kzoo to discuss lack

Assignment	Target Date	Tack	Status
Section 34		Collect wetland data as becomes available	
	Ongoing	Talk to Heyboer family about retention of farm as a historic resource	Completed
	Q4 2021	Discuss potential development of new park in center of section	
	As		With future development;
	development occurs	Breton extended listed as a complete street	Complete Streets task force work underway
	Q4 2020		
	As dev. occurs in area	Request expansion of Route 2 to Breton extended	
	•	Explore possibility of a community garden in Section 34	
Patterson Farm			1 5
	As dev. occurs	Collect data on wetlands and floodplain as it becomes available	
			With Patterson
	As dev. occurs	Obtain rights to use Saddleback sewer easement for trail	farm
			development
	As dev. occurs	Begin discussions with Consumer's Energy re Trail within row	
	Ongoing	Make direct contact with Pattersons	Ongoing with current/potential
	(		ownership
			36th Street will be
	As dev. occurs	Obtain easement for gateway feature at 28th, 36th and Patterson	approved within PUD development
	Q1 2022	Meet w/ MDOT, Cascade, KCRC to discuss ways to make Patterson/28 intersection safer	

	Review transit stops in light of pedestrian movement in the area	Q1 2021	
GVMC on Complete Streets policy for region	Work w/ MDOT to adopt a complete streets policy for 28th Street	Q4 2021	
	Planning/Engineering/city atty to review and evaluate the current access control ordinance and rec. changes	ē	
Completed	I.d. studies re: driveways and crashes and traffic flow efficiency  Get model cross access easement document from City Atty		
	w ordinance relating to access control (	Q2 2021	Assignment
Status		Target Date	Accimment
guidelines	Incorporate connectors from 28th St sideWalk to businesses in non- motorized plan	With dev.	
	Amend Zoning Ord to require cross access between adjacent uses	Q2 2021	
grant for crossings announced	Discuss w/ MDOT possibility of refuge islands on 28th Street in high traffic areas	Q3 2024	
Dottorial MDO:	Look for potential opportunities for public amenities in 28th Street area		
prioritization ongoing	Prioritize missing sidewalk segments on 29th Street	Q4 2021	28th/29th Street Corridor continued
	Develop stated policy re 28th/29th St street trees w/ input from city and MDOT	Q1 2022	28th/29th Street
amendment completed; PUD Plan Approved	Meet w/ owners of Muller PUD to discuss realistic potential use of property	Q1 2021	
Mactor Dian	the section	Q2 2021	

Campus	Q4 2021	Schedule meeting w/ County and USEPA to discuss options for use of landfill	
	Q4 2021	Provide wayfinding signage to the City Campus	Rec Dept
	Q4 2021	Investigate possibility of using former landfill for renewable energy production	Mayor's office
Eastern and 52nd	Ongoing	Stay in touch with relators re area	Ongoing
	Q4 2020	Provide information on incentives	
	Q4 2020	Support existing businesses already there, meeting/email w/ property owners	In EDC Strategic Plan; housing policy may consider housing for this area
ē	Q1 2021	Continue/restart business association	
	Q1 2021	Periodic clean-up and events	
	Q1 2021	Gauge interest in other events	



## CITY OF KENTWOOD MASTER PLAN NEAR TERM IMPLEMENTATION SCHEDULE ASSIGNMENTS

Q4 2020-Q1 De 2021	)20-Q1					Ongoing		Q2 2021		Cigonia		Ongoing	Q1 2021 Re		Q1 2021 De		Housing - 70-30 Q4 2020	I al Ser Pare	Target Date Task
		Develop property information for KKC program.		O	Work with high schools/businesses for job opportunities	Continue loan programconsider micro grant program		hisiness	Determine how to best utilize the Entrepreneurial Center to promote small		Continue to undate website with new information/programs	Continue R & E Program	Recalculate housing mix and having ongoing method to update		Develop new 70/30 resolution to clarify city's position			Conforwith CC re new policy/res to count duplexes toward rental side	sk
	housing study	light of development of	must revisit all in	MEDC Meeting w	Ongoing	Ongoing	taken	inventory of E.C	Strategic Plan-	In EDC	Ongoing	Ongoing	See above	Study	with Housing	addressed	To be	Completed	Status

0	Q	Q3	Q
Ongoing	Q4 2021	ω	Q1 2021
KPD	Contact business regarding the formation of a neighborhood business assns.	Improve ped/transit access	Identify commercial areas in declinestrategy to re-occupy vacancies
	Ongoing effort thru KPD Price Program	Crosswalk study completed; crossings added to SIP and now scheduled projects	

Assignment	Target Date	Task	Status
			Michigan Green Communities Silver Cert.
City Sustainability	Q4 2020	Sustainability statement-research what other communities have done	achieved. Webinars scheduled for
	01 2021	Committee to review and determine benefits-	
	Q1 2021	Committee to propose sustainability policy	
	Q1 2021	List benefits, cost of proposed policy	
	Q1 2022	Replace recycling center that was removed by county	
	Q1 2021	Participate in Michigan Green Communities Challenge	Silver Certification achieved
	Annually to begin in 2021	Set goal for tree planting	DPW to address
	Ongoing	Set goal for annual maintenance of non-motorized trails	DPW to address

02 2021		Q2 2023		Complete Streets Q2 2021	Q4 2020	Q3 2020	Q1 2021	Q1 2022	Q32021	Q1 2021	Housing Condition Completed	Q1 2021	Q2 2021	Q4 2021	Q4 2021	G+ 2022
Prioritize Four Corners recommendations into SCI & non-motorized plan		List Streets for potential road diet		CC to adopt a Complete Street Policy/Ordinance	Work w/ mobile home communities to reduce rentals and improve conditions	Play role in update of Kent County Area Wide Housing Study	Promote property maintenance services for nomeowners and rentals	Host periodic meetings with rental property owners	Hire full time rental inspector	Review standards for other rental properties-strengthen	d Review standards for PILOT agreement for maintenance of properties	EUCONI age community garacits	Look at low maintenance landscaping for public paiks to reduce costs	Options for recycling include requirements for waste naturers	New buildings built to LEED standards (Policy)	businesses
completed	SCI	scheduled in	29 <sup>th</sup> Street,	Completed for		City to begin Housing Study in March 2025	Completed;		Completed	O in the state of	Completed; Other tools being considered thru Housing Study		200	Developing		

Q1 2021	Q2 2023
Increase amount of sidewalk on streets	Improve crosswalk demarcation
Ordinance adopted	Crosswalk study work completed, incorporating into SCI, engineering to address design & financing of crossings

			Open Space-Green Infrastructure	PRINCIPLES	THE PROPERTY AND ADDRESS OF THE PARTY ADDRESS		Assignment
Q1 2021	Q1 2021		Q1 2021		- Application of	7	Target Date
Amend ordinance to require the need for greenspace to connect to trails, bus routes	Require sidewalks on all streets	Collect information on maplocation, attributes	OS Committeemeeting to establish goals		The second secon		Task
SCI projects connecting	Ordinance adopted						Status

	Formalize and adopt a Complete Streets policy or ordinance	Q1 2021	Mobility-Major
Si Bombi	Apply for grants; use alternate funding	Q4 2021	
On-going DPW	Identify locations of street tree placement	Q3 2021	
Wan	Evaluate feasibility of street tree nursery	Q2 2021	
	Identify funding methods	Q3 2021	
Summer, 2022	Grant research and app - identify matching funds	Q3 2021	מוסכמסכ
Completed	Finish tree inventory	Q3 2021	Replace trees lost to
Status	Task	Target Date	Assignment
Otation			
			,
completed	Review w/ development community to understand costs	Q4 2020	
Completed	Review proposed language with staff, City Attorney	Q4 2020	Add sidewalk reqt to plats, PUDs etc.
		Kr monn	
	PC/CC review	02 2021	
	Review - developer and ordinance committee	Q1 2021	
	Develop draft ordinance	Q1 2021	
	Review other communities' greenspace requirement	Q4 2020	
A real parts	Review existing greenspace requirement policy in all districts	Q4 2020	Add greenspace reqt-
			ことがなるとして ないなかい
updated	ומצפ אנפלים ניס מבריסוווים מיויבר מויל בידיי	TZ07 T	
Tree City Status Approved;	Take stens to become a Tree City USA		
parks			
and Stanaback			
City Campus			
traile to narks			

-	Work toward branding and wayfinding concepts	Q1 2022	
Completed	Determine gateway locations and map	Q1 2021	Gateways
			PLACE STRENGTHENING
Status	Task	Target Date	Assignment
	Incorporate rail & truck projections into GVMC Transportation model	Ongoing	Rail, Air, Truck
	Connect pedestrian, bikes to transit	Ongoing	
Completed	Support BRT Transit Study	Ongoing	Transit
Crosswalk study completed	List areas that might be suitable for mid-block crossings	Q4 2022	
Completed	Define issue and basis, review w/ developers, PC/CC, adopt	Q1 2021	
Completed	Develop ordinance to require sidewalk on all public streets	Q1 2021	
Possible intern activity	Research action to become a more bike friendly community	Q4 2020	
to be updated and policy re maintenance established	Adopt Non-Motorized Plan into Master Plan	Q4 2020	Non-Motorized
Complete			
Study completed— implement in SCI	Adopt policy for improved crosswalk demarcation	Q2 2023	Primary Intersections
Completed	Adopt Four Corners Transportation Study into Non-Motorized Plan	Q4 2020	
29 <sup>th</sup> Street completed, consideration of Shaffer Ave— roundabout in SCI	Determine streets eligible for road diets	Q2 202	

			Ave Festival and
Sense of Place	Ongoing	Continue to support events such as farmer markets and concerts	Xmas markets
	Ongoing	Work with business associations to establish unique identity	
	Completed	Arts Commission to establish projects to provide public art in city	Completed
	Q3 2022	Project to install art on City Campus	Ongoing
Partnerships	Ongoing through NM Plan	Coordinate connection of bike trails in adjacent communities	Ongoing
	Q1 2022	Investigate establishment of DDA or CIA as needed to provide public improvements	discussions
	Q1 2021	Establish review process for road projects on state and county corridors	GVMC re-est. E. Beltline Advisory Comm
Sustainability	Q1 2022	Appoint committee to address	
	Q2 2021	Participate in Michigan Green Communities Challenge	Completed
	Q3 2021	Plant trees-set a goal per year	Incorporated into millage
	Ongoing	Set goal for trail development and maintenance per year	expenditures
	Q1 2021	Review maintenance policies of city- (environmental issues-enficiency)	
	Q1 2023	Build new buildings to LEED standards  Build new buildings to LEED standards	
	Q1 2023	Promote recyclingreplace closed county respensible operations.	Possible grant application to improve
	Q1 2022	Promote community gardens-locate one new community garden in city	garden
Commercial Dev./		Determine whether shopping centers areas have too much retail use	Possible outcome of city's Housing Study

Q1 2022	Q1 2023	Q3 2024	Q4 2021	Ongoing	Ongoing
EDC to meet with commercial businesses along 28th St corridor	Consider banners, lighting & other public improvements for 28th St. corridor	Work w/ MDOT to look for ways to make crossing of 28th St safer	Determine interest in business associations for commercial districts	Identify assistance program for commercial businesses	Use EDC members as ambassadors for the commercial areas to air any issues they have with the city
		Potential grant opportunity announced		Ongoing	EDC Strategic Plan to address

		Area	Division Ave. Sub	SUBAREAS	Assignment
Q2 2021	Q4 2020	Q4 2020			Target Date Task
Apply for landscaping grants for corridor	Find ways to reduce speed on Division—build a better block example	ID potential Open Space on Division Avenue			Task
	Completed	Completed			Status

					Kalamazoo Corridor	A BENEFIT OF STREET										
Q2 2021	Q4 2020	Q2 2021	Ongoing	Q2 2020	Q4 2020	Q2 2024	Q4 2020	Q2 2021	Ongoing	04 2020	Q2 2022	Ongoing	Q2 2023	01 2024	Q2 2022	Q2 2023
Host meeting of property owners at NE corner of 60th/Kzoo to discuss lack of development	Provide information on housing improvement programs	Investigate interest in business assn with Gaines	Improve sidewalk demarcation at intersections	Contact owners re: driveway restrictions	Contact owners at developing corners at 52nd/60th re: green space/plaza requirement	Initiate Master Plan Amendment-Division United recommendations	Map sites with Phase 1 info from EPA grant	Promote area through the RRC program	Improve interest in business assn on Division	Reduce FBC in areas where too much depth exists to reasonably develop	LED lighting	Loan programs targeted to area	Host informational meetings for developers, realtors	Establish gateway near Kville schools	One new outdoor event/community garden; work w Wyoming to establish annual event on Division	Improve crosswalk demarcation-use as experiment for city
	Ongoing; city to consider dispersing information re Kent County's loan program	Initial contact made to Gaines	road improvements	In conjunction w		-Kelloggsville	Division proceings	Certified RRC	Chamber	Completed	On-going		Developer Day 2025		Event canceled for 2025 due to Division construction	scheduled in SCI

Assignment	Target Date	Task	Status
Section 34		Collect wetland data as becomes available	
	Ongoing	Talk to Heyboer family about retention of farm as a historic resource	Completed
	Q4 2021	Discuss potential development of new park in center of section	
*	As		Complete Streets Task Force working on policy
	development occurs	Breton extended listed as a complete street	and demonstration projects; 52 <sup>nd</sup> Street crossing
	Q4 2020		
	As dev. occurs in area	Request expansion of Route 2 to Breton extended	
		Explore possibility of a community garden in Section 34	
Patterson Farm			
	As dev. occurs	Collect data on wetlands and floodplain as it becomes available	Completed
			With Patterson
	As dev. occurs	Obtain rights to use Saddleback sewer easement for trail	farm development
	As dev. occurs	Begin discussions with Consumer's Energy re Trail within row	
	Ongoing	Make direct contact with Pattersons	Ongoing with current/potential ownership
	As dev. occurs	Obtain easement for gateway feature at 28th, 36th and Patterson	Easement obtained for entryway at 36 <sup>th</sup>
	01 2022	Meet w/ MDOT, Cascade, KCRC to discuss ways to make Patterson/28	Street
	Q1 2022	intersection safer	

	Review transit stops in light of pedestrian movement in the area	Q1 2021	
Working with GVMC on Complete Streets policy for region	Work w/ MDOT to adopt a complete streets policy for 28th Street	Q4 2021	
	Planning/Engineering/city atty to review and evaluate the current access control ordinance and rec. changes		
Completed	Get model cross access easement document from City Atty		
)	l.d. studies re: driveways and crashes and traffic flow efficiency		
	Review ordinance relating to access control (incl. MDOT KCRC)	02 2021	The British of the Park
Status	Task	Target Date	Assignment
guidelines	Incorporate connectors from 28th St sideWalk to pusinesses in 11011-	With dev.	
>	Amend Zoning Ord to require cross access between adjacent uses	Q2 2021	
announced	areas	Q3 2024	
grant for crossings	Discuss w/ MDOT possibility of refuge islands on 28th Street in high traffic		
	Look for potential opportunities for public amenities in 28th Street area		
prioritization ongoing	Prioritize missing sidewalk segments on 29th Street	Q4 2021	1/29th Street or continued
- -	Develop stated policy re 28th/29th St street trees w/ input from city and MDOT	Q1 2022	28th/29th Street Corridor
Phase 1 approved			
amendment completed; PUD	Meet w/ owners of Muller PUD to discuss realistic potential use of property	Q1 2021	
amendment pending	Amend MPUD, IPUD regulations to potentially accommodate uses within the section	Q2 2021	

Campus	Q4 2021	Schedule meeting w/ County and USEPA to discuss options for use of landfill	
	Q4 2021	Provide wayfinding signage to the City Campus	Rec Dept
	0/ 2021	Investigate possibility of using former landfill for renewable energy	Mayor's office
	74 ZUZI	production	Mayor Source
Eastern and 52nd	Ongoing	Stay in touch with relators re area	Ongoing
	Q4 2020	Provide information on incentives	
	Q4 2020 ·	Support existing businesses already there, meeting/email w/ property owners	In EDC Strategic Plan; Housing Study may consider housing
	Q1 2021	Continue/restart business association	
	Q1 2021	Periodic clean-up and events	
* **	Q1 2021	Gauge interest in other events	